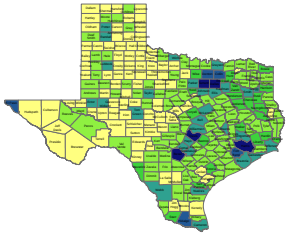
Demographic Trends in Texas: Implications for the Future of Real Estate

Mortgage Lending Institute
October 2, 2014
Dallas, Texas

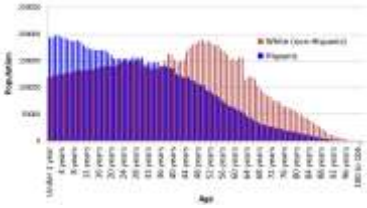
OFFICE OF THE STATE DEMOGRAPHER

Topic Overview

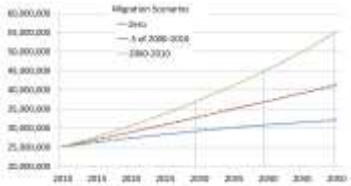
- Population growth and geographic variation of population growth



- Migration patterns



- Race/ethnic composition and change
- Local demographic and socioeconomic characteristics
- Projected population growth



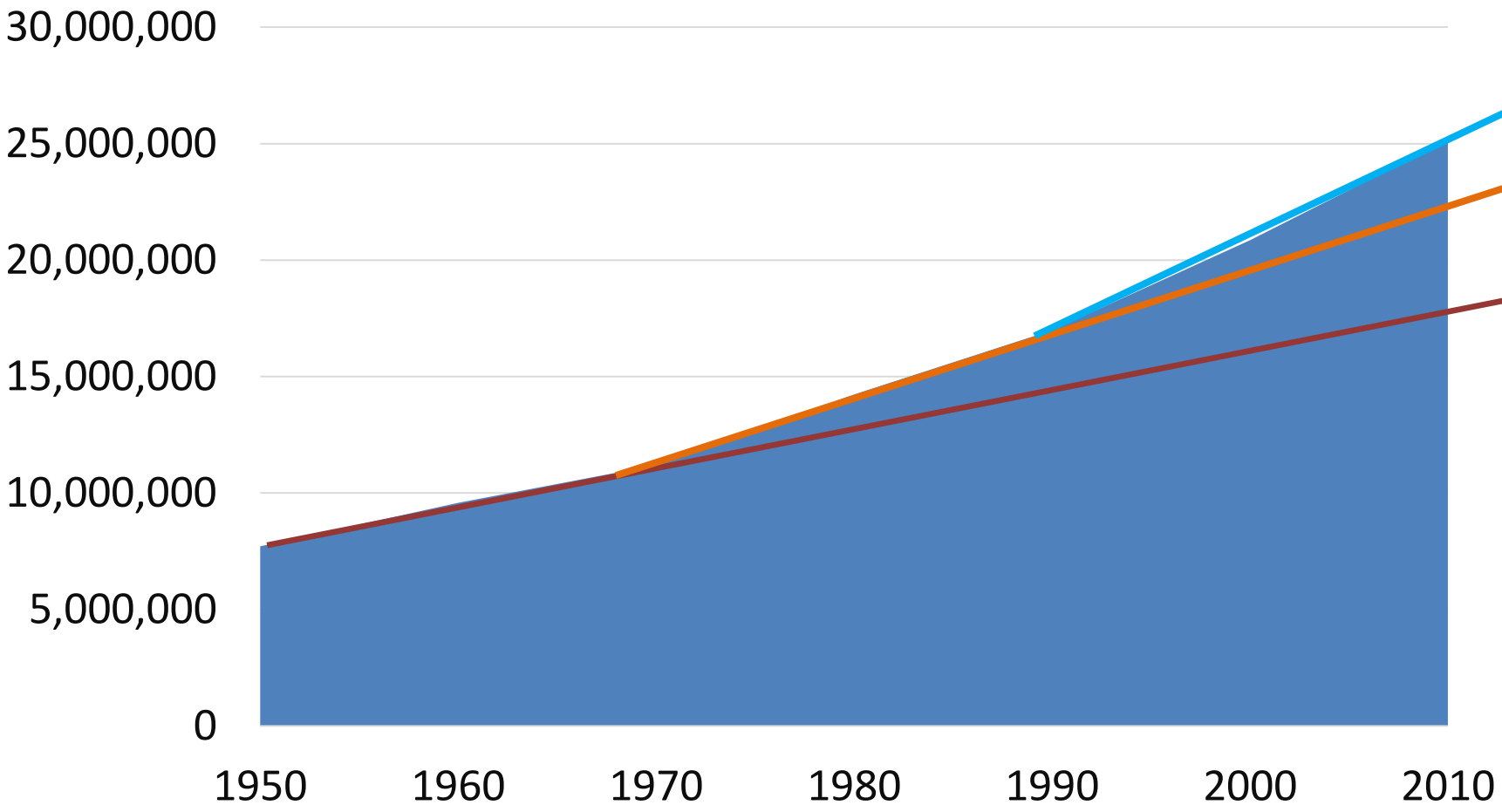
Total Population and Components of Population Change in Texas, 1950-2013

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

*** 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.**

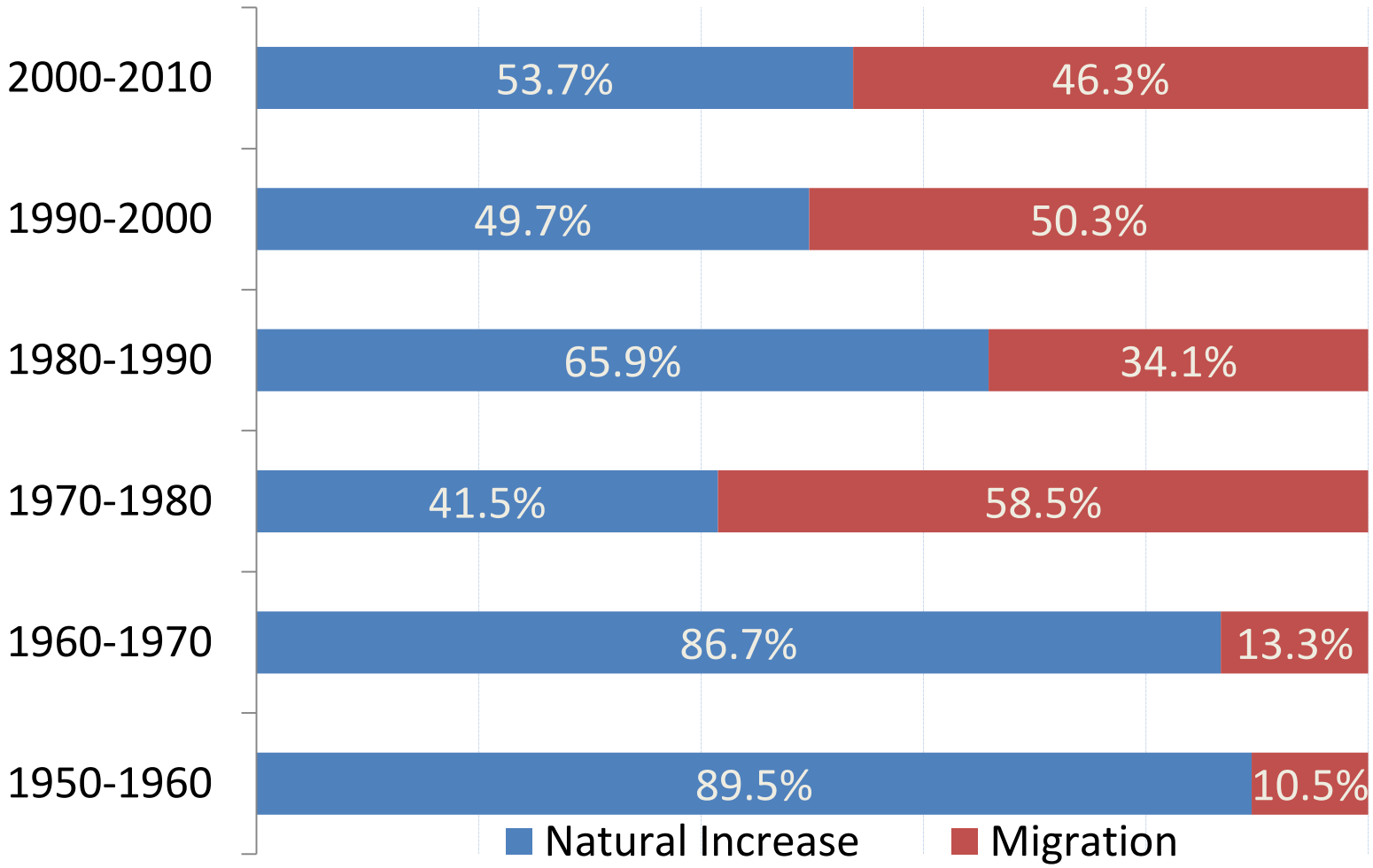
Source: U.S. Census Bureau, Census Counts and Population Estimates

