



UT TylerTM

HIBBS INSTITUTE

Tyler Area

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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 742,442 per American Community Survey data for 2016-2020. The region has a civilian labor force of 327,465 with a participation rate of 55.7%. Of individuals 25 to 64 in the Tyler Area, 19.5% have a bachelor's degree or higher which compares with 34.3% in the nation. The median household income in the Tyler Area is \$54,540 and the median house value is \$143,059.

Summary¹

	Percent			Value		
	Tyler Area	Texas	USA	Tyler Area	Texas	USA
Demographics						
Population (ACS)	—	—	—	742,442	28,635,442	326,569,308
Male	50.2%	49.7%	49.2%	372,378	14,221,720	160,818,530
Female	49.8%	50.3%	50.8%	370,064	14,413,722	165,750,778
Median Age ²	—	—	—	39.2	34.8	38.2
Under 18 Years	23.4%	25.8%	22.4%	173,637	7,381,482	73,296,738
18 to 24 Years	8.9%	9.8%	9.3%	65,909	2,804,109	30,435,736
25 to 34 Years	12.8%	14.7%	13.9%	94,826	4,210,488	45,485,165
35 to 44 Years	12.1%	13.6%	12.7%	89,558	3,888,044	41,346,677
45 to 54 Years	12.1%	12.4%	12.7%	89,480	3,542,967	41,540,736
55 to 64 Years	12.9%	11.2%	12.9%	96,098	3,214,983	42,101,439
65 to 74 Years	10.3%	7.6%	9.4%	76,181	2,166,863	30,547,950
75 Years and Over	7.6%	5.0%	6.7%	56,753	1,426,506	21,814,867
Race: White	78.4%	69.2%	70.4%	581,963	19,805,623	229,960,813
Race: Black or African American	14.0%	12.1%	12.6%	103,731	3,464,424	41,227,384
Race: American Indian and Alaska Native	0.4%	0.5%	0.8%	3,211	137,921	2,688,614
Race: Asian	1.0%	4.9%	5.6%	7,355	1,415,664	18,421,637
Race: Native Hawaiian and Other Pacific Islander	0.1%	0.1%	0.2%	502	25,328	611,404
Race: Some Other Race	2.1%	6.2%	5.1%	15,427	1,788,398	16,783,914
Race: Two or More Races	4.1%	7.0%	5.2%	30,253	1,998,084	16,875,542
Hispanic or Latino (of any race)	16.9%	39.4%	18.2%	125,786	11,294,257	59,361,020
Population Growth						
Population (Pop Estimates) ⁴	—	—	—	754,821	29,360,759	329,484,123
Population Annual Average Growth ⁴	0.6%	1.5%	0.6%	4,704	411,886	2,015,698
People per Square Mile	—	—	—	104.2	111.0	92.9
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over)	55.7%	64.7%	63.2%	327,465	14,214,242	164,759,496
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54)	73.6%	81.0%	82.4%	201,341	9,378,835	105,137,520
Armed Forces Labor Force	0.0%	0.4%	0.4%	273	94,824	1,143,342
Veterans, Age 18-64	4.6%	4.7%	4.5%	19,885	832,547	8,920,267
Veterans Labor Force Participation Rate and Size, Age 18-64	69.3%	78.5%	76.8%	13,787	653,740	6,853,673
Median Household Income ²	—	—	—	\$54,540	\$63,826	\$64,994
Per Capita Income	—	—	—	\$27,340	\$32,177	\$35,384
Mean Commute Time (minutes)	—	—	—	25.9	26.6	26.9
Commute via Public Transportation	0.3%	1.3%	4.6%	990	166,825	7,044,886
Educational Attainment, Age 25-64						
No High School Diploma	15.3%	14.6%	10.5%	56,733	2,171,844	17,929,220
High School Graduate	29.8%	24.4%	25.4%	110,089	3,627,667	43,289,555
Some College, No Degree	26.3%	21.6%	20.5%	97,173	3,213,443	34,959,338
Associate's Degree	9.1%	7.8%	9.3%	33,701	1,163,242	15,776,790
Bachelor's Degree	13.9%	20.8%	21.6%	51,440	3,089,698	36,888,244
Postgraduate Degree	5.6%	10.7%	12.7%	20,826	1,590,588	21,630,870

