

As of December 1, 2021.

**Table 1. Labor Force and Employment in the Tampa HMA, 2000 Through November 2021**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	12 Months Ending	
																						November 2020	November 2021
Labor Force	1,210.7	1,223.3	1,216.7	1,215.2	1,252.5	1,248.2	1,275.0	1,292.7	1,298.6	1,280.0	1,372.8	1,390.1	1,401.3	1,416.5	1,431.5	1,447.1	1,480.7	1,504.9	1,524.6	1,555.3	1,548.7	1,551.9	1,614.8
Resident Employment	1,169.5	1,170.7	1,154.9	1,158.5	1,204.6	1,209.9	1,241.1	1,246.7	1,218.2	1,149.6	1,225.4	1,252.2	1,282.6	1,314.9	1,342.9	1,370.6	1,412.2	1,443.5	1,470.2	1,503.2	1,438.0	1,441.5	1,545.2
Unemployment	41.2	52.7	61.8	56.7	48.0	38.4	33.8	46.0	80.5	130.4	147.3	137.9	118.7	101.7	88.6	76.5	68.5	61.4	54.4	52.1	110.8	110.4	69.5
Unemployment Rate (%)	3.4	4.3	5.1	4.7	3.8	3.1	2.7	3.6	6.2	10.2	10.7	9.9	8.5	7.2	6.2	5.3	4.6	4.1	3.6	3.4	7.2	7.1	4.3
Total Nonfarm Payroll Jobs	1,147.8	1,136.5	1,128.9	1,129.2	1,169.1	1,207.6	1,232.2	1,230.6	1,188.3	1,117.6	1,105.9	1,123.4	1,148.7	1,176.5	1,208.5	1,250.9	1,294.9	1,321.5	1,352.1	1,385.6	1,341.2	1,345.2	1,387.0
Goods-Producing Sectors	158.3	152.8	150.5	148.9	156.6	166.5	173.0	163.8	148.0	122.2	111.0	111.5	113.8	117.1	122.2	127.4	135.4	140.3	145.6	150.9	150.6	150.7	154.1
Mining, Logging, & Construction	68.4	68.2	70.1	72.5	79.6	88.8	94.4	87.8	76.4	60.2	52.8	52.6	54.2	56.9	60.8	65.0	70.6	73.9	78.3	81.9	83.5	83.6	86.6
Manufacturing	89.9	84.6	80.4	76.4	77.0	77.7	78.6	76.0	71.6	62.0	58.2	58.8	59.6	60.2	61.4	62.4	64.8	66.4	67.3	69.0	67.0	67.1	67.5
Service-Providing Sectors	989.4	983.6	978.4	980.3	1,012.5	1,041.1	1,059.2	1,066.8	1,040.3	995.4	994.9	1,011.9	1,035.0	1,059.4	1,086.3	1,123.5	1,159.5	1,181.2	1,206.5	1,234.8	1,190.6	1,194.5	1,232.9
Wholesale & Retail Trade	203.9	198.1	195.8	190.7	194.9	202.2	205.3	205.5	199.0	184.3	183.7	187.1	191.7	194.9	202.1	207.8	213.1	212.1	213.5	213.1	207.5	207.9	213.6
Wholesale Trade	55.4	54.2	52.9	50.0	50.6	52.2	53.4	53.7	52.2	47.1	45.3	45.7	47.7	48.1	49.6	50.4	51.4	52.1	53.1	54.3	54.3	54.4	55.8
Retail Trade	148.5	143.9	142.9	140.7	144.3	150.0	151.9	151.8	146.8	137.2	138.4	141.4	144.0	146.8	152.5	157.4	161.7	160.0	160.4	158.8	153.2	153.5	157.8
Transportation & Utilities	37.0	34.2	32.3	31.0	31.9	31.7	30.7	29.1	27.8	25.7	25.1	25.8	26.6	27.3	29.2	31.6	33.7	35.2	35.8	39.6	41.1	41.1	43.1
Information	38.9	38.1	35.0	33.8	32.1	31.9	31.8	31.8	30.3	27.6	25.7	25.9	25.7	26.1	25.6	25.8	25.5	25.1	25.6	25.6	24.2	24.3	24.5
Financial Activities	93.1	93.8	94.0	95.4	97.0	101.0	104.3	103.4	98.7	93.3	89.5	91.7	95.7	99.9	101.9	104.1	107.7	112.6	116.9	121.7	124.0	123.8	127.1
Professional & Business Services	168.0	164.1	159.0	162.8	179.7	189.9	198.0	197.5	183.4	170.3	174.5	182.9	191.3	198.6	204.7	218.2	230.0	235.8	241.8	248.6	248.0	247.8	264.8
Education & Health Services	142.9	143.0	146.0	150.6	155.2	157.7	161.4	168.6	173.0	174.5	178.0	180.9	182.3	184.7	188.4	194.7	199.8	205.2	211.0	218.7	213.0	213.8	214.5
Leisure & Hospitality	117.9	120.4	121.7	122.1	125.7	129.7	131.9	132.2	128.2	122.1	121.4	123.0	128.3	133.3	138.4	144.6	149.2	153.2	159.0	162.8	134.0	136.2	145.9
Other Services	45.1	45.5	47.9	47.7	48.9	49.1	46.7	47.2	46.9	43.1	42.0	41.3	41.1	42.4	43.4	43.4	45.1	45.7	46.8	47.5	43.9	44.1	48.0
Government	142.6	146.5	146.7	146.1	147.1	148.0	149.1	151.7	153.0	154.4	154.9	153.3	152.2	152.2	152.7	153.4	155.6	156.3	156.2	157.3	155.1	155.7	151.6
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	22.6	22.7	22.9	23.6	24.3	24.8	25.2	26.7	28.3	28.2	28.0
State	22.6	24.1	24.0	24.7	24.6	24.8	25.4	26.5	26.0	26.6	27.6	28.1	27.7	27.6	28.7	29.3	29.9	30.8	30.6	30.5	28.6	28.9	27.8
Local	100.9	103.5	103.7	102.0	102.6	102.4	102.7	104.1	105.1	105.1	103.4	102.3	101.9	101.9	101.1	100.5	101.4	100.7	100.3	100.1	98.2	98.6	95.7

