

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															September 2013	September 2014
Labor force	318.6	324.8	330.6	333.9	337.4	342.0	351.1	358.8	362.0	360.5	365.9	371.0	364.5	358.4	360.8	357.1
Resident employment	307.7	312.6	317.3	319.6	323.2	326.7	336.5	345.4	342.4	328.7	336.8	343.2	340.0	333.7	336.0	335.6
Unemployment	10.8	12.2	13.2	14.3	14.1	15.2	14.6	13.4	19.5	31.8	29.1	27.8	24.5	24.7	24.8	21.5
Unemployment rate (%)	3.4	3.8	4.0	4.3	4.2	4.5	4.2	3.7	5.4	8.8	8.0	7.5	6.7	6.9	6.9	6.0
Total nonfarm payroll jobs	302.9	307.4	313.2	316.4	322.8	326.4	332.6	336.3	336.3	321.2	322.6	329.0	330.5	332.1	331.5	338.5
Goods-producing sectors	59.5	56.9	55.9	55.4	55.1	55.3	56.5	55.9	53.6	46.1	45.7	47.7	47.2	46.6	46.8	47.4
Mining, logging, & construction	15.5	15.1	15.1	15.7	16.5	16.7	18.2	18.9	18.5	16.2	16.1	16.5	15.4	15.2	15.4	15.7
Manufacturing	44.0	41.8	40.8	39.7	38.7	38.6	38.3	37.0	35.1	29.8	29.6	31.3	31.8	31.3	31.5	31.7
Service-providing sectors	243.3	250.5	257.3	261.0	267.6	271.2	276.1	280.4	282.7	275.1	276.9	281.3	283.2	285.5	284.7	291.2
Trade	53.9	54.7	55.5	56.2	57.9	58.8	60.0	61.9	61.3	57.1	56.0	56.2	57.6	57.6	57.6	58.0
Wholesale trade	13.7	14.0	14.5	15.2	15.9	15.7	15.9	16.5	16.9	16.2	15.7	15.6	16.1	16.1	16.0	16.0
Retail trade	40.2	40.7	41.0	41.0	42.0	43.1	44.1	45.4	44.4	40.9	40.3	40.6	41.5	41.5	41.6	42.0
Transportation & utilities	9.8	10.4	10.5	10.3	10.4	10.7	11.1	11.1	11.1	10.1	10.6	11.2	11.4	12.1	12.0	12.3
Information	6.0	5.7	5.9	6.0	6.1	5.9	6.0	5.6	5.6	5.5	5.5	5.6	5.5	5.6	5.6	5.6
Financial activities	14.0	14.2	14.9	16.2	16.7	17.2	17.4	17.5	17.8	17.2	16.9	16.9	17.2	17.2	17.1	17.4
Professional & business services	36.8	37.7	38.2	38.4	39.0	39.1	39.9	40.6	42.5	42.0	44.7	48.4	48.5	49.0	48.7	51.2
Education & health services	31.7	33.2	35.2	36.6	37.7	39.2	40.6	41.8	43.5	44.1	44.7	45.9	46.0	45.9	45.8	46.5
Leisure & hospitality	27.7	30.3	31.3	31.4	33.2	34.4	34.9	35.6	35.5	34.1	33.8	34.4	35.7	36.5	36.3	37.9
Other services	11.7	12.4	13.1	13.8	13.8	13.7	13.9	14.3	14.7	14.7	13.6	12.8	13.3	13.3	13.2	13.4
Government	51.7	51.9	52.9	52.2	52.9	52.2	52.3	51.8	50.7	50.5	51.2	49.9	48.2	48.4	48.2	48.9
Federal	5.5	5.4	5.4	5.3	5.1	5.1	5.1	5.2	5.2	5.1	5.4	5.1	5.1	4.9	5.0	4.9
State	19.6	19.4	19.3	19.1	18.9	19.2	19.3	18.3	16.7	16.6	16.9	16.8	15.0	14.8	14.7	15.2
Local	26.6	27.2	28.2	27.9	28.8	27.9	27.9	28.3	28.9	28.7	28.8	28.0	28.1	28.7	28.6	28.9

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through September 2014.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Knoxville 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										
Knoxville HMA	616,079	698,030	721,600	738,300	8,200	1.3	5,250	0.7	5,575	0.8
Households										
Knoxville HMA	253,005	284,984	295,650	302,100	3,200	1.2	2,375	0.8	2,150	0.7

Notes: Rates of change are calculated on a compound basis. The current date is October 1, 2014. The forecast date is October 1, 2017.

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

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

	Knoxville HMA		
	2000	2010	Current
Total housing inventory	276,142	315,615	321,200
Occupied units	253,005	284,984	295,650
Owner-occupied	177,605	197,099	201,100
%	70.2	69.2	68.0
Renter-occupied	75,400	87,885	94,550
%	29.8	30.8	32.0
Vacant units	23,137	30,631	25,550
Available units	12,834	15,905	11,600
For sale	4,135	5,797	3,900
Rate (%)	2.3	2.9	1.9
For rent	8,699	10,108	7,675
Rate (%)	10.3	10.3	7.5
Other vacant	10,303	14,726	14,000

Notes: Numbers may not add to totals because of rounding. The current date is October 1, 2014.

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

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

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															September 2013	September 2014
Knoxville HMA																
Total	3,904	3,563	4,316	5,018	6,024	5,596	6,457	5,327	2,991	1,920	2,346	1,352	2,106	2,536	1,985	2,085
Single-family	2,579	2,740	3,002	4,024	4,181	4,277	4,541	3,454	1,866	1,239	1,355	1,070	1,382	1,763	1,475	1,575
Multifamily	1,325	823	1,314	994	1,843	1,319	1,916	1,873	1,125	681	991	282	724	773	510	510

Notes: Numbers may not add to totals because of rounding. Current includes data through September 2014.

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

Table 5. Median Income in the Knoxville HMA, 1999, 2009, and 2012

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2012	1999 to 2009	2009 to 2012
Median Family Income	46,500	58,800	62,200	2.4	1.9
Median household income	38,874	45,156	44,766	1.5	- 0.3

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 2012 median household income—U.S. Census Bureau, 2009 and 2012 American Community Survey 1-year data