



Tyler Area Economic Overview*

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*Note This report was originally produced by Chmura Economics & Analytics Economics, an economic consulting company contracted by the **Hibbs Institute**.

Demographic Profile

The population in the Tyler Area was 731,282 per American Community Survey data for 2014-2018. The region has a civilian labor force of 319,813 with a participation rate of 55.3%. Of individuals 25 to 64 in the Tyler Area, 18.8% have a bachelor's degree or higher which compares with 32.9% in the nation. The median household income in the Tyler Area is \$49,987 and the median house value is \$126,891.

Summary¹

	Percent			Value		
	Tyler Area	Texas	USA	Tyler Area	Texas	USA
Demographics						
Population (ACS)	—	—	—	731,282	27,885,195	322,903,030
Male	50.2%	49.7%	49.2%	367,083	13,849,775	158,984,190
Female	49.8%	50.3%	50.8%	364,199	14,035,420	163,918,840
Median Age ²	—	—	—	39.0	34.4	37.9
Under 18 Years	23.6%	26.2%	22.8%	172,892	7,292,686	73,553,240
18 to 24 Years	9.0%	10.0%	9.6%	66,170	2,777,150	30,903,719
25 to 34 Years	12.6%	14.7%	13.8%	91,877	4,094,297	44,567,976
35 to 44 Years	12.0%	13.5%	12.6%	88,117	3,767,582	40,763,210
45 to 54 Years	12.5%	12.6%	13.2%	91,265	3,511,040	42,589,573
55 to 64 Years	12.9%	11.1%	12.8%	94,295	3,104,626	41,286,731
65 to 74 Years	9.9%	7.2%	8.8%	72,192	2,000,715	28,535,419
75 Years, and Over	7.4%	4.8%	6.4%	54,474	1,337,099	20,703,162
Race: White	80.5%	74.3%	72.7%	588,500	20,720,689	234,904,818
Race: Black or African American	14.4%	12.1%	12.7%	105,214	3,365,783	40,916,113
Race: American Indian and Alaska Native	0.5%	0.5%	0.8%	3,566	136,061	2,699,073
Race: Asian	1.0%	4.7%	5.4%	7,511	1,308,257	17,574,550
Race: Native Hawaiian and Other Pacific Islander	0.1%	0.1%	0.2%	607	23,672	582,718
Race: Some Other Race	1.7%	5.7%	4.9%	12,427	1,600,234	15,789,961
Race: Two or More Races	1.8%	2.6%	3.2%	13,457	730,499	10,435,797
Hispanic or Latino (of any race)	16.5%	39.2%	17.8%	120,694	10,921,556	57,517,935
Population Growth						
Population (Pop Estimates) ⁴	—	—	—	748,102	28,995,881	328,239,523
Population Annual Average Growth ⁴	0.6%	1.6%	0.7%	4,655	419,412	2,146,799
People per Square Mile	—	—	—	104.2	111.0	92.9
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over) ⁵	55.3%	64.4%	63.2%	319,813	13,728,630	162,248,196
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54) ⁵	73.2%	80.4%	81.8%	198,512	9,095,705	104,136,254
Armed Forces Labor Force ⁵	0.1%	0.4%	0.4%	299	89,701	1,028,133
Veterans, Age 18-64 ⁵	5.1%	5.0%	4.7%	22,078	862,771	9,398,789
Veterans Labor Force Participation Rate and Size, Age 18-64 ⁵	68.4%	77.8%	76.3%	15,111	671,366	7,168,168
Median Household Income ^{2,5}	—	—	—	\$49,987	\$59,570	\$60,293
Per Capita Income ⁵	—	—	—	\$25,155	\$30,143	\$32,621
Mean Commute Time (minutes) ⁵	—	—	—	25.5	26.4	26.6
Commute via Public Transportation ⁵	0.2%	1.4%	5.0%	569	184,848	7,602,145
Educational Attainment, Age 25-64						
No High School Diploma	16.7%	15.7%	11.2%	61,198	2,274,547	18,885,967
High School Graduate	29.8%	24.7%	25.8%	108,819	3,571,759	43,699,272
Some College, No Degree	26.1%	22.1%	21.0%	95,249	3,193,349	35,525,113
Associate's Degree	8.6%	7.5%	9.1%	31,555	1,088,717	15,389,737
Bachelor's Degree	13.4%	20.0%	20.8%	49,123	2,894,532	35,261,652
Postgraduate Degree	5.4%	10.0%	12.1%	19,610	1,454,641	20,445,749

