

Table 1. Labor Force and Employment in the Houston HMA, 1990 Through October 2009

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	12 Months Ending	
																				October 2008	October 2009
Labor Force	2031.8	2083.9	2139.1	2185.7	2212.7	2241.5	2268.2	2318.9	2372.8	2405.6	2386.6	2435.8	2519.9	2557.8	2577.3	2613.9	2674.4	2723.3	2781.3	2772.5	2817.7
Resident Employment	1926.7	1963.2	1985.8	2024.3	2063.8	2107.0	2141.8	2196.6	2268.0	2290.2	2283.6	2322.1	2367.6	2385.2	2417.1	2468.0	2540.0	2606.1	2647.0	2644.6	2616.8
Unemployment	105.0	120.7	153.4	161.5	148.9	134.6	126.4	122.3	104.8	115.4	103.0	113.6	152.3	172.5	160.3	145.9	134.4	117.2	134.3	127.9	200.8
Unemployment Rate (%)	5.2	5.8	7.2	7.4	6.7	6.0	5.6	5.3	4.4	4.8	4.3	4.7	6.0	6.7	6.2	5.6	5.0	4.3	4.8	4.6	7.1
Total Nonfarm Employment	1764.8	1793.9	1795.1	1827.6	1875.0	1934.0	1981.7	2064.4	2167.4	2202.0	2254.6	2293.6	2288.5	2274.2	2289.8	2348.6	2446.1	2544.6	2602.7	2598.1	2558.3
Goods Producing	397.6	401.2	389.6	385.9	397.7	411.4	427.5	443.3	467.2	457.3	465.6	477.7	465.4	448.5	440.8	452.0	483.6	514.6	535.9	533.4	516.8
Mining, Logging, & Construction	196.1	194.7	186.8	183.4	189.9	194.9	202.2	208.2	223.4	225.8	234.0	243.9	243.8	238.4	232.9	239.8	260.2	281.2	294.6	293.1	283.1
Manufacturing	201.5	206.5	202.8	202.5	207.8	216.5	225.3	235.1	243.8	231.5	231.6	233.8	221.6	210.0	207.9	212.2	223.4	233.4	241.4	240.3	233.7
Service Providing	1367.2	1392.7	1405.5	1441.7	1477.3	1522.6	1554.2	1621.1	1700.2	1744.7	1788.9	1815.9	1823.1	1825.7	1849.1	1896.6	1962.5	2030.0	2066.7	2064.7	2041.5
Trade	306.9	302.5	302.7	308.5	314.3	325.0	330.3	337.3	351.2	360.9	366.4	368.1	365.7	358.0	361.2	368.6	380.9	395.6	405.8	405.2	394.5
Wholesale Trade	102.2	101.3	100.5	100.3	101.1	104.2	107.3	112.0	117.6	118.1	118.2	119.5	118.2	117.6	118.9	122.9	129.0	134.2	139.2	138.6	130.5
Retail Trade	204.7	201.2	202.2	208.2	213.2	220.8	223.0	225.3	233.6	242.8	248.2	248.6	247.5	240.4	242.3	245.7	251.9	261.4	266.6	266.6	264.0
Transportation & Utilities	96.7	99.3	94.5	96.5	99.8	102.8	103.9	108.3	115.0	117.5	120.5	122.4	118.2	112.8	111.9	115.6	119.5	124.1	127.2	127.1	121.0
Information	35.8	34.4	34.2	33.2	34.1	34.8	36.1	39.8	42.1	44.2	47.4	46.3	40.9	38.6	37.3	36.2	36.1	36.9	36.5	36.6	35.2
Financial Activities	114.0	112.7	112.4	113.1	114.0	111.1	112.2	117.2	124.9	130.1	132.8	134.2	132.6	133.9	136.8	138.6	140.6	144.0	143.9	144.2	141.9
Professional & Business Services	208.3	221.8	219.4	225.6	231.8	245.0	254.1	274.9	299.2	304.2	315.1	319.2	311.3	306.6	315.0	335.4	358.0	376.7	382.9	382.4	370.9
Education & Health Services	161.3	165.9	172.0	179.1	182.9	187.7	192.3	202.5	210.2	216.4	223.2	231.3	242.3	248.9	254.2	262.0	270.6	280.2	285.5	284.5	291.2
Leisure & Hospitality	136.8	138.5	140.4	145.9	149.3	154.9	158.2	164.8	172.3	178.3	183.6	188.0	192.5	197.9	204.0	208.6	218.6	228.2	232.4	232.5	231.7
Other Services	62.6	64.6	68.5	70.8	74.0	76.2	78.9	82.9	86.2	88.8	90.9	92.4	93.0	95.5	93.7	92.2	93.4	92.4	91.4	91.7	90.0
Government	244.8	252.9	261.4	269.1	277.2	285.0	288.3	293.6	299.2	304.3	309.1	314.0	326.6	333.2	335.1	339.4	344.9	352.2	361.3	360.6	365.1
Federal	28.0	28.0	27.9	27.3	26.7	26.3	26.5	27.0	27.3	27.7	29.0	27.4	27.3	27.8	27.7	28.0	28.1	28.4	29.1	29.0	29.3
State	52.1	54.3	56.4	57.5	59.4	60.9	60.5	59.7	60.6	60.4	61.6	62.6	65.5	66.7	67.1	67.6	68.4	70.0	70.5	70.4	72.3
Local	164.7	170.7	177.1	184.4	191.1	197.9	201.3	206.8	211.4	216.2	218.6	223.9	233.8	238.6	240.3	243.8	248.4	253.8	261.7	261.3	263.5

