

As of January 1, 2024.

Table 1. Labor Force and Employment in the Tampa-St. Petersburg-Clearwater HMA, 2010 Through 2023

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Labor Force	1,372.8	1,390.1	1,401.3	1,416.5	1,431.5	1,447.1	1,480.7	1,494.6	1,515.9	1,545.8	1,545.3	1,583.5	1,649.8	1,715.8
Resident Employment	1,225.4	1,252.2	1,282.6	1,314.9	1,342.9	1,370.6	1,412.2	1,433.3	1,461.6	1,495.3	1,428.6	1,515.5	1,603.4	1,666.4
Unemployment	147.3	137.9	118.7	101.7	88.6	76.5	68.5	61.3	54.3	50.5	116.7	68.0	46.4	49.4
Unemployment Rate (%)	10.7	9.9	8.5	7.2	6.2	5.3	4.6	4.1	3.6	3.3	7.6	4.3	2.8	2.9
Total Nonfarm Payroll Jobs	1,105.9	1,123.3	1,147.9	1,175.4	1,207.2	1,249.5	1,293.4	1,319.5	1,349.8	1,383.1	1,341.3	1,402.1	1,478.9	1,531.0
Goods-Producing Sectors	111.0	111.5	113.8	117.1	122.2	127.4	135.4	140.3	145.6	150.9	150.1	155.4	163.8	170.4
Mining, Logging, & Construction	52.8	52.6	54.2	56.9	60.8	65.0	70.6	73.9	78.3	81.9	83.3	86.5	90.6	94.6
Manufacturing	58.2	58.8	59.6	60.2	61.4	62.4	64.8	66.4	67.3	69.0	66.9	69.0	73.3	75.8
Service-Providing Sectors	994.9	1,011.9	1,034.2	1,058.3	1,085.0	1,122.1	1,158.0	1,179.1	1,204.2	1,232.3	1,191.2	1,246.7	1,315.1	1,360.8
Wholesale & Retail Trade	183.7	187.1	191.7	194.9	202.1	207.8	213.1	212.1	213.5	213.1	208.2	216.5	225.5	232.4
Wholesale Trade	45.3	45.7	47.7	48.1	49.6	50.4	51.4	52.1	53.1	54.3	54.5	56.6	60.1	62.3
Retail Trade	138.4	141.4	144.0	146.8	152.5	157.4	161.7	160.0	160.4	158.8	153.7	159.9	165.4	170.1
Transportation & Utilities	25.7	26.4	27.2	27.9	29.8	32.2	34.2	35.1	35.5	39.1	40.8	44.3	50.3	51.2
Information	25.8	25.9	25.8	26.1	25.6	25.8	25.6	25.3	25.7	25.8	24.6	26.5	28.8	28.3
Financial Activities	91.2	93.4	97.4	101.6	103.7	105.8	109.3	114.1	118.5	123.4	125.7	131.5	139.2	136.4
Professional & Business Services	172.3	180.6	189.1	196.3	202.3	215.9	227.7	233.6	239.5	246.1	247.1	265.0	286.9	300.6
Education & Health Services	178.0	180.9	181.5	183.5	187.1	193.3	198.3	203.8	209.6	217.3	212.4	216.9	224.0	243.0
Leisure & Hospitality	121.4	123.0	128.3	133.3	138.4	144.6	149.2	153.2	159.0	162.8	134.0	148.5	160.9	165.1
Other Services	42.0	41.3	41.1	42.4	43.4	43.4	45.1	45.7	46.8	47.5	43.4	44.9	47.7	50.2
Government	154.9	153.3	152.2	152.2	152.7	153.4	155.6	156.3	156.2	157.3	154.8	152.7	151.9	153.6
Federal	24.0	22.9	22.6	22.7	22.9	23.6	24.3	24.8	25.2	26.7	28.4	28.7	29.4	30.3
State	27.6	28.1	27.7	27.6	28.7	29.3	29.9	30.8	30.6	30.5	28.7	27.3	27.3	27.5
Local	103.4	102.3	101.9	101.9	101.1	100.5	101.4	100.7	100.3	100.1	97.8	96.7	95.3	95.8

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

Source: U.S. Bureau of Labor Statistics



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Table 2. Population and Household Trends in the Tampa-St. Petersburg-Clearwater HMA, 2010 to Forecast

	2010	2020	Current	Forecast	Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Tampa-St. Petersburg-Clearwater HMA	2,783,243	3,175,275	3,353,700	3,489,000	39,200	1.3	47,575	1.5	45,100	1.3
Central Submarket	1,229,226	1,459,762	1,546,000	1,615,000	23,050	1.7	22,950	1.5	23,000	1.5
Western Submarket	916,542	959,107	965,900	977,000	4,250	0.5	1,825	0.2	3,700	0.4
Northern Suburbs Submarket	637,475	756,406	841,800	897,000	11,900	1.7	22,800	2.9	18,400	2.1
Households										
Tampa-St. Petersburg-Clearwater HMA	1,151,263	1,307,725	1,391,500	1,448,000	15,675	1.3	22,350	1.7	18,800	1.3
Central Submarket	474,030	559,949	600,100	627,200	8,600	1.7	10,700	1.9	9,025	1.5
Western Submarket	415,876	442,789	451,200	458,700	2,700	0.6	2,250	0.5	2,500	0.6
Northern Suburbs Submarket	261,357	304,987	340,200	362,000	4,375	1.6	9,400	3.0	7,275	2.1

Notes: The current date is January 1, 2024. The forecast date is January 1, 2027.

Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



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Table 3. Housing Inventory, Tenure, and Vacancy in the Tampa-St. Petersburg-Clearwater HMA, 2010, 2020, and Current

	Tampa-St. Petersburg-Clearwater HMA			Central Submarket			Western Submarket			Northern Suburbs Submarket		
	2010	2020	Current	2010	2020	Current	2010	2020	Current	2010	2020	Current
Total Housing Inventory	1,353,158	1,465,158	1,554,450	536,092	602,886	646,025	503,634	516,324	526,325	313,432	345,948	382,100
Occupied Units	1,151,263	1,307,725	1,391,500	474,030	559,949	600,100	415,876	442,789	451,200	261,357	304,987	340,200
Owner-Occupied	773,290	847,280	894,700	288,819	330,109	349,000	280,458	288,422	290,200	204,013	228,749	255,500
%	67.2	64.8	64.3	60.9	59.0	58.2	67.4	65.1	64.3	78.1	75.0	75.1
Renter-Occupied	377,973	460,445	496,800	185,211	229,840	251,100	135,418	154,367	161,000	57,344	76,238	84,700
%	32.8	35.2	35.7	39.1	41.0	41.8	32.6	34.9	35.7	21.9	25.0	24.9
Vacant Units	201,895	157,433	162,950	62,062	42,937	45,925	87,758	73,535	75,125	52,075	40,961	41,900
Available Units	85,141	58,728	67,450	36,172	24,185	28,925	31,411	20,892	22,625	17,558	13,651	15,900
For Sale	27,985	18,307	17,575	9,519	6,687	5,675	10,610	5,798	5,625	7,856	5,822	6,275
Rate (%)	3.5	2.1	1.9	3.2	2.0	1.6	3.6	2.0	1.9	3.7	2.5	2.4
For Rent	57,156	40,421	49,875	26,653	17,498	23,250	20,801	15,094	17,000	9,702	7,829	9,625
Rate (%)	13.1	8.1	9.1	12.6	7.1	8.5	13.3	8.9	9.6	14.5	9.3	10.2
Other Vacant	116,754	98,705	95,500	25,890	18,752	17,000	56,347	52,643	52,500	34,517	27,310	26,000

Notes: The current date is January 1, 2024. 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.

Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



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Table 4. Residential Building Permit Activity in the Tampa-St. Petersburg-Clearwater HMA, 2010 Through December 2023

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Tampa-St. Petersburg-Clearwater HMA														
Total	6,627	6,468	10,287	12,279	12,636	16,340	18,439	18,955	18,137	24,225	21,792	28,140	33,786	28,320
Sales	4,424	4,539	5,912	7,363	7,355	10,098	10,911	12,702	14,137	14,579	16,100	19,002	16,182	13,764
Rental	2,203	1,929	4,375	4,916	5,281	6,242	7,528	6,253	4,000	9,646	5,692	9,138	17,604	14,556
Central Submarket														
Total	3,950	4,181	7,095	6,872	7,490	9,486	10,662	11,567	9,897	14,422	12,392	11,281	17,444	12,430
Sales	2,916	3,087	4,074	4,827	4,429	5,694	6,101	7,194	8,429	8,588	8,842	7,118	5,925	4,578
Rental	1,034	1,094	3,021	2,045	3,061	3,792	4,561	4,373	1,468	5,834	3,550	4,163	11,519	7,852
Western Submarket														
Total	808	466	1,672	3,166	1,967	3,331	2,632	2,134	2,742	3,677	2,475	3,732	4,481	4,376
Sales	300	341	490	721	738	1,986	1,409	927	982	1,036	1,113	1,805	1,949	1,083
Rental	508	125	1,182	2,445	1,229	1,345	1,223	1,207	1,760	2,641	1,362	1,927	2,532	3,293
Northern Suburbs Submarket														
Total	1,869	1,821	1,520	2,241	3,179	3,523	5,145	5,254	5,498	6,126	6,925	13,127	11,861	11,514
Sales	1,208	1,111	1,348	1,815	2,188	2,418	3,401	4,581	4,726	4,955	6,145	10,079	8,308	8,103
Rental	661	710	172	426	991	1,105	1,744	673	772	1,171	780	3,048	3,553	3,411

Sources: U.S. Census Bureau, Building Permits Survey; 2010–22—final data and estimates by the analyst; 2023—preliminary data and estimates by the analyst



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Table 5. Median Income in the Tampa-St. Petersburg-Clearwater HMA, 2009, 2019, and 2022

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2022	2009 to 2019	2019 to 2022
Median Family Income	59,200	66,900	82,100	1.2	7.1
Median Household Income	43,547	57,906	69,290	2.9	6.2

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2022 median household income—U.S. Census Bureau, 2019 and 2022 American Community Survey 1-year data

