



UT Tyler

HIBBS INSTITUTE

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 736,132 per American Community Survey data for 2015-2019. The region has a civilian labor force of 322,567 with a participation rate of 55.4%. Of individuals 25 to 64 in the Tyler Area, 18.8% have a bachelor's degree or higher which compares with 33.5% in the nation. The median household income in the Tyler Area is \$52,286 and the median house value is \$133,697.

Summary¹

| | Percent | | | Value | | |
|---|------------|-------|-------|------------|------------|-------------|
| | Tyler Area | Texas | USA | Tyler Area | Texas | USA |
| Demographics | | | | | | |
| Population (ACS) | — | — | — | 736,132 | 28,260,856 | 324,697,795 |
| Male | 50.1% | 49.7% | 49.2% | 369,034 | 14,034,009 | 159,886,919 |
| Female | 49.9% | 50.3% | 50.8% | 367,098 | 14,226,847 | 164,810,876 |
| Median Age ² | — | — | — | 39.1 | 34.6 | 38.1 |
| Under 18 Years | 23.5% | 26.0% | 22.6% | 173,331 | 7,338,445 | 73,429,392 |
| 18 to 24 Years | 8.9% | 9.9% | 9.4% | 65,628 | 2,790,857 | 30,646,327 |
| 25 to 34 Years | 12.7% | 14.7% | 13.9% | 93,612 | 4,154,182 | 45,030,415 |
| 35 to 44 Years | 12.0% | 13.5% | 12.6% | 88,455 | 3,823,085 | 40,978,831 |
| 45 to 54 Years | 12.3% | 12.5% | 13.0% | 90,398 | 3,526,243 | 42,072,620 |
| 55 to 64 Years | 12.9% | 11.2% | 12.9% | 95,179 | 3,165,517 | 41,756,414 |
| 65 to 74 Years | 10.1% | 7.4% | 9.1% | 74,024 | 2,081,849 | 29,542,266 |
| 75 Years, and Over | 7.5% | 4.9% | 6.5% | 55,505 | 1,380,678 | 21,241,530 |
| Race: White | 80.5% | 74.0% | 72.5% | 592,324 | 20,903,375 | 235,377,662 |
| Race: Black or African American | 14.3% | 12.1% | 12.7% | 105,229 | 3,428,211 | 41,234,642 |
| Race: American Indian and Alaska Native | 0.5% | 0.5% | 0.8% | 3,382 | 141,425 | 2,750,143 |
| Race: Asian | 1.0% | 4.8% | 5.5% | 7,505 | 1,357,273 | 17,924,209 |
| Race: Native Hawaiian and Other Pacific Islander | 0.1% | 0.1% | 0.2% | 535 | 25,292 | 599,868 |
| Race: Some Other Race | 1.7% | 5.8% | 4.9% | 12,656 | 1,643,869 | 16,047,369 |
| Race: Two or More Races | 2.0% | 2.7% | 3.3% | 14,501 | 761,411 | 10,763,902 |
| Hispanic or Latino (of any race) | 16.7% | 39.3% | 18.0% | 123,159 | 11,116,881 | 58,479,370 |
| 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) | 55.4% | 64.5% | 63.2% | 322,567 | 13,962,458 | 163,555,585 |
| Prime-Age Labor Force Participation Rate and Size (civilian population 25-54) | 73.5% | 80.6% | 82.1% | 200,063 | 9,228,757 | 104,634,905 |
| Armed Forces Labor Force | 0.1% | 0.4% | 0.4% | 307 | 93,394 | 1,073,907 |
| Veterans, Age 18-64 | 4.9% | 4.9% | 4.6% | 21,420 | 846,005 | 9,143,042 |
| Veterans Labor Force Participation Rate and Size, Age 18-64 | 67.6% | 78.1% | 76.6% | 14,484 | 660,595 | 7,003,778 |
| Median Household Income ² | — | — | — | \$52,286 | \$61,874 | \$62,843 |
| Per Capita Income | — | — | — | \$26,261 | \$31,277 | \$34,103 |
| Mean Commute Time (minutes) | — | — | — | 25.9 | 26.6 | 26.9 |
| Commute via Public Transportation | 0.3% | 1.4% | 5.0% | 822 | 181,273 | 7,641,160 |
| Educational Attainment, Age 25-64 | | | | | | |
| No High School Diploma | 16.5% | 15.3% | 10.9% | 60,591 | 2,239,400 | 18,550,150 |
| High School Graduate | 29.9% | 24.7% | 25.7% | 109,940 | 3,621,456 | 43,627,868 |
| Some College, No Degree | 25.8% | 21.8% | 20.7% | 94,762 | 3,190,676 | 35,174,790 |
| Associate's Degree | 9.0% | 7.6% | 9.1% | 33,261 | 1,120,514 | 15,526,064 |
| Bachelor's Degree | 13.5% | 20.4% | 21.2% | 49,472 | 2,987,310 | 35,997,848 |
| Postgraduate Degree | 5.3% | 10.3% | 12.3% | 19,618 | 1,509,671 | 20,961,560 |

