



UT Tyler

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Tyler Area Economic Overview 2026

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Demographic Profile

The population in the Tyler Area was 757,394 per American Community Survey data for 2019-2023. The region has a civilian labor force of 340,813 with a participation rate of 56.8%. Of individuals 25 to 64 in the Tyler Area, 21.2% have a bachelor's degree or higher which compares with 36.5% in the nation. The median household income in the Tyler Area is \$66,341 and the median house value is \$193,666.

Summary¹

	Percent			Value		
	Tyler Area	Texas	USA	Tyler Area	Texas	USA
Demographics						
Population (ACS)	—	—	—	757,394	29,640,343	332,387,540
Male	50.3%	49.9%	49.5%	381,017	14,789,987	164,545,087
Female	49.7%	50.1%	50.5%	376,377	14,850,356	167,842,453
Median Age ²	—	—	—	39.4	35.5	38.7
Under 18 Years	23.4%	25.2%	22.2%	177,216	7,482,530	73,645,238
18 to 24 Years	8.7%	9.7%	9.1%	65,832	2,863,182	30,307,641
25 to 34 Years	12.7%	14.4%	13.7%	96,102	4,278,912	45,497,632
35 to 44 Years	12.4%	14.0%	13.1%	93,849	4,141,445	43,492,887
45 to 54 Years	11.7%	12.3%	12.3%	88,893	3,645,897	40,847,713
55 to 64 Years	12.8%	11.2%	12.8%	96,789	3,322,832	42,626,382
65 to 74 Years	10.8%	8.1%	10.0%	82,016	2,399,654	33,293,127
75 Years and Over	7.5%	5.1%	6.8%	56,697	1,505,891	22,676,920
Race: White	71.2%	53.9%	63.4%	539,487	15,984,990	210,875,446
Race: Black or African American	13.1%	12.2%	12.4%	99,479	3,626,137	41,070,890
Race: American Indian and Alaska Native	0.4%	0.6%	0.9%	3,200	190,706	2,924,996
Race: Asian	1.0%	5.3%	5.8%	7,723	1,581,798	19,352,659
Race: Native Hawaiian and Other Pacific Islander	0.1%	0.1%	0.2%	450	29,841	629,292
Race: Some Other Race	2.9%	8.6%	6.6%	22,174	2,540,808	21,940,536
Race: Two or More Races	11.2%	19.2%	10.7%	84,881	5,686,063	35,593,721
Hispanic or Latino (of any race)	18.0%	39.5%	19.0%	136,095	11,697,134	63,131,589
Population Growth						
Population (Pop Estimates) ⁴	—	—	—	787,459	31,290,831	340,110,988
Population Annual Average Growth ⁴	0.9%	1.5%	0.7%	6,717	432,774	2,172,466
People per Square Mile ⁴	—	—	—	109.7	119.8	96.3
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over)	56.8%	65.1%	63.3%	340,813	14,906,660	168,567,852
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54)	74.9%	81.8%	83.0%	208,656	9,805,842	107,055,165
Work from Home	7.9%	12.8%	13.5%	25,130	1,796,441	21,267,373
Armed Forces Labor Force	0.1%	0.5%	0.5%	398	118,359	1,287,774
Veterans, Age 18-64	4.6%	4.6%	4.2%	20,366	832,188	8,410,268
Veterans Labor Force Participation Rate and Size, Age 18-64	73.0%	78.8%	77.0%	14,872	655,396	6,478,181
Median Household Income ²	—	—	—	\$66,341	\$76,292	\$78,538
Per Capita Income	—	—	—	\$33,081	\$39,446	\$43,289
Mean Commute Time (minutes)	—	—	—	26.1	26.7	26.6
Commute via Public Transportation	0.3%	1.0%	3.5%	909	133,038	5,528,841
Educational Attainment, Age 25-64						
No High School Diploma	13.9%	13.5%	10.0%	52,210	2,072,973	17,176,172
High School Graduate	30.2%	24.0%	25.0%	113,612	3,691,942	43,057,491
Some College, No Degree	24.9%	20.4%	19.3%	93,640	3,139,587	33,315,654

