

Table 1. Labor Force and Employment in the Jacksonville HMA, 1990 Through March 2007

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	12 Months Ending	
																		March 2006	March 2007
Labor Force	481.9	489.7	497.8	503.7	518.1	530.2	538.9	552.1	564.8	577.0	589.3	595.5	597.5	601.7	612.1	627.1	649.1	632.1	654.7
Resident Employment	456.2	458.4	463.1	475.0	492.5	510.6	519.0	531.4	546.6	559.1	570.3	571.0	566.0	571.4	583.9	603.3	627.8	609.7	633.1
Unemployment	25.8	31.3	34.7	28.8	25.6	19.6	19.9	20.7	18.2	17.9	19.0	24.4	31.5	30.3	28.2	23.7	21.2	22.4	21.6
Unemployment Rate (%)	5.3	6.4	7.0	5.7	4.9	3.7	3.7	3.8	3.2	3.1	3.2	4.1	5.3	5.0	4.6	3.8	3.3	3.5	3.3
Total Nonfarm Employment	428.3	424.4	428.1	443.4	464.5	487.4	499.6	514.1	530.9	543.8	565.5	567.0	561.4	564.5	581.9	605.1	624.4	610.4	628.2
Goods Producing	62.9	58.8	57.7	58.2	60.0	64.0	65.1	68.2	69.5	69.8	72.1	69.1	68.5	70.0	74.2	78.9	83.1	80.2	83.2
Natural Resources	0.4	0.3	0.3	0.3	0.4	0.4	0.4	0.4	0.4	0.4	0.5	0.5	0.5	0.5	0.4	0.4	0.4	0.4	0.3
Construction	26.7	24.3	23.7	23.8	25.0	27.3	28.5	30.1	30.4	30.9	32.2	32.5	33.6	36.1	40.5	45.0	49.6	46.3	49.9
Manufacturing	35.8	34.1	33.7	34.1	34.7	36.3	36.1	37.7	38.7	38.5	39.5	36.2	34.4	33.3	33.3	33.6	33.2	33.5	32.9
Service Providing	365.4	365.6	370.5	385.2	404.5	423.4	434.5	445.9	461.3	473.9	493.5	497.9	492.9	494.5	507.8	526.2	541.3	530.2	545.1
Trade	81.3	80.4	81.2	82.9	82.9	86.2	87.3	88.3	90.6	92.2	96.7	93.8	94.0	95.6	98.1	101.7	104.0	102.3	104.3
Wholesale Trade	22.0	21.1	21.3	21.3	21.5	21.8	22.3	23.3	24.3	24.5	26.3	26.2	25.9	26.8	26.9	27.8	29.2	28.3	29.2
Retail Trade	59.3	59.3	59.9	61.6	61.4	64.4	65.0	65.0	66.3	67.7	70.4	67.6	68.1	68.8	71.2	73.9	74.8	74.0	75.1
Transportation & Utilities	24.9	25.8	26.8	26.8	28.2	29.2	29.3	30.4	31.4	32.0	32.9	31.7	30.4	29.3	30.1	31.1	32.2	31.3	32.5
Information	10.7	10.4	10.0	10.0	11.0	11.2	12.3	12.5	13.4	14.4	15.3	14.4	13.2	12.4	11.6	11.9	11.4	11.8	11.4
Financial Activities	40.6	41.0	42.5	44.9	47.6	49.1	48.7	50.1	53.4	55.4	56.5	57.9	57.7	57.6	58.4	59.3	60.3	59.5	60.4
Professional & Business Services	39.2	38.6	38.9	47.9	54.5	61.6	68.9	72.5	76.4	80.9	89.1	93.8	86.1	84.0	85.9	89.4	95.5	91.2	96.5
Education & Health Services	43.2	45.3	46.7	48.3	51.2	53.0	53.3	55.4	57.7	58.9	59.6	61.1	63.5	64.7	67.9	71.3	74.4	72.1	75.3
Leisure & Hospitality	39.6	39.1	41.0	41.2	43.6	45.3	46.1	46.8	47.5	49.1	50.2	51.1	52.5	53.3	56.2	60.4	62.3	60.9	63.0
Other Services	19.4	19.1	19.0	18.7	19.4	19.9	20.2	21.6	22.4	22.7	23.8	23.9	24.9	25.6	26.4	26.8	27.2	26.9	27.4
Government	66.6	66.0	64.4	64.5	66.3	68.0	68.5	68.3	68.7	68.4	69.3	70.2	70.5	71.6	73.2	74.4	74.0	74.3	74.2
Federal	19.6	18.6	17.8	17.7	18.1	18.8	19.0	19.0	18.7	18.0	17.8	17.7	17.7	18.0	17.8	17.4	17.0	17.2	17.1
State	10.0	10.0	9.7	10.2	10.5	10.9	11.0	10.9	10.9	11.2	11.4	11.4	11.3	11.3	11.4	12.0	12.2	12.2	12.2
Local	37.0	37.4	36.9	36.6	37.7	38.3	38.5	38.4	39.1	39.2	40.1	41.1	41.5	42.3	44.0	45.0	44.8	44.9	44.9

