

**Table 1. Labor Force and Employment in the St. George HMA, 1990 Through December 2008**

|                                  | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 |
|----------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Labor Force                      | 19.3 | 21.1 | 22.9 | 25.9 | 30.2 | 32.8 | 34.8 | 35.4 | 37.3 | 38.7 | 39.1 | 41.9 | 44.6 | 47.8 | 52.3 | 57.1 | 61.3 | 63.0 | 63.6 |
| Resident Employment              | 18.5 | 20.2 | 21.9 | 25.0 | 29.3 | 31.8 | 33.5 | 34.2 | 35.9 | 37.4 | 37.8 | 40.1 | 42.3 | 45.3 | 49.8 | 54.8 | 59.5 | 61.2 | 60.7 |
| Unemployment                     | 0.8  | 1.0  | 1.0  | 1.0  | 0.9  | 1.1  | 1.2  | 1.2  | 1.4  | 1.4  | 1.4  | 1.7  | 2.3  | 2.6  | 2.6  | 2.4  | 1.8  | 1.8  | 2.8  |
| Unemployment Rate (%)            | 4.0  | 4.6  | 4.4  | 3.7  | 3.1  | 3.2  | 3.6  | 3.3  | 3.7  | 3.5  | 3.5  | 4.1  | 5.2  | 5.4  | 4.9  | 4.1  | 3.0  | 2.9  | 4.5  |
| Total Nonfarm Employment         | 14.3 | 15.6 | 16.8 | 19.2 | 22.8 | 25.2 | 27.3 | 28.3 | 29.9 | 31.5 | 33.4 | 35.8 | 37.3 | 39.1 | 43.0 | 47.3 | 51.6 | 54.0 | 51.7 |
| Goods Producing                  | 2.7  | 2.8  | 3.1  | 3.9  | 5.1  | 5.4  | 5.6  | 5.6  | 6.0  | 6.5  | 6.7  | 6.7  | 6.8  | 7.4  | 8.7  | 10.5 | 11.9 | 12.1 | 9.8  |
| Mining, Logging, & Construction  | 1.2  | 1.5  | 1.7  | 2.3  | 3.3  | 3.6  | 3.6  | 3.5  | 3.7  | 4.1  | 4.4  | 4.3  | 4.5  | 4.9  | 5.9  | 7.3  | 8.6  | 8.8  | 6.6  |
| Manufacturing                    | 1.5  | 1.4  | 1.4  | 1.6  | 1.8  | 1.8  | 2.0  | 2.1  | 2.2  | 2.4  | 2.3  | 2.4  | 2.4  | 2.5  | 2.9  | 3.1  | 3.3  | 3.3  | 3.2  |
| Service Providing                | 11.6 | 12.7 | 13.7 | 15.3 | 17.7 | 19.9 | 21.7 | 22.7 | 23.9 | 25.1 | 26.7 | 29.1 | 30.5 | 31.7 | 34.3 | 36.8 | 39.7 | 41.9 | 41.9 |
| Trade                            | 3.0  | 3.3  | 3.5  | 3.9  | 4.6  | 5.0  | 5.4  | 5.6  | 5.9  | 6.1  | 6.3  | 6.9  | 7.2  | 7.2  | 7.7  | 8.3  | 8.9  | 9.6  | 9.3  |
| Wholesale Trade                  | 0.3  | 0.3  | 0.3  | 0.4  | 0.6  | 0.6  | 0.6  | 0.6  | 0.6  | 0.6  | 0.6  | 0.7  | 0.6  | 0.6  | 0.8  | 1.0  | 1.1  | 1.2  | 1.2  |