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Summary¹

	Percent			Value		
	Tyler Area	Texas	USA	Tyler Area	Texas	USA
Associate's Degree	9.7%	8.1%	9.2%	36,562	1,242,119	15,894,085
Bachelor's Degree	14.8%	22.1%	22.8%	55,664	3,405,293	39,256,774
Postgraduate Degree	6.4%	11.9%	13.8%	23,945	1,837,172	23,764,438
Housing						
Total Housing Units	—	—	—	321,729	11,890,808	142,332,876
Median House Value (of owner-occupied units) ^{2,5}	—	—	—	\$193,666	\$260,400	\$303,400
Homeowner Vacancy	1.1%	1.1%	1.0%	2,214	75,671	850,724
Rental Vacancy	10.5%	7.4%	5.5%	9,110	326,361	2,605,688
Renter-Occupied Housing Units (% of Occupied Units)	28.3%	37.4%	35.0%	76,736	4,023,511	44,590,828
Owner-Occupied Housing Units (% of Occupied Units)	71.7%	62.6%	65.0%	194,219	6,723,729	82,892,037
Occupied Housing Units with No Vehicle Available (% of Occupied Units)	4.7%	5.3%	8.3%	12,638	571,578	10,602,826
Social						
Poverty Level (of all people)	14.1%	13.8%	12.4%	101,891	4,005,417	40,390,045
Households Receiving Food Stamps/SNAP	11.8%	11.4%	11.8%	31,841	1,227,194	15,004,950
Enrolled in Grade 12 (% of total population)	1.2%	1.4%	1.3%	8,979	428,613	4,405,676
Disconnected Youth ³	3.3%	2.9%	2.4%	1,295	49,544	420,352
Children in Single Parent Families (% of all children)	32.7%	33.9%	34.0%	54,217	2,416,209	23,701,745
Uninsured	16.9%	17.4%	8.6%	123,383	5,061,251	28,000,876
With a Disability, Age 18-64	12.7%	10.0%	10.7%	53,128	1,783,307	21,269,700
With a Disability, Age 18-64, Labor Force Participation Rate and Size	41.7%	51.7%	47.0%	22,128	921,178	10,001,264
Foreign Born	7.0%	17.2%	13.9%	53,068	5,095,888	46,108,901
Speak English Less Than Very Well (population 5 yrs and over)	5.4%	12.8%	8.4%	38,760	3,559,545	26,299,012

Source: [JobsEQ®](#)

- American Community Survey 2019-2023, 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 Population Estimate for 2024, annual average growth rate since 2014.
- The Census's method for calculating median house values changed with the 2022 data set, so pre-2022 values are not directly comparable with later data.

