

As of April 1, 2021.

**Table 1. Labor Force and Employment in the Brownsville HMA, 2000 Through March 2021**

|                                  | 2000  | 2001  | 2002  | 2003  | 2004  | 2005  | 2006  | 2007  | 2008  | 2009  | 2010  | 2011  | 2012  | 2013  | 2014  | 2015  | 2016  | 2017  | 2018  | 2019  | 12 Months Ending |            |
|----------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|------------|
|                                  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       | March 2020       | March 2021 |
| Labor Force                      | 127.5 | 131.1 | 138.3 | 142.1 | 141.8 | 140.9 | 143.1 | 142.9 | 146.1 | 151.8 | 162.5 | 165.9 | 165.9 | 166.8 | 166.2 | 163.2 | 166.1 | 166.3 | 165.9 | 166.6 | 167.5            | 169.2      |
| Resident Employment              | 118.5 | 120.8 | 125.8 | 128.5 | 129.4 | 130.0 | 133.5 | 134.4 | 136.4 | 137.1 | 144.3 | 146.3 | 148.9 | 150.1 | 152.2 | 151.5 | 154.2 | 154.6 | 155.6 | 157.4 | 158.1            | 150.3      |
| Unemployment                     | 9.0   | 10.2  | 12.4  | 13.6  | 12.4  | 10.9  | 9.6   | 8.6   | 9.7   | 14.7  | 18.2  | 19.6  | 17.0  | 16.8  | 14.0  | 11.7  | 11.9  | 11.6  | 10.3  | 9.2   | 9.5              | 18.9       |
| Unemployment Rate (%)            | 7.1   | 7.8   | 9.0   | 9.6   | 8.7   | 7.7   | 6.7   | 6.0   | 6.7   | 9.7   | 11.2  | 11.8  | 10.2  | 10.0  | 8.4   | 7.2   | 7.2   | 7.0   | 6.2   | 5.5   | 5.6              | 11.2       |
| Total Nonfarm Payroll Jobs       | 107.9 | 110.5 | 113.7 | 114.2 | 114.7 | 115.6 | 120.6 | 123.3 | 125.7 | 124.1 | 126.6 | 128.6 | 131.1 | 133.7 | 136.2 | 138.6 | 140.9 | 141.2 | 142.2 | 144.7 | 145.7            | 138.5      |
| Goods-Producing Sectors          | 16.5  | 16.2  | 15.0  | 13.8  | 12.4  | 11.6  | 12.2  | 12.0  | 11.7  | 9.9   | 8.8   | 8.5   | 9.4   | 9.0   | 8.8   | 9.1   | 8.5   | 8.2   | 8.4   | 9.1   | 9.3              | 9.1        |
| Mining, Logging, & Construction  | 4.3   | 4.8   | 4.7   | 4.6   | 4.7   | 4.4   | 4.5   | 4.4   | 4.3   | 3.7   | 3.3   | 3.0   | 3.5   | 3.4   | 3.1   | 3.2   | 3.0   | 2.9   | 2.9   | 3.1   | 3.3              | 3.4        |
| Manufacturing                    | 12.3  | 11.3  | 10.2  | 9.1   | 7.8   | 7.3   | 7.8   | 7.7   | 7.3   | 6.1   | 5.6   | 5.5   | 5.9   | 5.7   | 5.7   | 6.0   | 5.5   | 5.3   | 5.5   | 6.0   | 6.1              | 5.8        |
| Service-Providing Sectors        | 91.4  | 94.3  | 98.8  | 100.4 | 102.3 | 104.0 | 108.3 | 111.3 | 114.1 | 114.3 | 117.8 | 120.1 | 121.7 | 124.7 | 127.4 | 129.4 | 132.4 | 133.0 | 133.8 | 135.6 | 136.3            | 129.4      |
| Wholesale & Retail Trade         | 17.7  | 18.3  | 18.7  | 18.6  | 18.8  | 19.0  | 19.7  | 19.9  | 20.0  | 19.0  | 19.0  | 19.8  | 20.6  | 21.2  | 21.7  | 22.2  | 21.9  | 21.1  | 21.1  | 20.8  | 20.7             | 19.2       |
| Wholesale Trade                  | 3.7   | 3.8   | 3.9   | 3.7   | 3.6   | 3.4   | 3.4   | 3.3   | 3.3   | 3.0   | 3.2   | 3.5   | 3.7   | 3.7   | 3.7   | 3.5   | 3.5   | 3.6   | 3.6   | 3.5   | 3.5              | 3.0        |
