

Central Midlands Council of Governments QUICK FACTS

November 2003

Population Change By County: 1900-2000

Population of Richland County, 1900-2000

Year	Richland County	% Difference
1900	45,589	NA
1910	55,143	30.0%
1920	78,122	41.7%
1930	87,667	12.2%
1940	104,843	19.6%
1950	142,565	36.0%
1960	200,102	40.4%
1970	233,868	16.9%
1980	269,735	15.3%
1990	285,720	5.9%
2000	320,677	12.2%

Population of Lexington County, 1900-2000

Year	Lexington County	% Difference
1900	27,264	NA
1910	32,040	17.5%
1920	35,676	11.3%
1930	36,494	2.3%
1940	35,994	-1.4%
1950	44,279	23.0%
1960	60,726	37.1%
1970	89,012	46.6%
1980	140,353	57.7%
1990	167,611	19.4%
2000	216,014	28.9%

Population of Newberry County, 1900-2000

Year	Newberry County	% Difference
1900	30,182	NA
1910	34,586	14.6%
1920	35,552	2.8%
1930	34,681	-2.4%
1940	33,577	-3.2%
1950	31,771	-5.4%
1960	29,416	-7.4%
1970	29,273	-0.5%
1980	31,242	6.7%
1990	33,172	6.2%
2000	36,108	8.9%

Population of Fairfield County, 1900-2000

Year	Fairfield County	% Difference
1900	28,425	NA
1910	29,442	3.6%
1920	27,159	-7.8%
1930	23,287	-14.3%
1940	24,187	3.9%
1950	21,780	-10.0%
1960	20,713	-4.9%
1970	19,999	-3.4%
1980	20,700	3.5%
1990	22,295	7.7%
2000	23,454	5.2%

Age Distribution in the Central Midlands Region

1990 Population	1990 Aged Under 18	1990 Aged 18-64	1990 Aged 65+	2000 Population	2000 Aged Under 18	2000 Aged 18-64	2000 Aged 65+
508,798	128,045 (25.2%)	330,559 (65.0%)	50,194 (9.8%)	596,253	148,751 (29.9%)	385,621 (59.7%)	61,881 (10.4%)

Source: US Bureau of the Census

Population of MSA by Race and Age
 Columbia, SC Metropolitan Statistical Area
 (Lexington and Richland Counties)
 Population Characteristics

Total Population by Race

	<u>2000</u>	<u>Change</u> <u>(%change)</u>	<u>1990</u>	<u>Change</u> <u>(%change)</u>	<u>1980</u>
Total Population	536,691	83,360 18.4%	453,331	43,243 10.5%	410,088
White (% of Total)	343,120 63.9%	35,666 11.6%	307,454 67.8%	20,861 7.3%	286,593 69.9%
Black (% of Total)	172,083 32.1%	34,177 24.8%	137,906 30.4%	20,000 17.0%	117,906 28.8%
Other (% of Total)	21,488 4.0%	13,517 169.6%	7,971 1.8%	2,382 42.6%	5,589 1.4%

Total Population by Age

	<u>2000</u>	<u>Change</u> <u>(%change)</u>	<u>1990</u>	<u>Change</u> <u>(%change)</u>	<u>1980</u>
Total Population	536,691	83,360 18.4%	453,331	43,243 10.5%	410,088
Under 5 Years (% of Total)	35,047 6.5%	2,980 9.3%	32,067 7.1%	3,557 12.5%	28,510 7.0%
5 - 19 Years (% of Total)	118,086 22.0%	36,827 45.3%	81,259 17.9%	4,767 -5.5%	86,026 21.0%
20 - 64 Years (% of Total)	330,094 61.5%	32,119 10.8%	297,975 65.7%	32,546 12.3%	265,429 64.7%
65 Years & Over (% of Total)	53,464 10.0%	11,434 27.2%	42,030 9.3%	11,907 39.5%	30,123 7.3%

Source: 2000, 1990 and 1980 Census of Population and Housing,
 Department of Commerce, Bureau of the Census.
 Completed by Central Midlands Council of Governments.

