

As of January 1, 2023.

Table 1. Labor Force and Employment in the Austin HMA, 2000 Through December 2022

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Labor Force	739.5	751.5	757.6	764.1	777.3	801.7	823.7	844.6	865.7	888.8	931.9	960.1	985.3	1,017.4	1,046.1	1,073.5	1,119.1	1,150.2	1,188.7	1,224.5	1,235.9	1,306.1	1,355.4
Resident Employment	717.0	719.1	713.2	718.1	737.6	764.8	789.1	813.2	828.0	827.6	866.3	894.7	929.7	964.2	1,001.5	1,037.0	1,082.4	1,113.7	1,153.4	1,191.3	1,159.3	1,253.1	1,316.1
Unemployment	22.6	32.4	44.4	46.0	39.7	36.9	34.6	31.5	37.7	61.2	65.6	65.4	55.6	53.2	44.7	36.5	36.7	36.5	35.3	33.3	76.6	53.1	39.3
Unemployment Rate (%)	3.1	4.3	5.9	6.0	5.1	4.6	4.2	3.7	4.4	6.9	7.0	6.8	5.6	5.2	4.3	3.4	3.3	3.2	3.0	2.7	6.2	4.1	2.9
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	884.0	923.0	963.3	1,000.9	1,034.9	1,075.6	1,118.0	1,089.0	1,165.7	1,240.3
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	131.2	132.2	138.1	142.4
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	68.5	69.7	73.3	72.9
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	62.7	62.6	64.8	69.6
Service-Providing Sectors	554.0	562.6	562.3	563.4	578.2	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	986.7	956.8	1,027.6	1,097.9
Wholesale & Retail Trade	99.9	101.9	98.1	97.1	100.0	104.8	109.3	116.6	119.7	114.2	116.6	121.2	125.6	131.3	136.1	140.7	145.4	148.1	150.9	154.2	151.7	161.1	169.5
Wholesale Trade	29.9	31.5	29.2	28.7	30.3	31.5	32.3	34.6	34.8	31.3	33.3	35.2	36.2	37.3	38.3	40.1	41.2	41.9	43.0	44.8	45.1	47.9	50.4
Retail Trade	70.0	70.4	68.9	68.4	69.7	73.3	77.0	82.0	84.9	82.9	83.3	86.0	89.4	94.0	97.8	100.6	104.2	106.2	107.9	109.4	106.6	113.2	119.2
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	23.8	26.5	29.2	31.6
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	39.0	39.8	45.1	49.5
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	63.0	66.0	67.7	73.0	76.2
Professional & Business Services	95.7	94.9	90.7	89.2	93.2	99.0	105.0	112.0	118.0	114.1	116.9	125.9	135.0	145.4	157.1	168.5	177.2	183.7	194.3	205.3	208.4	235.2	257.6
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	129.8	126.8	133.9	142.7
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	134.9	106.3	119.7	140.0
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	47.2	42.2	44.8	45.7
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	186.7	187.6	185.6	185.1
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	15.7	15.4	15.0
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	76.4	76.3	75.3	73.1
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	96.1	95.5	94.9	97.0

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, 2023.

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	2,439,000	2,652,000	46,650	3.2	56,700	2.8	70,950	2.8
Travis County Submarket	812,280	1,024,266	1,335,000	1,421,000	21,200	2.3	24,400	2.1	28,400	2.1
Suburban Counties Submarket	437,483	692,023	1,104,000	1,231,000	25,450	4.7	32,300	3.7	42,550	3.7
Households										
Austin HMA	471,855	650,459	968,000	1,061,000	17,875	3.3	24,900	3.2	31,050	3.1
Travis County Submarket	320,766	404,467	563,000	605,800	8,375	2.3	12,450	2.6	14,250	2.5
Suburban Counties Submarket	151,089	245,992	405,000	455,400	9,500	5.0	12,450	4.0	16,800	4.0

Notes: The current date is January 1, 2023. The forecast date is January 1, 2026.

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



As of January 1, 2023.