About This Report

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Summary¹

	Percent			Value		
	Tyler Area	Texas	USA	Tyler Area	Texas	USA
Housing						
Total Housing Units	—	—	—	310,573	11,112,975	138,432,751
Median House Value (of owner-occupied units) ²	—	—	—	\$143,059	\$187,200	\$229,800
Homeowner Vacancy	1.7%	1.4%	1.4%	3,119	87,068	1,129,755
Rental Vacancy	8.8%	7.8%	5.8%	7,464	319,748	2,704,553
Renter-Occupied Housing Units (% of Occupied Units)	29.3%	37.7%	35.6%	76,245	3,737,262	43,552,843
Occupied Housing Units with No Vehicle Available (% of Occupied Units)	4.6%	5.2%	8.5%	11,958	518,950	10,344,521
Social						
Poverty Level (of all people)	14.7%	14.2%	12.8%	103,623	3,984,260	40,910,326
Households Receiving Food Stamps/SNAP	11.9%	11.5%	11.4%	31,059	1,137,919	13,892,407
Enrolled in Grade 12 (% of total population)	1.3%	1.4%	1.3%	9,641	414,927	4,358,865
Disconnected Youth ³	3.9%	2.9%	2.5%	1,520	46,974	433,164
Children in Single Parent Families (% of all children)	32.5%	34.3%	34.0%	52,847	2,407,343	23,628,508
Uninsured	17.1%	17.3%	8.7%	122,022	4,877,069	28,058,903
With a Disability, Age 18-64	12.5%	9.5%	10.3%	51,445	1,635,809	20,231,217
With a Disability, Age 18-64, Labor Force Participation Rate and Size	38.2%	46.3%	43.2%	19,656	757,894	8,740,236
Foreign Born	7.2%	16.8%	13.5%	53,364	4,822,952	44,125,628
Speak English Less Than Very Well (population 5 yrs and over)	5.5%	13.3%	8.2%	37,954	3,531,850	25,312,024

Source: [JobsEQ®](#)

1. American Community Survey 2016-2020, unless noted otherwise

2. Median values for certain aggregate regions (such as MSAs) may be estimated as the weighted averages of the median values from the composing counties.

3. 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.

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Unemployment Rate

The unemployment rate for the Tyler Area was 3.8% as of October 2022. The regional unemployment rate was higher than the national rate of 3.4%. One year earlier, in October 2021, the unemployment rate in the Tyler Area was 4.7%.

Unemployment Rate for Tyler Area



Unemployment rate data are from the Local Area Unemployment Statistics, provided by the Bureau of Labor Statistics and updated through October 2022.

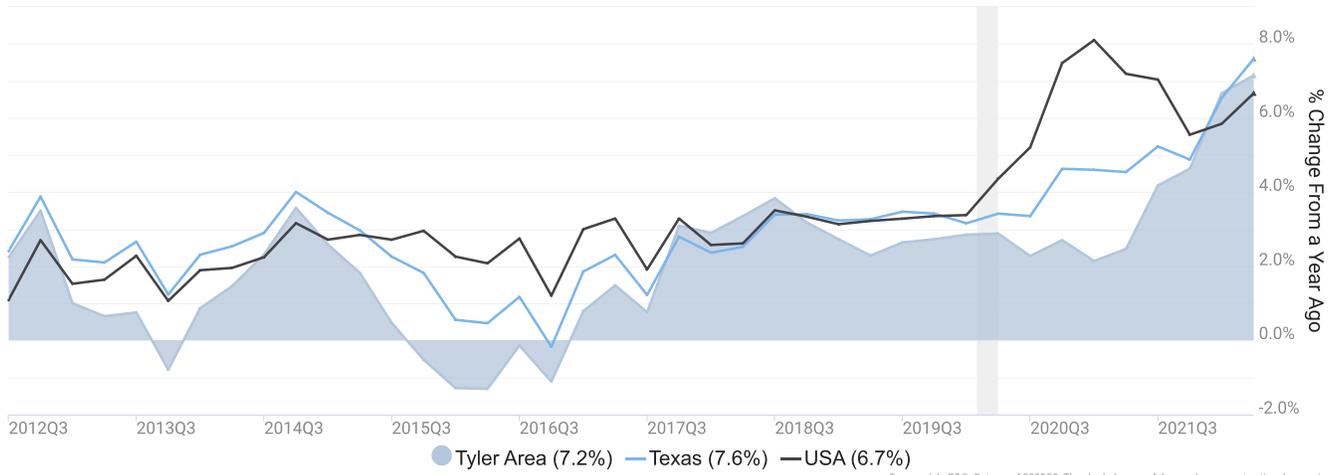
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Wage Trends