Employment and Labor Force Trends

Columbia, S.C. Metropolitan Statistical Area

Nonfarm Wage and Salary Employment

(By Major Industry Divisions)

	<u>September 2003</u>	<u>September 2002</u>	<u>Change</u>
Total Nonagricultural Employment	295,200	304,600	-9400
Manufacturing	23,000	24,700	-1700
Construction & Mining	16,200	17,800	-1600
Transportation & Public Utilities	6,400	7,300	-900
Wholesale & Retail Trade	47,600	48,100	-500
Finance, Insurance & Real Estate	24,100	24,200	-100
Services	105,000	109,100	-4100
Government	72,900	73,400	-500

Past Trends

	<u>1998</u>	<u>% of Total</u>	<u>2003</u>	<u>% of Total</u>
Total Nonfarm Employment	285,400	100.0%	295,200	100.0%
Manufacturing	25,800	9.0%	23,000	7.8%
Construction & Mining	15,500	5.4%	16,200	5.5%
Transportation & Public Utilities	12,600	4.4%	6,400	2.2%
Wholesale & Retail Trade	66,000	23.1%	47,600	16.1%
Finance, Insurance & Real Estate	20,400	7.1%	24,100	8.2%
Services	70,000	24.5%	105,000	35.6%
Government	75,100	26.3%	72,900	24.7%

Civilian Labor Force Summary

	<u>September 2003</u>	<u>September 2002</u>	<u>Change</u>
Central Midlands Region Labor Force	318,890	312,996	5,894
Total Employed	304,555	300,431	4,124
Total Unemployed	14,335	12,565	1,770
Percent Unemployed	4.5%	4.0%	0.5%

Past Trends

	<u>2003</u>	<u>2000</u>	<u>1998</u>	<u>Change 1998-2003</u>
Civilian Labor Force	318,890	307,601	310,015	8,875
Total Employed	304,555	299,148	302,042	2,513
Total Unemployed	14,335	8,453	7,583	6,752
Percent Unemployed	4.5%	2.7%	2.4%	2.1%

SOURCE: "South Carolina Employment Trends," South Carolina Employment Security Commission, Columbia, SC, September 2003 issue. (monthly publication).

Employment and Labor Force Trends
Annual Employment
Nonagricultural Wage and Salary Employment
(By Place of Work)

Central Midlands Region	2001	2000	Count (+/-)	Change Percentage
Total Nonagricultural Employment	323,240	326,380	(3,140)	-0.9%
Manufacturing	35,500	34,470	1,030	3.6%
Construction & Mining	18,930	17,000	1,930	11.4%
Transportation & Public Utilities	16,000	14,160	1,840	13.0%
Wholesale & Retail Trade	73,460	70,100	3,360	4.8%
Finance, Insurance & Real Estate	22,710	22,030	680	3.1%
Services	79,330	75,940	3,390	4.5%
Government	77,310	82,460	(5,150)	-6.2%
Columbia MSA				
	2003	2002		
Total Nonagricultural Employment	295,200	304,600	(9,400)	-3.1%
Manufacturing	23,000	24,700	(1,700)	-6.9%
Construction & Mining	16,200	17,800	(1,600)	-9.0%
Transportation & Public Utilities	6,400	7,300	(900)	-12.3%
Wholesale & Retail Trade	47,600	48,100	(500)	-1.0%
Finance, Insurance & Real Estate	24,100	24,200	(100)	-0.4%
Services	105,000	109,100	(4,100)	-3.8%
Government	72,900	73,400	(500)	-0.7%
Fairfield County				
	2001	2000		
Total Nonagricultural Employment	7,570	7,830	(260)	-3.3%
Manufacturing	2,360	2,680	(320)	-11.9%
Construction & Mining	320	400	(80)	-20.0%
Transportation & Public Utilities	960	950	10	1.1%
Wholesale & Retail Trade	1,340	1,070	270	25.2%
Finance, Insurance & Real Estate	100	90	10	11.1%
Services	920	1,110	(190)	-17.2%
Government	1,570	1,530	40	2.6%
Newberry County				
	2001	2000		
Total Nonagricultural Employment	13,370	13,290	80	0.6%
Manufacturing	5,140	5,490	(350)	-6.4%
Construction & Mining	810	590	220	37.3%
Transportation & Public Utilities	340	310	30	9.7%
Wholesale & Retail Trade	2,420	2,230	190	8.5%
Finance, Insurance & Real Estate	210	240	(30)	-12.5%
Services	2,210	2,230	(20)	-0.9%
Government	2,240	2,200	40	1.8%

