Emerging Demographics in Texas

Advanced Real Estate
Drafting Course
March 8, 2013
Houston, Texas

OFFICE OF
THE STATE
DEMOGRAPHER

Growing States, 2000-2010

	2000 Population*	2010 Population*	Numerical Change 2000-2010	Percent Change 2000-2010
United States	281,421,906	308,745,538	27,323,632	9.7%
Texas	**20,851,820**	**25,145,561**	**4,293,741**	**20.6%**
California	33,871,648	37,253,956	3,382,308	10.0%
Florida	15,982,378	18,801,310	2,818,932	17.6%
Georgia	8,186,453	9,687,653	1,501,200	18.3%
North Carolina	8,049,313	9,535,483	1,486,170	18.5%
Arizona	5,130,632	6,392,017	1,261,385	24.6%

65% (2.8 million) of this change can be attributed to growth of the Hispanic population

Population values are decennial census counts for April 1 for 2000 and 2010.

Source: U.S. Census Bureau. 2000 and 2010 Census Count.

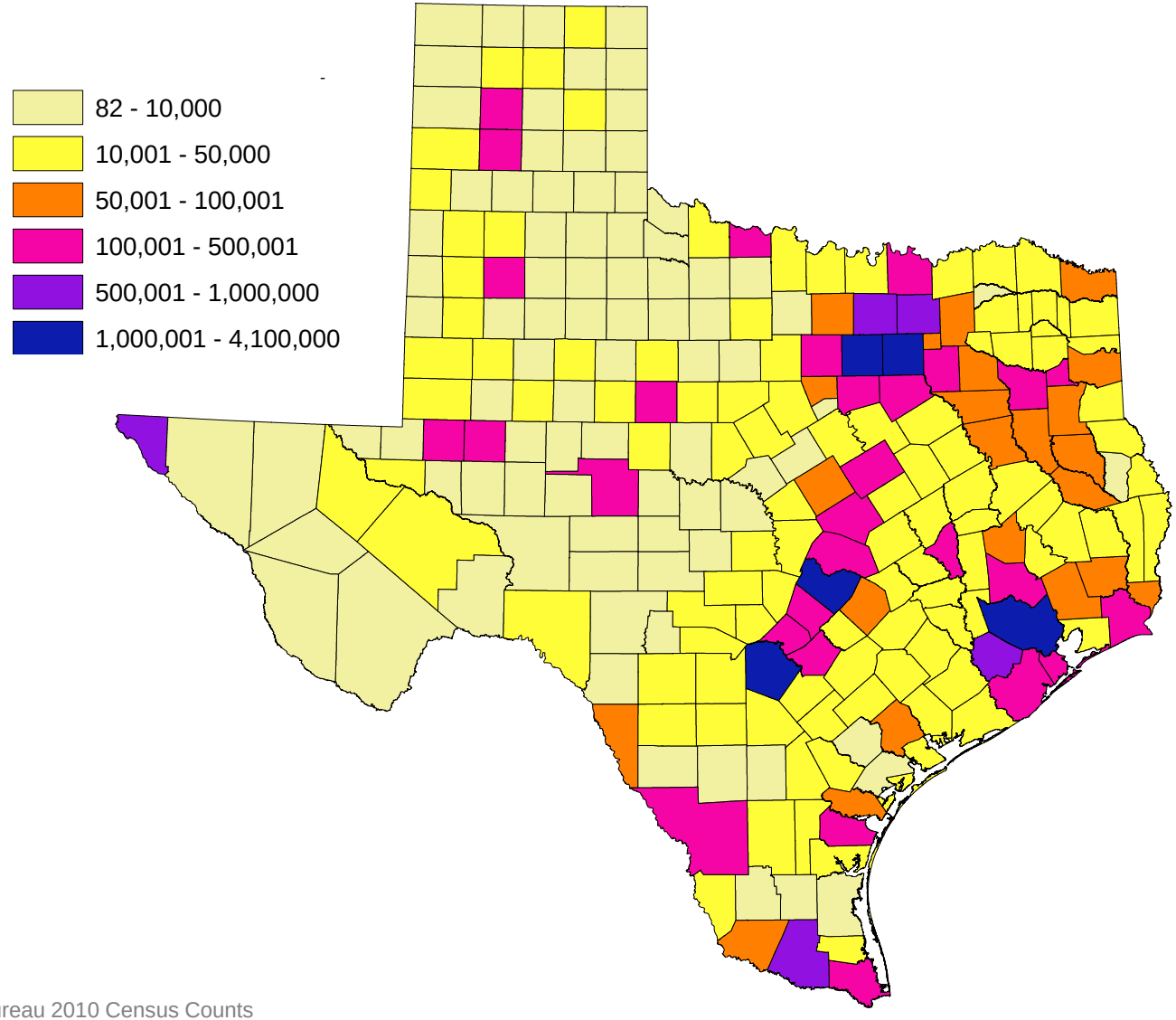
Total Population and Components of Population Change in Texas, 1950-2011

Year*	Population	Numerical Change	Percent Change	Percent Change Due to: Natural Increase	Percent Change Due to: Net Migration
1950	7,711,194	--	--	--	--
1960	9,579,677	1,868,483	24.2	93.91	6.09
1970	11,196,730	1,617,053	16.9	86.74	13.26
1980	14,229,191	3,032,461	27.1	41.58	58.42
1990	16,986,510	2,757,319	19.9	65.85	34.15
2000	20,851,820	3,865,310	22.8	49.65	50.35
2010	25,145,561	4,293,741	20.6	54.94	45.06
2011	25,674,681	529,120	2.1	54.91	44.99

*** All values for the decennial dates are for April 1st of the indicated census year. Values for 2011 are for July 1 as estimated by the U.S. Census Bureau.**

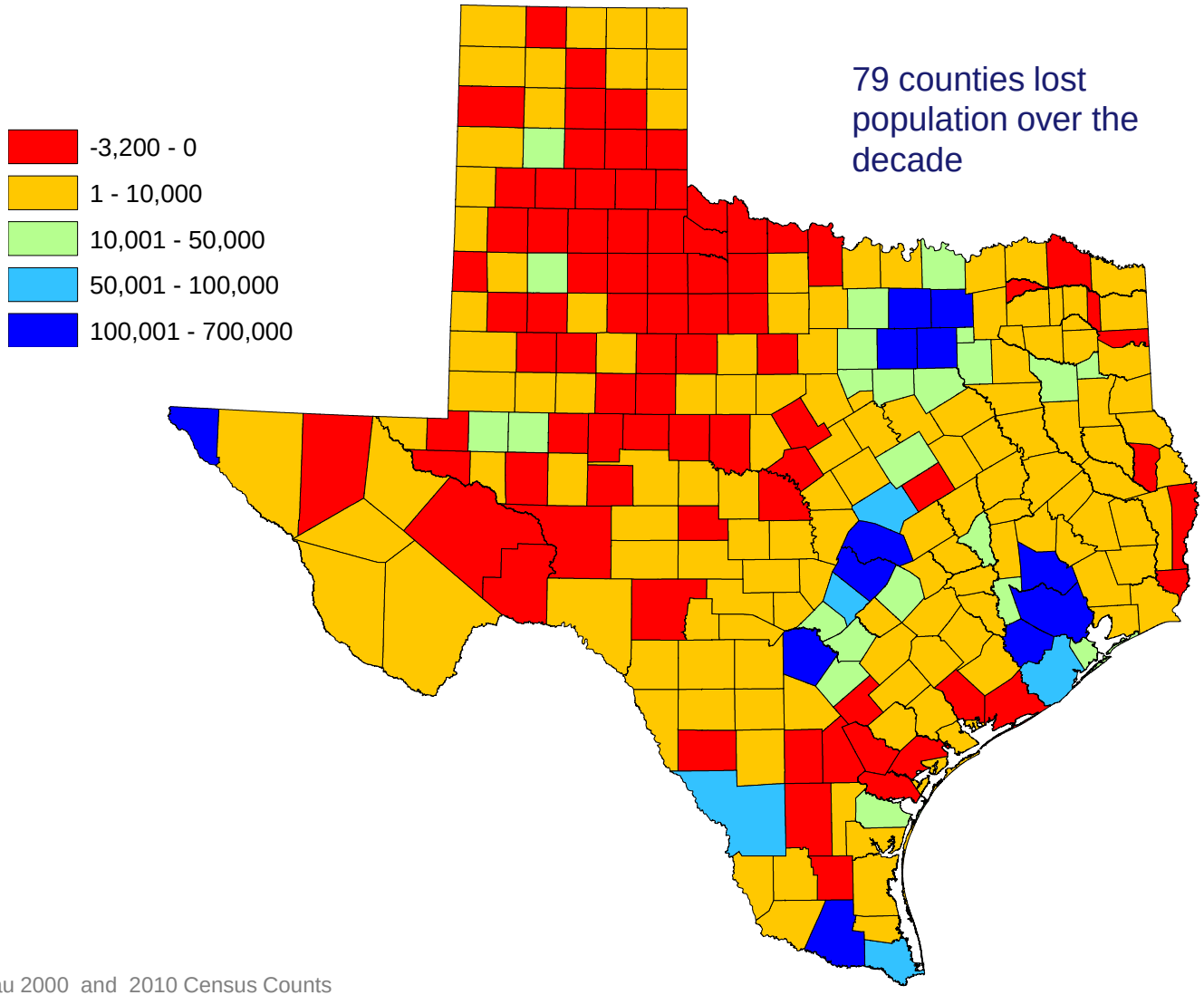
Source: Derived from U.S. Census Bureau Estimates for dates indicated by the Texas State Data Center, University of Texas at San Antonio.
Note: Residual values are not presented in this table.

Total Population by County, 2010



Source: U.S. Census Bureau 2010 Census Counts

Change of the Total Population by County, 2000 to 2010



79 counties lost population over the decade

Source: U.S. Census Bureau 2000 and 2010 Census Counts

The 10 Fastest Growing Metro Areas from April 1, 2010, to July 1, 2011

		Percent Increase
1.	Kennewick-Pasco-Richland, Wash.	4.3
2.	**Austin-Round Rock-San Marcos, Texas**	**3.9**
3.	Hinesville-Fort Stewart, Ga.	3.4
4.	**McAllen-Edinburg-Mission, Texas**	**3.0**
5.	Raleigh-Cary, N.C.	2.9
6.	Warner Robins, Ga.	2.9
7.	Provo-Orem, Utah	2.7
8.	Charleston-North Charleston-Summerville, S.C.	2.6
9.	Myrtle Beach-North Myrtle Beach-Conway, S.C.	2.6
10.	Yuma, Ariz.	2.6

Source: U.S. Census Bureau, 2012

The 10 Metro Areas with the Largest Numeric Increase from April 1, 2010, to July 1, 2011

		Numeric Increase
1.	**Dallas-Fort Worth-Arlington, Texas**	**154,774**
2.	**Houston-Sugar Land-Baytown, Texas**	**139,699**
3.	Washington-Arlington-Alexandria, D.C.-Va.-Md.-W.Va.	121,911
4.	New York-Northern New Jersey-Long Island, N.Y.-N.J.-Pa.	118,791
5.	Los Angeles-Long Beach-Santa Ana, Calif.	115,964
6.	Miami-Fort Lauderdale-Pompano Beach, Fla.	105,490
7.	Atlanta-Sandy Springs-Marietta, Ga.	90,345
8.	Riverside-San Bernardino-Ontario, Calif.	80,146
9.	Phoenix-Mesa-Glendale, Ariz.	70,349
10.	**Austin-Round Rock-San Marcos, Texas**	**67,230**

Source: U.S. Census Bureau, 2012

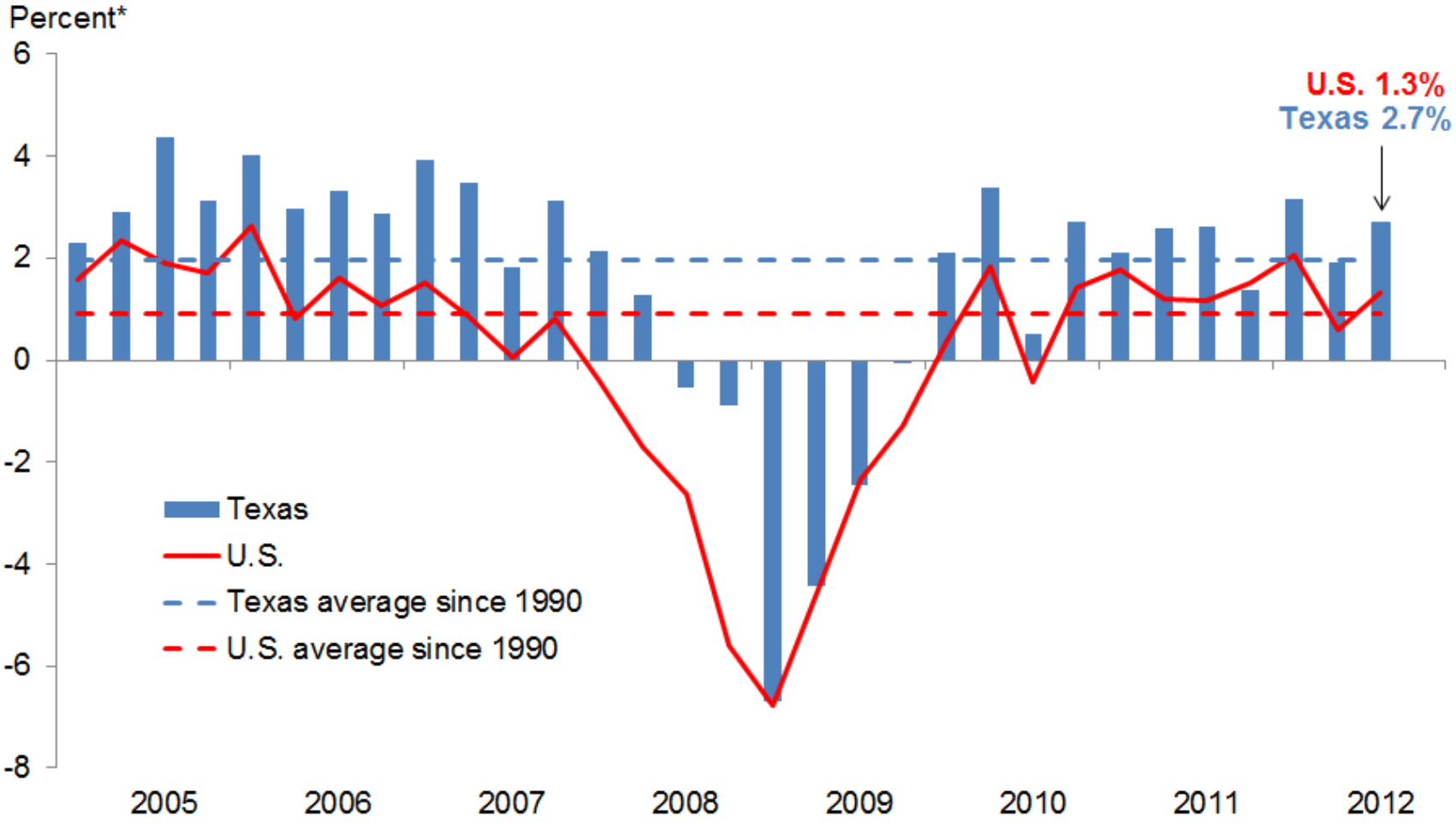
The 10 Counties with the Largest Numeric Increase from April 1, 2010, to July 1, 2011

