

Table 1. Labor Force and Employment in the Houston HMA, 2000 Through March 2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			March 2017	March 2018
Labor force	2,383.3	2,429.4	2,497.5	2,536.2	2,553.3	2,592.9	2,659.7	2,703.1	2,769.3	2,831.5	2,970.3	3,041.2	3,112.3	3,182.6	3,239.7	3,255.2	3,293.1	3,326.2	3,302.0	3,342.0
Resident employment	2,282.4	2,317.5	2,346.9	2,365.9	2,396.8	2,447.9	2,527.6	2,589.3	2,639.0	2,617.1	2,724.8	2,803.6	2,906.8	2,990.9	3,079.5	3,105.4	3,119.4	3,161.4	3,122.3	3,183.3
Unemployment	100.9	111.9	150.6	170.3	156.6	145.0	132.1	113.8	130.3	214.4	245.5	237.5	205.4	191.7	160.2	149.8	173.6	164.8	179.7	158.7
Unemployment rate (%)	4.2	4.6	6.0	6.7	6.1	5.6	5.0	4.2	4.7	7.6	8.3	7.8	6.6	6.0	4.9	4.6	5.3	5.0	5.4	4.7
Total nonfarm payroll jobs	2,281.4	2,320.0	2,314.6	2,300.6	2,317.7	2,383.7	2,482.9	2,585.1	2,640.8	2,570.3	2,566.1	2,633.2	2,737.7	2,840.1	2,939.3	2,992.8	2,992.3	3,021.3	2,993.9	3,038.2
Goods-producing sectors	468.2	480.5	467.3	449.2	440.4	456.9	488.6	521.2	536.7	491.5	471.9	491.0	524.3	549.1	571.7	562.5	522.8	513.3	515.8	517.5
Mining, logging, and construction	236.2	246.4	245.6	239.4	233.4	245.6	266.2	289.0	295.9	267.4	256.1	264.5	282.1	299.6	315.9	316.6	299.9	294.0	295.9	297.1
Manufacturing	232.0	234.0	221.7	209.8	207.1	211.2	222.3	232.3	240.8	224.1	215.8	226.5	242.2	249.6	255.8	245.9	222.8	219.3	219.9	220.4
Service-providing sectors	1,813.3	1,839.5	1,847.3	1,851.4	1,877.3	1,926.8	1,994.4	2,063.9	2,104.1	2,078.8	2,094.1	2,142.2	2,213.4	2,291.0	2,367.6	2,430.3	2,469.5	2,508.1	2,478.1	2,520.7
Wholesale and retail trade	368.6	370.6	368.4	361.7	365.2	372.6	385.0	400.0	409.6	399.9	398.7	412.1	428.0	443.1	457.9	468.7	470.6	475.4	471.3	477.9
Wholesale trade	118.9	120.4	119.3	119.6	121.2	125.2	131.3	137.0	141.8	135.1	134.4	140.4	149.6	157.0	164.9	168.3	163.5	165.2	162.7	166.3
Retail trade	249.7	250.2	249.1	242.1	244.0	247.4	253.7	263.0	267.8	264.8	264.3	271.7	278.4	286.1	293.0	300.4	307.1	310.2	308.6	311.6
Transportation and utilities	121.3	122.9	118.9	113.5	112.6	116.2	120.1	124.9	128.6	124.3	123.9	126.6	129.6	132.9	137.0	140.9	140.3	142.2	140.6	142.7
Information	48.0	46.9	41.4	39.1	37.8	36.7	36.6	37.4	36.9	34.7	32.6	32.2	32.3	33.1	32.6	32.1	32.5	32.1	32.6	31.9
Financial activities	133.7	135.1	133.6	135.1	138.0	139.9	142.0	145.6	145.8	140.7	138.0	139.5	142.2	145.1	148.1	151.4	155.7	159.0	156.6	160.0
Professional and business services	324.5	327.8	319.7	315.4	325.9	348.1	371.5	391.1	399.2	374.3	376.2	398.6	427.2	447.4	465.1	474.1	472.6	481.4	472.8	487.6
Education and health services	223.3	231.4	242.5	249.2	254.6	262.4	271.3	281.2	286.2	297.5	309.2	315.5	326.8	339.1	350.8	365.9	377.1	384.2	379.7	384.6
Leisure and hospitality	184.1	188.6	192.9	198.3	204.4	209.0	219.0	228.6	232.9	234.9	235.0	243.1	256.7	271.3	285.6	299.5	311.7	317.7	313.1	318.8
Other services	93.9	95.5	96.2	98.8	96.8	95.4	96.6	95.5	95.2	94.9	94.0	95.5	99.0	102.8	107.3	108.1	108.5	109.4	108.7	109.7
Government	315.8	320.7	333.7	340.4	342.2	346.6	352.3	359.8	369.7	377.6	386.5	379.1	371.6	376.2	383.3	389.6	400.5	406.8	402.8	407.7
Federal	29.0	27.4	27.3	27.8	27.7	28.0	28.1	28.4	29.1	29.2	30.6	27.9	27.5	27.7	27.7	27.8	28.4	28.9	28.6	29.0
State	68.9	70.2	73.4	74.8	75.1	75.7	76.6	78.4	78.5	77.2	80.4	80.1	79.6	80.5	80.7	80.6	83.4	85.2	84.2	85.6
Local	217.9	223.1	233.0	237.8	239.4	242.9	247.5	252.9	262.1	271.2	275.6	271.1	264.5	268.1	274.9	281.2	288.8	292.6	290.0	293.1