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

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

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

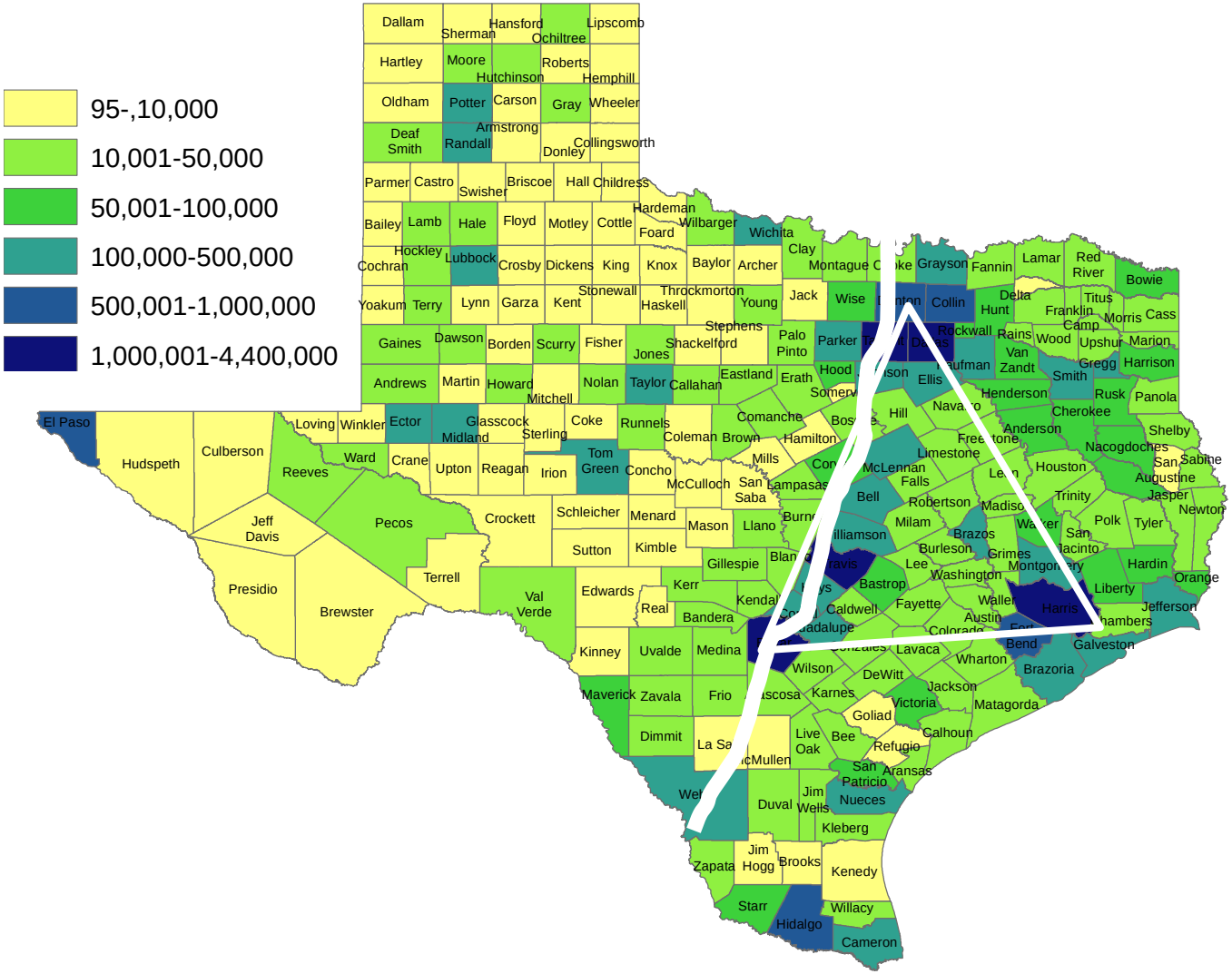
Source: U.S. Census Bureau, 2013 Vintage Population Estimates

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

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

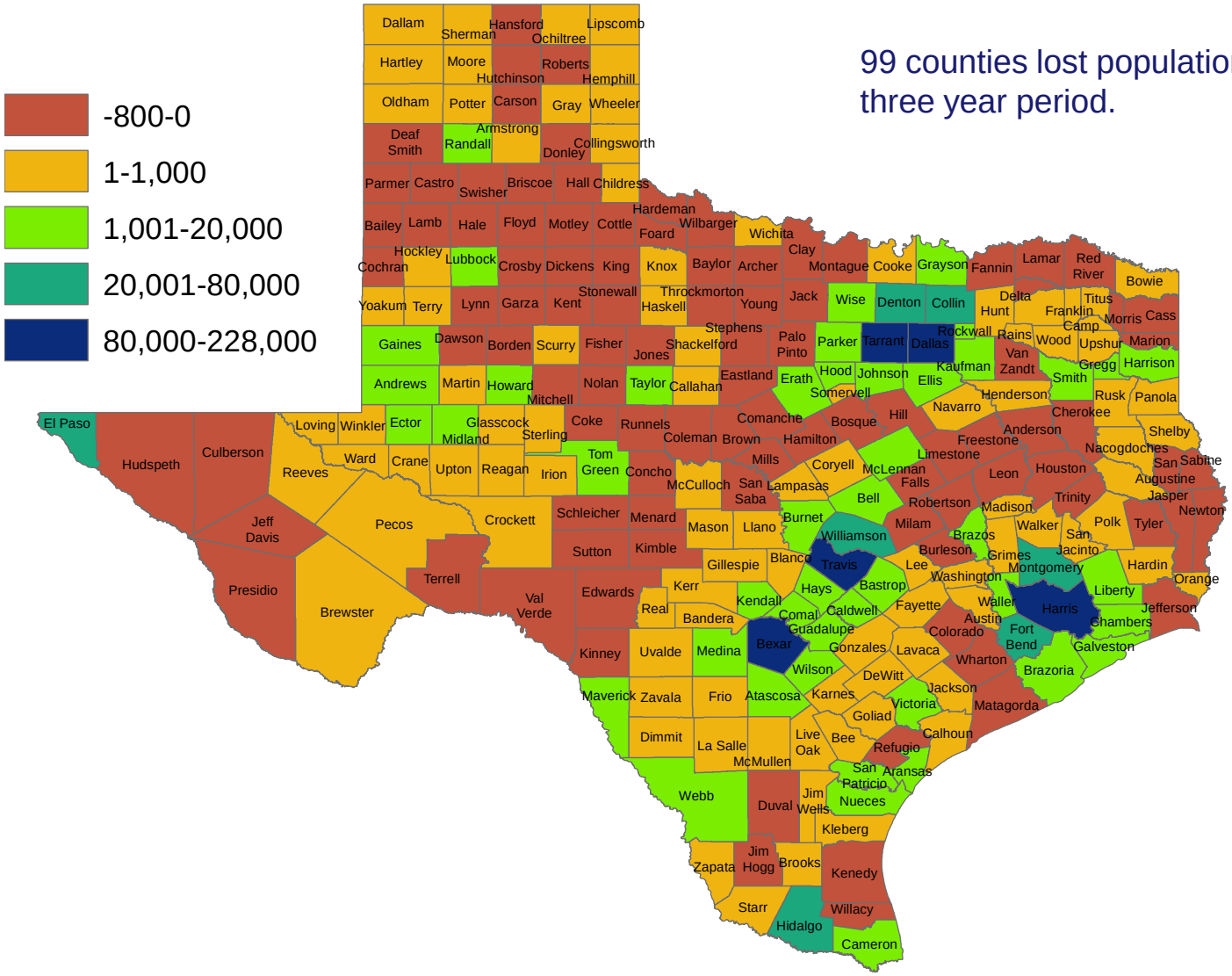
Source: U.S. Census Bureau, 2013 Vintage Population Estimates

Total Estimated Population by County, Texas, 2013



Source: U.S. Census Bureau, 2013 Vintage Population Estimates

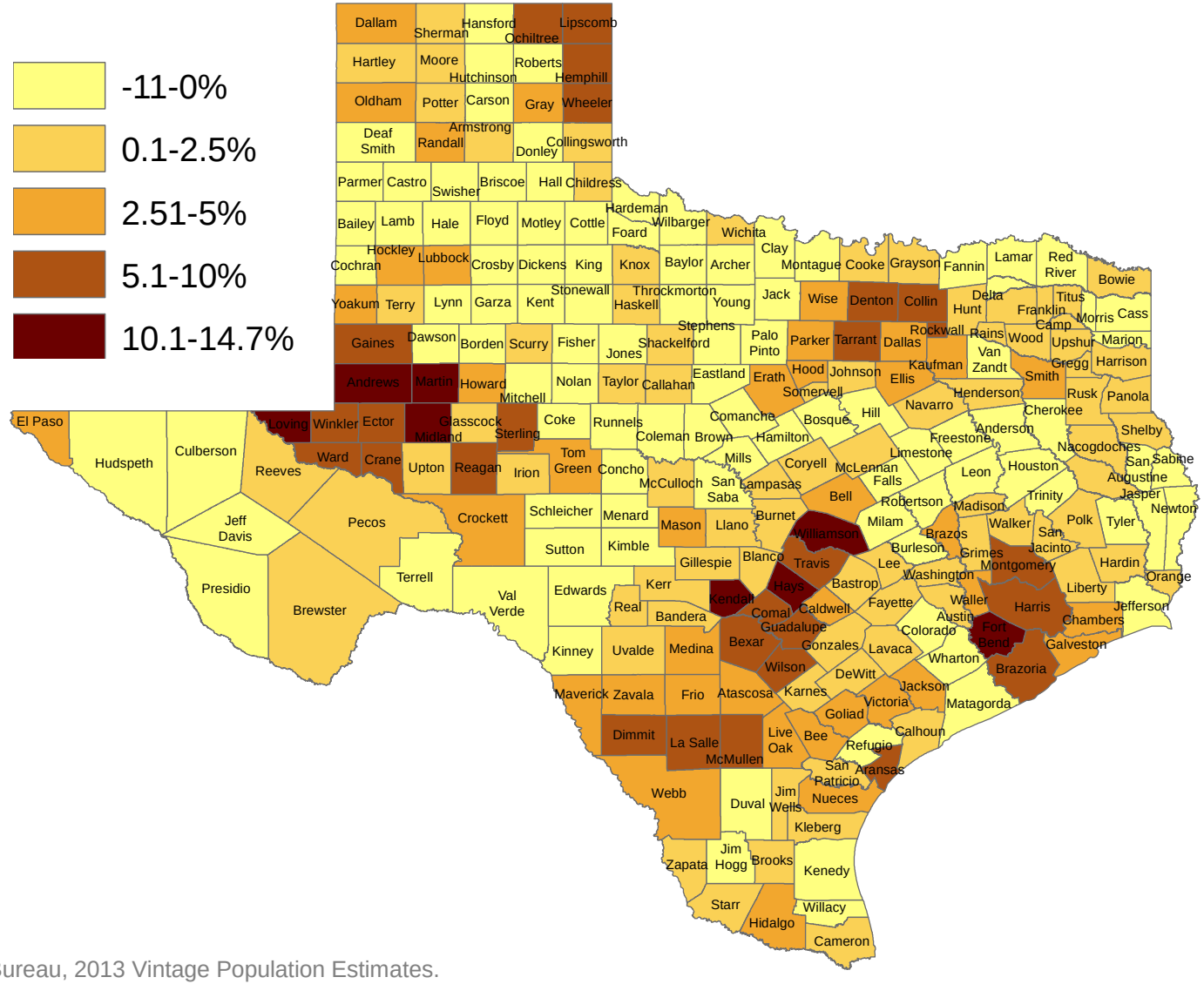
Estimated Change of the Total Population by County, Texas, 2010 to 2013



99 counties lost population over the three year period.

Source: U.S. Census Bureau, 2013 Vintage Population Estimates.