		Numeric Increase
1.	**Harris, Texas**	**88,452**
2.	Los Angeles, Calif.	70,451
3.	Maricopa, Ariz.	63,127
4.	Miami-Dade, Fla.	58,331
5.	Riverside, Calif.	49,979
6.	**Dallas, Texas**	**47,875**
7.	Orange, Calif.	45,513
8.	San Diego, Calif.	44,756
9.	**Bexar, Texas**	**41,376**
10.	**Tarrant, Texas**	**40,776**

Texas contains eight of the 25 counties with the highest numerical gains

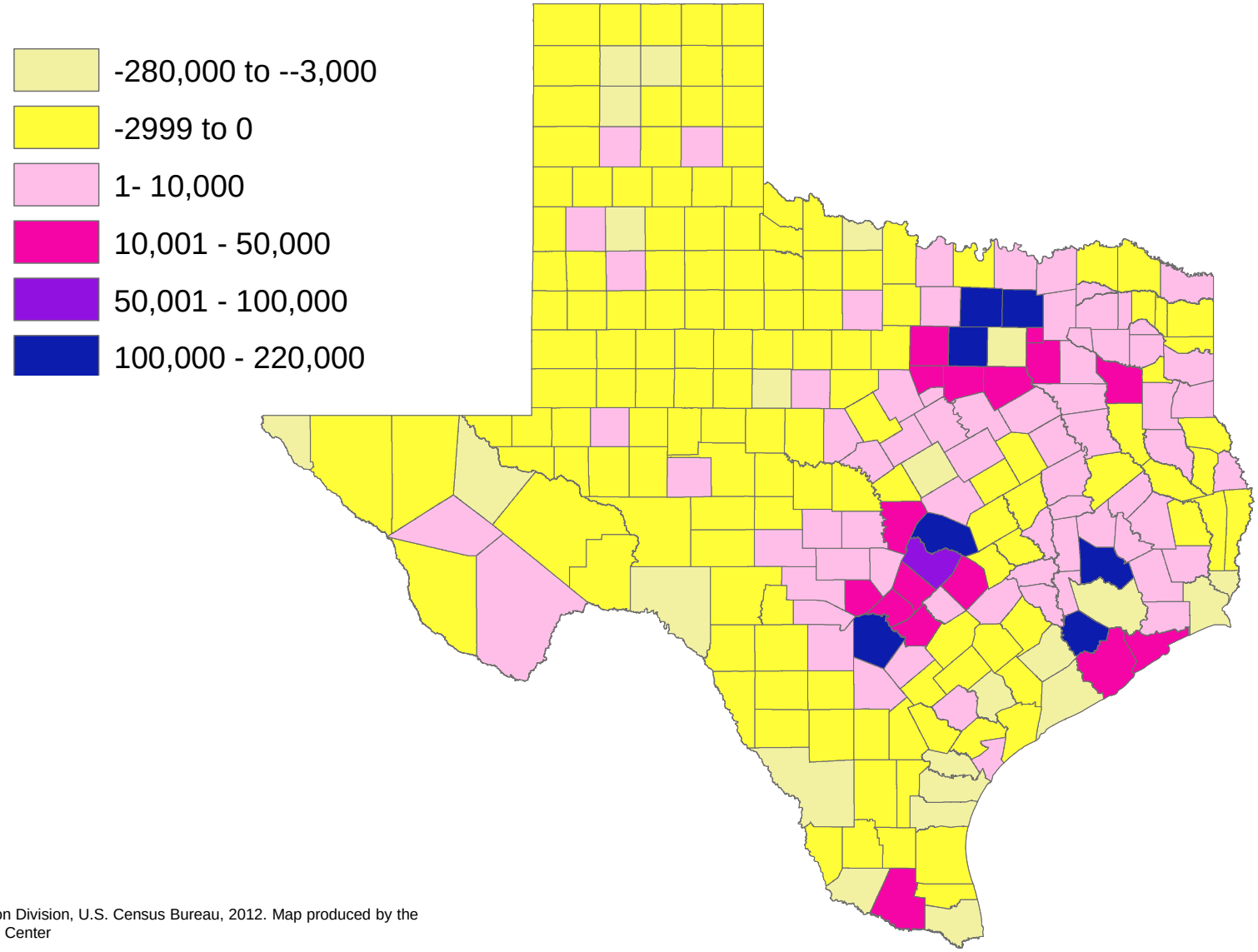
Source: U.S. Census Bureau, 2012

Job Growth



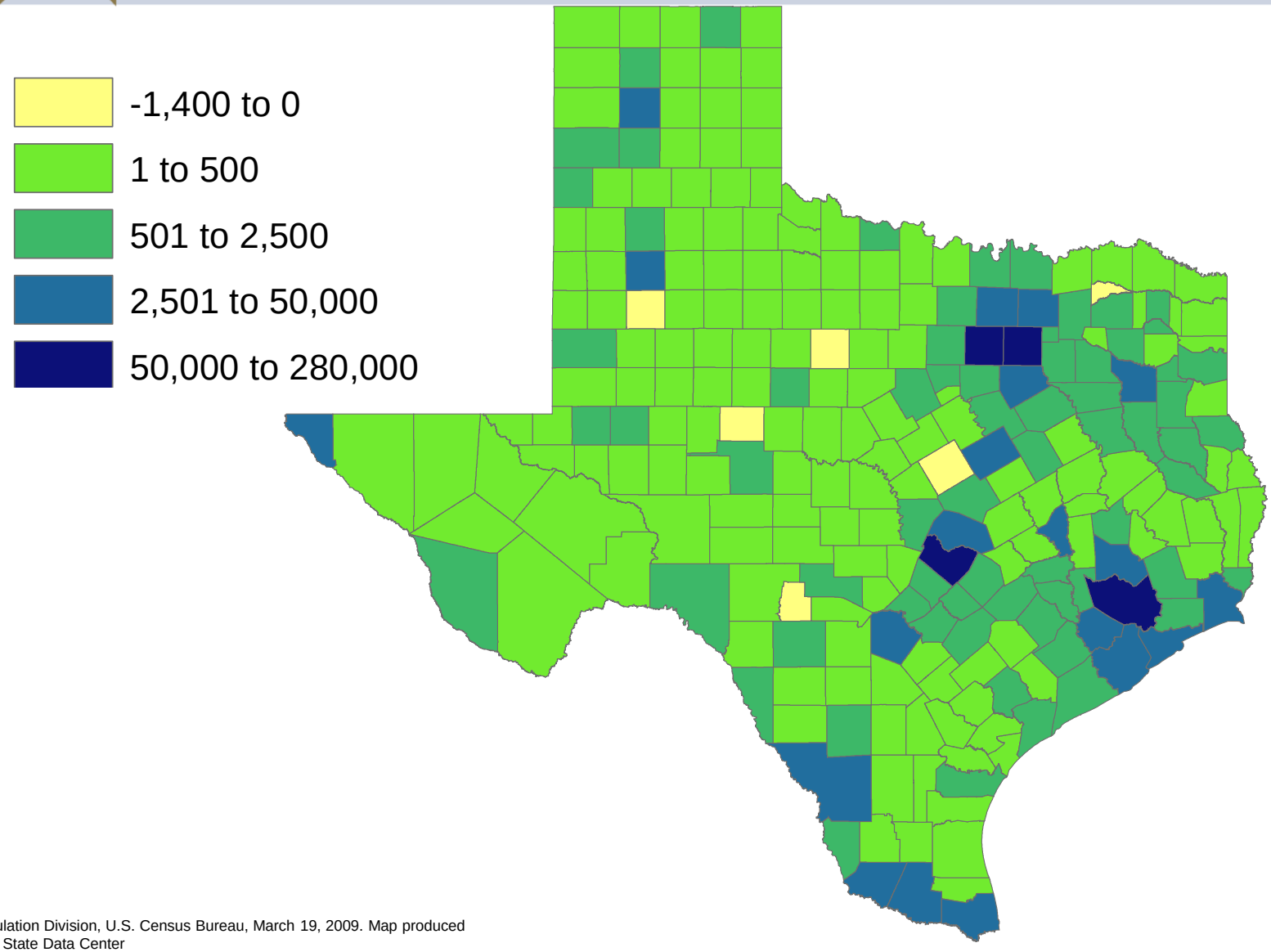
*Quarter/quarter; seasonally adjusted, annualized rate.
NOTE: Quarterly employment figure is the last month of a quarter.
SOURCE: Bureau of Labor Statistics.

Estimated domestic migration by county, 2000-2010



Source: Population Division, U.S. Census Bureau, 2012. Map produced by the Texas State Data Center

Estimated international migration by county, 2000-2010



Source: Population Division, U.S. Census Bureau, March 19, 2009. Map produced by the Texas State Data Center

Travis County (Austin), Texas

Population (2010): 1,024,266
Population (2005): 891,266
Inbound income per cap. (2010): $27,700
Outbound income per cap. (2010): $24,600
Non-migrant income per cap. (2010): $30,000

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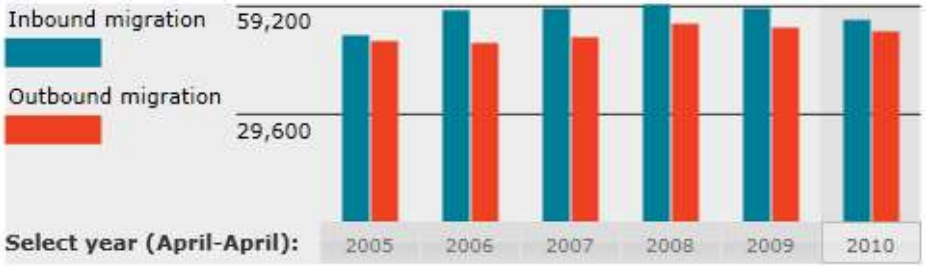
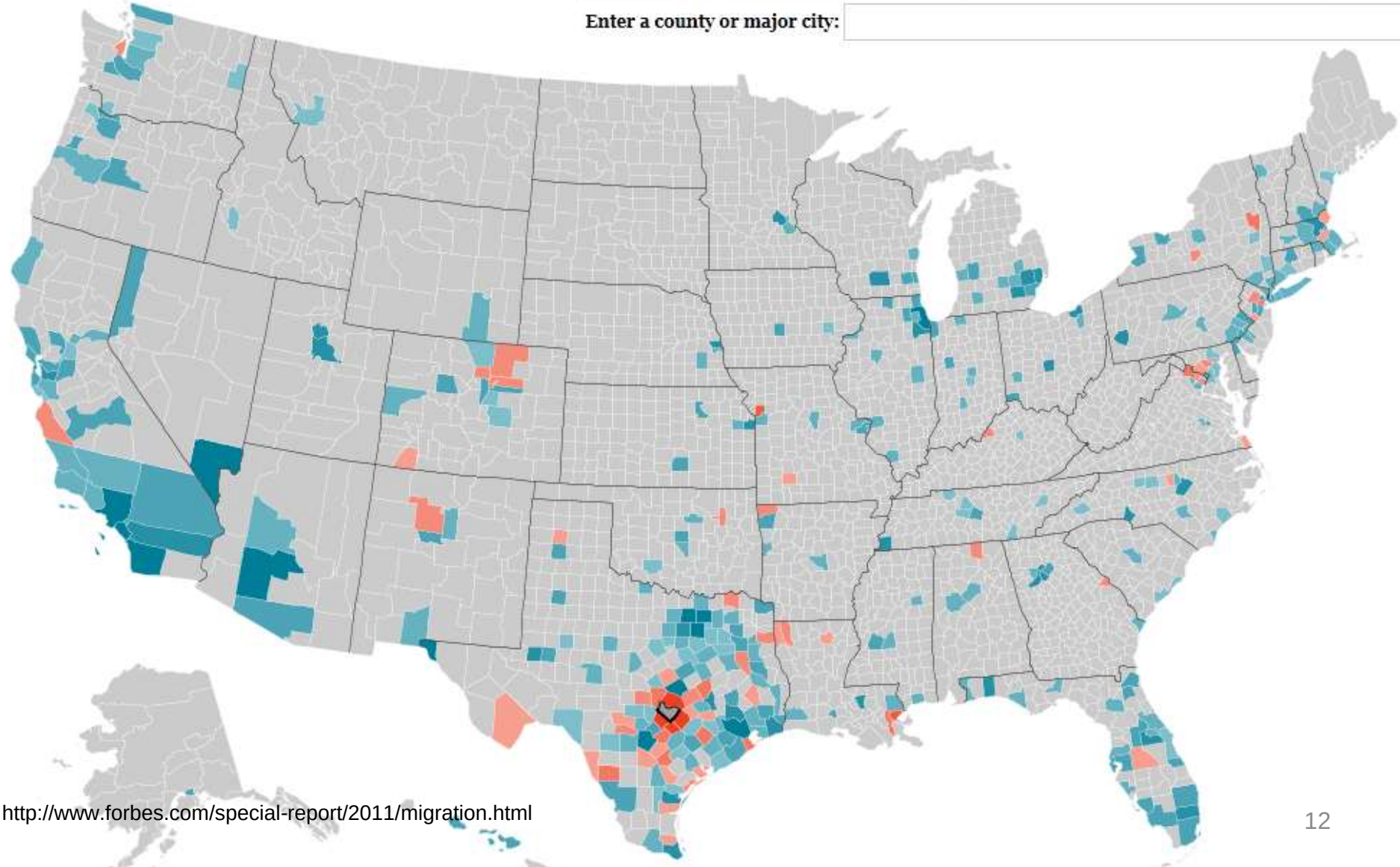