NOTE: Industry group totals may not add to total nonfarm employment due to nonclassification establishments and suppression of the number of employees.

SOURCE: Employment Trends, published by South Carolina Employment Security Commission

Employment and Labor Force Trends
Annual Employment
Nonagricultural Wage and Salary Employment
(By Place of Work)

Lexington County	2001	2000	Count	Change Percentage
Total Nonagricultural Employment	85,200	80,100	5,100	6.4%
Manufacturing	14,100	13,800	300	2.2%
Construction & Mining	7,800	6,400	1,400	21.9%
Transportation & Public Utilities	6,300	5,800	500	8.6%
Wholesale & Retail Trade	24,100	22,600	1,500	6.6%
Finance, Insurance & Real Estate	3,000	2,600	400	15.4%
Services	16,400	17,200	(800)	-4.7%
Government	13,500	12,400	1,100	8.9%
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Richland County	2001	2000		
Total Nonagricultural Employment	217,000	210,600	6,400	-1.5%
Manufacturing	13,900	12,500	1,400	11.2%
Construction & Mining	10,100	9,600	500	5.2%
Transportation & Public Utilities	8,300	7,200	1,100	15.3%
Wholesale & Retail Trade	45,600	44,200	1,400	3.2%
Finance, Insurance & Real Estate	19,400	19,100	300	1.6%
Services	59,700	55,400	4,300	7.8%
Government	60,000	62,600	(2,600)	-4.2%

Employment and Labor Force Trends
Percent of Jobs by Industry Groups

Central Midlands Region	1998	1999	2000	2001
Manufacturing	10.9%	11.0%	11.0%	11.1%
Construction & Mining	5.4%	5.4%	5.9%	5.8%
Transportation & Public Utilities	4.7%	4.5%	4.9%	4.9%
Wholesale & Retail Trade	23.1%	22.1%	22.7%	22.7%
Finance, Insurance & Real Estate	6.8%	7.1%	7.0%	7.1%
Services	23.7%	24.0%	24.5%	24.5%
Government	25.4%	26.0%	23.9%	23.9%

NOTE: Industry group totals may not add to total nonfarm employment due to nonclassification establishments and suppression of the number of employees.

SOURCE: Employment Trends published by South Carolina Employment Security Commission