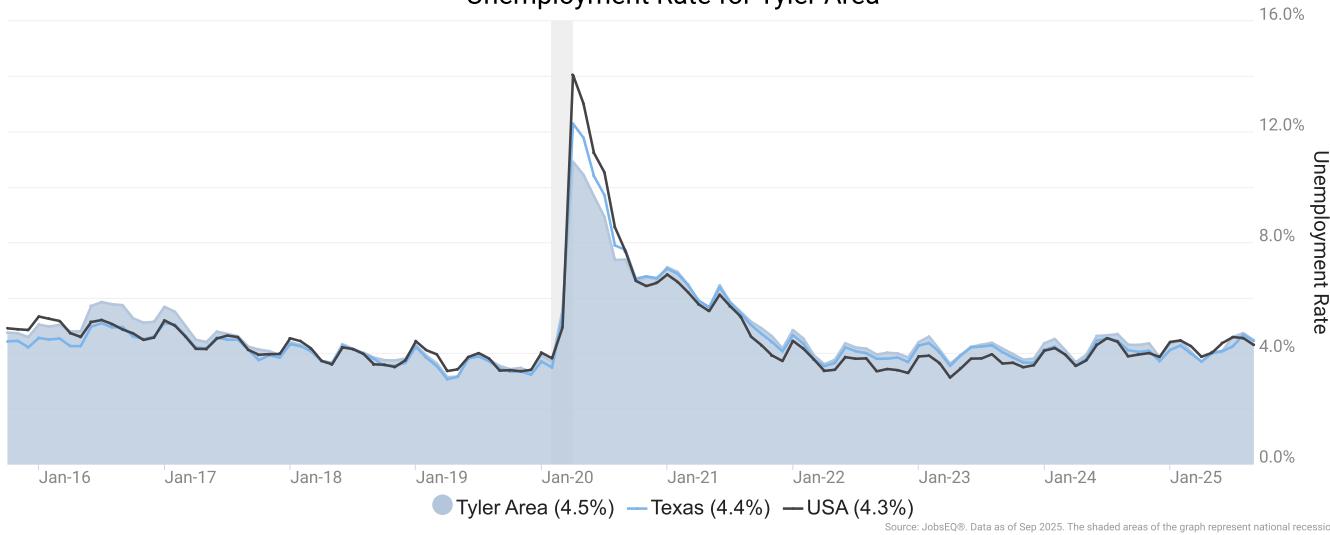
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Unemployment Rate

The unemployment rate for the Tyler Area was 4.5% as of September 2025. The regional unemployment rate was higher than the national rate of 4.3%. One year earlier, in September 2024, the unemployment rate in the Tyler Area was 4.3%.

Unemployment Rate for Tyler Area



Source: JobsEQ®. Data as of Sep 2025. The shaded areas of the graph represent national recessions.

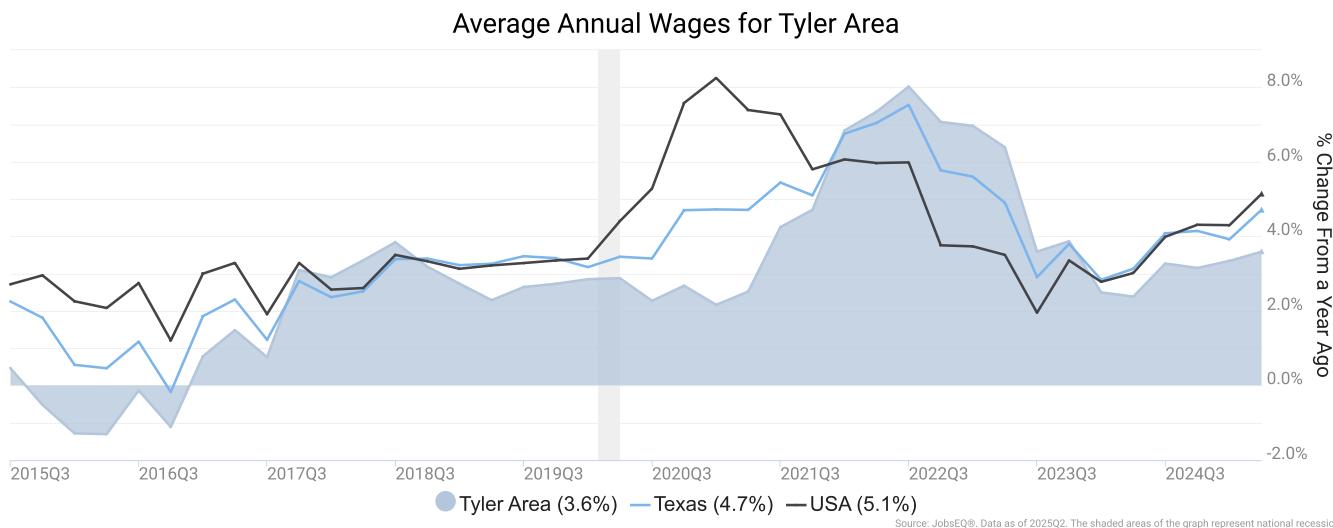
Unemployment rate data are from the Local Area Unemployment Statistics, provided by the Bureau of Labor Statistics and updated through September 2025.