The average worker in the Tyler Area earned annual wages of \$48,328 as of 2022Q2. Average annual wages per worker increased 7.2% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$67,777 in the nation as of 2022Q2.

Average Annual Wages for Tyler Area



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 2022Q1 with preliminary estimates updated to 2022Q2.

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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 6.5% 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	\$48,328	93.5	\$51,698
Texas	\$66,137	94.4	\$70,085
USA	\$67,777	100.0	\$67,777

Source: [JobsEQ®](#)

Data as of 2022Q2

Cost of Living per [COI](#), data as of 2022Q3, imputed by Chmura where necessary.

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Occupation Snapshot

The largest major occupation group in the Tyler Area is Office and Administrative Support Occupations, employing 35,663 workers. The next-largest occupation groups in the region are Sales and Related Occupations (30,833 workers) and Transportation and Material Moving Occupations (29,031). 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 = 1.36), Installation, Maintenance, and Repair Occupations (1.15), and Educational Instruction and Library Occupations (1.12).

Occupation groups in the Tyler Area with the highest average wages per worker are Legal Occupations (\$103,500), Management Occupations (\$90,300), and Healthcare Practitioners and Technical Occupations (\$80,100). The unemployment rate in the region varied among the major groups from 1.3% among Healthcare Practitioners and Technical Occupations to 7.9% among Food Preparation and Serving Related Occupations.

Over the next 1 year, the fastest growing occupation group in the Tyler Area is expected to be Healthcare Support Occupations with a +2.1% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Food Preparation and Serving Related Occupations (+518 jobs) and Healthcare Support Occupations (+311). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Food Preparation and Serving Related Occupations (4,943 jobs) and Sales and Related Occupations (4,081).

Tyler Area, 2022Q2¹

SOC	Occupation	Current				5-Year History				1-Year Forecast				
		Empl	Mean 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	35,663	\$37,400	0.93	1,493	3.8%	790	-2,289	-1.2%	3,775	1,689	2,182	-95	-0.3%
41-0000	Sales and Related	30,833	\$38,300	1.06	1,780	5.5%	1,766	484	0.3%	4,015	1,628	2,453	-66	-0.2%
53-0000	Transportation and Material Moving	29,031	\$37,300	1.07	1,971	6.0%	1,163	3,196	2.4%	3,925	1,341	2,368	215	0.7%
35-0000	Food Preparation and Serving Related	25,958	\$23,900	1.07	2,338	7.9%	1,600	886	0.7%	5,461	2,121	2,822	518	2.0%
11-0000	Management	23,659	\$90,300	1.11	454	2.1%	856	1,214	1.1%	2,216	760	1,256	201	0.8%
47-0000	Construction and Extraction	19,173	\$43,300	1.36	1,511	7.0%	157	-177	-0.2%	2,113	567	1,397	148	0.8%
29-0000	Healthcare Practitioners and Technical	18,948	\$80,100	1.05	251	1.3%	2,860	200	0.2%	1,320	506	600	215	1.1%
25-0000	Educational Instruction and Library	18,632	\$48,600	1.12	454	2.6%	131	723	0.8%	1,794	754	869	172	0.9%
51-0000	Production	18,414	\$38,800	1.05	1,076	5.1%	339	590	0.7%	2,029	688	1,340	1	0.0%
31-0000	Healthcare Support	15,087	\$27,300	1.10	750	4.5%	718	-509	-0.7%	2,354	996	1,047	311	2.1%
49-0000	Installation, Maintenance, and Repair	13,770	\$47,900	1.15	453	2.9%	531	864	1.3%	1,437	441	900	97	0.7%
13-0000	Business and Financial Operations	13,337	\$68,900	0.67	279	2.3%	306	2,223	3.7%	1,247	358	791	97	0.7%
37-0000	Building and Grounds Cleaning and Maintenance	11,181	\$28,000	1.09	729	5.9%	446	587	1.1%	1,558	638	841	80	0.7%
33-0000	Protective Service	6,315	\$46,000	0.95	184	2.7%	206	-843	-2.5%	696	282	386	29	0.5%
39-0000	Personal Care and Service	6,129	\$26,500	0.82	490	7.1%	190	176	0.6%	1,040	412	503	125	2.0%
15-0000	Computer and Mathematical	5,623	\$78,400	0.53	81	1.6%	175	1,334	5.6%	462	121	287	54	1.0%
21-0000	Community and Social Service	5,335	\$49,600	0.97	86	1.9%	289	-20	-0.1%	634	198	361	75	1.4%
17-0000	Architecture and Engineering	3,931	\$79,800	0.78	85	2.3%	145	163	0.9%	320	98	199	23	0.6%

