

Table 1. Labor Force and Employment in the Dallas HMA,* 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	June 2016	June 2017
Labor force	1,916.3	1,952.3	1,965.2	1,961.6	1,974.5	2,004.2	2,044.6	2,059.5	2,082.4	2,102.5	2,192.4	2,237.9	2,266.7	2,306.4	2,350.3	2,392.2	2,433.2	2,525.3
Resident employment	1,849.1	1,859.1	1,833.1	1,828.8	1,858.4	1,898.6	1,946.8	1,971.5	1,979.0	1,937.9	2,016.4	2,068.4	2,116.5	2,165.5	2,231.8	2,296.4	2,340.8	2,426.2
Unemployment	67.2	93.3	132.0	132.8	116.1	105.6	97.8	88.0	103.4	164.5	176.0	169.6	150.1	140.9	118.5	95.7	92.4	99.1
Unemployment rate (%)	3.5	4.8	6.7	6.8	5.9	5.3	4.8	4.3	5.0	7.8	8.0	7.6	6.6	6.1	5.0	4.0	3.8	3.9
Total nonfarm payroll jobs	1,995.4	2,004.6	1,942.8	1,910.1	1,932.4	1,981.9	2,049.4	2,110.5	2,134.8	2,051.8	2,055.8	2,102.3	2,155.1	2,219.4	2,308.3	2,406.1	2,452.4	2,545.7
Goods-producing sectors	358.9	351.1	320.8	303.1	303.6	311.3	320.2	324.6	319.2	285.8	270.8	271.9	277.0	280.2	287.1	297.1	302.3	309.8
Mining, logging, & construction	116.8	119.1	110.4	105.4	107.1	113.3	119.3	126.5	128.2	111.7	104.2	104.7	109.0	114.2	121.5	127.9	131.0	137.0
Manufacturing	242.1	232.0	210.4	197.7	196.4	198.1	200.9	198.1	191.1	174.1	166.6	167.2	168.0	166.0	165.6	169.2	171.3	172.9
Service-providing sectors	1,636.4	1,653.5	1,622.0	1,607.0	1,628.9	1,670.5	1,729.3	1,785.9	1,815.6	1,766.0	1,785.0	1,830.5	1,878.1	1,939.2	2,021.2	2,109.0	2,150.1	2,235.8
Trade	358.5	365.5	353.6	338.1	334.7	339.8	344.2	347.9	349.7	331.0	330.7	340.1	349.3	358.6	370.5	386.8	392.7	403.5
Wholesale trade	138.9	140.7	135.3	130.9	128.1	129.6	133.6	136.7	137.2	128.3	125.7	128.4	132.3	135.7	139.9	144.4	146.0	152.2
Retail trade	219.6	224.8	218.3	207.2	206.6	210.2	210.6	211.2	212.5	202.7	205.0	211.7	217.0	222.9	230.6	242.4	246.7	251.3
Transportation & utilities	76.4	75.5	74.2	73.4	74.2	74.7	76.5	79.1	79.0	75.7	73.5	75.2	78.6	82.8	88.1	97.4	101.4	109.9
Information	104.5	101.8	90.1	81.5	77.7	76.6	74.1	74.1	72.9	68.4	66.0	66.0	65.4	67.1	68.5	68.6	69.6	70.9
Financial activities	167.9	168.4	169.2	169.3	172.1	176.4	184.7	188.1	187.0	181.4	181.5	186.1	193.0	203.2	210.3	217.4	220.7	229.7
Professional & business services	311.2	302.3	282.6	279.1	292.9	307.2	330.8	351.7	360.6	335.4	345.8	363.6	382.0	397.3	424.6	448.7	458.0	482.1
Education & health services	165.5	173.3	179.6	186.0	190.2	197.6	207.3	218.9	228.0	239.0	248.7	256.7	261.8	266.7	277.5	288.9	295.3	304.0
Leisure & hospitality	161.8	167.9	166.5	166.8	170.9	175.4	181.0	190.4	194.8	191.0	191.1	196.1	204.0	214.5	224.4	238.1	245.6	257.9
Other services	71.3	72.9	72.8	74.9	73.8	73.2	75.4	73.7	72.4	71.0	70.6	72.5	74.5	76.4	79.4	79.9	80.7	83.9
Government	219.5	225.9	233.6	237.9	242.4	249.6	255.4	262.1	271.1	273.3	277.2	274.2	269.6	272.5	277.9	283.2	286.3	294.0
Federal	32.0	30.9	30.7	30.5	30.3	30.0	30.4	30.2	30.9	31.3	32.6	30.6	29.9	29.3	28.9	29.1	29.3	29.8
State	32.2	33.9	35.5	35.4	37.3	41.2	42.3	43.7	45.0	43.9	44.4	44.9	44.1	43.8	44.4	44.4	44.6	46.8
Local	155.3	161.0	167.3	172.0	174.8	178.3	182.6	188.1	195.3	198.2	200.2	198.7	195.6	199.4	204.5	209.7	212.5	217.4

* Dallas-Plano-Irving HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through June 2017.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Dallas 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										
Dallas HMA*	3,445,899	4,230,520	4,897,000	5,183,000	78,450	2.1	91,950	2.0	95,350	1.9
Dallas County submarket	2,218,899	2,368,139	2,607,000	2,700,000	14,900	0.7	32,950	1.3	31,000	1.2
Northern Suburbs submarket	924,651	1,444,955	1,806,000	1,963,000	52,050	4.6	49,800	3.1	52,350	2.8
Southeastern Counties submarket	302,349	417,426	484,600	519,200	11,500	3.3	9,275	2.1	11,550	2.3
Households										
Dallas HMA*	1,253,153	1,523,999	1,767,000	1,872,000	27,100	2.0	33,500	2.1	35,000	1.9
Dallas County submarket	807,621	855,960	943,600	977,800	4,825	0.6	12,100	1.4	11,400	1.2
Northern Suburbs submarket	340,873	524,048	656,200	714,200	18,300	4.4	18,250	3.2	19,350	2.9
Southeastern Counties submarket	104,659	143,991	167,600	179,800	3,925	3.2	3,250	2.1	4,075	2.4

* Dallas-Plano-Irving HMA.