About This Report

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Summary¹

	Percent			Value		
	Tyler Area	Texas	USA	Tyler Area	Texas	USA
Housing						
Total Housing Units	—	—	—	306,964	10,769,900	136,384,292
Median House Value (of owner-occupied units) ²	—	—	—	\$126,891	\$161,700	\$204,900
Homeowner Vacancy	2.3%	1.6%	1.7%	4,283	95,712	1,304,850
Rental Vacancy	8.9%	7.7%	6.0%	7,603	308,747	2,822,053
Renter-Occupied Housing Units (% of Occupied Units)	30.1%	38.1%	36.2%	77,058	3,635,275	43,285,318
Occupied Housing Units with No Vehicle Available (% of Occupied Units) ⁵	4.9%	5.4%	8.7%	12,496	512,772	10,424,934
Social						
Poverty Level (of all people) ⁵	16.0%	15.5%	14.1%	111,620	4,213,938	44,257,979
Households Receiving Food Stamps/SNAP	12.7%	12.2%	12.2%	32,576	1,167,725	14,635,287
Enrolled in Grade 12 (% of total population)	1.4%	1.5%	1.4%	9,904	405,822	4,442,295
Disconnected Youth ^{3,5}	3.6%	2.9%	2.6%	1,425	46,016	438,452
Children in Single Parent Families (% of all children) ⁵	34.5%	34.6%	34.3%	55,735	2,402,953	23,973,249
Uninsured	17.5%	17.4%	9.4%	123,018	4,764,897	29,752,767
With a Disability, Age 18-64 ⁵	12.8%	9.6%	10.3%	52,118	1,618,704	20,240,504
With a Disability, Age 18-64, Labor Force Participation Rate and Size ⁵	36.1%	44.3%	41.6%	18,795	717,826	8,421,018
Foreign Born	7.2%	17.0%	13.5%	52,464	4,736,692	43,539,499
Speak English Less Than Very Well (population 5 yrs and over)	6.1%	14.0%	8.5%	41,640	3,617,887	25,647,781

Source: [JobsEQ®](#)

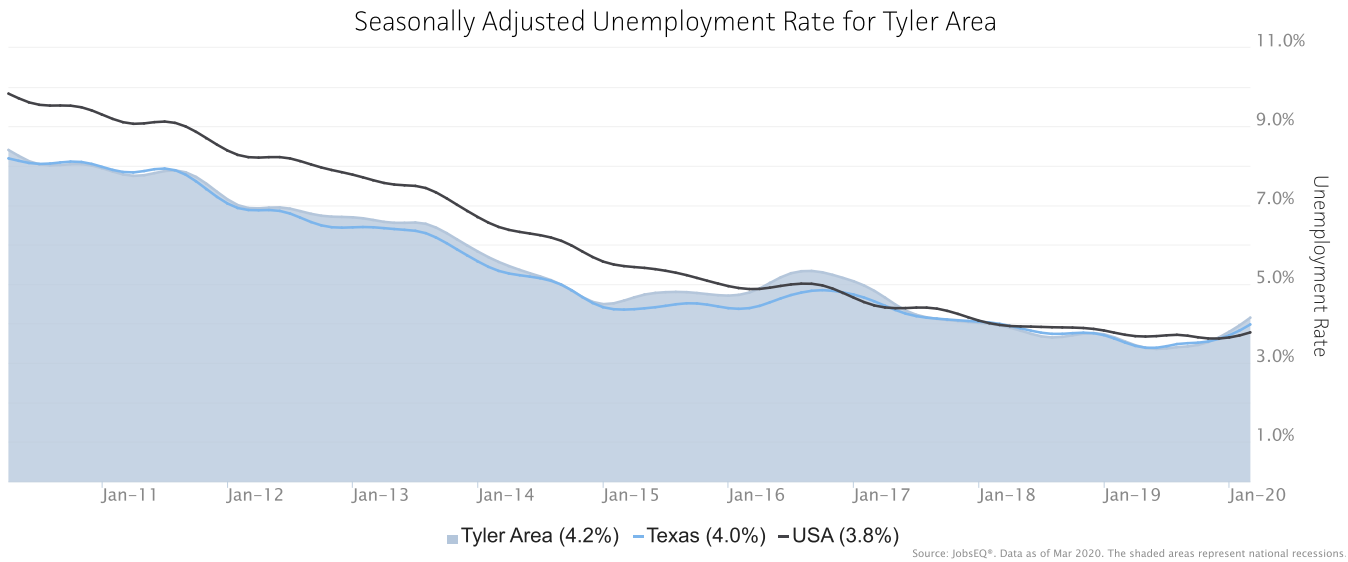
- American Community Survey 2014-2018, unless noted otherwise
- Median values for certain aggregate regions (such as MSAs) may be estimated as the weighted averages of the median values from the composing counties.
- Disconnected Youth are 16-19 year olds who are (1) not in school, (2) not high school graduates, and (3) either unemployed or not in the labor force.
- Census 2019, annual average growth rate since 2009
- See Rio Arriba errata note in the Data Dictionary.