About This Report

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Summary¹

| | Percent | | | Value | | |
|--|------------|-------|-------|------------|------------|-------------|
| | Tyler Area | Texas | USA | Tyler Area | Texas | USA |
| Housing | | | | | | |
| Total Housing Units | — | — | — | 308,951 | 10,937,026 | 137,428,986 |
| Median House Value (of owner-occupied units) ² | — | — | — | \$133,697 | \$172,500 | \$217,500 |
| Homeowner Vacancy | 2.2% | 1.6% | 1.6% | 4,056 | 95,519 | 1,257,737 |
| Rental Vacancy | 8.3% | 7.8% | 6.0% | 7,088 | 318,899 | 2,793,023 |
| Renter-Occupied Housing Units (% of Occupied Units) | 30.0% | 38.0% | 36.0% | 77,167 | 3,686,845 | 43,481,667 |
| Occupied Housing Units with No Vehicle Available (% of Occupied Units) | 4.9% | 5.3% | 8.6% | 12,608 | 512,411 | 10,395,713 |
| Social | | | | | | |
| Poverty Level (of all people) | 15.7% | 14.7% | 13.4% | 109,694 | 4,072,194 | 42,510,843 |
| Households Receiving Food Stamps/SNAP | 12.5% | 11.8% | 11.7% | 32,183 | 1,140,905 | 14,171,567 |
| Enrolled in Grade 12 (% of total population) | 1.3% | 1.5% | 1.4% | 9,669 | 411,701 | 4,422,344 |
| Disconnected Youth ³ | 3.9% | 2.8% | 2.5% | 1,517 | 45,519 | 423,273 |
| Children in Single Parent Families (% of all children) | 33.8% | 34.4% | 34.1% | 54,846 | 2,405,770 | 23,790,005 |
| Uninsured | 17.0% | 17.2% | 8.8% | 120,549 | 4,791,164 | 28,248,613 |
| With a Disability, Age 18-64 | 12.9% | 9.5% | 10.3% | 53,024 | 1,627,151 | 20,187,604 |
| With a Disability, Age 18-64, Labor Force Participation Rate and Size | 36.2% | 44.8% | 42.2% | 19,178 | 729,715 | 8,509,463 |
| Foreign Born | 7.1% | 17.0% | 13.6% | 52,460 | 4,814,638 | 44,011,870 |
| Speak English Less Than Very Well (population 5 yrs and over) | 5.7% | 13.7% | 8.4% | 39,643 | 3,607,255 | 25,615,365 |

Source: [JobsEQ®](#)

