

Table 1. Labor Force and Employment in the Tampa HMA,* 2000 to Current

| | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 12 Months Ending | |
|----------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|------------------|---------------|
| | | | | | | | | | | | | | | | | | | | February 2017 | February 2018 |
| Labor force | 1,199.5 | 1,217.2 | 1,222.2 | 1,227.3 | 1,263.9 | 1,258.6 | 1,285.6 | 1,300.5 | 1,307.8 | 1,295.2 | 1,384.7 | 1,398.4 | 1,410.6 | 1,420.4 | 1,433.8 | 1,441.6 | 1,476.6 | 1,511.1 | 1,482.7 | 1,517.5 |
| Resident employment | 1,159.0 | 1,162.6 | 1,151.8 | 1,161.0 | 1,204.5 | 1,208.7 | 1,241.0 | 1,243.8 | 1,218.3 | 1,152.9 | 1,231.3 | 1,259.3 | 1,294.7 | 1,322.7 | 1,347.6 | 1,366.1 | 1,409.2 | 1,451.7 | 1,415.7 | 1,459.6 |
| Unemployment | 40.5 | 54.6 | 70.4 | 66.3 | 59.4 | 49.9 | 44.6 | 56.7 | 89.5 | 142.3 | 153.4 | 139.1 | 115.9 | 97.7 | 86.2 | 75.5 | 67.3 | 59.4 | 67.0 | 57.9 |
| Unemployment rate (%) | 3.4 | 4.5 | 5.8 | 5.4 | 4.7 | 4.0 | 3.5 | 4.4 | 6.8 | 11.0 | 11.1 | 9.9 | 8.2 | 6.9 | 6.0 | 5.2 | 4.6 | 3.9 | 4.5 | 3.8 |
| Total nonfarm payroll jobs | 1,147.8 | 1,136.5 | 1,128.9 | 1,129.2 | 1,169.0 | 1,207.6 | 1,232.2 | 1,230.6 | 1,188.3 | 1,117.6 | 1,105.9 | 1,123.3 | 1,148.8 | 1,176.5 | 1,208.4 | 1,250.9 | 1,295.0 | 1,321.2 | 1,300.9 | 1,325.9 |
| Goods-producing sectors | 158.2 | 152.7 | 150.4 | 148.8 | 156.5 | 166.4 | 172.9 | 163.7 | 147.9 | 122.1 | 110.9 | 111.4 | 113.6 | 116.9 | 122.0 | 127.2 | 135.2 | 139.7 | 136.3 | 140.4 |
| 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 | 73.4 | 71.3 | 73.7 |
| Manufacturing | 89.8 | 84.5 | 80.3 | 76.3 | 76.9 | 77.6 | 78.5 | 75.9 | 71.5 | 61.9 | 58.2 | 58.8 | 59.4 | 60.0 | 61.2 | 62.2 | 64.7 | 66.4 | 65.1 | 66.7 |
| Service-providing sectors | 989.5 | 983.7 | 978.5 | 980.4 | 1,012.5 | 1,041.2 | 1,059.3 | 1,066.9 | 1,040.3 | 995.5 | 995.0 | 1,011.9 | 1,035.1 | 1,059.6 | 1,086.4 | 1,123.7 | 1,159.7 | 1,181.5 | 1,164.5 | 1,185.5 |
| Trade | 204.3 | 198.4 | 196.1 | 191.0 | 195.1 | 202.7 | 205.8 | 206.0 | 199.6 | 184.8 | 184.2 | 187.6 | 192.5 | 195.6 | 203.3 | 210.5 | 217.0 | 217.2 | 217.4 | 217.2 |
| Wholesale trade | 55.9 | 54.6 | 53.3 | 50.4 | 50.9 | 52.8 | 54.0 | 54.3 | 52.9 | 47.7 | 45.9 | 46.3 | 48.5 | 48.9 | 50.4 | 51.2 | 52.2 | 53.2 | 52.4 | 53.2 |
| Retail trade | 148.4 | 143.8 | 142.8 | 140.6 | 144.2 | 149.9 | 151.8 | 151.7 | 146.7 | 137.1 | 138.3 | 141.3 | 144.0 | 146.7 | 152.9 | 159.3 | 164.8 | 164.0 | 165.1 | 164.0 |
| 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 | 28.7 | 29.6 | 30.4 | 30.7 | 30.5 | 30.7 |
| 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 | 25.0 | 25.5 | 24.8 |
| Financial activities | 93.1 | 93.8 | 94.0 | 95.4 | 97.0 | 100.9 | 104.2 | 103.3 | 98.6 | 93.2 | 89.4 | 91.6 | 95.5 | 99.7 | 101.8 | 103.9 | 107.5 | 112.3 | 108.3 | 113.1 |
| Professional & business services | 167.7 | 163.8 | 158.8 | 162.6 | 179.5 | 189.6 | 197.7 | 197.1 | 183.0 | 170.0 | 174.2 | 182.6 | 190.9 | 198.2 | 204.3 | 217.9 | 229.6 | 235.7 | 230.9 | 236.7 |
| 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 | 200.8 | 206.4 |
| 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 | 153.4 | 150.0 | 154.3 |
| 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 | 45.6 | 45.2 | 45.8 |
| 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 | 152.3 | 152.7 | 153.4 | 155.6 | 156.4 | 155.9 | 156.4 |
| 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 | 24.4 | 24.8 |
| 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 | 25.1 | 25.0 | 26.0 | 26.6 | 28.0 | 29.6 | 28.2 | 30.0 |
| Local | 100.9 | 105.2 | 105.5 | 104.4 | 105.0 | 104.7 | 104.9 | 106.5 | 107.4 | 107.4 | 105.9 | 104.9 | 104.6 | 104.6 | 103.8 | 103.3 | 103.3 | 102.1 | 103.3 | 101.5 |

