Demographic Trends in Texas: Implications for the Future of Real Estate
Topic Overview

- Population growth and geographic variation of population growth
- Migration patterns
- Race/ethnic composition and change
- Local demographic and socioeconomic characteristics
- Projected population growth
<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>
<td>--</td>
</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>
</tbody>
</table>

* All values for the decennial dates are for April 1\textsuperscript{st} 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
Texas Population 1950-2010

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

Source: U.S. Census Bureau, Population Estimates
One third of the top 40 fastest growing counties in the United States are in Texas, 2012 to 2013

<table>
<thead>
<tr>
<th>U.S. Rank</th>
<th>Geography</th>
<th>Population Estimate</th>
<th>Change, 2012 to 2013</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>2012</td>
<td>2013</td>
<td>Number</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Kendall County, Texas</td>
<td>35,968</td>
<td>37,766</td>
<td>1,798</td>
<td>5.0</td>
</tr>
<tr>
<td>9</td>
<td>Fort Bend County, Texas</td>
<td>625,853</td>
<td>652,365</td>
<td>26,512</td>
<td>4.2</td>
</tr>
<tr>
<td>10</td>
<td>Hays County, Texas</td>
<td>169,013</td>
<td>176,026</td>
<td>7,013</td>
<td>4.1</td>
</tr>
<tr>
<td>11</td>
<td>Andrews County, Texas</td>
<td>16,137</td>
<td>16,799</td>
<td>662</td>
<td>4.1</td>
</tr>
<tr>
<td>13</td>
<td>Dimmit County, Texas</td>
<td>10,481</td>
<td>10,897</td>
<td>416</td>
<td>4.0</td>
</tr>
<tr>
<td>22</td>
<td>Comal County, Texas</td>
<td>114,590</td>
<td>118,480</td>
<td>3,890</td>
<td>3.4</td>
</tr>
<tr>
<td>23</td>
<td>Ector County, Texas</td>
<td>144,609</td>
<td>149,378</td>
<td>4,769</td>
<td>3.3</td>
</tr>
<tr>
<td>25</td>
<td>Ward County, Texas</td>
<td>10,887</td>
<td>11,244</td>
<td>357</td>
<td>3.3</td>
</tr>
<tr>
<td>28</td>
<td>Williamson County, Texas</td>
<td>456,359</td>
<td>471,014</td>
<td>14,655</td>
<td>3.2</td>
</tr>
<tr>
<td>32</td>
<td>Montgomery County, Texas</td>
<td>484,790</td>
<td>499,137</td>
<td>14,347</td>
<td>3.0</td>
</tr>
<tr>
<td>35</td>
<td>Denton County, Texas</td>
<td>708,050</td>
<td>728,799</td>
<td>20,749</td>
<td>2.9</td>
</tr>
<tr>
<td>39</td>
<td>Gaines County, Texas</td>
<td>18,393</td>
<td>18,921</td>
<td>528</td>
<td>2.9</td>
</tr>
</tbody>
</table>

Counties in bold had growth associated with oil and gas extraction.

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

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<tr>
<th>U.S. Rank</th>
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<th>Population Estimate</th>
<th>Change, 2012 to 2013</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Harris County, Texas</td>
<td>4,253,963</td>
<td>4,336,853</td>
<td>82,890</td>
<td>1.9</td>
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<tr>
<td>6</td>
<td>Bexar County, Texas</td>
<td>1,785,787</td>
<td>1,817,610</td>
<td>31,823</td>
<td>1.8</td>
</tr>
<tr>
<td>8</td>
<td>Tarrant County, Texas</td>
<td>1,881,445</td>
<td>1,911,541</td>
<td>30,096</td>
<td>1.6</td>
</tr>
<tr>
<td>11</td>
<td>Fort Bend County, Texas</td>
<td>625,853</td>
<td>652,365</td>
<td>26,512</td>
<td>4.2</td>
</tr>
<tr>
<td>12</td>
<td>Dallas County, Texas</td>
<td>2,453,907</td>
<td>2,480,331</td>
<td>26,424</td>
<td>1.1</td>
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<tr>
<td>15</td>
<td>Travis County, Texas</td>
<td>1,096,246</td>
<td>1,120,954</td>
<td>24,708</td>
<td>2.3</td>
</tr>
<tr>
<td>22</td>
<td>Denton County, Texas</td>
<td>708,050</td>
<td>728,799</td>
<td>20,749</td>
<td>2.9</td>
</tr>
<tr>
<td>24</td>
<td>Collin County, Texas</td>
<td>834,674</td>
<td>854,778</td>
<td>20,104</td>
<td>2.4</td>
</tr>
<tr>
<td>33</td>
<td>Williamson County, Texas</td>
<td>456,359</td>
<td>471,014</td>
<td>14,655</td>
<td>3.2</td>
</tr>
<tr>
<td>35</td>
<td>Montgomery County, Texas</td>
<td>484,790</td>
<td>499,137</td>
<td>14,347</td>
<td>3.0</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2013 Vintage Population Estimates
Total Estimated Population by County, Texas, 2013

