

Table 1. Labor Force and Employment in the Waco HMA, 1990 Through August 2010

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	12 Months Ending	
																					August 2009	August 2010
Labor Force	92.4	93.3	94.5	95.6	97.5	99.3	99.6	100.7	100.5	102.0	103.7	103.8	106.8	109.0	110.6	112.3	111.5	110.2	110.6	114.5	113.1	117.3
Resident Employment	86.0	86.6	88.2	90.1	92.7	94.6	95.0	96.1	96.0	98.5	99.3	98.8	100.7	102.4	104.6	106.7	106.2	105.5	105.5	106.8	106.3	108.9
Unemployment	6.4	6.7	6.3	5.5	4.7	4.7	4.5	4.6	4.4	3.4	4.3	5.0	6.1	6.6	5.9	5.6	5.3	4.7	5.1	7.6	6.8	8.4
Unemployment Rate (%)	6.9	7.2	6.6	5.7	4.8	4.7	4.6	4.6	4.4	3.4	4.2	4.8	5.7	6.1	5.4	5.0	4.8	4.3	4.6	6.7	6.0	7.2
Total Nonfarm Payroll	84.8	85.4	86.2	88.4	92.1	94.9	95.7	97.9	100.1	103.5	104.1	103.3	102.9	103.2	104.8	104.9	105.9	106.6	107.5	106.2	106.8	107.0
Goods Producing	20.9	20.5	20.3	21.4	22.8	23.2	23.2	23.4	24.1	25.0	24.0	22.8	22.5	21.6	21.7	21.2	21.2	21.3	21.6	20.6	21.1	20.2
Mining, Logging, & Construction	3.2	3.1	3.2	3.6	4.0	4.2	4.1	4.3	4.6	5.4	5.4	5.7	5.9	5.6	5.6	5.5	5.6	5.7	6.2	6.1	6.3	5.9
Manufacturing	17.7	17.4	17.1	17.8	18.8	19.0	19.1	19.0	19.4	19.6	18.6	17.2	16.6	16.0	16.2	15.7	15.6	15.6	15.4	14.4	14.7	14.3
Service Providing	63.9	64.9	65.9	67.0	69.3	71.7	72.5	74.5	76.1	78.5	80.1	80.5	80.5	81.5	83.1	83.6	84.7	85.3	85.9	85.7	85.7	86.8
Trade	13.6	13.6	13.4	13.5	14.4	14.8	14.9	15.0	15.1	15.3	15.3	15.1	14.9	14.4	14.9	15.3	15.3	15.2	15.2	14.7	14.9	14.5
Wholesale Trade	3.3	3.4	3.4	3.4	3.6	3.7	3.8	3.8	3.8	3.9	3.9	3.9	4.0	3.9	3.9	4.1	4.2	4.2	4.2	3.9	4.0	3.8
Retail Trade	10.3	10.2	10.0	10.1	10.8	11.1	11.1	11.2	11.3	11.4	11.4	11.2	10.9	10.5	11.0	11.2	11.1	11.0	11.0	10.8	10.9	10.7
Transportation & Utilities	2.3	2.4	2.5	2.6	2.7	2.7	2.7	2.7	2.8	3.1	3.1	3.1	2.9	2.8	2.8	3.0	3.0	3.2	3.2	2.9	3.0	2.9
Information	1.4	1.4	1.4	1.4	1.7	1.8	1.7	1.7	1.7	1.9	2.1	1.9	1.8	1.8	1.8	1.8	1.8	1.7	1.7	1.5	1.6	1.4
Financial Activities	5.5	5.3	5.3	5.5	5.5	5.8	6.2	6.1	6.2	6.1	6.0	6.0	6.1	6.2	6.2	6.2	6.4	6.7	6.6	6.4	6.4	6.4
Professional & Business Services	4.9	5.2	5.4	5.5	6.1	6.8	6.6	7.3	7.7	8.0	8.6	8.7	8.4	8.3	8.3	7.7	8.1	8.6	8.8	8.5	8.6	8.5
Education & Health Services	12.3	12.6	13.0	13.2	13.1	13.4	13.9	14.5	15.1	15.8	15.9	15.9	16.4	17.3	18.2	18.8	19.2	19.3	19.3	19.6	19.5	20.0
Leisure & Hospitality	6.5	6.5	6.6	6.4	6.7	7.1	7.2	7.7	8.0	8.6	8.6	8.6	8.7	9.1	9.4	9.6	9.7	9.7	9.6	9.8	9.7	9.9
Other Services	4.3	4.3	4.3	4.4	4.4	4.4	4.5	4.6	4.6	4.6	4.6	4.6	4.5	4.4	4.4	4.1	4.2	4.2	3.9	3.8	3.8	3.8
Government	13.2	13.6	14.2	14.6	14.9	14.9	14.9	15.0	15.0	15.1	15.7	16.5	16.9	16.9	17.2	17.2	17.1	16.8	17.7	18.6	18.3	19.4
Federal	3.3	3.3	3.3	3.4	3.3	3.2	3.2	3.2	3.2	3.2	3.4	3.4	3.4	3.3	3.4	3.3	3.3	3.3	3.8	4.1	4.7	4.0
State	2.2	2.2	2.3	2.4	2.4	2.3	2.1	2.2	2.2	2.2	2.3	2.5	2.6	2.3	2.6	2.7	2.7	2.5	2.6	2.6	2.5	2.6
Local	7.7	8.1	8.6	8.9	9.2	9.3	9.6	9.6	9.6	9.8	10.0	10.5	11.0	11.1	11.2	11.3	11.1	11.0	11.3	11.9	12.2	11.7

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 Waco HMA, 1990 to September 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										
Waco HMA	189,123	213,517	236,200	243,400	2,450	1.2	2,175	1.0	2,400	1.0
Households										
Waco HMA	70,208	78,859	86,900	89,300	870	1.2	770	0.9	800	0.9

Notes: Numbers may not add to totals because of rounding. Current date: September 1, 2010. Forecast date: September 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 Waco HMA, 1990, 2000, and Current

	Waco HMA		
	1990	2000	Current
Total Housing Inventory	78,857	84,795	95,250
Occupied Units	70,208	78,859	86,900
Owners	41,352	47,497	50,450
%	58.9	60.2	58.1
Renters	28,856	31,362	36,450
%	41.1	39.8	41.9
Vacant Units	8,649	5,936	8,350
Available Units	5,659	2,979	3,550
For Sale	1,109	783	1,000
Rate (%)	2.6	1.6	1.9
For Rent	4,550	2,196	2,550
Rate (%)	13.6	6.5	6.5
Other Vacant	2,990	2,957	4,800

Notes: Numbers may not add to totals because of rounding. Current date: September 1, 2010.

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

Table 4. Residential Building Permit Activity in the Waco HMA, 1990 Through August 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	
																						August 2009	August 2010
Waco HMA																							
Total	237	506	314	374	494	509	439	636	828	601	701	946	799	823	1,541	1,322	1,053	1,064	858	535	448	493	691
Single-family	214	254	298	368	406	330	362	371	395	494	523	549	532	620	788	1,015	958	816	551	317	320	257	363
Multifamily	23	252	16	6	88	179	77	265	433	107	178	397	267	203	753	307	95	248	307	218	128	236	328

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

Table 5. Median Income in the Waco HMA, 1989, 1999, and 2008

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2008	1989 to 1999	1999 to 2008
Median Family Income	29,900	43,800	48,200	3.9	1.1
Median Household Income	22,665	33,560	39,700	4.0	1.9

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