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is July 1, 2017. The forecast date is July 1, 2020.

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

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

	Dallas HMA*			Dallas County Submarket			Northern Suburbs Submarket			Southeastern Counties Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	1,330,125	1,657,686	1,862,000	854,119	943,257	1,002,000	362,961	557,099	681,700	113,045	157,330	178,100
Occupied units	1,253,153	1,523,999	1,767,000	807,621	855,960	943,600	340,873	524,048	656,200	104,659	143,991	167,600
Owner-occupied	732,244	914,815	1,010,000	424,847	455,741	466,900	227,325	349,917	419,300	80,072	109,157	124,200
%	58.4	60.0	57.2	52.6	53.2	49.5	66.7	66.8	63.9	76.5	75.8	74.1
Renter-occupied	520,909	609,184	757,000	382,774	400,219	476,700	113,548	174,131	236,900	24,587	34,834	43,400
%	41.6	40.0	42.8	47.4	46.8	50.5	33.3	33.2	36.1	23.5	24.2	25.9
Vacant units	76,972	133,687	94,850	46,498	87,297	58,800	22,088	33,051	25,550	8,386	13,339	10,550
Available units	51,720	95,146	58,550	31,190	64,922	37,450	16,973	24,094	17,650	3,557	6,130	3,550
For sale	11,358	19,420	7,800	5,587	10,575	3,575	4,256	6,440	3,150	1,515	2,405	1,075
Rate (%)	1.5	2.1	0.8	1.3	2.3	0.8	1.8	1.8	0.7	1.9	2.2	0.9
For rent	40,362	75,726	50,750	25,603	54,347	33,850	12,717	17,654	14,500	2,042	3,725	2,475
Rate (%)	7.2	11.1	6.3	6.3	12.0	6.6	10.1	9.2	5.8	7.7	9.7	5.4
Other vacant	25,252	38,541	36,300	15,308	22,375	21,400	5,115	8,957	7,900	4,829	7,209	7,000

* Dallas-Plano-Irving HMA.

Notes: Numbers may not add to totals because of rounding. The current date is July 1, 2017.

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

Table 4. Residential Building Permit Activity in the Dallas HMA,* 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		June 2016	June 2017
Dallas HMA*																			
Total	37,407	38,978	38,745	39,034	42,090	42,763	41,615	33,922	29,713	16,020	15,304	20,702	36,923	35,221	37,719	50,620	42,754	45,840	45,650
Single-family	25,615	25,595	24,851	27,281	31,962	31,571	28,382	19,397	12,204	9,764	10,681	10,688	14,291	16,879	18,499	22,018	22,735	22,700	24,225
Multifamily	11,792	13,383	13,894	11,753	10,128	11,192	13,233	14,525	17,509	6,256	4,623	10,014	22,632	18,342	19,220	28,602	20,019	23,140	21,425
Dallas County submarket																			
Total	15,953	13,124	16,444	16,923	17,157	16,981	18,211	14,259	13,324	4,680	4,404	7,839	17,398	14,685	13,727	20,011	17,696	19,825	19,325
Single-family	8,856	8,334	8,006	9,293	10,046	10,520	9,941	6,427	3,687	2,701	2,742	2,569	3,531	3,608	3,974	4,806	5,152	5,075	5,175
Multifamily	7,097	4,790	8,438	7,630	7,111	6,461	8,270	7,832	9,637	1,979	1,662	5,270	13,867	11,077	9,753	15,205	12,544	14,750	14,150
Northern Suburbs submarket																			
Total	18,703	22,899	19,158	17,922	19,755	20,596	19,542	16,215	14,284	9,296	9,324	11,503	17,575	17,999	21,620	27,546	20,672	22,150	21,875
Single-family	14,866	15,087	14,177	14,560	17,540	16,374	14,737	10,616	7,102	5,861	6,739	7,018	9,200	11,289	12,156	14,472	14,409	14,700	15,200
Multifamily	3,837	7,812	4,981	3,362	2,215	4,222	4,805	5,599	7,182	3,435	2,585	4,485	8,375	6,710	9,464	13,074	6,263	7,450	6,675
Southeastern Counties submarket																			
Total	2,751	2,955	3,143	4,189	5,178	5,186	3,862	3,448	2,105	2,044	1,576	1,360	1,950	2,537	2,372	3,063	4,386	3,865	4,450
Single-family	1,893	2,174	2,668	3,428	4,376	4,677	3,704	2,354	1,415	1,202	1,200	1,101	1,560	1,982	2,369	2,740	3,174	2,925	3,850
Multifamily	858	781	475	761	802	509	158	1,094	690	842	376	259	390	555	3	323	1,212	940	600

* Dallas-Plano-Irving HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through June 2017.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Dallas HMA,* 1999, 2009, and 2015

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2015	1999 to 2009	2009 to 2015
Median Family Income	58,200	68,300	70,400	1.6	0.5
Median household income	NA	55,572	60,394	NA	1.4

* Dallas-Plano-Irving HMA.

NA = data not available.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2015 median household income—U.S. Census Bureau, 2009 and 2015 American Community Survey 1-year data