| Retail Trade                     | 14.0  | 14.5  | 14.8  | 14.9  | 15.2  | 15.6  | 16.3  | 16.6  | 16.7  | 16.0  | 15.8  | 16.3  | 16.9  | 17.5  | 18.0  | 18.7  | 18.4  | 17.5  | 17.5  | 17.3  | 17.2             | 16.2       |
| Transportation & Utilities       | 4.0   | 4.1   | 4.0   | 3.8   | 4.0   | 4.0   | 4.4   | 4.7   | 4.6   | 4.4   | 4.7   | 4.9   | 4.7   | 4.5   | 4.6   | 4.5   | 4.6   | 4.7   | 4.7   | 4.8   | 4.8              | 4.6        |
| Information                      | 1.5   | 1.5   | 1.5   | 1.5   | 1.4   | 1.3   | 1.3   | 1.4   | 1.8   | 2.1   | 2.0   | 1.9   | 1.4   | 1.1   | 1.2   | 1.1   | 1.0   | 0.9   | 0.7   | 0.7   | 0.7              | 0.4        |
| Financial Activities             | 4.3   | 4.2   | 4.3   | 4.5   | 4.6   | 4.7   | 4.8   | 4.9   | 5.2   | 5.2   | 5.2   | 5.4   | 5.4   | 5.4   | 5.3   | 5.1   | 5.1   | 5.0   | 5.2   | 5.0   | 5.0              | 4.7        |
| Professional & Business Services | 6.5   | 6.6   | 7.6   | 7.5   | 7.6   | 8.0   | 8.5   | 9.2   | 9.2   | 8.8   | 9.5   | 10.3  | 10.7  | 11.8  | 11.6  | 11.5  | 11.9  | 11.9  | 12.4  | 12.5  | 12.6             | 12.8       |
| Education & Health Services      | 19.2  | 20.6  | 23.1  | 24.8  | 25.7  | 26.8  | 27.8  | 28.7  | 29.6  | 30.6  | 32.1  | 32.5  | 33.3  | 34.1  | 35.2  | 36.7  | 38.9  | 40.3  | 40.4  | 41.9  | 42.6             | 41.7       |
| Leisure & Hospitality            | 11.0  | 11.1  | 11.5  | 11.4  | 11.7  | 11.4  | 12.1  | 12.4  | 12.2  | 11.9  | 11.9  | 12.3  | 12.8  | 13.5  | 14.0  | 14.6  | 15.2  | 15.8  | 15.9  | 16.6  | 16.7             | 13.9       |
| Other Services                   | 2.4   | 2.5   | 2.4   | 2.5   | 2.4   | 2.3   | 2.3   | 2.4   | 2.9   | 2.9   | 2.8   | 2.8   | 2.8   | 2.9   | 3.2   | 3.2   | 3.1   | 2.9   | 3.0   | 3.1   | 3.1              | 2.9        |
| Government                       | 24.9  | 25.4  | 25.7  | 25.9  | 26.2  | 26.6  | 27.5  | 27.7  | 28.5  | 29.4  | 30.4  | 30.3  | 30.1  | 30.3  | 30.7  | 30.7  | 30.8  | 30.4  | 30.4  | 30.0  | 30.2             | 29.3       |
| Federal                          | 2.3   | 2.3   | 2.3   | 2.4   | 2.4   | 2.3   | 2.3   | 2.4   | 2.5   | 2.7   | 3.0   | 3.0   | 3.1   | 3.1   | 3.2   | 3.2   | 3.3   | 3.3   | 3.4   | 3.5   | 3.6              | 3.8        |
| State                            | 3.6   | 3.7   | 3.8   | 3.6   | 3.7   | 3.7   | 4.0   | 3.8   | 3.9   | 4.1   | 4.2   | 4.0   | 4.0   | 3.9   | 3.7   | 3.7   | 3.8   | 3.8   | 3.5   | 3.4   | 3.4              | 3.2        |
| Local                            | 18.9  | 19.4  | 19.6  | 19.9  | 20.1  | 20.5  | 21.1  | 21.5  | 22.1  | 22.6  | 23.2  | 23.3  | 23.0  | 23.3  | 23.8  | 23.8  | 23.7  | 23.3  | 23.5  | 23.2  | 23.2             | 22.3       |

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

Source: U.S. Bureau of Labor Statistics



As of April 1, 2021.

