

Table 1. Labor Force and Employment in the Tyler HMA, 1990 Through March 2011

	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 2010	March 2011
Labor Force	75.5	77.1	79.0	81.0	82.7	84.9	87.0	89.2	89.5	90.1	86.3	87.2	90.4	92.7	94.9	95.6	96.1	96.7	98.5	100.4	101.4	100.8	101.6
Resident Employment	70.7	71.8	73.4	75.2	77.8	80.1	81.3	83.7	84.9	86.2	82.4	82.9	85.3	87.2	89.8	90.8	91.6	92.6	93.6	92.8	93.4	92.8	93.7
Unemployment	4.8	5.3	5.6	5.8	4.9	4.8	5.7	5.5	4.7	3.9	3.8	4.3	5.1	5.5	5.1	4.8	4.5	4.1	4.9	7.6	8.0	7.9	7.9
Unemployment Rate (%)	6.4	6.9	7.0	7.1	5.9	5.6	6.5	6.2	5.2	4.4	4.4	4.9	5.6	6.0	5.4	5.0	4.7	4.2	5.0	7.6	7.9	7.9	7.8
Total Nonfarm Payroll Jobs	63.3	64.4	65.4	67.2	70.0	72.7	74.3	77.5	80.1	81.8	84.5	85.0	85.8	86.4	88.5	90.3	92.3	94.0	95.6	92.7	92.3	92.2	92.7
Goods Producing	14.7	14.5	14.6	14.7	14.9	15.5	15.2	15.2	15.6	15.8	16.0	15.5	14.7	14.2	14.5	14.8	15.2	15.2	15.3	12.6	12.2	12.3	12.2
Mining, Logging, & Construction	3.6	3.6	3.6	3.7	3.5	3.6	3.9	4.2	4.6	4.7	4.9	4.8	4.6	4.6	4.8	5.5	6.0	6.3	6.6	5.7	5.7	5.6	5.7
Manufacturing	11.1	11.0	11.0	11.0	11.4	11.9	11.3	11.0	11.0	11.1	11.1	10.7	10.1	9.5	9.6	9.4	9.2	8.9	8.8	6.8	6.5	6.7	6.5
Service Providing	48.6	49.8	50.8	52.5	55.1	57.3	59.2	62.3	64.6	66.0	68.4	69.6	71.1	72.1	74.1	75.4	77.1	78.9	80.3	80.1	80.2	79.9	80.5
Trade	12.3	12.1	12.6	12.6	12.7	13.0	13.7	13.8	14.8	15.7	16.3	16.3	16.1	15.4	15.9	15.3	16.1	16.3	15.9	15.2	14.7	14.9	14.7
Wholesale Trade	2.5	2.4	2.4	2.5	2.6	2.7	2.9	3.0	3.1	3.0	3.1	3.3	3.6	3.5	3.7	2.7	3.1	3.1	3.2	3.3	3.1	3.2	3.1
Retail Trade	9.8	9.7	10.2	10.1	10.1	10.3	10.8	10.8	11.7	12.7	13.2	13.0	12.5	11.9	12.2	12.6	13.0	13.2	12.7	11.9	11.6	11.7	11.6
Transportation & Utilities	2.1	2.1	2.0	2.2	2.5	2.7	2.8	3.2	3.4	3.3	3.4	3.5	3.5	3.6	3.8	3.7	3.6	3.7	3.8	3.6	3.5	3.6	3.5
Information	1.3	1.2	1.3	1.3	1.4	1.5	1.6	1.6	1.7	1.6	1.7	1.8	1.9	1.9	2.0	2.0	2.1	2.2	2.3	2.2	2.1	2.1	2.1
Financial Activities	3.6	3.6	3.6	3.5	3.7	4.1	4.2	4.2	4.3	4.5	4.5	4.6	4.4	4.0	4.0	4.2	4.2	4.2	4.1	4.0	4.0	4.0	4.0
Professional & Business Services	3.8	4.2	4.5	4.7	5.4	5.5	5.2	5.6	5.9	5.8	6.1	6.0	6.4	6.4	6.9	7.4	7.8	8.1	8.2	8.5	8.6	8.5	8.7
Education & Health Services	8.6	9.2	9.3	9.9	10.4	10.9	11.9	13.6	13.7	13.7	14.4	15.1	15.9	16.9	17.2	17.9	18.3	18.8	19.5	20.3	20.9	20.4	21.1
Leisure & Hospitality	4.5	4.6	4.9	5.2	5.8	5.9	5.9	6.3	6.6	6.9	7.2	7.1	7.5	7.8	8.1	8.7	9.0	9.2	9.7	9.7	9.5	9.6	9.7
Other Services	2.4	2.5	2.6	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.6	3.6	3.8	3.8	3.7	3.8	4.0	3.9	3.9	3.9	3.9
Government	9.8	10.3	10.1	10.5	10.7	10.9	10.9	11.0	11.2	11.4	11.6	11.8	12.0	12.1	12.4	12.5	12.4	12.7	12.8	12.8	13.0	12.9	13.0
Federal	0.9	0.8	0.8	0.8	0.8	0.8	0.8	0.9	1.0	1.0	1.1	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9
State	2.6	2.6	2.7	2.9	3.0	3.0	2.9	2.9	2.9	3.0	2.9	3.0	3.0	3.0	3.2	3.2	3.1	3.0	3.0	3.0	3.1	3.0	3.1
Local	6.4	6.9	6.6	6.8	6.9	7.1	7.2	7.2	7.4	7.5	7.7	7.8	8.0	8.1	8.3	8.4	8.4	8.7	8.9	8.9	9.0	9.0	9.0

