

As of April 1, 2025.

**Table 1. Labor Force and Employment in the Fort Worth HMA, 2010 Through March 2025**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	12 Months Ending	
																March 2024	March 2025
Labor Force	1,084.0	1,106.5	1,121.2	1,136.7	1,148.6	1,149.1	1,176.4	1,205.2	1,233.9	1,260.2	1,267.4	1,307.2	1,348.5	1,392.7	1,431.1	1,402.4	1,438.7
Resident Employment	994.4	1,020.0	1,048.8	1,067.6	1,090.4	1,100.7	1,129.0	1,160.2	1,190.7	1,218.9	1,176.2	1,239.5	1,299.6	1,340.7	1,375.8	1,350.0	1,383.2
Unemployment	89.6	86.4	72.4	69.2	58.2	48.5	47.5	45.0	43.1	41.3	91.2	67.7	48.9	52.0	55.3	52.4	55.5
Unemployment Rate (%)	8.3	7.8	6.5	6.1	5.1	4.2	4.0	3.7	3.5	3.3	7.2	5.2	3.6	3.7	3.9	3.7	3.9
Total Nonfarm Payroll Jobs	857.5	884.3	910.4	935.5	958.7	977.6	992.1	1,017.5	1,046.7	1,075.7	1,036.8	1,077.7	1,138.0	1,175.6	1,196.2	1,182.2	1,200.2
Goods-Producing Sectors	141.2	147.0	154.4	159.7	165.1	162.8	158.9	164.1	169.9	175.0	169.6	171.5	180.3	188.9	193.2	190.5	194.0
Mining, Logging, & Construction	54.1	56.6	61.3	64.9	69.3	68.3	67.6	70.8	72.0	73.8	70.6	71.2	74.9	80.2	85.4	81.9	86.0
Manufacturing	87.1	90.4	93.1	94.8	95.8	94.5	91.3	93.3	97.9	101.3	99.1	100.3	105.3	108.7	107.8	108.7	108.0
Service-Providing Sectors	716.3	737.3	756.0	775.9	793.6	814.8	833.2	853.4	876.8	900.7	867.2	906.3	957.7	986.7	1,003.0	991.6	1,006.2
Wholesale & Retail Trade	138.8	140.6	144.3	148.4	152.9	158.5	162.1	165.3	168.9	170.8	167.9	172.2	178.9	183.7	186.8	184.5	187.9
Wholesale Trade	40.5	41.7	43.5	44.7	45.7	47.7	48.4	49.4	51.9	53.8	52.9	54.9	57.6	60.1	60.5	60.4	60.5
Retail Trade	98.3	98.9	100.8	103.7	107.2	110.8	113.7	115.9	117.0	117.0	115.0	117.3	121.3	123.6	126.3	124.1	127.4
Transportation & Utilities	61.0	62.8	64.1	64.6	69.0	75.8	79.5	83.5	86.0	89.8	93.1	97.6	101.6	102.2	102.1	102.3	102.0
Information	14.7	14.2	13.9	13.6	12.7	11.7	11.5	11.3	11.0	10.6	9.5	9.8	11.0	11.5	12.0	11.6	12.1
Financial Activities	52.2	54.2	55.9	56.1	55.2	55.3	57.8	60.7	63.6	67.5	66.9	69.0	73.9	75.0	76.5	75.3	77.0
Professional & Business Services	95.6	102.4	106.0	110.0	112.5	112.5	113.7	114.1	119.9	125.3	122.3	134.6	150.8	151.5	153.8	152.1	153.3
Education & Health Services	106.7	111.1	114.5	117.9	119.5	124.4	127.5	132.0	134.8	138.1	134.0	137.7	144.0	152.9	155.6	154.1	156.1
Leisure & Hospitality	90.1	93.7	97.8	101.5	105.8	108.6	111.2	114.9	119.0	122.3	103.4	112.9	122.0	130.1	133.9	130.9	135.2
Other Services	32.5	33.2	35.4	37.1	38.3	38.4	38.1	37.8	38.6	41.0	36.5	37.8	39.2	41.3	42.5	41.7	42.5
Government	124.9	125.2	124.2	126.6	127.9	129.7	132.0	133.8	135.0	135.3	133.5	134.6	136.3	138.6	139.8	139.1	140.1
Federal	15.7	15.2	15.2	15.4	14.8	14.9	15.1	15.8	16.3	15.7	16.7	16.8	16.8	17.1	17.2	17.1	17.2
State	12.8	12.8	12.8	12.9	13.0	13.1	13.3	13.1	13.1	13.3	13.4	13.3	13.4	13.3	13.2	13.3	13.2
Local	96.4	97.2	96.2	98.3	100.2	101.7	103.6	104.9	105.6	106.3	103.4	104.4	106.1	108.2	109.4	108.7	109.7

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

Source: U.S. Bureau of Labor Statistics



As of April 1, 2025.

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

					Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Fort Worth HMA	2,136,022	2,507,421	2,737,000	2,859,000	37,150	1.6	45,850	1.8	40,750	1.5
Households										
Fort Worth HMA	772,411	900,181	986,300	1,032,000	12,800	1.5	17,200	1.8	15,250	1.5

Notes: The current date is April 1, 2025. The forecast date is April 1, 2028.  
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of April 1, 2025.

**Table 3. Housing Inventory, Tenure, and Vacancy in the Fort Worth HMA, 2010, 2020, and Current**

	Fort Worth HMA		
	2010	2020	Current
Total Housing Inventory	841,931	958,229	1,062,275
Occupied Units	772,411	900,181	986,300
Owner-Occupied	498,514	554,001	597,600
%	64.5	61.5	60.6
Renter-Occupied	273,897	346,180	388,700
%	35.5	38.5	39.4
Vacant Units	69,520	58,048	75,975
Available Units	46,582	38,094	52,975
For Sale	10,670	7,094	7,875
Rate (%)	2.1	1.3	1.3
For Rent	35,912	31,000	45,100
Rate (%)	11.6	8.2	10.4
Other Vacant	22,938	19,954	23,000

Notes: The current date is April 1, 2025. 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 April 1, 2025.

Table 4. Residential Building Permit Activity in the Fort Worth HMA, 2010 Through March 2025

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															Mar 2024	Mar 2025
Fort Worth HMA																
Total	8,566	8,479	11,469	12,708	14,353	13,396	18,504	21,060	21,088	25,024	24,515	27,294	24,382	19,613	20,806	22,731
Sales	6,983	6,584	7,838	9,446	9,405	9,951	9,914	12,832	13,921	14,305	14,386	16,083	14,635	13,551	13,514	13,424
Rental	1,583	1,895	3,631	3,262	4,948	3,445	8,590	8,228	7,167	10,719	10,129	11,211	9,747	6,062	7,292	9,307

Sources: U.S. Census Bureau, Building Permits Survey; 2010–23—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst



As of April 1, 2025.

Table 5. Median Income in the Fort Worth HMA, 2009, 2019, and 2025

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2025	2009 to 2019	2019 to 2025
Median Family Income	66,000	76,000	106,700	1.4	5.8

Source: Median family income—HUD, Office of Policy Development and Research

