

As of January 1, 2021.

Table 1. Labor Force and Employment in the Winston-Salem HMA, 2000 Through December 2020

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Labor Force	303.7	307.4	306.6	308.6	306.3	309.3	317.0	316.3	319.0	319.8	314.9	313.5	316.4	316.8	314.6	317.7	321.8	324.1	327.1	332.3	319.0
Resident Employment	293.8	291.7	288.3	289.9	289.8	293.8	302.2	301.4	299.9	286.1	280.5	281.4	287.5	292.3	295.5	300.4	306.4	310.4	314.8	320.1	296.7
Unemployment	10.0	15.7	18.3	18.6	16.5	15.5	14.8	14.9	19.1	33.7	34.4	32.1	28.9	24.5	19.1	17.3	15.4	13.8	12.3	12.2	22.3
Unemployment Rate (%)	3.3	5.1	6.0	6.0	5.4	5.0	4.7	4.7	6.0	10.5	10.9	10.2	9.1	7.7	6.1	5.4	4.8	4.3	3.8	3.7	7.0
Total Nonfarm Payroll Jobs	260.7	257.1	254.0	249.0	249.0	252.8	258.1	261.1	259.2	245.3	240.5	240.8	245.3	249.4	252.6	257.3	262.3	263.5	267.3	271.2	253.6
Goods-Producing Sectors	70.1	66.8	61.8	56.8	54.9	55.0	53.8	51.5	48.0	41.4	38.5	37.8	37.3	37.6	39.0	41.1	42.5	42.9	43.3	44.6	42.5
Mining, Logging, & Construction	13.6	13.4	12.4	11.7	12.0	12.5	12.9	13.3	12.3	10.1	9.4	9.0	8.7	8.6	8.6	9.2	10.0	10.3	10.7	11.4	10.8
Manufacturing	56.6	53.4	49.4	45.0	42.9	42.5	40.9	38.3	35.7	31.2	29.1	28.8	28.6	29.0	30.3	31.9	32.5	32.5	32.6	33.2	31.7
Service-Providing Sectors	190.6	190.3	192.3	192.2	194.1	197.9	204.3	209.6	211.2	204.0	202.0	203.0	208.0	211.8	213.6	216.2	219.8	220.7	224.1	226.6	211.2
Wholesale & Retail Trade	38.7	38.1	36.6	36.5	36.7	36.5	36.5	37.5	36.7	34.3	34.0	34.9	35.7	36.4	36.9	37.6	38.3	39.2	39.3	39.1	37.3
Wholesale Trade	9.0	8.8	8.6	8.9	9.2	8.8	8.9	9.0	8.8	8.0	7.9	8.0	8.2	8.3	8.6	8.6	8.6	8.8	8.8	8.5	8.2
Retail Trade	29.7	29.3	28.0	27.6	27.5	27.7	27.6	28.5	27.9	26.3	26.1	26.9	27.5	28.1	28.3	29.0	29.7	30.4	30.5	30.6	29.1
Transportation & Utilities	12.4	12.4	11.5	11.4	11.1	10.8	10.5	10.1	9.9	8.8	8.3	9.0	9.2	9.6	9.5	9.6	9.8	9.6	9.4	9.2	9.0
Information	4.8	4.1	3.3	2.8	2.7	2.6	2.7	2.7	2.6	2.4	2.2	2.2	2.1	2.1	2.2	2.0	2.0	1.8	1.9	1.9	1.8
Financial Activities	13.3	13.3	13.2	13.4	13.7	13.7	13.9	14.5	14.3	13.5	13.0	12.9	12.7	12.7	12.9	13.1	13.3	13.2	13.4	13.8	13.8
Professional & Business Services	28.8	27.2	28.7	26.0	26.5	29.1	31.1	31.3	31.4	28.5	29.1	30.6	33.3	34.1	33.7	35.3	35.8	34.8	36.5	37.2	33.9
Education & Health Services	35.4	37.0	39.4	41.8	43.1	44.7	47.0	49.0	49.9	50.3	50.0	48.9	50.2	51.2	52.4	51.9	53.0	54.0	55.1	56.3	52.7
Leisure & Hospitality	20.8	21.6	22.2	22.6	23.0	23.2	24.0	24.9	25.4	25.0	24.6	24.9	25.1	25.6	26.1	26.9	27.8	28.4	28.7	29.2	23.7
Other Services	8.2	8.4	8.3	8.4	8.5	8.5	8.4	8.8	9.2	8.8	8.2	7.9	8.0	8.2	8.2	8.4	8.4	8.5	8.6	8.9	8.4
Government	28.1	28.5	29.0	29.4	28.8	28.8	30.1	30.9	31.9	32.5	32.6	31.9	31.8	31.9	31.7	31.4	31.3	31.3	31.2	31.1	30.6
Federal	1.6	1.5	1.6	1.5	1.5	1.6	1.6	1.6	1.7	1.9	2.2	2.0	1.9	1.9	1.9	2.0	2.0	1.9	1.9	1.9	2.0
State	4.2	4.3	4.3	4.5	4.6	4.7	4.8	4.9	5.3	5.7	6.0	6.2	6.4	6.5	6.3	6.1	6.0	5.9	5.8	5.8	5.4
Local	22.3	22.7	23.1	23.4	22.7	22.5	23.7	24.4	24.9	24.9	24.4	23.8	23.5	23.5	23.5	23.4	23.4	23.4	23.5	23.4	23.1

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 Winston-Salem 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										
Winston-Salem HMA	569,207	640,595	682,500	697,100	7,150	1.2	3,900	0.6	4,875	0.7
Households										
Winston-Salem HMA	227,841	256,825	277,400	284,300	2,900	1.2	1,925	0.7	2,275	0.8

Notes: The current date is January 1, 2021. The forecast date is January 1, 2024.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of January 1, 2021.

Table 3. Housing Inventory, Tenure, and Vacancy in the Winston-Salem HMA, 2000, 2010, and Current

	Winston-Salem HMA		
	2000	2010	Current
Total Housing Inventory	245,561	287,030	309,800
Occupied Units	227,841	256,825	277,450
Owner-Occupied	161,904	177,147	183,600
%	71.1	69.0	66.2
Renter-Occupied	65,937	79,678	93,850
%	28.9	31.0	33.8
Vacant Units	17,720	30,205	32,300
Available Units	9,311	16,318	11,300
For Sale	3,013	4,953	4,125
Rate (%)	1.8	2.7	2.2
For Rent	6,298	11,365	7,175
Rate (%)	8.7	12.5	7.1
Other Vacant	8,409	13,887	21,000

Note: The current date is January 1, 2021.

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



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Table 4. Residential and Building Permit Activity in the Winston-Salem HMA, 2000 Through December 2020

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
Winston-Salem HMA																					
Total	4,917	4,466	4,444	5,073	5,013	5,398	5,115	5,948	2,755	1,535	1,617	1,634	1,809	2,602	2,085	2,294	3,317	3,765	3,747	3,674	3,423
Sales	3,569	3,361	3,933	3,866	4,303	4,833	4,687	4,323	2,569	1,113	1,178	1,145	1,060	1,248	1,441	1,605	2,246	2,790	3,123	3,161	2,838
Rental	1,348	1,105	511	1,207	710	565	428	1,625	186	422	439	489	749	1,354	644	689	1,071	975	624	513	585

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2019—final data and estimates by the analyst; 2020—preliminary data and estimates by the analyst



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Table 5. Median Income in the Winston-Salem HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	49,300	59,748	68,629	1.9	1.4
Median Household Income	40,913	54,614	52,322	2.9	-0.4

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

