

Table 1. Labor Force and Employment in the Houston HMA, 2000 Through September 2011

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
												September 2010	September 2011
Labor Force	2,386.6	2,435.8	2,519.9	2,557.8	2,577.3	2,609.2	2,666.4	2,711.6	2,774.9	2,840.5	2,895.7	2,880.4	2,930.3
Resident Employment	2,283.6	2,322.1	2,367.6	2,385.2	2,417.1	2,464.1	2,533.0	2,595.0	2,640.5	2,625.6	2,650.6	2,638.5	2,682.2
Unemployment	103.0	113.6	152.3	172.5	160.3	145.2	133.5	116.6	134.3	214.8	245.1	241.9	248.1
Unemployment Rate (%)	4.3	4.7	6.0	6.7	6.2	5.6	5.0	4.3	4.8	7.6	8.5	8.4	8.5
Total Nonfarm Payroll Jobs	2,250.6	2,289.6	2,284.5	2,270.2	2,285.8	2,350.0	2,447.5	2,547.8	2,601.5	2,532.9	2,529.2	2,518.6	2,571.1
Goods Producing	461.6	473.7	461.4	444.6	436.8	453.4	485.0	517.8	534.2	489.7	470.1	468.7	485.5
Mining, Logging, & Construction	230.0	239.9	239.7	234.5	228.9	241.2	261.6	284.4	291.9	263.8	252.6	251.5	262.4
Manufacturing	231.6	233.8	221.6	210.0	207.9	212.2	223.4	233.4	242.3	225.8	217.6	217.2	223.1
Service Providing	1,788.9	1,815.9	1,823.1	1,825.7	1,849.1	1,896.6	1,962.5	2,030.0	2,067.3	2,043.2	2,059.1	2,049.9	2,085.6
Trade	366.4	368.1	365.7	358.0	361.2	368.6	380.9	395.6	404.8	395.2	393.1	392.2	400.1
Transportation & Utilities	120.5	122.4	118.2	112.8	111.9	115.6	119.5	124.1	127.5	123.2	122.9	122.0	123.2
Information	47.4	46.3	40.9	38.6	37.3	36.2	36.1	36.9	36.4	34.3	31.9	32.5	30.3
Financial Activities	132.8	134.2	132.6	133.9	136.8	138.6	140.6	144.0	144.1	138.9	135.5	135.9	134.8
Professional & Business Services	315.1	319.2	311.3	306.6	315.0	335.4	358.0	376.7	383.2	358.8	360.7	357.5	370.6
Education & Health Services	223.2	231.3	242.3	248.9	254.2	262.0	270.6	280.2	284.7	296.5	308.5	306.1	313.9
Leisure & Hospitality	183.6	188.0	192.5	197.9	204.0	208.6	218.6	228.2	232.5	234.5	234.5	233.4	238.8
Other Services	90.9	92.4	93.0	95.5	93.7	92.2	93.4	92.4	92.0	91.8	91.7	91.3	94.1
Government	309.1	314.0	326.6	333.2	335.1	339.4	344.9	352.2	362.2	370.2	380.3	379.0	379.8

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Houston HMA, 2000 to October 1, 2014

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Houston HMA	4,715,407	5,946,800	6,102,000	6,450,000	123,100	2.3	103,500	1.7	116,000	1.9
Harris County Submarket	3,400,578	4,092,459	4,173,000	4,395,000	69,200	1.9	53,700	1.3	74,000	1.7
Galveston County Submarket	250,158	291,309	298,200	310,100	4,125	1.5	4,600	1.6	3,975	1.3
Remainder Submarket	1,064,671	1,563,032	1,631,000	1,744,000	49,850	3.9	45,300	2.9	37,650	2.3
Households										
Houston HMA	1,656,799	2,072,625	2,129,000	2,249,000	41,600	2.3	37,600	1.8	40,000	1.8
Harris County Submarket	1,205,516	1,435,155	1,462,000	1,537,000	22,950	1.8	17,900	1.2	25,000	1.7
Galveston County Submarket	94,782	108,969	111,400	115,600	1,425	1.4	1,625	1.5	1,400	1.2
Remainder Submarket	356,501	528,501	555,800	596,500	17,200	4.0	18,200	3.4	13,550	2.4