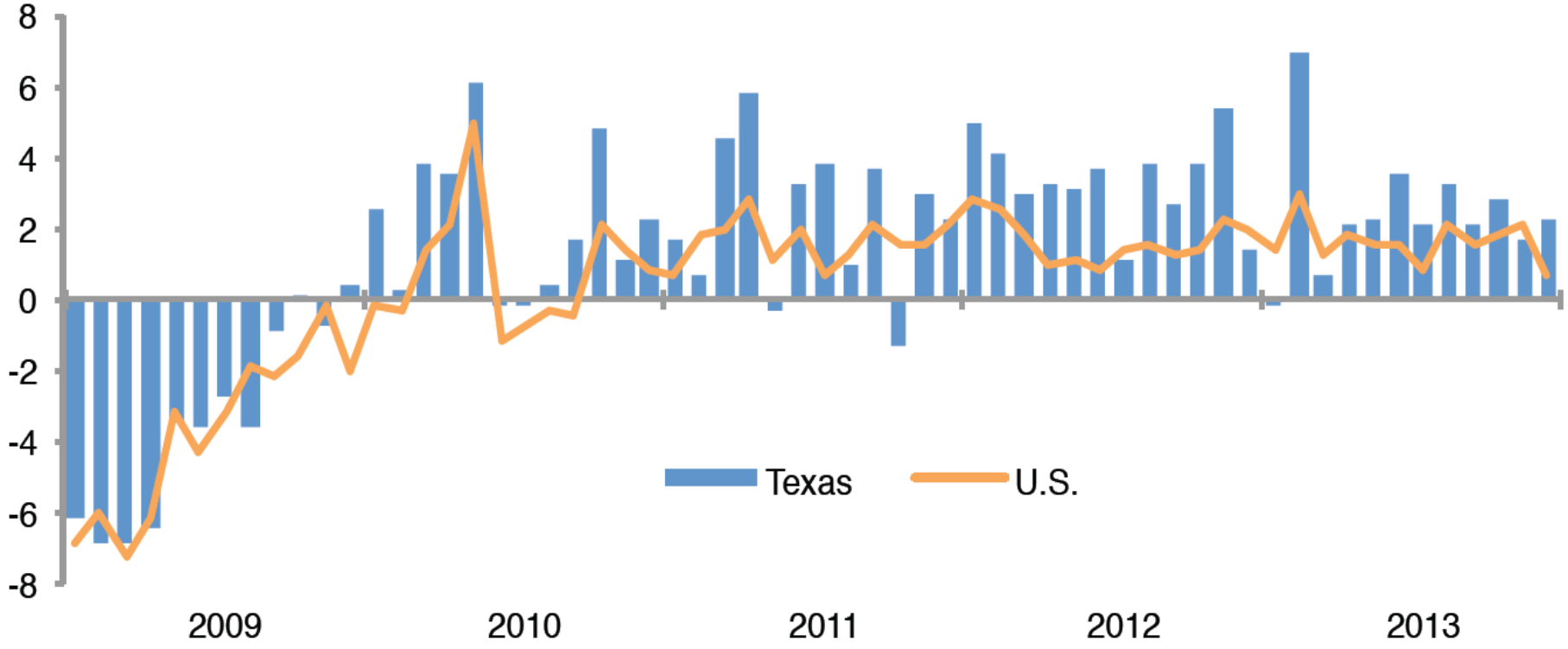
Estimated Percent Change of the Total Population by County, Texas, 2010 to 2013



Source: U.S. Census Bureau, 2013 Vintage Population Estimates.

Employment Growth

Month-over-month percent change, annualized



Source: Federal Reserve Bank of Dallas, Texas Economic Indicators, February 2014

Denton County (Denton), Texas

Population (2010): 662,614
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

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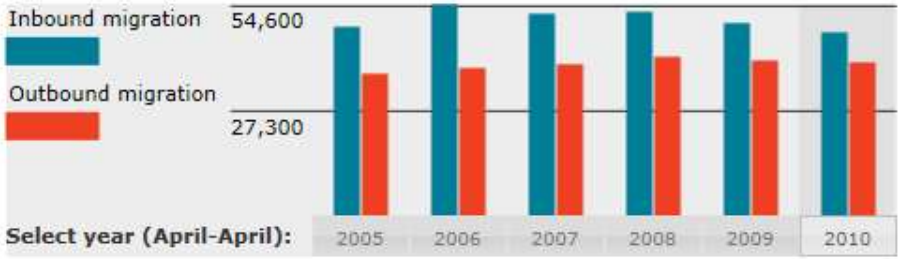

Enter a county or major city:

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

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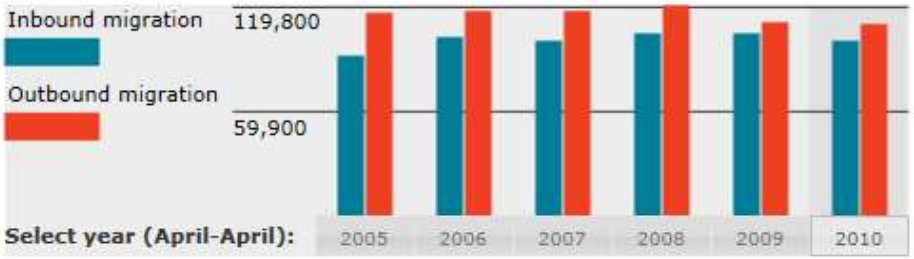

Enter a county or major city:

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

Lubbock County (Lubbock), Texas

Population (2010): 278,831
Population (2005): 257,779
Inbound income per cap. (2010): $18,500
Outbound income per cap. (2010): $19,500
Non-migrant income per cap. (2010): $22,000

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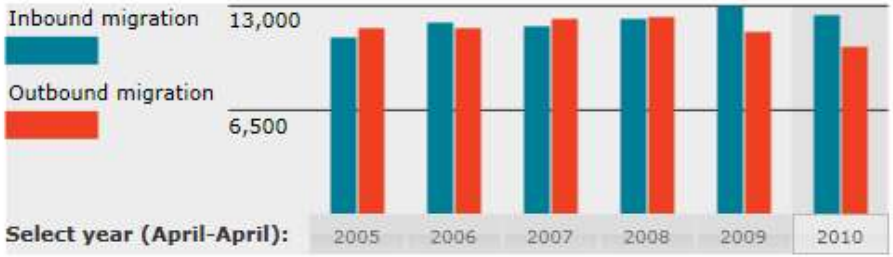

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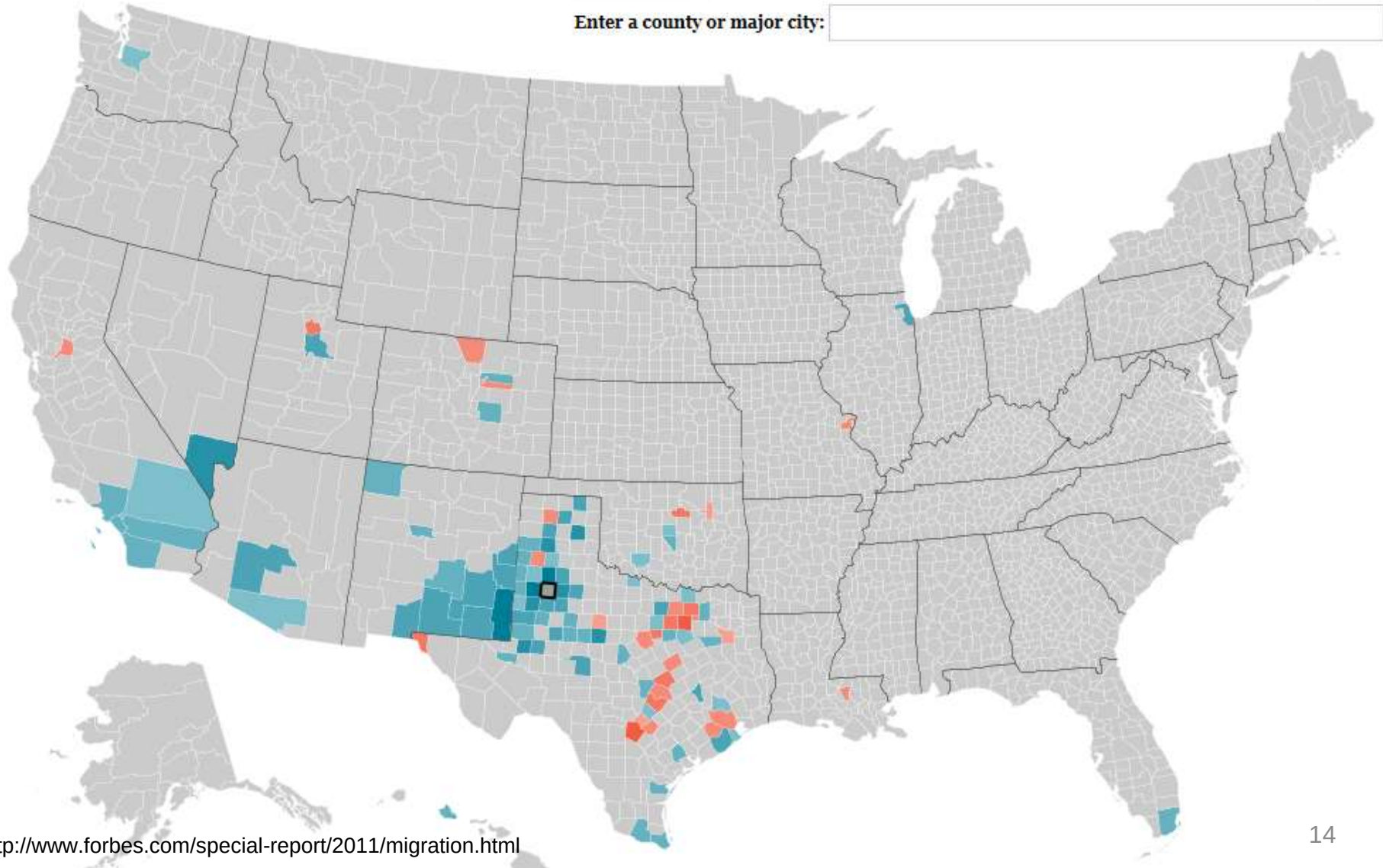

http://www.forbes.com/special-report/2011/migration.html

Gray County (Pampa), Texas

Population (2010): 22,535
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

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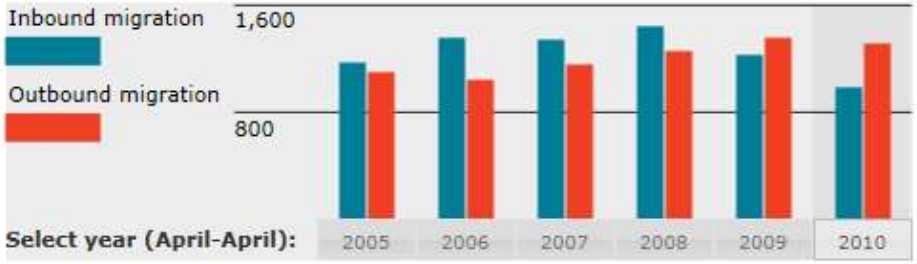

