

As of April 1, 2024.

**Table 1. Labor Force and Employment in the Tyler HMA, 2010 Through March 2024**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															March 2023	March 2024
Labor Force	101.3	102.1	101.5	101.4	102.1	103.8	105.5	105.3	106.0	107.4	108.0	110.6	112.6	115.4	113.4	115.7
Resident Employment	93.2	93.9	94.4	94.8	96.7	99.1	100.7	100.9	102.1	103.9	100.7	104.8	108.4	111.2	109.2	111.5
Unemployment	8.1	8.2	7.1	6.7	5.4	4.7	4.8	4.3	3.9	3.6	7.3	5.7	4.2	4.2	4.2	4.2
Unemployment Rate (%)	8.0	8.0	7.0	6.6	5.3	4.5	4.5	4.1	3.7	3.3	6.8	5.2	3.8	3.6	3.7	3.6
Total Nonfarm Payroll Jobs	95.2	95.9	96.6	97.7	100.2	102.2	103.4	104.8	106.6	107.9	104.7	107.8	112.7	116.5	114.0	116.8
Goods-Producing Sectors	12.3	11.8	11.0	11.2	12.1	12.5	12.1	12.0	12.8	13.3	13.1	13.2	14.0	14.7	14.2	14.8
Mining, Logging, & Construction	5.8	5.8	5.6	5.8	6.5	6.2	5.9	6.0	6.6	6.8	6.2	6.3	6.7	7.2	6.9	7.3
Manufacturing	6.6	6.0	5.4	5.4	5.7	6.3	6.2	5.9	6.2	6.6	6.9	6.9	7.2	7.5	7.3	7.5
Service-Providing Sectors	82.9	84.1	85.6	86.5	88.1	89.7	91.3	92.9	93.8	94.5	91.6	94.6	98.7	101.7	99.8	101.9
Wholesale & Retail Trade	15.9	16.1	16.6	16.8	17.0	17.4	17.7	18.2	18.3	18.6	18.3	19.1	19.9	20.3	20.0	20.2
Wholesale Trade	4.1	4.0	4.3	4.3	4.3	4.1	4.0	4.6	5.0	5.3	5.1	5.4	5.8	5.9	5.9	5.9
Retail Trade	11.8	12.1	12.3	12.5	12.7	13.3	13.7	13.6	13.3	13.3	13.2	13.7	14.1	14.4	14.2	14.4
Transportation & Utilities	3.6	3.7	3.8	3.9	4.2	4.6	4.6	4.6	4.7	4.8	5.2	5.5	6.0	5.6	6.0	5.6
Information	1.4	1.5	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.5	1.5	1.4	1.4	1.5	1.5	1.5
Financial Activities	4.0	4.2	4.3	4.4	4.4	4.5	4.6	4.3	4.3	4.4	4.3	4.4	4.6	4.6	4.7	4.6
Professional & Business Services	9.5	9.4	9.2	9.1	9.6	9.5	9.8	10.2	10.6	10.5	10.1	10.6	11.2	11.5	11.3	11.7
Education & Health Services	21.0	21.6	21.7	22.3	22.5	22.7	23.2	24.1	24.3	24.4	23.5	23.7	24.4	26.1	24.8	26.3
Leisure & Hospitality	9.5	9.8	10.2	10.2	10.5	10.7	11.1	11.4	11.5	11.6	10.2	11.0	11.8	12.4	12.0	12.4
Other Services	3.9	4.1	4.2	4.3	4.3	4.3	4.4	4.2	4.1	4.2	3.9	4.0	4.2	4.4	4.3	4.5
Government	14.1	13.8	14.1	13.9	14.0	14.2	14.3	14.4	14.4	14.5	14.6	14.9	15.1	15.3	15.2	15.1
Federal	0.9	0.9	0.8	0.7	0.6	0.6	0.6	0.6	0.6	0.6	0.7	0.7	0.7	0.8	0.7	0.8
State	3.7	3.8	3.9	4.1	4.1	4.2	4.3	4.4	4.4	4.3	4.4	4.5	4.5	4.5	4.5	4.5
Local	9.5	9.2	9.3	9.1	9.2	9.3	9.4	9.4	9.5	9.7	9.5	9.7	9.9	10.0	10.0	9.9

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.  
Source: U.S. Bureau of Labor Statistics



As of April 1, 2024.

Table 2. Population and Household Trends in the Tyler HMA, 2010 to Forecast

					Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Tyler HMA	209,714	233,479	247,600	256,900	2,375	1.1	3,525	1.5	3,125	1.2
Households										
Tyler HMA	79,055	88,567	94,250	97,900	950	1.1	1,425	1.6	1,225	1.3

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



As of April 1, 2024.

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

	Tyler HMA		
	2010	2020	Current
Total Housing Inventory	87,309	97,539	103,400
Occupied Units	79,055	88,567	94,250
Owner-Occupied	52,569	57,446	60,950
%	66.5	64.9	64.7
Renter-Occupied	26,486	31,121	33,300
%	33.5	35.1	35.3
Vacant Units	8,254	8,972	9,150
Available Units	4,264	4,385	4,425
For Sale	1,135	892	1,125
Rate (%)	2.1	1.5	1.8
For Rent	3,129	3,493	3,300
Rate (%)	10.6	10.1	9.0
Other Vacant	3,990	4,587	4,725

Notes: The current date is April 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



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Table 4. Residential Building Permit Activity in the Tyler HMA, 2010 Through March 2024

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															March 2023	March 2024
Tyler HMA																
Total	559	314	542	503	525	571	649	856	660	799	975	1,175	892	757	802	1,062
Sales	171	185	228	395	383	420	454	472	478	632	635	759	679	468	579	516
Rental	388	129	314	108	142	151	195	384	182	167	340	416	213	289	223	546

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 Tyler HMA, 2009, 2019, and 2022

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2022	2009 to 2019	2019 to 2022
Median Family Income	60,417	73,944	82,226	2.0	3.6
Median Household Income	43,209	59,584	68,192	3.3	4.6

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