Table 2. Population and Household Trends in the Brownsville 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      |         |         |         |          |                       |          |                 |          |                     |          |
| Brownsville HMA | 335,227 | 406,220 | 425,100 | 428,400  | 7,100                 | 1.9      | 1,725           | 0.4      | 1,075               | 0.3      |
| Households      |         |         |         |          |                       |          |                 |          |                     |          |
| Brownsville HMA | 97,267  | 119,631 | 131,500 | 133,600  | 2,225                 | 2.1      | 1,075           | 0.9      | 720                 | 0.5      |

Notes: The current date is April 1, 2021. The forecast date is April 1, 2024.  
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of April 1, 2021.

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

|                         | Brownsville HMA |         |         |
|-------------------------|-----------------|---------|---------|
|                         | 2000            | 2010    | Current |
| Total Housing Inventory | 119,654         | 141,924 | 152,500 |
| Occupied Units          | 97,267          | 119,631 | 131,450 |
| Owner-Occupied          | 65,875          | 80,412  | 85,650  |
| %                       | 67.7            | 67.2    | 65.2    |
| Renter-Occupied         | 31,392          | 39,219  | 45,800  |
| %                       | 32.3            | 32.8    | 34.8    |
| Vacant Units            | 22,387          | 22,293  | 21,000  |
| Available Units         | 6,228           | 6,037   | 3,675   |
| For Sale                | 1,078           | 1,513   | 1,000   |
| Rate (%)                | 1.6             | 1.8     | 1.2     |
| For Rent                | 5,150           | 4,524   | 2,675   |
| Rate (%)                | 14.1            | 10.3    | 5.5     |
| Other Vacant            | 16,159          | 16,256  | 17,350  |

Note: The current date is April 1, 2021.

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



As of April 1, 2021.

**Table 4. Residential Building Permit Activity in the Brownsville HMA, 2000 Through March 2021**

| 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  | 12 Months Ending |            |
|-------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|------------|
|                         |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       | March 2020       | March 2021 |
| Brownsville HMA         |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |                  |            |
| Total                   | 3,111 | 3,112 | 3,917 | 3,452 | 3,592 | 3,694 | 3,402 | 2,091 | 1,316 | 1,105 | 1,304 | 1,235 | 1,522 | 2,072 | 1,603 | 1,410 | 1,597 | 1,303 | 1,757 | 2,048 | 1,318 | 1,700            | 1,400      |
| Sales                   | 2,746 | 2,954 | 3,275 | 3,144 | 3,225 | 3,091 | 3,106 | 1,754 | 1,216 | 943   | 1,064 | 1,182 | 1,073 | 1,096 | 1,183 | 1,132 | 1,221 | 1,142 | 1,418 | 1,458 | 1,110 | 1,325            | 1,150      |
| Rental                  | 365   | 158   | 642   | 308   | 367   | 603   | 296   | 337   | 100   | 162   | 240   | 53    | 449   | 976   | 420   | 278   | 376   | 161   | 339   | 590   | 208   | 370              | 240        |

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2020—final data and estimates by the analyst; 2021—preliminary data and estimates by the analyst



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

|                         | Median Income (\$) |        |        | Average Annual Change (%) |              |
|-------------------------|--------------------|--------|--------|---------------------------|--------------|
|                         | 1999               | 2009   | 2019   | 1999 to 2009              | 2009 to 2019 |
| Median Family Income    | 27,853             | 35,092 | 48,112 | 2.3                       | 3.2          |
| Median Household Income | 26,155             | 31,736 | 41,123 | 2.0                       | 2.6          |

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

