

**Table 1. Labor Force and Employment in the McAllen HMA,\* 2000 to Current**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		March 2016	March 2017
Labor force	211.3	219.2	231.1	245.5	254.3	260.6	265.7	271.7	282.3	296.6	318.3	326.4	328.1	331.5	331.5	329.9	335.3	331.0	337.4
Resident employment	192.2	198.3	206.9	220.1	231.4	240.0	246.2	254.0	262.2	265.4	280.9	288.6	293.3	297.4	302.5	303.7	309.0	304.9	310.2
Unemployment	19.1	20.9	24.2	25.4	22.9	20.6	19.4	17.6	20.1	31.1	37.4	37.9	34.8	34.1	29.1	26.1	26.3	26.1	27.2
Unemployment rate (%)	9.1	9.5	10.5	10.3	9.0	7.9	7.3	6.5	7.1	10.5	11.8	11.6	10.6	10.3	8.8	7.9	7.8	7.9	8.1
Total nonfarm payroll jobs	157.7	163.0	168.7	176.4	186.4	195.9	203.5	213.1	220.5	218.9	220.7	226.3	230.4	236.3	242.3	248.2	252.5	249.1	253.9
Goods-producing sectors	22.0	21.9	20.7	20.4	19.8	19.0	19.0	19.3	18.3	15.7	14.7	14.9	15.4	16.0	16.5	15.9	14.3	15.4	14.2
Mining, logging, & construction	9.9	10.4	10.8	11.3	10.9	10.7	11.0	11.3	11.0	9.4	8.6	8.8	9.2	9.6	10.1	9.3	8.0	8.9	8.0
Manufacturing	12.2	11.5	9.9	9.2	8.9	8.3	8.1	8.0	7.4	6.3	6.1	6.0	6.2	6.4	6.4	6.6	6.3	6.5	6.2
Service-providing sectors	135.7	141.1	148.1	156.0	166.6	176.9	184.5	193.8	202.2	203.2	206.0	211.5	215.0	220.3	225.8	232.3	238.3	233.7	239.7
Trade	30.9	30.7	30.9	32.0	34.0	35.4	36.9	39.1	40.1	38.9	39.0	40.4	41.9	43.3	44.5	45.9	46.1	46.0	45.8
Wholesale trade	6.0	6.0	5.9	6.3	6.8	7.0	7.0	7.0	7.1	6.6	6.5	6.8	7.2	7.6	7.9	8.3	8.4	8.3	8.4
Retail trade	24.9	24.7	25.0	25.7	27.2	28.4	29.9	32.1	33.0	32.3	32.5	33.6	34.7	35.7	36.6	37.6	37.7	37.8	37.4
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	8.6	8.6
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	2.2	2.3	2.2
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	9.0	9.0	8.8	9.0	8.8
Professional & business services	9.2	10.4	11.3	11.6	12.3	13.7	14.4	15.1	15.3	14.4	14.1	15.0	15.2	15.6	15.7	15.9	16.3	15.9	16.4
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	65.3	68.2	65.9	69.1
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	24.1	23.3	24.2
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	5.6	5.6	5.7
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	58.4	57.1	58.8
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	4.1	4.3
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	8.1	7.8	8.2
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	45.3	46.4

\* McAllen-Edinburg-Mission HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through March 2017.

Source: U.S. Bureau of Labor Statistics

**Table 2. Population and Household Trends in the McAllen 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 (%)
<b>Population</b>										
McAllen HMA*	569,463	774,769	859,700	898,300	20,550	3.1	12,150	1.5	12,850	1.5
<b>Households</b>										
McAllen HMA*	156,824	216,471	240,250	250,900	5,975	3.3	3,400	1.5	3,550	1.5

\* McAllen-Edinburg-Mission HMA.

Notes: Rates of change are calculated on a compound basis. The current date is April 1, 2017. The forecast date is April 1, 2020.

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

**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	271,600
Occupied units	156,824	216,471	240,250
Owner-occupied	114,580	151,533	168,500
%	73.1	70.0	70.1
Renter-occupied	42,244	64,938	71,750
%	26.9	30.0	29.9
Vacant units	35,834	31,816	31,450
Available units	6,721	8,008	9,850
For sale	1,675	2,774	3,450
Rate (%)	1.4	1.8	2.0
For rent	5,046	5,234	6,400
Rate (%)	10.7	7.5	8.2
Other vacant	29,113	23,808	21,600

\* McAllen-Edinburg-Mission HMA.

Notes: Numbers may not add to totals because of rounding. The current date is April 1, 2017.

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

**Table 4. Residential Building Permit Activity in the McAllen HMA,\* 2000 to Current**

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 2016	March 2017
<b>McAllen HMA*</b>																			
Total	6,359	7,258	7,600	8,125	9,314	8,973	8,564	6,468	3,888	3,258	3,689	3,737	3,896	3,525	4,207	4,207	4,306	4,300	4,350
Single-family	5,038	5,606	6,418	6,461	6,744	6,763	6,870	5,089	3,144	2,793	3,101	2,931	2,843	2,572	2,871	2,871	2,929	2,900	2,875
Multifamily	1,321	1,652	1,182	1,664	2,570	2,210	1,694	1,379	744	465	588	806	1,053	953	1,336	1,336	1,377	1,400	1,475

\* McAllen-Edinburg-Mission HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through March 2017.

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

**Table 5.** Median Income in the McAllen HMA,\* 1999, 2009, and 2015

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2015	1999 to 2009	2009 to 2015
Median Family Income	27,400	32,000	37,500	1.6	2.7
Median household income	24,863	30,460	35,730	2.1	2.7

\* McAllen-Edinburg-Mission HMA.

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 2015 median household income—U.S. Census Bureau, 2009 and 2015 American Community Survey 1-year data