



UT TylerTM

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Tyler Area Economic Overview 2025

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Demographic Profile

The population in the Tyler Area was 749,850 per American Community Survey data for 2018-2022. The region has a civilian labor force of 336,554 with a participation rate of 56.5%. Of individuals 25 to 64 in the Tyler Area, 20.1% have a bachelor's degree or higher which compares with 35.8% in the nation. The median household income in the Tyler Area is \$63,467 and the median house value is \$174,348.

Summary¹

	Percent			Value		
	Tyler Area	Texas	USA	Tyler Area	Texas	USA
Demographics						
Population (ACS)	—	—	—	749,850	29,243,342	331,097,593
Male	50.5%	50.0%	49.6%	378,671	14,624,638	164,200,298
Female	49.5%	50.0%	50.4%	371,179	14,618,704	166,897,295
Median Age ²	—	—	—	39.3	35.2	38.5
Under 18 Years	23.2%	25.3%	22.1%	174,271	7,396,128	73,213,705
18 to 24 Years	9.0%	10.0%	9.4%	67,372	2,936,266	31,282,896
25 to 34 Years	12.7%	14.4%	13.7%	95,063	4,224,194	45,388,153
35 to 44 Years	12.3%	13.8%	12.9%	92,318	4,046,302	42,810,359
45 to 54 Years	11.8%	12.3%	12.4%	88,191	3,597,088	41,087,357
55 to 64 Years	12.9%	11.2%	12.9%	96,689	3,274,387	42,577,475
65 to 74 Years	10.6%	7.9%	9.7%	79,424	2,297,666	32,260,679
75 Years and Over	7.5%	5.0%	6.8%	56,522	1,471,311	22,476,969
Race: White	73.7%	59.1%	65.9%	552,699	17,293,460	218,123,424
Race: Black or African American	13.5%	12.1%	12.5%	101,536	3,552,579	41,288,572
Race: American Indian and Alaska Native	0.4%	0.6%	0.8%	2,968	169,576	2,786,431
Race: Asian	1.0%	5.2%	5.8%	7,467	1,511,069	19,112,979
Race: Native Hawaiian and Other Pacific Islander	0.1%	0.1%	0.2%	456	27,350	624,863
Race: Some Other Race	2.4%	7.8%	6.0%	18,260	2,281,525	20,018,544
Race: Two or More Races	8.9%	15.1%	8.8%	66,464	4,407,783	29,142,780
Hispanic or Latino (of any race)	17.6%	39.9%	18.7%	132,343	11,665,280	61,755,866
Population Growth						
Population (Pop Estimates) ⁴	—	—	—	775,844	30,503,301	334,914,895
Population Annual Average Growth ⁴	0.8%	1.4%	0.6%	6,055	402,366	1,885,495
People per Square Mile ⁴	—	—	—	108.1	116.8	94.8
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over)	56.5%	65.0%	63.3%	336,554	14,674,135	167,857,207
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54)	74.7%	81.5%	82.8%	205,638	9,621,423	106,380,520
Armed Forces Labor Force	0.1%	0.5%	0.5%	352	110,177	1,236,378
Veterans, Age 18-64	4.6%	4.7%	4.3%	20,299	835,988	8,636,019
Veterans Labor Force Participation Rate and Size, Age 18-64	72.6%	78.7%	77.1%	14,728	658,147	6,656,238
Median Household Income ²	—	—	—	\$63,467	\$73,035	\$75,149
Per Capita Income	—	—	—	\$31,712	\$37,514	\$41,261
Mean Commute Time (minutes)	—	—	—	25.9	26.6	26.7
Commute via Public Transportation	0.3%	1.0%	3.8%	949	142,353	5,945,723
Educational Attainment, Age 25-64						
No High School Diploma	14.6%	13.9%	10.1%	54,203	2,103,422	17,373,867
High School Graduate	30.5%	24.1%	25.1%	113,597	3,653,228	43,176,248
Some College, No Degree	25.3%	20.9%	19.7%	94,168	3,158,279	33,916,989
Associate's Degree	9.5%	7.9%	9.2%	35,398	1,199,146	15,886,884
Bachelor's Degree	14.2%	21.7%	22.4%	52,824	3,281,456	38,451,123

