

As of November 1, 2023.

**Table 1. Labor Force and Employment in the Sherman HMA, 2010 Through October 2023**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
														October 2022	October 2023
Labor Force	59.6	60.2	59.9	60.4	60.3	60.0	61.2	61.5	62.8	63.7	64.0	65.1	65.8	65.6	67.4
Resident Employment	54.7	55.3	55.8	56.6	57.3	57.6	58.9	59.3	60.7	61.8	60.2	62.1	63.4	63.2	64.8
Unemployment	4.9	4.9	4.1	3.8	3.0	2.4	2.4	2.2	2.1	2.0	3.8	3.0	2.4	2.5	2.7
Unemployment Rate (%)	8.2	8.1	6.8	6.3	4.9	4.1	3.9	3.6	3.3	3.1	5.9	4.7	3.7	3.8	3.9
Total Nonfarm Payroll Jobs	42.4	42.9	43.2	44.3	44.7	45.5	46.0	46.6	47.7	48.6	47.3	48.1	49.2	48.9	50.5
Goods-Producing Sectors	7.5	7.7	8.1	8.4	8.4	8.5	8.4	8.6	8.8	8.7	8.4	8.9	9.5	9.4	9.8
Mining, Logging, & Construction	2.3	2.4	2.6	3.0	3.0	2.9	2.8	2.9	3.1	3.0	3.0	3.3	3.4	3.4	3.4
Manufacturing	5.2	5.3	5.4	5.4	5.3	5.6	5.7	5.7	5.7	5.7	5.4	5.7	6.2	6.1	6.4
Service-Providing Sectors	34.9	35.1	35.1	36.0	36.3	37.1	37.5	38.0	38.9	39.9	38.9	39.2	39.7	39.5	40.7
Wholesale & Retail Trade	6.9	6.7	6.5	6.8	6.9	7.1	7.3	7.2	7.4	7.4	7.4	7.6	7.9	7.8	7.9
Wholesale Trade	1.1	1.1	1.1	1.2	1.2	1.2	1.3	1.3	1.4	1.4	1.4	1.4	1.4	1.4	1.4
Retail Trade	5.8	5.6	5.4	5.6	5.7	5.9	6.0	5.9	6.0	6.0	6.0	6.2	6.5	6.4	6.5
Transportation & Utilities	1.1	1.1	1.1	1.2	1.3	1.3	1.2	1.2	1.3	1.4	1.5	1.6	1.7	1.6	1.6
Information	0.5	0.5	0.5	0.5	0.4	0.4	0.4	0.4	0.3	0.4	0.4	0.4	0.4	0.4	0.4
Financial Activities	2.7	2.8	2.9	3.0	2.9	3.0	2.9	2.8	2.4	2.3	2.1	2.0	1.9	1.9	1.9
Professional & Business Services	2.6	2.7	2.7	2.9	3.2	3.1	3.2	3.3	3.4	3.4	3.5	3.7	3.9	3.8	3.9
Education & Health Services	8.8	9.2	9.1	9.1	9.2	9.4	9.5	9.9	10.6	11.0	10.7	10.1	9.8	9.7	10.1
Leisure & Hospitality	4.7	4.7	4.7	4.7	4.8	4.9	5.2	5.2	5.4	5.6	5.1	5.5	5.5	5.5	5.7
Other Services	1.1	1.1	1.2	1.3	1.2	1.2	1.1	1.1	1.0	1.0	1.0	1.0	1.1	1.0	1.1
Government	6.5	6.4	6.3	6.5	6.4	6.6	6.8	7.0	7.1	7.3	7.2	7.4	7.6	7.6	8.1
Federal	0.4	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4	0.4	0.4	0.4
State	0.2	0.2	0.2	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	5.8	5.9	5.8	6.0	5.9	6.1	6.3	6.5	6.6	6.8	6.6	6.8	7.0	7.0	7.5

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 Sherman 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										
Sherman HMA	120,877	135,543	148,400	162,000	1,475	1.2	3,600	2.6	4,525	3.0
Households										
Sherman HMA	46,905	52,307	57,600	63,200	540	1.1	1,475	2.7	1,875	3.1

Notes: The current date is November 1, 2023. The forecast date is November 1, 2026.  
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of November 1, 2023.

**Table 3. Housing Inventory, Tenure, and Vacancy in the Sherman HMA, 2010, 2020, and Current**

	Sherman HMA		
	2010	2020	Current
Total Housing Inventory	53,727	58,572	64,090
Occupied Units	46,905	52,307	57,600
Owner-Occupied	32,545	34,820	38,750
%	69.4	66.6	67.3
Renter-Occupied	14,360	17,487	18,850
%	30.6	33.4	32.7
Vacant Units	6,822	6,265	6,490
Available Units	2,613	2,209	2,340
For Sale	889	704	790
Rate (%)	2.7	2.0	2.0
For Rent	1,724	1,505	1,550
Rate (%)	10.7	7.9	7.6
Other Vacant	4,209	4,056	4,150

Notes: The current date is November 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 Sherman HMA, 2010 Through October 2023**

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
														October 2022	October 2023
Sherman HMA															
Total	327	76	77	363	271	340	730	843	757	998	1,181	1,048	3,100	2,757	2,642
Sales	75	65	72	175	204	324	354	667	543	645	812	930	2,405	2,159	1,897
Rental	252	11	5	188	67	16	376	176	214	353	369	118	695	598	745

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



**Table 5. Median Income in the Sherman HMA, 2009, 2019, and 2022**

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2022	2009 to 2019	2019 to 2022
Median Family Income	57,900	67,500	78,200	1.5	5.0
Median Household Income	NA	57,500	66,100	NA	4.8

NA = not available.  
Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2022 median household income—U.S. Census Bureau, 2019 and 2022 American Community Survey 1-year data