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Houston HMA, 1990 to November 1, 2012

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Houston HMA	3,767,335	4,715,407	5,856,000	6,123,700	94,800	2.3	119,000	2.3	89,250	1.5
Harris County Submarket	2,818,199	3,400,578	4,064,000	4,241,000	58,250	1.9	69,250	1.9	59,000	1.4
Galveston County Submarket	217,399	250,158	293,000	303,700	3,275	1.4	4,475	1.7	3,575	1.2
Remainder Submarket	731,737	1,064,671	1,499,000	1,579,000	33,300	3.8	45,300	3.6	26,650	1.7
Households										
Houston HMA	1,352,500	1,656,799	1,967,100	2,051,900	30,450	2.1	32,400	1.8	28,250	1.4
Harris County Submarket	1,026,448	1,205,516	1,388,000	1,444,000	17,900	1.6	19,050	1.5	18,650	1.3
Galveston County Submarket	81,451	94,782	111,100	115,100	1,325	1.5	1,700	1.7	1,325	1.2
Remainder Submarket	244,601	356,501	468,000	492,800	11,200	3.8	11,650	2.9	8,275	1.7

Notes: Numbers may not add to totals due to rounding. Current date: November 1, 2009. Forecast date: November 1, 2012. 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 Houston HMA, 1990, 2000, and Current

	Houston HMA			Harris County Submarket			Galveston County Submarket			Remainder Submarket		
	1990	2000	Current	1990	2000	Current	1990	2000	Current	1990	2000	Current
Total Housing Inventory	1,556,545	1,799,627	2,273,250	1,173,808	1,298,130	1,609,400	99,451	111,733	132,650	283,286	389,764	531,200
Occupied Units	1,352,500	1,656,799	1,967,100	1,026,448	1,205,516	1,388,000	81,451	94,782	111,100	244,601	356,501	468,000
Owners	762,966	1,008,692	1,277,100	533,815	666,940	829,700	50,463	62,742	76,200	178,688	279,010	371,200
%	56.4	60.9	64.9	52.0	55.3	59.8	62.0	66.2	68.6	73.1	78.3	79.3
Renters	589,534	648,107	690,000	492,633	538,576	558,300	30,988	32,040	34,900	65,913	77,491	96,800
%	43.6	39.1	35.1	48.0	44.7	40.2	38.0	33.8	31.4	26.9	21.7	20.7
Vacant Units	204,045	142,828	306,150	147,360	92,614	221,400	18,000	16,951	21,550	38,685	33,263	63,200
Available Units	123,608	82,014	181,150	101,812	61,897	144,400	6,580	6,397	7,550	15,216	13,720	29,200
For Sale	27,913	16,957	45,900	19,406	10,259	30,100	1,831	1,476	2,350	6,676	5,222	13,450
Rate (%)	3.5	1.7	3.5	3.5	1.5	3.5	3.5	2.3	3.0	3.6	1.8	3.5
For Rent	95,695	65,057	135,250	82,406	51,638	114,300	4,749	4,921	5,200	8,540	8,498	15,750
Rate (%)	14.0	9.1	16.4	14.3	8.7	17.0	13.3	13.3	13.0	11.5	9.9	14.0
Other Vacant	80,437	60,814	125,000	45,548	30,717	77,000	11,420	10,554	14,000	23,469	19,543	34,000

