

As of October 1, 2021.

Table 1. Labor Force and Employment in the McAllen HMA, 2000 Through September 2021

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	12 Months Ending	
																						September 2020	September 2021
Labor Force	211.9	219.4	230.9	245.5	254.5	261.8	266.0	272.0	282.7	297.4	318.8	326.6	327.2	330.7	331.7	331.1	337.3	343.0	347.6	351.9	360.0	358.5	364.0
Resident Employment	192.3	198.3	206.8	219.9	231.4	240.8	246.1	254.0	262.4	266.3	281.2	287.7	292.7	296.2	302.3	304.7	310.9	317.2	324.6	329.9	318.1	320.8	326.1
Unemployment	19.6	21.0	24.1	25.6	23.1	20.9	19.8	18.0	20.4	31.1	37.6	39.0	34.5	34.5	29.4	26.4	26.4	25.8	23.0	22.0	41.9	37.8	37.9
Unemployment Rate (%)	9.2	9.6	10.4	10.4	9.1	8.0	7.5	6.6	7.2	10.5	11.8	11.9	10.5	10.4	8.9	8.0	7.8	7.5	6.6	6.3	11.6	10.5	10.4
Total Nonfarm Payroll Jobs	157.7	163.0	168.8	176.4	186.3	195.8	203.5	213.1	220.5	218.9	220.7	226.3	230.4	236.3	242.3	248.1	252.8	258.2	264.8	270.8	262.6	265.5	266.4
Goods-Producing Sectors	22.0	21.9	20.7	20.4	19.8	19.0	19.0	19.3	18.4	15.7	14.7	14.9	15.4	16.0	16.5	15.9	14.4	15.2	15.3	15.4	14.4	14.8	13.7
Mining, Logging, & Construction	9.9	10.4	10.8	10.9	10.5	10.4	10.4	10.8	10.4	9.0	8.4	8.7	8.8	9.2	10.0	9.1	7.9	8.4	8.2	8.2	7.6	7.8	7.2
Manufacturing	12.2	11.5	9.9	9.5	9.2	8.6	8.7	8.5	7.9	6.7	6.3	6.2	6.6	6.8	6.6	6.8	6.5	6.8	7.0	7.2	6.8	7.0	6.5
Service-Providing Sectors	135.6	141.1	148.1	156.0	166.6	176.9	184.5	193.7	202.2	203.2	206.0	211.5	215.0	220.3	225.8	232.2	238.4	243.1	249.5	255.5	248.2	250.7	252.7
Wholesale & Retail Trade	30.9	30.7	30.9	32.0	33.9	35.3	36.8	39.1	40.1	38.9	39.0	40.3	41.8	43.3	44.4	45.8	46.3	45.6	45.2	45.0	42.4	42.9	43.3
Wholesale Trade	6.0	6.0	5.9	6.3	6.7	6.9	6.9	6.9	7.1	6.6	6.5	6.7	7.1	7.6	7.8	8.2	8.3	8.7	9.0	8.9	8.4	8.4	8.5
Retail Trade	24.9	24.7	25.0	25.7	27.2	28.4	29.9	32.2	33.0	32.3	32.5	33.6	34.7	35.7	36.6	37.6	38.0	36.9	36.2	36.1	34.0	34.5	34.8
Transportation & Utilities	4.8	4.8	4.7	5.0	5.4	5.9	6.7	7.1	7.1	7.0	7.1	7.3	7.8	8.0	8.2	8.6	8.6	8.4	8.3	8.6	8.7	8.6	9.0
Information	1.3	1.1	1.0	1.3	2.0	2.2	2.2	2.2	2.2	2.2	2.0	2.1	2.0	2.2	2.2	2.3	2.3	2.5	2.9	2.9	2.6	2.7	2.7
Financial Activities	6.1	6.3	6.7	7.3	7.8	8.2	8.5	8.9	8.8	8.1	8.2	8.6	8.8	8.9	9.1	9.0	8.9	8.8	9.1	8.9	8.9	9.0	9.1
Professional & Business Services	9.2	10.4	11.3	11.6	12.3	13.7	14.4	15.1	15.3	14.4	14.2	15.0	15.2	15.6	15.8	15.9	16.4	17.3	17.7	17.6	17.8	17.6	18.1
Education & Health Services	24.3	26.7	30.3	33.4	37.5	42.1	44.5	47.6	51.1	54.2	56.5	58.8	59.7	60.7	62.5	65.2	68.0	71.0	75.4	79.7	80.0	80.5	80.7
Leisure & Hospitality	14.2	14.9	15.6	16.2	16.6	16.9	17.4	18.2	19.2	18.9	19.2	19.6	20.0	21.1	21.9	23.0	24.2	25.0	25.4	26.9	23.0	23.9	24.7
Other Services	3.7	4.0	4.0	4.0	4.1	4.3	4.5	4.8	5.3	5.1	5.1	5.1	5.2	5.4	5.6	5.6	5.4	5.4	5.7	5.8	5.2	5.4	5.2
Government	41.1	42.3	43.6	45.1	46.9	48.2	49.4	50.8	53.0	54.4	54.9	54.6	54.3	55.1	56.0	56.8	58.5	59.2	59.8	60.1	59.6	60.1	59.9
Federal	2.8	2.6	2.7	2.7	2.7	2.7	2.7	2.9	3.1	3.3	3.7	3.5	3.6	3.7	3.8	4.0	4.2	4.4	4.4	4.5	4.9	4.8	4.8
State	5.3	5.3	5.4	5.5	6.4	6.6	6.7	6.9	7.1	7.4	7.5	7.4	7.4	7.6	7.7	7.8	8.2	8.3	8.6	8.9	9.3	9.2	9.5
Local	33.0	34.4	35.5	36.9	37.8	39.0	40.0	41.0	42.8	43.7	43.6	43.7	43.3	43.8	44.5	45.0	46.1	46.5	46.8	46.7	45.5	46.1	45.6