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Unemployment Rate

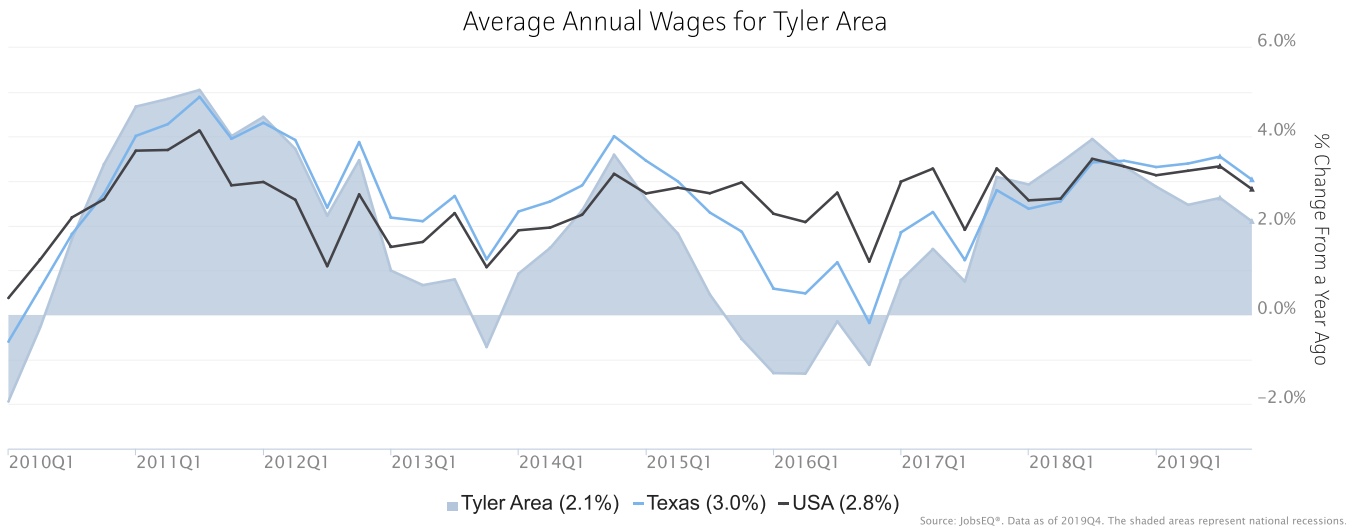
The seasonally adjusted unemployment rate for the Tyler Area was 4.2% as of March 2020. The regional unemployment rate was higher than the national rate of 3.8%. One year earlier, in March 2019, the unemployment rate in the Tyler Area was 3.6%.



Unemployment rate data are from the Local Area Unemployment Statistics, provided by the Bureau of Labor Statistics and updated through March 2020.