Labor Force & Unemployment

Central Midlands Region	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Civilian Labor Force	279,290	282,160	287,810	287,350	299,990	300,930	317,190	326,680	311,720	310,980	319,560
Total Employment	262,150	268,890	277,420	275,760	291,060	293,130	308,750	319,480	298,690	299,070	307,220
Unemployment	17,140	12,660	10,390	11,680	8,930	7,800	8,440	7,200	13,030	11,910	12,340
Percent Unemployed	6.1%	4.5%	3.6%	4.1%	3.0%	2.6%	2.7%	2.2%	6.7%	3.8%	4.0%
Columbia MSA											
Civilian Labor Force	250,790	253,670	258,650	258,610	270,560	271,560	288,750	297,720	282,590	283,440	291,040
Total Employment	236,180	242,520	250,160	249,060	263,310	265,530	281,860	291,950	272,230	273,960	280,970
Unemployment	14,610	11,150	8,490	9,550	7,250	6,030	6,890	5,770	10,360	9,940	10,070
Percent Unemployed	5.8%	4.4%	3.3%	3.7%	2.7%	2.2%	2.4%	2.0%	3.6%	3.3%	3.5%
Fairfield County											
Civilian Labor Force	10,960	10,960	11,040	10,330	10,860	10,910	10,770	10,990	9,960	9,830	10,200
Total Employment	9,780	9,890	10,160	9,350	10,030	10,060	9,890	10,160	8,770	8,730	9,070
Unemployment	1,180	460	880	980	830	850	880	830	1,190	1,100	1,130
Percent Unemployed	10.8%	4.2%	8.0%	9.5%	7.6%	7.8%	8.2%	8.2%	12.0%	11.2%	11.1%
Newberry County											
Civilian Labor Force	17,540	17,530	18,120	18,410	18,570	18,460	17,670	17,970	19,170	17,710	18,320
Total Employment	16,190	16,480	17,100	17,260	17,720	17,540	17,000	17,370	17,690	16,380	17,180
Unemployment	1,350	1,050	1,020	1,150	850	920	670	600	1,480	1,330	1,140
Percent Unemployed	7.7%	6.0%	5.6%	6.2%	4.6%	5.0%	3.8%	3.5%	7.7%	7.5%	6.2%
Lexington County											
Civilian Labor Force	100,130	101,700	106,180	109,440	115,050	114,750	122,030	126,540	121,390	121,680	124,690
Total Employment	95,050	97,600	102,890	105,810	112,490	112,610	119,540	124,400	117,440	118,310	121,330
Unemployment	5,080	4,100	3,290	3,630	2,560	2,140	2,490	2,140	3,950	3,370	3,360
Percent Unemployed	5.1%	4.0%	3.1%	3.3%	2.2%	1.9%	2.0%	1.7%	3.2%	2.8%	2.7%
Richland County											
Civilian Labor Force	150,660	151,970	152,470	149,170	155,510	156,810	166,720	171,170	161,200	161,760	166,350
Total Employment	141,130	144,920	147,270	143,250	150,820	152,920	162,320	167,550	154,790	155,650	159,640
Unemployment	9,530	7,050	5,200	5,920	4,690	3,890	4,400	3,620	6,410	6,110	6,710
Percent Unemployed	6.3%	4.6%	3.4%	4.0%	3.0%	2.5%	2.6%	2.2%	4.0%	3.8%	4.0%

SOURCE: Employment Trends. 1993 - 2003, South Carolina Employment Security Commission

Unemployment

Area	Labor Force		Number Unemployed		% Un employed		% Change 2002-2003
	September 2003	September 2002	September 2003	September 2002	September 2003	September 2002	
Fairfield County	10,463	10,000	1,458	1,117	13.9%	11.2%	+2.7%
Lexington County	124,123	122,438	3,996	3,774	3.2%	3.1%	+0.1%
Newberry County	18,814	18,050	1,440	1,291	7.7%	7.2%	+0.5%
Richland County	165,490	162,508	7,441	6,383	4.5%	3.9%	+0.6%
South Carolina	2,028,615	1,977,485	127,056	114,714	6.3%	5.8%	+0.5%

Source: SC Employment Security Commission, November 2003

Apartment and Condominium Survey Columbia, SC Metropolitan Area 2002

Apartments without Rent Subsidy

Total Units Surveyed	27,517
Units Vacant	2,052
Percent Vacant	7.5%

Area	Total Units	% of Total Market	Number Vacant	% Vacant
Downtown	1,569	5.7%	81	5.2%
East Richland	3,185	11.6%	213	6.7%
Shandon/Forest Acres/Dentsville	5,498	19.9%	392	7.1%
North Richland	644	2.3%	52	8.1%
St. Andrews	9,525	34.6%	780	8.2%
Cayce/West Columbia	1,506	5.5%	127	8.4%
Springdale / Oak Grove	996	3.6%	102	10.2%
Richland Northeast	1,781	6.5%	131	7.4%
Dutch Fork/Irmo	1,696	6.2%	105	6.2%
Lexington	991	3.6%	67	6.8%
Batesburg/Leesville	74	0.3%	2	2.7%
Swansea	52	0.2%	0	0.0%

935 apartment units under construction.

