

Table 1. Labor Force and Employment in the Fort Worth-Arlington HMA, 2000 to Current

| | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 12 Months Ending | |
|----------------------------------|-------|-------|-------|-------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|------------------|----------|
| | | | | | | | | | | | | | | | | | May 2015 | May 2016 |
| Labor force | 956.8 | 966.6 | 983.7 | 992.2 | 1,003.7 | 1,020.4 | 1,038.8 | 1,047.5 | 1,064.1 | 1,084.5 | 1,108.4 | 1,136.5 | 1,154.6 | 1,173.6 | 1,181.1 | 1,184.1 | 1,181.3 | 1,189.2 |
| Resident employment | 922.8 | 924.4 | 924.8 | 930.1 | 948.4 | 968.4 | 990.1 | 1,003.4 | 1,013.9 | 1,000.7 | 1,017.7 | 1,050.8 | 1,079.7 | 1,103.4 | 1,122.2 | 1,134.4 | 1,126.7 | 1,140.6 |
| Unemployment | 33.9 | 42.2 | 58.8 | 62.1 | 55.3 | 52.1 | 48.7 | 44.1 | 50.1 | 83.9 | 90.6 | 85.7 | 74.9 | 70.2 | 58.9 | 49.6 | 54.6 | 48.6 |
| Unemployment rate (%) | 3.5 | 4.4 | 6.0 | 6.3 | 5.5 | 5.1 | 4.7 | 4.2 | 4.7 | 7.7 | 8.2 | 7.5 | 6.5 | 6.0 | 5.0 | 4.2 | 4.6 | 4.1 |
| Total nonfarm payroll jobs | 817.4 | 819.6 | 810.3 | 804.1 | 817.2 | 839.5 | 866.2 | 892.1 | 907.1 | 877.9 | 873.9 | 901.4 | 928.3 | 953.4 | 975.9 | 995.1 | 984.1 | 999.8 |
| Goods-producing sectors | 163.5 | 158.8 | 153.0 | 149.2 | 149.4 | 151.3 | 159.2 | 166.1 | 170.2 | 150.1 | 143.7 | 149.8 | 157.5 | 163.1 | 169.0 | 167.2 | 170.6 | 165.3 |
| Mining, logging, & construction | 52.0 | 52.4 | 52.0 | 50.6 | 51.9 | 54.9 | 59.6 | 65.9 | 71.7 | 60.6 | 55.9 | 58.7 | 63.7 | 67.5 | 72.3 | 71.4 | 73.3 | 70.4 |
| Manufacturing | 111.5 | 106.3 | 101.0 | 98.6 | 97.6 | 96.4 | 99.6 | 100.2 | 98.5 | 89.5 | 87.7 | 91.1 | 93.8 | 95.6 | 96.7 | 95.8 | 97.3 | 94.9 |
| Service-providing sectors | 653.8 | 660.8 | 657.3 | 654.9 | 667.8 | 688.2 | 707.0 | 726.0 | 736.9 | 727.8 | 730.3 | 751.7 | 770.8 | 790.4 | 806.9 | 827.9 | 813.5 | 834.5 |
| Trade | 142.9 | 142.9 | 139.3 | 134.6 | 137.7 | 141.8 | 145.9 | 149.4 | 150.2 | 143.8 | 141.8 | 143.9 | 147.6 | 151.8 | 156.5 | 162.9 | 158.6 | 164.7 |
| Wholesale trade | 40.4 | 40.7 | 39.6 | 39.3 | 40.2 | 40.9 | 42.3 | 44.4 | 45.4 | 42.4 | 41.2 | 42.6 | 44.3 | 45.6 | 46.6 | 48.9 | 47.4 | 49.8 |
| Retail trade | 102.5 | 102.2 | 99.7 | 95.3 | 97.5 | 100.9 | 103.6 | 105.0 | 104.8 | 101.4 | 100.6 | 101.3 | 103.3 | 106.2 | 109.9 | 114.0 | 111.2 | 115.0 |
| Transportation & utilities | 66.5 | 67.7 | 64.4 | 61.1 | 61.3 | 61.9 | 63.5 | 65.9 | 67.0 | 64.0 | 64.1 | 66.5 | 68.2 | 68.5 | 72.0 | 76.7 | 73.8 | 77.7 |
| Information | 19.6 | 20.4 | 19.2 | 18.2 | 18.0 | 17.4 | 16.7 | 16.6 | 16.4 | 15.7 | 14.8 | 14.4 | 14.0 | 13.8 | 12.9 | 11.8 | 12.4 | 11.7 |
| Financial activities | 43.3 | 46.3 | 47.4 | 47.3 | 47.3 | 49.2 | 49.4 | 50.3 | 51.2 | 51.8 | 53.0 | 54.9 | 56.7 | 56.9 | 56.0 | 56.0 | 55.8 | 56.4 |
| Professional & business services | 88.6 | 86.7 | 84.0 | 85.5 | 88.7 | 94.5 | 100.2 | 105.3 | 104.4 | 96.4 | 95.6 | 102.0 | 105.6 | 109.5 | 111.4 | 110.7 | 111.1 | 111.4 |
| Education & health services | 79.4 | 81.3 | 83.8 | 85.7 | 87.2 | 91.2 | 95.0 | 98.2 | 102.2 | 106.0 | 109.0 | 113.5 | 117.0 | 120.5 | 122.1 | 127.7 | 123.5 | 129.1 |
| Leisure & hospitality | 76.8 | 77.6 | 78.0 | 78.2 | 81.3 | 83.1 | 85.4 | 88.7 | 90.9 | 92.0 | 92.4 | 96.0 | 100.2 | 103.9 | 108.2 | 112.1 | 109.3 | 113.7 |
| Other services | 32.5 | 32.3 | 32.5 | 32.9 | 33.0 | 33.0 | 33.4 | 33.2 | 33.0 | 32.4 | 32.2 | 32.9 | 35.0 | 36.6 | 37.6 | 37.7 | 37.8 | 37.2 |
| Government | 104.3 | 105.7 | 108.5 | 111.5 | 113.5 | 116.1 | 117.6 | 118.5 | 121.5 | 125.6 | 127.4 | 127.6 | 126.6 | 129.0 | 130.4 | 132.2 | 131.1 | 132.7 |
| Federal | 14.4 | 14.1 | 14.6 | 15.3 | 15.5 | 15.8 | 17.0 | 15.7 | 14.8 | 14.9 | 15.8 | 15.3 | 15.3 | 15.5 | 14.9 | 15.0 | 14.9 | 15.0 |
| State | 9.4 | 9.7 | 9.9 | 9.9 | 9.8 | 10.0 | 10.4 | 11.2 | 11.4 | 12.1 | 12.5 | 12.5 | 12.5 | 12.6 | 12.7 | 13.1 | 12.9 | 13.1 |
| Local | 80.4 | 81.9 | 84.0 | 86.3 | 88.2 | 90.2 | 90.2 | 91.5 | 95.2 | 98.6 | 99.2 | 99.8 | 98.8 | 100.9 | 102.8 | 104.2 | 103.3 | 104.5 |