1. American Community Survey 2015-2019, 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.

4. Census Population Estimate for 2020, annual average growth rate since 2010.

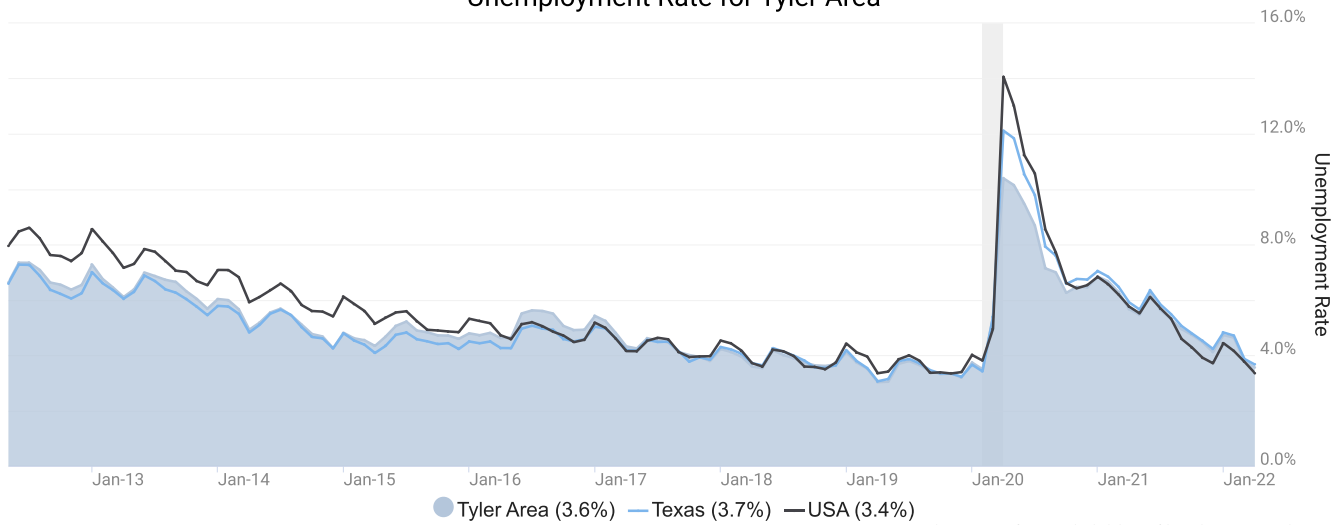
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Unemployment Rate

The unemployment rate for the Tyler Area was 3.6% as of April 2022. The regional unemployment rate was higher than the national rate of 3.4%. One year earlier, in April 2021, the unemployment rate in the Tyler Area was 5.7%.

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 April 2022.

Source: JobsEQ®, Data as of Apr 2022. The shaded areas of the graph represent national recessions.

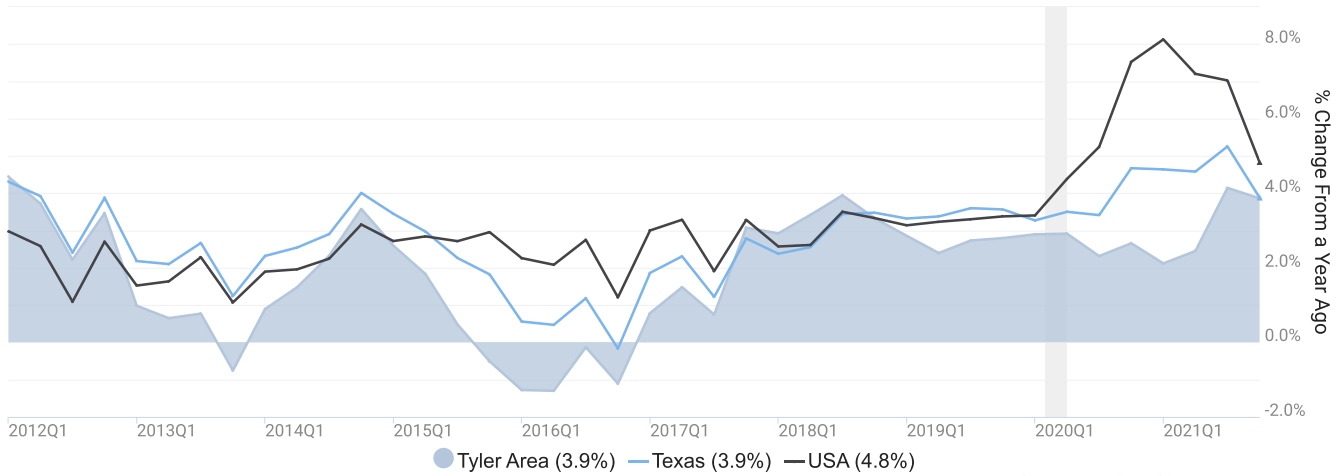
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Wage Trends

The average worker in the Tyler Area earned annual wages of \$46,383 as of 2021Q4. Average annual wages per worker increased 3.9% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$65,055 in the nation as of 2021Q4.

