

**Table 1. Labor Force and Employment in the Cape Coral-Fort Myers HMA, 2000 to Current**

|                                  | 2000  | 2001  | 2002  | 2003  | 2004  | 2005  | 2006  | 2007  | 2008  | 2009  | 2010  | 2011  | 2012  | 2013  | 12 Months Ending |           |
|----------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|-----------|
|                                  |       |       |       |       |       |       |       |       |       |       |       |       |       |       | July 2013        | July 2014 |
| Labor force                      | 207.8 | 218.6 | 228.7 | 237.6 | 250.1 | 270.6 | 283.8 | 291.9 | 285.6 | 278.6 | 279.2 | 283.0 | 289.2 | 296.1 | 293.8            | 299.8     |
| Resident employment              | 201.0 | 210.5 | 217.7 | 226.7 | 240.2 | 262.0 | 275.7 | 278.7 | 262.5 | 244.9 | 243.8 | 251.8 | 263.1 | 275.1 | 270.5            | 281.0     |
| Unemployment                     | 6.7   | 8.1   | 11.1  | 10.9  | 9.9   | 8.5   | 8.1   | 13.2  | 23.1  | 33.8  | 35.3  | 31.2  | 26.1  | 21.1  | 23.4             | 18.7      |
| Unemployment rate (%)            | 3.2   | 3.7   | 4.8   | 4.6   | 4.0   | 3.2   | 2.9   | 4.5   | 8.1   | 12.1  | 12.7  | 11.0  | 9.0   | 7.1   | 7.9              | 6.2       |
| Total nonfarm payroll jobs       | 168.4 | 176.1 | 181.8 | 189.3 | 204.0 | 221.1 | 232.2 | 230.4 | 215.8 | 200.1 | 198.0 | 203.0 | 209.2 | 217.7 | 213.9            | 221.4     |
| Goods-producing sectors          | 25.4  | 26.8  | 28.2  | 29.1  | 33.7  | 40.6  | 45.5  | 39.4  | 30.2  | 22.8  | 20.4  | 20.6  | 21.1  | 22.1  | 21.6             | 22.5      |
| Mining, logging, & construction  | 18.6  | 20.4  | 21.8  | 23.0  | 27.4  | 33.6  | 37.9  | 32.8  | 24.9  | 18.4  | 16.2  | 16.1  | 16.7  | 17.3  | 17.0             | 17.7      |
| Manufacturing                    | 6.8   | 6.4   | 6.4   | 6.1   | 6.3   | 7.0   | 7.6   | 6.6   | 5.3   | 4.4   | 4.2   | 4.5   | 4.5   | 4.8   | 4.6              | 4.8       |
| Service-providing sectors        | 143.0 | 149.3 | 153.6 | 160.2 | 170.4 | 180.5 | 186.7 | 191.0 | 185.6 | 177.4 | 177.6 | 182.4 | 188.0 | 195.6 | 192.3            | 198.9     |
| Trade                            | 34.7  | 35.9  | 36.2  | 37.4  | 39.5  | 42.1  | 44.0  | 44.7  | 42.0  | 38.1  | 38.2  | 39.2  | 41.0  | 42.7  | 42.0             | 43.2      |
| Wholesale trade                  | 4.7   | 5.5   | 5.5   | 5.7   | 6.3   | 6.8   | 7.2   | 7.6   | 6.8   | 6.1   | 5.8   | 5.9   | 6.3   | 6.6   | 6.5              | 6.8       |
| Retail trade                     | 30.0  | 30.4  | 30.7  | 31.7  | 33.2  | 35.3  | 36.8  | 37.1  | 35.2  | 32.0  | 32.4  | 33.3  | 34.7  | 36.1  | 35.5             | 36.4      |
| Transportation & utilities       | 3.0   | 3.0   | 3.0   | 2.9   | 3.1   | 3.7   | 3.8   | 4.0   | 3.8   | 3.5   | 3.5   | 3.6   | 3.7   | 4.0   | 3.9              | 4.1       |
| Information                      | 5.0   | 4.8   | 4.4   | 4.5   | 4.2   | 4.1   | 4.0   | 3.9   | 3.7   | 3.1   | 2.9   | 2.9   | 3.0   | 3.1   | 3.1              | 3.2       |
| Financial activities             | 9.4   | 10.5  | 10.7  | 11.1  | 12.2  | 13.5  | 14.0  | 13.1  | 12.3  | 11.4  | 10.8  | 10.5  | 10.8  | 11.3  | 11.0             | 11.5      |
| Professional & business services | 20.0  | 22.8  | 23.8  | 24.9  | 27.4  | 28.8  | 28.1  | 27.9  | 25.8  | 24.4  | 24.1  | 25.6  | 26.3  | 27.7  | 27.0             | 29.1      |
| Education & health services      | 17.1  | 16.8  | 17.3  | 18.0  | 19.2  | 20.3  | 21.1  | 21.2  | 21.8  | 22.5  | 23.3  | 23.9  | 24.4  | 24.9  | 24.7             | 25.2      |
| Leisure & hospitality            | 20.5  | 21.4  | 22.6  | 23.6  | 25.6  | 27.0  | 28.4  | 30.3  | 30.4  | 30.0  | 29.4  | 31.0  | 32.5  | 34.6  | 33.8             | 34.9      |
| Other services                   | 7.3   | 7.6   | 8.5   | 8.9   | 8.8   | 9.2   | 9.8   | 10.4  | 9.7   | 8.8   | 8.9   | 9.0   | 8.9   | 9.0   | 8.9              | 9.1       |
| Government                       | 26.0  | 26.4  | 27.1  | 28.8  | 30.6  | 32.0  | 33.5  | 35.7  | 36.1  | 35.6  | 36.6  | 36.7  | 37.4  | 38.2  | 37.8             | 38.6      |