Wage Trends

The average worker in the Tyler Area earned annual wages of \$43,232 as of 2019Q4. Average annual wages per worker increased 2.1% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$57,413 in the nation as of 2019Q4.



Annual average wages per worker data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2019Q2 with preliminary estimates updated to 2019Q4.

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Cost of Living Index

The Cost of Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 7.7% lower in Tyler Area than the U.S. average.

Cost of Living Information

	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
Tyler Area	\$43,232	92.3	\$46,827
Texas	\$57,611	94.7	\$60,862
USA	\$57,413	100.0	\$57,413

Source: JobsEQ®

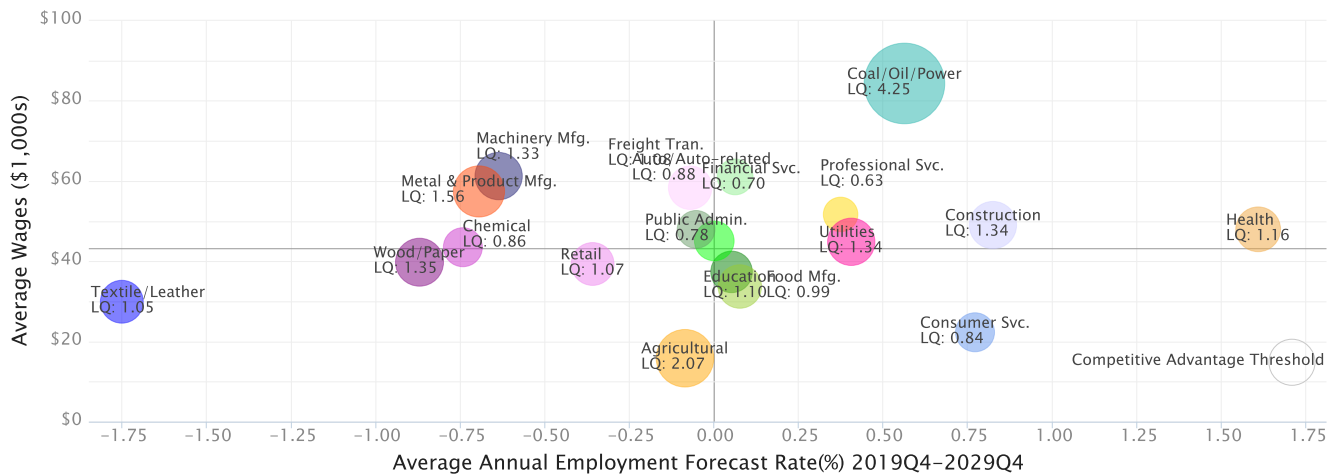
Data as of 2019Q4

Cost of Living per C2ER, data as of 2019q4, imputed by Chmura where necessary.

Industry Clusters

A cluster is a geographic concentration of interrelated industries or occupations. The industry cluster in the Tyler Area with the highest relative concentration is Coal/Oil/Power with a location quotient of 4.25. This cluster employs 11,714 workers in the region with an average wage of \$84,331. Employment in the Coal/Oil/Power cluster is projected to expand in the region about 0.6% per year over the next ten years.

Industry Clusters for Tyler Area as of 2019Q4



Source: JobsEQ®, Data as of 2019Q4

Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2019Q2 with preliminary estimates updated to 2019Q4. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

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Occupation Snapshot

The largest major occupation group in the Tyler Area is Office and Administrative Support Occupations, employing 42,956 workers. The next-largest occupation groups in the region are Sales and Related Occupations (30,663 workers) and Food Preparation and Serving Related Occupations (26,642). High location quotients (LQs) indicate occupation groups in which a region has high concentrations of employment compared to the national average. The major groups with the largest LQs in the region are Construction and Extraction Occupations (LQ = 1.49), Healthcare Support Occupations (1.21), and Installation, Maintenance, and Repair Occupations (1.13).

Occupation groups in the Tyler Area with the highest average wages per worker are Management Occupations (\$88,900), Architecture and Engineering Occupations (\$85,900), and Legal Occupations (\$83,100). The unemployment rate in the region varied among the major groups from 1.2% among Legal Occupations to 7.8% among Farming, Fishing, and Forestry Occupations.

