

As of August 1, 2022.

Table 1. Labor Force and Employment in the Tucson HMA, 2000 Through July 2022

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	12 Months Ending	
																							July 2021	July 2022
Labor Force	409.9	416.3	424.4	428.2	437.7	438.4	448.9	456.2	473.2	486.1	480.0	469.3	466.8	462.3	465.9	467.8	471.5	464.2	470.8	482.5	479.3	480.9	479.7	484.6
Resident Employment	394.7	398.3	399.9	405.3	417.3	418.9	430.3	439.7	447.2	443.2	435.4	429.7	432.4	430.8	437.7	442.1	447.7	443.0	450.0	460.6	443.4	457.1	450.2	467.4
Unemployment	15.2	18.1	24.5	22.9	20.3	19.6	18.6	16.5	26.0	42.9	44.6	39.6	34.4	31.5	28.2	25.7	23.8	21.2	20.8	21.9	35.9	23.8	29.5	17.3
Unemployment Rate (%)	3.7	4.3	5.8	5.4	4.6	4.5	4.1	3.6	5.5	8.8	9.3	8.4	7.4	6.8	6.0	5.5	5.0	4.6	4.4	4.5	7.5	5.0	6.1	3.6
Total Nonfarm Payroll Jobs	347.1	344.8	343.2	345.4	357.3	367.0	380.0	385.6	381.3	361.3	353.3	353.8	359.7	363.1	365.2	367.2	372.1	377.2	382.3	391.1	373.7	379.4	374.4	387.4
Goods-Producing Sectors	57.7	57.7	54.8	53.1	54.2	55.9	58.2	56.4	52.6	44.2	41.7	40.7	40.9	41.8	40.7	40.6	41.2	43.0	45.3	47.9	47.1	47.3	47.0	48.0
Mining, Logging, & Construction	24.7	24.5	24.1	24.1	25.3	27.2	29.6	28.3	24.8	18.4	16.9	16.5	16.5	17.7	17.1	16.9	16.6	17.5	18.8	20.0	19.7	19.8	19.7	19.9
Manufacturing	33.0	33.2	30.7	29.0	28.8	28.7	28.6	28.0	27.8	25.8	24.8	24.3	24.4	24.2	23.6	23.7	24.6	25.5	26.6	27.9	27.3	27.5	27.4	28.0
Service-Providing Sectors	289.4	287.2	288.3	292.4	303.2	311.1	321.9	329.2	328.8	317.1	311.6	313.1	318.8	321.3	324.5	326.6	330.9	334.2	337.0	343.2	326.6	332.1	327.4	339.4
Wholesale & Retail Trade	46.2	46.2	46.7	47.2	49.6	50.8	53.7	55.4	53.8	49.6	48.1	48.1	48.3	49.7	50.7	50.2	50.2	50.1	49.4	49.2	47.4	48.9	48.5	49.3
Wholesale Trade	7.5	7.5	7.4	7.5	8.1	8.7	9.7	10.1	9.9	8.8	8.2	8.0	8.0	7.9	7.9	7.8	7.8	7.7	7.4	7.3	7.0	7.3	7.1	7.5
Retail Trade	38.7	38.7	39.3	39.7	41.5	42.1	44.0	45.3	43.9	40.8	39.9	40.1	40.3	41.8	42.8	42.4	42.4	42.4	42.0	41.9	40.4	41.6	41.4	41.8
Transportation & Utilities	8.8	9.2	7.7	8.0	8.4	8.9	9.3	9.4	9.3	9.0	9.2	9.9	9.8	9.5	9.9	10.3	10.3	11.2	12.2	14.2	16.7	19.4	18.5	20.8
Information	8.2	8.0	8.0	7.7	7.7	7.3	7.0	6.1	5.5	4.9	4.5	4.4	4.5	4.5	4.4	4.5	5.1	5.4	5.6	5.8	5.2	5.0	4.9	5.1
Financial Activities	14.8	14.5	14.3	15.4	15.8	16.3	17.4	18.0	16.9	17.1	17.2	16.9	16.9	17.3	17.5	17.2	17.2	17.6	17.7	17.3	18.3	18.8	18.8	18.6
Professional & Business Services	43.3	41.2	41.4	41.1	43.3	45.8	49.7	52.5	51.3	46.7	45.2	46.1	47.7	48.7	49.0	49.4	49.7	50.2	50.5	50.5	47.9	47.1	47.2	45.5
Education & Health Services	42.0	41.8	43.6	45.7	47.8	50.6	52.7	54.8	57.2	58.6	58.4	59.9	61.0	61.6	61.5	62.7	64.7	65.3	66.3	68.4	67.1	66.6	66.7	68.6
Leisure & Hospitality	39.9	38.2	37.3	37.2	39.1	39.8	40.6	40.2	40.4	38.7	38.2	39.1	40.3	40.1	41.6	42.9	44.0	44.4	44.7	45.1	36.0	39.2	36.4	42.7
Other Services	13.0	14.3	14.5	14.6	14.6	14.4	15.2	15.0	14.6	13.4	12.7	12.6	12.8	12.7	12.9	13.1	13.0	12.9	13.4	13.9	12.3	13.1	12.6	13.7
Government	73.3	73.8	74.9	75.7	76.9	77.1	76.3	77.9	79.8	79.1	78.2	76.2	77.6	77.2	77.0	76.3	76.7	77.0	77.2	79.0	75.8	74.1	73.8	75.0
Federal	9.3	9.1	9.2	9.5	9.8	10.1	10.1	10.5	10.9	11.9	12.8	12.6	12.6	12.6	12.4	12.4	12.7	12.7	12.7	12.9	13.2	12.8	13.0	12.8
State	24.0	24.0	24.0	24.2	24.9	24.5	23.2	23.4	23.5	23.4	23.3	23.6	24.0	23.8	24.1	24.4	24.1	24.3	24.7	25.7	24.2	23.8	23.6	24.1
Local	40.0	40.8	41.7	42.0	42.2	42.5	43.0	44.0	45.4	43.8	42.1	40.0	41.0	40.8	40.5	39.5	39.9	40.0	39.8	40.4	38.5	37.4	37.2	38.1