| Retail Trade                     | 2.7  | 3.0  | 3.2  | 3.5  | 4.0  | 4.4  | 4.9  | 5.0  | 5.3  | 5.5  | 5.7  | 6.2  | 6.6  | 6.5  | 6.8  | 7.3  | 7.8  | 8.4  | 8.1  |
| Transportation & Utilities       | 0.7  | 0.8  | 0.8  | 0.9  | 1.4  | 1.6  | 1.7  | 1.7  | 1.8  | 1.9  | 2.1  | 2.2  | 2.3  | 2.4  | 2.5  | 2.7  | 3.0  | 2.8  | 2.8  |
| Information                      | 0.2  | 0.3  | 0.3  | 0.3  | 0.5  | 0.5  | 0.6  | 0.6  | 0.6  | 0.6  | 0.6  | 0.7  | 0.7  | 0.9  | 0.8  | 0.9  | 0.8  | 0.9  | 0.8  |
| Financial Activities             | 0.5  | 0.6  | 0.7  | 0.8  | 0.9  | 1.0  | 1.1  | 1.1  | 1.3  | 1.3  | 1.4  | 1.5  | 1.6  | 1.7  | 1.8  | 2.0  | 2.2  | 2.3  | 2.1  |
| Professional & Business Services | 0.7  | 0.8  | 0.9  | 1.1  | 1.4  | 1.9  | 1.9  | 1.7  | 1.8  | 1.9  | 2.1  | 2.4  | 2.7  | 2.7  | 3.2  | 3.4  | 3.8  | 4.1  | 4.1  |
| Education & Health Services      | 1.5  | 1.7  | 2.0  | 2.1  | 2.3  | 2.6  | 2.9  | 3.1  | 3.4  | 3.5  | 3.9  | 4.3  | 4.7  | 5.2  | 5.9  | 6.4  | 6.9  | 7.3  | 7.7  |
| Leisure & Hospitality            | 2.4  | 2.5  | 2.7  | 3.0  | 3.4  | 3.7  | 4.1  | 4.3  | 4.2  | 4.6  | 4.7  | 4.9  | 4.9  | 5.2  | 5.6  | 5.9  | 6.6  | 6.9  | 6.9  |
| Other Services                   | 0.3  | 0.3  | 0.3  | 0.4  | 0.4  | 0.5  | 0.5  | 0.6  | 0.7  | 0.7  | 0.8  | 1.0  | 1.1  | 1.1  | 1.2  | 1.4  | 1.4  | 1.5  | 1.4  |
| Government                       | 2.3  | 2.4  | 2.6  | 2.8  | 3.0  | 3.2  | 3.5  | 3.9  | 4.2  | 4.4  | 4.7  | 5.2  | 5.3  | 5.4  | 5.6  | 5.9  | 6.1  | 6.5  | 6.9  |
| Federal                          | 0.3  | 0.3  | 0.3  | 0.3  | 0.4  | 0.4  | 0.4  | 0.4  | 0.4  | 0.5  | 0.5  | 0.5  | 0.5  | 0.5  | 0.5  | 0.5  | 0.5  | 0.5  | 0.5  |
| State                            | 0.3  | 0.3  | 0.4  | 0.4  | 0.4  | 0.4  | 0.4  | 0.6  | 0.7  | 0.8  | 0.9  | 1.1  | 1.1  | 1.0  | 1.1  | 1.1  | 1.2  | 1.2  | 1.3  |
| Local                            | 1.7  | 1.8  | 1.9  | 2.1  | 2.2  | 2.5  | 2.7  | 2.9  | 3.1  | 3.2  | 3.3  | 3.7  | 3.8  | 3.9  | 4.1  | 4.3  | 4.5  | 4.8  | 5.1  |