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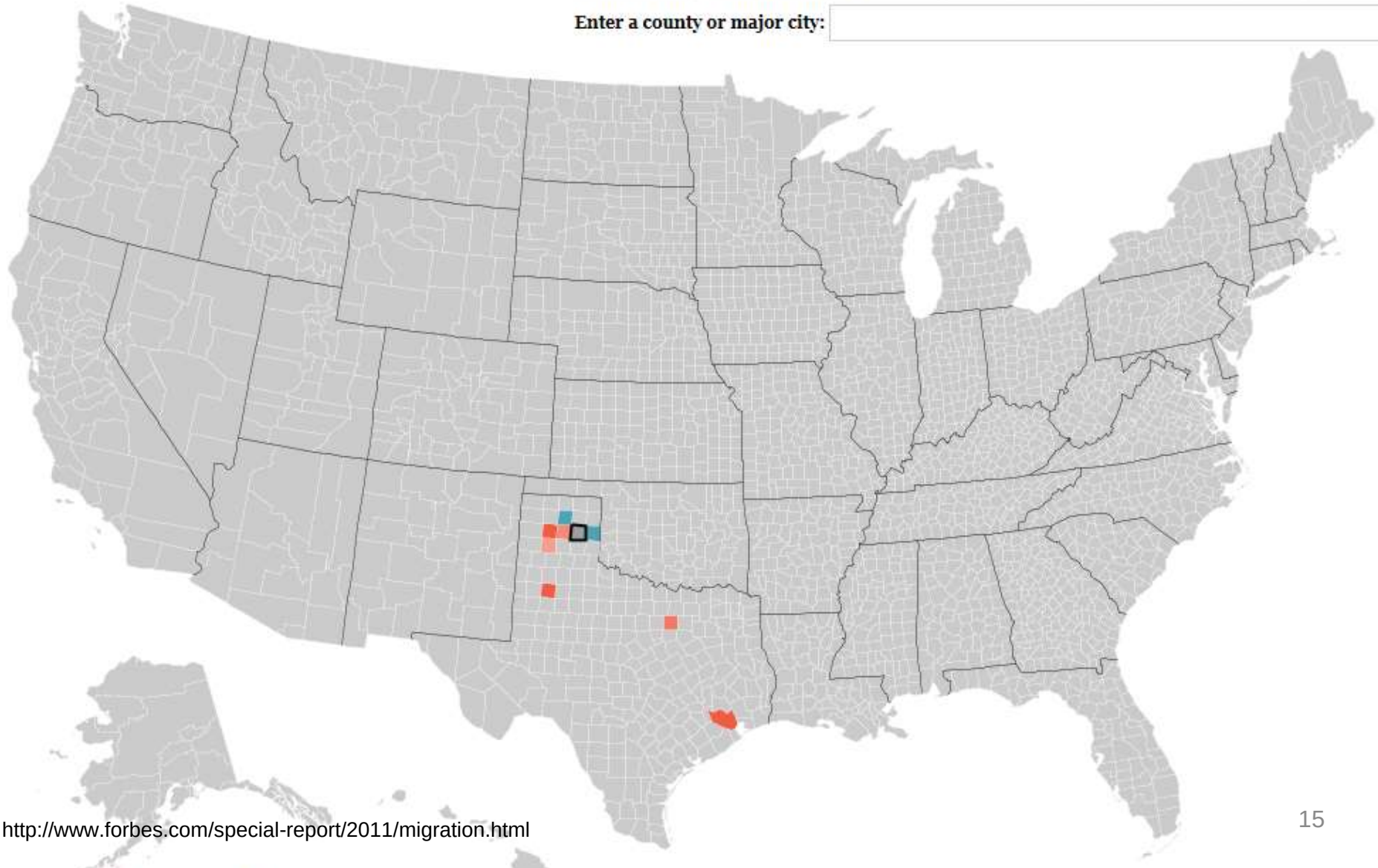

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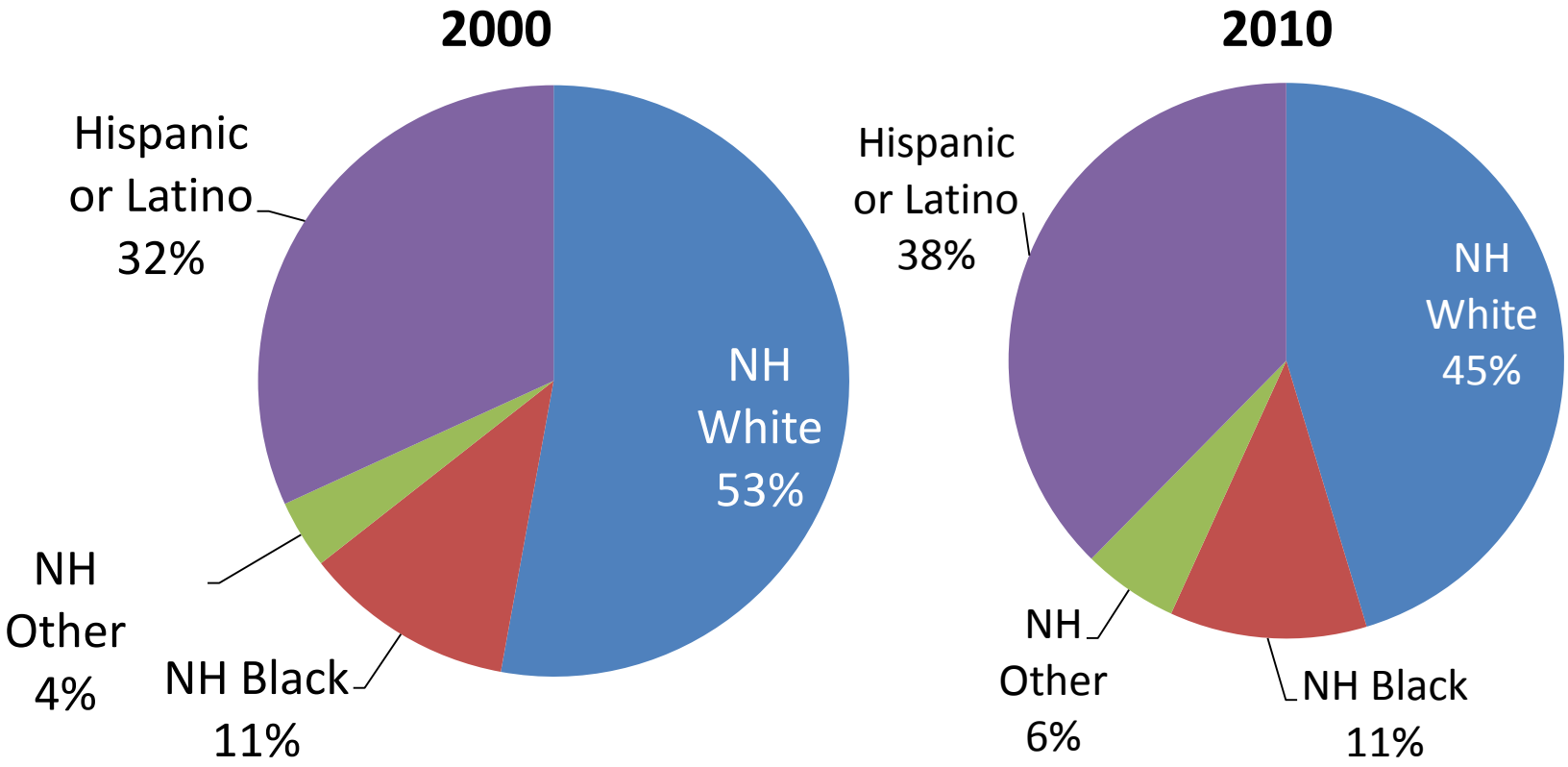
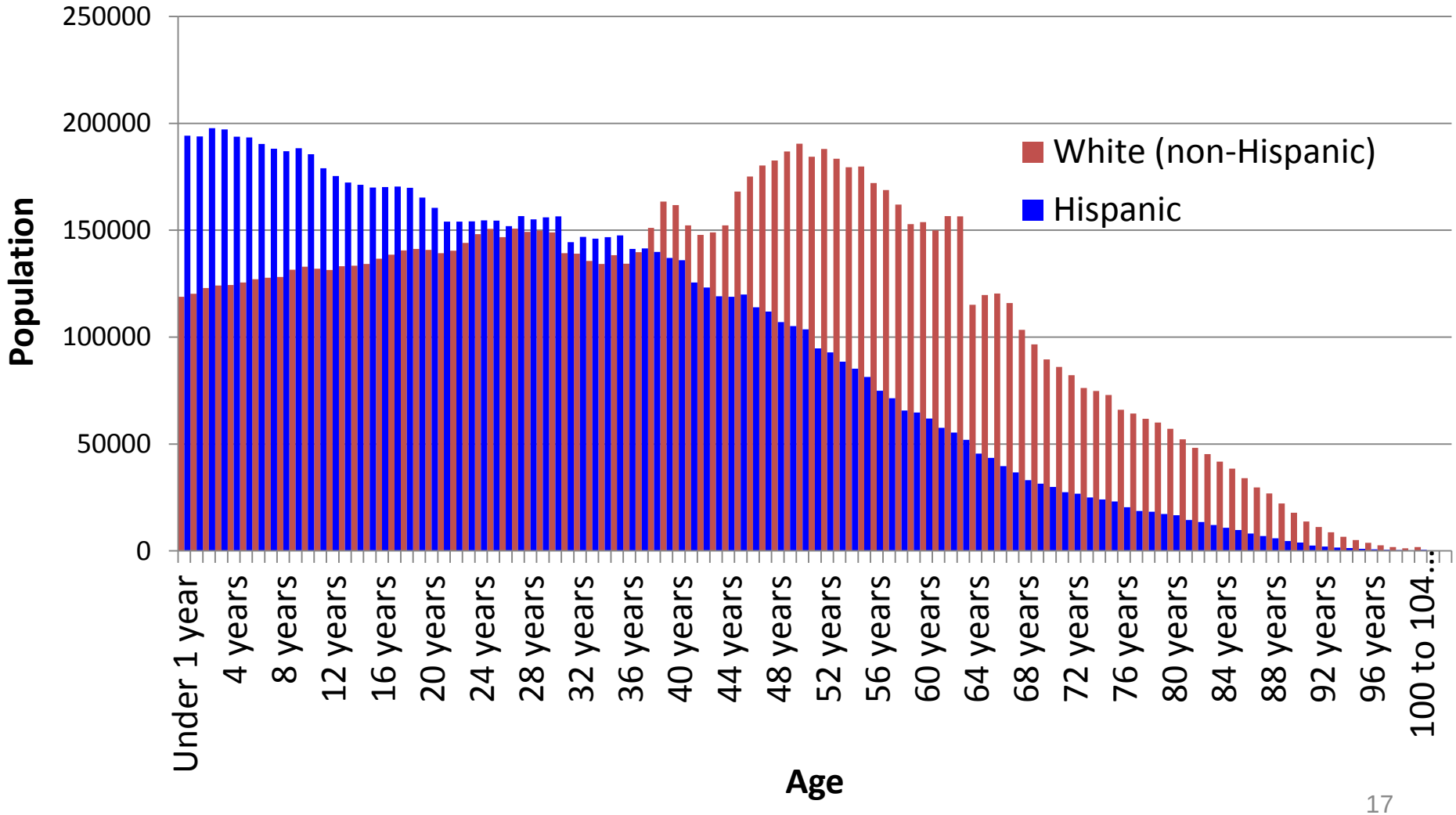
Texas Racial and Ethnic Composition, 2000 and 2010



