

As of October 1, 2024.

Table 1. Labor Force and Employment in the San Antonio HMA, 2010 Through September 2024

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															September 2023	September 2024
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	1,192.9	1,189.4	1,216.6	1,251.3	1,284.4	1,276.0	1,307.8
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	1,155.6	1,102.2	1,153.5	1,204.9	1,237.1	1,228.1	1,259.5
Unemployment	74.1	76.4	65.3	62.5	51.1	42.4	43.1	41.2	39.5	37.3	87.2	63.1	46.3	47.3	47.9	48.3
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	3.7	3.7	3.8	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	1,124.8	1,162.3	1,153.4	1,182.4
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	125.5	133.2	131.5	136.7
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	67.8	72.3	71.0	74.3
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	57.7	60.9	60.5	62.4
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	999.3	1,029.1	1,021.8	1,045.7
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	158.7	162.3	161.5	163.3
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	38.7	39.3	39.3	39.2
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	120.0	123.0	122.2	124.1
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	45.0	45.0	45.6
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	18.3	17.7	18.1	17.1
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	98.7	99.5	99.4	100.3
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	159.9	161.4	161.0	161.9
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	169.5	177.8	175.9	182.3
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	136.1	143.2	141.2	146.9
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	38.9	40.9	40.6	42.4
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	174.8	181.2	179.4	186.1
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	37.9	37.6	38.5
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	21.5	21.9	21.8	22.3
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	116.2	121.4	120.0	125.4

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, 2024.

Table 2. Population and Household Trends in the San Antonio 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	2,770,000	2,916,000	41,550	1.8	47,100	1.8	48,550	1.7
Households										
San Antonio-New Braunfels HMA	763,022	925,609	1,018,800	1,075,000	16,250	2.0	20,700	2.2	18,750	1.8

Notes: The current date is October 1, 2024. The forecast date is October 1, 2027.
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of October 1, 2024.

Table 3. Housing Inventory, Tenure, and Vacancy in the San Antonio HMA, 2010, 2020, and Current

	San Antonio-New Braunfels HMA		
	2010	2020	Current
Total Housing Inventory	837,999	1,015,678	1,132,000
Occupied Units	763,022	925,609	1,018,800
Owner-Occupied	488,523	580,138	642,400
%	64.0	62.7	63.1
Renter-Occupied	274,499	345,471	376,400
%	36.0	37.3	36.9
Vacant Units	74,977	90,069	113,200
Available Units	38,610	49,821	69,800
For Sale	9,893	9,911	12,100
Rate (%)	2.0	1.7	1.8
For Rent	28,717	39,910	57,700
Rate (%)	9.5	10.4	13.3
Other Vacant	36,367	40,248	43,400

Notes: The current date is October 1, 2024. 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 U.S. Census Bureau.

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



Table 4. Residential Building Permit Activity in the San Antonio HMA, 2010 Through September 2024

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															Sep 2023	Sep 2024
San Antonio-New Braunfels HMA																
Total	14,659	14,401	17,241	18,988	21,447	22,331	21,708	23,470	25,322	26,782	26,360	32,049	32,460	25,183	24,903	21,750
Sales	10,764	9,328	10,524	11,935	12,746	13,279	13,485	15,427	16,315	18,642	17,550	22,300	17,505	15,459	15,153	17,800
Rental	3,895	5,073	6,717	7,053	8,701	9,052	8,223	8,043	9,007	8,140	8,810	9,749	14,955	9,724	9,750	3,950

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



Table 5. Median Income in the San Antonio HMA, 2009, 2019, and 2023

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2023	2009 to 2019	2019 to 2023
Median Family Income	57,200	71,000	88,600	2.2	5.7
Median Household Income	47,955	62,355	73,195	2.7	4.1

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2023 median household income—U.S. Census Bureau, 2019 and 2023 American Community Survey 1-year data

