

Table 1. Labor Force and Employment in the Memphis HMA, 2000 Through March 2012

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													March 2011	March 2012
Labor Force	593.7	593.1	590.0	596.6	594.1	603.3	612.5	621.2	619.8	613.0	614.5	625.2	617.9	626.0
Resident Employment	571.0	566.9	558.5	561.4	558.8	566.2	577.6	588.8	577.5	551.9	552.7	563.1	556.5	565.5
Unemployment	22.7	26.2	31.5	35.2	35.3	37.1	34.9	32.4	42.3	61.1	61.8	62.1	61.4	60.5
Unemployment Rate (%)	3.8	4.4	5.3	5.9	5.9	6.2	5.7	5.2	6.8	10.0	10.1	9.9	9.9	9.7
Total Nonfarm Payroll Jobs	624.4	619.0	613.1	616.7	616.6	626.7	637.4	640.8	632.5	601.1	589.8	595.4	589.8	598.4
Goods Producing	90.7	85.4	80.5	79.0	79.1	80.1	81.1	78.9	75.5	67.8	64.0	64.6	63.9	64.9
Mining, Logging, & Construction	27.4	26.6	25.5	25.5	26.0	26.1	27.2	26.4	24.7	21.3	19.3	20.0	19.1	20.3
Manufacturing	63.3	58.9	54.9	53.6	53.1	54.1	54.0	52.5	50.9	46.5	44.7	44.6	44.7	44.6
Service Providing	533.8	533.6	532.6	537.6	537.5	546.6	556.3	562.0	557.0	533.2	525.9	530.8	526.0	533.4
Trade	108.9	108.3	107.0	107.6	107.2	108.7	110.4	110.0	105.6	98.8	97.0	95.8	96.6	95.8
Wholesale Trade	38.3	36.7	36.4	37.1	36.7	37.4	37.6	37.4	35.5	32.9	32.5	32.8	32.7	32.7
Retail Trade	70.6	71.6	70.6	70.5	70.5	71.3	72.8	72.6	70.1	65.9	64.5	63.0	63.9	63.1
Transportation & Utilities	67.7	66.5	62.7	63.5	62.4	63.5	64.5	65.4	65.2	61.9	61.3	62.8	61.6	62.9
Information	10.3	9.7	10.0	9.6	8.7	7.9	7.5	7.4	7.3	6.8	6.3	6.1	6.2	6.0
Financial Activities	32.9	32.4	32.3	32.8	33.2	32.9	32.9	33.2	32.5	30.8	28.8	27.3	28.3	27.4
Professional & Business Services	74.8	77.2	74.8	73.1	73.2	78.4	82.2	83.3	82.9	76.1	75.6	81.7	76.6	82.6
Education & Health Services	63.4	65.1	67.8	70.4	71.6	73.9	75.5	77.5	79.2	80.0	80.9	82.4	80.9	83.7
Leisure & Hospitality	65.7	64.5	65.8	66.7	67.3	67.9	71.0	72.6	70.5	66.3	64.8	64.6	64.7	64.6
Other Services	25.4	23.9	23.5	24.3	24.5	24.6	24.3	24.2	24.6	24.9	24.2	23.3	23.8	23.2
Government	84.7	86.1	88.5	89.7	89.5	88.8	88.0	88.5	89.2	87.7	87.1	87.0	87.3	87.1
Federal	15.2	15.5	15.9	16.8	15.6	15.2	14.7	14.5	15.0	14.9	14.9	14.2	14.8	14.0
State	14.7	14.9	15.4	15.6	15.5	15.6	15.8	15.6	15.0	14.1	13.8	14.0	13.8	14.0
Local	54.8	55.7	57.3	57.3	58.5	58.0	57.5	58.4	59.2	58.7	58.4	58.8	58.6	59.1

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Memphis HMA, 2000 to April 1, 2015

