

As of October 1, 2023.

**Table 1. Labor Force and Employment in the Houston-The Woodlands-Sugar Land HMA, 2010 Through September 2023**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
														September 2022	September 2023
Labor Force	2,974.8	3,040.0	3,104.6	3,176.1	3,235.0	3,259.3	3,300.5	3,309.3	3,356.5	3,399.1	3,404.8	3,442.1	3,509.6	3,494.9	3,586.0
Resident Employment	2,727.4	2,794.8	2,901.0	2,983.3	3,072.7	3,108.0	3,126.0	3,142.2	3,209.9	3,269.3	3,109.5	3,224.4	3,361.9	3,339.1	3,429.7
Unemployment	247.4	245.2	203.7	192.8	162.3	151.4	174.5	167.1	146.6	129.8	295.3	217.7	147.6	155.7	156.3
Unemployment Rate (%)	8.3	8.1	6.6	6.1	5.0	4.6	5.3	5.1	4.4	3.8	8.7	6.3	4.2	4.5	4.4
Total Nonfarm Payroll Jobs	2,567.4	2,634.6	2,738.2	2,840.2	2,939.3	2,992.9	2,992.1	3,019.9	3,087.5	3,159.6	3,000.6	3,072.9	3,246.4	3,208.7	3,335.4
Goods-Producing Sectors	471.3	490.4	523.6	548.5	571.0	561.9	522.1	511.6	530.0	552.1	503.0	482.6	511.8	504.7	520.2
Mining, Logging, & Construction	256.1	264.5	282.1	299.6	315.9	316.6	299.9	291.7	301.5	316.1	283.4	269.7	287.9	283.8	290.1
Manufacturing	215.1	225.9	241.5	248.9	255.1	245.3	222.1	219.8	228.5	236.0	219.7	213.0	224.0	220.9	230.1
Service-Providing Sectors	2,096.2	2,144.2	2,214.5	2,291.7	2,368.3	2,431.0	2,470.1	2,508.4	2,557.6	2,607.6	2,497.6	2,590.3	2,734.6	2,704.0	2,815.2
Wholesale & Retail Trade	399.6	413.1	428.0	442.6	457.4	468.2	469.6	472.0	477.0	475.7	454.9	467.6	484.4	480.9	495.7
Wholesale Trade	134.9	140.9	149.0	155.9	163.7	167.0	161.6	162.5	167.4	170.6	161.1	160.7	169.5	166.9	176.4
Retail Trade	264.7	272.2	279.0	286.7	293.7	301.2	308.0	309.5	309.6	305.1	293.8	306.9	314.9	314.0	319.4
Transportation & Utilities	123.6	126.2	129.3	132.5	136.6	140.6	139.8	142.5	148.0	154.3	158.8	167.4	184.9	181.8	193.0
Information	32.6	32.2	32.3	33.1	32.6	32.1	32.5	32.1	31.8	32.5	29.2	29.8	32.7	32.3	33.2
Financial Activities	138.1	139.6	142.3	145.2	148.2	151.5	156.0	160.4	164.0	166.6	164.8	169.3	178.9	176.5	184.5
Professional & Business Services	377.6	399.9	428.5	448.8	466.5	475.5	474.3	482.8	495.2	508.1	489.5	505.6	538.8	531.9	556.4
Education & Health Services	309.3	315.6	326.9	339.1	350.8	366.0	377.1	385.4	394.1	404.4	396.8	408.6	425.7	420.8	443.7
Leisure & Hospitality	235.0	243.1	256.7	271.3	285.6	299.5	311.7	316.6	325.1	334.3	281.4	309.9	339.0	334.0	347.4
Other Services	94.0	95.5	99.0	102.8	107.3	108.2	108.5	109.9	112.7	116.1	103.9	110.2	118.2	117.4	118.1
Government	386.5	379.1	371.6	376.2	383.3	389.6	400.5	406.6	409.9	415.5	418.3	421.9	432.2	428.4	443.2
Federal	30.6	27.9	27.5	27.7	27.7	27.8	28.4	28.9	29.1	30.1	31.7	31.2	32.2	32.0	33.1
State	80.4	80.1	79.6	80.5	80.7	80.6	83.4	85.1	85.9	88.3	92.1	90.7	92.1	91.0	95.1
Local	275.6	271.1	264.5	268.1	274.9	281.2	288.8	292.7	294.9	297.2	294.5	300.0	307.9	305.4	314.9

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.  
Source: U.S. Bureau of Labor Statistics



As of October 1, 2023.

**Table 2. Population and Household Trends in the Houston-The Woodlands-Sugar Land HMA, 2010 to Forecast**

					Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Houston-The Woodlands-Sugar Land HMA	5,920,416	7,122,240	7,541,600	7,972,000	120,150	1.9	119,900	1.6	143,450	1.9
Central Submarket	4,092,459	4,731,145	4,871,000	5,047,000	63,850	1.5	40,050	0.8	58,500	1.2
Southern Submarket	1,189,850	1,545,492	1,694,000	1,831,000	35,550	2.6	42,400	2.7	45,700	2.6
Northern Submarket	638,107	845,603	976,600	1,094,000	20,750	2.9	37,450	4.2	39,250	3.9
Households										
Houston-The Woodlands-Sugar Land HMA	2,062,529	2,509,945	2,718,450	2,884,000	44,725	2.0	59,600	2.3	55,150	2.0
Central Submarket	1,435,155	1,692,730	1,781,200	1,854,000	25,750	1.7	25,300	1.5	24,250	1.3
Southern Submarket	402,942	523,411	589,500	639,300	12,050	2.7	18,900	3.5	16,600	2.7
Northern Submarket	224,432	293,804	347,750	390,700	6,925	2.7	15,400	4.9	14,300	4.0

Notes: The current date is October 1, 2023. The forecast date is October 1, 2026.

Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of October 1, 2023.

**Table 3. Housing Inventory, Tenure, and Vacancy in the Houston-The Woodlands-Sugar Land HMA, 2010, 2020, and Current**

	Houston-The Woodlands-Sugar Land HMA			Central Submarket			Southern Submarket			Northern Submarket		
	2010	2020	Current	2010	2020	Current	2010	2020	Current	2010	2020	Current
Total Housing Inventory	2,295,018	2,740,182	2,961,950	1,598,698	1,842,683	1,939,250	447,858	575,594	644,850	248,462	321,905	377,850
Occupied Units	2,062,529	2,509,945	2,718,450	1,435,155	1,692,730	1,781,200	402,942	523,411	589,500	224,432	293,804	347,750
Owner-Occupied	1,286,423	1,501,223	1,613,300	814,810	902,441	932,000	304,170	383,863	429,500	167,443	214,919	251,800
%	62.4	59.8	59.3	56.8	53.3	52.3	75.5	73.3	72.9	74.6	73.2	72.4
Renter-Occupied	776,106	1,008,722	1,105,150	620,345	790,289	849,200	98,772	139,548	160,000	56,989	78,885	95,950
%	37.6	40.2	40.7	43.2	46.7	47.7	24.5	26.7	27.1	25.4	26.8	27.6
Vacant Units	232,489	230,237	243,500	163,543	149,953	158,050	44,916	52,183	55,350	24,030	28,101	30,100
Available Units	148,912	144,807	158,050	118,204	105,570	113,950	20,742	25,852	28,850	9,966	13,385	15,250
For Sale	29,208	26,642	28,550	19,077	14,990	16,500	6,925	7,746	7,700	3,206	3,906	4,350
Rate (%)	2.2	1.7	1.7	2.3	1.6	1.7	2.2	2.0	1.8	1.9	1.8	1.7
For Rent	119,704	118,165	129,500	99,127	90,580	97,450	13,817	18,106	21,150	6,760	9,479	10,900
Rate (%)	13.4	10.5	10.5	13.8	10.3	10.3	12.3	11.5	11.7	10.6	10.7	10.2
Other Vacant	83,577	85,430	85,450	45,339	44,383	44,100	24,174	26,331	26,500	14,064	14,716	14,850

Notes: The current date is October 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: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



As of October 1, 2023.

**Table 4. Residential Building Permit Activity in the Houston-The Woodlands-Sugar Land HMA, 2010 Through September 2023**

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
														September 2022	September 2023
Houston-The Woodlands-Sugar Land HMA															
Total	29,032	31,631	44,799	53,920	66,159	62,778	50,281	46,111	60,776	66,758	72,679	74,124	79,488	81,380	73,978
Sales	22,431	22,929	28,692	35,058	38,655	37,325	35,787	36,604	40,731	39,857	50,315	52,540	45,670	48,853	48,016
Rental	6,601	8,702	16,107	18,862	27,504	25,453	14,494	9,507	20,045	26,901	22,364	21,584	33,818	32,527	25,962
Central Submarket															
Total	15,377	17,338	27,154	31,181	40,571	35,619	26,164	24,224	34,342	37,755	37,071	35,562	39,312	41,205	37,503
Sales	11,140	11,142	14,597	17,147	18,803	17,255	15,891	17,218	18,115	18,247	20,951	21,863	16,696	19,410	19,119
Rental	4,237	6,196	12,557	14,034	21,768	18,364	10,273	7,006	16,227	19,508	16,120	13,699	22,616	21,795	18,384
Southern Submarket															
Total	9,798	9,742	11,670	15,803	17,657	18,357	17,468	14,379	16,299	17,831	21,268	22,151	22,078	21,470	18,733
Sales	8,103	8,495	10,237	12,401	13,624	14,447	14,903	12,954	14,341	13,860	18,225	16,684	14,564	15,046	14,801
Rental	1,695	1,247	1,433	3,402	4,033	3,910	2,565	1,425	1,958	3,971	3,043	5,467	7,514	6,424	3,932
Northern Submarket															
Total	3,857	4,551	5,975	6,936	7,931	8,802	6,649	7,508	10,135	11,172	14,340	16,411	18,098	18,705	17,742
Sales	3,188	3,292	3,858	5,510	6,228	5,623	4,993	6,432	8,275	7,750	11,139	13,993	14,410	14,397	14,096
Rental	669	1,259	2,117	1,426	1,703	3,179	1,656	1,076	1,860	3,422	3,201	2,418	3,688	4,308	3,646

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2022—final data and estimates by the analyst; 2023 preliminary data and estimates by the analyst



**Table 5. Median Income in the Houston-The Woodlands-Sugar Land HMA, 2009, 2010, and 2022**

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2022	2009 to 2019	2019 to 2022
Median Family Income	NA	76,300	93,200	NA	6.9
Median Household Income	NA	69,193	74,863	NA	2.7

NA = data not available.  
Note: The MSA definition was different prior to 2013.  
Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2022 median household income—U.S. Census Bureau, 2019 and 2022 American Community Survey 1-year data

