

Table 1. Labor Force and Employment in the Orlando-Kissimmee-Sanford HMA, 1990 Through December 2010

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	12 Months Ending	
																				December 2009	December 2010
Labor Force	688.5	696.1	723.1	741.4	764.5	780.4	806.7	847.8	885.1	921.7	895.2	910.0	918.0	934.0	963.3	1007.5	1048.6	1091.4	1117.9	1109.8	1121.7
Resident Employment	648.6	647.3	667.1	694.5	721.7	744.9	775.3	817.9	857.9	895.7	867.2	871.8	866.2	885.9	920.9	971.9	1016.3	1050.9	1052.8	996.8	993.4
Unemployment	39.9	48.9	56.0	46.9	42.7	35.5	31.4	30.0	27.2	26.0	28.0	38.2	51.8	48.1	42.4	35.6	32.4	40.5	65.1	113.0	128.4
Unemployment Rate (%)	5.8	7.0	7.7	6.3	5.6	4.6	3.9	3.5	3.1	2.8	3.1	4.2	5.6	5.1	4.4	3.5	3.1	3.7	5.8	10.2	11.4
Total Nonfarm Payroll Jobs	579.3	576.1	594.5	623.0	657.9	689.3	734.3	787.9	835.5	880.2	909.3	909.3	903.2	921.9	964.7	1019.7	1063.9	1090.8	1072.7	1006.4	1002.0
Goods Producing	96.6	85.0	82.2	84.3	86.7	89.0	96.3	102.3	107.9	111.5	112.8	109.9	107.3	109.7	118.9	130.3	136.1	130.0	115.5	93.2	85.2
Mining, Logging, & Construction	43.8	36.7	35.8	37.9	40.2	42.3	46.7	50.6	54.7	58.1	60.2	60.3	61.4	65.9	74.2	84.4	91.2	85.4	72.7	54.5	47.7
Manufacturing	52.8	48.3	46.4	46.4	46.5	46.8	49.6	51.7	53.2	53.4	52.6	49.6	45.9	43.7	44.7	45.8	45.0	44.6	42.8	38.7	37.5
Service Providing	482.7	491.1	512.2	538.7	571.2	600.3	638.0	685.6	727.6	768.7	796.5	799.4	795.9	812.3	845.8	889.4	927.8	960.8	957.2	913.1	916.4
Trade	102.3	99.7	100.8	106.6	112.8	120.7	125.4	131.4	136.9	143.3	150.2	148.6	144.4	147.4	155.4	164.8	168.5	171.0	167.7	156.0	154.7
Wholesale Trade	26.7	25.8	26.8	28.2	29.9	32.3	32.8	35.0	36.0	37.2	40.6	41.9	39.6	40.0	41.9	44.7	46.2	47.3	45.8	40.4	38.3
Retail Trade	75.6	73.9	74.0	78.4	82.9	88.4	92.6	96.4	100.9	106.1	109.6	106.7	104.8	107.4	113.5	120.1	122.3	123.7	121.9	115.6	116.4
Transportation & Utilities	19.6	20.2	21.9	22.5	23.8	22.4	23.4	25.6	28.4	29.1	29.5	29.6	27.3	25.9	26.2	28.0	30.3	33.0	33.1	30.1	29.7
Information	14.6	14.9	15.6	16.1	16.6	17.6	18.9	20.2	21.0	22.8	23.5	23.0	22.5	23.1	23.8	24.7	25.8	26.8	26.3	24.9	23.8
Financial Activities	40.6	41.1	42.4	45.0	46.9	48.0	48.2	50.0	51.9	54.4	55.6	55.3	55.9	58.5	60.6	64.8	68.1	68.9	67.6	64.0	63.3
Professional & Business Services	40.2	42.2	47.4	54.0	63.7	72.7	85.1	100.9	115.5	131.6	143.9	147.3	145.6	144.5	149.0	161.0	173.2	181.4	177.4	165.1	163.9
Education & Health Services	48.2	51.4	55.8	59.9	66.1	70.5	73.9	79.0	83.0	83.5	85.6	87.0	89.4	93.5	97.3	102.2	107.5	112.7	116.4	118.5	121.2
Leisure & Hospitality	119.6	120.2	124.9	128.5	131.7	137.4	148.0	159.7	168.0	176.9	177.0	170.6	165.0	169.9	179.3	183.6	186.9	193.6	199.6	190.2	195.6
Other Services	24.5	25.3	26.9	28.6	30.0	31.5	33.7	35.1	36.4	38.1	39.7	42.4	45.4	45.6	47.5	49.9	53.4	55.8	51.4	48.0	47.8
Government	73.2	76.1	76.7	77.5	79.6	79.6	81.6	83.9	86.8	89.0	91.8	95.6	100.6	103.7	106.6	110.5	114.1	117.6	117.7	116.5	116.4
Federal	10.4	10.3	10.5	10.9	10.7	9.8	9.3	9.5	9.5	9.6	10.2	10.3	10.4	11.1	11.3	11.8	11.4	11.5	11.8	12.1	12.7
State	11.2	11.8	11.8	12.4	12.9	13.1	13.1	13.8	14.2	14.5	14.8	15.3	15.5	16.1	16.6	17.2	18.0	18.8	19.0	18.9	19.2
Local	51.6	54.1	54.3	54.2	55.9	56.8	59.2	60.6	63.1	65.0	66.8	70.0	74.7	76.4	78.8	81.5	84.7	87.4	86.9	85.5	84.4

