

As of July 1, 2019.

Table 1. Labor Force and Employment in the Tyler HMA, 2000 Through June 2019

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	12 Months Ending	
																				June 2018	June 2019
Labor Force	86.5	87.3	89.9	92.3	94.4	95.4	96.2	96.7	98.7	100.4	101.2	102.1	101.8	101.6	102.4	103.8	105.5	106.2	107.5	107.0	108.2
Resident Employment	82.7	83.1	84.9	86.9	89.4	90.6	91.8	92.7	93.9	92.8	93.1	94.2	94.6	95.0	97.0	99.2	100.7	101.8	103.6	102.9	104.5
Unemployment	3.8	4.3	5.0	5.5	5.0	4.8	4.5	4.0	4.8	7.6	8.0	7.9	7.2	6.6	5.3	4.6	4.8	4.4	3.9	4.1	3.7
Unemployment Rate (%)	4.4	4.9	5.6	5.9	5.3	5.0	4.6	4.1	4.8	7.6	7.9	7.8	7.0	6.5	5.2	4.5	4.5	4.1	3.6	3.8	3.5
Total Nonfarm Payroll Jobs	86.5	87.0	87.8	88.4	90.7	92.4	94.4	96.1	97.7	95.1	95.2	95.9	96.6	97.7	100.2	102.2	103.3	104.3	105.9	105.1	106.9
Goods-Producing Sectors	16.1	15.6	14.8	14.3	14.6	14.9	15.3	15.3	15.4	12.6	12.3	11.8	11.0	11.2	12.1	12.5	11.9	11.4	11.8	11.5	12.1
Mining, Logging, & Construction	5.0	4.9	4.7	4.8	4.9	5.6	6.1	6.4	6.7	5.8	5.8	5.8	5.6	5.8	6.5	6.2	5.9	6.0	6.5	6.2	6.7
Manufacturing	11.1	10.7	10.1	9.5	9.6	9.4	9.2	8.9	8.8	6.9	6.6	6.0	5.4	5.4	5.7	6.3	6.0	5.4	5.3	5.3	5.3
Service-Providing Sectors	70.4	71.5	73.0	74.1	76.1	77.5	79.1	80.9	82.3	82.4	82.9	84.1	85.6	86.5	88.1	89.7	91.3	92.9	94.1	93.6	94.8
Wholesale & Retail Trade	17.4	17.4	17.2	16.6	17.0	16.4	17.2	17.4	17.0	16.3	15.9	16.1	16.6	16.8	17.0	17.4	17.7	18.2	18.3	18.2	18.4
Wholesale Trade	4.1	4.3	4.6	4.5	4.7	3.7	4.1	4.1	4.2	4.3	4.1	4.0	4.3	4.3	4.3	4.1	4.0	4.6	5.0	4.8	5.2
Retail Trade	13.3	13.1	12.6	12.1	12.3	12.7	13.1	13.3	12.8	12.0	11.8	12.1	12.3	12.5	12.7	13.3	13.7	13.6	13.3	13.4	13.2
Transportation & Utilities	3.4	3.5	3.5	3.6	3.8	3.7	3.6	3.7	3.8	3.6	3.6	3.7	3.8	3.9	4.2	4.6	4.6	4.6	4.7	4.6	4.9
Information	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.6	1.7	1.6	1.4	1.5	1.6	1.6	1.6	1.6	1.6	1.6	1.5	1.6	1.5
Financial Activities	4.5	4.6	4.4	4.0	4.0	4.2	4.2	4.2	4.1	4.1	4.0	4.2	4.3	4.4	4.4	4.5	4.6	4.3	4.3	4.3	4.3
Professional & Business Services	6.4	6.4	6.8	6.9	7.4	8.0	8.4	8.9	9.0	9.4	9.5	9.4	9.2	9.1	9.6	9.5	9.8	10.2	10.9	10.6	11.0
Education & Health Services	14.4	15.1	15.9	16.9	17.2	17.9	18.3	18.8	19.5	20.3	21.0	21.6	21.7	22.3	22.5	22.7	23.2	24.1	24.2	24.2	24.5
Leisure & Hospitality	7.2	7.1	7.5	7.9	8.1	8.7	9.0	9.2	9.7	9.7	9.5	9.8	10.2	10.2	10.5	10.7	11.1	11.4	11.6	11.5	11.7
Other Services	3.3	3.4	3.6	3.7	3.8	3.8	3.7	3.8	4.0	3.9	3.9	4.1	4.2	4.3	4.3	4.3	4.4	4.2	4.1	4.1	4.1
Government	12.2	12.4	12.6	12.8	13.0	13.2	13.1	13.3	13.5	13.7	14.1	13.8	14.1	13.9	14.0	14.2	14.3	14.4	14.5	14.5	14.5
Federal	1.1	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.8	0.7	0.6	0.6	0.6	0.6	0.6	0.6	0.6
State	3.5	3.6	3.7	3.7	3.8	3.9	3.7	3.7	3.7	3.6	3.7	3.8	3.9	4.1	4.1	4.2	4.3	4.4	4.4	4.5	4.4
Local	7.7	7.8	8.0	8.2	8.3	8.4	8.4	8.7	8.9	9.2	9.5	9.2	9.3	9.1	9.2	9.3	9.4	9.4	9.4	9.4	9.5

