Demographic Trends in Texas: Implications for Real Estate

Austin Association of Real Estate Brokers

January 20, 2015
Austin, Texas
Overview

• Population trends and characteristics
  – Growth
  – Geographic distribution
  – Migration
  – Race and ethnic
• Educational Attainment
• Austin and local characteristics associate with real estate
# Total Population and Components of Population Change in Texas, 1950-2013

<table>
<thead>
<tr>
<th>Year*</th>
<th>Population</th>
<th>Numeric Change</th>
<th>Annual Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1950</td>
<td>7,711,194</td>
<td>--</td>
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</tr>
<tr>
<td>1960</td>
<td>9,579,677</td>
<td>1,868,483</td>
<td>2.4</td>
</tr>
<tr>
<td>1970</td>
<td>11,196,730</td>
<td>1,617,053</td>
<td>1.7</td>
</tr>
<tr>
<td>1980</td>
<td>14,229,191</td>
<td>3,032,461</td>
<td>2.7</td>
</tr>
<tr>
<td>1990</td>
<td>16,986,510</td>
<td>2,757,319</td>
<td>2.0</td>
</tr>
<tr>
<td>2000</td>
<td>20,851,820</td>
<td>3,865,310</td>
<td>2.3</td>
</tr>
<tr>
<td>2010</td>
<td>25,145,561</td>
<td>4,293,741</td>
<td>2.1</td>
</tr>
<tr>
<td>2012</td>
<td>26,060,796</td>
<td>915,235</td>
<td>1.8</td>
</tr>
<tr>
<td>2013</td>
<td>26,448,193</td>
<td>387,397</td>
<td>1.4</td>
</tr>
<tr>
<td>2014</td>
<td>26,956,958</td>
<td>451,321</td>
<td>1.7</td>
</tr>
</tbody>
</table>

* All values for the decennial dates are for April 1st of the indicated census year. Values for 2012 and 2013 are for July 1 as estimated by the U.S. Census Bureau.

Source: U.S. Census Bureau, Census Counts and Population Estimates

Note: Residual values are not presented in this table.
Texas Population 1950-2010

Source: U.S. Census Bureau, Census Counts
Components of Population Change by Percent in Texas, 1950-2010

- **1950-1960**
  - Natural Increase: 89.5%
  - Migration: 10.5%

- **1960-1970**
  - Natural Increase: 86.7%
  - Migration: 13.3%

- **1970-1980**
  - Natural Increase: 58.5%
  - Migration: 41.5%

- **1980-1990**
  - Natural Increase: 65.9%
  - Migration: 34.1%

- **1990-2000**
  - Natural Increase: 49.7%
  - Migration: 50.3%

- **2000-2010**
  - Natural Increase: 53.7%
  - Migration: 46.3%

Source: U.S. Census Bureau, Population Estimates
Net Migration

Percent of 2010-2013 Population Change from Net Migration
One third of the top 40 fastest growing counties in the United States are in Texas, 2012 to 2013

<table>
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<tr>
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<tbody>
<tr>
<td></td>
<td></td>
<td>2012</td>
<td>2013</td>
</tr>
<tr>
<td>5</td>
<td>Kendall County, Texas</td>
<td>35,968</td>
<td>37,766</td>
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<tr>
<td>9</td>
<td>Fort Bend County, Texas</td>
<td>625,853</td>
<td>652,365</td>
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<tr>
<td>10</td>
<td>Hays County, Texas</td>
<td>169,013</td>
<td>176,026</td>
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<tr>
<td>11</td>
<td>Andrews County, Texas</td>
<td>16,137</td>
<td>16,799</td>
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<tr>
<td>13</td>
<td>Dimmit County, Texas</td>
<td>10,481</td>
<td>10,897</td>
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<tr>
<td>22</td>
<td>Comal County, Texas</td>
<td>114,590</td>
<td>118,480</td>
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<tr>
<td>23</td>
<td>Ector County, Texas</td>
<td>144,609</td>
<td>149,378</td>
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<tr>
<td>25</td>
<td>Ward County, Texas</td>
<td>10,887</td>
<td>11,244</td>
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<tr>
<td>28</td>
<td>Williamson County, Texas</td>
<td>456,359</td>
<td>471,014</td>
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<tr>
<td>32</td>
<td>Montgomery County, Texas</td>
<td>484,790</td>
<td>499,137</td>
</tr>
<tr>
<td>35</td>
<td>Denton County, Texas</td>
<td>708,050</td>
<td>728,799</td>
</tr>
<tr>
<td>39</td>
<td>Gaines County, Texas</td>
<td>18,393</td>
<td>18,921</td>
</tr>
</tbody>
</table>

Counties in bold had growth associated with oil and gas extraction

Source: U.S. Census Bureau, 2013
One fourth of U.S. counties in the top 40 for numeric growth are in Texas, 2012-2013