Enter a county or major city:



http://www.forbes.com/special-report/2011/migration.html

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

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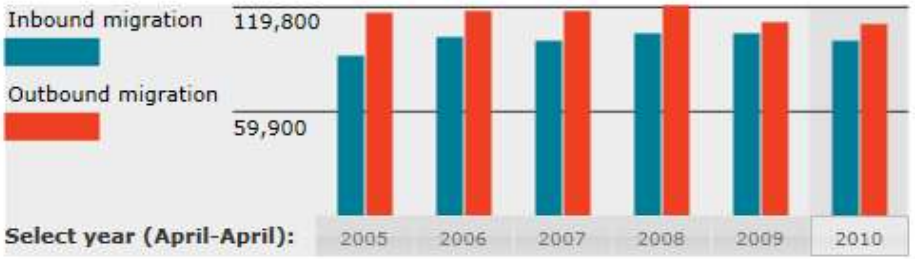

Enter a county or major city:

http://www.forbes.com/special-report/2011/migration.html

Randall County (Amarillo), Texas

Population (2010): 120,725
Population (2005): 111,113
Inbound income per cap. (2010): $18,500
Outbound income per cap. (2010): $19,100
Non-migrant income per cap. (2010): $27,000

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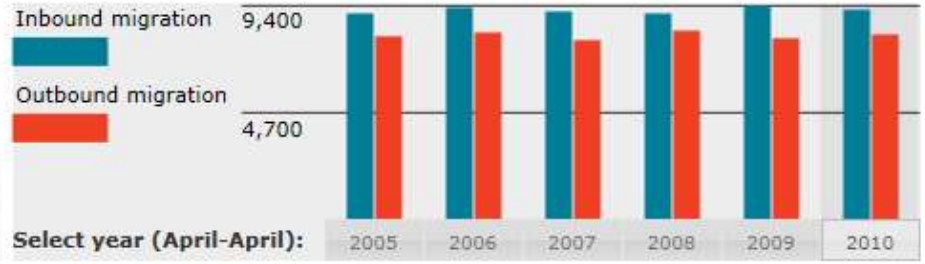

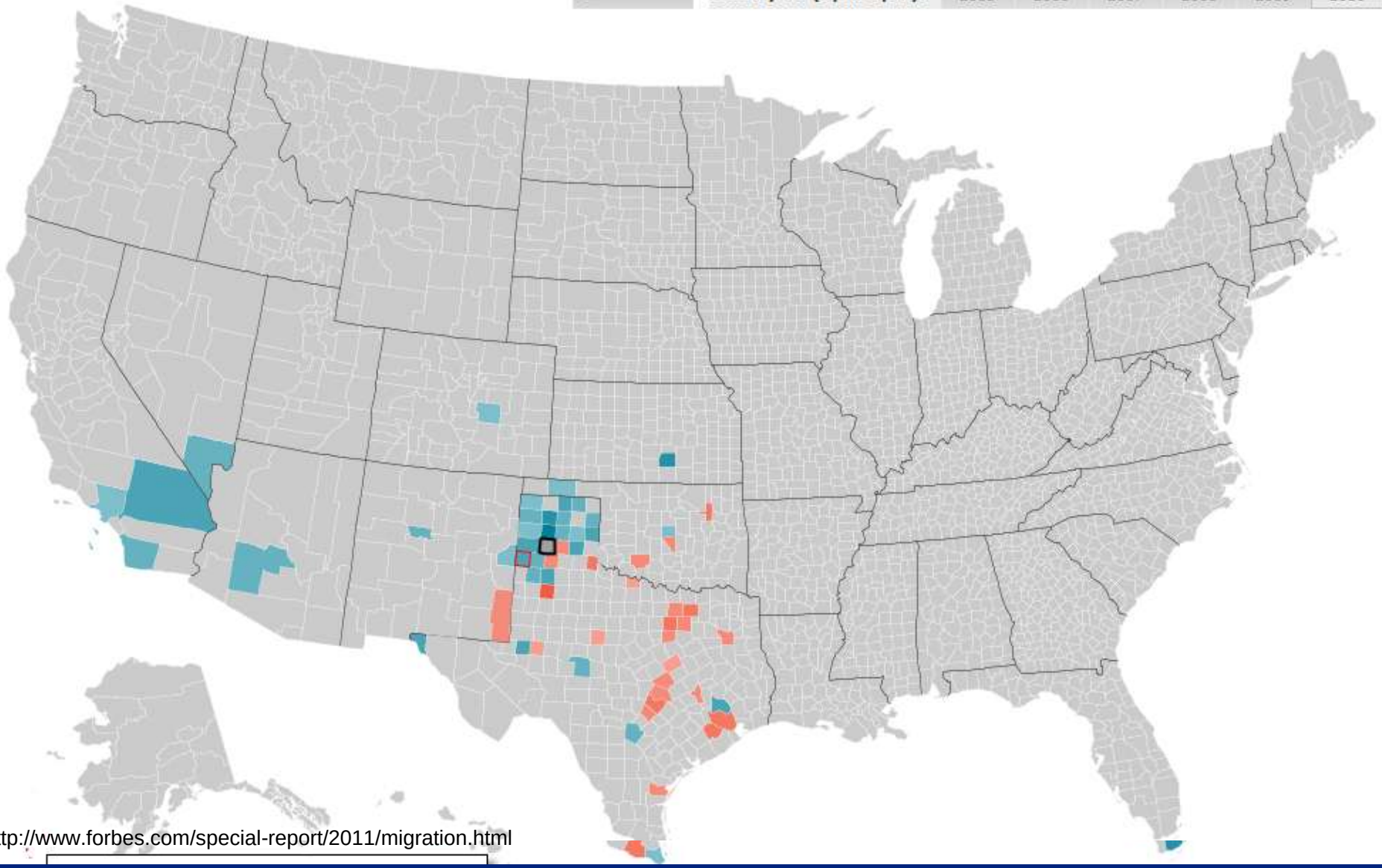

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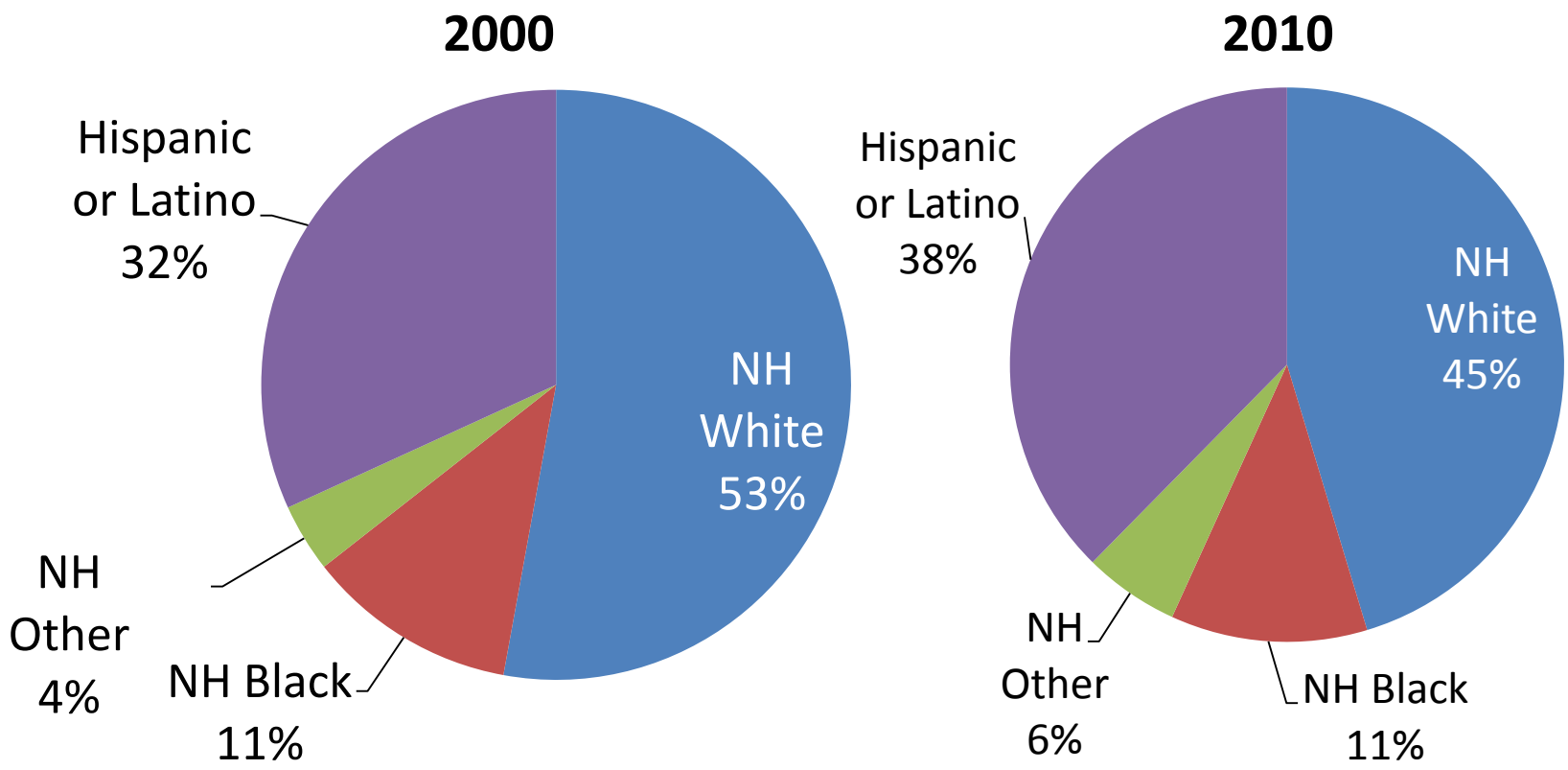
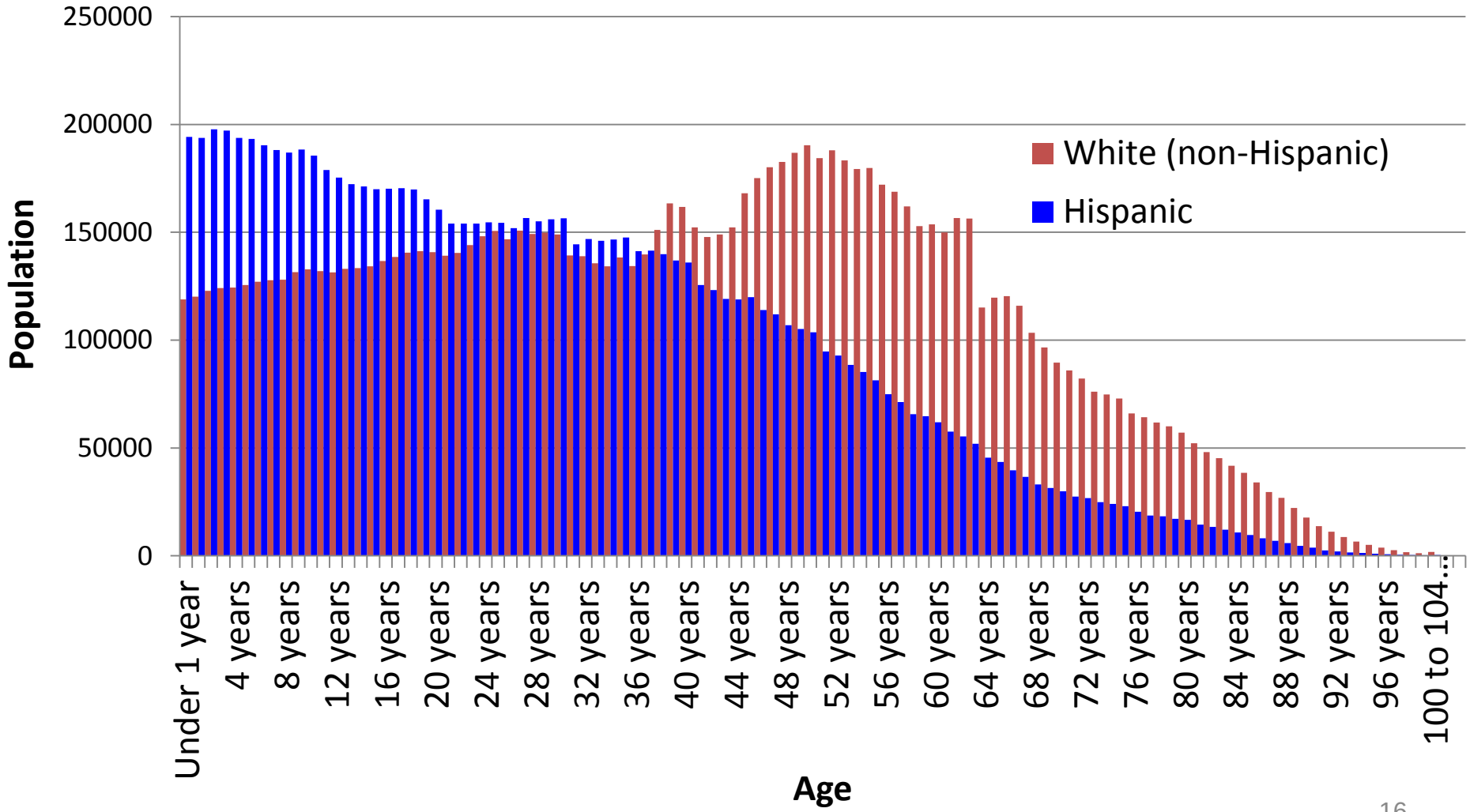
Texas Racial and Ethnic Composition, 2000 and 2010