* Tampa-St. Petersburg-Clearwater HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through February 2018.

Source: U.S. Bureau of Labor Statistics

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 | 3,127,000 | 3,277,000 | 38,700 | 1.5 | 43,400 | 1.5 | 50,000 | 1.6 |
| Central Counties submarket | 1,920,430 | 2,145,768 | 2,403,000 | 2,505,000 | 22,550 | 1.1 | 32,500 | 1.4 | 34,000 | 1.4 |
| Northern Counties submarket | 475,567 | 637,475 | 724,800 | 771,200 | 16,200 | 3.0 | 11,050 | 1.6 | 15,450 | 2.1 |
| Households | | | | | | | | | | |
| Tampa HMA* | 1,009,316 | 1,151,263 | 1,274,400 | 1,328,000 | 14,200 | 1.3 | 15,550 | 1.3 | 17,850 | 1.4 |
| Central Counties submarket | 806,325 | 889,906 | 984,000 | 1,022,000 | 8,350 | 1.0 | 11,900 | 1.3 | 12,650 | 1.3 |
| Northern Counties submarket | 202,991 | 261,357 | 290,450 | 306,000 | 5,825 | 2.6 | 3,675 | 1.3 | 5,175 | 1.8 |

* Tampa-St. Petersburg-Clearwater HMA.

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is March 1, 2018. The forecast date is March 1, 2021.

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* | | | Central Counties Submarket | | | Northern Counties Submarket | | |
|-------------------------|------------|-----------|-----------|----------------------------|-----------|-----------|-----------------------------|---------|---------|
| | 2000 | 2010 | Current | 2000 | 2010 | Current | 2000 | 2010 | Current |
| Total housing inventory | 1,143,979 | 1,353,158 | 1,427,000 | 907,535 | 1,039,726 | 1,097,000 | 236,444 | 313,432 | 329,600 |
| Occupied units | 1,009,316 | 1,151,263 | 1,274,400 | 806,325 | 889,906 | 984,000 | 202,991 | 261,357 | 290,450 |
| Owner-occupied | 714,374 | 773,290 | 800,300 | 544,861 | 569,277 | 590,300 | 169,513 | 204,013 | 210,000 |
| % | 70.8 | 67.2 | 62.8 | 67.6 | 64.0 | 60.0 | 83.5 | 78.1 | 72.3 |
| Renter-occupied | 294,942 | 377,973 | 474,100 | 261,464 | 320,629 | 393,700 | 33,478 | 57,344 | 80,450 |
| % | 29.2 | 32.8 | 37.2 | 32.4 | 36.0 | 40.0 | 16.5 | 21.9 | 27.7 |
| Vacant units | 134,663 | 201,895 | 152,600 | 101,210 | 149,820 | 113,400 | 33,453 | 52,075 | 39,150 |
| Available units | 47,489 | 85,141 | 48,050 | 39,342 | 67,583 | 38,400 | 8,147 | 17,558 | 9,675 |
| For sale | 15,868 | 27,985 | 13,550 | 11,768 | 20,129 | 10,150 | 4,100 | 7,856 | 3,425 |
| Rate (%) | 2.2 | 3.5 | 1.7 | 2.1 | 3.4 | 1.7 | 2.4 | 3.7 | 1.6 |
| For rent | 31,621 | 57,156 | 34,500 | 27,574 | 47,454 | 28,250 | 4,047 | 9,702 | 6,250 |
| Rate (%) | 9.7 | 13.1 | 6.8 | 9.5 | 12.9 | 6.7 | 10.8 | 14.5 | 7.2 |
| Other vacant | 87,174 | 116,754 | 104,500 | 61,868 | 82,237 | 75,000 | 25,306 | 34,517 | 29,500 |