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Wage Trends

The average worker in the Tyler Area earned annual wages of \$54,682 as of 2025Q2. Average annual wages per worker increased 3.6% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$75,686 in the nation as of 2025Q2.



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 2025Q1 with preliminary estimates updated to 2025Q2.

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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 7.8% 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	\$54,682	92.2	\$59,332
Texas	\$74,720	93.1	\$80,256
USA	\$75,686	100.0	\$75,686

Source: [JobsEQ®](#)

Data as of 2025Q2

Cost of Living per [COLI](#), data as of 2025Q2, 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 34,308 workers. The next-largest occupation groups in the region are Management Occupations (29,952 workers) and Transportation and Material Moving Occupations (29,262). 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 = 1.35), Installation, Maintenance, and Repair Occupations (1.20), and Management Occupations (1.18).

Occupation groups in the Tyler Area with the highest average wages per worker are Management Occupations (\$109,100), Legal Occupations (\$99,200), and Healthcare Practitioners and Technical Occupations (\$94,400). The unemployment rate in the region varied among the major groups from 1.5% among Legal Occupations to 8.0% among Farming, Fishing, and Forestry Occupations.

Over the next 1 year, the fastest growing occupation group in the Tyler Area is expected to be Healthcare Support Occupations with a +1.6% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Management Occupations (+272 jobs) and Healthcare Support Occupations (+262). 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 (5,419 jobs) and Sales and Related Occupations (3,799).

Tyler Area, 2025Q2¹

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	34,308	\$44,200	0.93	1,415	3.4%	561	-620	-0.4%	3,725	1,765	1,969	-8	0.0%
11-0000	Management	29,952	\$109,100	1.18	552	1.8%	809	3,650	2.6%	2,725	1,016	1,437	272	0.9%
53-0000	Transportation and Material Moving	29,262	\$44,100	1.06	2,127	6.2%	953	2,108	1.5%	3,896	1,571	2,097	228	0.8%
41-0000	Sales and Related	28,935	\$44,500	1.03	1,743	5.5%	1,476	1,634	1.2%	3,833	1,761	2,038	35	0.1%
35-0000	Food Preparation and Serving Related	28,257	\$29,300	1.06	2,200	6.8%	1,391	3,211	2.4%	5,626	2,421	2,998	206	0.7%
29-0000	Healthcare Practitioners and Technical	21,514	\$94,400	1.10	329	1.5%	3,769	2,593	2.6%	1,455	646	572	238	1.1%
47-0000	Construction and Extraction	19,780	\$50,100	1.35	1,321	5.8%	150	-1,045	-1.0%	1,797	637	988	173	0.9%
25-0000	Educational Instruction and Library	19,070	\$52,300	1.08	522	2.8%	292	930	1.0%	1,792	833	851	108	0.6%
51-0000	Production	18,556	\$45,900	1.07	1,105	5.1%	298	24	0.0%	2,155	820	1,265	70	0.4%
31-0000	Healthcare Support	16,753	\$32,300	1.07	702	3.7%	861	1,064	1.3%	2,588	1,116	1,210	262	1.6%
49-0000	Installation, Maintenance, and Repair	14,954	\$55,700	1.20	565	3.1%	531	1,042	1.5%	1,460	576	760	124	0.8%
13-0000	Business and Financial Operations	14,209	\$77,000	0.67	430	3.0%	323	1,926	3.0%	1,259	431	703	124	0.9%
37-0000	Building and Grounds Cleaning and Maintenance	10,683	\$33,800	1.00	663	5.4%	354	44	0.1%	1,539	696	774	69	0.6%
33-0000	Protective Service	6,794	\$54,600	0.95	236	3.2%	123	41	0.1%	715	280	411	25	0.4%
39-0000	Personal Care and Service	6,389	\$32,700	0.76	395	5.2%	202	449	1.5%	1,107	439	617	52	0.8%
21-0000	Community and Social Service	5,544	\$55,700	0.91	131	2.6%	299	-1	0.0%	582	243	280	59	1.1%