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Summary¹

	Percent			Value		
	Tyler Area	Texas	USA	Tyler Area	Texas	USA
Postgraduate Degree	5.9%	11.5%	13.4%	22,071	1,746,440	23,058,233
Housing						
Total Housing Units	—	—	—	319,133	11,654,971	140,943,613
Median House Value (of owner-occupied units) ^{2,5}	—	—	—	\$174,348	\$238,000	\$281,900
Homeowner Vacancy	1.2%	1.2%	1.1%	2,357	78,790	931,393
Rental Vacancy	9.4%	7.4%	5.5%	8,094	318,227	2,623,236
Renter-Occupied Housing Units (% of Occupied Units)	28.9%	37.6%	35.2%	77,461	3,944,826	44,238,593
Occupied Housing Units with No Vehicle Available (% of Occupied Units)	4.7%	5.3%	8.3%	12,732	551,100	10,474,870
Total Owner Occupied Housing units	71.1%	62.4%	64.8%	190,685	6,545,727	81,497,760
Social						
Poverty Level (of all people)	14.2%	13.9%	12.5%	101,229	3,990,326	40,521,584
Households Receiving Food Stamps/SNAP	11.9%	11.5%	11.5%	31,964	1,209,485	14,486,880
Enrolled in Grade 12 (% of total population)	1.2%	1.5%	1.4%	9,255	433,670	4,476,703
Disconnected Youth ³	3.3%	3.0%	2.5%	1,331	50,502	430,795
Children in Single Parent Families (% of all children)	33.0%	34.1%	34.0%	53,575	2,400,195	23,568,955
Uninsured	17.4%	17.6%	8.7%	125,176	5,056,008	28,315,092
With a Disability, Age 18-64	12.2%	9.7%	10.5%	50,845	1,710,522	20,879,820
With a Disability, Age 18-64, Labor Force Participation Rate and Size	39.9%	49.8%	45.5%	20,282	851,439	9,492,098
Foreign Born	7.0%	17.1%	13.7%	52,416	4,987,855	45,281,071
Speak English Less Than Very Well (population 5 yrs and over)	5.4%	13.0%	8.2%	37,747	3,538,224	25,704,846

Source: [JobsEQ®](#)

1. American Community Survey 2018-2022, 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 2023, annual average growth rate since 2013.

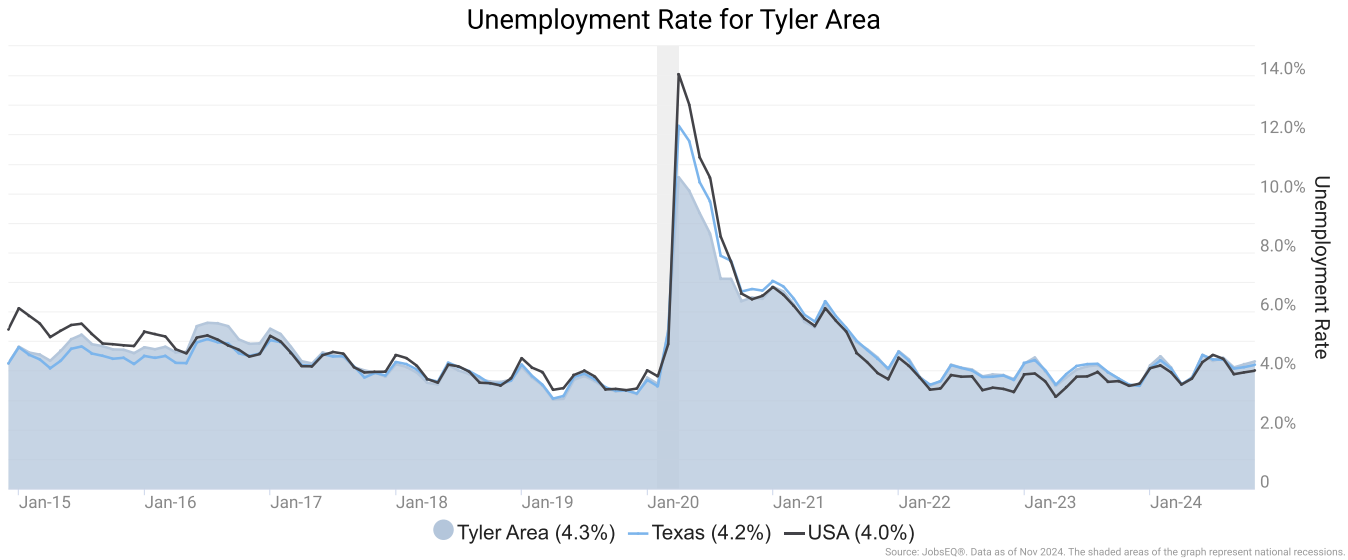
5. The Census's method for calculating median house values changed with the 2022 data set, so pre-2022 values are not directly comparable with later data.