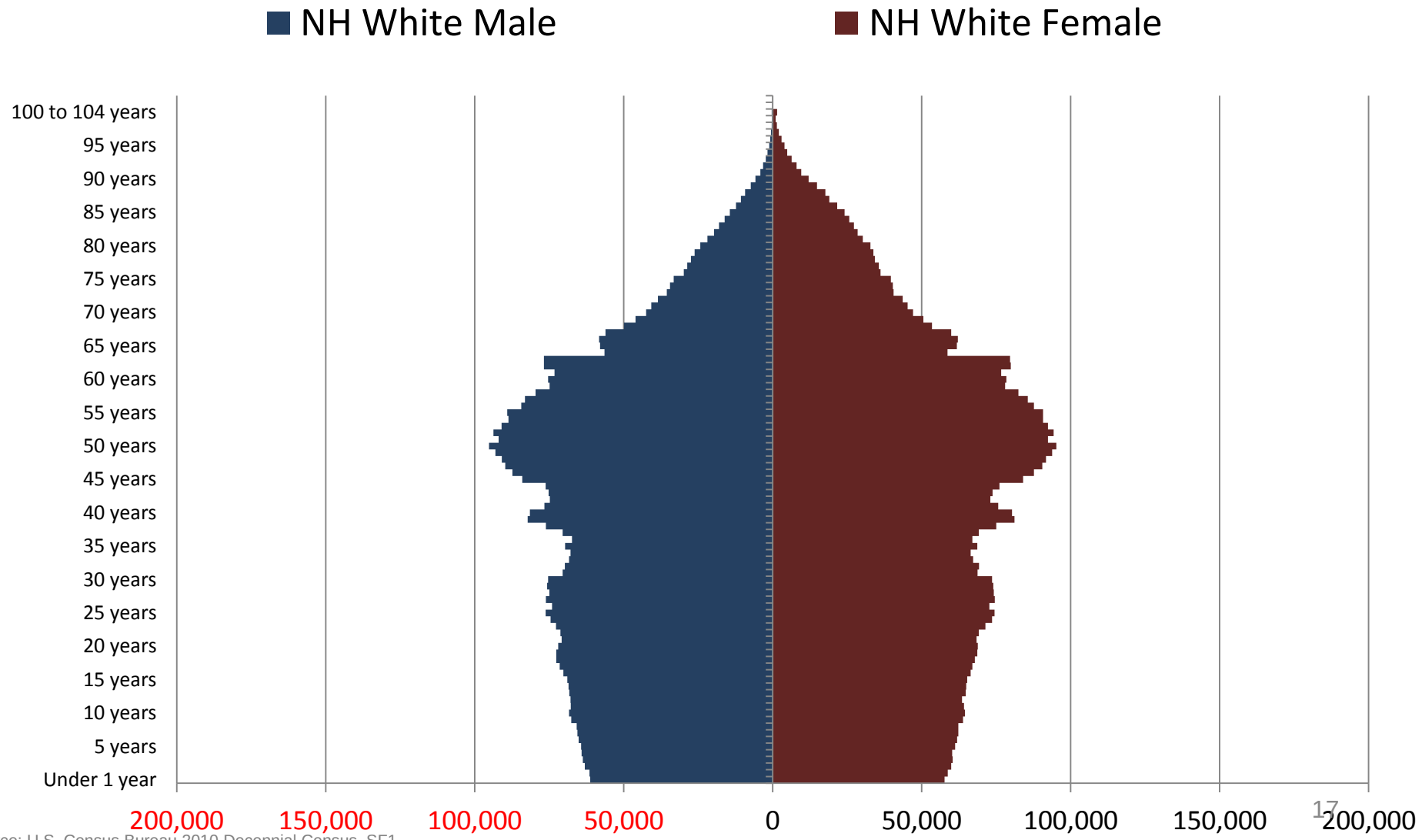
Source: U.S. Census Bureau. 2000 and 2010 Census count

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



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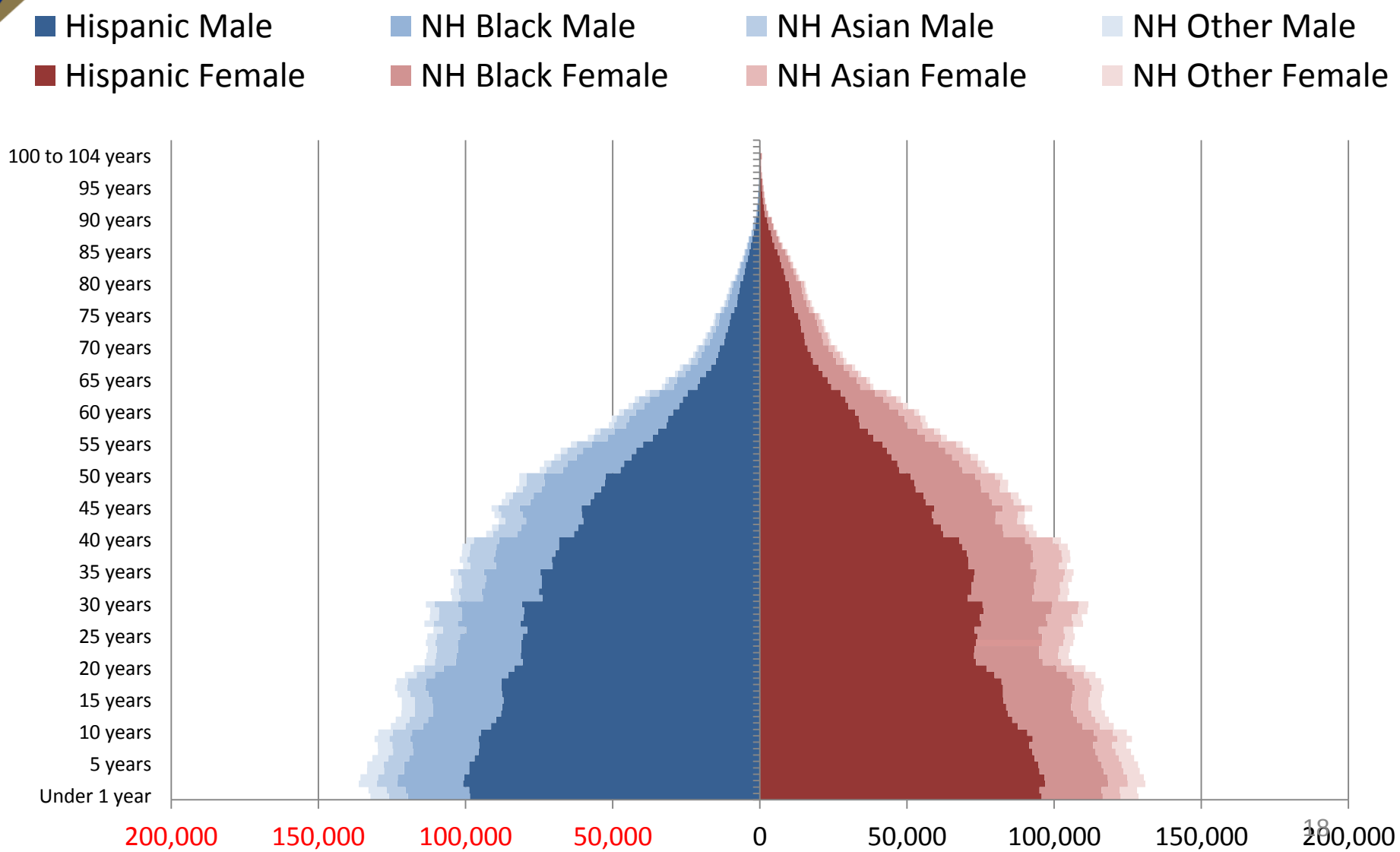

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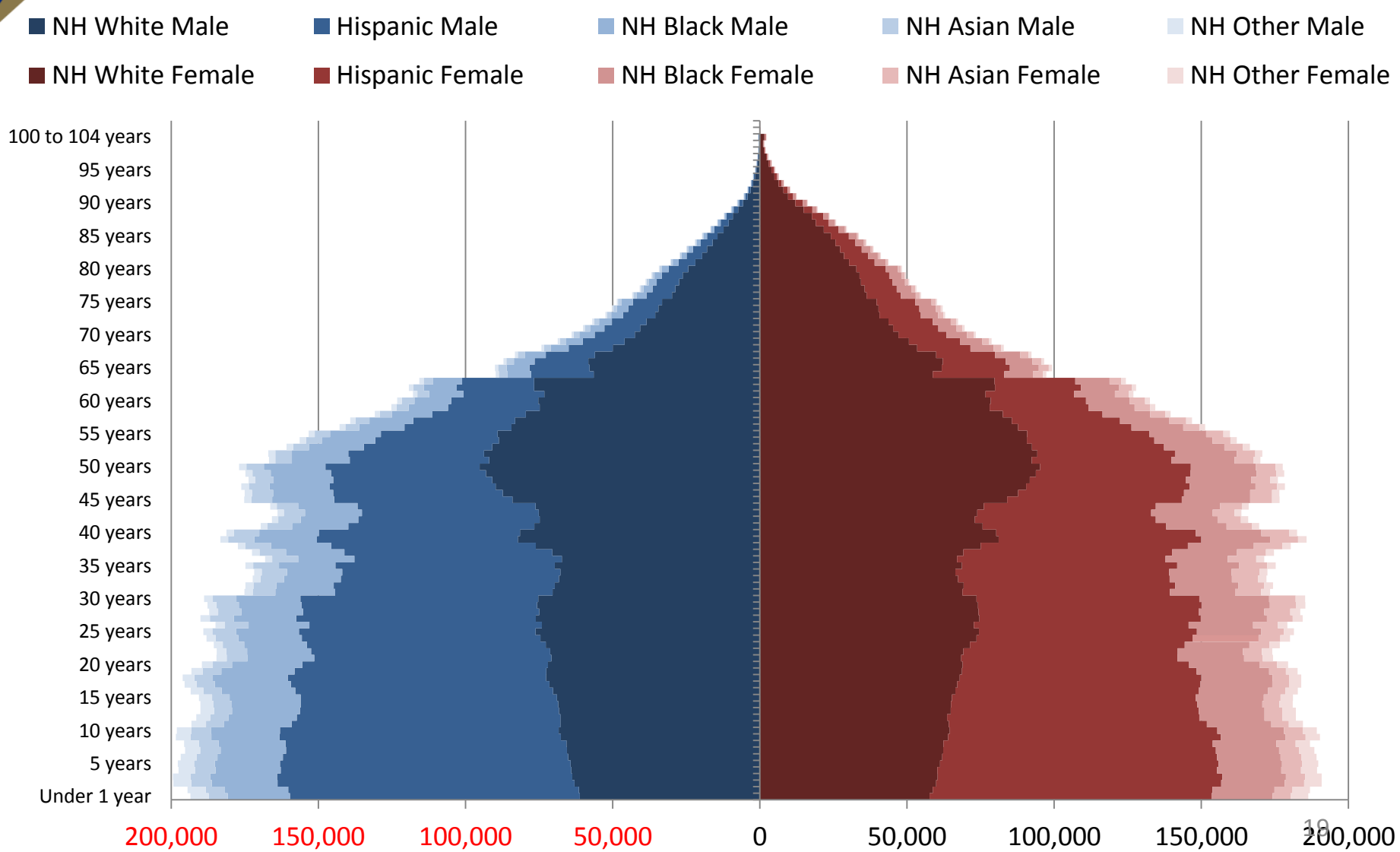
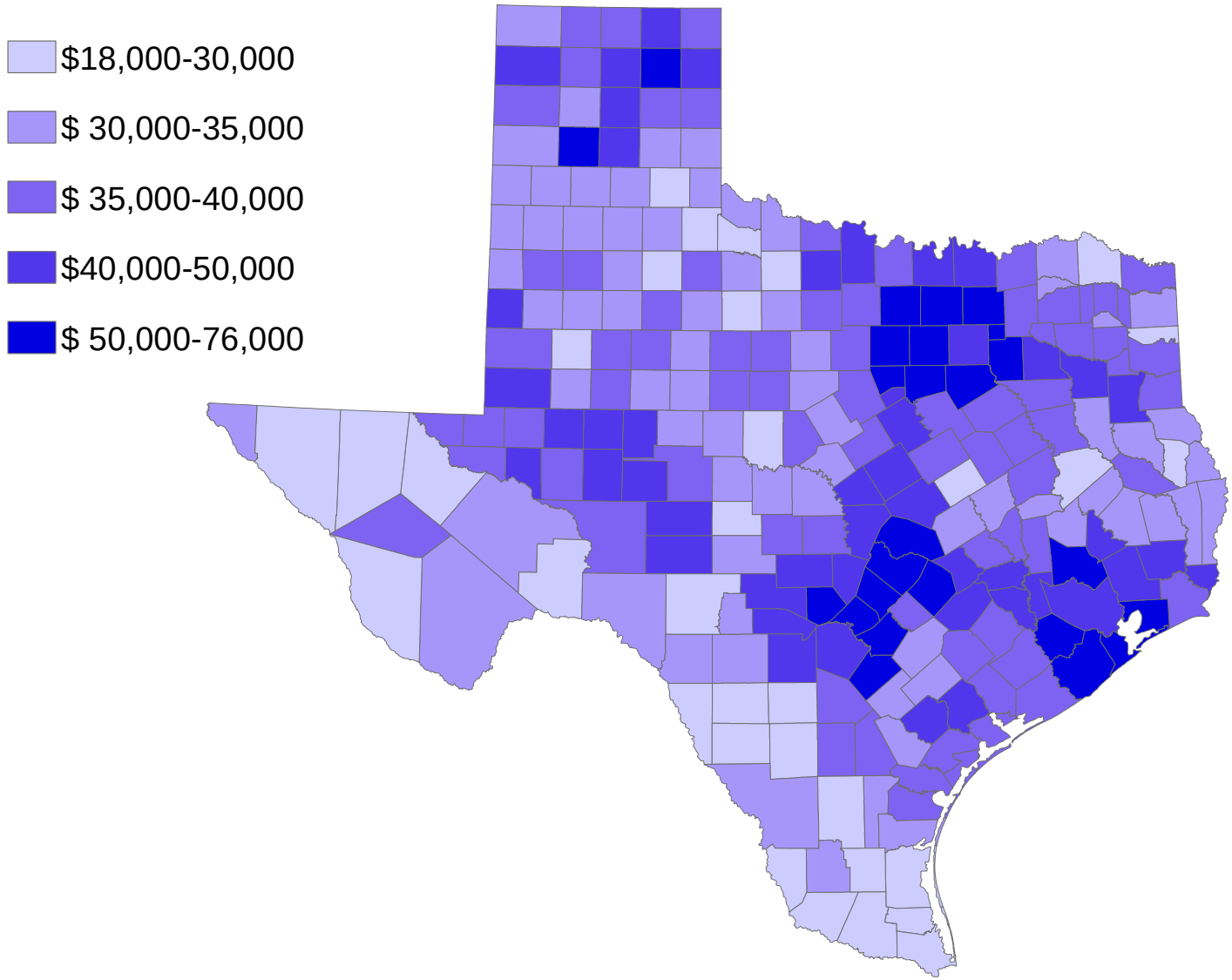


