

As of January 1, 2021.

Table 1. Labor Force and Employment in the Austin HMA, 2000 Through December 2020

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Labor Force	738.8	751.0	758.1	764.4	777.0	798.3	823.3	844.1	864.8	886.3	930.6	960.8	987.7	1,019.5	1,049.0	1,073.3	1,118.2	1,158.9	1,200.4	1,237.4	1,236.4
Resident Employment	716.7	718.8	713.6	718.7	737.8	762.0	789.4	813.3	827.5	825.1	865.5	897.5	931.6	966.6	1,004.8	1,037.2	1,081.7	1,122.5	1,165.3	1,204.4	1,160.5
Unemployment	22.1	32.2	44.5	45.7	39.2	36.3	33.9	30.8	37.2	61.2	65.1	63.4	56.1	52.9	44.2	36.1	36.6	36.4	35.1	33.1	76.0
Unemployment Rate (%)	3.0	4.3	5.9	6.0	5.0	4.5	4.1	3.6	4.3	6.9	7.0	6.6	5.7	5.2	4.2	3.4	3.3	3.1	2.9	2.7	6.1
Total Nonfarm Payroll Jobs	684.0	685.3	669.3	663.9	679.0	704.7	736.4	772.1	791.1	774.3	785.5	811.9	844.4	884.1	923.0	963.3	1,000.9	1,034.9	1,075.7	1,116.0	1,093.0
Goods-Producing Sectors	129.9	122.7	107.0	100.6	100.7	103.7	109.9	115.4	110.7	94.9	93.3	95.1	99.2	103.2	107.9	110.9	114.6	119.5	125.2	131.5	136.9
Mining, Logging, & Construction	41.7	42.0	38.6	37.7	38.0	40.6	45.0	49.5	47.8	41.2	40.4	40.0	42.7	46.0	50.7	55.3	58.8	62.1	64.5	69.0	71.8
Manufacturing	88.2	80.8	68.4	62.8	62.7	63.1	64.8	66.0	62.9	53.7	52.8	55.1	56.6	57.3	57.2	55.6	55.8	57.4	60.7	62.5	65.1
Service-Providing Sectors	554.0	562.6	562.3	563.4	578.3	601.0	626.5	656.7	680.3	679.4	692.2	716.8	745.2	780.8	815.1	852.4	886.3	915.4	950.4	984.6	956.1
Wholesale & Retail Trade	100.8	102.9	99.2	98.2	101.1	106.1	111.0	118.6	122.3	117.1	119.8	124.9	130.0	136.3	141.3	146.7	151.7	154.2	157.6	161.1	160.7
Wholesale Trade	30.8	32.5	30.3	29.8	31.4	32.8	34.0	36.6	37.4	34.2	36.5	39.0	40.7	42.4	43.7	46.3	47.7	48.3	50.0	52.0	51.1
Retail Trade	70.0	70.4	68.9	68.4	69.7	73.3	77.0	82.0	84.9	82.9	83.3	85.9	89.3	93.9	97.6	100.4	104.0	105.9	107.6	109.2	109.6
Transportation & Utilities	10.9	11.5	11.2	10.7	11.1	11.8	12.7	13.4	13.5	13.0	13.0	13.6	14.1	14.8	15.6	16.5	18.4	20.6	22.1	23.6	24.8
Information	24.7	23.6	22.9	21.1	20.8	21.8	22.1	22.3	21.4	20.1	19.9	21.0	22.7	23.9	25.4	27.7	29.0	30.8	34.7	38.4	35.4
Financial Activities	35.8	37.0	38.6	40.2	40.6	41.9	44.0	45.6	45.9	44.4	43.4	44.8	47.0	49.3	51.9	54.1	57.0	60.2	63.1	66.2	73.7
Professional & Business Services	94.9	94.0	89.7	88.2	92.1	97.6	103.3	110.1	115.4	111.3	113.8	122.2	130.6	140.5	151.8	162.6	171.0	177.6	187.7	198.7	204.7
Education & Health Services	62.4	63.4	64.8	66.1	68.5	71.2	74.0	77.4	81.1	83.6	87.8	92.9	98.1	102.5	106.4	111.6	115.6	120.6	125.3	128.9	121.9
Leisure & Hospitality	60.9	62.0	62.5	63.9	67.3	69.9	74.5	79.1	82.2	83.8	85.5	90.2	94.3	100.6	107.1	115.5	122.0	125.7	130.7	135.6	108.6
Other Services	24.0	25.0	25.7	26.4	28.0	28.5	29.8	30.4	33.2	35.9	35.7	36.1	38.3	40.6	42.3	42.7	43.8	45.0	46.3	47.5	45.6
Government	139.8	143.4	147.8	148.7	148.8	152.1	155.1	159.8	165.3	170.3	173.5	171.2	170.1	172.2	173.2	175.2	178.1	180.7	183.0	184.6	180.6
Federal	10.5	10.0	10.3	10.2	10.3	10.2	10.4	11.2	11.4	11.8	12.7	11.9	12.1	12.2	12.0	12.2	12.9	13.3	13.7	14.1	15.8
State	67.9	69.3	70.5	70.6	69.9	71.9	72.1	73.6	74.4	76.5	77.3	76.0	75.4	75.4	74.5	74.5	74.7	74.7	75.3	75.8	72.6
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	84.7	86.7	88.4	90.5	92.7	94.1	94.7	92.2

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics



As of January 1, 2021.

