

As of August 1, 2020.

Table 1. Labor Force and Employment in the San Antonio-New Braunfels HMA, 2000 Through July 2020

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					July 2019	July 2020
Labor Force	820.0	832.6	855.9	869.5	879.2	894.7	915.8	922.5	944.2	966.0	1,017.4	1,039.1	1,053.3	1,072.8	1,090.2	1,106.1	1,142.1	1,168.7	1,188.3	1,204.8	1,194.9	1,199.1
Resident Employment	787.9	795.0	807.0	816.5	830.3	849.9	873.9	885.4	901.0	901.5	943.8	965.0	987.4	1,010.6	1,039.7	1,064.1	1,099.1	1,127.6	1,149.0	1,167.5	1,157.1	1,131.9
Unemployment	32.2	37.6	49.0	53.0	48.9	44.9	41.9	37.2	43.2	64.5	73.6	74.0	66.0	62.1	50.5	42.0	42.9	41.2	39.2	37.3	37.9	67.1
Unemployment Rate (%)	3.9	4.5	5.7	6.1	5.6	5.0	4.6	4.0	4.6	6.7	7.2	7.1	6.3	5.8	4.6	3.8	3.8	3.5	3.3	3.1	3.2	5.6
Total Nonfarm Payroll Jobs	753.9	761.7	762.5	760.1	768.8	791.2	821.3	844.7	863.6	847.8	855.0	871.2	893.6	922.6	954.5	987.4	1,016.8	1,039.0	1,059.2	1,078.7	1,069.5	1,063.2
Goods-Producing Sectors	100.1	100.3	95.7	91.8	91.0	94.6	99.8	103.0	104.3	94.9	91.3	90.9	92.7	96.3	101.3	105.4	105.3	108.0	113.9	118.5	116.3	119.4
Mining, Logging, & Construction	44.2	47.0	46.4	44.9	45.2	48.5	51.2	53.8	57.3	51.4	47.1	45.0	46.0	49.9	54.9	58.4	57.6	59.1	63.7	67.0	65.5	67.6
Manufacturing	55.9	53.3	49.3	46.9	45.8	46.1	48.6	49.2	47.0	43.5	44.3	45.9	46.7	46.4	46.4	47.0	47.7	48.9	50.2	51.5	50.8	51.8
Service-Providing Sectors	653.8	661.4	666.8	668.3	677.8	696.6	721.5	741.7	759.3	752.8	763.7	780.3	801.0	826.3	853.2	882.0	911.5	931.0	945.3	960.2	953.3	943.8
Wholesale & Retail Trade	118.5	120.3	119.0	116.0	117.1	119.7	123.6	128.2	130.0	125.3	124.2	126.1	129.4	133.9	139.2	144.5	148.9	150.1	150.0	150.5	150.1	149.0
Wholesale Trade	26.8	27.5	27.2	27.2	27.0	27.4	28.7	29.9	30.0	28.9	28.8	29.6	30.7	31.6	32.7	34.1	34.6	35.3	36.1	36.9	36.5	36.9
Retail Trade	91.7	92.8	91.8	88.8	90.1	92.3	94.9	98.3	100.0	96.4	95.4	96.5	98.7	102.3	106.5	110.4	114.3	114.8	113.9	113.6	113.7	112.1
Transportation & Utilities	20.8	20.5	19.8	20.1	20.6	21.3	22.2	22.7	22.0	20.5	20.0	21.0	22.2	23.8	26.4	28.6	29.5	31.0	31.1	32.4	31.5	34.1
Information	24.9	25.1	23.7	22.7	22.0	21.0	21.3	21.9	21.5	19.7	18.7	19.2	20.2	21.3	21.4	21.4	21.1	20.8	20.7	20.2	20.4	19.6
Financial Activities	57.3	59.3	60.5	61.4	62.4	63.2	64.8	66.3	67.3	66.4	68.3	71.0	73.9	77.7	80.5	84.2	88.1	90.4	92.1	94.3	93.4	93.8
Professional & Business Services	92.8	91.8	90.5	90.8	92.4	100.6	107.0	109.0	110.7	103.4	104.5	106.4	110.5	115.0	121.0	125.2	130.9	135.8	140.7	142.6	142.0	140.8
Education & Health Services	90.5	93.3	97.2	99.9	103.4	107.0	110.6	114.2	118.5	123.8	129.3	133.8	137.0	139.4	144.5	150.1	156.6	161.0	164.5	168.3	166.8	165.2
Leisure & Hospitality	79.5	81.1	83.4	83.9	87.1	90.2	94.1	97.5	100.6	100.9	102.4	107.1	111.9	116.5	119.5	124.1	129.7	133.2	135.5	138.8	137.1	130.0
Other Services	29.1	29.3	29.7	29.4	28.7	28.3	29.4	30.3	32.3	32.2	32.7	33.0	34.2	35.6	36.2	36.4	37.1	37.9	38.9	39.6	39.4	38.3
Government	140.5	140.8	143.0	144.1	144.1	145.5	148.6	151.7	156.4	160.7	163.7	162.8	161.6	163.2	164.5	167.5	169.6	170.9	171.8	173.5	172.5	173.1
Federal	31.5	28.9	28.6	28.5	28.7	28.9	29.4	29.9	30.5	32.2	34.7	35.3	35.1	35.0	34.3	34.5	35.3	35.5	35.6	36.2	35.9	36.5
State	17.1	17.4	17.6	17.7	17.5	18.2	19.0	19.5	20.5	21.3	21.4	21.5	22.0	22.0	22.1	22.2	21.5	21.3	21.3	21.5	21.3	21.1
Local	91.8	94.4	96.9	97.9	97.9	98.4	100.1	102.3	105.4	107.1	107.5	105.9	104.6	106.2	108.2	110.8	112.9	114.1	114.9	115.8	115.3	115.5