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

Source: U.S. Bureau of Labor Statistics



As of December 1, 2021.

**Table 2. Population and Household Trends in the Tampa HMA, 2000 to Forecast**

	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	3,242,000	3,388,000	38,700	1.5	39,350	1.3	48,550	1.5
Central Submarket	998,948	1,229,226	1,498,000	1,576,000	23,050	2.1	23,000	1.7	26,000	1.7
Western Submarket	921,482	916,542	964,200	976,200	-490	-0.1	4,100	0.4	4,000	0.4
Northern Suburbs Submarket	475,567	637,475	780,500	836,200	16,200	3.0	12,250	1.8	18,550	2.3
Households										
Tampa HMA	1,009,316	1,151,263	1,333,000	1,392,000	14,200	1.3	15,600	1.3	19,550	1.5
Central Submarket	391,357	474,030	574,800	605,100	8,275	1.9	8,650	1.7	10,100	1.7
Western Submarket	414,968	415,876	444,100	450,800	90	0.0	2,425	0.6	2,250	0.5
Northern Suburbs Submarket	202,991	261,357	314,400	336,100	5,825	2.6	4,550	1.6	7,200	2.2

Notes: The current date is December 1, 2021. The forecast date is December 1, 2024. Submarkets may not add to the HMA total due to rounding.

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



As of December 1, 2021.

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

	Tampa HMA			Central Submarket			Western Submarket			Northern Suburbs Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	1,143,979	1,353,158	1,493,000	425,962	536,092	621,300	481,573	503,634	516,400	236,444	313,432	355,800
Occupied Units	1,009,316	1,151,263	1,333,300	391,357	474,030	574,800	414,968	415,876	444,100	202,991	261,357	314,400
Owner-Occupied	714,374	773,290	868,400	250,995	288,819	345,200	293,866	280,458	285,300	169,513	204,013	237,900
%	70.8	67.2	65.1	64.1	60.9	60.1	70.8	67.4	64.2	83.5	78.1	75.7
Renter-Occupied	294,942	377,973	464,900	140,362	185,211	229,600	121,102	135,418	158,800	33,478	57,344	76,500
%	29.2	32.8	34.9	35.9	39.1	39.9	29.2	32.6	35.8	16.5	21.9	24.3
Vacant Units	134,663	201,895	160,100	34,605	62,062	46,500	66,605	87,758	72,350	33,453	52,075	41,300
Available Units	47,489	85,141	47,300	18,693	36,172	25,000	20,649	31,411	13,150	8,147	17,558	9,225
For Sale	15,868	27,985	10,600	4,943	9,519	4,200	6,825	10,610	3,475	4,100	7,856	2,975
Rate (%)	2.2	3.5	1.2	1.9	3.2	1.2	2.3	3.6	1.2	2.4	3.7	1.2
For Rent	31,621	57,156	36,700	13,750	26,653	20,800	13,824	20,801	9,675	4,047	9,702	6,250
Rate (%)	9.7	13.1	7.3	8.9	12.6	8.3	10.2	13.3	5.8	10.8	14.5	7.5
Other Vacant	87,174	116,754	112,800	15,912	25,890	21,500	45,956	56,347	59,200	25,306	34,517	32,100

