

As of July 1, 2024.

Table 1. Labor Force and Employment in the Dallas HMA, 2010 Through June 2024

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															June 2023	June 2024
Labor Force	2,195.6	2,236.9	2,261.2	2,299.2	2,350.6	2,400.7	2,495.4	2,549.6	2,599.7	2,657.3	2,681.3	2,776.1	2,884.2	2,967.7	2,929.7	2,992.5
Resident Employment	2,018.4	2,061.9	2,112.3	2,156.8	2,230.5	2,303.9	2,400.6	2,454.9	2,506.7	2,569.8	2,492.3	2,637.5	2,782.4	2,857.9	2,823.6	2,879.9
Unemployment	177.3	175.1	148.9	142.3	120.1	96.8	94.8	94.7	93.0	87.4	189.0	138.6	101.9	109.8	106.2	112.6
Unemployment Rate (%)	8.1	7.8	6.6	6.2	5.1	4.0	3.8	3.7	3.6	3.3	7.0	5.0	3.5	3.7	3.6	3.8
Total Nonfarm Payroll Jobs	2,056.7	2,103.2	2,156.0	2,220.2	2,308.5	2,405.5	2,494.8	2,561.7	2,619.4	2,691.7	2,611.5	2,744.1	2,932.5	3,031.0	2,995.5	3,054.5
Goods-Producing Sectors	270.8	271.9	277.0	280.2	287.1	297.2	307.1	316.5	324.6	336.1	327.2	331.7	347.9	360.1	354.4	364.5
Mining, Logging, & Construction	104.2	104.7	109.0	114.2	121.5	127.9	134.1	139.8	144.4	149.5	146.1	146.5	154.9	163.4	159.3	165.6
Manufacturing	166.6	167.3	168.0	166.0	165.7	169.2	173.0	176.6	180.2	186.6	181.1	185.2	193.1	196.7	195.1	198.9
Service-Providing Sectors	1,785.9	1,831.2	1,879.0	1,940.0	2,021.4	2,108.3	2,187.7	2,245.3	2,294.8	2,355.5	2,284.3	2,412.4	2,584.6	2,670.9	2,641.1	2,690.0
Wholesale & Retail Trade	329.4	338.7	347.9	357.2	369.0	385.3	395.0	399.3	403.1	403.9	393.8	412.4	434.9	446.5	442.9	446.9
Wholesale Trade	123.8	126.4	130.2	133.3	137.2	141.6	144.4	144.5	147.3	150.1	149.2	156.6	171.6	178.0	176.3	177.9
Retail Trade	205.6	212.3	217.7	223.9	231.8	243.7	250.6	254.8	255.8	253.8	244.6	255.8	263.3	268.5	266.6	268.9
Transportation & Utilities	73.5	75.3	78.6	82.9	88.1	97.5	106.2	114.8	120.0	126.9	138.5	148.8	163.2	162.2	162.9	163.8
Information	66.1	66.1	65.5	67.3	68.9	69.0	71.4	72.4	72.0	71.4	69.3	72.7	79.6	80.6	81.3	79.6
Financial Activities	181.5	186.1	193.0	203.2	210.3	217.5	225.2	234.1	239.1	250.6	256.9	270.6	284.4	291.5	289.1	294.0
Professional & Business Services	345.4	362.5	380.7	395.7	422.1	445.4	465.2	477.8	494.7	512.2	504.5	551.6	614.0	628.8	627.5	626.2
Education & Health Services	248.7	256.7	261.8	266.7	277.5	288.5	298.8	307.4	313.6	321.6	310.6	318.0	329.7	347.2	339.4	353.2
Leisure & Hospitality	191.1	196.1	204.0	214.5	224.5	238.1	250.4	256.1	263.3	271.7	225.1	246.8	272.9	290.3	283.2	292.8
Other Services	70.6	72.5	74.5	76.4	79.4	79.9	81.6	83.0	84.6	86.6	76.0	81.3	88.4	93.4	91.3	96.5
Government	279.6	277.2	272.9	276.0	281.7	287.2	294.1	300.4	304.4	310.7	309.6	310.1	317.5	330.5	323.4	337.0
Federal	32.6	30.6	29.9	29.3	28.9	29.1	29.6	29.8	30.0	30.4	31.9	31.6	31.1	31.9	31.4	32.1
State	46.8	47.9	47.4	47.3	48.2	48.4	49.8	53.9	55.6	58.6	59.7	60.2	62.9	66.7	64.7	68.8
Local	200.2	198.7	195.6	199.4	204.5	209.7	214.7	216.7	218.8	221.7	218.0	218.4	223.5	231.9	227.4	236.1

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.
Source: U.S. Bureau of Labor Statistics



As of July 1, 2024.

Table 2. Population and Household Trends in the Dallas HMA, 2010 to Forecast

	2010	2020	Current	Forecast	Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Dallas HMA	4,230,520	5,129,966	5,585,900	5,938,400	89,950	1.9	107,175	2.0	117,350	2.1
Dallas County Submarket	2,368,139	2,613,539	2,626,000	2,683,000	24,550	1.0	2,925	0.1	18,850	0.7
Northern Submarket	1,444,955	1,970,887	2,277,000	2,487,000	52,600	3.2	71,950	3.5	70,000	3.0
Southeastern Submarket	417,426	545,540	682,900	768,400	12,800	2.7	32,300	5.4	28,500	4.0
Households										
Dallas HMA	1,523,999	1,860,810	2,062,400	2,198,000	33,650	2.0	47,425	2.4	45,375	2.1
Dallas County Submarket	855,960	965,537	999,200	1,028,000	10,950	1.2	7,925	0.8	9,600	1.0
Northern Submarket	524,048	710,202	830,100	907,700	18,600	3.1	28,200	3.7	25,850	3.0
Southeastern Submarket	143,991	185,071	233,100	262,900	4,100	2.5	11,300	5.6	9,925	4.1

Notes: The current date is July 1, 2024. The forecast date is July 1, 2027.
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of July 1, 2024.

