

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	August 2015	August 2016
Labor force	593.3	583.4	576.9	578.3	579.8	590.2	602.1	602.5	604.8	610.3	626.3	626.0	630.0	636.7	629.3	623.3	624.1	629.9
Resident employment	572.2	557.0	546.0	545.5	549.6	556.3	568.6	571.8	567.6	549.8	564.3	568.2	581.0	590.2	592.8	593.8	593.3	601.3
Unemployment	21.1	26.4	30.9	32.8	30.2	33.9	33.4	30.7	37.2	60.5	62.0	57.8	49.0	46.5	36.6	29.5	30.8	28.7
Unemployment rate (%)	3.6	4.5	5.4	5.7	5.2	5.8	5.6	5.1	6.2	9.9	9.9	9.2	7.8	7.3	5.8	4.7	4.9	4.5
Total nonfarm payroll jobs	610.9	599.1	588.1	584.8	588.7	595.6	604.4	612.8	608.8	582.8	580.3	585.1	599.5	614.0	626.8	643.4	636.6	653.4
Goods-producing sectors	127.5	122.8	115.7	111.7	111.8	111.2	108.8	107.2	103.4	91.3	85.9	86.3	93.0	96.7	100.9	105.2	103.2	107.5
Mining, logging, & construction	32.4	31.9	31.1	30.8	32.1	32.9	31.6	32.0	32.5	29.0	25.0	24.1	24.3	24.8	27.0	28.7	28.0	29.2
Manufacturing	95.0	90.9	84.6	80.9	79.7	78.3	77.2	75.3	70.9	62.3	60.9	62.1	68.7	71.9	73.9	76.5	75.2	78.3
Service-providing sectors	483.4	476.3	472.4	473.1	476.9	484.5	495.6	505.5	505.4	491.5	494.4	498.8	506.5	517.3	525.9	538.2	533.4	545.9
Trade	100.3	97.7	95.3	93.2	93.2	93.5	93.7	93.9	92.4	87.7	86.9	87.4	89.3	91.1	91.8	94.6	93.2	97.2
Wholesale trade	31.1	30.1	28.8	28.5	28.9	29.2	29.8	30.0	29.6	27.8	27.5	27.8	28.3	28.9	28.9	29.2	28.9	29.6
Retail trade	69.2	67.6	66.5	64.7	64.3	64.3	63.9	63.9	62.8	59.9	59.4	59.6	61.0	62.2	62.9	65.4	64.3	67.6
Transportation & utilities	41.4	40.3	38.5	36.6	36.3	37.7	41.1	43.8	42.6	39.6	40.8	42.5	41.6	42.2	44.6	47.4	46.5	48.2
Information	11.8	11.7	11.3	10.7	10.0	9.8	10.0	10.3	10.3	9.6	9.3	9.2	9.4	9.4	9.3	9.1	9.1	9.1
Financial activities	37.3	37.3	37.9	38.5	38.8	39.4	41.6	43.1	43.0	42.1	40.4	40.2	41.1	43.0	44.7	46.1	45.6	47.0
Professional & business services	64.1	61.8	61.6	63.2	64.2	67.6	70.6	72.7	73.0	69.0	71.5	72.9	74.9	77.7	81.0	84.9	83.3	86.2
Education & health services	65.5	66.7	69.6	72.6	74.3	75.6	75.8	77.4	79.2	80.9	82.7	83.2	84.3	84.8	84.9	87.0	85.7	89.9
Leisure & hospitality	60.1	58.4	56.9	56.5	58.2	58.5	59.5	60.3	60.7	59.4	58.9	59.9	61.6	63.6	65.1	66.5	66.0	67.2
Other services	29.6	29.4	29.3	29.4	29.3	28.7	28.4	28.3	27.8	26.2	25.6	25.8	25.6	25.6	24.9	24.9	24.8	25.0
Government	73.3	72.9	72.1	72.5	72.5	73.6	75.0	75.7	76.4	77.2	78.3	77.8	78.7	80.0	79.7	77.7	79.1	76.1
Federal	12.4	10.4	9.3	9.4	9.1	9.2	9.3	9.4	9.9	10.4	11.7	9.7	9.1	9.1	8.7	8.8	8.7	8.8
State	16.3	16.9	17.1	16.5	16.5	16.7	16.9	16.8	17.0	16.9	17.2	18.0	19.0	19.7	19.9	18.3	19.3	17.5
Local	44.6	45.6	45.7	46.6	46.9	47.7	48.8	49.5	49.6	49.8	49.5	50.1	50.6	51.1	51.1	50.6	51.1	49.8