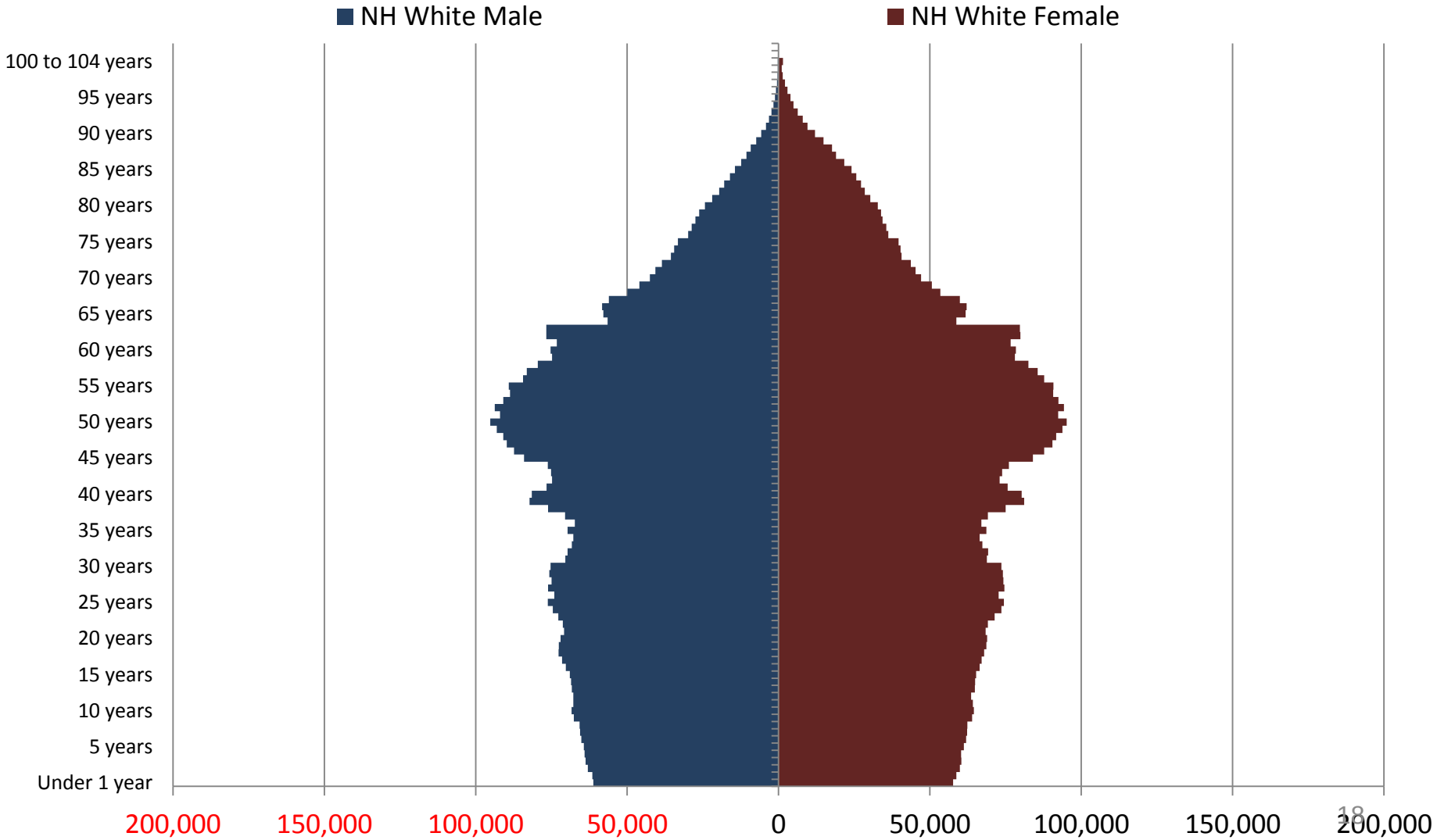
Source: U.S. Census Bureau. 2000 and 2010 Census count

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



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

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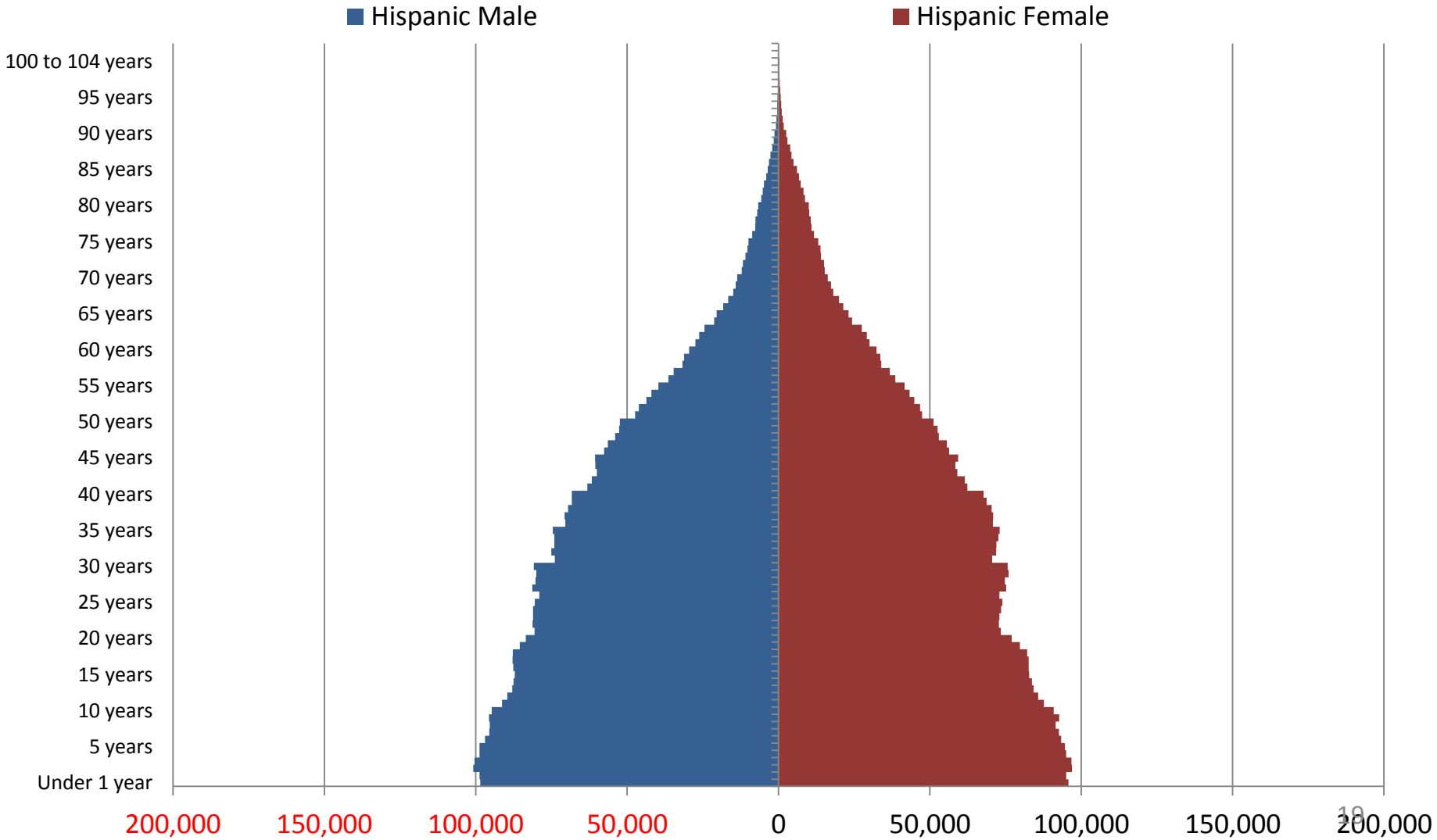