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	1,031,925	335,881	441,240	603,975	160,123	265,265	427,950
Occupied Units	471,855	650,459	968,000	320,766	404,467	563,000	151,089	245,992	405,000
Owner-Occupied	274,712	380,448	563,700	164,975	210,015	286,700	109,737	170,433	277,000
%	58.2	58.5	58.2	51.4	51.9	50.9	72.6	69.3	68.4
Renter-Occupied	197,143	270,011	404,300	155,791	194,452	276,300	41,352	75,559	128,000
%	41.8	41.5	41.8	48.6	48.1	49.1	27.4	30.7	31.6
Vacant Units	24,149	56,046	63,925	15,115	36,773	40,975	9,034	19,273	22,950
Available Units	11,093	34,263	39,300	7,607	23,823	25,875	3,486	10,440	13,425
For Sale	3,339	8,809	7,125	1,898	5,320	3,475	1,441	3,489	3,650
Rate (%)	1.2	2.3	1.2	1.1	2.5	1.2	1.3	2.0	1.3
For Rent	7,754	25,454	32,175	5,709	18,503	22,400	2,045	6,951	9,775
Rate (%)	3.8	8.6	7.4	3.5	8.7	7.5	4.7	8.4	7.1
Other Vacant	13,056	21,783	24,625	7,508	12,950	15,100	5,548	8,833	9,525

Notes: The current date is January 1, 2023. In this HUD analysis, 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 U.S. Census Bureau.

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 2022

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	2021	2022
Austin HMA																							
Total	25,693	18,613	17,232	15,800	18,015	24,613	26,503	25,232	14,398	9,553	8,901	10,532	19,595	21,173	24,094	23,582	26,861	27,762	33,242	37,165	45,900	54,589	49,150
Sales	13,552	9,580	11,641	12,762	14,920	18,201	18,903	13,204	8,974	6,693	6,394	6,296	8,329	9,465	12,267	12,592	14,520	16,165	17,892	19,336	23,902	26,423	23,175
Rental	12,141	9,033	5,591	3,038	3,095	6,412	7,600	12,028	5,424	2,860	2,507	4,236	11,266	11,708	11,827	10,990	12,341	11,597	15,350	17,829	21,998	28,166	25,975
Travis County Submarket																							
Total	15,597	11,266	10,595	8,930	10,658	14,234	16,016	15,597	7,879	5,249	4,397	6,054	12,487	13,916	14,220	13,871	15,778	16,729	19,520	23,580	27,110	29,052	25,850
Sales	7,895	4,840	5,765	6,548	8,347	10,272	10,963	7,680	5,133	3,675	3,327	3,352	4,484	5,001	6,045	6,370	8,352	8,434	9,191	10,412	11,093	10,651	9,400
Rental	7,702	6,426	4,830	2,382	2,311	3,962	5,053	7,917	2,746	1,574	1,070	2,702	8,003	8,915	8,175	7,501	7,426	8,295	10,329	13,168	16,017	18,401	16,450
Suburban Counties Submarket																							
Total	10,096	7,347	6,637	6,870	7,357	10,379	10,487	9,635	6,519	4,304	4,504	4,478	7,108	7,257	9,874	9,711	11,083	11,033	13,722	13,585	18,790	25,537	23,300
Sales	5,657	4,740	5,876	6,214	6,573	7,929	7,940	5,524	3,841	3,018	3,067	2,944	3,845	4,464	6,222	6,222	6,168	7,731	8,701	8,924	12,809	15,772	13,775
Rental	4,439	2,607	761	656	784	2,450	2,547	4,111	2,678	1,286	1,437	1,534	3,263	2,793	3,652	3,489	4,915	3,302	5,021	4,661	5,981	9,765	9,525

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2021—final data and estimates by the analyst; 2022 preliminary data and estimates by the analyst



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Table 5. Median Income in the Austin HMA, 1999, 2009, and 2021

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2021	1999 to 2009	2009 to 2021
Median Family Income	55,400	68,897	109,059	2.2	3.9
Median Household Income	48,950	55,744	86,530	1.3	3.7

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2021 median household income—U.S. Census Bureau, 2009 and 2021 American Community Survey 1-year data