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<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Harris County, Texas</td>
<td>4,253,963</td>
<td>4,336,853</td>
</tr>
<tr>
<td>6</td>
<td>Bexar County, Texas</td>
<td>1,785,787</td>
<td>1,817,610</td>
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<tr>
<td>8</td>
<td>Tarrant County, Texas</td>
<td>1,881,445</td>
<td>1,911,541</td>
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<tr>
<td>11</td>
<td>Fort Bend County, Texas</td>
<td>625,853</td>
<td>652,365</td>
</tr>
<tr>
<td>12</td>
<td>Dallas County, Texas</td>
<td>2,453,907</td>
<td>2,480,331</td>
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<tr>
<td>15</td>
<td>Travis County, Texas</td>
<td>1,096,246</td>
<td>1,120,954</td>
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<tr>
<td>22</td>
<td>Denton County, Texas</td>
<td>708,050</td>
<td>728,799</td>
</tr>
<tr>
<td>24</td>
<td>Collin County, Texas</td>
<td>834,674</td>
<td>854,778</td>
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<tr>
<td>33</td>
<td>Williamson County, Texas</td>
<td>456,359</td>
<td>471,014</td>
</tr>
<tr>
<td>35</td>
<td>Montgomery County, Texas</td>
<td>484,790</td>
<td>499,137</td>
</tr>
</tbody>
</table>
Estimated Change of the Total Population by County, Texas, 2010 to 2013

Estimated Percent Change of the Total Population by County, Texas, 2010 to 2013

Estimated Number of Net Migrants by County, Texas, 2012 to 2013

Persons per Sq. Mile in the Austin-San Antonio Corridor

Population Density by Census Tract, 1970-2010

2010

0 – 10
11 – 50
51 – 500
501 – 4,000
4,001 – 56,000
Travel Time to Work

Percentage of Workers with Drive Times Longer than 25 Mins.

- 1.6% - 20%
- 21% - 40%
- 41% - 50%
- 51% - 60%
- 61% - 100%

2012

- Texas: 2,180,000
- California: 810,000
- New York: 550,000
- North Carolina: 340,000
- Washington: 320,000

The map illustrates the number of job growth in these states from 2004 to 2014, with larger circles indicating higher job growth.

Percentage of Total U.S. Job Gains Attributable to each State

- Texas: 29%
- California: 11%
- New York: 7%
- North Carolina: 4%
- Washington: 4%
- All Others: 21%
Travis County (Austin), Texas

Population (2010): 1,024,266
Population (2000): 894,266
Inbound income per cap. (2010): $27,700
Outbound income per cap. (2010): $24,600
Non-migrant income per cap. (2010): $30,000

Dallas County (Dallas), Texas

Population (2010): 2,368,139
Population (2005): 2,250,830
Inbound income per cap. (2010): $23,200
Outbound income per cap. (2010): $23,400
Non-migrant income per cap. (2010): $21,000

Enter a county or major city:

Collin County (Plano), Texas

Population (2010): 782,341
Population (2005): 647,187
Inbound income per cap. (2010): $28,400
Outbound income per cap. (2010): $26,300
Non-migrant income per cap. (2010): $34,000

Enter a county or major city:
Texas Racial and Ethnic Composition, 2000 and 2010

### 2000
- NH White: 53%
- NH Black: 11%
- NH Other: 4%
- Hispanic or Latino: 32%

### 2010
- NH White: 45%
- NH Black: 11%
- NH Other: 6%
- Hispanic or Latino: 38%

Source: U.S. Census Bureau. 2000 and 2010 Census count
Texas White (non-Hispanic) and Hispanic Populations by Age, 2010

Source: U.S. Census Bureau 2010 Decennial Census, SF1
Texas Population Pyramid by Race/Ethnicity, 2010

Source: U.S. Census Bureau 2010 Decennial Census, SF1
Texas Population Pyramid by Race/Ethnicity, 2010

Source: U.S. Census Bureau 2010 Decennial Census, SF1
Projected Population Growth in Texas, 2010-2050

Source: Texas State Data Center 2012 Population Projections
Projected Racial and Ethnic Percent, Texas, 2010-2050

Source: Texas State Data Center 2012 Population Projections, 2000-2010 Migration Scenario
Trends in Educational Attainment of Persons in the Labor Force (25-64 Years of Age) in Texas by Race/Ethnicity – High School Graduates and Above

Source: U.S. Census Bureau, American Community Survey, Public Use Micro Sample, 2001-2011
Percent of the Civilian Labor Force (ages 25-64) by Educational Attainment for 2011, 2030 Using Constant Rates, Texas

Sources: U.S. Census Bureau, American Community Survey, 1-Year PUMS,
Texas State Data Center, 2012 Vintage Population Projections, 0.5 Migration Scenario
Percent of the Civilian Labor Force (ages 25-64) by Educational Attainment for 2011, and 2030 Using Trended Rates, Texas

Sources: U.S. Census Bureau, American Community Survey, 1-Year PUMS. Texas State Data Center, 2012 Vintage Population Projections, 0.5 Migration Scenario
Percent of population aged 25 years and older with high school or greater, census tracts, Texas, 2007-2011

Percent of the labor force working in management, business, science, and arts occupations, census tracts, Texas, 2007-2011

Percent of households with income of $200,000 or more, census tracts, Texas, 2007-2011

Percent of occupied housing units that are renter occupied
Austin area census tracts, Texas, 2007-2011

Percent of occupied housing units that are owner occupied, Austin area census tracts, Texas, 2007-2011

Annual Median Real Estate Taxes Paid, Austin San Antonio Area, Census Tracts, 2006-2010

Source: U.S. Census Bureau, American Community Survey, 5 Year Sample 2006-2010.
Demographics and Destiny

• Texas population growth increasingly urban and diverse
• Educational attainment of the Texas labor force is a key element to ensuring a bright economic future
• Local level variation in population characteristics are associated with housing characteristics
Lloyd Potter, Ph.D., M.P.H.

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