

Table 1. Labor Force and Employment in the Tampa HMA, * 2000 Through November 2012

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													November 2011	November 2012
Labor Force	1,200.0	1,210.4	1,222.9	1,226.3	1,254.9	1,248.3	1,270.6	1,305.2	1,308.3	1,292.6	1,289.1	1,308.4	1,306.3	1,319.1
Resident employment	1,159.7	1,158.0	1,154.5	1,161.7	1,198.4	1,199.8	1,227.5	1,250.9	1,222.0	1,153.2	1,136.9	1,166.3	1,163.1	1,200.1
Unemployment	40.4	52.4	68.5	64.7	56.5	48.6	43.1	54.3	86.3	139.4	152.2	142.1	143.3	118.9
Unemployment rate (%)	3.4	4.3	5.6	5.3	4.5	3.9	3.4	4.2	6.6	10.8	11.8	10.9	11.0	9.0
Total nonfarm payroll jobs	1,148.1	1,136.9	1,129.4	1,130.1	1,170.7	1,210.0	1,235.3	1,234.5	1,192.9	1,123.0	1,112.0	1,132.3	1,130.3	1,149.5
Goods-producing sectors	158.2	152.7	150.4	148.8	156.5	166.4	172.9	163.7	147.9	122.1	111.0	111.0	111.1	105.9
Mining, logging, & construction	68.4	68.2	70.1	72.5	79.6	88.8	94.5	87.9	76.4	60.2	52.9	51.8	52.0	47.1
Manufacturing	89.8	84.5	80.3	76.3	76.9	77.6	78.5	75.9	71.5	61.9	58.2	59.2	59.1	58.8
Service-providing sectors	989.9	984.2	979.0	981.3	1,014.2	1,043.6	1,062.4	1,070.8	1,045.0	1,000.9	1,001.0	1,021.3	1,019.2	1,043.6
Trade	204.3	198.4	196.1	191.0	195.1	202.7	205.8	206.0	199.6	184.8	184.2	187.4	187.3	187.3
Transportation & utilities	37.0	34.2	32.3	31.0	31.9	31.7	30.7	29.1	27.8	25.7	25.1	25.5	25.5	25.3
Information	38.9	38.1	35.0	33.8	32.1	31.9	31.8	31.8	30.3	27.6	25.7	25.7	25.7	26.0
Financial activities	93.1	93.8	94.0	95.4	97.0	100.9	104.2	103.3	98.6	93.2	89.4	90.7	90.6	92.1
Professional & business services	167.0	163.0	157.9	162.0	179.5	190.3	199.0	199.1	185.7	173.3	178.2	188.0	187.4	196.9
Education & health services	142.9	143.0	146.0	150.6	155.2	157.7	161.4	168.6	173.0	174.5	177.9	180.7	180.3	186.0
Leisure & hospitality	117.9	120.4	121.7	122.1	125.7	129.7	131.9	132.2	128.2	122.1	121.4	124.4	123.7	131.0
Other services	46.3	46.7	49.3	49.2	50.5	50.7	48.4	49.1	48.9	45.2	44.2	44.3	44.3	43.5
Government	142.6	146.5	146.7	146.1	147.1	148.0	149.1	151.7	153.0	154.4	154.9	154.6	154.4	155.6
Federal	19.1	18.8	19.0	19.5	19.9	20.8	21.0	21.1	21.9	22.7	24.0	22.9	22.9	22.6
State	22.6	22.4	22.2	22.3	22.2	22.6	23.2	24.2	23.7	24.3	25.0	25.5	25.5	25.0
Local	100.9	105.2	105.5	104.4	105.0	104.7	104.9	106.5	107.4	107.4	105.9	106.3	106.0	108.1

*Tampa-St. Petersburg-Clearwater HMA.

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Tampa HMA,* 2000 to December 1, 2015

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Tampa HMA*	2,395,997	2,783,243	2,833,000	2,914,000	38,700	1.5	18,650	0.7	27,000	0.9
Hillsborough-Pinellas submarket	1,920,430	2,145,768	2,185,000	2,246,000	22,550	1.1	14,700	0.7	20,350	0.9
Pasco submarket	344,765	464,697	473,300	489,200	12,000	3.0	3,225	0.7	5,300	1.1
Hernando submarket	130,802	172,778	174,600	179,400	4,200	2.8	680	0.4	1,600	0.9
Households										
Tampa HMA*	1,009,316	1,151,263	1,171,000	1,204,000	14,200	1.3	7,400	0.6	11,000	0.9
Hillsborough-Pinellas submarket	806,325	889,906	905,500	930,300	8,350	1.0	5,850	0.7	8,275	0.9
Pasco submarket	147,566	189,612	192,900	199,000	4,200	2.5	1,225	0.6	2,025	1.0
Hernando submarket	55,425	71,745	72,400	74,400	1,625	2.6	250	0.3	670	0.9

*Tampa-St. Petersburg-Clearwater HMA.