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Tyler Area, 2025Q2¹

SOC	Occupation	Current				5-Year History				1-Year Forecast				
		Empl	Mean Ann Wages ²	LQ	Unempl	Unempl Rate	Online Job Ads ³	Empl Change	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth	
15-0000	Computer and Mathematical	5,539	\$94,300	0.54	191	3.2%	129	884	3.5%	362	121	185	56	1.0%
27-0000	Arts, Design, Entertainment, Sports, and Media	3,849	\$55,200	0.67	137	4.2%	100	207	1.1%	384	157	204	23	0.6%
17-0000	Architecture and Engineering	3,830	\$92,100	0.75	94	2.6%	120	141	0.8%	288	101	156	31	0.8%
19-0000	Life, Physical, and Social Science	2,135	\$74,000	0.71	58	3.1%	70	162	1.6%	204	44	140	20	0.9%
45-0000	Farming, Fishing, and Forestry	2,044	\$36,800	1.10	180	8.0%	16	55	0.6%	309	137	164	9	0.4%
23-0000	Legal	1,759	\$99,200	0.65	26	1.5%	26	-228	-2.4%	113	41	59	13	0.7%
Total - All Occupations		324,118	\$56,400	1.00	15,120	4.2%	12,856	18,272	1.2%	37,937	15,851	19,876	2,210	0.7%

Source: [JobsEQ®](#)

Data as of 2025Q2 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 represent the average for all Covered Employment

3. Data represent found online ads active within the last thirty days in the selected region. 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). Ad counts for ZCTA-based regions are estimates.

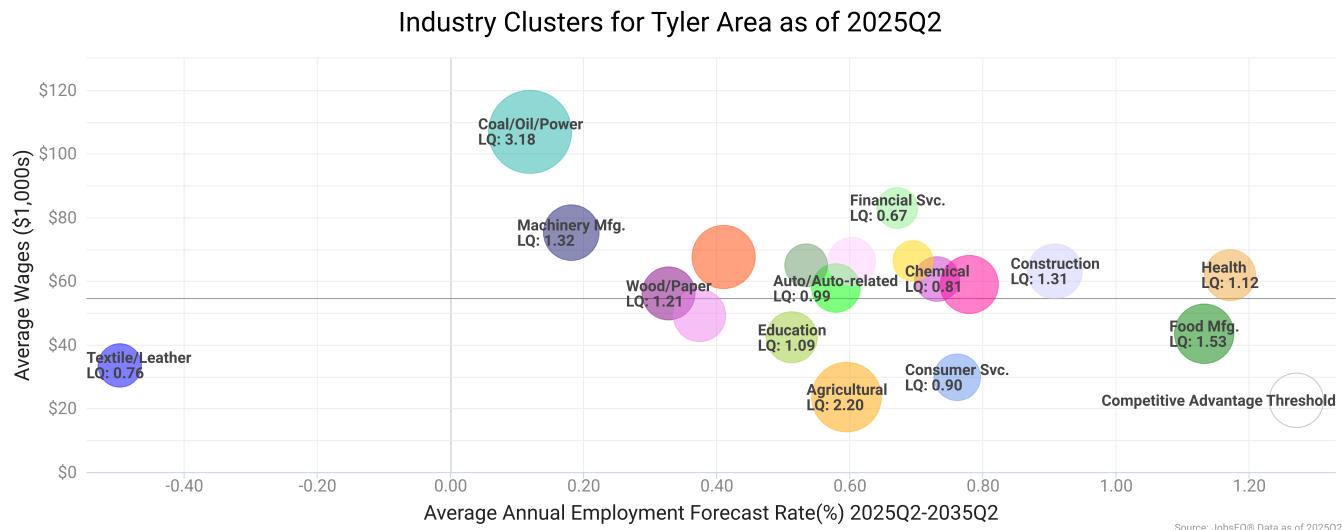
Occupation employment data are estimated via industry employment data and the estimated industry/occupation mix. Industry employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and currently updated through 2025Q1, imputed where necessary with preliminary estimates updated to 2025Q2. Wages by occupation are as of 2025 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 3.18. This cluster employs 8,359 workers in the region with an average wage of \$106,895. Employment in the Coal/Oil/Power cluster is projected to expand in the region about 0.1% per year over the next ten years.