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Tyler Area, 2022Q2¹

SOC	Occupation	Empl	Mean Ann Wages ²	Current		Unempl Rate	Online Job Ads ³	5-Year History		Total Demand	1-Year Forecast			Ann % Growth
				LQ	Unempl			Empl Change	Ann %		Exits	Transfers	Empl Growth	
27-0000	Arts, Design, Entertainment, Sports, and Media	3,620	\$47,600	0.66	167	5.4%	79	-9	0.0%	413	144	233	37	1.0%
45-0000	Farming, Fishing, and Forestry	2,158	\$30,200	1.07	168	6.8%	22	-26	-0.2%	355	91	249	15	0.7%
23-0000	Legal	1,931	\$103,500	0.72	30	1.6%	12	-191	-1.9%	146	54	75	16	0.9%
19-0000	Life, Physical, and Social Science	1,927	\$68,400	0.71	47	2.7%	79	98	1.1%	190	44	128	17	0.9%
Total - All Occupations		310,657	\$47,200	1.00	14,876	4.5%	12,861	8,675	0.6%	37,571	13,930	21,287	2,355	0.8%

Source: [JobsEQ®](#)

Data as of 2022Q2 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 2021 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 2022Q1, imputed where necessary with preliminary estimates updated to 2022Q2. Wages by occupation are as of 2021 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.

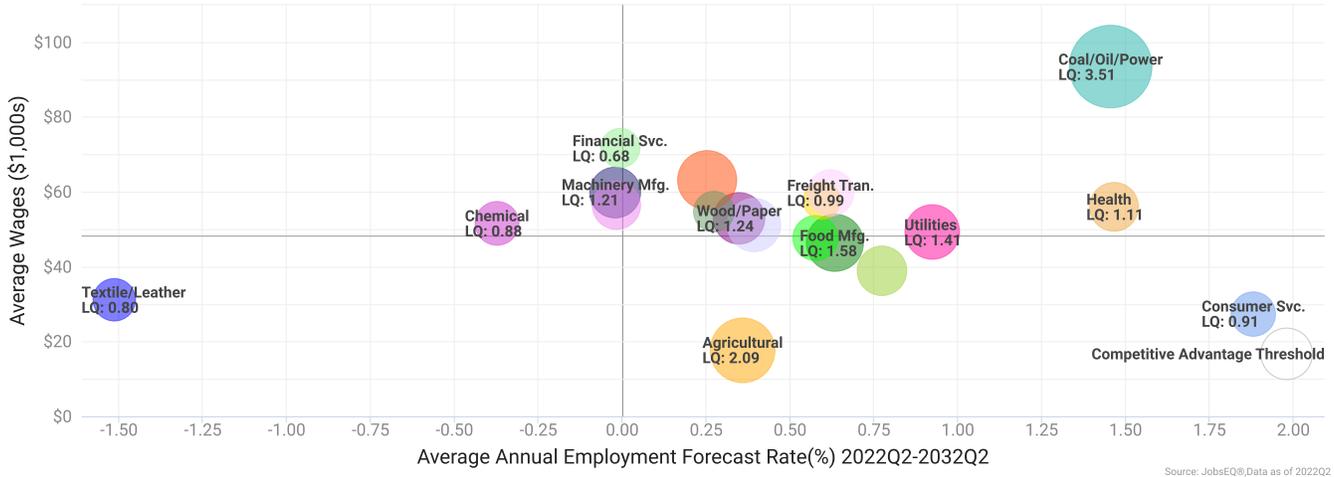
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Industry Clusters