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Unemployment Rate

The unemployment rate for the Tyler Area was 4.3% as of November 2024. The regional unemployment rate was higher than the national rate of 4.0%. One year earlier, in November 2023, the unemployment rate in the Tyler Area was 3.5%.



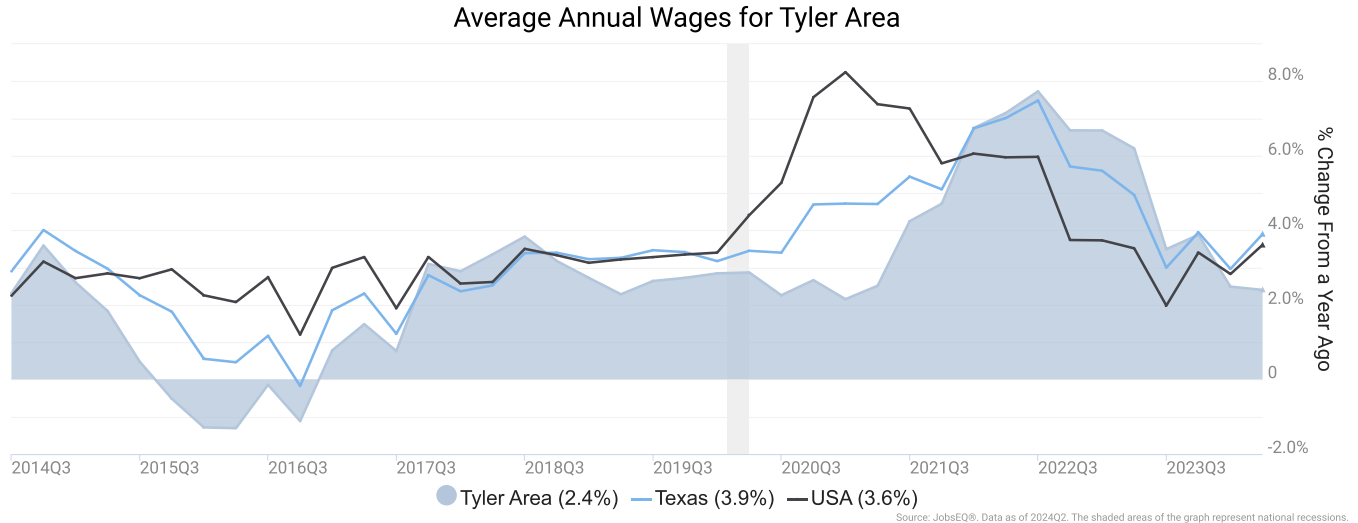
Unemployment rate data are from the Local Area Unemployment Statistics, provided by the Bureau of Labor Statistics and updated through November 2024.

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Wage Trends

The average worker in the Tyler Area earned annual wages of \$52,607 as of 2024Q2. Average annual wages per worker increased 2.4% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$72,405 in the nation as of 2024Q2.



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 2024Q1 with preliminary estimates updated to 2024Q2.

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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 6.6% 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	\$52,607	93.4	\$56,354
Texas	\$71,898	93.6	\$76,845
USA	\$72,405	100.0	\$72,405

Source: [JobsEQ®](#)

Data as of 2024Q2

Cost of Living per [COLI](#) data as of 2024Q3, 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 35,013 workers. The next-largest occupation groups in the region are Management Occupations (29,546 workers) and Transportation and Material Moving Occupations (29,389). 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 (1.20), and Management Occupations (1.18).

Occupation groups in the Tyler Area with the highest average wages per worker are Legal Occupations (\$113,700), Management Occupations (\$107,000), and Healthcare Practitioners and Technical Occupations (\$95,200). The unemployment rate in the region varied among the major groups from 1.1% among Legal Occupations to 6.3% 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 +2.0% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Management Occupations (+345 jobs) and Healthcare Support Occupations (+320). 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 (5,611 jobs) and Office and Administrative Support Occupations (3,909).