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through August 2016.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Louisville 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										
Louisville HMA	1,121,109	1,235,708	1,286,000	1,311,000	11,450	1.0	7,850	0.6	8,325	0.6
Louisville submarket	693,604	741,096	767,100	778,000	4,750	0.7	4,050	0.5	3,625	0.5
Kentucky submarket	129,524	157,679	168,400	173,800	2,825	2.0	1,675	1.0	1,800	1.1
Indiana submarket	297,981	336,933	351,000	359,300	3,900	1.2	2,200	0.6	2,775	0.8
Households										
Louisville HMA	447,650	496,314	511,100	519,100	4,875	1.0	2,300	0.5	2,675	0.5
Louisville submarket	287,012	309,175	318,500	323,000	2,225	0.7	1,450	0.5	1,500	0.5
Kentucky submarket	62,363	77,973	80,350	81,700	1,550	2.3	370	0.5	450	0.6
Indiana submarket	98,275	109,166	112,300	114,400	1,100	1.1	490	0.4	700	0.6

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is September 1, 2016. The forecast date is September 1, 2019.

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

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

	Louisville HMA			Louisville Submarket			Kentucky Submarket			Indiana Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	476,656	540,440	555,200	305,835	337,616	346,000	65,931	83,886	87,250	104,890	118,938	122,000
Occupied units	447,650	496,314	511,100	287,012	309,175	318,500	62,363	77,973	80,350	98,275	109,166	112,300
Owner-occupied	310,257	336,911	336,800	186,387	194,997	193,300	50,907	62,244	62,950	72,963	79,670	80,550
%	69.3	67.9	65.9	64.9	63.1	60.7	81.6	79.8	78.3	74.2	73.0	71.7
Renter-occupied	137,393	159,403	174,300	100,625	114,178	125,200	11,456	15,729	17,400	25,312	29,496	31,750
%	30.7	32.1	34.1	35.1	36.9	39.3	18.4	20.2	21.7	25.8	27.0	28.3
Vacant units	29,006	44,126	44,100	18,823	28,441	27,500	3,568	5,913	6,875	6,615	9,772	9,700
Available units	15,783	25,145	22,600	10,985	17,370	15,550	1,534	2,828	2,375	3,264	4,947	4,725
For sale	4,692	8,655	6,550	2,750	5,042	3,750	809	1,523	1,150	1,133	2,090	1,650
Rate (%)	1.5	2.5	1.9	1.5	2.5	1.9	1.6	2.4	1.8	1.5	2.6	2.0
For rent	11,091	16,490	16,050	8,235	12,328	11,800	725	1,305	1,225	2,131	2,857	3,075
Rate (%)	7.5	9.4	8.4	7.6	9.7	8.6	6.0	7.7	6.6	7.8	8.8	8.8
Other vacant	13,223	18,981	21,500	7,838	11,071	12,000	2,034	3,085	4,500	3,351	4,825	5,000

Notes: Numbers may not add to totals because of rounding. The current date is September 1, 2017.

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

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

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	August 2015	August 2016
Louisville HMA																		
Total	9,025	8,603	7,863	9,507	9,600	7,377	6,647	5,756	3,424	2,332	2,207	2,509	3,503	4,090	4,640	4,450	3,738	4,747
Single-family	6,158	6,404	6,175	6,893	7,155	5,988	4,316	4,159	2,325	1,935	1,764	1,553	2,206	2,355	2,246	2,423	2,345	3,012
Multifamily	2,867	2,199	1,688	2,614	2,445	1,389	2,331	1,597	1,099	397	443	956	1,297	1,735	2,394	2,027	1,393	1,735
Louisville submarket																		
Total	5,182	4,533	3,848	5,195	4,924	3,067	3,295	2,861	1,872	881	1,003	1,310	2,044	2,232	3,213	2,857	2,175	2,596
Single-family	2,797	2,978	2,749	3,164	3,237	2,041	1,453	1,805	1,017	779	653	634	859	943	979	950	904	1,105
Multifamily	2,385	1,555	1,099	2,031	1,687	1,026	1,842	1,056	855	102	350	676	1,185	1,289	2,234	1,907	1,271	1,491
Kentucky submarket																		
Total	2,181	2,147	2,205	2,556	2,801	2,475	1,871	1,359	808	626	632	694	663	732	765	1,017	818	1,303
Single-family	1,921	1,881	1,907	2,172	2,185	2,252	1,623	1,245	725	561	584	469	629	722	741	959	796	1,081
Multifamily	260	266	298	384	616	223	248	114	83	65	48	225	34	10	24	58	22	222
Indiana submarket																		
Total	1,662	1,923	1,810	1,756	1,875	1,835	1,481	1,536	744	825	572	505	796	1,126	662	576	745	848
Single-family	1,440	1,545	1,519	1,557	1,733	1,695	1,240	1,109	583	595	527	450	718	690	526	514	645	826
Multifamily	222	378	291	199	142	140	241	427	161	230	45	55	78	436	136	62	100	22

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

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

Table 5. Median Income in the Louisville HMA, 2015

	Median Income (\$)
	2015
Median Family Income	64,100
Median household income	52,898

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, 2015 American Community Survey 1-year data