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, 2021.

Table 2. Population and Household Trends in the McAllen HMA, 2000 to Forecast

					Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
McAllen HMA	569,463	774,769	880,700	900,700	20,550	3.1	9,200	1.1	6,675	0.8
Households										
McAllen HMA	156,824	216,471	264,000	275,300	5,975	3.3	4,125	1.7	3,750	1.4

Notes: The current date is October 1, 2021. The forecast date is October 1, 2024.
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 McAllen HMA, 2000, 2010, and Current

	McAllen HMA		
	2000	2010	Current
Total Housing Inventory	192,658	248,287	299,500
Occupied Units	156,824	216,471	264,000
Owner-Occupied	114,580	151,533	185,800
%	73.1	70.0	70.4
Renter-Occupied	42,244	64,938	78,200
%	26.9	30.0	29.6
Vacant Units	35,834	31,816	35,500
Available Units	6,721	8,008	7,650
For Sale	1,675	2,774	2,250
Rate (%)	1.4	1.8	1.2
For Rent	5,046	5,234	5,400
Rate (%)	10.7	7.5	6.5
Other Vacant	29,113	23,808	27,850

Notes: The current date is October 1, 2021. 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 McAllen HMA, 2000 Through September 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	
																						September 2020	September 2021
McAllen HMA																							
Total	5,969	6,885	7,477	8,060	9,314	8,911	8,046	6,468	3,701	3,165	3,557	3,290	3,529	3,321	3,504	4,306	4,568	4,297	4,642	5,370	5,102	4,842	6,061
Sales	5,074	5,647	6,475	6,532	6,859	6,797	6,920	5,131	3,174	2,805	2,994	2,959	2,889	2,685	2,894	2,971	2,952	2,742	3,013	3,585	3,549	3,213	4,550
Rental	895	1,238	1,002	1,528	2,455	2,114	1,126	1,337	527	360	563	331	640	636	610	1,335	1,616	1,555	1,629	1,785	1,553	1,629	1,511

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



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Table 5. Median Income in the McAllen HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	28,000	33,200	46,800	1.7	3.5
Median Household Income	26,000	33,700	41,800	2.6	2.2

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey, 1-year data