Tyler Area, 2024Q2¹

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	35,013	\$42,700	0.93	1,384	3.3%	1,159	-925	-0.5%	3,978	1,699	2,210	68	0.2%
11-0000	Management	29,546	\$107,000	1.18	550	1.8%	1,433	3,484	2.5%	2,853	980	1,528	345	1.2%
53-0000	Transportation and Material Moving	29,389	\$43,600	1.05	2,168	6.1%	1,269	2,555	1.8%	4,088	1,453	2,340	295	1.0%
41-0000	Sales and Related	29,108	\$44,900	1.03	1,564	4.8%	2,391	1,481	1.0%	3,999	1,678	2,224	97	0.3%
35-0000	Food Preparation and Serving Related	27,958	\$28,500	1.05	2,035	6.2%	1,509	2,371	1.8%	5,898	2,428	3,183	287	1.0%
29-0000	Healthcare Practitioners and Technical	21,436	\$95,200	1.12	346	1.6%	4,576	2,334	2.3%	1,554	642	603	309	1.4%
47-0000	Construction and Extraction	19,626	\$48,000	1.36	1,329	5.7%	309	-1,001	-1.0%	1,942	615	1,108	219	1.1%
25-0000	Educational Instruction and Library	19,143	\$54,300	1.10	496	2.7%	518	989	1.1%	1,862	780	913	170	0.9%
51-0000	Production	18,770	\$43,900	1.06	983	4.4%	433	303	0.3%	2,220	772	1,343	106	0.6%
31-0000	Healthcare Support	16,172	\$31,100	1.09	671	3.6%	1,062	300	0.4%	2,638	1,053	1,265	320	2.0%
49-0000	Installation, Maintenance, and Repair	15,087	\$53,200	1.20	491	2.7%	794	815	1.1%	1,521	551	803	167	1.1%
13-0000	Business and Financial Operations	13,858	\$75,300	0.67	380	2.7%	558	1,656	2.6%	1,307	396	749	161	1.2%
37-0000	Building and Grounds Cleaning and Maintenance	11,052	\$33,000	1.04	713	5.5%	503	141	0.3%	1,632	667	859	106	1.0%
39-0000	Personal Care and Service	6,708	\$31,800	0.81	328	4.2%	219	434	1.3%	1,246	448	714	84	1.3%
33-0000	Protective Service	6,327	\$52,500	0.91	212	3.0%	195	-389	-1.2%	698	264	394	41	0.6%
21-0000	Community and Social Service	5,531	\$53,200	0.93	147	3.0%	483	82	0.3%	596	224	293	78	1.4%
15-0000	Computer and Mathematical	5,435	\$91,600	0.53	137	2.3%	486	789	3.2%	401	123	203	76	1.4%

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Tyler Area, 2024Q2¹

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
27-0000	Arts, Design, Entertainment, Sports, and Media	4,017	\$55,100	0.68	147	4.2%	225	142	0.7%	433	162	232	39	1.0%
17-0000	Architecture and Engineering	3,880	\$91,700	0.75	102	2.7%	290	18	0.1%	313	99	169	45	1.2%
45-0000	Farming, Fishing, and Forestry	2,010	\$38,800	1.07	143	6.3%	22	5	0.0%	325	127	184	14	0.7%
19-0000	Life, Physical, and Social Science	1,964	\$71,900	0.67	35	2.0%	142	94	1.0%	197	33	139	26	1.3%
23-0000	Legal	1,668	\$113,700	0.62	19	1.1%	38	-317	-3.4%	117	42	59	17	1.0%
Total - All Occupations		323,695	\$55,400	1.00	14,378	4.0%	18,614	15,359	1.0%	39,848	15,235	21,516	3,098	1.0%

Source: [JobsEQ®](#)

Data as of 2024Q2 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 2024Q1, imputed where necessary with preliminary estimates updated to 2024Q2. Wages by occupation are as of 2024 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.