Source: U.S. Census Bureau 2010 Decennial Census, SF1

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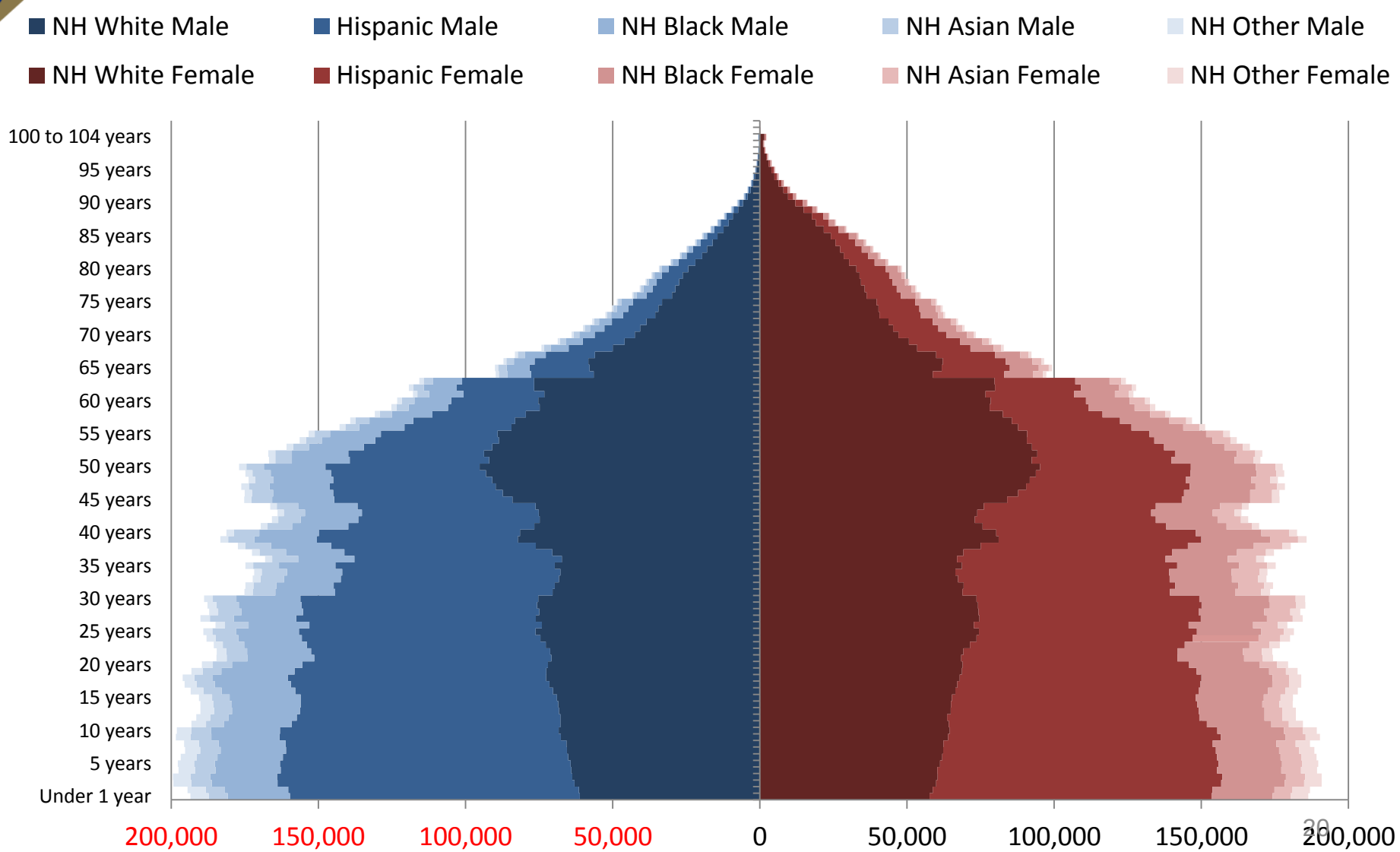
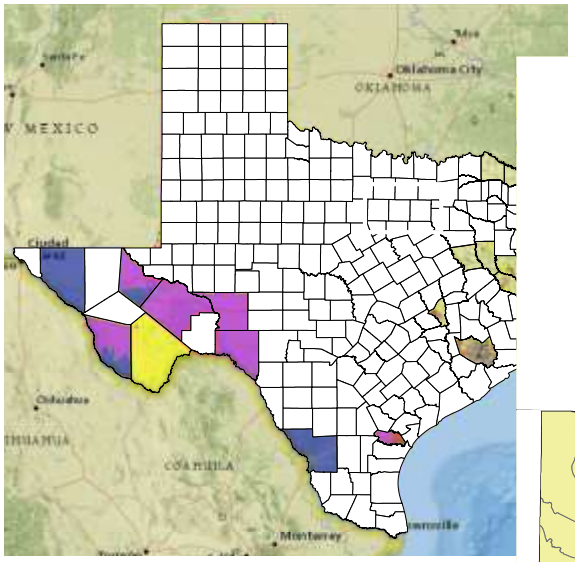
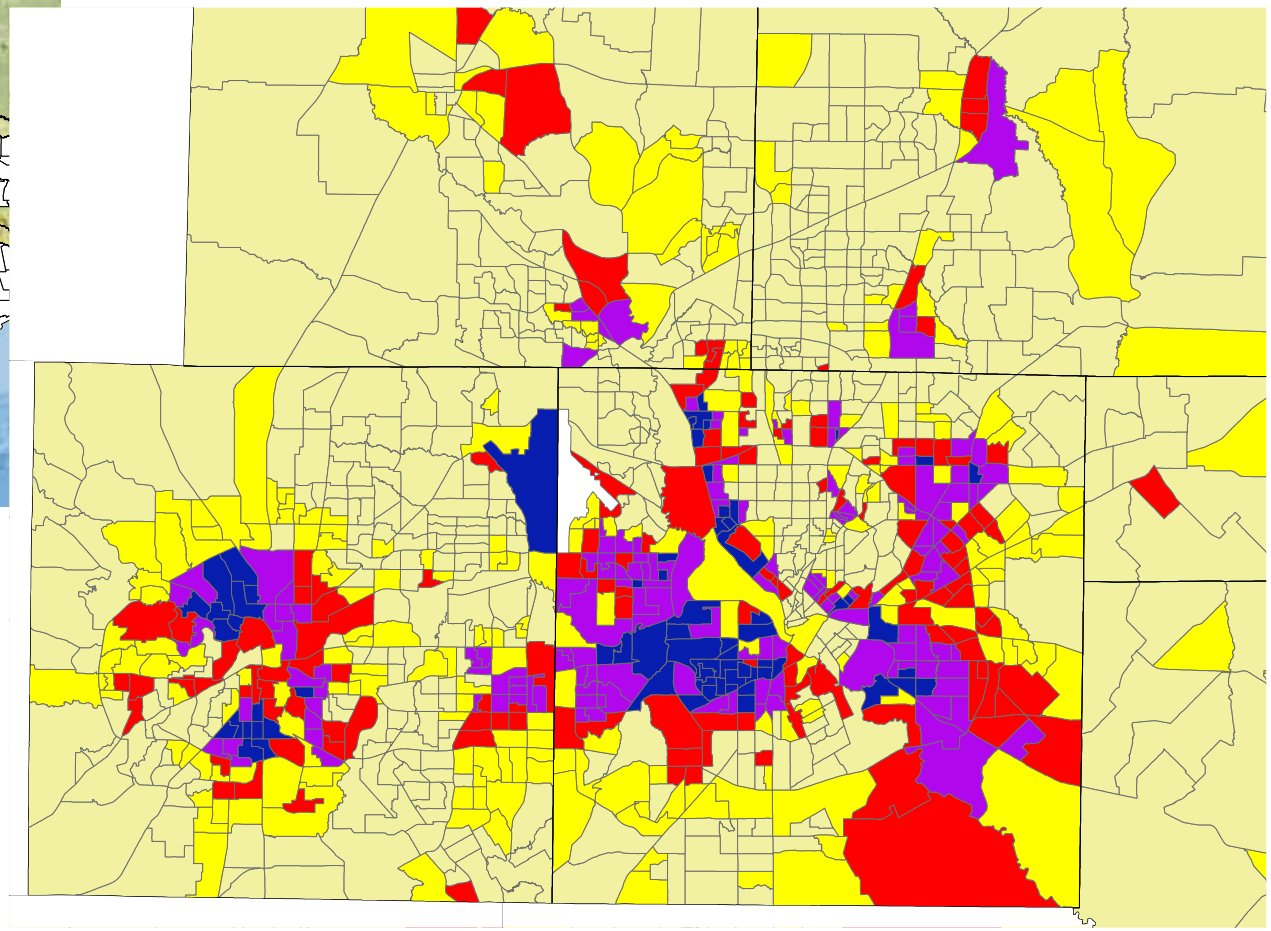