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Memphis HMA	1,205,204	1,316,100	1,331,000	1,353,000	11,100	0.9	7,450	0.6	7,325	0.5
Shelby County Submarket	897,472	927,644	939,300	956,300	3,025	0.3	5,825	0.6	5,675	0.6
Remainder Submarket	307,732	388,456	391,800	396,800	8,075	2.4	1,675	0.4	1,675	0.4
Households										
Memphis HMA	448,473	491,198	496,800	505,000	4,275	0.9	2,800	0.6	2,725	0.5
Shelby County Submarket	338,366	350,971	355,300	361,600	1,250	0.4	2,175	0.6	2,100	0.6
Remainder Submarket	110,107	140,227	141,500	143,400	3,000	2.4	640	0.5	630	0.4

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2012. Forecast date: April 1, 2015. Rates of change are calculated on a compound basis.

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

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

	Memphis HMA			Shelby County Submarket			Remainder Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	480,845	550,896	552,500	362,954	398,274	398,400	117,891	152,622	154,200
Occupied Units	448,473	491,198	496,800	338,366	350,971	355,300	110,107	140,227	141,600
Owners	295,806	314,430	309,500	213,360	212,016	207,200	82,446	102,414	102,300
%	66.0	64.0	62.3	63.1	60.4	58.3	74.9	73.0	72.2
Renters	152,667	176,768	187,300	125,006	138,955	148,100	27,661	37,813	39,250
%	34.0	36.0	37.7	36.9	39.6	41.7	25.1	27.0	27.7
Vacant Units	32,372	59,698	55,700	24,588	47,303	43,100	7,784	12,395	12,650
Available Units	18,770	37,575	32,750	15,323	30,923	26,100	3,447	6,652	6,600
For Sale	5,525	8,563	7,625	4,063	6,099	5,325	1,462	2,464	2,300
Rate (%)	1.8	2.7	2.4	1.9	2.8	2.5	1.7	2.3	2.2
For Rent	13,245	29,012	25,100	11,260	24,824	20,750	1,985	4,188	4,300
Rate (%)	8.0	14.1	11.8	8.3	15.2	12.3	6.7	10.0	9.9
Other Vacant	13,602	22,123	23,050	9,265	16,380	17,000	4,337	5,743	6,025

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2012.

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

Table 4. Residential Building Permit Activity in the Memphis HMA, 2000 Through March 2012

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													March 2011	March 2012
Memphis HMA														
Total	10,736	8,058	9,084	9,605	10,130	10,792	10,251	8,378	3,106	2,034	2,493	2,326	2,215	2,290
Single-family	6,312	6,446	7,462	8,547	8,890	9,710	8,615	5,676	2,335	1,570	1,701	1,761	1,570	1,750
Multifamily	4,424	1,612	1,622	1,058	1,240	1,082	1,636	2,702	771	464	792	565	645	540
Shelby County Submarket														
Total	6,734	4,760	5,336	5,510	5,526	5,716	5,118	4,625	1,550	894	1,548	1,399	1,360	1,400
Single-family	3,583	3,450	4,147	4,587	4,736	4,769	4,085	2,273	881	610	804	844	770	870
Multifamily	3,151	1,310	1,189	923	790	947	1,033	2,352	669	284	744	555	590	530
Remainder Submarket														
Total	4,002	3,298	3,748	4,095	4,604	5,076	5,133	3,753	1,556	1,140	945	927	855	890
Single-family	2,729	2,996	3,315	3,960	4,154	4,941	4,530	3,403	1,454	960	897	917	800	880
Multifamily	1,273	302	433	135	450	135	603	350	102	180	48	10	55	10

Note: Numbers may not add to totals because of rounding.

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

Table 5. Median Income in the Memphis HMA, 2009 and 2010

	Median Income (\$)		Average Annual Change (%)
	2009	2010	2009 to 2010
Median Family Income	57,800	58,100	0.5
Median Household Income	43,633	45,377	4.0

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 2010 American Community Survey 1-year data