

Table 1. Labor Force and Employment in the Tyler HMA, 1990 through March 2006

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	12 Months Ending	
																	March 2005	March 2006
Labor Force	75.5	77.1	79.0	81.0	82.7	84.9	87.0	89.2	89.5	90.1	86.3	87.3	89.8	92.3	94.2	96.4	94,798	96,802
Resident Employment	70.7	71.8	73.4	75.2	77.8	80.1	81.3	83.7	84.9	86.2	82.6	83.0	84.9	87.0	89.2	91.7	89,835	92,293
Unemployment	4.8	5.3	5.6	5.8	4.9	4.8	5.7	5.5	4.7	3.9	3.8	4.2	4.9	5.4	5.0	4.7	4,964	4,510
Unemployment Rate (%)	6.4	6.9	7.0	7.1	5.9	5.6	6.5	6.2	5.2	4.4	4.4	4.9	5.5	5.8	5.3	4.9	5.2	4.7
Total Nonfarm Employment	62.7	63.8	64.8	66.6	69.4	72.1	73.7	76.9	79.5	81.2	83.9	84.4	85.2	85.7	87.9	90.5	88.8	90.7
Goods Producing	14.7	14.5	14.6	14.7	14.9	15.5	15.2	15.2	15.6	15.8	16.0	15.5	14.7	14.2	14.5	14.5	14.6	14.6
Natural Resources, Mining, & Construction	3.6	3.6	3.6	3.7	3.5	3.6	3.9	4.2	4.6	4.7	4.9	4.8	4.6	4.6	4.8	5.0	4.9	5.1
Manufacturing	11.1	11.0	11.0	11.0	11.4	11.9	11.3	11.0	11.0	11.1	11.1	10.7	10.1	9.5	9.6	9.5	9.7	9.5
Service Providing	48.0	49.2	50.2	51.9	54.5	56.7	58.6	61.7	64.0	65.4	67.8	69.0	70.5	71.5	73.5	75.9	74.3	76.2
Trade	12.3	12.1	12.6	12.6	12.7	13.0	13.7	13.8	14.8	15.7	16.3	16.3	16.1	15.4	15.9	16.1	16.0	16.2
Wholesale Trade	2.5	2.4	2.4	2.5	2.6	2.7	2.9	3.0	3.1	3.0	3.1	3.3	3.6	3.5	3.7	3.7	3.7	3.7
Retail Trade	9.8	9.7	10.2	10.1	10.1	10.3	10.8	10.8	11.7	12.7	13.2	13.0	12.5	11.9	12.2	12.4	12.3	12.5
Transportation & Utilities	1.5	1.5	1.4	1.6	1.9	2.1	2.2	2.6	2.8	2.7	2.8	2.9	2.9	3.0	3.2	3.1	3.2	3.1
Information	1.3	1.2	1.3	1.3	1.4	1.5	1.6	1.6	1.7	1.6	1.7	1.8	1.9	1.9	2.0	2.1	2.0	2.1
Financial Activities	3.6	3.6	3.6	3.5	3.7	4.1	4.2	4.2	4.3	4.5	4.5	4.6	4.4	4.0	4.0	4.2	4.1	4.2
Professional & Business Services	3.8	4.2	4.5	4.7	5.4	5.5	5.2	5.6	5.9	5.8	6.1	6.0	6.4	6.4	6.9	7.4	7.0	7.5
Education & Health Services	8.6	9.2	9.3	9.9	10.4	10.9	11.9	13.6	13.7	13.7	14.4	15.1	15.9	16.9	17.2	18.1	17.4	18.2
Leisure & Hospitality	4.5	4.6	4.9	5.2	5.8	5.9	5.9	6.3	6.6	6.9	7.2	7.1	7.5	7.8	8.1	8.6	8.3	8.6
Other Services	2.4	2.5	2.6	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.6	3.6	3.8	3.8	3.8	3.8
Government	9.8	10.3	10.1	10.5	10.7	10.9	10.9	11.0	11.2	11.4	11.6	11.8	12.0	12.1	12.4	12.5	12.5	12.5
Federal	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	1.1	1.0	1.0	0.9	0.9	0.9	0.9	0.9
State	2.6	2.6	2.7	2.9	3.0	3.0	2.9	2.9	2.9	3.0	2.9	3.0	3.0	3.0	3.2	3.2	3.2	3.2
Local	6.4	6.9	6.6	6.8	6.9	7.1	7.2	7.2	7.4	7.5	7.7	7.8	8.0	8.1	8.3	8.4	8.4	8.4

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 Tyler HMA, 1990 to April 1, 2009

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Tyler HMA	151,309	174,706	193,200	204,700	2,340	1.5	3,075	1.7	3,825	2.0
Households										
Tyler HMA	56,800	65,692	73,100	77,750	889	1.5	1,250	1.8	1,550	2.1

Notes: Numbers may not add to totals due to rounding. Rate of change is calculated on a compound basis. Current date: April 1, 2006. Forecast date: April 1, 2009.

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

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

	Tyler HMA		
	1990	2000	Current
Total Housing Inventory	64,369	71,701	79,000
Occupied Units	56,800	65,692	73,100
Owners	37,785	45,785	51,900
%	66.5	69.7	71.0
Renters	19,015	19,907	21,200
%	33.5	30.3	29.0
Vacant Units	7,569	6,009	5,850
Available Units	3,879	2,982	2,750
For Sale	1,109	824	790
Rate (%)	28.6	27.6	28.7
For Rent	2,770	2,158	1,960
Rate (%)	71.4	72.4	71.3
Other Vacant	3,690	3,027	3,100

Notes: Numbers may not add to totals due to rounding. Units not available for sale or rent are not included. Current date: April 1, 2006.

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

Table 4. Residential Building Permit Activity in the Tyler HMA, 1990 through March 2006

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	12 Months Ending	
																	March 2005	March 2006
Tyler HMA																		
Total	119	133	261	312	395	314	778	553	561	530	543	537	631	676	724	745	529	580
Single-family	95	133	261	290	322	298	354	414	440	440	467	463	548	593	608	604	419	472
Multifamily	24	0	0	22	73	16	424	139	121	90	76	74	83	83	116	141	110	108

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

Table 5. Median Income in the Tyler HMA, 1989, 1999, and 2006

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2006	1989 to 1999	1999 to 2006
Median Family Income	31,042	44,534	52,700	4.3	2.6
Median Household Income	25,769	36,739	NA	4.3	NA

NA = data not available.
Sources: 1989 and 1999—U.S. Census Bureau; 2006—U.S. Department of Housing and Urban Development, Office of Policy Development and Research