Source: U.S. Census Bureau 2010 Decennial Census, SF1

Percent of Hispanic, Census Tracts, 2010



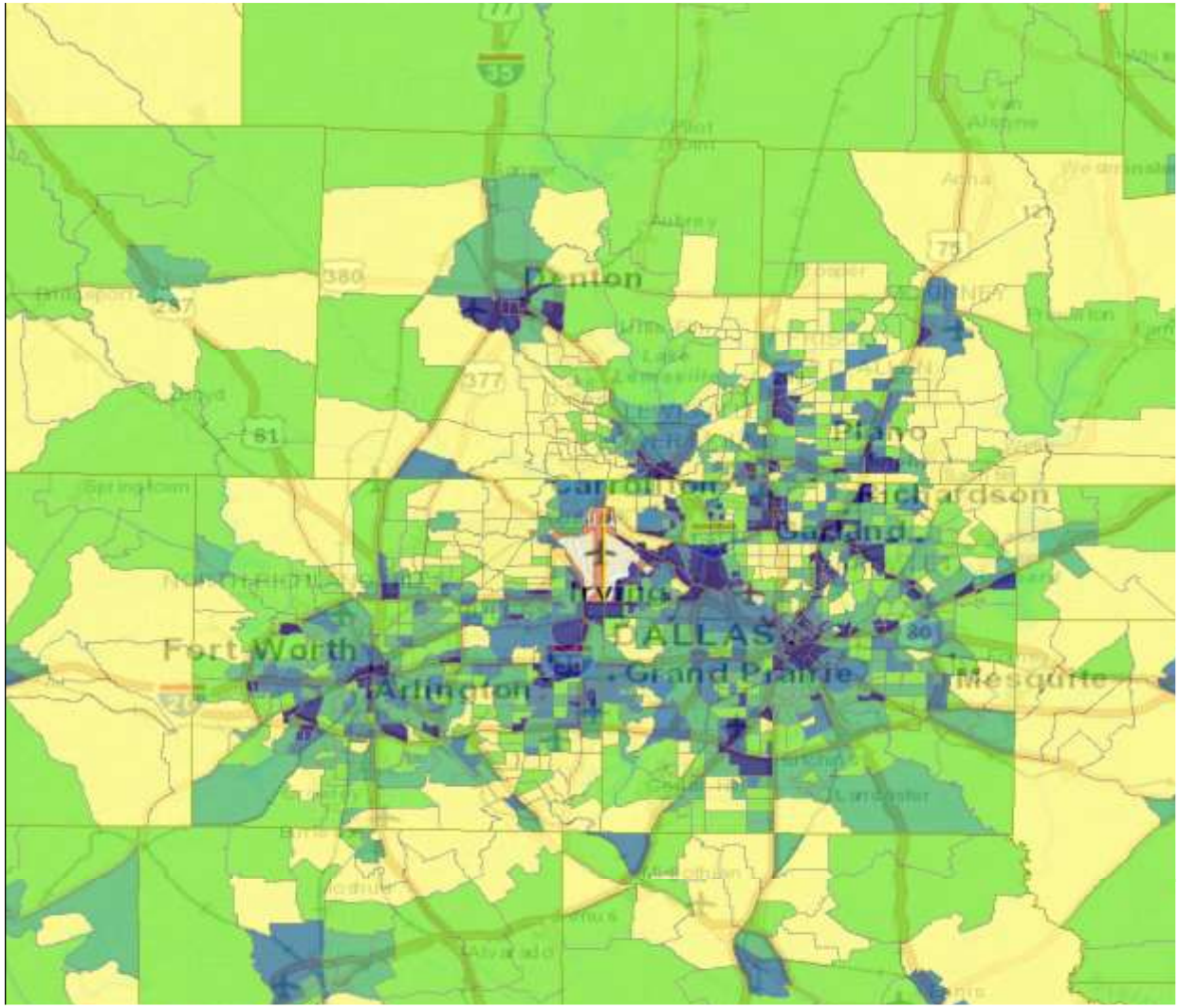


- 0-20%
- 20.1-35%
- 35.1-50%
- 50.1-75%
- 75.1-100%

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

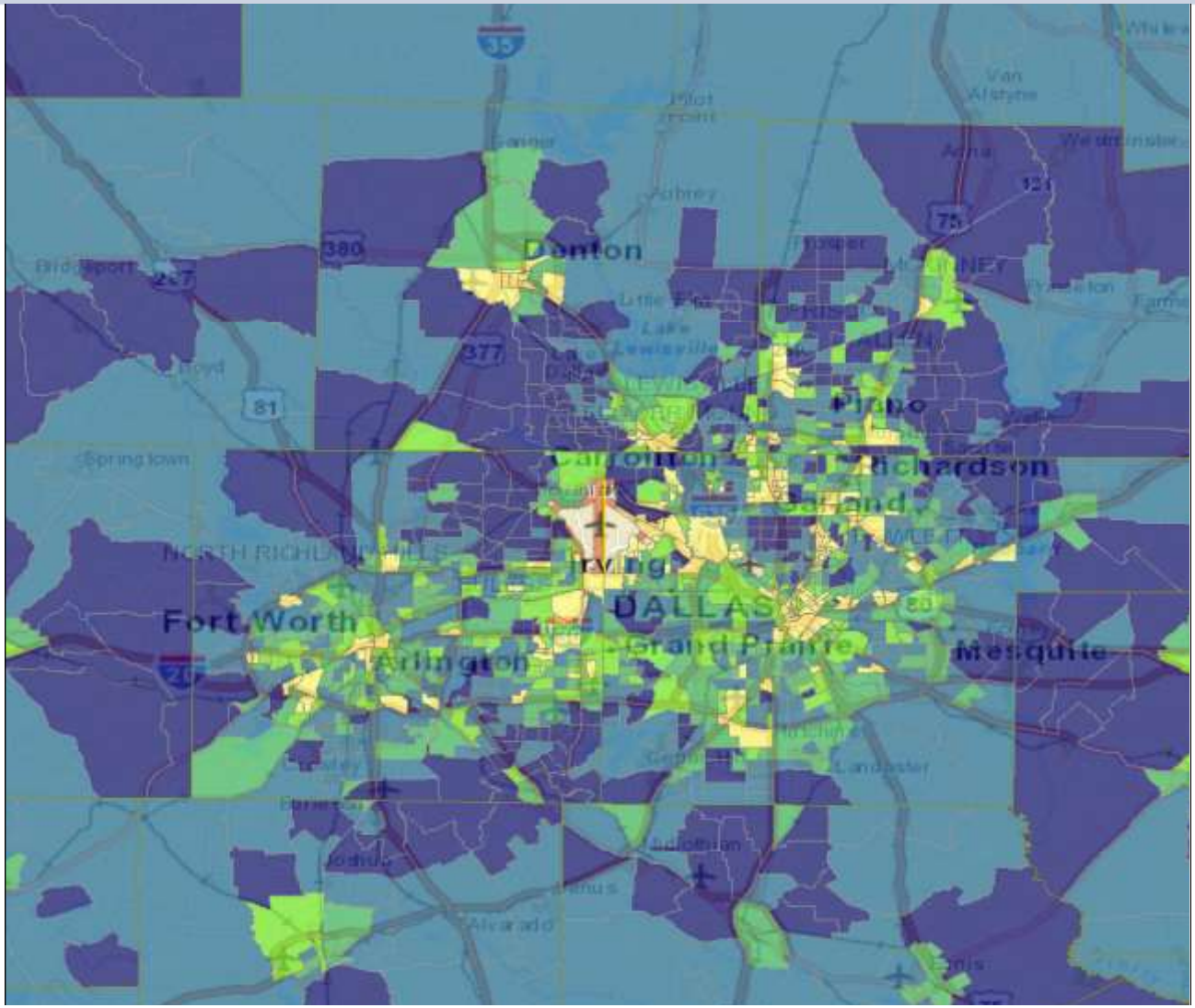
- 0-15%
- 15.1-30%
- 30.1-50%
- 50.1-75%
- 75.1-100%



Source: U.S. Census Bureau, American Community Survey, Five-Year Sample, 2007-2011.

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

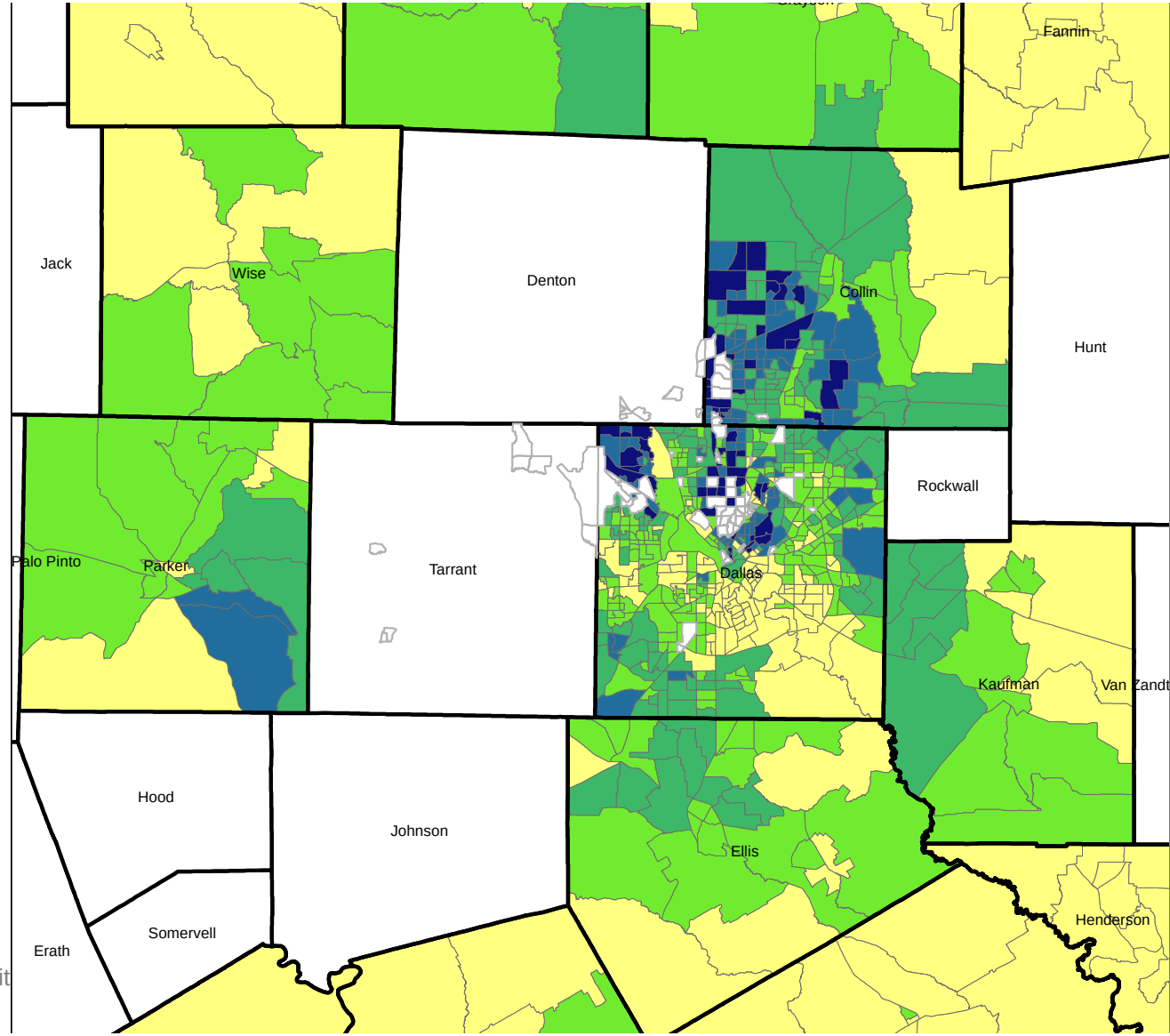
- 0-25%
- 25.1-45%
- 45.1-65%
- 65.1-85%
- 85.1-100%



Source: U.S. Census Bureau, American Community Survey, Five-Year Sample, 2007-2011.