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 2021Q3 with preliminary estimates updated to 2021Q4.

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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 9.2% 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 | \$46,383 | 90.8 | \$51,106 |
| Texas | \$62,939 | 94.4 | \$66,687 |
| USA | \$65,055 | 100.0 | \$65,055 |

Source: [JobsEQ®](#)

Data as of 2021Q4

Cost of Living per [COLI](#), data as of 2021Q4, 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 36,510 workers. The next-largest occupation groups in the region are Sales and Related Occupations (30,718 workers) and Transportation and Material Moving Occupations (26,923). 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 = 1.37), Healthcare Support Occupations (1.13), and Installation, Maintenance, and Repair Occupations (1.12).

Occupation groups in the Tyler Area with the highest average wages per worker are Legal Occupations (\$98,700), Management Occupations (\$91,200), and Architecture and Engineering Occupations (\$79,600). The unemployment rate in the region varied among the major groups from 1.7% among Healthcare Practitioners and Technical Occupations to 9.7% 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 Food Preparation and Serving Related 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 (+545 jobs) and Healthcare Support Occupations (+325). 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 (5,077 jobs) and Sales and Related Occupations (4,089).

Tyler Area, 2021Q4¹

| SOC | Occupation | Empl | Mean Ann Wages ² | Current | | | 5-Year History | | | 1-Year Forecast | | | | |
|---------|--|--------|-----------------------------|---------|--------|-------------|-----------------------------|-------------|-------|-----------------|-------|-----------|-------------|--------------|
| | | | | 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 | 36,510 | \$36,500 | 0.94 | 1,918 | 4.7% | 1,254 | -1,913 | -1.0% | 3,922 | 1,746 | 2,233 | -57 | -0.2% |
| 41-0000 | Sales and Related | 30,718 | \$37,600 | 1.05 | 2,270 | 6.9% | 2,128 | -83 | -0.1% | 4,044 | 1,638 | 2,451 | -46 | -0.1% |
| 53-0000 | Transportation and Material Moving | 26,923 | \$35,800 | 1.02 | 2,349 | 7.7% | 2,052 | 2,401 | 1.9% | 3,687 | 1,254 | 2,199 | 234 | 0.9% |
| 35-0000 | Food Preparation and Serving Related | 26,357 | \$22,700 | 1.11 | 2,978 | 9.7% | 1,660 | 794 | 0.6% | 5,623 | 2,198 | 2,879 | 545 | 2.1% |
| 11-0000 | Management | 20,126 | \$91,200 | 1.06 | 476 | 2.5% | 846 | -679 | -0.7% | 1,905 | 681 | 1,046 | 179 | 0.9% |
| 47-0000 | Construction and Extraction | 19,366 | \$42,900 | 1.37 | 1,935 | 8.8% | 293 | -546 | -0.6% | 2,163 | 573 | 1,422 | 169 | 0.9% |
| 29-0000 | Healthcare Practitioners and Technical | 19,146 | \$75,500 | 1.07 | 325 | 1.7% | 2,662 | -450 | -0.5% | 1,348 | 514 | 606 | 227 | 1.2% |
| 51-0000 | Production | 18,690 | \$37,800 | 1.06 | 1,431 | 6.6% | 493 | 175 | 0.2% | 2,085 | 700 | 1,366 | 18 | 0.1% |
| 25-0000 | Educational Instruction and Library | 18,519 | \$43,600 | 1.11 | 596 | 3.5% | 227 | 762 | 0.8% | 1,811 | 764 | 870 | 177 | 1.0% |
| 31-0000 | Healthcare Support | 15,278 | \$26,900 | 1.13 | 954 | 5.6% | 856 | -23 | 0.0% | 2,402 | 1,012 | 1,066 | 325 | 2.1% |
| 49-0000 | Installation, Maintenance, and Repair | 13,097 | \$46,900 | 1.12 | 571 | 3.8% | 752 | 539 | 0.8% | 1,387 | 420 | 861 | 105 | 0.8% |
| 13-0000 | Business and Financial Operations | 12,021 | \$69,800 | 0.65 | 310 | 2.8% | 339 | 980 | 1.7% | 1,133 | 324 | 716 | 93 | 0.8% |
| 37-0000 | Building and Grounds Cleaning and Maintenance | 10,878 | \$26,800 | 1.08 | 883 | 7.3% | 446 | 596 | 1.1% | 1,526 | 622 | 820 | 85 | 0.8% |
| 33-0000 | Protective Service | 6,440 | \$44,300 | 1.00 | 228 | 3.3% | 216 | -719 | -2.1% | 713 | 289 | 393 | 31 | 0.5% |
| 39-0000 | Personal Care and Service | 6,280 | \$26,900 | 0.82 | 615 | 8.6% | 211 | -99 | -0.3% | 1,047 | 414 | 511 | 123 | 2.0% |
| 15-0000 | Computer and Mathematical | 5,420 | \$77,800 | 0.52 | 96 | 1.9% | 324 | 715 | 2.9% | 440 | 115 | 276 | 49 | 0.9% |
| 21-0000 | Community and Social Service | 5,365 | \$47,700 | 0.99 | 111 | 2.5% | 362 | 82 | 0.3% | 642 | 202 | 362 | 78 | 1.5% |
| 17-0000 | Architecture and Engineering | 3,936 | \$79,600 | 0.77 | 112 | 2.9% | 154 | 39 | 0.2% | 325 | 98 | 201 | 25 | 0.6% |
| 27-0000 | Arts, Design, Entertainment, Sports, and Media | 3,847 | \$44,000 | 0.71 | 206 | 6.0% | 123 | -16 | -0.1% | 441 | 153 | 248 | 40 | 1.0% |