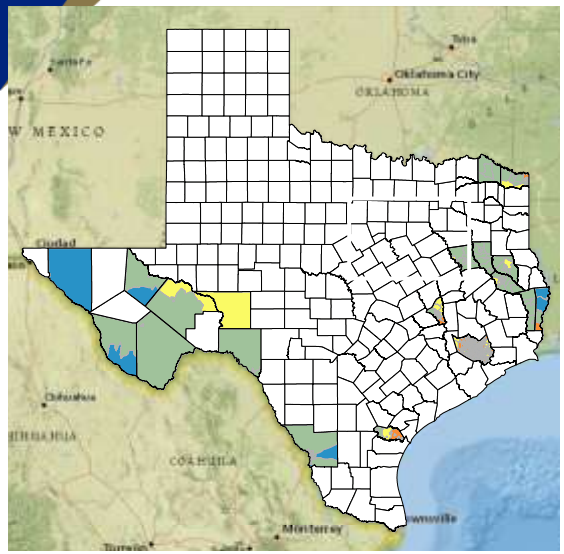
Source: U.S. Census Bureau 2010 Decennial Census, SF1

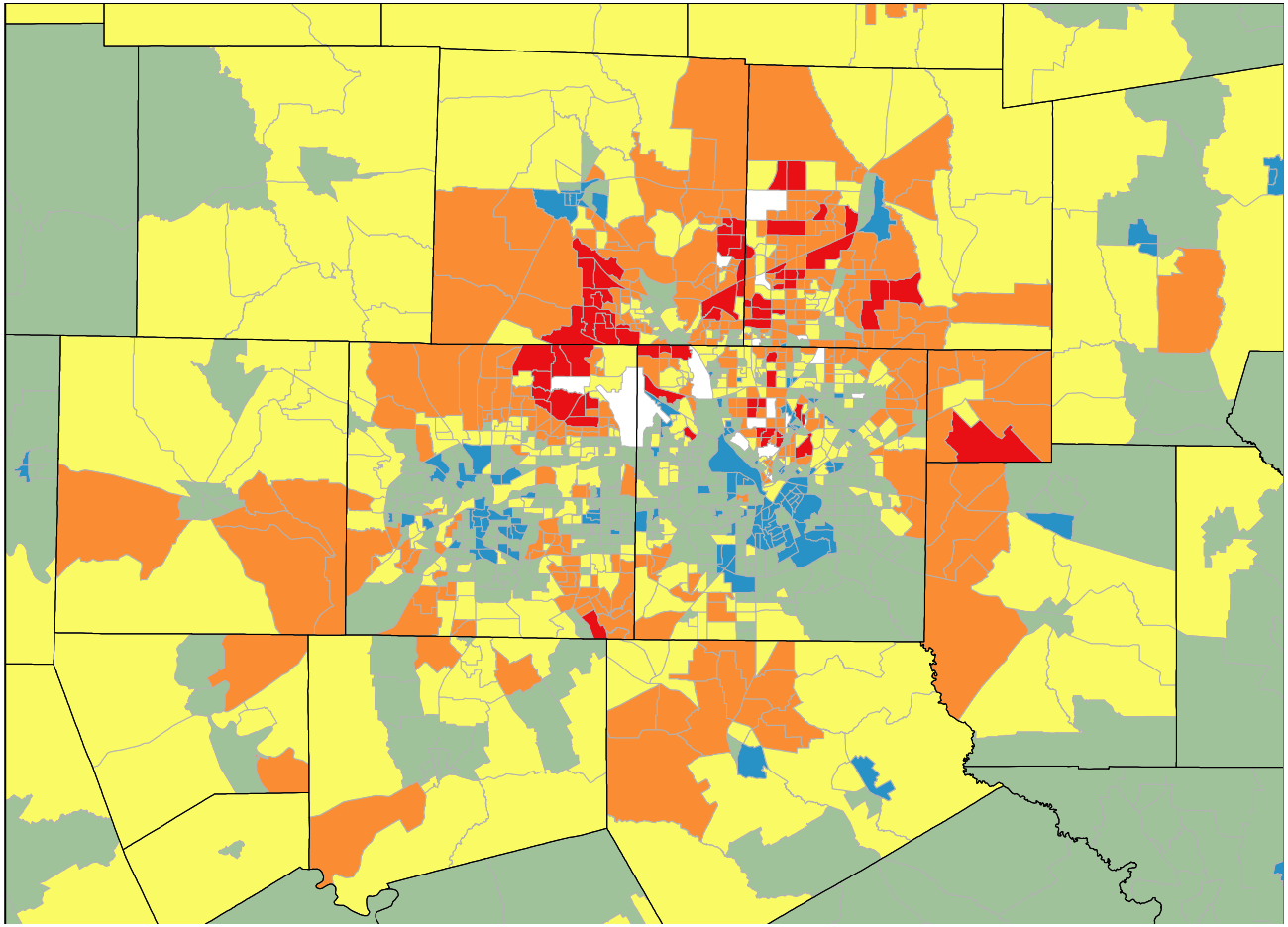
Median Household Income by County, 2005-2009



Source: U.S. Census Bureau, American Community Survey, 5-Year Sample 2005-2009

Median Household Income, Dallas-Ft. Worth Area Counties, Census Tracts, 2006-2010

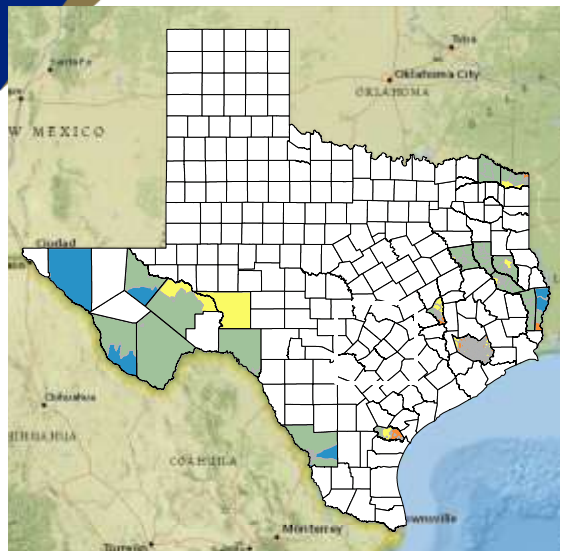


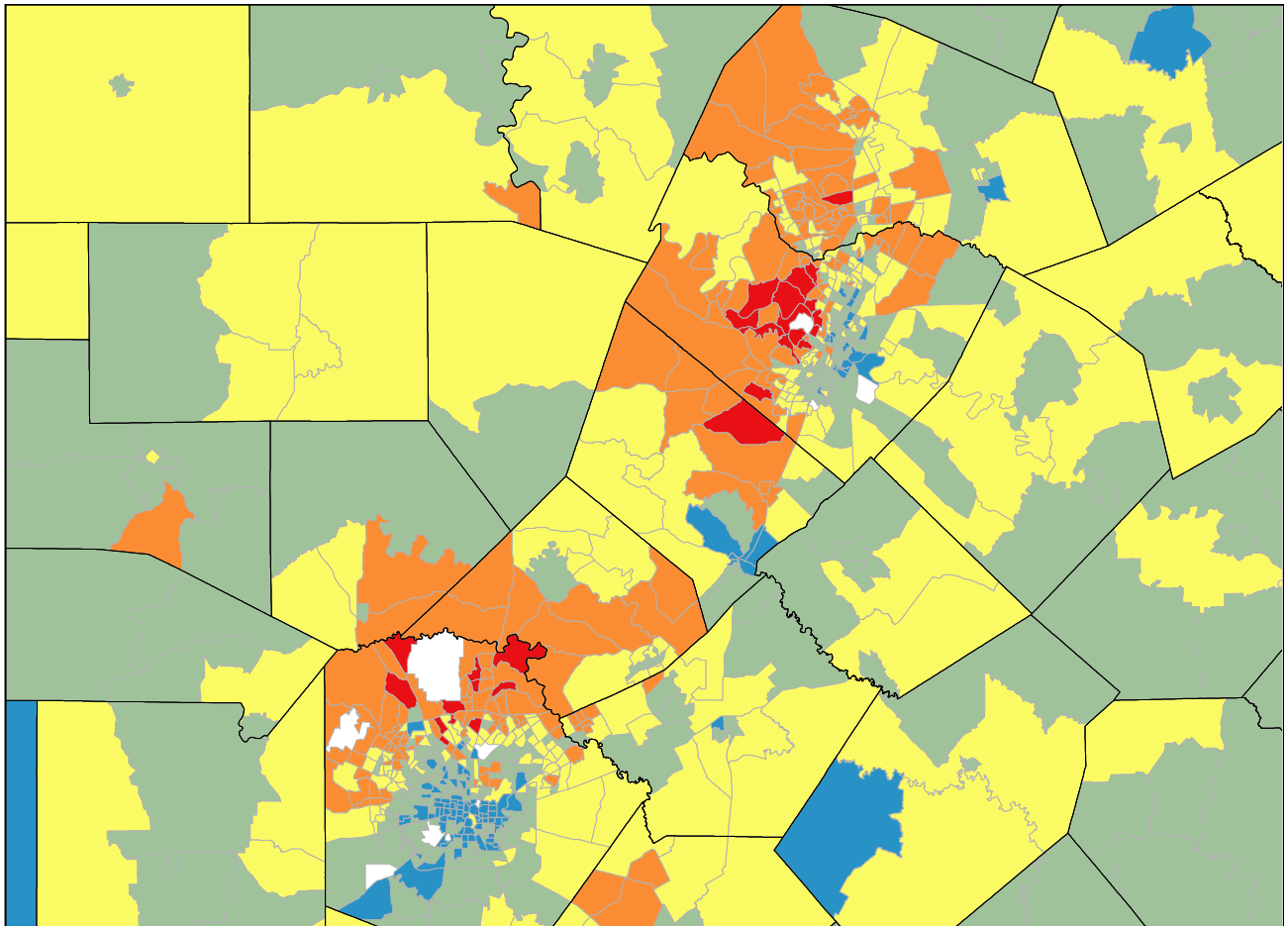


- $ 6,000-30,000
- $ 30,001 - 50,000
- $ 50,001 - 70,000
- $ 70,001 - 120,000
- $ 120,000 - 175,000

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

Median Household Income, Austin-San Antonio Area Counties, Census Tracts, 2006-2010





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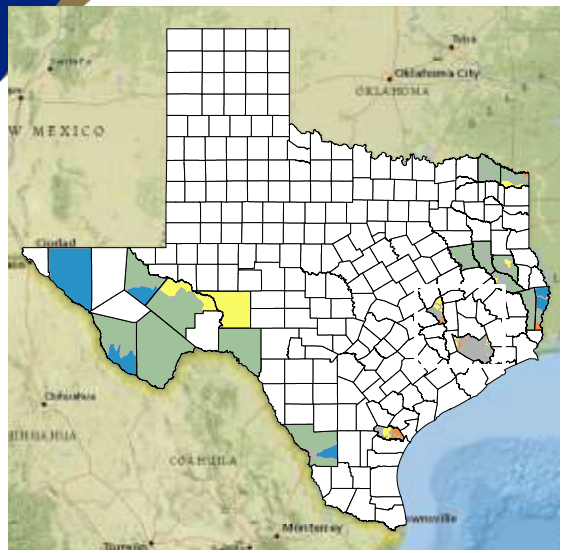
Source: U.S. Census Bureau, American Community Survey, 5-Year Sample, 2006-2010