Over the next 1 year, the fastest growing occupation group in the Tyler Area is expected to be Personal Care and Service Occupations with a +2.1% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Personal Care and Service Occupations (+271 jobs) and Food Preparation and Serving Related Occupations (+239). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Office and Administrative Support Occupations (4,722 jobs) and Food Preparation and Serving Related Occupations (4,681).

Tyler Area, 2019Q4¹

SOC	Occupation	Current						5-Year History		1-Year Forecast				
		Empl	Avg Ann Wages ²	LQ	Unempl	Unempl Rate	Online Job Ads ³	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
43-0000	Office and Administrative Support	42,956	\$34,600	0.97	1,534	3.3%	1,227	-41	0.0%	4,577	2,196	2,526	-145	-0.3%
41-0000	Sales and Related	30,663	\$37,300	1.01	1,328	4.2%	1,898	549	0.4%	4,056	1,782	2,342	-68	-0.2%
35-0000	Food Preparation and Serving Related	26,642	\$22,500	1.00	1,651	5.6%	1,649	2,638	2.1%	4,920	2,111	2,570	239	0.9%
53-0000	Transportation and Material Moving	21,829	\$36,200	1.01	1,038	4.3%	1,179	1,251	1.2%	2,656	1,010	1,579	67	0.3%
47-0000	Construction and Extraction	21,036	\$40,900	1.49	1,113	5.0%	266	-1,016	-0.9%	2,443	738	1,516	190	0.9%
11-0000	Management	20,259	\$88,900	1.05	254	1.3%	546	761	0.8%	1,627	699	855	73	0.4%
29-0000	Healthcare Practitioners and Technical	19,994	\$75,300	1.12	285	1.4%	2,034	734	0.8%	1,333	558	548	227	1.1%
51-0000	Production	19,119	\$36,100	1.04	826	3.8%	354	208	0.2%	1,967	745	1,337	-115	-0.6%
25-0000	Education, Training, and Library	18,306	\$43,300	1.06	469	2.7%	247	627	0.7%	1,585	775	760	49	0.3%
49-0000	Installation, Maintenance, and Repair	13,472	\$44,500	1.13	381	2.5%	496	547	0.8%	1,310	468	809	34	0.2%
39-0000	Personal Care and Service	12,831	\$23,100	0.95	519	3.8%	434	2,604	4.6%	2,232	1,047	914	271	2.1%
37-0000	Building and Grounds Cleaning and Maintenance	11,327	\$25,000	1.06	595	4.8%	422	1,470	2.8%	1,470	682	732	56	0.5%
13-0000	Business and Financial Operations	10,773	\$70,400	0.66	216	2.2%	232	606	1.2%	1,015	323	641	51	0.5%
31-0000	Healthcare Support	10,325	\$28,800	1.21	334	2.9%	511	-816	-1.5%	1,409	623	599	187	1.8%
33-0000	Protective Service	6,405	\$43,700	0.96	146	2.2%	153	-80	-0.2%	602	283	324	-4	-0.1%
21-0000	Community and Social Service	5,261	\$45,000	1.00	78	1.7%	299	377	1.5%	642	226	362	54	1.0%

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Tyler Area, 2019Q4¹

SOC	Occupation	Current					5-Year History			1-Year Forecast				
		Empl	Avg Ann Wages ²	LQ	Unempl	Unempl Rate	Online Job Ads ³	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
17-0000	Architecture and Engineering	4,390	\$85,900	0.83	88	2.1%	86	81	0.4%	327	110	206	11	0.3%
15-0000	Computer and Mathematical	4,348	\$74,000	0.48	81	2.1%	206	315	1.5%	314	76	211	26	0.6%
27-0000	Arts, Design, Entertainment, Sports, and Media	4,034	\$44,300	0.73	106	3.0%	118	86	0.4%	380	164	216	-1	0.0%
23-0000	Legal	2,080	\$83,100	0.81	24	1.2%	13	-34	-0.3%	136	52	74	9	0.4%
45-0000	Farming, Fishing, and Forestry	1,945	\$26,100	0.99	168	7.8%	11	43	0.4%	281	71	211	-1	-0.1%
19-0000	Life, Physical, and Social Science	1,661	\$65,800	0.67	31	2.1%	58	-2	0.0%	161	44	106	10	0.6%
Total - All Occupations		309,655	\$44,000	1.00	11,263	3.5%	12,439	10,910	0.7%	35,507	14,784	19,438	1,285	0.4%

Source: [JobsEQ®](#)

Data as of 2019Q4 unless noted otherwise

Note: Figures may not sum due to rounding.