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 Forecast

					Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					2000	2010	Current	Forecast	Number	Rate (%)
Population										
Houston HMA	4,693,161	5,920,416	6,976,000	7,358,000	122,700	2.4	131,900	2.1	127,300	1.8
Central Submarket	3,400,578	4,092,459	4,692,000	4,890,000	69,200	1.9	74,950	1.7	66,000	1.4
Southern Submarket	846,377	1,189,850	1,491,000	1,608,000	34,350	3.5	37,650	2.9	39,000	2.6
Northern Submarket	446,206	638,107	793,400	860,200	19,200	3.6	19,400	2.8	22,250	2.7
Households										
Houston HMA	1,648,148	2,062,529	2,423,800	2,554,000	41,450	2.3	45,150	2.0	43,400	1.8
Central Submarket	1,205,516	1,435,155	1,649,500	1,720,000	22,950	1.8	26,800	1.8	23,500	1.4
Southern Submarket	287,651	402,942	498,900	536,700	11,550	3.4	12,000	2.7	12,600	2.5
Northern Submarket	154,981	224,432	275,200	297,300	6,950	3.8	6,350	2.6	7,375	2.6

Notes: Numbers may not add to totals because of rounding. The current date: is April 1, 2018. The forecast date: April 1, 2021. Rates of change are calculated on a compound basis.
Sources: 2000 and 2010—U.S. Census; current and forecast—estimates by analyst

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

	Houston HMA			Central Submarket			Southern Submarket			Northern Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	1,788,107	2,295,018	2,628,000	1,298,130	1,598,698	1,784,000	318,352	447,858	546,500	171,625	248,462	297,700
Occupied units	1,648,148	2,062,529	2,423,800	1,205,516	1,435,155	1,649,500	287,651	402,942	498,900	154,981	224,432	275,200
Owner-occupied	1,001,101	1,286,423	1,444,000	666,940	814,810	886,600	213,072	304,170	361,800	121,089	167,443	195,400
%	60.7	62.4	59.6	55.3	56.8	53.7	74.1	75.5	72.5	78.1	74.6	71.0
Renter-occupied	647,047	776,106	979,800	538,576	620,345	762,900	74,579	98,772	137,100	33,892	56,989	79,800
%	39.3	37.6	40.4	44.7	43.2	46.3	25.9	24.5	27.5	21.9	25.4	29.0
Vacant units	139,959	232,489	204,900	92,614	163,543	134,800	30,701	44,916	47,600	16,644	24,030	22,450
Available units	81,586	148,912	124,200	61,897	118,204	92,600	13,597	20,742	21,050	6,092	9,966	10,550
For sale	16,685	29,208	27,400	10,259	19,077	17,150	4,249	6,925	6,625	2,177	3,206	3,575
Rate (%)	1.6	2.2	1.9	1.5	2.3	1.9	2.0	2.2	1.8	1.8	1.9	1.8
For rent	64,901	119,704	96,800	51,638	99,127	75,450	9,348	13,817	14,400	3,915	6,760	6,950
Rate (%)	9.1	13.4	9.0	8.7	13.8	9.0	11.1	12.3	9.5	10.4	10.6	8.0
Other vacant	58,373	83,577	80,700	30,717	45,339	42,150	17,104	24,174	26,600	10,552	14,064	11,950

