

As of July 1, 2023.

Table 1. Labor Force and Employment in the San Antonio-New Braunfels HMA, 2010 Through June 2023

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
														June 2022	June 2023
Labor Force	1,018.8	1,038.4	1,050.7	1,070.6	1,087.4	1,106.4	1,143.0	1,160.0	1,179.3	1,192.4	1,190.5	1,218.2	1,251.5	1,238.0	1,269.3
Resident Employment	944.7	962.0	985.4	1,008.1	1,036.3	1,063.9	1,099.9	1,118.7	1,139.9	1,155.1	1,103.2	1,155.0	1,205.8	1,186.6	1,222.3
Unemployment	74.1	76.4	65.3	62.5	51.1	42.4	43.1	41.2	39.5	37.3	87.3	63.3	45.6	51.4	47.0
Unemployment Rate (%)	7.3	7.4	6.2	5.8	4.7	3.8	3.8	3.6	3.3	3.1	7.3	5.2	3.6	4.2	3.7
Total Nonfarm Payroll Jobs	855.0	871.2	893.6	922.6	954.5	987.5	1,016.8	1,039.0	1,059.2	1,077.5	1,027.0	1,063.7	1,125.0	1,096.8	1,148.4
Goods-Producing Sectors	91.3	90.9	92.7	96.3	101.3	105.4	105.3	108.0	113.9	118.3	113.4	115.8	124.4	120.0	127.1
Mining, Logging, & Construction	47.1	45.0	46.0	49.9	54.9	58.4	57.6	59.1	63.7	67.1	63.7	63.9	67.6	65.6	69.4
Manufacturing	44.3	45.9	46.7	46.4	46.4	47.0	47.7	48.9	50.2	51.2	49.7	51.9	56.8	54.4	57.7
Service-Providing Sectors	763.7	780.3	801.0	826.3	853.2	882.0	911.5	931.0	945.3	959.3	913.6	947.9	1,000.6	976.8	1,021.3
Wholesale & Retail Trade	124.2	126.1	129.4	133.9	139.2	144.6	148.9	150.1	149.9	150.6	146.7	152.4	158.3	155.9	160.7
Wholesale Trade	28.8	29.5	30.6	31.5	32.6	34.0	34.4	35.1	35.8	36.8	36.2	36.7	38.5	37.9	38.7
Retail Trade	95.4	96.6	98.8	102.4	106.6	110.6	114.5	115.0	114.1	113.8	110.5	115.7	119.8	118.0	122.0
Transportation & Utilities	20.0	21.0	22.2	23.8	26.4	28.6	29.5	31.0	31.1	32.3	34.5	37.8	44.5	41.8	44.7
Information	18.7	19.2	20.2	21.3	21.4	21.4	21.1	20.8	20.7	20.2	18.3	17.6	18.6	17.7	19.2
Financial Activities	68.3	71.0	73.9	77.7	80.5	84.2	88.1	90.4	92.1	94.0	93.2	94.0	99.3	96.4	101.7
Professional & Business Services	104.5	106.4	110.5	115.0	121.0	125.2	130.9	135.8	140.7	142.4	138.0	149.3	160.4	156.3	162.0
Education & Health Services	129.3	133.8	137.0	139.4	144.5	150.1	156.6	161.0	164.5	168.4	162.4	163.9	168.9	166.2	172.1
Leisure & Hospitality	102.4	107.1	111.9	116.5	119.5	124.1	129.7	133.2	135.5	138.2	112.2	124.1	137.2	131.4	143.5
Other Services	32.7	33.0	34.2	35.6	36.2	36.4	37.1	37.9	38.9	39.6	35.0	36.5	38.8	37.6	40.1
Government	163.7	162.8	161.6	163.2	164.5	167.5	169.6	170.9	171.8	173.6	173.3	172.4	174.7	173.5	177.5
Federal	34.7	35.3	35.1	35.0	34.3	34.5	35.3	35.5	35.6	36.2	37.1	37.1	37.1	37.2	37.5
State	21.4	21.5	22.0	22.0	22.1	22.2	21.5	21.3	21.3	21.4	21.5	21.5	21.3	21.4	21.0
Local	107.5	105.9	104.6	106.2	108.2	110.8	112.9	114.1	114.9	116.1	114.7	113.7	116.3	114.9	118.9

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

Source: U.S. Bureau of Labor Statistics



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Table 2. Population and Household Trends in the San Antonio-New Braunfels HMA, 2010 to Forecast

	2010	2020	Current	Forecast	Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
San Antonio-New Braunfels HMA	2,142,508	2,558,143	2,701,000	2,836,000	41,550	1.8	44,100	1.7	44,900	1.6
Households										
San Antonio-New Braunfels HMA	763,022	925,609	998,300	1,061,000	16,250	2.0	22,350	2.4	20,900	2.1

Notes: The current date is July 1, 2023. The forecast date is July 1, 2026.
Sources: 2010 and 2020—2010 Census and 2020 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, 2010, 2020, and Current

	San Antonio-New Braunfels HMA		
	2010	2020	Current
Total Housing Inventory	837,999	1,015,678	1,092,050
Occupied Units	763,022	925,609	998,300
Owner-Occupied	488,523	580,138	617,500
%	64.0	62.7	61.9
Renter-Occupied	274,499	345,471	380,800
%	36.0	37.3	38.1
Vacant Units	74,977	90,069	93,750
Available Units	38,610	49,821	51,250
For Sale	9,893	9,911	11,300
Rate (%)	2.0	1.7	1.8
For Rent	28,717	39,910	39,950
Rate (%)	9.5	10.4	9.5
Other Vacant	36,367	40,248	42,500

Notes: The current date is July 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



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Table 4. Residential Building Permit Activity in the San Antonio-New Braunfels HMA, 2010 Through June 2023

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
														June 2022	June 2023
San Antonio-New Braunfels HMA															
Total	8,292	10,596	11,240	14,389	14,289	15,334	14,084	16,195	16,757	18,061	19,303	23,706	24,339	23,793	22,213
Sales	5,159	4,546	5,132	5,853	6,268	6,594	6,479	7,436	8,038	8,808	10,481	13,660	10,214	12,928	8,157
Rental	3,133	6,050	6,108	8,536	8,021	8,740	7,605	8,759	8,719	9,253	8,822	10,046	14,125	10,865	14,056

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



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Table 5. Median Income in the San Antonio-New Braunfels HMA, 2009, 2019, and 2021

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2021	2009 to 2019	2019 to 2021
Median Family Income	57,200	71,000	74,100	2.2	2.2
Median Household Income	47,955	62,355	66,775	2.7	3.5

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2021 median household income—U.S. Census Bureau, 2019 and 2021 American Community Survey 1-year data