Table 3. Housing Inventory, Tenure, and Vacancy in the Dallas HMA, 2010, 2020, and Current

	Dallas HMA			Dallas County Submarket			Northern Submarket			Southeastern Submarket		
	2010	2020	Current	2010	2020	Current	2010	2020	Current	2010	2020	Current
Total Housing Inventory	1,657,686	1,988,960	2,211,525	943,257	1,038,656	1,082,950	557,099	751,756	881,025	157,330	198,548	247,550
Occupied Units	1,523,999	1,860,810	2,062,400	855,960	965,537	999,200	524,048	710,202	830,100	143,991	185,071	233,100
Owner-Occupied	914,815	1,057,592	1,164,100	455,741	471,077	473,800	349,917	447,092	512,800	109,157	139,423	177,500
%	60.0	56.8	56.4	53.2	48.8	47.4	66.8	63.0	61.8	75.8	75.3	76.1
Renter-Occupied	609,184	803,218	898,300	400,219	494,460	525,400	174,131	263,110	317,300	34,834	45,648	55,600
%	40.0	43.2	43.6	46.8	51.2	52.6	33.2	37.0	38.2	24.2	24.7	23.9
Vacant Units	133,687	128,150	149,125	87,297	73,119	83,750	33,051	41,554	50,925	13,339	13,477	14,450
Available Units	95,146	90,151	110,375	64,922	52,179	62,500	24,094	31,202	39,925	6,130	6,770	7,950
For Sale	19,420	16,388	19,425	10,575	6,556	8,350	6,440	7,171	8,125	2,405	2,661	2,950
Rate (%)	2.1	1.5	1.6	2.3	1.4	1.7	1.8	1.6	1.6	2.2	1.9	1.6
For Rent	75,726	73,763	90,950	54,347	45,623	54,150	17,654	24,031	31,800	3,725	4,109	5,000
Rate (%)	11.1	8.4	9.2	12.0	8.4	9.3	9.2	8.4	9.1	9.7	8.3	8.3
Other Vacant	38,541	37,999	38,750	22,375	20,940	21,250	8,957	10,352	11,000	7,209	6,707	6,500

Notes: The current date is July 1, 2024. 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 U.S. Census Bureau.

Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



As of July 1, 2024.

Table 4. Residential Building Permit Activity in the Dallas HMA, 2010 Through June 2024

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	12 Months Ending	
																June 2023	June 2024
Dallas HMA																	
Total	16,969	21,476	32,884	35,396	36,960	51,206	51,858	53,272	58,827	53,441	54,018	70,449	75,979	60,233	27,260	68,526	57,466
Sales	11,906	11,898	16,277	18,957	21,078	25,286	26,230	30,045	31,039	28,757	34,454	40,978	34,232	35,446	18,418	34,703	37,058
Rental	5,063	9,578	16,607	16,439	15,882	25,920	25,628	23,227	27,788	24,684	19,564	29,471	41,747	24,787	8,842	33,823	20,408
Dallas County Submarket																	
Total	4,870	7,462	14,213	14,509	14,286	20,985	21,253	18,291	20,394	17,590	11,536	19,400	22,131	13,598	6,014	17,873	13,307
Sales	2,633	2,462	3,269	3,327	4,075	5,237	5,570	5,604	5,069	5,469	5,186	7,172	5,834	4,624	2,613	5,092	5,211
Rental	2,237	5,000	10,944	11,182	10,211	15,748	15,683	12,687	15,325	12,121	6,350	12,228	16,297	8,974	3,401	12,781	8,096
Northern Submarket																	
Total	10,134	12,196	16,168	17,854	18,983	26,111	25,789	27,651	29,968	28,779	31,446	36,169	39,710	36,427	15,465	39,087	32,386
Sales	7,574	7,877	10,795	12,818	13,649	16,169	16,166	18,219	19,720	17,585	19,813	22,052	18,375	21,304	10,510	19,840	21,163
Rental	2,560	4,319	5,373	5,036	5,334	9,942	9,623	9,432	10,248	11,194	11,633	14,117	21,335	15,123	4,955	19,247	11,223
Southeastern Submarket																	
Total	1,965	1,818	2,503	3,033	3,691	4,110	4,816	7,330	8,465	7,072	11,036	14,880	14,138	10,208	5,781	11,566	11,773
Sales	1,699	1,559	2,213	2,812	3,354	3,880	4,494	6,222	6,250	5,703	9,455	11,754	10,023	9,518	5,295	9,771	10,684
Rental	266	259	290	221	337	230	322	1,108	2,215	1,369	1,581	3,126	4,115	690	486	1,795	1,089

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2022—final data and estimates by the analyst; 2023 preliminary data and estimates by the analyst



As of July 1, 2024.

Table 5. Median Income in the Dallas HMA, 2009, 2019, and 2023

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2023	2009 to 2019	2019 to 2023
Median Family Income	68,300	83,100	105,600	2.0	6.2
Median Household Income	55,572	73,545	89,752	2.8	5.1

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2023 median household income—U.S. Census Bureau, 2019 and 2023 American Community Survey 1-year data

