

Table 1. Labor Force and Employment in the Houston HMA, 2000 Through December 2013

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														December 2012	December 2013
Labor Force	2,386.6	2,435.8	2,519.9	2,557.8	2,577.3	2,609.2	2,666.4	2,708.4	2,776.1	2,855.3	2,928.7	2,985.9	3,038.4	3,038.4	3,101.8
Resident employment	2,283.6	2,322.1	2,367.6	2,385.2	2,417.1	2,464.1	2,533.0	2,592.3	2,641.9	2,640.9	2,680.5	2,742.8	2,832.7	2,832.7	2,911.0
Unemployment	103.0	113.6	152.3	172.5	160.3	145.2	133.5	116.1	134.2	214.5	248.2	243.1	205.6	205.6	190.7
Unemployment rate (%)	4.3	4.7	6.0	6.7	6.2	5.6	5.0	4.3	4.8	7.5	8.5	8.1	6.8	6.8	6.1
Total nonfarm payroll jobs	2,250.6	2,289.6	2,284.5	2,270.3	2,285.8	2,350.0	2,447.5	2,547.8	2,601.5	2,532.8	2,527.5	2,592.1	2,691.4	2,691.4	2,786.3
Goods-producing sectors	461.6	473.7	461.4	444.6	436.8	453.4	485.0	517.8	534.2	489.5	469.7	488.2	521.8	521.8	543.8
Mining, logging, & construction	230.0	239.9	239.7	234.6	228.9	241.2	261.6	284.4	291.9	263.8	252.4	260.4	278.6	278.6	292.9
Manufacturing	231.6	233.8	221.6	210.1	207.9	212.2	223.4	233.4	242.3	225.7	217.3	227.8	243.2	243.2	250.9
Service-providing sectors	1,788.9	1,815.9	1,823.1	1,825.7	1,849.1	1,896.6	1,962.5	2,030.0	2,067.3	2,043.2	2,057.7	2,103.9	2,169.6	2,169.6	2,242.5
Trade	366.4	368.1	365.7	358.1	361.2	368.6	380.9	395.6	404.8	395.2	393.6	405.8	419.2	419.2	437.8
Wholesale trade	118.2	119.5	118.2	117.7	118.9	122.9	129.0	134.2	138.7	132.1	131.2	136.6	144.3	144.3	151.1
Retail trade	248.2	248.6	247.5	240.4	242.3	245.7	251.9	261.4	266.1	263.1	262.4	269.2	274.9	274.9	286.6
Transportation & utilities	120.5	122.4	118.2	112.8	111.9	115.6	119.5	124.1	127.5	123.2	122.9	125.3	128.3	128.3	132.6
Information	47.4	46.3	40.9	38.6	37.3	36.2	36.1	36.9	36.4	34.3	32.1	31.6	31.5	31.5	32.4
Financial activities	132.8	134.2	132.6	133.9	136.8	138.6	140.6	144.0	144.1	138.9	136.0	137.5	139.8	139.8	141.5
Professional & business services	315.1	319.2	311.3	306.6	315.0	335.4	358.0	376.7	383.2	358.8	360.5	382.0	405.9	405.9	420.5
Education & health services	223.2	231.3	242.3	249.0	254.2	262.0	270.6	280.2	284.7	296.5	308.6	315.5	327.6	327.6	342.2
Leisure & hospitality	183.6	188.0	192.5	197.9	204.0	208.6	218.6	228.2	232.5	234.5	234.6	242.7	257.3	257.3	269.4
Other services	90.9	92.4	93.0	95.6	93.7	92.2	93.4	92.4	92.0	91.8	90.8	92.2	95.5	95.5	94.9
Government	309.1	314.0	326.6	333.2	335.1	339.4	344.9	352.2	362.2	370.2	378.7	371.3	364.5	364.5	371.3
Federal	29.0	27.4	27.3	27.8	27.7	28.0	28.1	28.4	29.1	29.2	30.5	27.8	27.3	27.3	27.5
State	61.6	62.6	65.5	66.7	67.1	67.6	68.4	70.0	70.1	68.9	71.8	71.5	70.9	70.9	71.5
Local	218.6	223.9	233.8	238.6	240.3	243.8	248.4	253.8	263.0	272.1	276.5	272.0	266.3	266.3	272.4

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Houston HMA, 2000 to January 1, 2017

					Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
	2000	2010	Current	Forecast						
Population										
Houston HMA	4,715,407	5,946,800	6,402,000	6,771,000	123,100	2.3	121,400	2.0	123,000	1.9
Harris County submarket	3,400,578	4,092,459	4,365,000	4,581,000	69,200	1.9	72,700	1.7	72,000	1.6
Northeast submarket	412,199	592,869	652,700	702,500	18,050	3.7	15,950	2.6	16,600	2.5
Southwest submarket	902,630	1,261,472	1,385,000	1,487,000	35,900	3.4	32,950	2.5	34,000	2.4
Households										
Houston HMA	1,656,799	2,072,625	2,230,300	2,357,000	41,600	2.3	42,050	2.0	42,100	1.9
Harris County submarket	1,205,516	1,435,155	1,529,200	1,602,000	22,950	1.8	25,050	1.7	24,450	1.6
Northeast submarket	144,328	209,651	231,000	248,900	6,525	3.8	5,700	2.6	5,975	2.5
Southwest submarket	306,955	427,819	470,100	505,200	12,100	3.4	11,300	2.5	11,650	2.4

Notes: Numbers may not add to totals because of rounding. Current date: January 1, 2014. Forecast date: January 1, 2017. Rates of change are calculated on a compound basis.