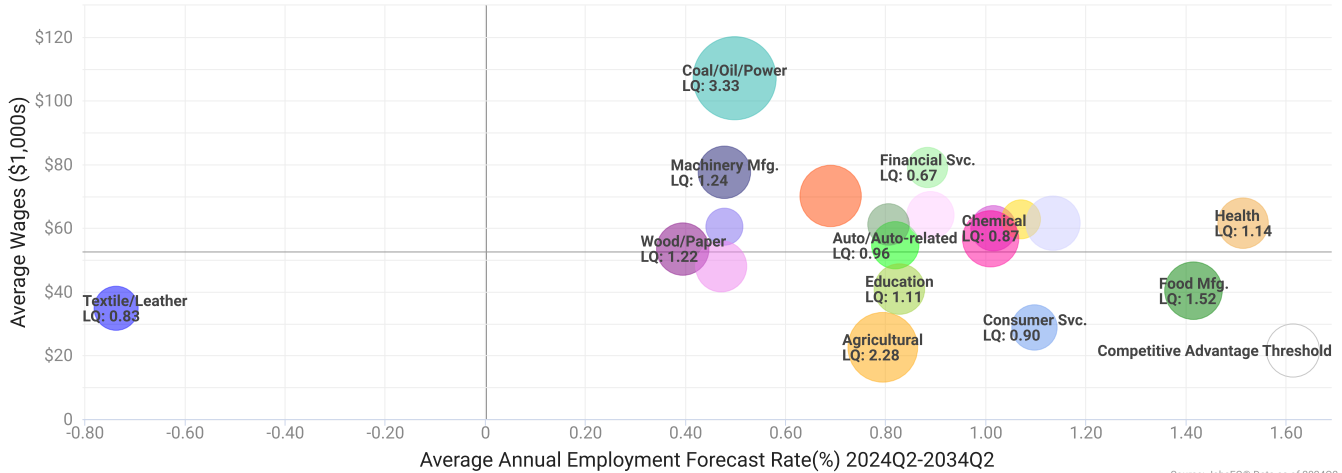
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Industry Clusters

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 3.33. This cluster employs 8,801 workers in the region with an average wage of \$107,191. Employment in the Coal/Oil/Power cluster is projected to expand in the region about 0.5% per year over the next ten years.

Industry Clusters for Tyler Area as of 2024Q2



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 2024Q1 with preliminary estimates updated to 2024Q2. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

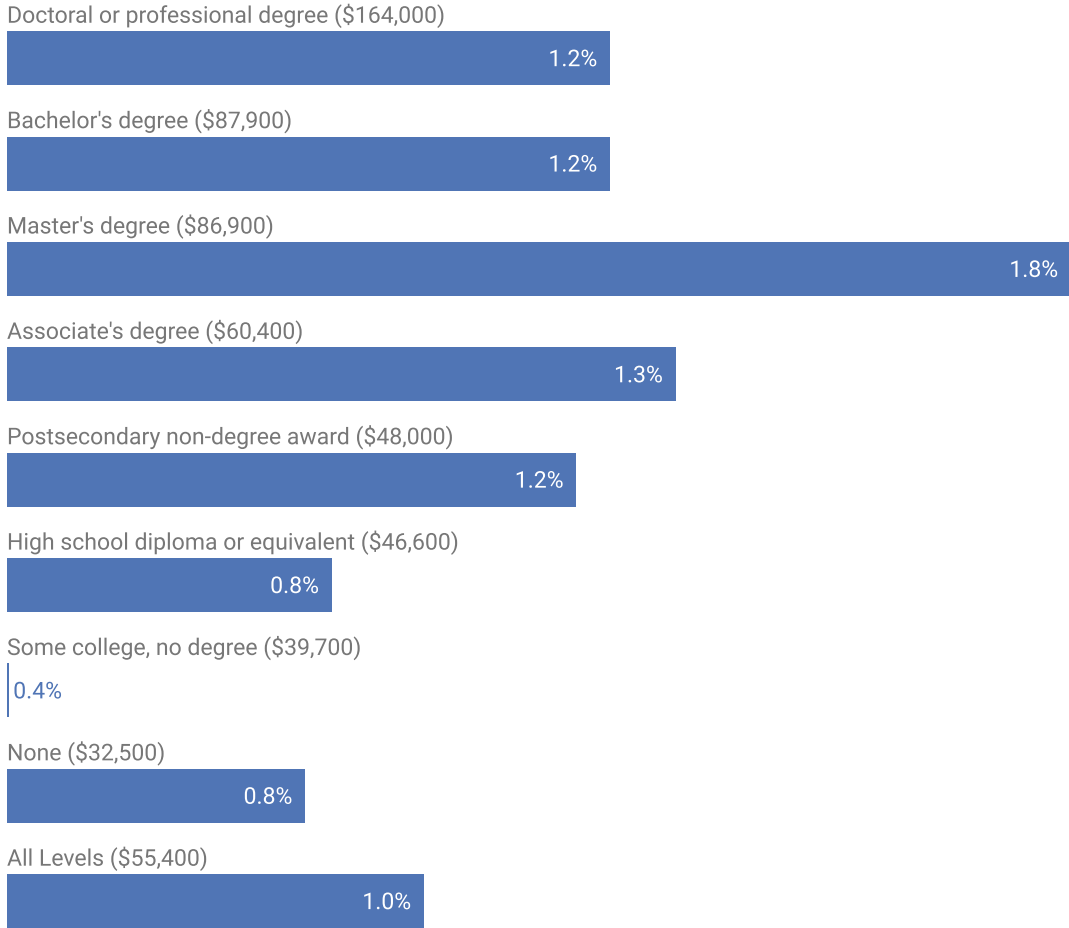
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Education Levels