Notes: The current date is December 1, 2021. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as “other” vacant by the Census Bureau. Submarkets may not add to the HMA total due to rounding.

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



As of December 1, 2021.

**Table 4. Residential Building Permit Activity in the Tampa HMA, 2000 Through November 2021**

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	12 Months Ending	
																						November 2020	November 2021
Tampa HMA																							
Total	21,936	22,446	23,542	29,413	29,557	34,174	23,720	12,249	9,729	6,962	7,138	6,586	10,753	12,152	12,758	15,662	18,150	18,947	19,751	25,517	24,710	24,806	25,862
Sales	14,135	15,978	18,076	21,492	24,593	30,012	20,787	8,659	5,842	3,939	4,424	4,539	5,912	7,641	7,593	10,106	11,091	12,762	14,326	15,029	16,640	16,208	19,789
Rental	7,801	6,468	5,466	7,921	4,964	4,162	2,933	3,590	3,887	3,023	2,714	2,047	4,841	4,511	5,165	5,556	7,059	6,185	5,425	10,488	8,070	8,598	6,073
Central Submarket																							
Total	13,549	11,603	13,581	16,110	13,713	15,827	11,837	7,434	6,301	3,745	4,294	4,227	7,095	6,872	7,490	9,486	10,662	11,567	10,563	14,422	14,551	15,312	11,510
Sales	7,513	8,746	9,583	10,680	11,953	13,772	9,841	4,843	3,551	2,475	2,916	3,087	4,074	4,827	4,668	5,727	6,315	7,257	8,641	9,170	8,964	9,004	8,004
Rental	6,036	2,857	3,998	5,430	1,760	2,055	1,996	2,591	2,750	1,270	1,378	1,140	3,021	2,045	2,822	3,759	4,347	4,310	1,922	5,252	5,587	6,308	3,506
Western Submarket																							
Total	3,575	4,405	2,336	3,675	3,569	3,871	2,877	1,099	667	1,222	990	553	2,153	3,055	2,105	3,106	2,796	2,030	3,431	4,008	2,712	2,384	2,753
Sales	2,394	2,321	1,758	2,462	2,908	3,678	2,875	807	437	261	300	341	490	999	737	1,901	1,375	948	959	1,014	1,217	1,127	1,442
Rental	1,181	2,084	578	1,213	661	193	2	292	230	961	690	212	1,663	2,056	1,368	1,205	1,421	1,082	2,472	2,994	1,495	1,257	1,311
Northern Suburbs Submarket																							
Total	4,812	6,438	7,625	9,628	12,275	14,476	9,006	3,716	2,761	1,995	1,854	1,806	1,505	2,225	3,163	3,070	4,692	5,350	5,757	7,087	7,447	7,110	11,599
Sales	4,228	4,911	6,735	8,350	9,732	12,562	8,071	3,009	1,854	1,203	1,208	1,111	1,348	1,815	2,188	2,478	3,401	4,557	4,726	4,845	6,459	6,077	10,343
Rental	584	1,527	890	1,278	2,543	1,914	935	707	907	792	646	695	157	410	975	592	1,291	793	1,031	2,242	988	1,033	1,256

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2020—final data and estimates by the analyst; 2021 preliminary data and estimates by the analyst



As of December 1, 2021.

**Table 5. Median Income in the Tampa HMA, 1999, 2009, and 2019**

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	45,353	53,427	73,874	1.7	3.3
Median Household Income	37,406	43,547	57,906	1.5	2.9

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey, 1-year data

