

As of October 1, 2021.

Table 1. Labor Force and Employment in the Dallas HMA, 2000 Through September 2021

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	12 Months Ending	
																						September 2020	September 2021
Labor Force	1,918.6	1,953.5	1,963.9	1,960.9	1,975.5	2,012.9	2,045.9	2,061.2	2,084.9	2,108.3	2,195.6	2,236.9	2,261.2	2,299.2	2,350.6	2,400.7	2,495.4	2,568.3	2,618.5	2,678.2	2,687.2	2,683.5	2,737.5
Resident Employment	1,849.8	1,859.8	1,832.3	1,827.2	1,858.0	1,905.4	1,946.1	1,971.3	1,980.1	1,944.0	2,018.4	2,061.9	2,112.3	2,156.8	2,230.5	2,303.9	2,400.6	2,473.0	2,525.0	2,590.3	2,498.6	2,515.9	2,580.8
Unemployment	68.8	93.7	131.7	133.7	117.5	107.5	99.8	89.9	104.7	164.4	177.3	175.1	148.9	142.3	120.1	96.8	94.8	95.2	93.5	87.9	188.6	167.7	156.7
Unemployment Rate (%)	3.6	4.8	6.7	6.8	5.9	5.3	4.9	4.4	5.0	7.8	8.1	7.8	6.6	6.2	5.1	4.0	3.8	3.7	3.6	3.3	7.0	6.2	5.7
Total Nonfarm Payroll Jobs	1,995.4	2,004.6	1,942.8	1,910.0	1,932.3	1,982.0	2,050.0	2,111.7	2,136.4	2,053.7	2,058.1	2,105.3	2,158.4	2,222.9	2,312.1	2,409.8	2,499.8	2,567.0	2,625.2	2,698.3	2,613.5	2,638.0	2,681.8
Goods-Producing Sectors	359.1	351.2	320.8	303.1	303.6	311.3	320.2	324.7	319.3	285.8	270.8	271.9	277.0	280.2	287.1	297.2	307.1	316.5	324.6	336.1	327.7	330.3	327.9
Mining, Logging, & Construction	116.8	119.1	110.4	105.4	107.1	113.3	119.3	126.5	128.2	111.7	104.2	104.7	109.0	114.2	121.5	127.9	134.1	139.8	144.4	149.5	146.7	147.6	145.1
Manufacturing	242.2	232.1	210.4	197.7	196.4	198.1	200.9	198.2	191.1	174.1	166.6	167.3	168.0	166.0	165.7	169.2	173.0	176.6	180.2	186.6	181.0	182.7	182.8
Service-Providing Sectors	1,636.3	1,653.4	1,622.0	1,606.9	1,628.8	1,670.6	1,729.8	1,787.0	1,817.1	1,767.8	1,787.3	1,833.4	1,881.3	1,942.7	2,024.9	2,112.6	2,192.7	2,250.5	2,300.7	2,362.1	2,285.8	2,307.7	2,353.9
Wholesale & Retail Trade	357.1	364.3	352.4	337.0	333.5	338.5	342.8	346.5	348.4	329.6	329.4	338.8	347.9	357.2	369.0	385.3	395.0	399.3	403.1	403.8	392.1	395.0	403.0