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

Source: U.S. Bureau of Labor Statistics



As of August 1, 2020.

Table 2. Population and Household Trends in the San Antonio-New Braunfels 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 (%)
Population										
San Antonio-New Braunfels HMA	1,711,703	2,142,508	2,587,000	2,693,000	43,100	2.3	43,050	1.8	35,350	1.3
Households										
San Antonio-New Braunfels HMA	601,265	763,022	924,100	962,800	16,200	2.4	15,600	1.9	12,900	1.4

Note: The forecast period is from the current date (August 1, 2020), to August 1, 2023.

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 San Antonio-New Braunfels HMA, 2000, 2010, and Current

	San Antonio-New Braunfels HMA		
	2000	2010	Current
Total Housing Inventory	648,593	837,999	996,200
Occupied Units	601,265	763,022	924,100
Owner-Occupied	387,770	488,523	565,000
%	64.5	64.0	61.1
Renter-Occupied	213,495	274,499	359,100
%	35.5	36.0	38.9
Vacant Units	47,328	74,977	72,150
Available Units	22,060	38,610	35,650
For Sale	5,907	9,893	8,600
Rate (%)	1.5	2.0	1.5
For Rent	16,153	28,717	27,050
Rate (%)	7.0	9.5	7.0
Other Vacant	25,268	36,367	36,500

Note: The current date is August 1, 2020.

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 San Antonio-New Braunfels HMA, 2000 Through July 2020

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					July 2019	July 2020
San Antonio-New Braunfels HMA																						
Total	11,823	13,136	13,823	14,570	18,966	22,467	20,198	13,787	10,574	6,932	8,178	8,381	10,709	12,048	15,444	15,560	13,651	17,118	17,031	16,763	17,303	16,644
Sales	8,921	9,843	10,964	11,091	12,758	15,037	14,458	9,846	6,077	5,502	5,679	4,840	5,195	5,998	6,268	6,662	6,547	7,640	8,038	9,151	8,226	9,815
Rental	2,902	3,293	2,859	3,479	6,208	7,430	5,740	3,941	4,497	1,430	2,499	3,541	5,514	6,050	9,176	8,898	7,104	9,478	8,993	7,612	9,077	6,829

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2019—final data and estimates by the analyst; 2020—preliminary data and estimates by the analyst



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Table 5. Median Income in the San Antonio-New Braunfels HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	41,900	57,200	71,000	3.2	2.2
Median Household Income	39,140	47,955	62,355	2.1	2.7

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