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 2025Q1 with preliminary estimates updated to 2025Q2. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

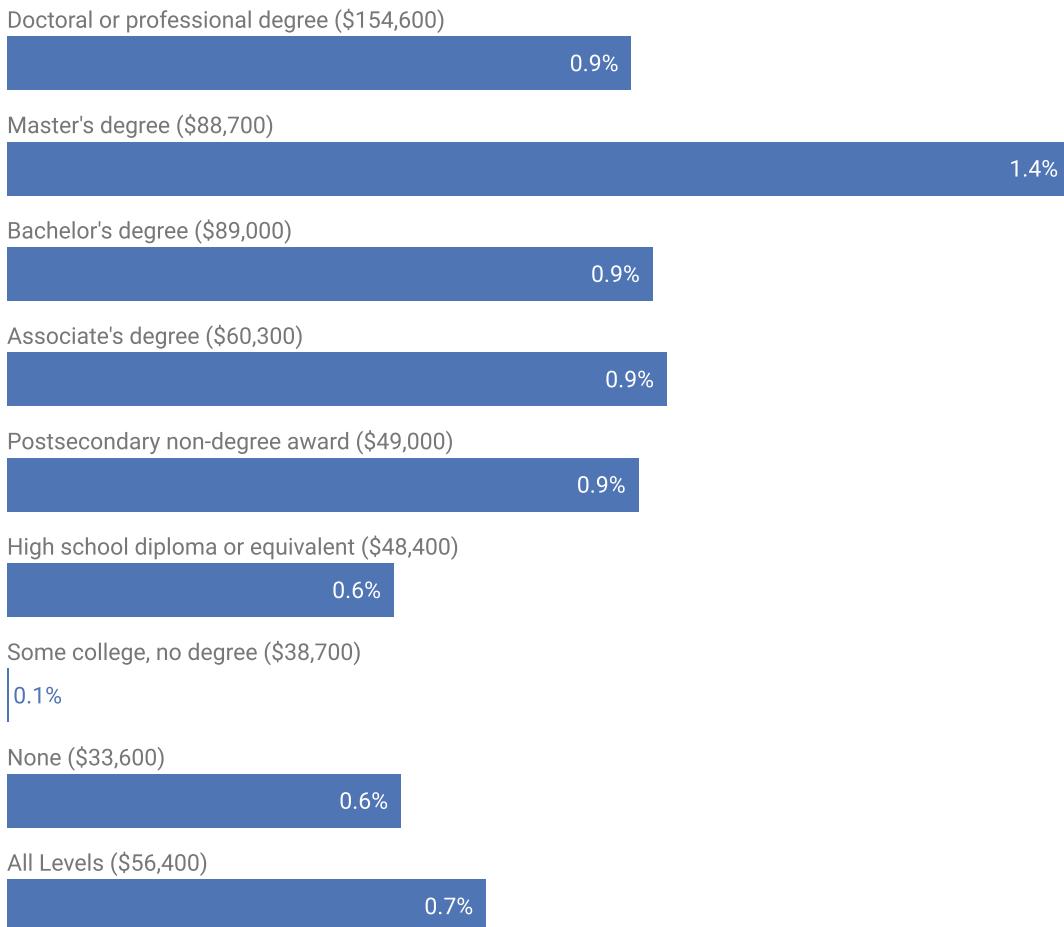
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Education Levels

Expected growth rates for occupations vary by the education and training required. While all employment in the Tyler Area is projected to grow 0.7% 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 0.9% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 0.9% per year.