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics

**Table 2.** Population and Household Trends in the St. George HMA, 1990 to January 1, 2012

|                | 1990   | 2000   | Current | Forecast | Average Annual Change |          |                 |          |                     |          |
|----------------|--------|--------|---------|----------|-----------------------|----------|-----------------|----------|---------------------|----------|
|                |        |        |         |          | 1990 to 2000          |          | 2000 to Current |          | Current to Forecast |          |
|                |        |        |         |          | Number                | Rate (%) | Number          | Rate (%) | Number              | Rate (%) |
| Population     |        |        |         |          |                       |          |                 |          |                     |          |
| St. George HMA | 48,560 | 90,350 | 141,000 | 150,000  | 4,175                 | 6.4      | 5,800           | 5.2      | 3,000               | 2.1      |
| Households     |        |        |         |          |                       |          |                 |          |                     |          |
| St. George HMA | 15,256 | 29,939 | 47,050  | 50,050   | 1,475                 | 7.0      | 1,950           | 5.3      | 1,000               | 2.1      |

Notes: Numbers may not add to totals due to rounding. Current date: January 1, 2009. Forecast date: January 1, 2012. Rates of change are calculated on a compound basis.  
Sources: 1990 and 2000—1990 Census and 2000 Census; current and forecast—estimates by analyst

**Table 3.** Housing Inventory, Tenure, and Vacancy in the St. George HMA, 1990, 2000, and Current

|                         | St. George HMA |        |         |
|-------------------------|----------------|--------|---------|
|                         | 1990           | 2000   | Current |
| Total Housing Inventory | 19,523         | 36,478 | 57,550  |
| Occupied Units          | 15,256         | 29,939 | 47,050  |
| Owners                  | 10,805         | 22,128 | 34,950  |
| %                       | 70.8           | 73.9   | 74.3    |
| Renters                 | 4,451          | 7,811  | 12,100  |
| %                       | 29.2           | 26.1   | 25.7    |
| Vacant Units            | 4,267          | 6,539  | 10,500  |
| Available Units         | 798            | 1,491  | 2,500   |
| For Sale                | 388            | 878    | 1,450   |
| Rate (%)                | 3.5            | 3.8    | 4.0     |
| For Rent                | 410            | 613    | 1,050   |
| Rate (%)                | 8.4            | 7.3    | 8.0     |
| Other Vacant            | 3,469          | 5,048  | 8,000   |

*Notes: Numbers may not add to totals due to rounding. Current date: January 1, 2009.*

*Sources: 1990 and 2000—1990 Census and 2000 Census; current—estimates by analyst*

**Table 4.** Residential Building Permit Activity in the St. George HMA, 1990 Through December 2008

| Type of Building Permit | 1990 | 1991 | 1992  | 1993  | 1994  | 1995  | 1996  | 1997  | 1998  | 1999  | 2000  | 2001  | 2002  | 2003  | 2004  | 2005  | 2006  | 2007  | 2008 |
|-------------------------|------|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------|
| St. George HMA          |      |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |      |
| Total                   | 799  | 978  | 1,166 | 2,043 | 2,302 | 1,903 | 1,829 | 1,445 | 1,605 | 1,528 | 1,551 | 1,822 | 2,083 | 2,738 | 3,792 | 3,848 | 2,253 | 1,949 | 677  |
| Single-family           | 777  | 974  | 1,131 | 1,835 | 1,934 | 1,645 | 1,422 | 1,266 | 1,373 | 1,336 | 1,357 | 1,626 | 1,898 | 2,322 | 3,312 | 3,563 | 2,078 | 1,792 | 660  |
| Multifamily             | 22   | 4    | 35    | 208   | 368   | 258   | 407   | 179   | 232   | 192   | 194   | 196   | 185   | 416   | 480   | 285   | 175   | 157   | 17   |

Source: U.S. Census Bureau, Building Permits Survey

**Table 5.** Median Income in the St. George HMA, 1989, 1999, and 2008

|                         | Median Income (\$) |        |        | Average Annual Change (%) |              |
|-------------------------|--------------------|--------|--------|---------------------------|--------------|
|                         | 1989               | 1999   | 2008   | 1989 to 1999              | 1999 to 2008 |
| Median Family Income    | 25,600             | 40,100 | 51,500 | 4.6                       | 2.8          |
| Median Household Income | 24,600             | 37,200 | NA     | 4.2                       | NA           |

*Note:* NA = data are not available.  
*Sources:* Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1989 and 1999 median household income—1990 Census and 2000 Census