

As of April 1, 2021.

Table 1. Labor Force and Employment in the Fort Worth-Arlington 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	957.9	967.1	983.1	991.8	1,004.2	1,024.8	1,039.4	1,048.3	1,065.3	1,087.6	1,109.9	1,135.9	1,150.7	1,168.1	1,179.7	1,183.1	1,207.8	1,237.7	1,268.6	1,296.2	1,301.3	1,298.1
Resident Employment	923.2	924.7	924.4	929.3	948.2	971.9	989.7	1,003.3	1,014.5	1,003.8	1,018.7	1,047.5	1,076.5	1,097.2	1,119.8	1,133.1	1,158.8	1,191.2	1,224.1	1,253.5	1,258.2	1,194.7
Unemployment	34.7	42.4	58.7	62.5	56.0	53.0	49.7	45.1	50.8	83.8	91.2	88.4	74.2	70.9	59.8	50.0	48.9	46.5	44.5	42.6	43.2	103.4
Unemployment Rate (%)	3.6	4.4	6.0	6.3	5.6	5.2	4.8	4.3	4.8	7.7	8.2	7.8	6.4	6.1	5.1	4.2	4.1	3.8	3.5	3.3	3.3	8.0
Total Nonfarm Payroll Jobs	818.8	821.0	811.7	805.5	818.7	841.0	867.7	893.1	907.7	878.1	873.7	900.8	927.3	952.7	976.1	994.5	1,008.1	1,033.8	1,063.5	1,092.3	1,098.6	1,042.5
Goods-Producing Sectors	163.5	158.8	153.0	149.2	149.4	151.3	159.2	166.1	170.2	150.1	143.7	149.8	157.5	163.1	169.0	166.6	162.1	167.3	173.8	178.9	179.2	171.2
Mining, Logging, & Construction	52.0	52.4	52.0	50.6	51.9	54.9	59.6	65.9	71.7	60.6	55.9	58.7	63.7	67.5	72.3	71.2	70.0	73.2	75.0	76.6	76.5	72.6
Manufacturing	111.6	106.4	101.0	98.6	97.6	96.4	99.6	100.2	98.5	89.5	87.8	91.1	93.8	95.6	96.7	95.3	92.1	94.1	98.8	102.2	102.7	98.6
Service-Providing Sectors	655.3	662.3	658.7	656.4	669.3	689.7	708.5	727.0	737.5	728.0	730.1	751.0	769.8	789.6	807.1	827.9	846.0	866.5	889.7	913.4	919.3	871.3
Wholesale & Retail Trade	142.6	142.6	139.0	134.3	137.3	141.5	145.6	149.1	149.8	143.5	141.5	143.6	147.3	151.4	156.2	162.4	166.1	169.5	173.2	175.2	176.1	174.2
Wholesale Trade	40.1	40.4	39.2	39.0	39.8	40.6	42.0	44.1	45.0	42.1	40.9	42.2	44.0	45.2	46.3	48.4	49.1	50.0	52.5	54.6	54.8	53.3
Retail Trade	102.5	102.2	99.8	95.3	97.5	100.9	103.6	105.0	104.8	101.4	100.6	101.4	103.3	106.2	109.9	114.0	117.0	119.5	120.7	120.6	121.3	120.9
Transportation & Utilities	66.5	67.7	64.4	61.1	61.3	61.9	63.5	65.5	66.1	62.7	62.3	64.2	65.5	66.0	70.3	76.6	80.2	83.8	86.1	90.1	91.4	91.9
Information	19.6	20.5	19.2	18.2	18.0	17.4	16.7	16.6	16.4	15.7	14.8	14.4	14.0	13.8	12.9	11.9	11.7	11.5	11.2	10.8	10.8	9.4
Financial Activities	43.3	46.3	47.4	47.3	47.3	49.2	49.4	50.3	51.2	51.8	53.0	54.9	56.7	56.9	56.0	56.1	58.5	61.5	64.5	68.3	68.5	67.5
Professional & Business Services	88.9	87.0	84.3	85.8	89.0	94.8	100.4	105.6	104.8	96.7	95.9	102.4	106.0	109.8	111.7	111.1	111.8	112.4	117.7	122.3	123.6	118.7
Education & Health Services	79.4	81.3	83.8	85.7	87.2	91.2	95.0	98.2	102.2	106.0	109.0	113.5	117.0	120.5	122.1	127.1	130.3	134.9	137.9	141.2	142.1	135.4
Leisure & Hospitality	76.8	77.6	78.0	78.2	81.3	83.1	85.4	88.7	90.9	92.0	92.4	96.0	100.2	103.9	108.2	111.1	113.8	117.6	121.7	125.2	125.8	101.6
Other Services	33.7	33.4	33.7	34.0	34.2	34.2	34.5	34.4	34.2	33.6	33.3	34.1	36.2	37.9	39.1	39.2	38.9	38.6	39.5	42.0	42.3	36.6
Government	104.5	106.0	108.8	111.8	113.8	116.4	117.9	118.8	121.8	126.0	127.8	128.0	127.0	129.4	130.7	132.5	134.8	136.6	137.9	138.4	138.7	136.1
Federal	14.4	14.1	14.6	15.3	15.5	15.8	17.0	15.7	14.8	14.9	15.8	15.3	15.3	15.5	14.9	15.0	15.2	15.9	16.4	15.9	15.8	17.1
State	9.7	10.0	10.2	10.2	10.1	10.4	10.7	11.6	11.8	12.5	12.9	12.9	12.9	13.0	13.1	13.2	13.4	13.2	13.2	13.4	13.5	13.2
Local	80.4	81.9	84.0	86.3	88.2	90.2	90.2	91.5	95.2	98.6	99.2	99.8	98.8	100.9	102.8	104.3	106.2	107.5	108.3	109.1	109.4	105.8