Source: U.S. Census Bureau, 2013 Vintage Population Estimates
Estimated Change of the Total Population by County, Texas, 2010 to 2013

99 counties lost population over the three year period.

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

Employment Growth

Month-over-month percent change, annualized

Source: Federal Reserve Bank of Dallas, Texas Economic Indicators, February 2014
Denton County (Denton), Texas

Population (2005): 553,669
Inbound income per cap. (2010): $26,600
Outbound income per cap. (2010): $24,600
Non-migrant income per cap. (2010): $30,000

Select year (April-April):

Enter a county or major city:
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

Lubbock County (Lubbock), Texas

Population (2010): 278,831
Population (2005): 257,779
Inbound income per cap. (2010): $8,500
Outbound income per cap. (2010): $19,500
Non-migrant income per cap. (2010): $22,000

Gray County (Pampa), Texas

Population (2005): 21,776
Inbound income per cap. (2010): $15,800
Outbound income per cap. (2010): $15,400
Non-migrant income per cap. (2010): $21,000

Texas Racial and Ethnic Composition, 2000 and 2010

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
Percent of Hispanic, Census Tracts, 2010

Legend
- tl_2010_48_tract10
- HispanicPCT
- 0-20%
- 20.1-35%
- 35.1-50%
- 50.1-75%
- 75.1-100%

Source: U.S. Census Bureau, 2010 Census, SF1
Percent of occupied housing units that are renter occupied Dallas and Fort Worth area census tracts, Texas, 2007-2011

Percent of occupied housing units that are owner occupied, Dallas and Fort Worth area census tracts, Texas, 2007-2011

Annual Median Real Estate Taxes Paid, Dallas and Fort Worth Area, Census Tracts, 2006-2010

Source: U.S. Census Bureau, American Community Survey, 5 Year Sample 2006-2010.
Percent of households with annual income greater than $200,000, Census Tracts, 2007-2011

Source: U.S. Census Bureau, American Community Survey, 5-Year Sample, 2007-2011
Mean travel time (minutes) to work, Census Tracts, 2007-2011

Source: U.S. Census Bureau, American Community Survey, 5-Year Sample, 2007-2011
Percent of the CLF employed in management, business, science, and arts, Census Tracts, 2007-2011

Source: U.S. Census Bureau, American Community Survey, 5-Year Sample, 2007-2011
Percent of the CLF employed in natural resources, construction, and maintenance, Census Tracts, 2007-2011

Legend
ACS_11_5YR_TRACT_48_TEXAS
DP3_HC03_VC44 Percent; OCCUPATION - Natural resources, construction, and maintenance occupations
0-10%
11-20%
21-30%
31-40%
41-53%

Source: U.S. Census Bureau, American Community Survey, 5-Year Sample, 2007-2011
Projected Population Growth in Texas, 2010-2050

Migration Scenarios

- Zero
- .5 of 2000-2010
- 2000-2010

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
Projected Population Change, Texas Counties, 2010-2050

Legend
-6,200 - 0
1 - 2,000
2,001 - 10,000
10,001 - 100,000
100,001 - 1,000,000
1,000,001 - 3,480,000

Source: Texas State Data Center 2012 Population Projections. 2000-2010 Migration Scenario
Projected Percent Population Change, Texas Counties, 2010-2050

Legend:
- LT 0%
- 0-40%
- 41-100%
- 101-250%
- 251-500%

Source: Texas State Data Center 2012 Population Projections. 2000-2010 Migration Scenario
Lloyd Potter, Ph.D.

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Internet: http://osd.state.tx.us