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through May 2016.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Fort Worth-Arlington 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 | | | | | | | | | | |
| Fort Worth-Arlington HMA | 1,758,227 | 2,195,694 | 2,430,000 | 2,548,000 | 43,750 | 2.2 | 38,000 | 1.7 | 39,350 | 1.6 |
| Households | | | | | | | | | | |
| Fort Worth-Arlington HMA | 644,423 | 796,284 | 874,400 | 915,500 | 15,200 | 2.1 | 12,650 | 1.5 | 13,700 | 1.5 |

Notes: Numbers may not add to totals because of rounding. Current date: June 1, 2016. Forecast date: June 1, 2019. Rates of change are calculated on a compound basis.

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

Table 3. Housing Inventory, Tenure, and Vacancy in the Fort Worth-Arlington HMA, 2000, 2010, and Current

| | Fort Worth-Arlington HMA | | |
|-------------------------|--------------------------|---------|---------|
| | 2000 | 2010 | Current |
| Total housing inventory | 687,280 | 870,556 | 930,500 |
| Occupied units | 644,423 | 796,284 | 874,400 |
| Owner-occupied | 413,085 | 517,075 | 543,500 |
| % | 64.1 | 64.9 | 62.2 |
| Renter-occupied | 231,338 | 279,209 | 330,900 |
| % | 35.9 | 35.1 | 37.8 |
| Vacant units | 42,857 | 74,272 | 56,200 |
| Available units | 25,815 | 48,245 | 33,200 |
| For sale | 6,587 | 11,287 | 8,275 |
| Rate (%) | 1.6 | 2.1 | 1.5 |
| For rent | 19,228 | 36,958 | 24,900 |
| Rate (%) | 7.7 | 11.7 | 7.0 |
| Other vacant | 17,042 | 26,027 | 23,000 |

Notes: Numbers may not add to totals because of rounding. The current date is June 1, 2016.

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

Table 4. Residential Building Permit Activity in the Fort Worth-Arlington HMA, 2000 to Current

| Type of Building Permit | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 12 Months Ending | |
|---------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|-------|-------|-------|--------|--------|--------|--------|------------------|----------|
| | | | | | | | | | | | | | | | | | May 2015 | May 2016 |
| Fort Worth-Arlington HMA | | | | | | | | | | | | | | | | | | |
| Total | 15,151 | 15,593 | 18,114 | 18,232 | 20,616 | 22,701 | 26,546 | 16,657 | 10,498 | 8,548 | 8,300 | 8,534 | 10,390 | 10,530 | 10,707 | 10,590 | 10,230 | 10,616 |
| Single-family | 10,549 | 12,249 | 13,506 | 14,002 | 16,258 | 18,073 | 15,398 | 10,481 | 7,123 | 5,416 | 4,900 | 4,662 | 5,535 | 6,647 | 6,627 | 6,937 | 7,078 | 6,406 |
| Multifamily | 4,602 | 3,344 | 4,608 | 4,230 | 4,358 | 4,628 | 11,148 | 6,176 | 3,375 | 3,132 | 3,400 | 3,872 | 4,855 | 3,883 | 4,080 | 3,653 | 3,152 | 4,210 |

Notes: Numbers may not add to totals because of rounding. Current includes data through May 2016.

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

Table 5. Median Income in the Fort Worth-Arlington HMA, 1999, 2009, and 2016

| | Median Income (\$) | | | Average Annual Change (%) | |
|----------------------|--------------------|--------|--------|---------------------------|--------------|
| | 1999 | 2009 | 2016 | 1999 to 2009 | 2009 to 2016 |
| Median Family Income | 55,300 | 66,000 | 69,400 | 1.8 | 0.7 |

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research