Expected growth rates for occupations vary by the education and training required. While all employment in the Tyler Area is projected to grow 1.0% 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 1.2% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 1.3% per year.

Annual Average Projected Job Growth by Education Levels



Source: JobsEQ®
Data as of 2024Q2

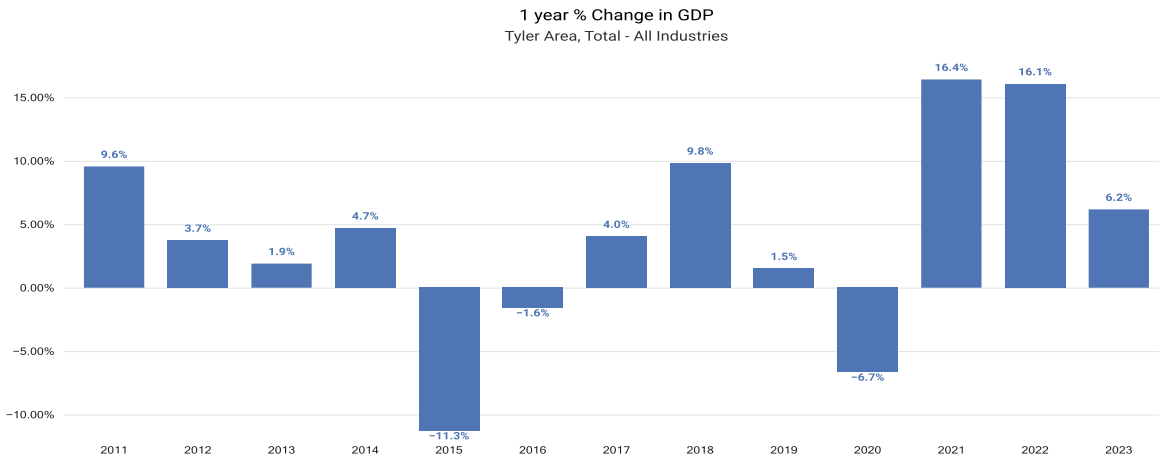
Employment by occupation data are estimates as of 2024Q2. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

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Gross Domestic Product

Gross Domestic Product (GDP) is the total value of goods and services produced by a region. In 2023, nominal GDP in the Tyler Area expanded 6.2%. This follows growth of 16.1% in 2022. As of 2023, total GDP in the Tyler Area was \$40,592,677,000.



Gross Domestic Product data are provided by the Bureau of Economic Analysis, imputed by Chmura where necessary, updated through 2023.

Of the sectors in the Tyler Area, Mining, Quarrying, and Oil and Gas Extraction contributed the largest portion of GDP in 2023, \$5,651,381,000. The next-largest contributions came from Health Care and Social Assistance (\$4,856,848,000); Manufacturing (\$4,418,397,000); and Retail Trade (\$3,480,235,000).

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GDP (in \$ millions)

Tyler Area, 2023

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

\$5,651

Health Care and Social Assistance (62)

\$4,857

Manufacturing (31)

\$4,418

Retail Trade (44)

\$3,480

Real Estate and Rental and Leasing (53)

\$3,415

Wholesale Trade (42)

\$2,828

Construction (23)

\$2,425

Educational Services (61)

\$2,024

Transportation and Warehousing (48)

\$1,802

Professional, Scientific, and Technical Services (54)

\$1,524

Gross Domestic Product data are provided by the Bureau of Economic Analysis, imputed by Chmura where necessary, updated through 2023.

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Region Definition

Tyler Area is defined as the following counties:

Anderson County, Texas

Cherokee County, Texas

Gregg County, Texas

Henderson County, Texas

Rusk County, Texas

Smith County, Texas

Upshur County, Texas

Van Zandt County, Texas

Wood County, Texas

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