

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															March 2013	March 2014
Labor Force	211.0	219.1	232.3	246.7	255.8	261.2	265.4	271.3	282.2	298.0	310.4	317.3	316.9	319.0	317.0	320.0
Resident employment	191.5	197.9	208.0	221.1	232.5	240.6	245.8	253.4	261.5	267.0	272.9	278.9	281.8	284.7	282.0	286.4
Unemployment	19.4	21.2	24.3	25.6	23.3	20.5	19.6	17.9	20.6	31.0	37.4	38.5	35.1	34.4	35.0	33.6
Unemployment rate (%)	9.2	9.7	10.5	10.4	9.1	7.9	7.4	6.6	7.3	10.4	12.1	12.1	11.1	10.8	11.0	10.5
Total nonfarm payroll jobs	156.9	162.3	168.0	175.6	185.2	194.6	202.2	211.9	219.2	217.5	219.3	224.8	228.8	233.9	230.0	235.0
Goods-producing sectors	21.9	21.8	20.6	20.3	19.7	18.9	18.9	19.2	18.2	15.6	14.6	14.7	15.3	15.8	15.4	15.9
Mining, logging, & construction	9.8	10.3	10.7	11.2	10.8	10.6	10.9	11.2	10.9	9.3	8.5	8.7	9.0	9.4	9.1	9.5
Manufacturing	12.2	11.5	9.9	9.2	8.9	8.3	8.1	8.0	7.4	6.3	6.1	6.0	6.2	6.4	6.3	6.4
Service-providing sectors	135.0	140.5	147.4	155.2	165.6	175.8	183.3	192.6	201.0	202.0	204.7	210.0	213.6	218.1	214.6	219.2
Trade	30.5	30.3	30.5	31.6	33.5	34.9	36.3	38.6	39.6	38.4	38.4	39.8	41.2	42.1	41.7	42.0
Wholesale trade	5.8	5.8	5.7	6.1	6.5	6.7	6.7	6.7	6.8	6.3	6.2	6.4	6.8	7.2	7.0	7.2
Retail trade	24.7	24.5	24.8	25.5	27.0	28.2	29.6	31.9	32.8	32.1	32.2	33.4	34.4	34.9	34.7	34.7
Transportation & utilities	4.7	4.7	4.6	4.9	5.3	5.8	6.6	7.0	7.0	6.9	7.0	7.2	7.7	7.9	7.7	8.0
Information	1.3	1.1	1.0	1.3	2.0	2.2	2.2	2.2	2.2	2.1	2.0	2.1	2.0	2.1	2.0	2.1
Financial activities	6.1	6.3	6.7	7.2	7.7	8.1	8.4	8.8	8.7	8.0	8.1	8.4	8.7	8.8	8.7	8.9
Professional & business services	9.0	10.2	11.1	11.4	11.9	13.3	14.0	14.7	14.8	14.0	13.8	14.6	14.8	15.2	14.8	15.3
Education & health services	24.3	26.7	30.3	33.4	37.5	42.1	44.4	47.5	51.0	54.1	56.4	58.7	59.6	60.2	59.5	60.6
Leisure & hospitality	14.2	14.9	15.6	16.2	16.6	16.9	17.4	18.2	19.2	18.9	19.2	19.6	20.0	21.2	20.4	21.4
Other services	4.1	4.4	4.4	4.5	4.6	4.8	5.0	5.3	5.9	5.7	5.6	5.7	5.8	6.0	5.9	6.1
Government	40.7	42.0	43.2	44.8	46.5	47.8	49.0	50.3	52.5	53.9	54.4	54.0	53.8	54.6	53.9	54.8
Federal	2.8	2.6	2.7	2.7	2.7	2.7	2.7	2.9	3.1	3.3	3.7	3.5	3.6	3.7	3.6	3.8
State	4.9	4.9	5.0	5.2	5.9	6.1	6.3	6.4	6.6	6.9	7.0	6.9	6.9	7.0	6.9	7.0
Local	33.0	34.4	35.5	36.9	37.8	39.0	40.0	41.0	42.8	43.7	43.6	43.7	43.3	43.9	43.4	44.0

*McAllen-Edinburg-Mission HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through March 2014.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the McAllen 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										
McAllen HMA*	569,463	774,769	823,900	861,500	20,550	3.1	12,300	1.5	12,550	1.5
Households										
McAllen HMA*	156,824	216,471	230,250	241,200	5,975	3.3	3,450	1.6	3,650	1.6

*McAllen-Edinburg-Mission HMA.

Notes: Rates of change are calculated on a compound basis. The current date is April 1, 2014. The forecast date is April 1, 2017.

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

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

	McAllen HMA*		
	2000	2010	Current
Total housing inventory	192,658	248,287	258,900
Occupied units	156,824	216,471	230,250
Owners	114,580	151,533	158,700
%	73.1	70.0	68.9
Renters	42,244	64,938	71,550
%	26.9	30.0	31.1
Vacant units	35,834	31,816	28,650
Available units	6,721	8,008	6,350
For sale	1,675	2,774	2,375
Rate (%)	1.4	1.8	1.5
For rent	5,046	5,234	3,975
Rate (%)	10.7	7.5	5.3
Other vacant	29,113	23,808	22,300

*McAllen-Edinburg-Mission HMA.

Notes: Numbers may not add to totals because of rounding. The current date is April 1, 2014.

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

Table 4. Residential Building Permit Activity in the McAllen HMA,* 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															March 2013	March 2014
Total	5,659	6,885	7,532	8,060	9,314	8,911	8,871	6,545	3,701	3,165	3,557	3,281	3,502	3,388	3,120	3,460
Single-family	5,038	5,606	6,418	6,461	6,744	6,763	6,870	5,089	3,144	2,793	3,101	2,931	2,843	2,533	2,650	2,600
Multifamily	621	1,279	1,114	1,599	2,570	2,148	2,001	1,456	557	372	456	350	659	855	470	860

*McAllen-Edinburg-Mission HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through March 2014.

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

Table 5. Median Income in the McAllen HMA,* 1999, 2009, and 2012

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2012	1999 to 2009	2009 to 2012
Median Family Income	28,000	33,200	38,500	1.7	5.1
Median household income	26,009	33,732	33,761	2.6	0.0

*McAllen-Edinburg-Mission HMA.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2012 median household income—U.S. Census Bureau, 2009 and 2012 American Community Survey 1-year data