Annual Average Projected Job Growth by Education Levels



Source: JobsEQ®

Data as of 2025Q2

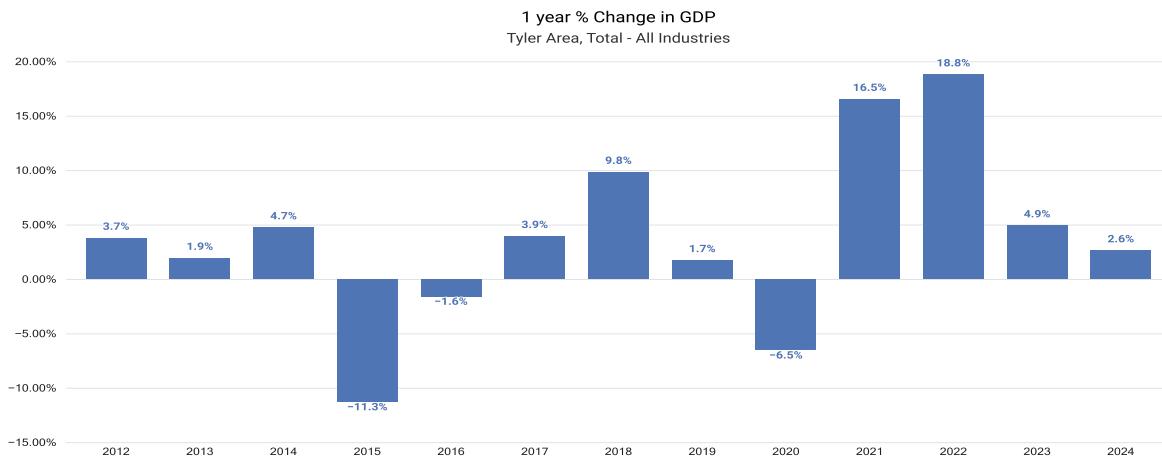
Employment by occupation data are estimates as of 2025Q2. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

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Gross Domestic Product

Gross Domestic Product (GDP) is the total value of goods and services produced by a region. In 2024, nominal GDP in the Tyler Area expanded 2.6%. This follows growth of 4.9% in 2023. As of 2024, total GDP in the Tyler Area was \$42,191,338,000.



Gross Domestic Product data are provided by the Bureau of Economic Analysis, imputed by Chmura where necessary, updated through 2024.

Of the sectors in the Tyler Area, Health Care and Social Assistance contributed the largest portion of GDP in 2024, \$5,083,346,000. The next-largest contributions came from Mining, Quarrying, and Oil and Gas Extraction (\$5,000,368,000); Manufacturing (\$4,589,240,000); and Real Estate and Rental and Leasing (\$3,790,401,000).

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GDP (in \$ millions)

Tyler Area, 2024

Health Care and Social Assistance (62)

\$5,083

Mining, Quarrying, and Oil and Gas Extraction (21)

\$5,000

Manufacturing (31)

\$4,589

Real Estate and Rental and Leasing (53)

\$3,790

Retail Trade (44)

\$3,685

Wholesale Trade (42)

\$2,918

Construction (23)

\$2,714

Educational Services (61)

\$2,018

Transportation and Warehousing (48)

\$1,681

Professional, Scientific, and Technical Services (54)

\$1,652

Gross Domestic Product data are provided by the Bureau of Economic Analysis, imputed by Chmura where necessary, updated through 2024.

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Region Definition

Tyler Area is defined as the following counties:

Anderson County, Texas

Smith County, Texas

Cherokee County, Texas

Upshur County, Texas

Gregg County, Texas

Van Zandt County, Texas

Henderson County, Texas

Wood County, Texas

Rusk County, Texas

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