

As of April 1, 2023.

Table 1. Labor Force and Employment in the Fort Worth HMA, 2000 Through March 2023

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
																								March 2022	March 2023
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	1,228.7	1,259.5	1,285.5	1,293.8	1,335.5	1,373.2	1,345.7	1,385.5
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	1,182.4	1,215.2	1,243.1	1,200.3	1,265.9	1,324.1	1,283.7	1,335.6
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	46.2	44.3	42.4	93.5	69.5	49.2	62.0	49.9
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	7.2	5.2	3.6	4.6	3.6
Total Nonfarm Payroll Jobs	818.8	821.0	811.7	805.8	819.1	841.6	868.7	894.3	908.7	878.8	874.7	902.2	928.7	954.3	978.3	997.2	1,011.3	1,037.0	1,067.0	1,096.5	1,056.3	1,097.7	1,160.8	1,113.7	1,175.5
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	172.7	174.6	183.9	176.5	186.2
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	72.6	73.3	77.3	74.2	78.3
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	100.0	101.3	106.6	102.3	107.9
Service-Providing Sectors	655.3	662.3	658.7	656.6	669.7	690.3	709.5	728.2	738.5	728.7	731.1	752.4	771.2	791.3	809.3	830.6	849.2	869.7	893.2	917.6	883.7	923.2	976.9	937.2	989.3
Wholesale & Retail Trade	142.6	142.6	139.0	134.3	137.3	141.5	145.6	149.1	149.9	143.6	141.5	143.5	147.2	151.5	156.1	161.8	165.4	168.7	172.3	174.3	171.4	175.6	181.6	176.7	183.6
Wholesale Trade	40.1	40.4	39.2	39.0	39.8	40.6	42.0	44.1	45.0	42.1	40.8	42.0	43.8	45.1	46.1	48.2	48.8	49.8	52.3	54.3	53.4	55.3	58.0	55.9	58.7
Retail Trade	102.5	102.2	99.8	95.3	97.5	100.9	103.6	105.0	104.9	101.5	100.7	101.5	103.4	106.4	110.0	113.6	116.6	118.9	120.0	120.0	118.0	120.3	123.6	120.8	124.9
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	70.4	77.1	80.8	84.7	87.1	91.0	94.3	98.8	103.4	100.3	104.1
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	9.6	9.9	11.1	10.2	11.3
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	67.7	69.8	75.0	71.1	76.0
Professional & Business Services	88.9	87.0	84.3	86.0	89.4	95.4	101.5	106.7	105.8	97.4	96.9	103.8	107.4	111.5	113.9	113.8	115.0	115.5	121.2	126.6	123.7	136.1	153.6	141.2	156.8
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	137.0	140.6	147.2	141.7	148.7
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	105.9	115.8	125.4	118.9	127.5
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	37.5	38.8	40.1	39.0	40.8
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	136.6	137.7	139.6	138.2	140.5
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	16.9	17.0	16.9	17.0	17.0
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	13.5	13.5	13.5	13.5
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	106.2	107.3	109.2	107.7	110.1

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

Source: U.S. Bureau of Labor Statistics



As of April 1, 2023.

Table 2. Population and Household Trends in the Fort Worth 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 HMA	1,758,227	2,195,694	2,697,000	2,808,000	43,750	2.2	38,600	1.6	36,950	1.4
Households										
Fort Worth HMA	644,423	796,284	974,400	1,017,000	15,200	2.1	13,700	1.6	14,200	1.4

Notes: The current date is April 1, 2023. The forecast date is April 1, 2026.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



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

	Fort Worth HMA		
	2000	2010	Current
Total Housing Inventory	687,280	870,556	1,044,900
Occupied Units	644,423	796,284	974,400
Owner-Occupied	413,085	517,075	610,500
%	64.1	64.9	62.7
Renter-Occupied	231,338	279,209	363,900
%	35.9	35.1	37.3
Vacant Units	42,857	74,272	70,500
Available Units	25,815	48,245	41,000
For Sale	6,587	11,287	8,050
Rate (%)	1.6	2.1	1.3
For Rent	19,228	36,958	32,950
Rate (%)	7.7	11.7	8.3
Other Vacant	17,042	26,027	29,500

Notes: The current date is April 1, 2023. 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



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Table 4. Residential Building Permit Activity in the Fort Worth HMA, 2000 Through March 2023

Type of Building Permit																							12 Months Ending		
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	March 2022	March 2023
Forth Worth HMA																									
Total	18,637	17,043	17,593	17,900	20,929	23,762	20,142	15,334	11,885	7,822	6,390	6,896	9,598	9,974	11,917	10,589	16,307	17,037	18,085	21,104	21,268	24,781	22,002	24,087	19,107
Sales	10,591	12,266	13,546	14,344	16,335	18,115	15,580	10,660	7,467	5,433	4,902	4,663	5,543	6,673	6,641	7,033	6,996	9,109	10,142	9,875	12,424	13,585	12,496	13,313	10,909
Rental	8,046	4,777	4,047	3,556	4,594	5,647	4,562	4,674	4,418	2,389	1,488	2,233	4,055	3,301	5,276	3,556	9,311	7,928	7,943	11,229	8,844	11,196	9,506	10,774	8,198

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2022—final data and estimates by the analyst; 2023—preliminary data and estimates by the analyst



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Table 5. Median Income in the Fort Worth HMA, 1999, 2009, and 2023

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2023	1999 to 2009	2009 to 2023
Median Family Income	55,300	66,000	97,700	1.8	2.8

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

