

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		July 2016	July 2017
Labor force	2,383.3	2,429.4	2,497.5	2,536.2	2,553.3	2,592.9	2,659.7	2,703.1	2,769.3	2,831.5	2,970.3	3,041.2	3,112.3	3,186.2	3,234.6	3,247.7	3,287.7	3,268.5	3,309.9
Resident employment	2,282.4	2,317.5	2,346.9	2,365.9	2,396.8	2,447.9	2,527.6	2,589.3	2,639.0	2,617.1	2,724.8	2,803.6	2,906.8	2,995.4	3,074.6	3,097.9	3,115.2	3,106.4	3,130.2
Unemployment	100.9	111.9	150.6	170.3	156.6	145.0	132.1	113.8	130.3	214.4	245.5	237.5	205.4	190.9	160.1	149.7	172.5	162.1	179.6
Unemployment rate (%)	4.2	4.6	6.0	6.7	6.1	5.6	5.0	4.2	4.7	7.6	8.3	7.8	6.6	6.0	4.9	4.6	5.2	5.0	5.4
Total nonfarm payroll jobs	2,281.4	2,320.0	2,314.6	2,300.6	2,317.7	2,383.7	2,482.9	2,585.1	2,640.8	2,570.3	2,566.1	2,633.2	2,737.7	2,840.2	2,940.8	2,995.9	3,000.6	2,998.0	3,022.8
Goods-producing sectors	468.2	480.5	467.3	449.2	440.4	456.9	488.6	521.2	536.7	491.5	471.9	491.0	524.3	549.2	573.5	566.9	530.3	544.4	527.7
Mining, logging, & construction	236.2	246.4	245.6	239.4	233.4	245.6	266.2	289.0	295.9	267.4	256.1	264.5	282.1	299.6	317.7	320.9	307.0	313.6	302.3
Manufacturing	232.0	234.0	221.7	209.8	207.1	211.2	222.3	232.3	240.8	224.1	215.8	226.5	242.2	249.6	255.8	245.9	223.4	230.8	225.4
Service-providing sectors	1,813.3	1,839.5	1,847.3	1,851.4	1,877.3	1,926.8	1,994.4	2,063.9	2,104.1	2,078.8	2,094.1	2,142.2	2,213.4	2,291.0	2,367.3	2,429.0	2,470.3	2,453.6	2,495.1
Trade	368.6	370.6	368.4	361.7	365.2	372.6	385.0	400.0	409.6	399.9	398.7	412.1	428.0	443.1	457.9	468.7	470.0	470.4	468.0
Wholesale trade	118.9	120.4	119.3	119.6	121.2	125.2	131.3	137.0	141.8	135.1	134.4	140.4	149.6	157.0	164.9	168.3	163.7	165.4	161.6
Retail trade	249.7	250.2	249.1	242.1	244.0	247.4	253.7	263.0	267.8	264.8	264.3	271.7	278.4	286.1	293.0	300.4	306.3	304.9	306.3
Transportation & utilities	121.3	122.9	118.9	113.5	112.6	116.2	120.1	124.9	128.6	124.3	123.9	126.6	129.6	132.9	137.0	140.9	139.8	140.2	139.9
Information	48.0	46.9	41.4	39.1	37.8	36.7	36.6	37.4	36.9	34.7	32.6	32.2	32.3	33.1	32.6	32.1	32.6	32.3	32.5
Financial activities	133.7	135.1	133.6	135.1	138.0	139.9	142.0	145.6	145.8	140.7	138.0	139.5	142.2	145.1	148.1	151.4	155.2	153.6	155.8
Professional & business services	324.5	327.8	319.7	315.4	325.9	348.1	371.5	391.1	399.2	374.3	376.2	398.6	427.2	447.4	464.7	471.8	469.1	469.7	474.6
Education & health services	223.3	231.4	242.5	249.2	254.6	262.4	271.3	281.2	286.2	297.5	309.2	315.5	326.8	339.1	350.8	367.0	380.2	375.0	387.1
Leisure & hospitality	184.1	188.6	192.9	198.3	204.4	209.0	219.0	228.6	232.9	234.9	235.0	243.1	256.7	271.3	285.6	299.5	312.6	307.9	318.6
Other services	93.9	95.5	96.2	98.8	96.8	95.4	96.6	95.5	95.2	94.9	94.0	95.5	99.0	102.8	107.3	108.1	108.4	108.3	109.2
Government	315.8	320.7	333.7	340.4	342.2	346.6	352.3	359.8	369.7	377.6	386.5	379.1	371.6	376.2	383.3	389.6	402.3	396.3	409.5
Federal	29.0	27.4	27.3	27.8	27.7	28.0	28.1	28.4	29.1	29.2	30.6	27.9	27.5	27.7	27.7	27.8	28.4	28.0	28.7
State	68.9	70.2	73.4	74.8	75.1	75.7	76.6	78.4	78.5	77.2	80.4	80.1	79.6	80.5	80.7	80.6	83.6	81.7	84.8
Local	217.9	223.1	233.0	237.8	239.4	242.9	247.5	252.9	262.1	271.2	275.6	271.1	264.5	268.1	274.9	281.2	290.3	286.5	296.0