* Tampa-St. Petersburg-Clearwater HMA.

Notes: Numbers may not add to totals because of rounding. The current date is March 1, 2018.

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

Table 4. Residential Building Permit Activity in the Tampa HMA,* 2000 to Current

| Type of Building Permit | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 12 Months Ending | |
|------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|-------|-------|-------|-------|--------|--------|--------|--------|--------|------------------|---------------|
| | | | | | | | | | | | | | | | | | | February 2017 | February 2018 |
| Tampa HMA* | | | | | | | | | | | | | | | | | | | |
| Total | 22,637 | 23,318 | 23,870 | 31,146 | 30,616 | 34,766 | 23,692 | 13,002 | 9,912 | 6,962 | 7,376 | 6,876 | 10,322 | 12,152 | 12,953 | 15,738 | 18,581 | 16,608 | 18,292 |
| 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 | 5,883 | 7,314 | 7,267 | 9,739 | 10,685 | 11,047 | 13,084 |
| Multifamily | 9,344 | 7,492 | 6,324 | 10,968 | 7,535 | 7,123 | 5,398 | 4,948 | 4,819 | 3,039 | 2,980 | 2,365 | 4,439 | 4,838 | 5,686 | 5,999 | 7,896 | 5,561 | 5,208 |
| Central Counties submarket | | | | | | | | | | | | | | | | | | | |
| Total | 17,655 | 16,544 | 16,245 | 21,518 | 18,341 | 20,290 | 14,686 | 8,533 | 7,151 | 4,967 | 5,518 | 5,070 | 8,656 | 9,927 | 9,697 | 12,668 | 13,646 | 12,330 | 13,466 |
| 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 | 4,548 | 5,512 | 5,106 | 7,342 | 7,308 | 7,517 | 8,510 |
| Multifamily | 8,533 | 6,030 | 5,350 | 9,593 | 4,853 | 5,129 | 4,261 | 3,441 | 3,623 | 2,237 | 2,316 | 1,654 | 4,108 | 4,415 | 4,591 | 5,326 | 6,338 | 4,813 | 4,956 |
| Northern Counties submarket | | | | | | | | | | | | | | | | | | | |
| Total | 4,982 | 6,774 | 7,625 | 9,628 | 12,275 | 14,476 | 9,006 | 4,469 | 2,761 | 1,995 | 1,858 | 1,806 | 1,666 | 2,225 | 3,256 | 3,070 | 4,935 | 4,278 | 4,826 |
| Single-family | 4,171 | 5,312 | 6,651 | 8,253 | 9,593 | 12,482 | 7,869 | 2,962 | 1,565 | 1,193 | 1,194 | 1,095 | 1,335 | 1,802 | 2,161 | 2,397 | 3,377 | 3,530 | 4,574 |
| Multifamily | 811 | 1,462 | 974 | 1,375 | 2,682 | 1,994 | 1,137 | 1,507 | 1,196 | 802 | 664 | 711 | 331 | 423 | 1,095 | 673 | 1,558 | 748 | 252 |

* Tampa-St. Petersburg-Clearwater HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through February 2018.

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

Table 5. Median Income in the Tampa HMA,* 1999, 2009, and 2016

| | Median Income (\$) | | | Average Annual Change (%) | |
|-------------------------|--------------------|--------|--------|---------------------------|--------------|
| | 1999 | 2009 | 2016 | 1999 to 2009 | 2009 to 2016 |
| Median Family Income | 45,353 | 52,971 | 62,931 | 1.6 | 2.5 |
| Median household income | 37,406 | 44,061 | 51,115 | 1.7 | 2.1 |

* Tampa-St. Petersburg-Clearwater HMA.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2016 median household income—U.S. Census Bureau, 2009 and 2016 American Community Survey 1-year data