Median Household Income, Houston Area Counties, Census Tracts, 2006-2010



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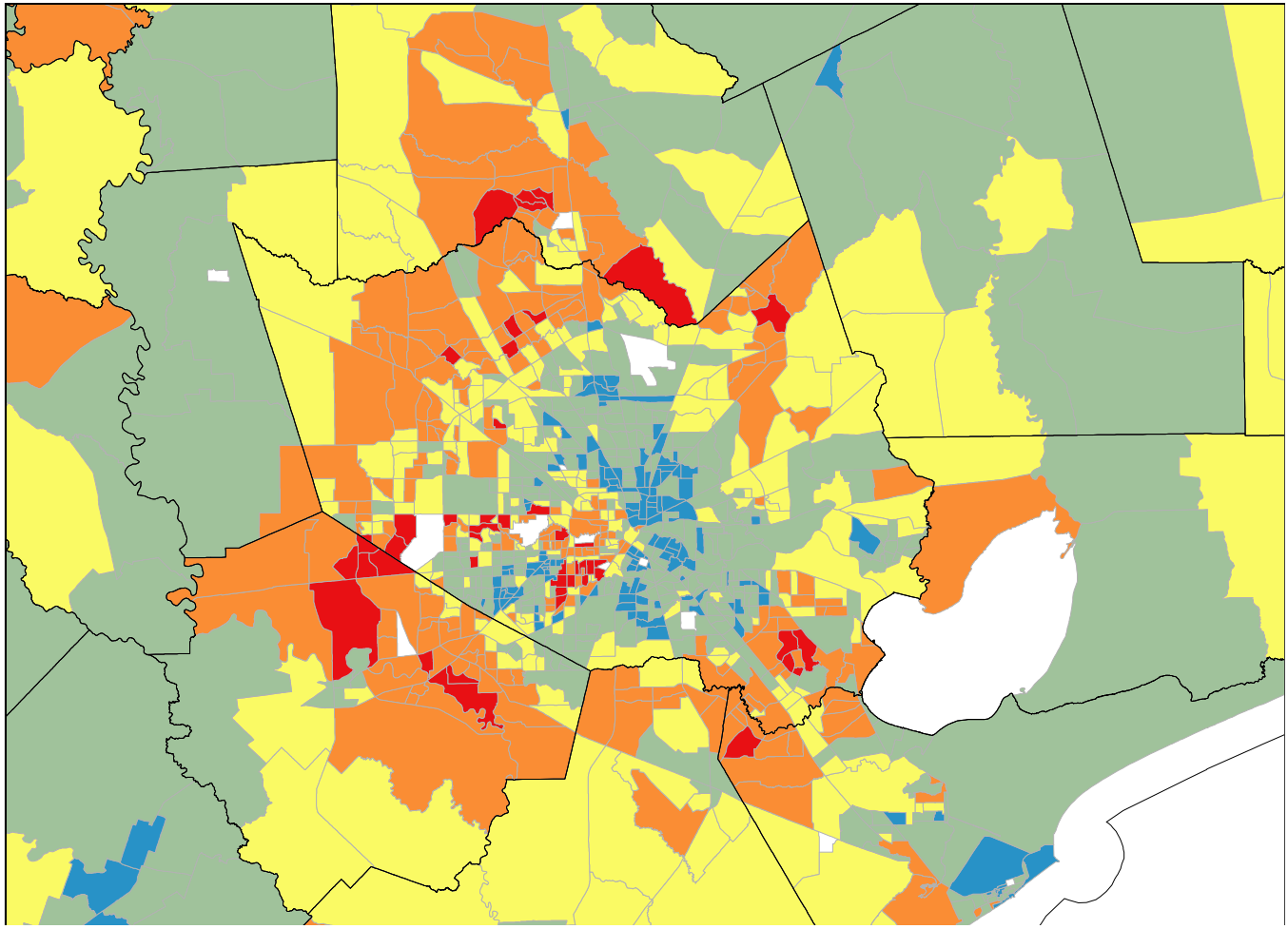


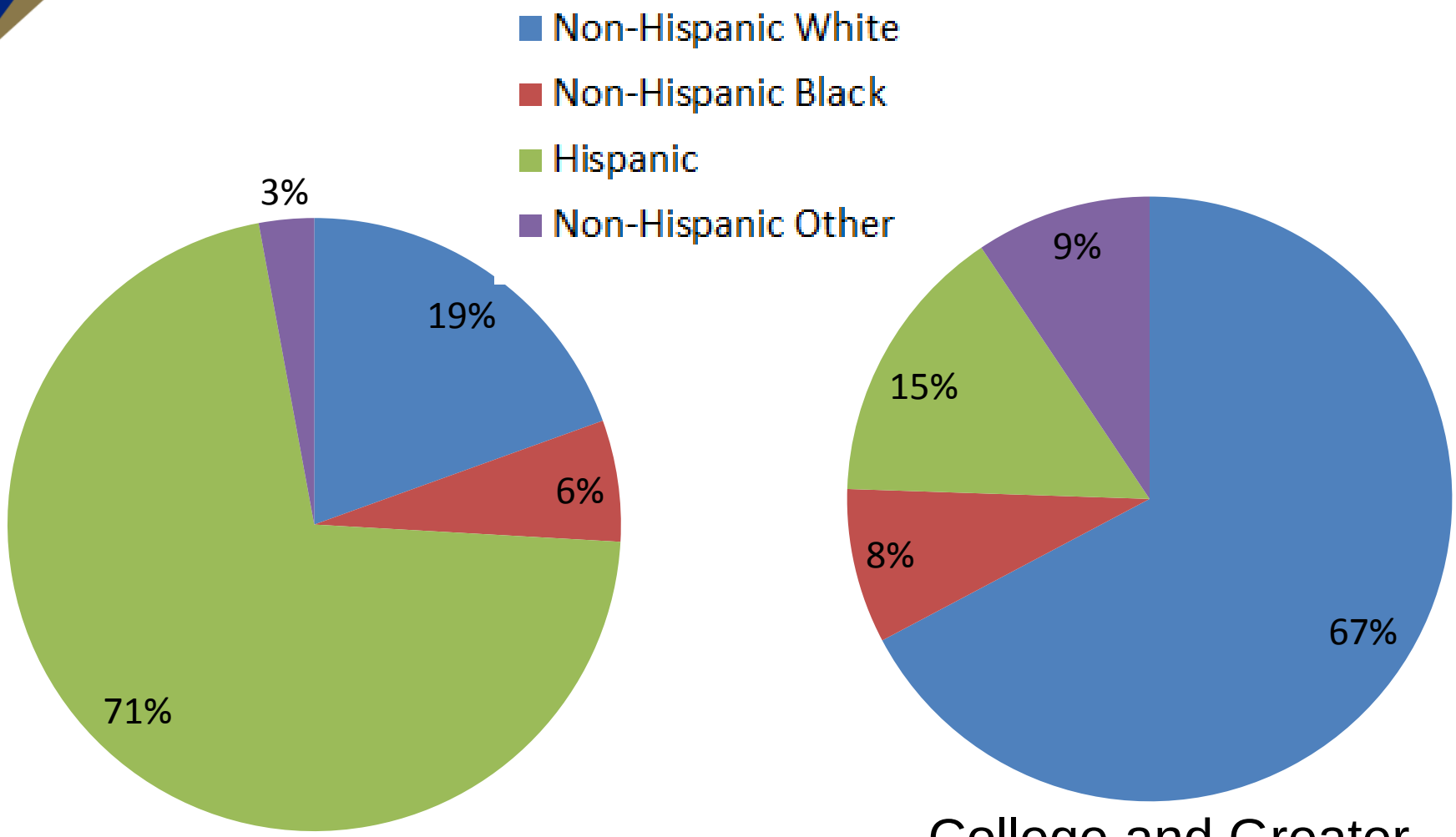
Source: U.S. Census Bureau, American Community Survey, 5-Year Sample, 2006-2010

Educational Attainment in Texas, 2011

Level of Educational Attainment	Percent of persons aged 25 years and older	State Ranking
High school diploma or equivalency or greater	81.1%	48/49/50 (tied with CA and MS)
Bachelors or greater	26.4%	29

Source: U.S. Census Bureau, American Community Survey, One-year Sample, 2011.

Race/Ethnic Composition by Education Level in the Labor Force (aged 25 years and more), Texas, 2009

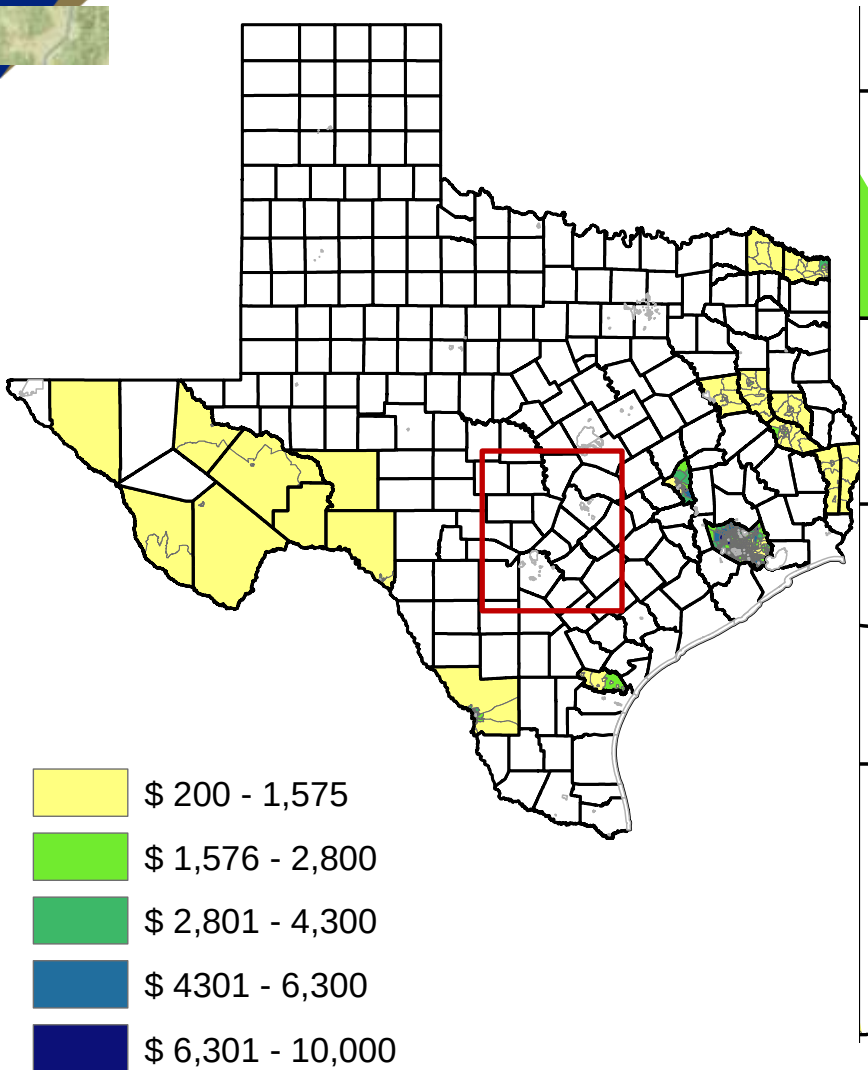


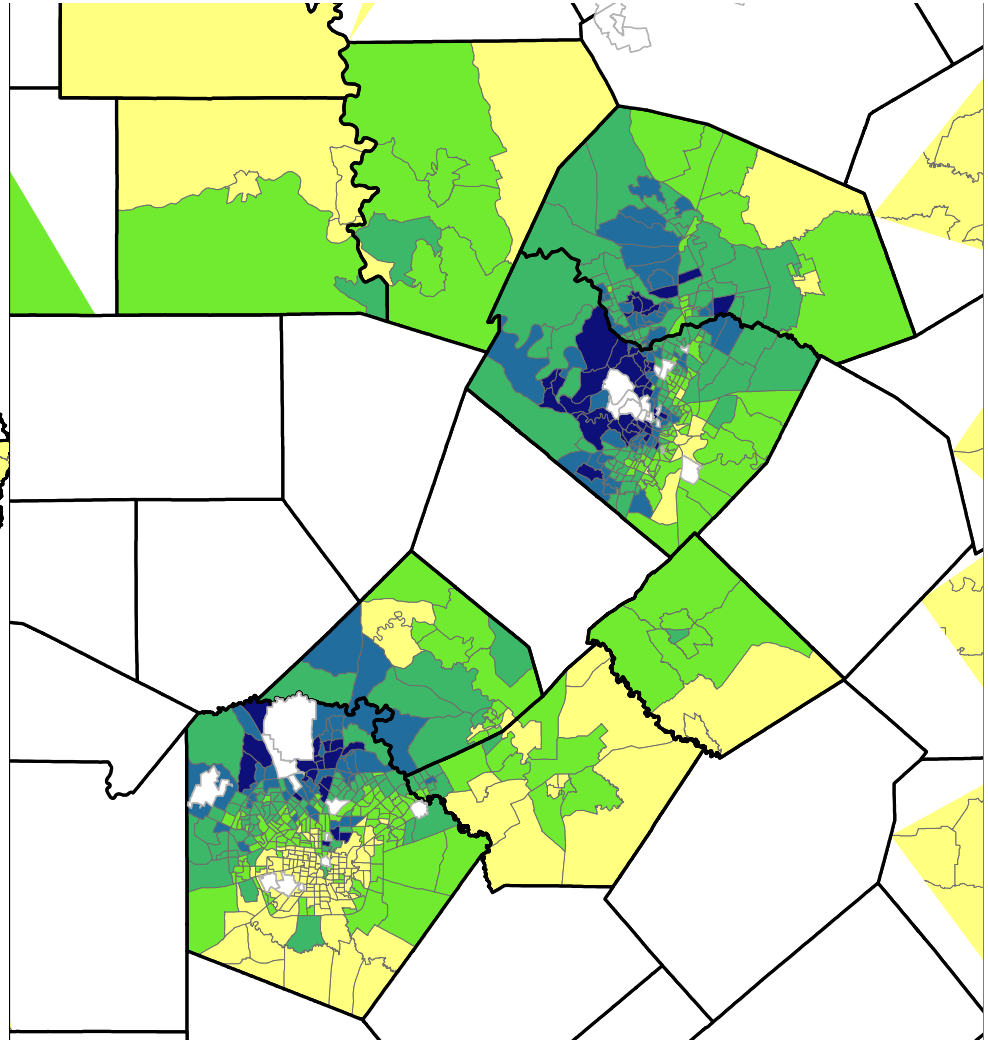
Less Than High School

College and Greater

Source: Derived from 2009 American Community Survey 1-Year Estimates by the Office of the State Demographer.