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 3.51. This cluster employs 8,538 workers in the region with an average wage of \$93,452. Employment in the Coal/Oil/Power cluster is projected to expand in the region about 1.5% per year over the next ten years.

Industry Clusters for Tyler Area as of 2022Q2



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 2022Q1 with preliminary estimates updated to 2022Q2. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

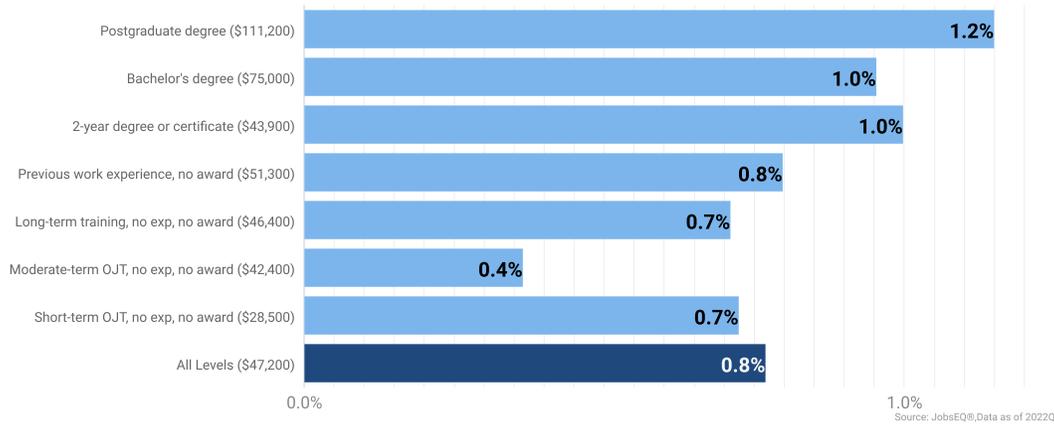
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Education Levels

Expected growth rates for occupations vary by the education and training required. While all employment in the Tyler Area is projected to grow 0.8% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 1.2% per year, those requiring a bachelor's degree are forecast to grow 1.0% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 1.0% per year.

Annual Average Projected Job Growth by Training Required



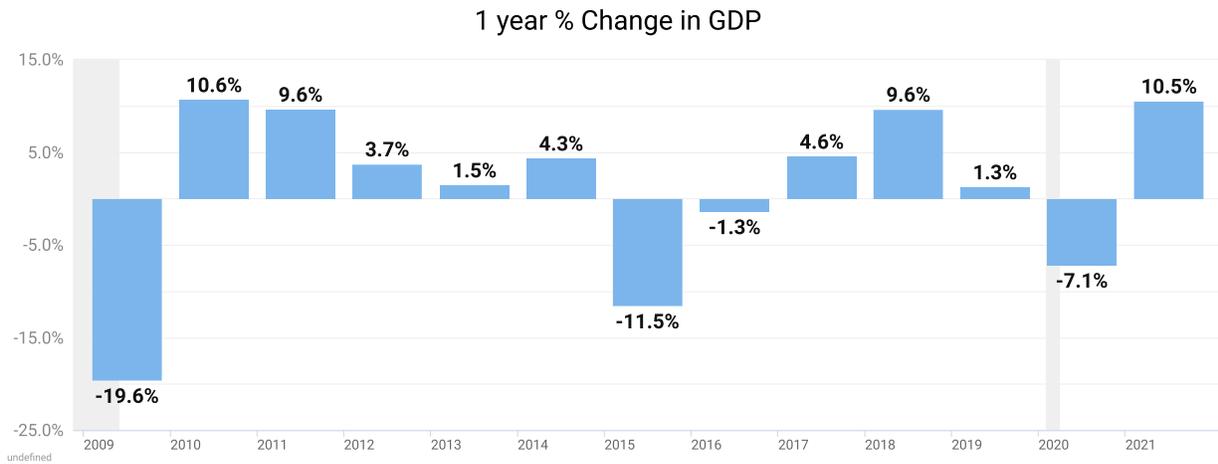
Employment by occupation data are estimates as of 2022Q2. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