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 Orlando-Kissimmee-Sanford HMA, 1990 to January 1, 2014

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Orlando-Kissimmee-Sanford HMA	1,224,852	1,644,561	2,152,000	2,226,000	41,950	3.0	47,200	2.5	24,650	1.1
Orange County Submarket	677,491	896,344	1,157,000	1,201,000	21,900	2.8	24,250	2.4	14,650	1.3
Seminole County Submarket	287,529	365,196	424,700	434,000	7,775	2.4	5,525	1.4	3,100	0.7
Lake and Osceola Counties Submarket	259,832	383,021	570,700	591,700	12,300	4.0	17,450	3.8	7,000	1.2
Households										
Orlando-Kissimmee-Sanford HMA	465,275	625,248	805,700	835,100	16,000	3.0	16,800	2.4	9,800	1.2
Orange County Submarket	254,852	336,286	426,300	443,400	8,150	2.8	8,375	2.2	5,700	1.3
Seminole County Submarket	107,657	139,572	165,500	169,500	3,200	2.6	2,400	1.6	1,325	0.8
Lake and Osceola Counties Submarket	102,766	149,390	213,900	222,200	4,650	3.8	6,000	3.4	2,775	1.3

Notes: Numbers may not add to totals because of rounding. Current date: January 1, 2011. Forecast date: January 1, 2014. Rates of change are calculated on a compound basis.

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

Table 3. Housing Inventory, Tenure, and Vacancy in the Orlando-Kissimmee-Sanford HMA, 1990, 2000, and Current

	Orlando-Kissimmee-Sanford HMA			Orange County Submarket			Seminole County Submarket			Lake and Osceola Counties Submarket		
	1990	2000	Current	1990	2000	Current	1990	2000	Current	1990	2000	Current
Total Housing Inventory	524,197	683,551	945,000	282,686	361,349	489,700	117,845	147,079	181,500	123,666	175,123	273,800
Occupied Units	465,275	625,248	805,700	254,852	336,286	426,300	107,657	139,572	165,500	102,766	149,390	214,000
Owners	298,634	414,496	505,500	151,062	204,195	244,000	72,003	96,949	110,000	75,569	113,352	151,500
%	64.2	66.3	62.7	59.3	60.7	57.2	66.9	69.5	66.5	73.5	75.9	70.8
Renters	166,641	210,752	300,200	103,790	132,091	182,300	35,654	42,623	55,500	27,197	36,038	62,500
%	35.8	33.7	37.3	40.7	39.3	42.8	33.1	30.5	33.5	26.5	24.1	29.2
Vacant Units	58,922	58,303	139,200	27,834	25,063	63,400	10,188	7,507	16,000	20,900	25,733	59,850
Available Units	30,429	25,304	55,450	17,159	13,735	31,400	6,559	4,138	7,975	6,711	7,431	16,050
For Sale	9,517	7,782	18,800	4,663	3,619	8,850	2,299	1,319	2,825	2,555	2,844	7,125
Rate (%)	3.1	1.8	3.6	3.0	1.7	3.5	3.1	1.3	2.5	3.3	2.4	4.5
For Rent	20,912	17,522	36,650	12,496	10,116	22,550	4,260	2,819	5,150	4,156	4,587	8,925
Rate (%)	11.1	7.7	10.9	10.7	7.1	11.0	10.7	6.2	8.5	13.3	11.3	12.5
Other Vacant	28,493	32,999	83,800	10,675	11,328	32,000	3,629	3,369	8,000	14,189	18,302	43,800

