

Table 1. Labor Force and Employment in the Sherman-Denison HMA, 1990 Through March 2010

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	12 Months Ending	
																					March 2009	March 2010
Labor Force	46.3	46.2	46.0	46.4	47.6	48.1	49.5	50.4	50.4	50.7	56.3	55.9	56.8	57.3	57.2	56.6	56.1	55.2	55.4	56.9	55.7	57.2
Resident Employment	43.6	42.9	42.3	43.0	44.6	45.6	47.0	48.1	48.0	48.4	54.0	52.9	53.0	53.3	53.7	53.5	53.4	52.6	52.5	52.3	52.4	52.5
Unemployment	2.7	3.4	3.7	3.4	3.0	2.5	2.4	2.3	2.5	2.3	2.3	3.0	3.8	4.1	3.5	3.0	2.7	2.6	2.9	4.6	3.3	4.8
Unemployment Rate (%)	5.7	7.3	8.0	7.4	6.2	5.2	4.9	4.5	4.9	4.6	4.1	5.3	6.7	7.1	6.2	5.4	4.9	4.7	5.3	8.1	5.9	8.3
Total Nonfarm Payroll	37.8	37.3	36.5	37.3	39.2	40.6	42.0	43.9	44.3	45.1	45.9	44.8	44.1	43.6	43.6	43.8	44.1	43.7	43.7	42.6	43.5	42.4
Goods Producing	12.4	11.9	11.1	11.2	11.4	11.8	12.4	12.8	12.7	12.6	12.6	11.4	10.2	9.7	9.2	9.1	9.0	8.3	8.1	7.2	7.9	7.0
Mining, Logging, & Construction	1.4	1.5	1.5	1.6	1.5	1.6	1.8	2.1	2.4	2.9	2.9	2.9	2.9	3.0	2.8	2.8	2.8	2.5	2.6	2.4	2.6	2.4
Manufacturing	10.9	10.4	9.5	9.6	9.9	10.2	10.6	10.6	10.3	9.7	9.7	8.5	7.3	6.7	6.3	6.3	6.2	5.8	5.4	4.8	5.3	4.6
Service Providing	25.4	25.4	25.5	26.1	27.8	28.8	29.7	31.2	31.6	32.5	33.3	33.3	33.9	33.8	34.5	34.7	35.2	35.5	35.6	35.4	35.6	35.4
Trade	5.4	5.5	5.5	5.6	6.3	6.7	6.8	7.1	7.1	7.2	7.1	7.0	6.8	6.7	7.2	7.3	7.6	8.3	8.1	7.9	8.1	7.9
Wholesale Trade	0.7	0.8	0.7	0.8	0.9	0.9	0.9	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	1.0	1.3	1.7	1.7	1.7	1.7	1.7
Retail Trade	4.7	4.7	4.8	4.8	5.4	5.8	5.9	6.1	6.2	6.3	6.2	6.1	5.9	5.8	6.3	6.3	6.3	6.6	6.4	6.2	6.4	6.2
Transportation & Utilities	0.6	0.7	0.7	0.6	0.8	0.9	0.7	0.8	0.8	0.9	0.9	1.2	1.3	1.2	1.2	1.2	1.2	1.2	1.2	1.1	1.2	1.1
Information	0.7	0.7	0.6	0.6	0.7	0.5	0.5	0.5	0.6	0.5	0.5	0.5	0.6	0.6	0.5	0.6	0.6	0.6	0.5	0.5	0.5	0.5
Financial Activities	2.1	2.1	2.1	2.1	2.1	2.0	2.1	2.2	2.5	2.8	2.9	2.9	2.9	2.8	2.8	2.8	2.7	2.7	2.6	2.7	2.6	2.6
Professional & Business Services	1.9	1.6	1.5	1.7	1.7	1.8	2.1	2.3	2.0	2.2	2.5	2.3	2.3	2.4	2.6	2.7	2.6	2.5	2.5	2.3	2.4	2.2
Education & Health Services	6.1	6.1	6.2	6.3	6.6	7.0	7.3	7.7	7.8	7.8	8.2	8.2	8.5	8.4	8.5	8.1	8.0	8.0	8.3	8.6	8.4	8.8
Leisure & Hospitality	2.8	2.9	2.8	2.8	3.1	3.2	3.3	3.6	3.5	3.6	3.7	3.7	3.9	3.8	4.0	4.2	4.4	4.5	4.5	4.7	4.5	4.7
Other Services	1.3	1.3	1.3	1.4	1.4	1.4	1.4	1.4	1.4	1.5	1.5	1.5	1.5	1.5	1.6	1.5	1.5	1.5	1.5	1.4	1.5	1.4
Government	4.5	4.6	4.8	5.0	5.2	5.3	5.5	5.7	5.8	6.0	6.0	6.0	6.1	6.0	6.1	6.3	6.4	6.3	6.4	6.3	6.4	6.3
Federal	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.4	0.5	0.4	0.4	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4	0.4
State	0.2	0.2	0.2	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Local	3.9	4.1	4.3	4.4	4.6	4.7	4.9	5.1	5.2	5.4	5.3	5.4	5.5	5.5	5.6	5.8	5.9	5.8	5.8	5.8	5.8	5.8

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Sherman-Denison HMA, 1990 to April 1, 2013

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Sherman-Denison HMA	95,021	110,595	120,600	122,800	1,550	1.5	1,000	0.9	730	0.6
Households										
Sherman-Denison HMA	36,847	42,849	45,000	45,700	600	1.5	220	0.5	230	0.5

Notes: Numbers may not add to totals due to rounding. Current date: April 1, 2010. Forecast date: April 1, 2013. Rates of change are calculated on a compound basis.

Sources: 1990 and 2000—1990 Census and 2000 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Sherman-Denison HMA, 1990, 2000, and Current

	Sherman-Denison HMA		
	1990	2000	Current
Total Housing Inventory	44,223	48,315	52,650
Occupied Units	36,847	42,849	45,000
Owners	25,541	30,236	33,750
%	69.3	70.6	75.0
Renters	11,306	12,613	11,250
%	30.7	29.4	25.0
Vacant Units	7,376	5,466	7,650
Available Units	3,241	1,883	1,950
For Sale	863	609	825
Rate (%)	3.3	2.0	2.4
For Rent	2,378	1,274	1,125
Rate (%)	17.4	9.2	9.1
Other Vacant	4,135	3,583	5,700

Notes: Numbers may not add to totals due to rounding. Current date: April 1, 2010.

Sources: 1990 and 2000—1990 Census and 2000 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Sherman-Denison HMA, 1990 Through March 2010

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
																						March 2009	March 2010
Sherman-Denison HMA																							
Total	61	56	99	109	121	209	210	606	393	257	200	269	399	375	521	744	445	518	315	79	20	257	84
Single-family	59	49	90	107	115	133	186	134	220	215	171	247	383	351	411	423	355	266	185	75	20	145	80
Multifamily	2	7	9	2	6	76	24	472	173	42	29	22	16	24	110	321	90	252	130	4	0	112	4

Source: U.S. Census Bureau, Building Permits Survey

Table 5. Median Income in the Sherman-Denison HMA, 1989, 1999, and 2008

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2008	1989 to 1999	1999 to 2008
Median Family Income	30,114	45,048	53,068	4.1	1.8
Median Household Income	25,241	37,178	45,882	3.9	2.4

Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1989 and 1999 median household income—1990 Census and 2000 Census; 2008 median household income—U.S. Census Bureau, American Community Survey, 2008