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

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

	Houston HMA			Harris County Submarket			Northeast Submarket			Southwest Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	1,799,627	2,308,205	2,416,000	1,298,130	1,598,698	1,650,000	160,985	232,884	251,300	340,512	476,623	514,500
Occupied units	1,656,799	2,072,625	2,230,300	1,205,516	1,435,155	1,529,200	144,328	209,651	231,000	306,955	427,819	470,100
Owners	1,008,692	1,294,913	1,368,100	666,940	814,810	843,600	114,276	158,028	171,200	227,476	322,075	353,300
%	60.9	62.5	61.3	55.3	56.8	55.2	79.2	75.4	74.1	74.1	75.3	75.2
Renters	648,107	777,712	862,200	538,576	620,345	685,500	30,052	51,623	59,850	79,479	105,744	116,800
%	39.1	37.5	38.7	44.7	43.2	44.8	20.8	24.6	25.9	25.9	24.7	24.8
Vacant units	142,828	235,580	185,700	92,614	163,543	121,100	16,657	23,233	20,300	33,557	48,804	44,350
Available units	82,014	149,219	102,800	61,897	118,204	77,100	5,819	9,136	6,800	14,298	21,879	18,850
For sale	16,957	29,385	25,550	10,259	19,077	15,450	2,217	2,979	2,775	4,481	7,329	7,275
Rate (%)	1.7	2.2	1.8	1.5	2.3	1.8	1.9	1.9	1.6	1.9	2.2	2.0
For rent	65,057	119,834	77,200	51,638	99,127	61,650	3,602	6,157	4,025	9,817	14,550	11,550
Rate (%)	9.1	13.4	8.2	8.7	13.8	8.3	10.7	10.7	6.3	11.0	12.1	9.0
Other vacant	60,814	86,361	83,000	30,717	45,339	44,000	10,838	14,097	13,500	19,259	26,925	25,500

Notes: Numbers may not add to totals because of rounding. Current date: January 1, 2014.

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

Table 4. Residential Building Permit Activity in the Houston HMA, 2000 Through December 2013

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														December 2012	December 2013
Houston HMA															
Total	36,025	37,714	47,092	58,814	56,037	62,100	71,719	63,274	42,728	27,327	27,452	31,271	43,288	43,290	50,900
Single-family	28,180	30,496	34,685	42,053	45,103	51,205	55,162	42,217	28,192	22,369	22,330	22,889	28,628	28,625	33,975
Multifamily	7,845	7,218	12,407	16,761	10,934	10,895	16,557	21,057	14,536	4,958	5,122	8,382	14,660	14,665	16,925
Harris County submarket															
Total	24,565	26,420	34,339	40,983	36,395	41,481	46,455	40,238	27,877	14,143	15,039	17,338	27,152	27,150	30,400
Single-family	18,244	20,122	23,052	26,450	28,020	32,465	33,023	23,985	14,823	11,591	11,057	11,107	14,550	14,550	16,400
Multifamily	6,321	6,298	11,287	14,533	8,375	9,016	13,432	16,253	13,054	2,552	3,982	6,231	12,602	12,600	14,000
Northeast submarket															
Total	4,730	4,661	5,538	7,003	7,822	8,248	9,549	8,319	4,997	3,941	3,429	4,487	4,995	5,000	6,850
Single-family	4,600	4,541	5,002	6,269	6,868	7,393	8,081	5,782	4,143	3,261	3,144	3,265	3,829	3,825	5,475
Multifamily	130	120	536	734	954	855	1,468	2,537	854	680	285	1,222	1,166	1,175	1,375
Southwest submarket															
Total	6,730	6,633	7,215	10,828	11,820	12,371	15,715	14,717	9,854	9,243	8,984	9,446	11,141	11,140	13,650
Single-family	5,336	5,833	6,631	9,334	10,215	11,347	14,058	12,450	9,226	7,517	8,129	8,517	10,249	10,250	12,100
Multifamily	1,394	800	584	1,494	1,605	1,024	1,657	2,267	628	1,726	855	929	892	890	1,550

Note: Numbers may not add to totals because of rounding.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Houston HMA, 1999, 2009, and 2012

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2012	1999 to 2009	2009 to 2012
Median Family Income	54,100	63,800	66,900	1.7	1.6
Median household income	NA	54,146	55,910	NA	1.1

NA = data not available.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; median household income—U.S. Census Bureau, 2009 and 2012 American Community Survey 1-year data