

Table 1. Labor Force and Employment in the Austin HMA,* 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															February 2013	February 2014
Labor force	736.7	750.0	761.9	767.9	781.1	800.2	822.3	842.5	863.7	890.7	922.0	945.6	963.9	986.7	967.7	992.8
Resident employment	714.3	717.4	717.1	721.8	741.1	764.0	788.2	811.2	825.5	829.7	856.6	881.4	908.3	934.7	913.0	941.9
Unemployment	22.4	32.5	44.8	46.1	40.0	36.2	34.1	31.3	38.2	61.0	65.4	64.2	55.6	52.0	54.7	50.9
Unemployment rate (%)	3.0	4.3	5.9	6.0	5.1	4.5	4.2	3.7	4.4	6.9	7.1	6.8	5.8	5.3	5.7	5.1
Total nonfarm payroll jobs	672.7	674.1	658.4	653.0	667.4	692.2	723.2	758.2	776.5	759.8	770.3	795.8	827.0	864.2	833.0	870.0
Goods-producing sectors	124.1	117.8	101.7	95.1	95.1	97.4	103.5	108.6	104.6	89.3	87.6	89.3	93.0	97.4	93.7	97.9
Mining, logging, & construction	41.3	41.5	38.2	37.4	37.7	40.2	44.6	49.0	47.4	40.8	40.0	39.5	42.1	45.1	42.6	45.5
Manufacturing	82.8	76.3	63.5	57.7	57.4	57.3	58.9	59.7	57.2	48.5	47.6	49.7	50.9	52.2	51.1	52.4
Service-providing sectors	548.6	556.2	556.7	557.9	572.3	594.8	619.7	649.6	671.9	670.5	682.7	706.6	734.0	766.8	739.2	772.1
Trade	104.3	105.3	102.2	101.5	104.5	110.1	114.8	122.7	125.8	119.9	122.4	127.4	132.6	138.0	133.5	139.1
Wholesale trade	34.9	35.5	33.9	33.7	35.4	37.4	38.5	41.3	41.5	37.7	39.8	42.3	44.2	45.2	44.4	45.3
Retail trade	69.4	69.8	68.3	67.8	69.1	72.7	76.3	81.4	84.3	82.2	82.6	85.1	88.4	92.8	89.1	93.8
Transportation & utilities	10.7	11.3	11.1	10.6	11.0	11.7	12.6	13.3	13.4	12.8	12.9	13.5	13.9	14.3	14.0	14.4
Information	24.3	23.3	22.6	20.8	20.5	21.5	21.8	21.9	21.0	19.7	19.5	20.6	22.2	23.3	22.4	23.4
Financial activities	35.3	36.4	38.0	39.5	40.0	41.2	43.3	44.7	45.1	43.6	42.5	44.1	46.1	48.2	46.5	48.5
Professional & business services	91.9	91.3	87.2	85.6	89.1	94.1	99.6	106.0	111.0	107.1	109.4	117.4	125.4	134.3	126.7	135.9
Education & health services	62.3	63.3	64.7	66.0	68.4	71.1	73.8	77.2	80.9	83.4	87.6	92.6	97.6	100.7	98.3	100.8
Leisure & hospitality	60.6	61.8	62.3	63.8	67.1	69.7	74.3	78.9	82.0	83.6	85.4	90.0	94.2	101.0	95.2	102.3
Other services	22.3	23.2	23.9	24.5	26.0	26.5	27.7	28.2	30.8	33.3	33.1	33.5	35.5	37.7	36.0	37.9
Government	136.8	140.4	144.8	145.6	145.8	148.9	152.0	156.6	162.1	166.9	170.0	167.7	166.5	169.2	166.8	169.7
Federal	10.5	10.0	10.3	10.2	10.3	10.2	10.4	11.2	11.4	11.8	12.6	11.7	11.8	11.8	11.8	11.8
State	64.9	66.3	67.4	67.5	66.8	68.8	69.0	70.4	71.2	73.2	73.9	72.7	72.1	72.5	72.2	72.5
Local	61.4	64.1	67.0	67.9	68.7	70.0	72.6	75.1	79.5	81.9	83.5	83.2	82.6	85.0	82.8	85.4

* Austin-Round Rock-San Marcos HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through February 2014.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Austin HMA,* 2000 to Forecast