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Tyler Area, 2021Q4¹

| 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 | |
| 45-0000 | Farming, Fishing, and Forestry | 2,250 | \$28,400 | 1.11 | 232 | 8.8% | 27 | -17 | -0.1% | 373 | 96 | 261 | 17 | 0.8% |
| 19-0000 | Life, Physical, and Social Science | 1,974 | \$63,400 | 0.71 | 59 | 3.3% | 108 | -5 | -0.1% | 203 | 45 | 138 | 20 | 1.0% |
| 23-0000 | Legal | 1,948 | \$98,700 | 0.74 | 37 | 2.0% | 15 | -111 | -1.1% | 149 | 55 | 76 | 18 | 0.9% |
| Total - All Occupations | | 305,089 | \$45,300 | 1.00 | 18,693 | 5.7% | 15,547 | 2,420 | 0.2% | 37,440 | 13,912 | 21,003 | 2,525 | 0.8% |

Source: [JobsEQ®](#)

Data as of 2021Q4 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 2020 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 2021Q3, imputed where necessary with preliminary estimates updated to 2021Q4. Wages by occupation are as of 2020 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.

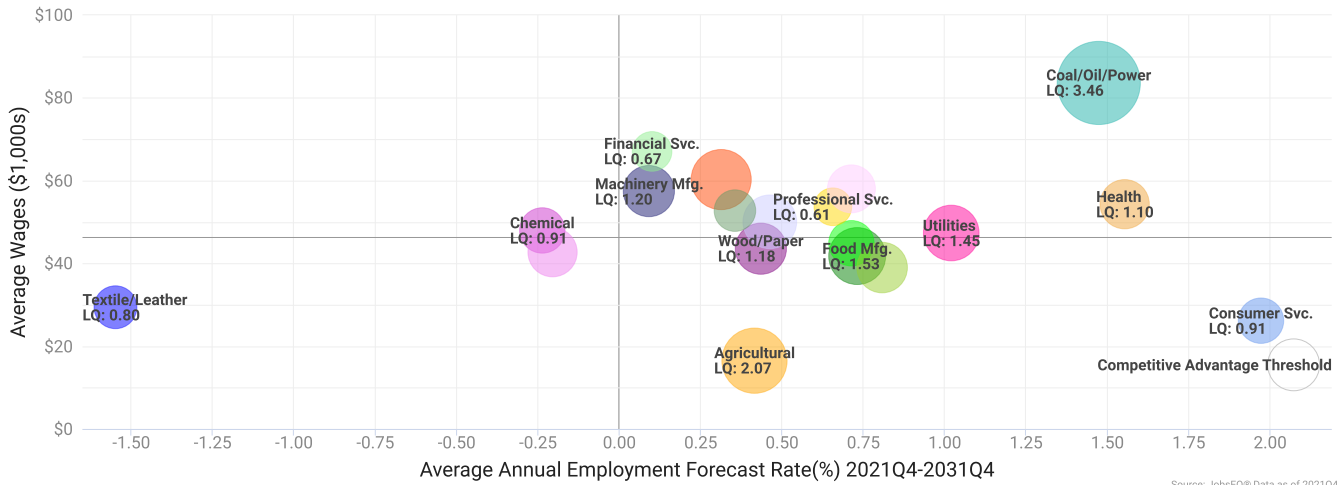
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Industry Clusters

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 3.46. This cluster employs 8,362 workers in the region with an average wage of \$83,658. 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 2021Q4



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 2021Q3 with preliminary estimates updated to 2021Q4. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

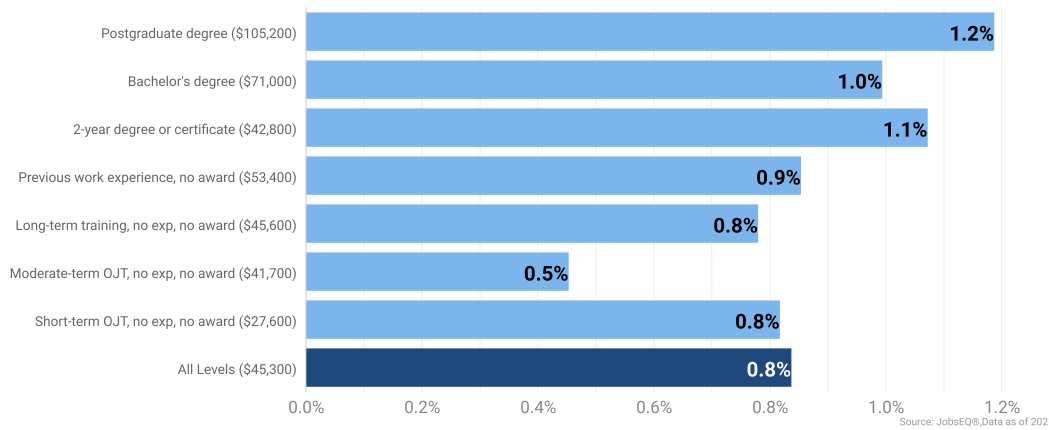
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Education Levels

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 1.1% per year.

Annual Average Projected Job Growth by Training Required for Tyler Area



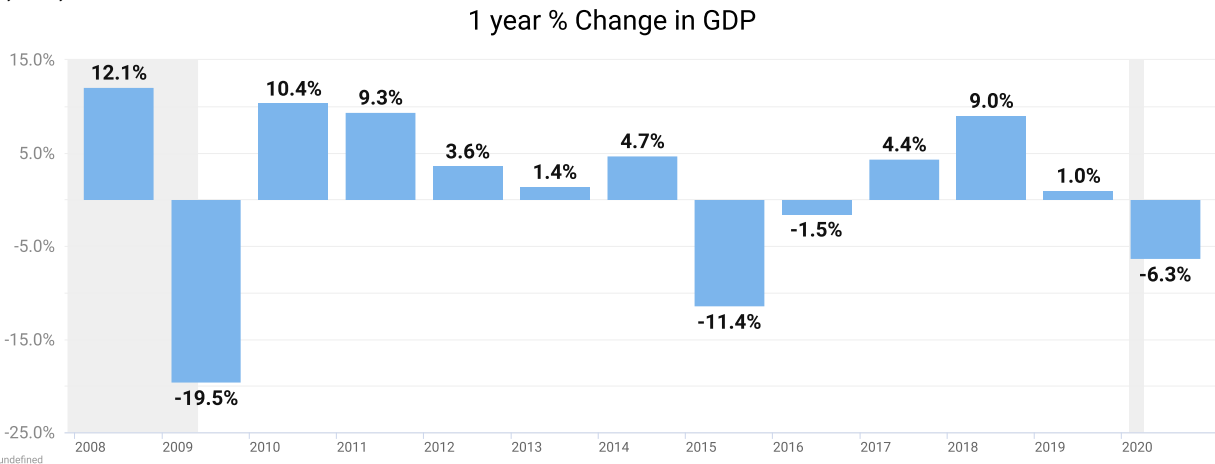
Employment by occupation data are estimates as of 2021Q4. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