Wholesale Trade	137.1	139.0	133.7	129.3	126.5	127.8	131.8	134.9	135.4	126.5	124.0	126.7	130.5	133.7	137.6	142.0	144.9	145.0	147.9	150.7	149.9	150.5	153.1
Retail Trade	220.0	225.3	218.7	207.7	207.0	210.7	211.0	211.6	213.0	203.1	205.4	212.1	217.4	223.5	231.4	243.3	250.1	254.3	255.2	253.1	242.2	244.5	249.9
Transportation & Utilities	76.5	75.6	74.2	73.4	74.3	74.8	76.6	79.2	79.1	75.7	73.5	75.3	78.6	82.9	88.1	97.5	106.2	114.8	120.0	126.9	136.3	133.6	146.1
Information	104.7	102.0	90.2	81.7	77.8	76.8	74.3	74.2	73.0	68.5	66.1	66.1	65.5	67.3	68.9	69.0	71.4	72.4	72.0	71.4	69.2	69.9	69.5
Financial Activities	167.9	168.4	169.2	169.3	172.1	176.4	184.7	188.1	187.0	181.4	181.5	186.1	193.0	203.2	210.3	217.5	225.2	234.1	239.1	250.6	256.8	255.5	261.4
Professional & Business Services	312.1	303.2	283.6	280.0	293.8	308.2	331.8	352.8	361.7	336.5	346.8	364.6	383.0	398.4	425.7	449.7	470.2	483.1	500.5	518.8	509.3	513.4	528.0
Education & Health Services	165.5	173.3	179.6	186.0	190.2	197.7	207.3	218.9	228.1	239.0	248.7	256.7	261.8	266.7	277.5	288.5	298.8	307.4	313.6	321.6	310.6	313.8	313.5
Leisure & Hospitality	161.8	167.9	166.5	166.8	170.9	175.4	181.0	190.4	194.8	191.0	191.1	196.1	204.0	214.5	224.5	238.1	250.4	256.1	263.3	271.7	225.2	237.2	241.7
Other Services	71.3	72.9	72.8	74.9	73.8	73.2	75.4	73.7	72.4	71.0	70.6	72.5	74.5	76.4	79.4	79.9	81.6	83.0	84.6	86.6	75.9	78.6	77.6
Government	219.5	225.9	233.6	237.9	242.4	249.7	255.9	263.2	272.6	275.2	279.6	277.2	272.9	276.0	281.7	287.2	294.1	300.4	304.4	310.7	310.4	310.7	313.1
Federal	32.0	30.9	30.7	30.5	30.3	30.0	30.4	30.2	30.9	31.3	32.6	30.6	29.9	29.3	28.9	29.1	29.6	29.8	30.0	30.4	31.9	31.5	31.7
State	32.2	33.9	35.5	35.4	37.3	41.4	42.9	44.9	46.5	45.7	46.8	47.9	47.4	47.3	48.2	48.4	49.8	53.9	55.6	58.6	59.5	60.0	59.6
Local	155.3	161.0	167.3	172.0	174.8	178.3	182.6	188.1	195.3	198.2	200.2	198.7	195.6	199.4	204.5	209.7	214.7	216.7	218.8	221.7	219.0	219.2	221.7