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Tyler HMA, 1990 to April 1, 2014

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Tyler HMA	151,309	174,706	213,500	225,000	2,350	1.4	3,525	1.8	3,825	1.8
Households										
Tyler HMA	56,800	65,692	80,350	84,500	890	1.5	1,325	1.8	1,375	1.7

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2011. Forecast date: April 1, 2014. 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 Tyler HMA, 1990, 2000, and Current

	Tyler HMA		
	1990	2000	Current
Total Housing Inventory	64,369	71,701	87,800
Occupied Units	56,800	65,692	80,350
Owners	37,785	45,785	53,100
%	66.5	69.7	66.1
Renters	19,015	19,907	27,250
%	33.5	30.3	33.9
Vacant Units	7,569	6,009	7,450
Available Units	3,879	2,982	3,450
For Sale	1,109	824	1,075
Rate (%)	2.9	1.8	2.0
For Rent	2,770	2,158	2,375
Rate (%)	12.7	9.8	8.0
Other Vacant	3,690	3,027	4,000

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2011.

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

Table 4. Residential Building Permit Activity in the Tyler HMA, 1990 Through March 2011

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 2010	March 2011
Tyler HMA																							
Total	313	321	445	571	859	709	1,115	879	960	852	925	811	1,176	1,369	1,486	1,396	2,461	1,739	703	577	560	560	560
Single-family	289	321	445	549	786	693	691	740	839	762	796	737	920	1,019	1,162	1,221	1,340	972	599	456	420	440	420
Multifamily	24	0	0	22	73	16	424	139	121	90	129	74	256	350	324	175	1,121	767	104	121	140	120	140

Notes: Estimates by analyst based on apartment permits from the City of Tyler, single-family inventory data from the Smith County Appraisal District, and the U.S. Census Bureau, Building Permits Survey.
Source: City of Tyler, Smith County Appraisal District, and the U.S. Census Bureau, Building Permits Survey

Table 5. Median Income in the Tyler HMA, 1989, 1999, and 2009

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2010	1989 to 1999	1999 to 2010
Median Family Income	35,200	44,700	56,200	2.4	2.1
Median Household Income	25,769	37,148	46,456	3.7	2.1

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; 2010 median household income—U.S. Census Bureau, American Community Survey, 2010