Notes: Numbers may not add to totals because of rounding. Current date: October 1, 2011. Forecast date: October 1, 2014. 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 Houston HMA, 2000, 2010, and Current

	Houston HMA			Harris County Submarket			Galveston County Submarket			Remainder Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	1,799,627	2,308,205	2,330,000	1,298,130	1,598,698	1,598,000	111,733	132,492	134,000	389,764	577,015	597,700
Occupied Units	1,656,799	2,072,625	2,129,000	1,205,516	1,435,155	1,462,000	94,782	108,969	111,500	356,501	528,501	555,800
Owners	1,008,692	1,294,913	1,320,000	666,940	814,810	819,600	62,742	74,944	76,500	279,010	405,159	424,300
%	60.9	62.5	62.0	55.3	56.8	56.1	66.2	68.8	68.6	78.3	76.7	76.3
Renters	648,107	777,712	808,600	538,576	620,345	642,200	32,040	34,025	34,950	77,491	123,342	131,500
%	39.1	37.5	38.0	44.7	43.2	43.9	33.8	31.2	31.3	21.7	23.3	23.7
Vacant Units	142,828	235,580	200,500	92,614	163,543	136,100	16,951	23,523	22,550	33,263	48,514	41,900
Available Units	82,014	149,219	122,500	61,897	118,204	96,100	6,397	9,090	8,550	13,720	21,925	17,900
For Sale	16,957	29,385	25,550	10,259	19,077	16,750	1,476	2,419	2,375	5,222	7,889	6,450
Rate (%)	1.7	2.2	1.9	1.5	2.3	2.0	2.3	3.1	3.0	1.8	1.9	1.5
For Rent	65,057	119,834	96,950	51,638	99,127	79,350	4,921	6,671	6,175	8,498	14,036	11,450
Rate (%)	9.1	13.4	10.7	8.7	13.8	11.0	13.3	16.4	15.0	9.9	10.2	8.0
Other Vacant	60,814	86,361	78,000	30,717	45,339	40,000	10,554	14,433	14,000	19,543	26,589	24,000

Notes: Numbers may not add to totals because of rounding. Current date: October 1, 2011.

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

Table 4. Residential Building Permit Activity in the Houston HMA, 2000 Through September 2011

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
												September 2010	September 2011
Houston HMA													
Total	36,025	37,613	47,092	58,814	56,036	62,125	71,719	63,274	42,728	27,326	27,452	25,575	24,425
Single-family	28,180	30,496	34,685	42,053	45,103	51,205	55,162	42,217	28,192	22,369	22,330	20,450	18,850
Multifamily	7,845	7,117	12,407	16,761	10,933	10,920	16,557	21,057	14,536	4,957	5,122	5,125	5,575
Harris County Submarket													
Total	24,565	26,419	34,339	40,983	36,395	41,506	46,455	40,238	27,877	14,142	15,039	15,800	15,275
Single-family	18,244	20,122	23,052	26,450	28,020	32,465	33,023	23,985	14,823	11,591	11,057	11,950	10,350
Multifamily	6,321	6,297	11,287	14,533	8,375	9,041	13,432	16,253	13,054	2,551	3,982	3,850	4,925
Galveston County Submarket													
Total	2,931	2,554	2,739	3,193	3,059	3,318	3,041	2,816	1,684	1,455	1,971	1,700	1,805
Single-family	2,235	2,441	2,687	2,733	2,995	3,148	2,732	2,587	1,517	1,140	1,731	1,450	1,725
Multifamily	696	113	52	460	64	170	309	229	167	315	240	250	80
Remainder Submarket													
Total	8,529	8,640	10,014	14,638	16,582	17,301	22,223	20,220	13,167	11,729	10,442	8,075	7,345
Single-family	7,701	7,933	8,946	12,870	14,088	15,592	19,407	15,645	11,852	9,638	9,542	7,050	6,775
Multifamily	828	707	1,068	1,768	2,494	1,709	2,816	4,575	1,315	2,091	900	1,025	570

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

Table 5. Median Income in the Houston HMA, 2009 and 2010

	Median Income (\$)		Average Annual Change (%)
	2009	2010	2009 to 2010
Median Family Income	63,800	65,100	2.0
Median Household Income	54,150	53,950	- 0.4

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, American Community Survey, 2009 and 2010