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

Source: U.S. Bureau of Labor Statistics

**Table 2. Population and Household Trends in the Houston 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 (%)
<b>Population</b>										
Houston HMA	4,693,161	5,920,416	6,905,000	7,289,000	122,700	2.4	134,300	2.1	128,000	1.8
Central submarket	3,400,578	4,092,459	4,667,000	4,895,000	69,200	1.9	78,350	1.8	76,000	1.6
Southern submarket	846,377	1,189,850	1,463,000	1,568,000	34,350	3.5	37,250	2.9	35,000	2.3
Northern submarket	446,206	638,107	775,900	825,500	19,200	3.6	18,800	2.7	16,550	2.1
<b>Households</b>										
Houston HMA	1,648,148	2,062,529	2,387,000	2,514,000	41,450	2.3	44,250	2.0	42,350	1.7
Central submarket	1,205,516	1,435,155	1,630,500	1,708,000	22,950	1.8	26,650	1.8	25,850	1.6
Southern submarket	287,651	402,942	489,700	522,900	11,550	3.4	11,850	2.7	11,050	2.2
Northern submarket	154,981	224,432	267,150	283,000	6,950	3.8	5,825	2.4	5,275	1.9

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is August 1, 2017. The forecast date is August 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 Houston HMA, 2000, 2010, and Current**

	Houston HMA			Central Submarket			Southern Submarket			Northern Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	1,788,107	2,295,018	2,605,000	1,298,130	1,598,698	1,775,000	318,352	447,858	539,000	171,625	248,462	291,100
Occupied units	1,648,148	2,062,529	2,387,000	1,205,516	1,435,155	1,630,500	287,651	402,942	489,700	154,981	224,432	267,150
Owner-occupied	1,001,101	1,286,423	1,425,000	666,940	814,810	870,900	213,072	304,170	364,800	121,089	167,443	189,700
%	60.7	62.4	59.7	55.3	56.8	53.4	74.1	75.5	74.5	78.1	74.6	71.0
Renter-occupied	647,047	776,106	962,000	538,576	620,345	759,600	74,579	98,772	124,900	33,892	56,989	77,450
%	39.3	37.6	40.3	44.7	43.2	46.6	25.9	24.5	25.5	21.9	25.4	29.0
Vacant units	139,959	232,489	217,700	92,614	163,543	144,500	30,701	44,916	49,250	16,644	24,030	23,900
Available units	81,586	148,912	142,600	61,897	118,204	106,300	13,597	20,742	23,850	6,092	9,966	12,500
For sale	16,685	29,208	20,450	10,259	19,077	12,350	4,249	6,925	5,175	2,177	3,206	2,900
Rate (%)	1.6	2.2	1.4	1.5	2.3	1.4	2.0	2.2	1.4	1.8	1.9	1.5
For rent	64,901	119,704	122,100	51,638	99,127	93,900	9,348	13,817	18,650	3,915	6,760	9,575
Rate (%)	9.1	13.4	11.3	8.7	13.8	11.0	11.1	12.3	13.0	10.4	10.6	11.0
Other vacant	58,373	83,577	75,150	30,717	45,339	38,250	17,104	24,174	25,450	10,552	14,064	11,450

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

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

**Table 4. Residential Building Permit Activity in the Houston 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	
																		July 2016	July 2017
<b>Houston HMA</b>																			
Total	39,180	42,891	55,763	61,569	61,795	67,388	75,403	67,497	45,712	28,241	30,984	40,225	44,692	57,954	66,182	59,146	46,286	49,600	45,500
Single-family	28,169	30,490	34,685	42,040	45,092	51,202	55,159	42,217	28,188	22,369	22,328	22,887	28,621	34,539	38,319	36,786	35,367	35,150	38,650
Multifamily	11,011	12,401	21,078	19,529	16,703	16,186	20,244	25,280	17,524	5,872	8,656	17,338	16,071	23,415	27,863	22,360	10,919	14,450	6,850
<b>Central submarket</b>																			
Total	26,594	30,601	40,476	42,844	39,667	44,178	48,735	43,341	27,877	15,057	16,800	22,837	27,154	34,862	40,859	34,919	22,856	26,050	22,150
Single-family	18,244	20,122	23,052	26,450	28,020	32,465	33,023	23,985	14,823	11,591	11,057	11,107	14,550	16,986	18,533	16,721	15,511	15,450	16,950
Multifamily	8,350	10,479	17,424	16,394	11,647	11,713	15,712	19,356	13,054	3,466	5,743	11,730	12,604	17,876	22,326	18,198	7,345	10,600	5,200
<b>Southern submarket</b>																			
Total	6,941	7,328	9,484	10,748	12,882	14,099	16,378	15,599	12,686	9,173	10,112	11,474	12,360	16,160	16,659	16,391	16,809	17,250	16,450
Single-family	5,201	5,782	6,555	9,234	10,141	11,234	13,929	12,336	9,183	7,481	8,102	8,495	10,220	12,054	13,569	14,443	14,895	14,600	15,850
Multifamily	1,740	1,546	2,929	1,514	2,741	2,865	2,449	3,263	3,503	1,692	2,010	2,979	2,140	4,106	3,090	1,948	1,914	2,650	600
<b>Northern submarket</b>																			
Total	5,645	4,962	5,803	7,977	9,246	9,111	10,290	8,557	5,149	4,011	4,072	5,914	5,178	6,932	8,664	7,836	6,621	6,300	6,900
Single-family	4,724	4,586	5,078	6,356	6,931	7,503	8,207	5,896	4,182	3,297	3,169	3,285	3,851	5,499	6,217	5,622	4,961	5,100	5,850
Multifamily	921	376	725	1,621	2,315	1,608	2,083	2,661	967	714	903	2,629	1,327	1,433	2,447	2,214	1,660	1,200	1,050

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

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

**Table 5.** Median Income in the Houston HMA, 2015

	Median Income (\$)
	2015
Median Family Income	69,300
Median household income	61,465

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