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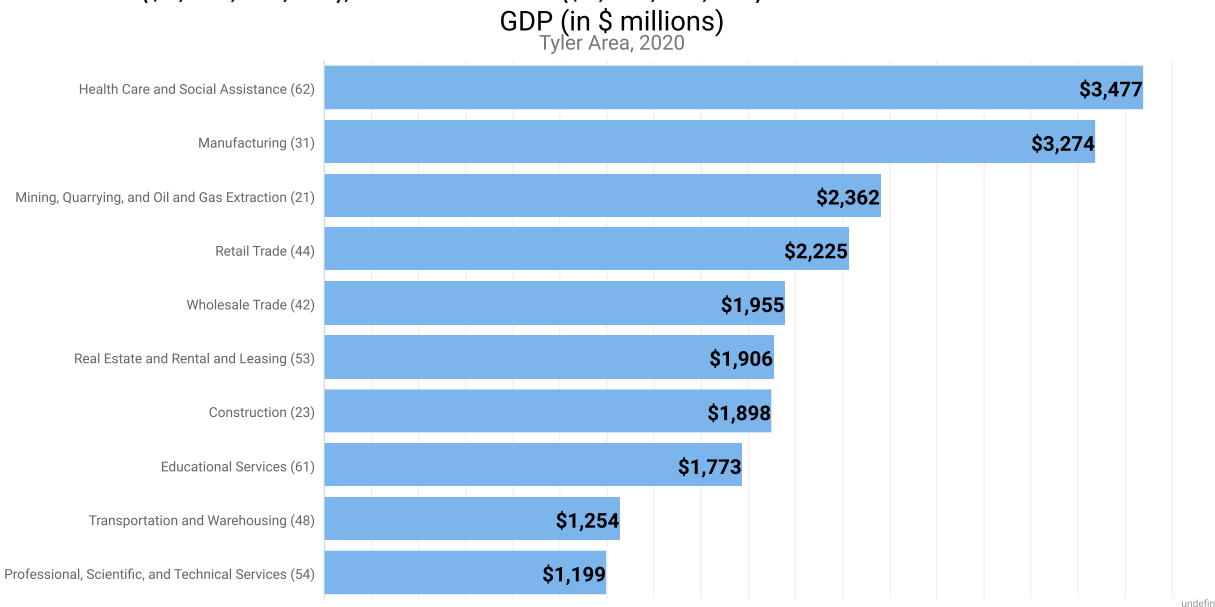
Gross Domestic Product

Gross Domestic Product (GDP) is the total value of goods and services produced by a region. In 2020, nominal GDP in the Tyler Area contracted 6.3%. This follows growth of 1.0% in 2019. As of 2020, total GDP in the Tyler Area was \$27,830,050,000.



Gross Domestic Product data are provided by the Bureau of Economic Analysis, imputed by Chmura where necessary, updated through 2020.

Of the sectors in the Tyler Area, Health Care and Social Assistance contributed the largest portion of GDP in 2020, \$3,477,027,000. The next-largest contributions came from Manufacturing (\$3,274,095,000); Mining, Quarrying, and Oil and Gas Extraction (\$2,361,536,000); and Retail Trade (\$2,225,082,000).



Gross Domestic Product data are provided by the Bureau of Economic Analysis, imputed by Chmura where necessary, updated through 2020.

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