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands. Military jobs are not included in these data.

Source: U.S. Bureau of Labor Statistics



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Table 2. Population and Household Trends in the Tucson 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										
Tucson HMA	843,746	980,263	1,061,000	1,086,000	13,650	1.5	6,525	0.6	8,425	0.8
Households										
Tucson HMA	332,350	388,660	435,900	448,600	5,625	1.6	3,825	0.9	4,225	1.0

Notes: The current date is August 1, 2022. The forecast date is August 1, 2025.

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



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

	Tucson HMA		
	2000	2010	Current
Total Housing Inventory	366,737	440,909	482,325
Occupied Units	332,350	388,660	435,900
Owner-Occupied	213,603	248,970	276,100
%	64.3	64.1	63.3
Renter-Occupied	118,747	139,690	159,800
%	35.7	35.9	36.7
Vacant Units	34,387	52,249	46,425
Available Units	16,063	25,239	15,975
For Sale	4,018	7,531	3,925
Rate (%)	1.8	2.9	1.4
For Rent	12,045	17,708	12,050
Rate (%)	9.2	11.3	7.0
Other Vacant	18,324	27,010	30,450

Notes: The current date is August 1, 2022. 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 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 Census Bureau.

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



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Table 4. Residential Building Permit Activity in the Tucson HMA, 2000 Through July 2022

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	12 Months Ending	
																						July 2021	July 2022	
Tucson HMA																								
Total	8,328	7,483	7,147	8,563	10,654	11,990	8,766	5,399	3,221	2,129	2,061	2,275	3,097	3,783	3,250	2,428	2,466	4,495	4,404	4,313	4,958	6,284	5,925	6,625
Sales	6,884	6,331	6,150	7,637	9,756	11,281	8,404	4,757	2,868	1,938	1,763	1,392	2,181	2,643	2,301	2,229	2,421	2,918	3,247	3,500	4,262	5,126	5,100	4,650
Rental	1,444	1,152	997	926	898	709	362	642	353	191	298	883	916	1,140	949	199	45	1,577	1,157	813	696	1,158	825	1,975

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2021—final data and estimates by the analyst; 2022 preliminary data and estimates by the analyst



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Table 5. Median Income in the Tucson HMA, 1999, 2009, and 2021

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2021	1999 to 2009	2009 to 2021
Median Family Income	44,446	57,500	76,635	2.6	2.4
Median Household Income	36,758	43,147	60,667	1.6	2.9

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2021 median household income—U.S. Census Bureau, 2009 and 2021 American Community Survey 1-year data