1. Data based on a four-quarter moving average unless noted otherwise.

2. Wage data are as of 2018 and represent the average for all Covered Employment

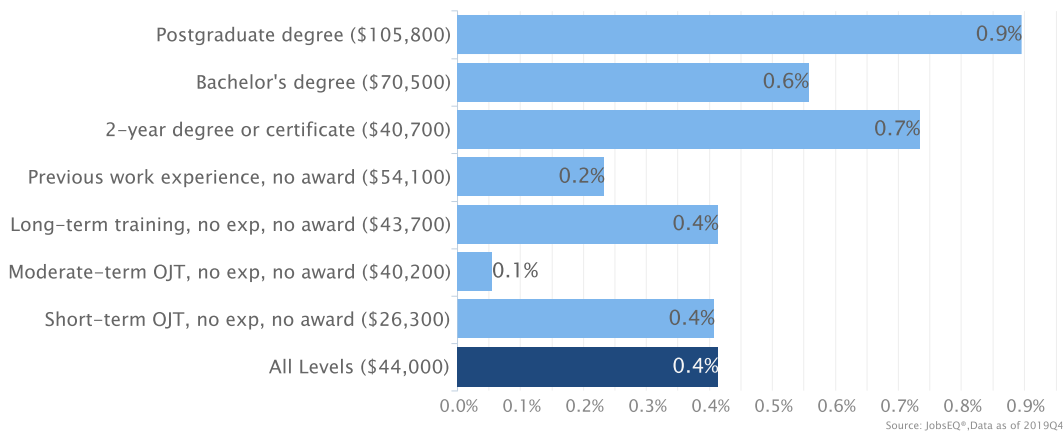
3. Data represent found online ads active within the last thirty days in the selected region; data represents a sampling rather than the complete universe of postings. Ads lacking zip code information but designating a place (city, town, etc.) may be assigned to the zip code with greatest employment in that place for queries in this analytic. Due to alternative county-assignment algorithms, ad counts in this analytic may not match that shown in RTI (nor in the popup window ad list).

Occupation employment data are estimated via industry employment data and the estimated industry/occupation mix. Industry employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and currently updated through 2019Q2, imputed where necessary with preliminary estimates updated to 2019Q4. Wages by occupation are as of 2018 provided by the BLS and imputed where necessary. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Education Levels

Expected growth rates for occupations vary by the education and training required. While all employment in the Tyler Area is projected to grow 0.4% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 0.9% per year, those requiring a bachelor's degree are forecast to grow 0.6% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 0.7% per year.

Annual Average Projected Job Growth by Training Required for Tyler Area



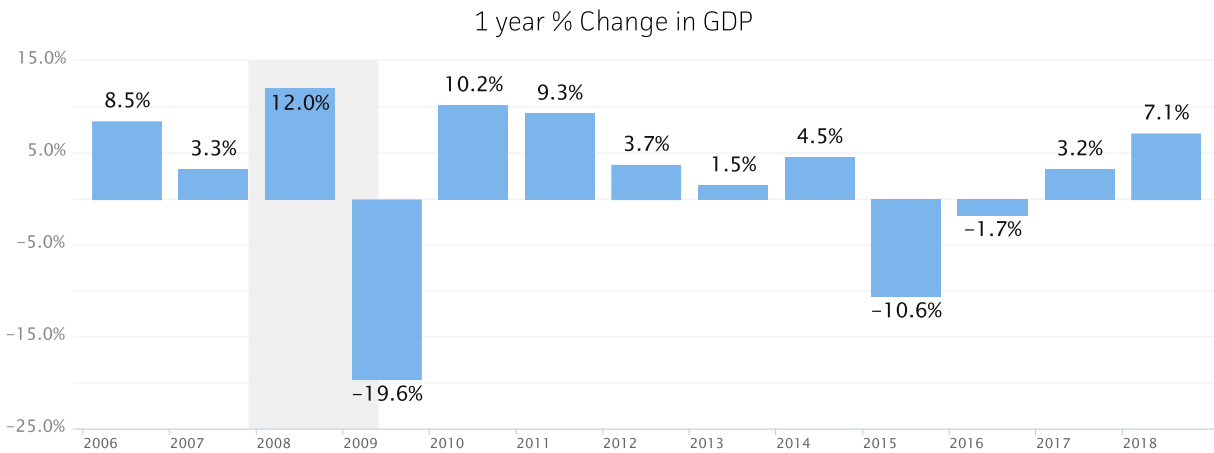
Employment by occupation data are estimates as of 2019Q4. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