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 Fort Worth-Arlington 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										
Fort Worth-Arlington HMA	1,758,227	2,195,694	2,614,000	2,720,000	43,750	2.2	38,050	1.6	35,050	1.3
Households										
Fort Worth-Arlington HMA	644,423	796,284	936,900	976,200	15,200	2.1	12,800	1.5	13,100	1.4

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 Fort Worth-Arlington HMA, 2000, 2010, and Current

	Fort Worth-Arlington HMA		
	2000	2010	Current
Total Housing Inventory	687,280	870,556	1,004,000
Occupied Units	644,423	796,284	936,900
Owner-Occupied	413,085	517,075	598,000
%	64.1	64.9	63.8
Renter-Occupied	231,338	279,209	338,900
%	35.9	35.1	36.2
Vacant Units	42,857	74,272	66,650
Available Units	25,815	48,245	34,175
For Sale	6,587	11,287	7,875
Rate (%)	1.6	2.1	1.3
For Rent	19,228	36,958	26,300
Rate (%)	7.7	11.7	7.2
Other Vacant	17,042	26,027	32,500

Note: The current date is April 1, 2021.

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 Fort Worth-Arlington 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
Fort Worth-Arlington HMA																							
Total	17,751	16,949	17,535	18,132	20,803	23,514	20,412	15,416	11,853	7,675	6,363	6,461	8,759	9,699	11,334	10,459	14,881	17,440	16,727	22,375	22,192	22,333	22,003
Sales	10,583	12,266	13,546	14,029	16,301	18,119	15,817	10,639	7,144	5,459	4,902	4,663	5,543	6,673	6,641	7,033	6,996	9,073	10,142	10,013	12,385	10,608	12,349
Rental	7,168	4,683	3,989	4,103	4,502	5,395	4,595	4,777	4,709	2,216	1,461	1,798	3,216	3,026	4,693	3,426	7,885	8,367	6,585	12,362	9,807	11,725	9,654

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2019 final data and analyst estimates; 2020 and 2021 preliminary data and estimates by the analyst



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Table 5. Median Income in the Fort Worth-Arlington HMA, 1999, 2009, and 2021

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2021	1999 to 2009	2009 to 2021
Median Family Income	55,300	66,000	80,800	1.8	1.7

Source: Median Family Income—HUD, Office of Policy Development and Research