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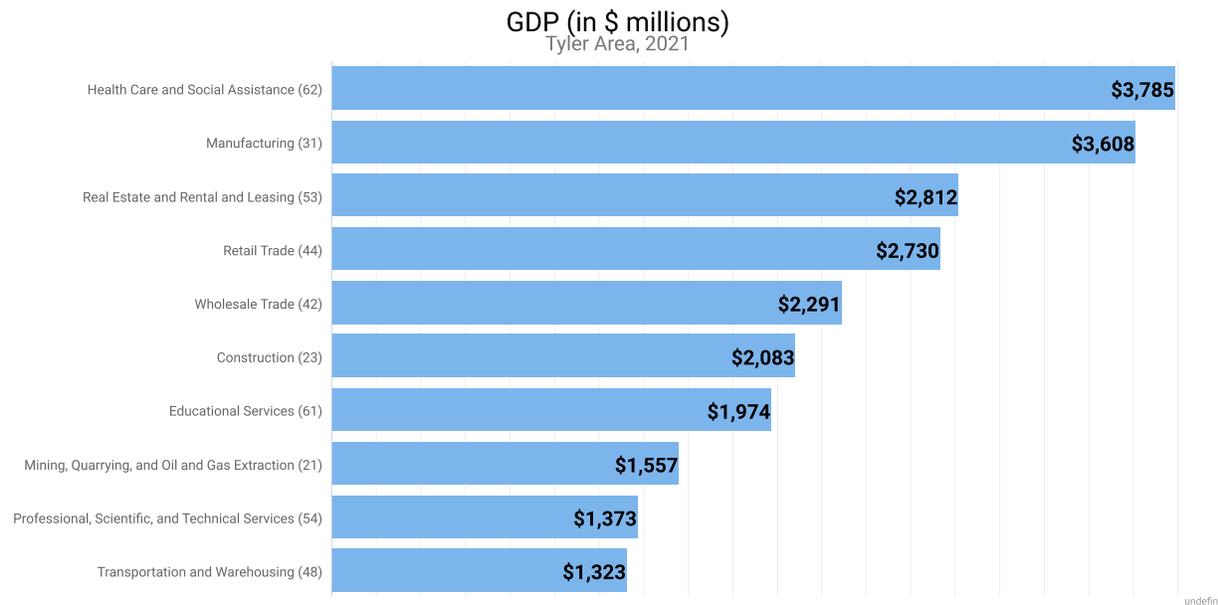
Gross Domestic Product

Gross Domestic Product (GDP) is the total value of goods and services produced by a region. In 2021, nominal GDP in the Tyler Area expanded 10.5%. This follows a contraction of 7.1% in 2020. As of 2021, total GDP in the Tyler Area was \$30,743,882,000.



Gross Domestic Product data are provided by the Bureau of Economic Analysis, imputed by Chmura where necessary, updated through 2021.

Of the sectors in the Tyler Area, Health Care and Social Assistance contributed the largest portion of GDP in 2021, \$3,784,966,000. The next-largest contributions came from Manufacturing (\$3,608,130,000); Real Estate and Rental and Leasing (\$2,812,356,000); and Retail Trade (\$2,729,656,000).



Gross Domestic Product data are provided by the Bureau of Economic Analysis, imputed by Chmura where necessary, updated through 2021.

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