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Jacksonville HMA, 1990 to April 1, 2010

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Jacksonville HMA	925,213	1,122,750	1,290,200	1,370,500	19,800	2.0	23,900	2.0	26,700	2.0
Duval County Submarket	672,971	778,879	866,800	906,800	10,600	1.5	12,600	1.5	13,300	1.5
Suburban Counties Submarket	252,242	343,871	423,400	463,700	9,200	3.1	11,400	3.0	13,400	3.1
Households										
Jacksonville HMA	349,080	432,627	510,300	543,900	8,400	2.2	11,100	2.4	11,200	2.1
Duval County Submarket	257,245	303,747	342,200	359,400	4,700	1.7	5,500	1.7	5,700	1.6
Suburban Counties Submarket	91,835	128,880	168,100	184,500	3,700	3.4	5,600	3.9	5,500	3.2

Notes: Numbers may not add to totals due to rounding. Current date: April 1, 2007. Forecast date: April 1, 2010.

Sources: 1990 and 2000—U.S. Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Jacksonville HMA, 1990, 2000, and Current

	Jacksonville HMA			Duval County Submarket			Suburban Counties Submarket		
	1990	2000	Current	1990	2000	Current	1990	2000	Current
Total Housing Inventory	390,335	475,043	577,000	284,673	329,778	380,600	105,662	145,265	196,400
Occupied Units	349,080	432,627	510,300	257,245	303,747	342,100	91,835	128,880	168,200
Owners	226,976	292,183	367,500	159,444	191,734	227,900	67,532	100,449	139,600
%	65.0	67.5	72.0	62.0	63.1	66.6	73.5	77.9	83.0
Renters	122,104	140,444	142,700	97,801	112,013	114,300	24,303	28,431	28,500
%	35.0	32.5	28.0	38.0	36.9	33.4	26.5	22.1	17.0
Vacant Units	41,255	42,416	66,700	27,428	26,031	38,400	13,827	16,385	28,300
Available Units	24,893	20,438	22,900	18,714	14,525	15,300	6,179	5,913	7,500
For Sale	6,535	5,256	8,900	4,665	3,469	5,100	1,870	1,787	3,800
Rate (%)	2.8	1.8	2.4	2.8	1.8	2.2	2.7	1.7	2.6
For Rent	18,358	15,182	13,900	14,049	11,056	10,200	4,309	4,126	3,700
Rate (%)	13.1	9.8	8.9	12.6	9.0	8.2	15.1	12.7	11.5
Other Vacant	16,362	21,978	43,900	8,714	11,506	23,100	7,648	10,472	20,800

Notes: Numbers may not add to totals due to rounding. Current date: April 1, 2007.

Sources: 1990 and 2000—U.S. Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Jacksonville HMA, 1990 Through March 2007

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	12 Months Ending	
																		March 2006	March 2007
Jacksonville HMA																			
Total	8,257	7,422	7,356	7,580	8,654	8,672	11,367	8,647	9,527	11,702	10,683	12,751	14,362	15,822	19,326	25,088	16,967	24,393	15,032
Single-family	6,079	5,959	6,811	7,089	7,269	6,550	7,536	7,046	7,725	8,147	7,966	9,722	10,989	12,784	14,683	18,610	11,500	18,579	9,417
Multifamily	2,178	1,463	545	491	1,385	2,122	3,831	1,601	1,802	3,555	2,717	3,029	3,373	3,038	4,643	6,478	5,467	5,814	5,615
Duval County Submarket																			
Total	5,574	4,869	4,753	4,622	5,173	4,513	7,337	4,967	5,551	6,412	5,802	6,768	8,262	8,399	9,661	13,507	10,083	13,490	8,766
Single-family	3,755	3,766	4,261	4,325	3,991	3,395	3,833	3,668	4,029	4,067	3,631	4,947	5,537	5,942	6,193	8,328	6,450	8,957	5,014
Multifamily	1,819	1,103	492	297	1,182	1,118	3,504	1,299	1,522	2,345	2,171	1,821	2,725	2,457	3,468	5,179	3,633	4,533	3,752
Suburban Counties Submarket																			
Total	2,683	2,553	2,603	2,958	3,481	4,159	4,030	3,680	3,976	5,290	4,881	5,983	6,100	7,423	9,665	11,581	6,884	10,903	6,266
Single-family	2,324	2,193	2,550	2,764	3,278	3,155	3,703	3,378	3,696	4,080	4,335	4,775	5,452	6,842	8,490	10,282	5,050	9,622	4,403
Multifamily	359	360	53	194	203	1,004	327	302	280	1,210	546	1,208	648	581	1,175	1,299	1,834	1,281	1,863

Source: U.S. Census Bureau, Building Permits Survey

Table 5. Median Income in the Jacksonville HMA, 1989, 1999, and 2007

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2006	1989 to 1999	1999 to 2006
Median Family Income	34,276	50,189	59,700	4.6	2.4
Median Household Income	29,514	42,439	NA	4.4	NA

NA = Data are not available.

Sources: 1989 and 1999—U.S. Census; 2007—U.S. Department of Housing and Urban Development, Office of Policy Development and Research