997 apartment units planned for construction.

Source: Multi-Family Rental and
Condominium Survey, Columbia
MSA, 2002

Income Characteristics

Per Capita Income

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
United States	\$19,636	\$20,582	\$21,223	\$22,045	\$23,196	\$24,436	\$25,412	\$26,893	\$27,843	\$29,469	\$30,413
South East	\$17,069	\$17,922	\$18,659	\$19,649	\$21,094	\$22,025	\$22,986	\$24,242	\$24,944	\$26,194	\$27,169
South Carolina	\$15,742	\$16,464	\$17,131	\$18,047	\$19,073	\$19,698	\$20,998	\$22,115	\$22,906	\$24,000	\$24,840
Columbia, SC Metropolitan Area	\$17,716	\$18,449	\$19,122	\$19,982	\$21,631	\$22,430	\$24,081	\$25,621	\$26,519	\$27,741	\$28,578
Fairfield County	\$12,449	\$13,363	\$14,089	\$15,011	\$15,962	\$16,725	\$18,301	\$19,348	\$20,502	\$21,493	\$21,878
Lexington County	\$18,047	\$18,555	\$19,515	\$20,030	\$21,127	\$21,970	\$23,807	\$25,155	\$25,884	\$27,079	\$27,645
Newberry County	\$13,879	\$14,494	\$15,007	\$15,899	\$16,660	\$17,402	\$18,477	\$18,884	\$19,551	\$20,593	\$21,189
Richland County	\$17,939	\$18,810	\$19,268	\$21,140	\$22,134	\$22,891	\$24,261	\$25,930	\$27,006	\$28,658	\$29,211

Source: U.S. Department of Commerce, Bureau of Economic Analysis, June 2003

New Construction 1992 - 2002 New Housing and Nonresidential Structures Approved for Construction

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Central Midlands Region											
Total Housing Units	3,341	4,128	3,989	3,901	4,287	4,715	4,987	5,725	4,504	4,515	4,965
Single Family	3,012	3,059	3,110	3,042	3,740	3,435	4,148	4,108	3,974	4,009	4,504
Multi-Family	329	1,069	879	859	547	1,280	839	1,617	530	506	461
Nonresidential	989	1,282	1,319	1,312	1,350	2,427	1,960	2,633	3,816	2,403	2,579
Fairfield County											
Total Housing Units	66	68	51	51	134	61	86	84	69	78	79
Single Family	66	68	51	49	62	61	86	84	69	78	79
Multi-Family	0	0	0	2	72	0	0	0	0	0	0
Nonresidential	29	29	45	74	51	57	66	73	84	64	61
Newberry County											
Total Housing Units	102	93	164	85	99	104	130	110	137	163	139
Single Family	98	93	116	85	99	104	130	110	134	161	135
Multi-Family	4	0	48	0	0	0	0	0	3	2	4
Nonresidential	33	25	34	40	38	47	84	70	110	128	127
Columbia, SC MSA (Lexington & Richland Counties)											
Total Housing Units	3,173	3,967	3,774	3,765	4,054	4,550	4,771	5,531	4,298	4,274	4,747
Single Family	2,848	2,898	2,943	2,908	3,579	3,270	3,932	3,914	3,771	3,770	4,290
Multi-Family	325	1,069	831	857	475	1,280	839	1,617	527	504	457
Nonresidential	927	1,228	1,240	1,198	1,261	2,323	1,810	2,490	3,622	2,194	2,391
Lexington County											
Total Housing Units	1,463	1,746	1,872	1,586	1,445	1,452	1,834	1,610	1,460	1,724	1,764
Single Family	1,453	1,524	1,434	1,158	1,354	1,390	1,527	1,325	1,381	1,306	1,654
Multi-Family	10	222	438	428	91	62	307	285	79	418	110
Nonresidential	312	309	443	359	368	889	507	700	954	815	879
Richland County											
Total Housing Units	1,710	2,221	1,902	2,179	2,609	3,098	2,937	3,921	2,838	2,550	2,983
Single Family	1,395	1,374	1,509	1,750	2,225	1,880	2,405	2,589	2,390	2,464	2,636
Multi-Family	315	847	393	429	384	1,218	532	1,332	448	86	347
Nonresidential	615	919	797	839	893	1,434	1,224	1,790	2,668	1,379	1,512