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

Source: U.S. Bureau of Labor Statistics



As of July 1, 2019.

Table 2. Population and Household Trends in the Tyler HMA, 2000 to Forecast

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Tyler HMA	174,706	209,714	233,100	240,500	3,500	1.8	2,525	1.1	2,475	1.0
Households										
Tyler HMA	65,692	79,055	87,250	90,000	1,325	1.9	880	1.1	930	1.1

Notes: The current date is July 1, 2019. The forecast date is July 1, 2022.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of July 1, 2019.

Table 3. Housing Inventory, Tenure, and Vacancy in the Tyler HMA, 2000, 2010, and Current

	Tyler HMA		
	2000	2010	Current
Total Housing Inventory	71,701	87,309	95,350
Occupied Units	65,692	79,055	87,200
Owner-Occupied	45,785	52,569	56,850
%	69.7	66.5	65.2
Renter-Occupied	19,907	26,486	30,350
%	30.3	33.5	34.8
Vacant Units	6,009	8,254	8,125
Available Units	2,982	4,264	3,575
For Sale	824	1,135	750
Rate (%)	1.8	2.1	1.3
For Rent	2,158	3,129	2,825
Rate (%)	9.8	10.6	8.5
Other Vacant	3,027	3,990	4,550

Note: The current date is July 1, 2019.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of July 1, 2019.

Table 4. Residential Building Permit Activity in the Tyler HMA, 2000 Through June 2019

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	12 Months Ending	
																				June 2018	June 2019
Tyler HMA																					
Total	596	537	821	696	1,108	745	1,888	584	849	209	633	314	462	487	489	533	649	892	504	699	519
Sales	469	465	549	603	612	695	579	373	263	162	204	187	232	379	386	430	474	485	356	421	439
Rental	127	72	272	93	496	50	1,309	211	586	47	429	127	230	108	103	103	175	407	148	278	80

Note: Data excludes an estimated 8,925 nonpermitted sales units and an estimated 3,025 nonpermitted rental units.

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2017 final data and estimates by the analyst; 2018 and 2019 preliminary data and estimates by the analyst



Table 5. Median Income in the Tyler HMA, 1999, 2009, and 2017

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2017	1999 to 2009	2009 to 2017
Median Family Income	44,000	55,300	58,000	2.3	0.6
Median Household Income	37,148	46,456	54,339	2.3	2.0

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2017 median household income—U.S. Census Bureau, 2009 and 2017 American Community Survey, 1-year data