Notes: Numbers may not add to totals because of rounding. Current date: December 1, 2012. Forecast date: December 1, 2015. Rates of change are calculated on a compound basis.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Tampa HMA,* 2000, 2010, and Current

	Tampa HMA*			Hillsborough-Pinellas Submarket			Pasco Submarket			Hernando Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	1,143,979	1,353,158	1,365,000	907,535	1,039,726	1,047,000	173,717	228,928	232,500	62,727	84,504	85,400
Occupied units	1,009,316	1,151,263	1,171,000	806,325	889,906	905,500	147,566	189,612	192,900	55,425	71,745	72,400
Owners	714,374	773,290	761,600	544,861	569,277	560,800	121,543	146,239	144,400	47,970	57,774	56,400
%	70.8	67.2	65.0	67.6	64.0	61.9	82.4	77.1	74.9	86.5	80.5	77.9
Renters	294,942	377,973	409,200	261,464	320,629	344,600	26,023	43,373	48,550	7,455	13,971	16,000
%	29.2	32.8	34.9	32.4	36.0	38.1	17.6	22.9	25.2	13.5	19.5	22.1
Vacant units	134,663	201,895	194,400	101,210	149,820	141,800	26,151	39,316	39,600	7,302	12,759	13,000
Available units	47,489	85,141	72,100	39,342	67,583	55,800	6,263	13,157	12,100	1,884	4,401	4,175
For sale	15,868	27,985	25,250	11,768	20,129	17,950	2,924	5,473	5,075	1,176	2,383	2,225
Rate (%)	2.2	3.5	3.2	2.1	3.4	3.1	2.3	3.6	3.4	2.4	4.0	3.8
For rent	31,621	57,156	46,850	27,574	47,454	37,850	3,339	7,684	7,000	708	2,018	1,950
Rate (%)	9.7	13.1	10.3	9.5	12.9	9.9	11.4	15.0	12.6	8.7	12.6	10.9
Other vacant	87,174	116,754	122,300	61,868	82,237	86,000	19,888	26,159	27,500	5,418	8,358	8,800

*Tampa-St. Petersburg-Clearwater HMA.

Notes: Numbers may not add to totals because of rounding. Current date: December 1, 2012.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Tampa HMA,* 2000 Through November 2012

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													November 2011	November 2012
Tampa HMA*														
Total	22,281	21,905	23,736	29,347	30,379	35,374	25,795	13,472	9,963	7,018	6,501	6,342	7,050	10,170
Single-family	13,293	15,826	17,546	20,178	23,081	27,643	18,294	8,054	5,093	3,923	4,396	4,511	4,500	5,750
Multifamily	8,988	6,079	6,190	9,169	7,298	7,731	7,501	5,418	4,870	3,095	2,105	1,831	2,550	4,420
Hillsborough-Pinellas submarket														
Total	17,162	15,376	15,911	19,653	18,082	20,898	16,614	8,533	6,852	5,023	4,647	4,536	4,950	8,700
Single-family	9,122	10,514	10,895	11,925	13,488	15,161	10,425	5,092	3,528	2,730	3,202	3,416	3,400	4,450
Multifamily	8,040	4,862	5,016	7,728	4,594	5,737	6,189	3,441	3,324	2,293	1,445	1,120	1,550	4,250
Pasco submarket														
Total	3,793	4,982	5,978	6,990	9,263	9,876	6,044	4,000	2,720	1,801	1,612	1,401	1,650	1,295
Single-family	3,021	3,976	4,872	5,981	6,831	8,108	5,007	2,052	1,182	999	1,012	960	980	1,125
Multifamily	772	1,006	1,106	1,009	2,432	1,768	1,037	1,948	1,538	802	600	441	670	170
Hernando submarket														
Total	1,326	1,547	1,847	2,704	3,034	4,600	3,137	939	391	194	242	405	450	175
Single-family	1,150	1,336	1,779	2,272	2,762	4,374	2,862	910	383	194	182	135	120	175
Multifamily	176	211	68	432	272	226	275	29	8	0	60	270	330	0

*Tampa-St. Petersburg-Clearwater HMA.

Note: Numbers may not add to totals because of rounding.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Tampa HMA,* 1999, 2009, and 2011

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2011	1999 to 2009	2009 to 2011
Median Family Income	45,600	59,200	55,700	2.6	- 3.0
Median household income	NA	43,500	43,850	NA	0.4

*Tampa-St. Petersburg-Clearwater HMA.

NA = data not available.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; median household income—U.S. Census Bureau, 2009 and 2011 American Community Survey 1-year data