

As of July 1, 2024.

**Table 1. Labor Force and Employment in the Amarillo HMA, 2010 Through June 2024**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															June 2023	June 2024
Labor Force	129.8	132.2	131.4	130.9	130.6	130.3	131.8	130.2	130.4	131.3	130.6	134.4	135.3	137.4	135.8	138.4
Resident Employment	122.4	124.8	125.1	124.8	125.7	126.3	127.7	126.3	126.8	127.9	124.2	129.2	131.2	133.3	131.7	134.2
Unemployment	7.4	7.4	6.3	6.1	4.9	4.1	4.1	3.9	3.6	3.3	6.4	5.2	4.1	4.2	4.2	4.2
Unemployment Rate (%)	5.7	5.6	4.8	4.7	3.7	3.1	3.1	3.0	2.8	2.6	4.9	3.9	3.1	3.0	3.1	3.0
Total Nonfarm Payroll Jobs	112.2	114.7	115.4	116.0	117.7	119.3	120.3	119.6	120.4	121.6	118.4	121.7	124.9	127.7	126.2	128.7
Goods-Producing Sectors	19.2	19.4	19.7	19.9	20.2	20.1	20.1	20.4	20.8	21.5	21.3	21.6	21.5	21.9	21.5	22.3
Mining, Logging, & Construction	6.1	6.1	6.5	6.5	7.0	7.3	7.2	7.1	7.3	7.7	7.5	7.6	7.8	8.0	7.8	8.3
Manufacturing	13.1	13.4	13.2	13.3	13.2	12.8	12.9	13.3	13.5	13.9	13.8	14.0	13.7	13.9	13.7	14.0
Service-Providing Sectors	93.1	95.2	95.7	96.1	97.5	99.2	100.2	99.2	99.6	100.1	97.1	100.2	103.4	105.8	104.7	106.3
Wholesale & Retail Trade	19.1	19.7	20.0	20.4	20.7	21.0	21.0	20.2	20.4	20.3	19.7	20.3	20.9	20.9	21.0	20.9
Wholesale Trade	5.2	5.5	5.7	5.8	5.6	5.4	5.4	5.4	5.5	5.5	5.3	5.2	5.7	5.9	5.9	5.9
Retail Trade	13.9	14.2	14.3	14.6	15.1	15.6	15.6	14.8	14.9	14.8	14.4	15.1	15.2	15.0	15.2	14.9
Transportation & Utilities	4.1	4.5	4.8	5.0	5.2	5.3	5.3	5.3	5.4	5.7	5.7	6.1	6.4	6.4	6.4	6.5
Information	1.6	1.6	1.5	1.4	1.4	1.3	1.4	1.3	1.3	1.3	1.2	1.2	1.3	1.4	1.4	1.4
Financial Activities	6.7	6.4	6.3	6.1	6.1	6.5	6.6	6.7	6.7	6.7	6.7	6.8	7.0	7.0	7.0	7.0
Professional & Business Services	8.3	8.6	8.5	8.6	9.2	9.6	9.6	9.3	8.9	8.9	8.8	9.3	9.8	10.4	10.0	10.4
Education & Health Services	16.1	16.4	16.5	16.3	16.2	16.4	16.6	16.8	16.8	16.6	16.3	16.4	16.8	17.3	17.0	17.5
Leisure & Hospitality	11.5	12.0	12.1	12.5	12.8	13.0	13.4	13.4	13.8	14.1	12.6	13.9	14.5	15.4	14.9	15.7
Other Services	4.6	4.6	4.7	4.8	4.9	4.9	4.9	4.9	4.9	5.0	4.8	4.9	5.2	5.4	5.3	5.5
Government	21.1	21.5	21.3	21.0	21.0	21.2	21.3	21.3	21.5	21.7	21.3	21.3	21.6	21.6	21.6	21.6
Federal	2.3	2.2	2.1	2.1	2.1	2.2	2.2	2.2	2.2	2.3	2.4	2.5	2.5	2.5	2.5	2.6
State	5.6	6.1	5.9	5.8	5.8	5.8	5.8	5.7	5.7	5.8	5.6	5.3	5.3	5.2	5.3	5.1
Local	13.2	13.3	13.2	13.1	13.1	13.3	13.3	13.4	13.6	13.6	13.4	13.6	13.9	13.9	13.8	13.9

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.  
Source: U.S. Bureau of Labor Statistics



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Table 2. Population and Household Trends in the Amarillo HMA, 2010 to Forecast

					Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Amarillo HMA	251,933	268,691	274,300	279,300	1,675	0.6	1,325	0.5	1,650	0.6
Households										
Amarillo HMA	94,802	102,068	105,400	107,700	730	0.7	780	0.8	770	0.7

Notes: The current date is July 1, 2024. The forecast date is July 1, 2027.  
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of July 1, 2024.

**Table 3. Housing Inventory, Tenure, and Vacancy in the Amarillo HMA, 2010, 2020, and Current**

	Amarillo HMA		
	2010	2020	Current
Total Housing Inventory	103,387	113,641	117,400
Occupied Units	94,802	102,068	105,400
Owner-Occupied	61,960	64,436	66,050
%	65.4	63.1	62.7
Renter-Occupied	32,842	37,632	39,350
%	34.6	36.9	37.3
Vacant Units	8,585	11,573	12,000
Available Units	4,832	6,745	6,625
For Sale	1,200	1,184	1,200
Rate (%)	1.9	1.8	1.8
For Rent	3,632	5,561	5,425
Rate (%)	10.0	12.9	12.1
Other Vacant	3,753	4,828	5,375

Notes: The current date is July 1, 2024. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as “other” vacant by the Census Bureau. Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



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Table 4. Residential Building Permit Activity in the Amarillo HMA, 2010 Through June 2024

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															June 2023	June 2024
Amarillo HMA																
Total	931	704	1,630	898	918	880	740	775	750	584	1,022	736	1,110	681	766	632
Sales	576	657	656	624	496	564	718	555	637	554	721	682	818	576	617	604
Rental	355	47	974	274	422	316	22	220	113	30	301	54	292	105	149	28

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2023—final data and estimates by the analyst; 2024—preliminary data and estimates by the analyst



**Table 5. Median Income in the Amarillo HMA, 2010, 2019, and 2022**

	Median Income (\$)			Average Annual Change (%)	
	2010	2019	2022	2010 to 2019	2019 to 2022
Median Family Income	58,969	69,441	82,479	1.6	5.9
Median Household Income	46,390	53,510	65,090	1.4	6.7

Sources: Median family income—HUD, Office of Policy Development and Research; 2010 median household income—2010 Census; 2019 and 2022 median household income—U.S. Census Bureau, 2019 and 2022 American Community Survey 1-year data