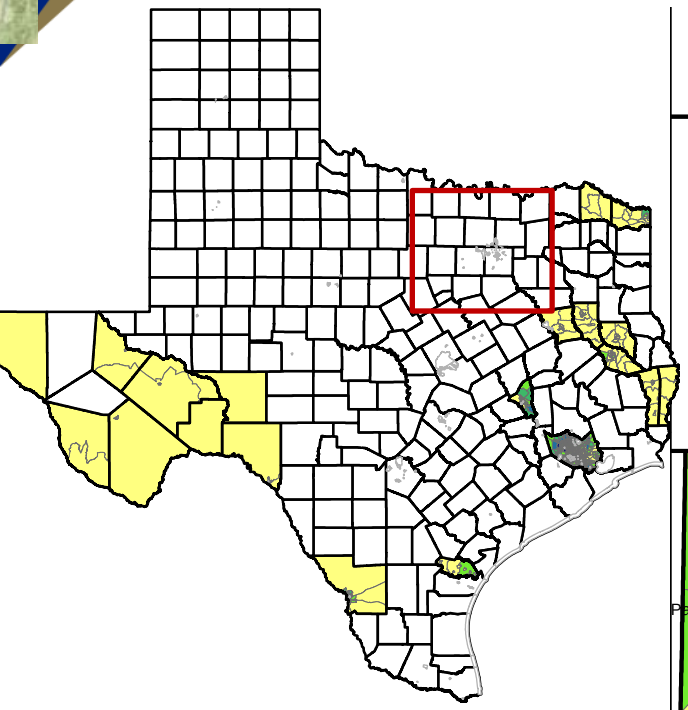
Annual Median Real Estate Taxes Paid by Census Tract, Austin and San Antonio area, 2006-2010

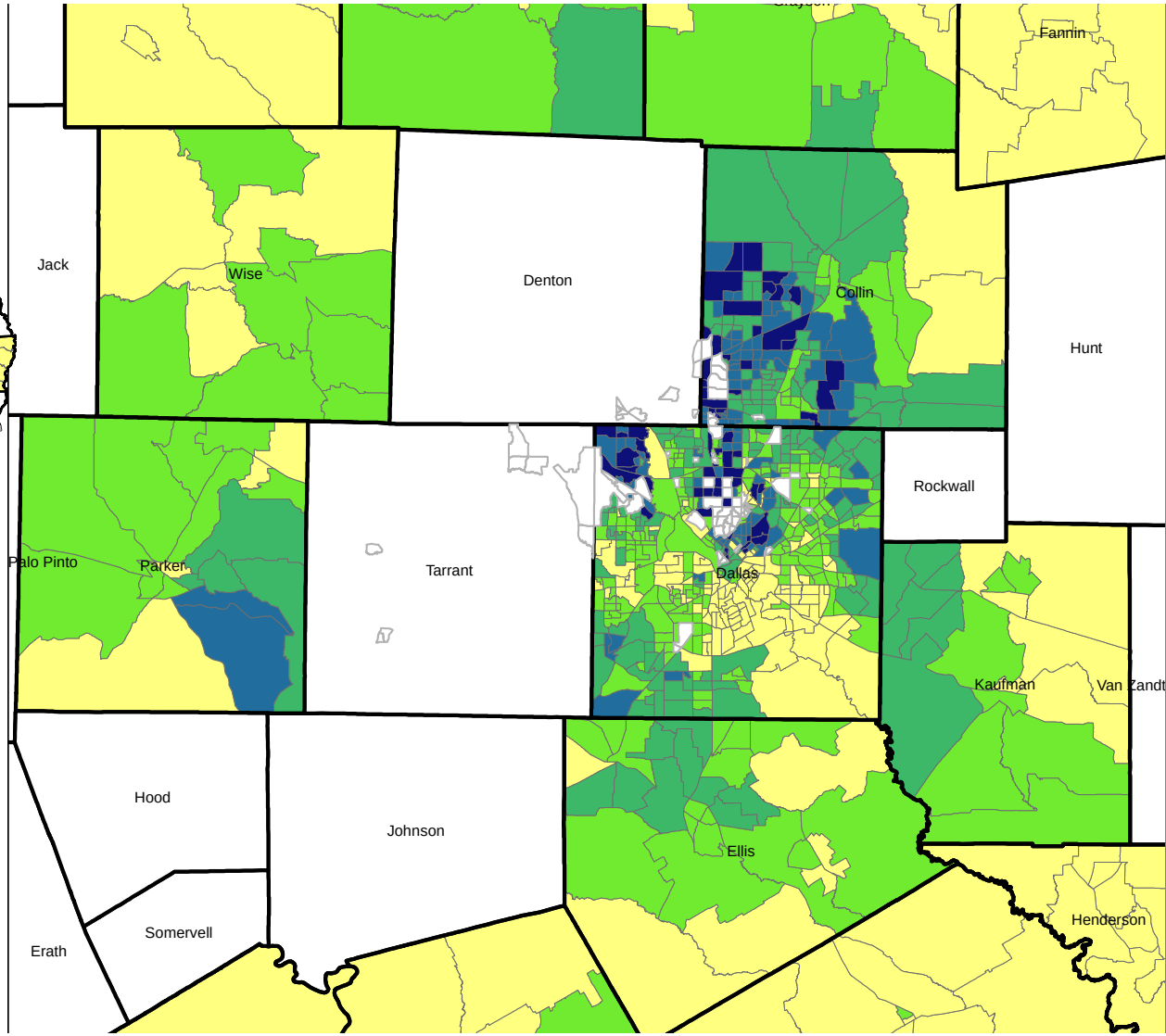




Source: U.S. Census Bureau, American Community Survey, 5 Year Sample 2006-2010.

Annual Median Real Estate Taxes Paid by Census Tract, Dallas/Fort Worth Area, 2006-2010