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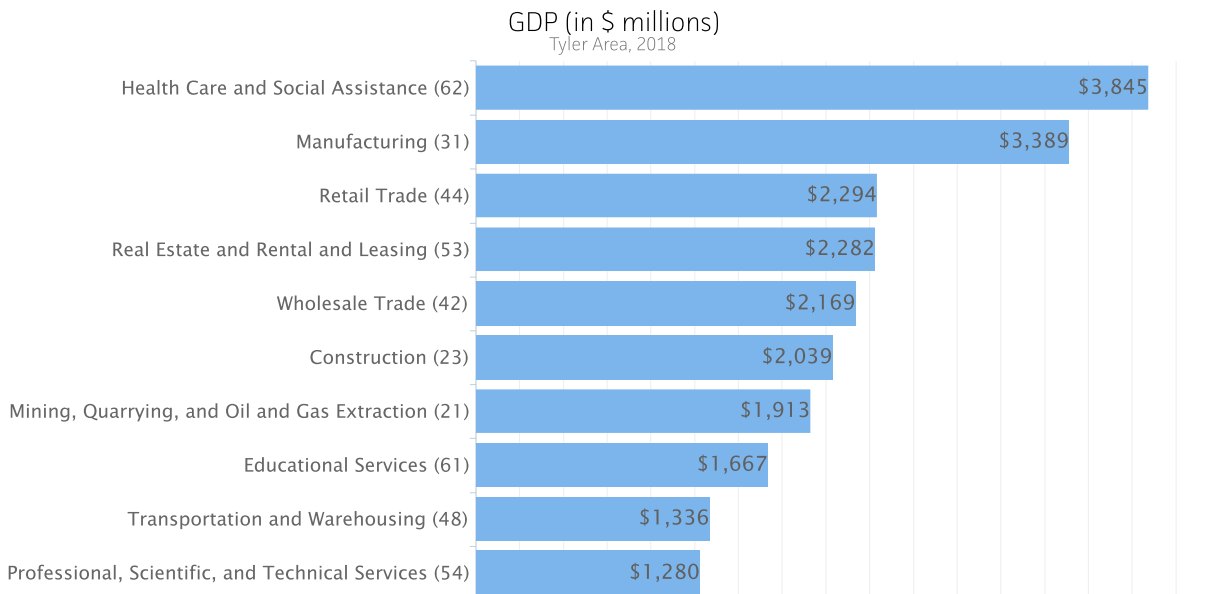
Gross Domestic Product

Gross Domestic Product (GDP) is the total value of goods and services produced by a region. In 2018, nominal GDP in the Tyler Area expanded 7.1%. This follows growth of 3.2% in 2017. As of 2018, total GDP in the Tyler Area was \$28,694,386,000.



Gross Domestic Product data are provided by the Bureau of Economic Analysis, imputed by Chmura where necessary, updated through 2018.

Of the sectors in the Tyler Area, Health Care and Social Assistance contributed the largest portion of GDP in 2018, \$3,845,374,000. The next-largest contributions came from Manufacturing (\$3,389,367,000); Retail Trade (\$2,293,719,000); and Real Estate and Rental and Leasing (\$2,282,290,000).



Gross Domestic Product data are provided by the Bureau of Economic Analysis, imputed by Chmura where necessary, updated through 2018.

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