Notes: Numbers may not add to totals because of rounding. Current date: January 1, 2011.

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

Table 4. Residential Building Permit Activity in the Orlando-Kissimmee-Sanford HMA, 1990 Through December 2010

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	12 Months Ending	
																				December 2009	December 2010
Orlando-Kissimmee-Sanford HMA																					
Total	21,036	15,304	14,342	16,637	16,654	16,014	16,084	21,391	25,758	29,593	24,924	23,319	26,208	28,233	33,992	36,137	30,984	18,638	10,233	4,487	5,212
Single-family	13,417	10,889	11,930	12,516	12,354	10,982	12,395	13,696	15,024	16,368	15,400	16,700	17,306	22,345	27,493	26,753	23,646	11,805	5,280	3,707	4,177
Multifamily	7,619	4,415	2,412	4,121	4,300	5,032	3,689	7,695	10,734	13,225	9,524	6,619	8,902	5,888	6,499	9,384	7,338	6,833	4,953	780	1,035
Orange County Submarket																					
Total	9,647	8,987	6,887	8,275	9,176	9,684	8,679	11,444	13,956	15,500	10,239	10,738	13,667	13,950	14,628	17,220	14,146	8,163	5,396	1,929	2,847
Single-family	6,008	5,291	5,819	5,835	6,121	5,253	5,788	5,789	6,757	6,965	6,174	7,393	8,091	9,956	11,681	10,863	9,527	4,053	2,473	1,811	2,151
Multifamily	3,639	3,696	1,068	2,440	3,055	4,431	2,891	5,655	7,199	8,535	4,065	3,345	5,576	3,994	2,947	6,357	4,619	4,110	2,923	118	696
Seminole County Submarket																					
Total	5,317	2,342	2,397	2,681	3,106	2,359	2,724	2,907	4,529	5,230	4,419	4,095	2,815	3,605	4,081	4,152	2,723	2,087	1,039	666	930
Single-family	2,839	2,052	2,049	2,423	2,406	2,067	2,112	2,142	2,726	2,876	2,467	2,225	1,983	2,948	3,854	3,814	2,710	1,826	913	644	779
Multifamily	2,478	290	348	258	700	292	612	765	1,803	2,354	1,952	1,870	832	657	227	338	13	261	126	22	151
Lake and Osceola Counties Submarket																					
Total	6,072	3,975	5,058	5,681	4,372	3,971	4,681	7,040	7,273	8,863	10,266	8,486	9,726	10,678	15,283	14,765	14,115	8,388	3,798	1,892	1,435
Single-family	4,570	3,546	4,062	4,258	3,827	3,662	4,495	5,765	5,541	6,527	6,759	7,082	7,232	9,441	11,958	12,076	11,409	5,926	1,894	1,252	1,247
Multifamily	1,502	429	996	1,423	545	309	186	1,275	1,732	2,336	3,507	1,404	2,494	1,237	3,325	2,689	2,706	2,462	1,904	640	188

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

Table 5. Median Income in the Orlando-Kissimmee-Sanford HMA, 1989, 1999, and 2009

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2009	1989 to 1999	1999 to 2009
Median Family Income	37,500	47,760	60,700	2.4	2.4
Median Household Income	31,230	41,871	46,946	3.0	1.2

Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1989 and 1999 median household income—1990 Census and 2000 Census; 2009 median household income—U.S. Census Bureau, American Community Survey, 2009