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	2,313,000	2,501,000	46,650	3.2	55,500	2.8	62,900	2.6
Travis County Submarket	812,280	1,024,266	1,309,000	1,395,000	21,200	2.3	26,500	2.3	28,850	2.1
Suburban Counties Submarket	437,483	692,023	1,004,000	1,106,000	25,450	4.7	29,000	3.5	34,100	3.3
Households										
Austin HMA	471,855	650,459	881,000	954,500	17,850	3.3	21,450	2.9	24,500	2.7
Travis County Submarket	320,766	404,467	520,400	555,900	8,375	2.3	10,800	2.4	11,800	2.2
Suburban Counties Submarket	151,089	245,992	360,600	398,600	9,500	5.0	10,650	3.6	12,700	3.4

Notes: The current date is January 1, 2021. The forecast date is January 1, 2024.

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



As of January 1, 2021.

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

	Austin HMA			Travis County Submarket			Suburban Counties Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	496,004	706,505	939,500	335,881	441,240	557,200	160,123	265,265	382,300
Occupied Units	471,855	650,459	881,000	320,766	404,467	520,400	151,089	245,992	360,600
Owner-Occupied	274,712	380,448	523,900	164,975	210,015	277,300	109,737	170,433	246,600
%	58.2	58.5	59.5	51.4	51.9	53.3	72.6	69.3	68.4
Renter-Occupied	197,143	270,011	357,100	155,791	194,452	243,100	41,352	75,559	114,000
%	41.8	41.5	40.5	48.6	48.1	46.7	27.4	30.7	31.6
Vacant Units	24,149	56,046	58,500	15,115	36,773	36,700	9,034	19,273	21,750
Available Units	11,093	34,263	32,975	7,607	23,823	21,725	3,486	10,440	11,275
For Sale	3,339	8,809	4,825	1,898	5,320	2,425	1,441	3,489	2,400
Rate (%)	1.2	2.3	0.9	1.1	2.5	0.9	1.3	2.0	1.0
For Rent	7,754	25,454	28,150	5,709	18,503	19,300	2,045	6,951	8,875
Rate (%)	3.8	8.6	7.3	3.5	8.7	7.4	4.7	8.4	7.2
Other Vacant	13,056	21,783	25,500	7,508	12,950	15,000	5,548	8,833	10,500

Note: The current date is January 1, 2021.

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



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Table 4. Residential Building Permit Activity in the Austin HMA, 2000 Through December 2020

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Austin HMA																					
Total	26,162	18,663	17,264	16,805	18,015	24,705	26,569	24,552	13,367	11,048	9,093	10,931	19,870	21,255	24,903	24,327	24,285	27,642	33,047	35,112	43,604
Sales	13,583	9,869	11,833	12,759	15,207	18,385	18,923	13,561	9,042	6,693	6,394	6,328	8,509	9,527	12,459	12,588	14,515	16,071	17,737	19,325	22,424
Rental	12,579	8,794	5,431	4,046	2,808	6,320	7,646	10,991	4,325	4,355	2,699	4,603	11,361	11,728	12,444	11,739	12,211	11,571	15,310	15,787	21,180
Travis County Submarket																					
Total	16,172	11,123	10,595	9,935	10,658	14,326	15,738	15,108	6,848	6,744	4,397	6,437	12,668	13,916	14,979	14,316	13,503	16,729	19,598	21,417	27,421
Sales	7,942	4,907	5,868	6,548	8,639	10,458	10,963	7,876	5,201	3,675	3,327	3,352	4,665	5,001	6,138	6,370	8,355	8,434	9,269	10,408	11,109
Rental	8,230	6,216	4,727	3,387	2,019	3,868	4,775	7,232	1,647	3,069	1,070	3,085	8,003	8,915	8,841	7,946	7,589	8,295	10,329	11,009	16,312
Suburban Counties Submarket																					
Total	9,990	7,540	6,669	6,870	7,357	10,379	10,831	9,444	6,519	4,304	4,696	4,494	7,202	7,339	9,924	10,011	10,782	10,913	13,449	13,695	16,183
Sales	5,641	4,962	5,965	6,211	6,568	7,927	7,960	5,685	3,841	3,018	3,067	2,976	3,844	4,526	6,321	6,218	6,160	7,637	8,468	8,917	11,315
Rental	4,349	2,578	704	659	789	2,452	2,871	3,759	2,678	1,286	1,629	1,518	3,358	2,813	3,603	3,793	4,622	3,276	4,981	4,778	4,868

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2017—final data and estimates by the analyst; 2018 and 2019—preliminary data and estimates by the analyst



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Table 5. Median Income in the Austin HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	55,400	68,897	99,227	2.2	3.7
Median Household Income	48,950	55,744	80,954	1.3	3.8

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey, 1-year data