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

Source: U.S. Bureau of Labor Statistics

**Table 2.** Population and Household Trends in the Cape Coral-Fort Myers 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 (%) |
| <b>Population</b>         |         |         |         |          |                       |          |                 |          |                     |          |
| Cape Coral-Fort Myers HMA | 440,888 | 618,754 | 677,700 | 724,800  | 17,800                | 3.4      | 13,600          | 2.1      | 15,700              | 2.3      |
| <b>Households</b>         |         |         |         |          |                       |          |                 |          |                     |          |
| Cape Coral-Fort Myers HMA | 188,599 | 259,818 | 285,200 | 306,300  | 7,125                 | 3.3      | 5,850           | 2.2      | 7,025               | 2.4      |

Notes: Rates of change are calculated on a compound basis. The current date is August 1, 2014. The forecast date is August 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 Cape Coral-Fort Myers HMA, 2000, 2010, and Current

|                         | Cape Coral-Fort Myers HMA |         |         |
|-------------------------|---------------------------|---------|---------|
|                         | 2000                      | 2010    | Current |
| Total housing inventory | 245,405                   | 371,099 | 376,000 |
| Occupied units          | 188,599                   | 259,818 | 285,200 |
| Owner-occupied          | 144,245                   | 184,477 | 191,600 |
| %                       | 76.5                      | 71.0    | 67.2    |
| Renter-occupied         | 44,354                    | 75,341  | 93,600  |
| %                       | 23.5                      | 29.0    | 32.8    |
| Vacant units            | 56,806                    | 111,281 | 90,800  |
| Available units         | 11,927                    | 28,924  | 18,800  |
| For sale                | 3,990                     | 13,084  | 9,650   |
| Rate (%)                | 2.7                       | 6.6     | 4.8     |
| For rent                | 7,937                     | 15,840  | 9,150   |
| Rate (%)                | 15.2                      | 17.4    | 8.9     |
| Other vacant            | 44,879                    | 82,357  | 72,000  |

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

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

**Table 4. Residential Building Permit Activity in the Cape Coral-Fort Myers 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 |           |
|----------------------------------|-------|--------|--------|--------|--------|--------|--------|-------|-------|------|-------|-------|-------|-------|------------------|-----------|
|                                  |       |        |        |        |        |        |        |       |       |      |       |       |       |       | July 2013        | July 2014 |
| <b>Cape Coral-Fort Myers HMA</b> |       |        |        |        |        |        |        |       |       |      |       |       |       |       |                  |           |
| <b>Total</b>                     | 9,120 | 12,107 | 11,146 | 15,675 | 21,597 | 29,330 | 18,784 | 5,928 | 1,960 | 944  | 1,367 | 1,587 | 2,043 | 3,176 | 2,600            | 4,025     |
| Single-family                    | 5,152 | 6,534  | 7,149  | 9,668  | 14,958 | 22,211 | 14,700 | 4,356 | 1,216 | 906  | 1,175 | 1,262 | 1,806 | 2,531 | 2,200            | 2,850     |
| Multifamily                      | 3,968 | 5,573  | 3,997  | 6,007  | 6,639  | 7,119  | 4,084  | 1,572 | 744   | 38   | 192   | 325   | 237   | 645   | 400              | 1,175     |

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

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

**Table 5.** Median Income in the Cape Coral-Fort Myers HMA, 1999, 2009, and 2013

|                         | Median Income (\$) |        |        | Average Annual Change (%) |              |
|-------------------------|--------------------|--------|--------|---------------------------|--------------|
|                         | 1999               | 2009   | 2013   | 1999 to 2009              | 2009 to 2013 |
| Median Family Income    | 45,700             | 60,700 | 56,300 | 2.9                       | - 1.9        |
| Median household income | 40,319             | 45,353 | 46,383 | 1.2                       | 0.6          |

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 2013 median household income—U.S. Census Bureau, 2009 and 2013 American Community Survey 1-year data