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Austin HMA*	1,249,763	1,716,289	1,912,000	2,054,000	46,650	3.2	49,950	2.8	47,350	2.4
Austin submarket	1,119,980	1,521,116	1,695,000	1,820,000	40,100	3.1	44,400	2.8	41,650	2.4
San Marcos submarket	129,783	195,173	217,200	233,900	6,550	4.2	5,625	2.8	5,575	2.5
Households										
Austin HMA*	471,855	650,459	720,100	772,900	17,850	3.3	17,800	2.6	17,600	2.4
Austin submarket	427,629	582,913	643,900	690,800	15,550	3.1	15,550	2.6	15,650	2.4
San Marcos submarket	44,226	67,546	76,150	82,150	2,325	4.3	2,200	3.1	2,000	2.6

* Austin-Round Rock-San Marcos HMA.

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is March 1, 2014. The forecast date is March 1, 2017.

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

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

	Austin HMA*			Austin Submarket			San Marcos Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	496,004	706,505	762,100	448,460	633,329	679,900	47,544	73,176	82,200
Occupied units	471,855	650,459	720,100	427,629	582,913	643,900	44,226	67,546	76,150
Owners	274,712	380,448	406,000	245,513	335,715	357,300	29,199	44,733	48,700
%	58.2	58.5	56.4	57.4	57.6	55.5	66.0	66.2	64.0
Renters	197,143	270,011	314,100	182,116	247,198	286,600	15,027	22,813	27,450
%	41.8	41.5	43.6	42.6	42.4	44.5	34.0	33.8	36.0
Vacant units	24,149	56,046	42,100	20,831	50,416	36,050	3,318	5,630	6,075
Available units	11,093	34,263	20,850	9,900	31,680	18,050	1,193	2,583	2,775
For sale	3,339	8,809	5,425	2,929	7,962	4,525	410	847	890
Rate (%)	1.2	2.3	1.3	1.2	2.3	1.3	1.4	1.9	1.8
For rent	7,754	25,454	15,400	6,971	23,718	13,500	783	1,736	1,875
Rate (%)	3.8	8.6	4.7	3.7	8.8	4.5	5.0	7.1	6.4
Other vacant	13,056	21,783	21,300	10,931	18,736	18,000	2,125	3,047	3,300

* Austin-Round Rock-San Marcos HMA.

Notes: Numbers may not add to totals because of rounding. The current date is March 1, 2014.

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

Table 4. Residential Building Permit Activity in the Austin HMA,* 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															February 2013	February 2014
Austin HMA*																
Total	21,889	19,305	17,232	16,654	18,015	23,241	26,096	22,810	14,008	8,758	8,186	11,541	18,518	20,511	18,825	19,600
Single-family	13,045	9,115	11,072	12,116	14,309	17,346	17,615	12,120	7,710	6,678	6,200	6,231	7,982	9,269	8,125	9,275
Multifamily	8,844	10,190	6,160	4,538	3,706	5,895	8,481	10,690	6,298	2,080	1,986	5,310	10,536	11,242	10,700	10,325
Austin submarket																
Total	20,108	17,757	15,618	15,054	15,334	20,502	23,494	20,805	11,717	7,252	6,367	9,355	16,226	17,664	16,650	16,850
Single-family	12,261	8,224	9,869	10,838	12,246	15,138	15,539	10,563	6,313	5,649	5,060	5,223	6,797	7,452	6,900	7,425
Multifamily	7,847	9,533	5,749	4,216	3,088	5,364	7,955	10,242	5,404	1,603	1,307	4,132	9,429	10,212	9,750	9,425
San Marcos submarket																
Total	1,781	1,548	1,614	1,600	2,681	2,739	2,602	2,005	2,291	1,506	1,819	2,186	2,292	2,847	2,175	2,750
Single-family	784	891	1,203	1,278	2,063	2,208	2,076	1,557	1,397	1,029	1,140	1,008	1,185	1,817	1,225	1,850
Multifamily	997	657	411	322	618	531	526	448	894	477	679	1,178	1,107	1,030	950	900

* Austin-Round Rock-San Marcos HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through February 2014.

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

Table 5. Median Income in the Austin HMA,* 1999, 2009, and 2012

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2012	1999 to 2009	2009 to 2012
Median Family Income	55,400	73,300	75,900	2.8	1.2
Median household income	NA	55,744	59,433	NA	2.2

* Austin-Round Rock-San Marcos HMA.

NA = data not available.

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 2012 American Community Survey 1-year data