

Table 1. Labor Force and Employment in the Greensboro-High Point HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																September 2014	September 2015
Labor force	352.6	357.1	356.9	359.9	356.9	361.0	369.2	366.1	370.1	367.9	365.6	365.4	366.3	364.2	357.8	358.9	363.7
Resident employment	340.5	338.1	333.6	336.7	337.2	342.2	351.5	348.2	347.1	327.4	323.4	326.2	330.6	333.7	334.7	334.0	342.6
Unemployment	12.2	18.9	23.3	23.2	19.7	18.8	17.7	17.9	23.0	40.4	42.1	39.2	35.7	30.5	23.2	24.8	21.0
Unemployment rate (%)	3.5	5.3	6.5	6.5	5.5	5.2	4.8	4.9	6.2	11.0	11.5	10.7	9.7	8.4	6.5	6.9	5.8
Total nonfarm payroll jobs	373.1	365.8	357.9	352.8	354.6	360.5	367.5	370.0	365.1	340.8	336.6	339.1	341.6	345.5	348.4	347.2	356.5
Goods-producing sectors	99.6	93.7	89.6	85.8	84.0	84.6	82.7	81.4	77.7	66.3	63.4	64.5	64.9	65.8	66.6	66.4	67.1
Mining, logging, & construction	18.8	18.5	17.1	17.4	17.9	18.5	18.6	18.6	17.4	14.0	12.5	12.7	12.3	12.6	13.1	13.0	13.2
Manufacturing	80.8	75.2	72.5	68.4	66.1	66.1	64.1	62.8	60.3	52.3	50.9	51.8	52.6	53.2	53.5	53.4	53.9
Service-providing sectors	273.5	272.1	268.3	267.1	270.6	275.9	284.8	288.6	287.4	274.5	273.3	274.6	276.6	279.7	281.8	280.7	289.4
Trade	59.6	58.8	57.4	55.5	55.2	56.4	59.0	60.3	58.0	54.3	53.1	53.0	54.0	55.2	55.9	55.9	56.8
Wholesale trade	19.9	19.6	19.3	18.8	18.5	18.7	19.5	20.5	20.0	18.4	18.1	17.8	18.0	18.6	18.9	18.9	19.3
Retail trade	39.7	39.2	38.1	36.7	36.7	37.7	39.5	39.8	38.0	35.9	35.0	35.2	36.0	36.6	37.0	37.0	37.5
Transportation & utilities	21.3	20.6	17.5	17.6	17.4	17.4	17.1	16.6	16.3	15.0	15.1	15.9	16.0	16.0	16.3	16.2	16.6
Information	8.0	8.3	7.7	7.5	6.7	6.6	6.4	6.2	6.2	5.7	5.5	5.5	5.4	5.0	5.0	5.0	4.9
Financial activities	22.5	22.6	20.9	20.6	20.6	21.3	21.9	22.2	21.9	21.1	20.0	19.4	18.5	18.3	17.9	18.0	18.0
Professional & business services	45.1	42.0	40.2	40.4	42.8	44.4	46.3	46.3	46.3	41.3	44.1	46.3	47.2	47.6	48.9	48.3	52.9
Education & health services	36.6	38.5	40.6	41.1	42.3	44.2	45.6	46.2	46.6	47.0	46.5	46.6	47.4	48.3	48.0	47.8	49.2
Leisure & hospitality	26.2	26.5	28.4	28.6	29.6	29.5	31.4	32.7	32.4	30.5	29.9	30.6	31.3	32.2	32.6	32.5	34.0
Other services	13.9	13.8	13.7	13.4	13.4	13.0	12.8	13.3	13.3	12.8	12.1	11.9	12.2	12.5	12.7	12.6	12.7
Government	40.2	40.9	41.9	42.4	42.6	43.4	44.3	44.9	46.4	46.9	46.9	45.4	44.6	44.7	44.5	44.5	44.4
Federal	4.5	4.5	4.4	4.3	4.2	4.2	4.5	4.7	4.7	4.5	4.6	4.2	4.3	4.2	4.1	4.1	4.2
State	9.3	9.5	10.2	11.1	11.4	11.5	11.7	11.9	12.5	12.8	13.1	13.0	12.9	12.8	12.5	12.5	12.2
Local	26.4	26.9	27.2	27.0	27.0	27.7	28.1	28.4	29.2	29.6	29.2	28.2	27.5	27.7	27.9	27.9	27.9

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through September 2015.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Greensboro-High Point 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										
Greensboro-High Point HMA	643,430	723,801	753,200	769,500	8,025	1.2	5,350	0.7	5,425	0.7
Households										
Greensboro-High Point HMA	256,315	290,694	302,900	309,700	3,450	1.3	2,225	0.8	2,275	0.7

Notes: Rates of change are calculated on a compound basis. The current date is October 1, 2015. The forecast date is October 1, 2018.

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

Table 3. Housing Inventory, Tenure, and Vacancy in the Greensboro-High Point HMA, 2000, 2010, and Current

	Greensboro-High Point HMA		
	2000	2010	Current
Total housing inventory	275,021	322,754	331,000
Occupied units	256,315	290,694	302,900
Owner-occupied	171,738	186,999	184,600
%	67.0	64.3	60.9
Renter-occupied	84,577	103,695	118,300
%	33.0	35.7	39.1
Vacant units	18,706	32,060	28,100
Available units	9,854	19,108	14,400
For sale	2,984	5,228	3,375
Rate (%)	1.7	2.7	1.8
For rent	6,870	13,880	11,000
Rate (%)	7.5	11.8	8.5
Other vacant	8,852	12,952	13,750

Notes: Numbers may not add to totals because of rounding. The current date is October 1, 2015.

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

Table 4. Residential Building Permit Activity in the Greensboro-High Point HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																September 2014	September 2015
Greensboro-High Point HMA																	
Total	4,786	6,393	5,668	4,816	6,139	6,290	6,417	4,966	3,296	2,075	1,903	2,047	1,887	2,032	2,632	2,395	2,288
Single-family	3,924	4,616	4,495	4,024	4,872	5,220	4,660	3,724	2,070	1,363	1,234	1,054	1,183	1,416	1,470	1,416	1,610
Multifamily	862	1,777	1,173	792	1,267	1,070	1,757	1,242	1,226	712	669	993	704	616	1,162	979	678

Notes: Numbers may not add to totals because of rounding. Current includes data through September 2015.

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

Table 5. Median Income in the Greensboro-High Point HMA, 2009 and 2014

	Median Income (\$)		Average Annual Change (%)
	2009	2014	2009 to 2014
Median Family Income	58,500	55,100	- 1.2
Median household income	41,272	42,565	0.6

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; median household income—U.S. Census Bureau, 2009 and 2014 American Community Survey 1-year data