Source: Central Midlands Council of Government, Building Permit Study, 2002

**New Construction 1992 - 2002
Housing Units and New Nonresidential
Structures Approved for Construction**

Year	Richland County	Lexington County	Columbia MSA
Total Residential			
1992	1710	1463	3173
1993	2221	1746	3967
1994	1902	1872	3774
1995	2179	1586	3765
1996	2609	1445	4054
1997	3098	1452	4550
1998	2937	1834	4771
1999	3921	1610	5531
2000	2,838	1,460	4,298
2001	2,550	1,724	4,274
2002	2,983	1,764	4,747
Single Family			
1992	1395	1453	2848
1993	1374	1524	2898
1994	1509	1434	2943
1995	1750	1158	2908
1996	2225	1354	3579
1997	1881	1390	3271
1998	2405	1527	3932
1999	2589	1325	3914
2000	2,390	1,381	3,771
2001	2,464	1,306	3,770
2002	2,636	1,654	4,290
Multi-Family			
1992	315	10	325
1993	847	222	1069
1994	393	438	831
1995	429	428	857
1996	384	91	475
1997	1217	62	1279
1998	532	307	839
1999	1332	285	1617
2000	448	79	527
2001	86	418	504
2002	347	110	457

**New Construction 1992 - 2002
Housing Units and New Nonresidential
Structures Approved for Construction
(Continued)**

Non-Residential	Richland County	Lexington County	Columbia MSA
1992	615	312	927
1993	919	309	1,228
1994	797	443	1,240
1995	839	359	1,198
1996	893	368	1,261
1997	1,435	889	2,324
1998	1,224	586	1,810
1999	1,790	700	2,490
2000	2,668	835	3,622
2001	1,379	815	2,194
2002	1,512	877	2,389

Source: Building Permit Study, Central Midlands Council of Governments, 2002

**Non-Residential Permits Issued by Type
Columbia MSA**

January 2002 - December 2002

Type of Structure	Richland County	Lexington County	Columbia MSA
Assembly	11	155	26
Business	300	160	460
Educational	8	5	13
Factory	2	3	5
Industrial	0	0	0
Institutional	0	0	0
Mercantile	6	5	11
Storage	44	75	119
Additions	630	439	1,069
Repairs	444	160	604
Demolition	67	15	82
Total	1,512	877	2,389

Source: Building Permit Study, Central Midlands Council of Governments, 2002

Average Cost of Single Family Permit : 1990 - 2002

Year	Richland County	Lexington County
1990	\$ 76,077	\$ 79,971
1991	\$ 67,909	\$ 78,141
1992	\$ 70,091	\$ 75,681
1993	\$ 75,593	\$ 73,151
1994	\$ 79,104	\$ 75,972
1995	\$ 81,063	\$ 74,699
1996	\$ 82,474	\$ 77,725
1997	\$ 81,160	\$ 85,420
1998	\$ 83,460	\$ 97,660
1999	\$ 86,688	\$ 100,332
2000	\$ 84,672	\$ 110,361
2001	\$ 93,849	\$ 117,613
2002	\$ 101,927	\$ 116,405

Source: Building Permit Study, Central Midlands Council of Governments, 2002