$ 200 - 1,575

$ 1,576 - 2,800

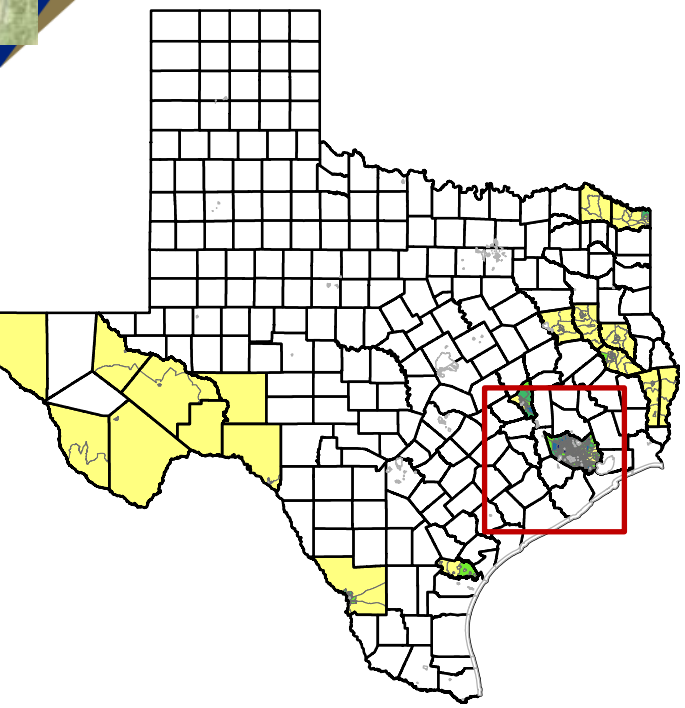
$ 2,801 - 4,300

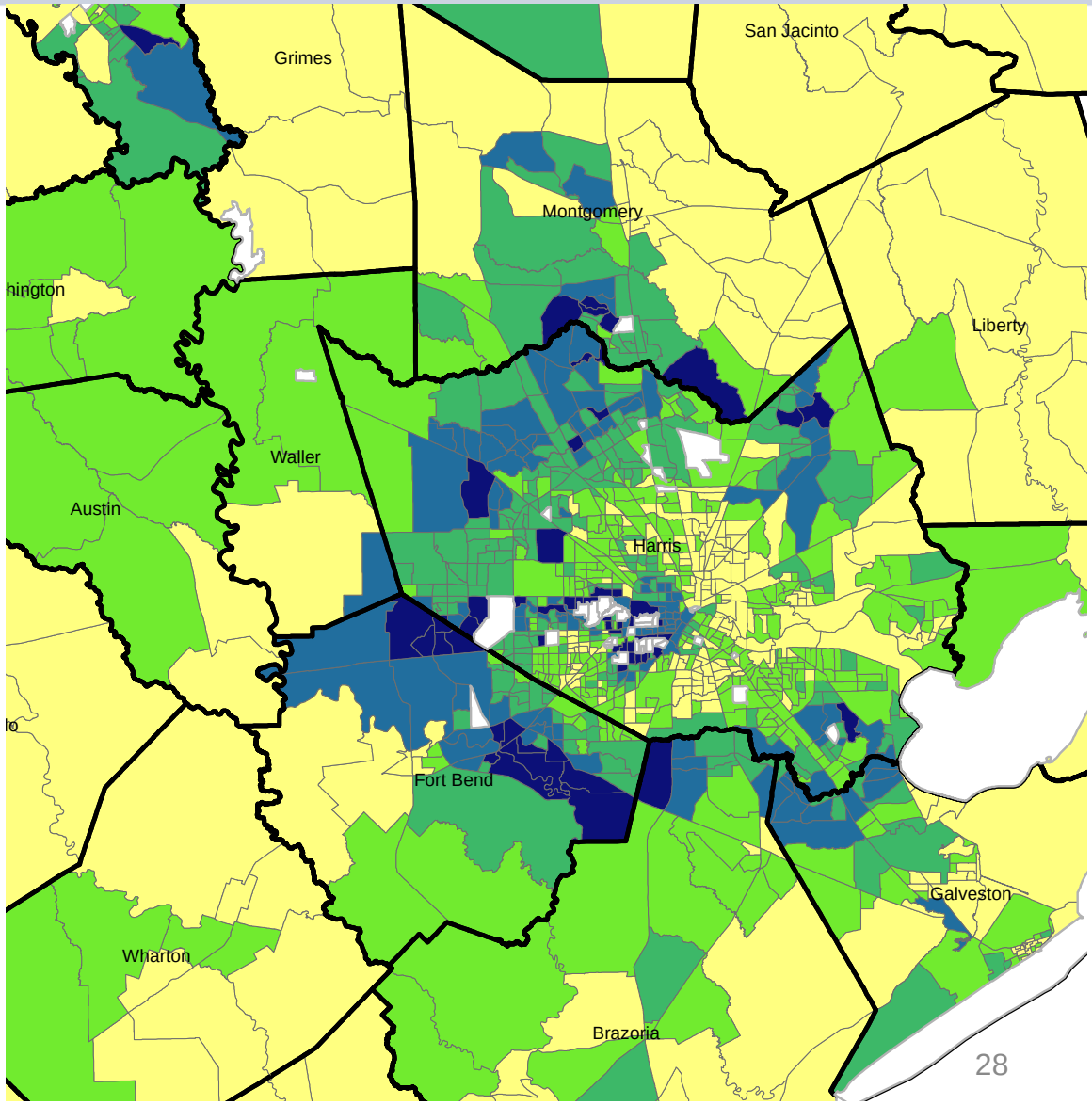
$ 4301 - 6,300

$ 6,301 - 10,000

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

Annual Median Real Estate Taxes Paid by Census Tract, Houston area, 2006-2010





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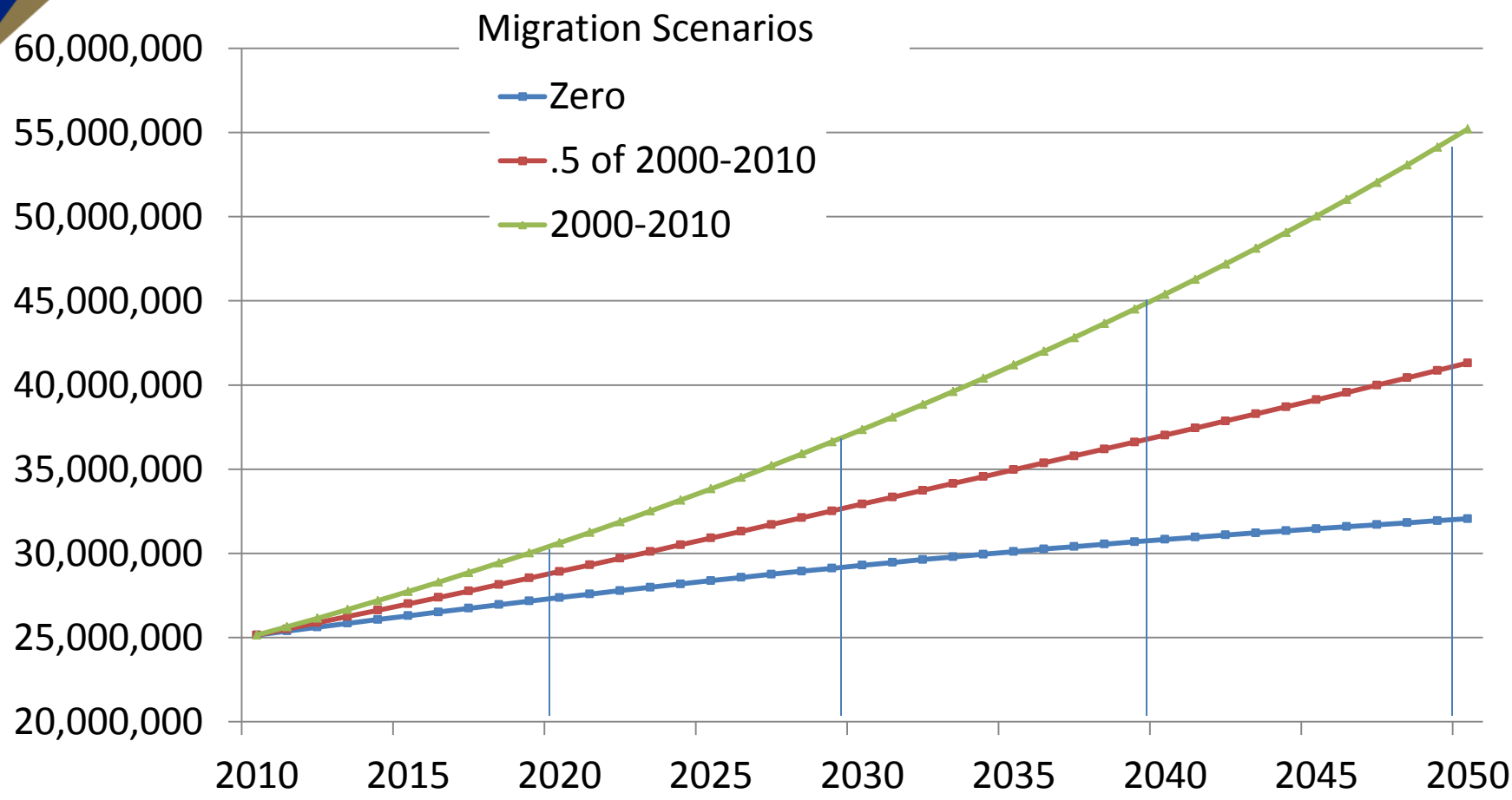
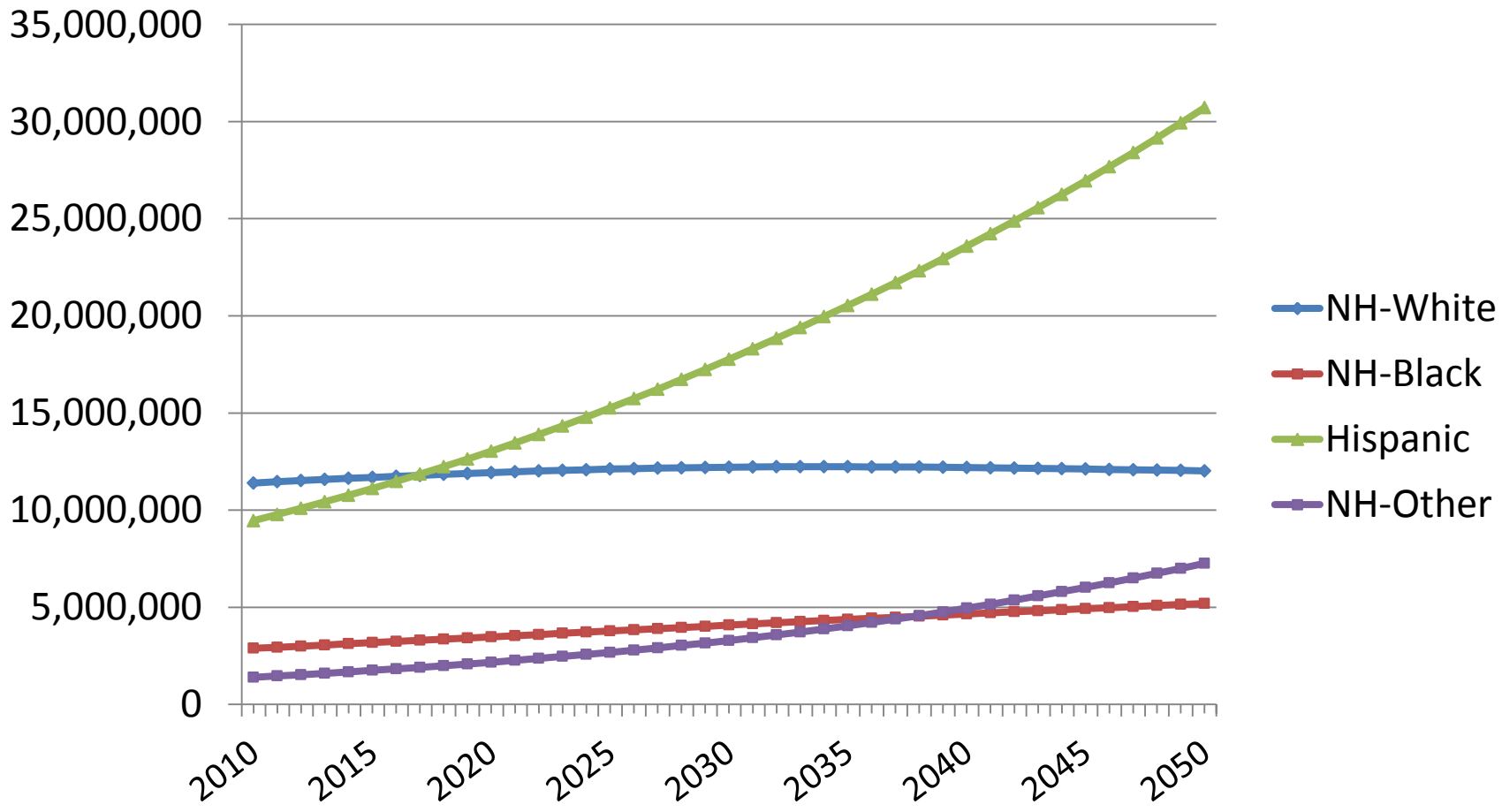
Source: U.S. Census Bureau, American Community Survey, 5 Year Sample 2006-2010.

Projected Population Growth in Texas, 2010-2050



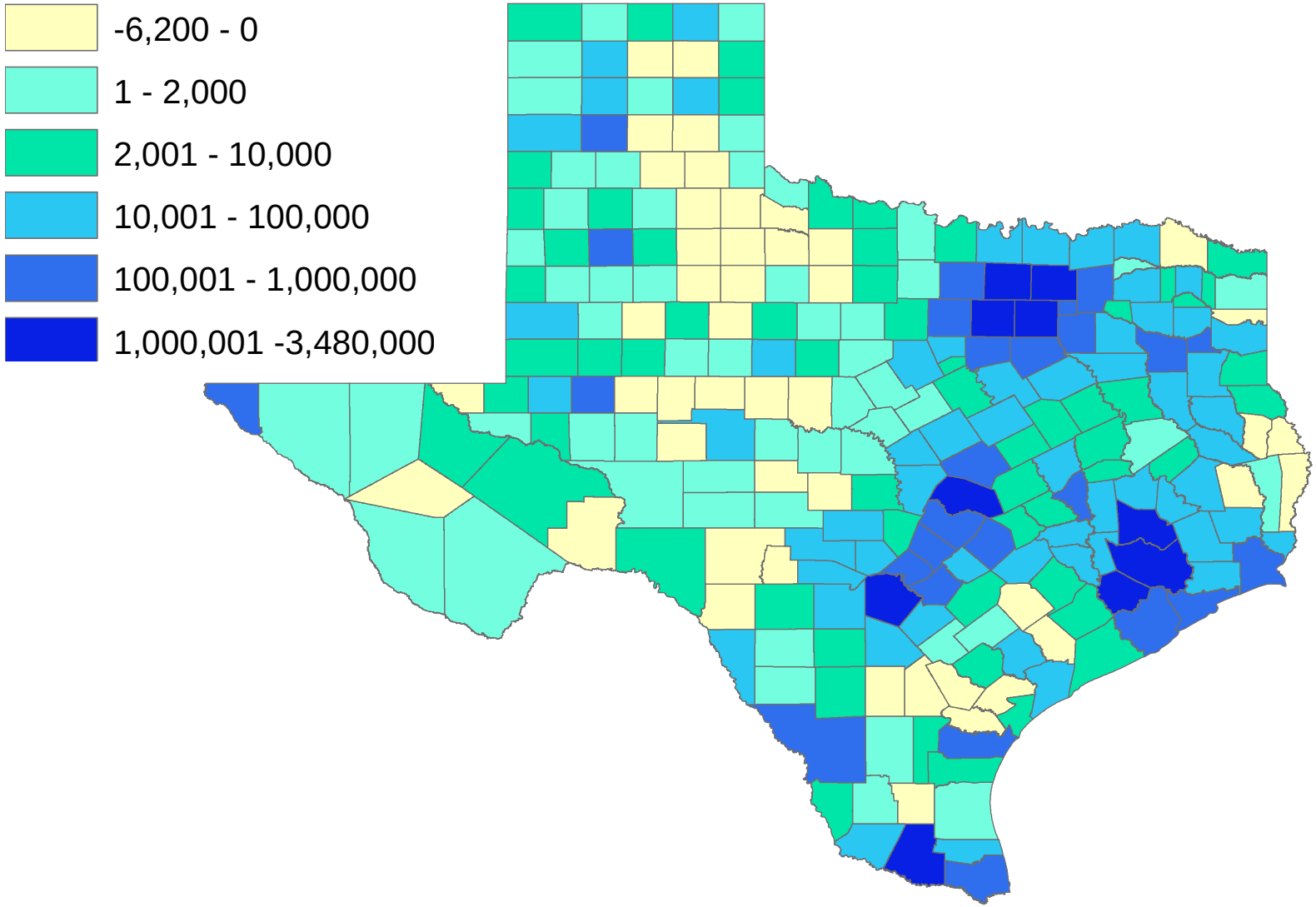
Source: Texas State Data Center 2012 Population Projections

Projected Racial and Ethnic Percent, Texas, 2010-2050



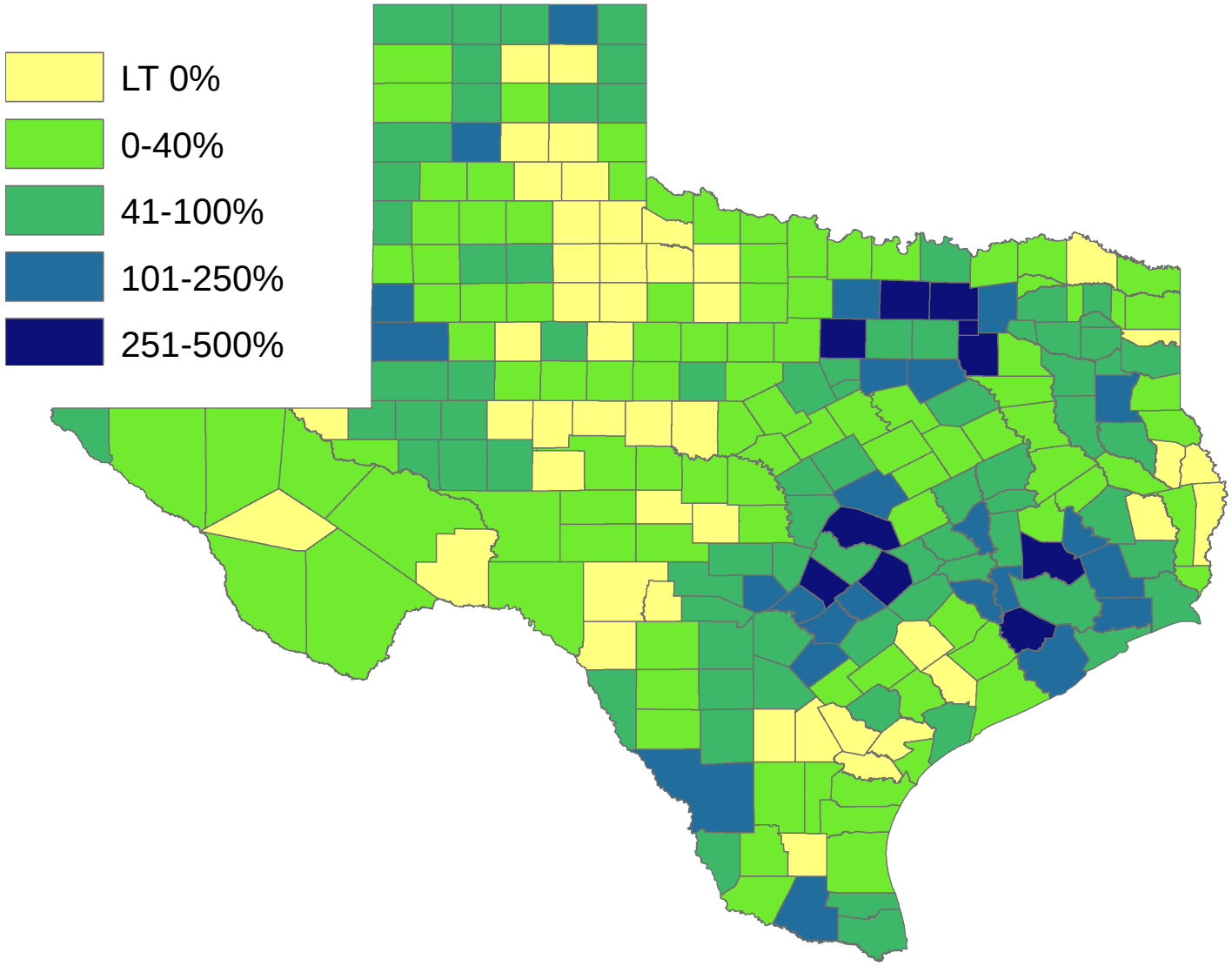
Source: Texas State Data Center 2012 Population Projections , 2000-2010 Migration Scenario

Projected Population Change, Texas Counties, 2010-2050



Source: Texas State Data Center 2012 Population Projections . 2000-2010 Migration Scenario

Projected Percent Population Change, Texas Counties, 2010-2050



Source: Texas State Data Center 2012 Population Projections . 2000-2010 Migration Scenario

Demographics and Destiny

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