Notes: Numbers may not add to totals due to rounding. Current date: November 1, 2009.

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

Table 4. Residential Building Permit Activity in the Houston HMA, 1990 Through October 2009

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	12 Months Ending	
																				October 2008	October 2009
Houston HMA																					
Total	13,321	17,234	18,527	19,678	22,517	21,712	24,149	32,366	46,894	36,706	36,025	37,613	47,092	58,814	56,036	62,125	71,719	63,274	42,728	46,470	27,195
Single-family	10,963	13,535	15,159	15,667	15,761	15,879	19,467	20,859	25,415	25,618	28,180	30,496	34,685	42,053	45,103	51,205	55,162	42,217	28,192	30,000	21,225
Multifamily	2,358	3,699	3,368	4,011	6,756	5,833	4,682	11,507	21,479	11,088	7,845	7,117	12,407	16,761	10,933	10,920	16,557	21,057	14,536	16,470	5,970
Harris County Submarket																					
Total	10,151	12,647	12,558	13,222	15,855	14,093	14,492	23,006	35,406	25,862	24,565	26,419	34,339	40,983	36,395	41,506	46,455	40,238	27,877	29,850	15,050
Single-family	8,141	9,018	9,614	10,065	9,929	9,708	11,677	13,439	16,191	16,055	18,244	20,122	23,052	26,450	28,020	32,465	33,023	23,985	14,823	15,850	11,050
Multifamily	2,010	3,629	2,944	3,157	5,926	4,385	2,815	9,567	19,215	9,807	6,321	6,297	11,287	14,533	8,375	9,041	13,432	16,253	13,054	14,000	4,000
Galveston County Submarket																					
Total	982	1,052	1,514	1,698	1,317	1,490	1,512	1,450	1,776	2,107	2,931	2,554	2,739	3,193	3,059	3,318	3,041	2,816	1,684	1,820	1,445
Single-family	942	997	1,413	1,319	1,310	1,153	1,321	1,112	1,684	1,627	2,235	2,441	2,687	2,733	2,995	3,148	2,732	2,587	1,517	1,600	1,125
Multifamily	40	55	101	379	7	337	191	338	92	480	696	113	52	460	64	170	309	229	167	220	320
Remainder Submarket																					
Total	2,188	3,535	4,455	4,758	5,345	6,129	8,145	7,910	9,712	8,737	8,529	8,640	10,014	14,638	16,582	17,301	22,223	20,220	13,167	14,800	10,700
Single-family	1,880	3,520	4,132	4,283	4,522	5,018	6,469	6,308	7,540	7,936	7,701	7,933	8,946	12,870	14,088	15,592	19,407	15,645	11,852	12,550	9,050
Multifamily	308	15	323	475	823	1,111	1,676	1,602	2,172	801	828	707	1,068	1,768	2,494	1,709	2,816	4,575	1,315	2,250	1,650

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

Table 5. Median Income in the Houston HMA, 1989, 1999, and 2009

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2009	1989 to 1999	1999 to 2009
Median Family Income	NA	NA	63,800	NA	NA
Median Household Income	NA	NA	52,988	NA	NA

NA = Data not available.

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; 2009 median household income—U.S. Census Bureau, American Community Survey, 2009