Notes: Numbers may not add to totals because of rounding. The current date is April 1, 2018.

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

Table 4. Residential Building Permit Activity in the Houston HMA, 2000 Through March 2018

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		March 2017	March 2018
Houston HMA																			
Total	39,189	41,732	53,425	64,968	60,890	66,089	72,098	68,140	45,967	29,122	28,789	33,841	45,377	52,520	66,219	62,964	48,828	47,750	45,070
Single-family	28,169	30,490	34,685	42,040	45,092	51,202	55,159	42,217	28,188	22,369	22,328	22,887	28,621	34,539	38,319	36,786	35,367	35,600	38,175
Multifamily	11,020	11,242	18,740	22,928	15,798	14,887	16,939	25,923	17,779	6,753	6,461	10,954	16,756	17,981	27,900	26,178	13,461	12,150	6,895
Central submarket																			
Total	25,791	28,549	38,670	45,725	39,427	42,745	46,455	43,060	27,972	15,938	15,208	19,428	27,154	30,998	41,221	35,214	25,136	24,900	23,125
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	16,986	18,533	16,721	15,511	15,950	17,050
Multifamily	7,547	8,427	15,618	19,275	11,407	10,280	13,432	19,075	13,149	4,347	4,151	8,321	12,604	14,012	22,688	18,493	9,625	8,950	6,075
Southern submarket																			
Total	8,082	7,132	8,952	12,000	11,967	14,247	15,808	15,835	12,779	9,173	10,048	9,862	11,837	14,590	17,067	18,352	17,043	16,200	14,780
Single-family	5,201	5,782	6,555	9,234	10,141	11,234	13,929	12,336	9,183	7,481	8,102	8,495	10,220	12,054	13,569	14,443	14,895	14,500	14,250
Multifamily	2,881	1,350	2,397	2,766	1,826	3,013	1,879	3,499	3,596	1,692	1,946	1,367	1,617	2,536	3,498	3,909	2,148	1,700	530
Northern submarket																			
Total	5,316	6,051	5,803	7,243	9,496	9,097	9,835	9,245	5,216	4,011	3,533	4,551	6,386	6,932	7,931	9,398	6,649	6,650	7,165
Single-family	4,724	4,586	5,078	6,356	6,931	7,503	8,207	5,896	4,182	3,297	3,169	3,285	3,851	5,499	6,217	5,622	4,961	5,150	6,875
Multifamily	592	1,465	725	887	2,565	1,594	1,628	3,349	1,034	714	364	1,266	2,535	1,433	1,714	3,776	1,688	1,500	290

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2016 final data and analyst estimates; 2017–2018 preliminary data and analyst estimates

Table 5. Median Income in the Houston HMA, 1999, 2009, and 2016

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2016	1999 to 2009	2009 to 2016
Median Family Income	NA	NA	69,200	NA	NA
Median household income	NA	NA	61,708	NA	NA

NA = data not available

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 Median household income—2000 Census; 2009 and 2016 Median household income—U.S. Census Bureau, American Community Survey 1-year data, 2009 and 2016