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

Source: U.S. Bureau of Labor Statistics



As of October 1, 2021.

Table 2. Population and Household Trends in the Dallas 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										
Dallas HMA	3,445,899	4,230,520	5,263,000	5,572,000	78,450	2.1	89,800	1.9	103,000	1.9
Dallas County Submarket	2,218,899	2,368,139	2,644,000	2,705,000	14,900	0.7	23,950	1.0	20,300	0.8
Northern Submarket	924,651	1,444,955	2,050,000	2,237,000	52,050	4.6	52,650	3.1	62,300	3.0
Southeastern Submarket	302,349	417,426	569,200	630,500	11,500	3.3	13,200	2.7	20,450	3.5
Households										
Dallas HMA	1,253,153	1,523,999	1,914,000	2,032,000	27,100	2.0	33,900	2.0	39,400	2.0
Dallas County Submarket	807,621	855,960	978,300	1,006,000	4,825	0.6	10,650	1.2	9,200	0.9
Northern Submarket	340,873	524,048	740,700	809,800	18,300	4.4	18,850	3.1	23,050	3.0
Southeastern Submarket	104,659	143,991	194,700	216,300	3,925	3.2	4,400	2.7	7,200	3.6

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

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



As of October 1, 2021.

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

	Dallas HMA			Dallas County Submarket			Northern Submarket			Southeastern Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	1,330,125	1,657,686	2,024,000	854,119	943,257	1,041,000	362,961	557,099	777,800	113,045	157,330	204,600
Occupied Units	1,253,153	1,523,999	1,913,700	807,621	855,960	978,300	340,873	524,048	740,700	104,659	143,991	194,750
Owner-Occupied	732,244	914,815	1,114,000	424,847	455,741	485,500	227,325	349,917	477,900	80,072	109,157	150,600
%	58.4	60.0	58.2	52.6	53.2	49.6	66.7	66.8	64.5	76.5	75.8	77.3
Renter-Occupied	520,909	609,184	799,700	382,774	400,219	492,800	113,548	174,131	262,800	24,587	34,834	44,150
%	41.6	40.0	41.8	47.4	46.8	50.4	33.3	33.2	35.5	23.5	24.2	22.7
Vacant Units	76,972	133,687	110,100	46,498	87,297	63,100	22,088	33,051	37,050	8,386	13,339	9,925
Available Units	51,720	95,146	62,850	31,190	64,922	37,600	16,973	24,094	21,575	3,557	6,130	3,725
For Sale	11,358	19,420	11,700	5,587	10,575	5,050	4,256	6,440	5,125	1,515	2,405	1,525
Rate (%)	1.5	2.1	1.0	1.3	2.3	1.0	1.8	1.8	1.1	1.9	2.2	1.0
For Rent	40,362	75,726	51,150	25,603	54,347	32,550	12,717	17,654	16,450	2,042	3,725	2,200
Rate (%)	7.2	11.1	6.0	6.3	12.0	6.2	10.1	9.2	5.9	7.7	9.7	4.7
Other Vacant	25,252	38,541	47,200	15,308	22,375	25,500	5,115	8,957	15,500	4,829	7,209	6,200

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



As of October 1, 2021.

Table 4. Residential Building Permit Activity in the Dallas HMA, 2000 Through September 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	
																						September 2020	September 2021
Dallas HMA																							
Total	36,729	38,961	37,513	36,608	41,759	42,380	39,452	32,186	29,822	14,619	15,910	20,292	31,555	33,694	35,267	49,413	49,615	50,471	55,423	51,092	50,052	49,384	59,659
Sales	26,035	26,400	25,258	27,895	32,727	32,205	29,340	20,046	12,243	9,791	10,854	10,696	14,932	17,198	19,212	23,556	24,094	27,527	28,031	26,195	32,328	29,084	39,227
Rental	10,694	12,561	12,255	8,713	9,032	10,175	10,112	12,140	17,579	4,828	5,056	9,596	16,623	16,496	16,055	25,857	25,521	22,944	27,392	24,897	17,724	20,300	20,432
Dallas County Submarket																							
Total	15,328	13,283	15,555	13,762	15,103	15,661	15,961	12,601	13,661	4,232	5,070	7,512	14,558	15,056	14,914	21,829	22,007	19,138	20,806	18,651	12,589	15,174	18,253
Sales	8,495	8,379	7,367	8,495	9,002	9,290	9,271	6,269	3,445	2,547	2,850	2,518	3,648	3,680	4,545	6,131	6,321	6,377	5,835	5,908	5,674	5,612	7,858
Rental	6,833	4,904	8,188	5,267	6,101	6,371	6,690	6,332	10,216	1,685	2,220	4,994	10,910	11,376	10,369	15,698	15,686	12,761	14,971	12,743	6,915	9,562	10,395
Northern Submarket																							
Total	19,023	22,673	19,075	19,022	21,111	21,358	19,429	16,692	14,170	8,484	9,374	11,420	15,144	16,431	17,622	24,496	24,180	25,858	27,963	26,994	29,929	27,449	31,050
Sales	15,572	15,793	15,090	15,799	19,215	18,055	16,160	11,274	7,352	6,008	6,802	7,076	9,721	11,528	12,272	14,658	14,572	16,600	17,751	16,199	19,997	17,803	23,189
Rental	3,451	6,880	3,985	3,223	1,896	3,303	3,269	5,418	6,818	2,476	2,572	4,344	5,423	4,903	5,350	9,838	9,608	9,258	10,212	10,795	9,932	9,646	7,861
Southeastern Submarket																							
Total	2,378	3,005	2,883	3,824	5,545	5,361	4,062	2,893	1,991	1,903	1,466	1,360	1,853	2,207	2,731	3,088	3,428	5,475	6,654	5,447	7,534	6,761	10,356
Sales	1,968	2,228	2,801	3,601	4,510	4,860	3,909	2,503	1,446	1,236	1,202	1,102	1,563	1,990	2,395	2,767	3,201	4,550	4,445	4,088	6,657	5,669	8,180
Rental	410	777	82	223	1,035	501	153	390	545	667	264	258	290	217	336	321	227	925	2,209	1,359	877	1,092	2,176

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



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

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	NA	68,300	83,100	NA	2.0
Median Household Income	NA	55,572	73,545	NA	2.8

NA = data not available.
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