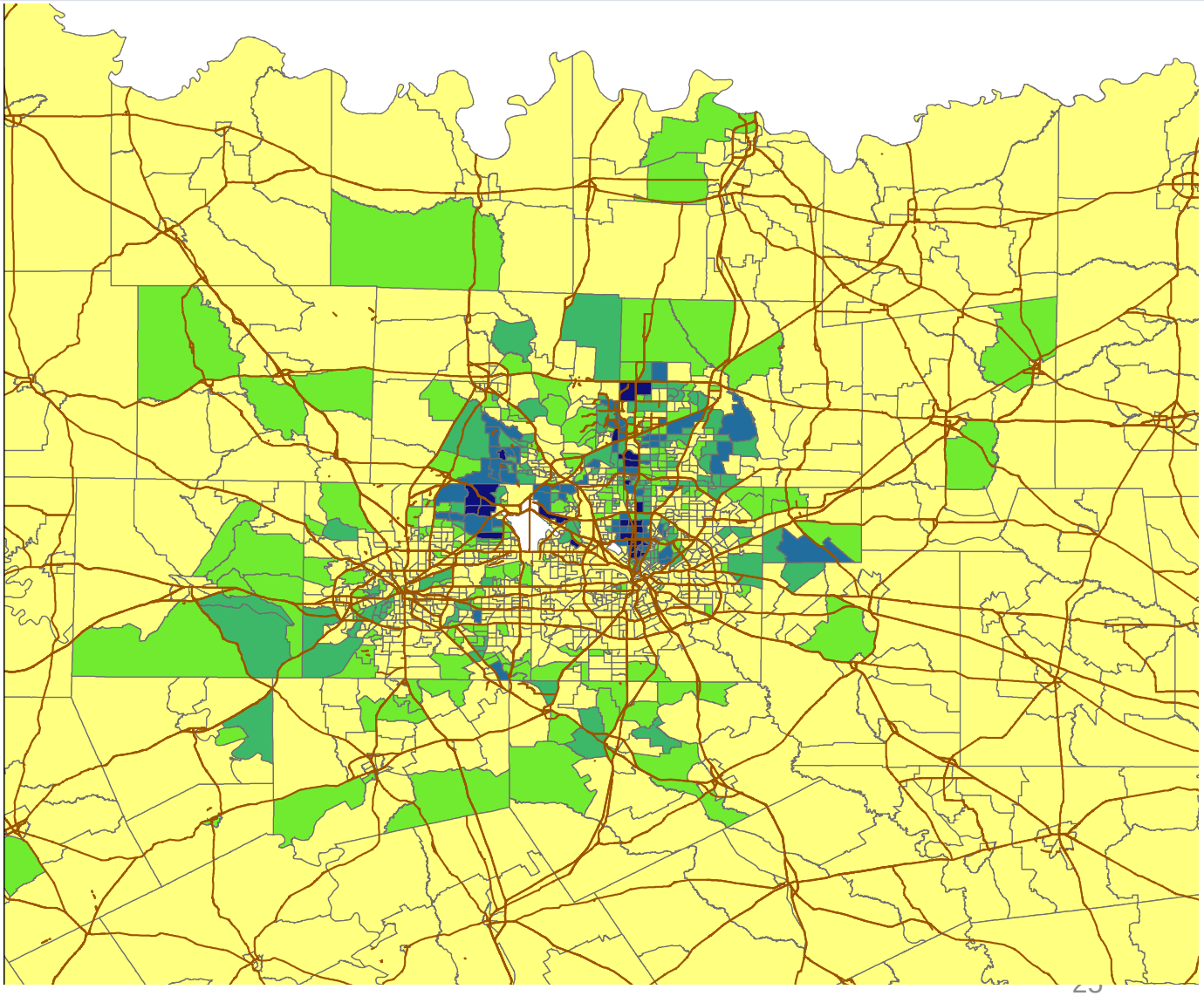
Annual Median Real Estate Taxes Paid, Dallas and Fort Worth Area, Census Tracts, 2006-2010

- $ 200 - 1,575
- $ 1,576 - 2,800
- $ 2,801 - 4,300
- $ 4301 - 6,300
- $ 6,301 - 10,000



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

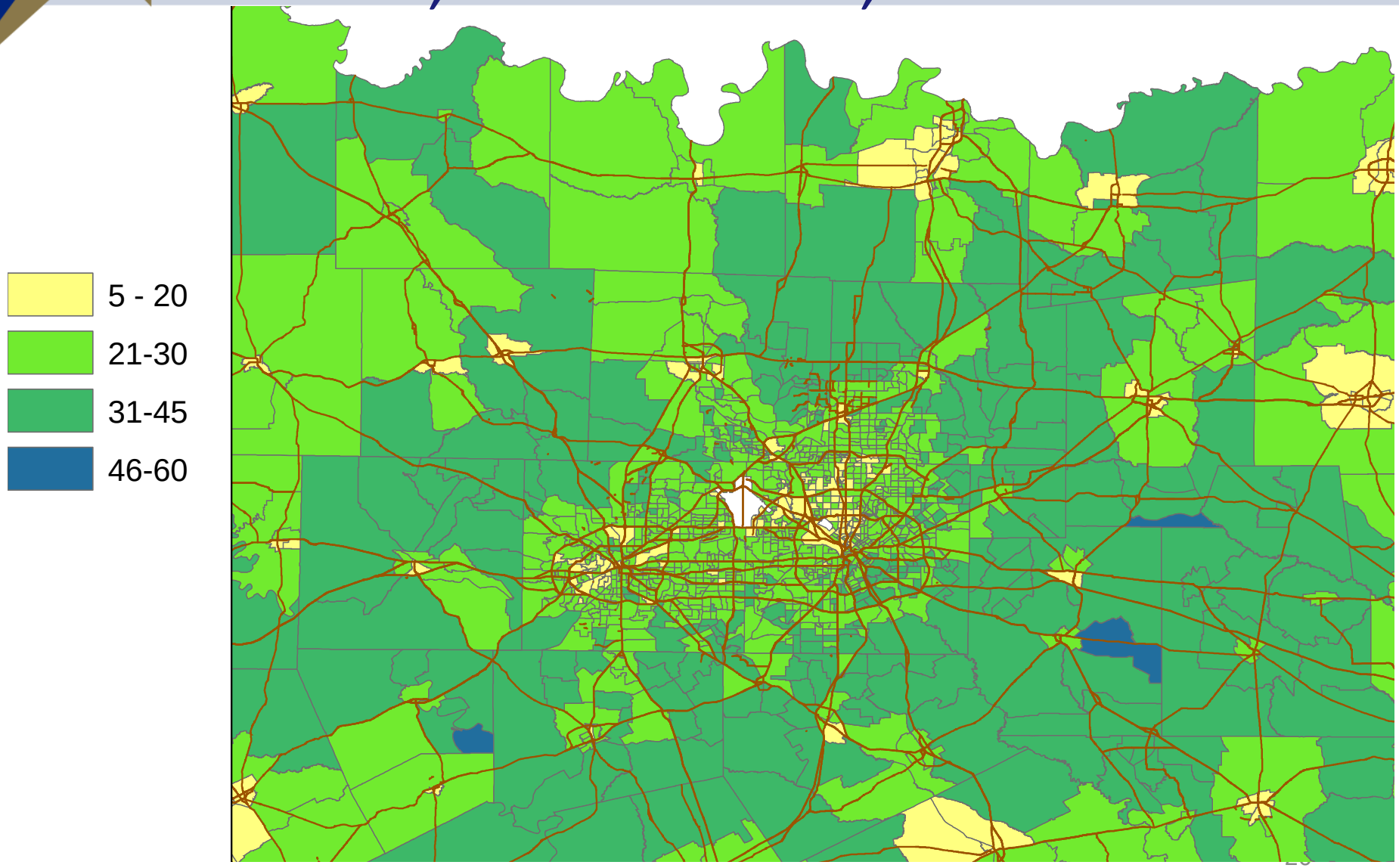
Percent of households with annual income greater than $200,000, Census Tracts, 2007-2011



- 0-5%
- 5.1-10%
- 10.1-20%
- 20.1-35%
- 35.1-64%

Source: U.S. Census Bureau, American Community Survey, 5-Year Sample, 2007-2011

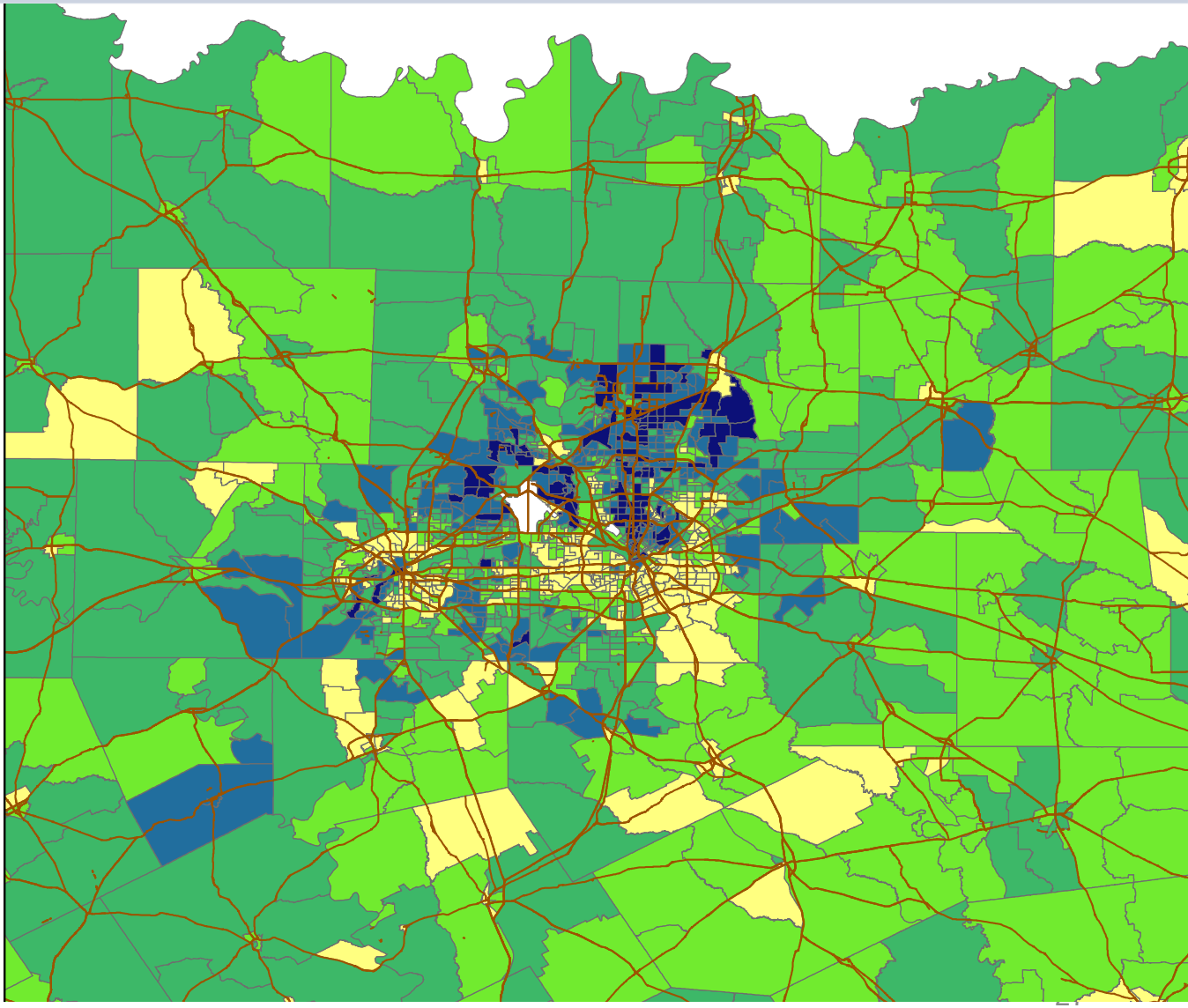
Mean travel time (minutes) to work, Census Tracts, 2007-2011



Source: U.S. Census Bureau, American Community Survey, 5-Year Sample, 2007-2011

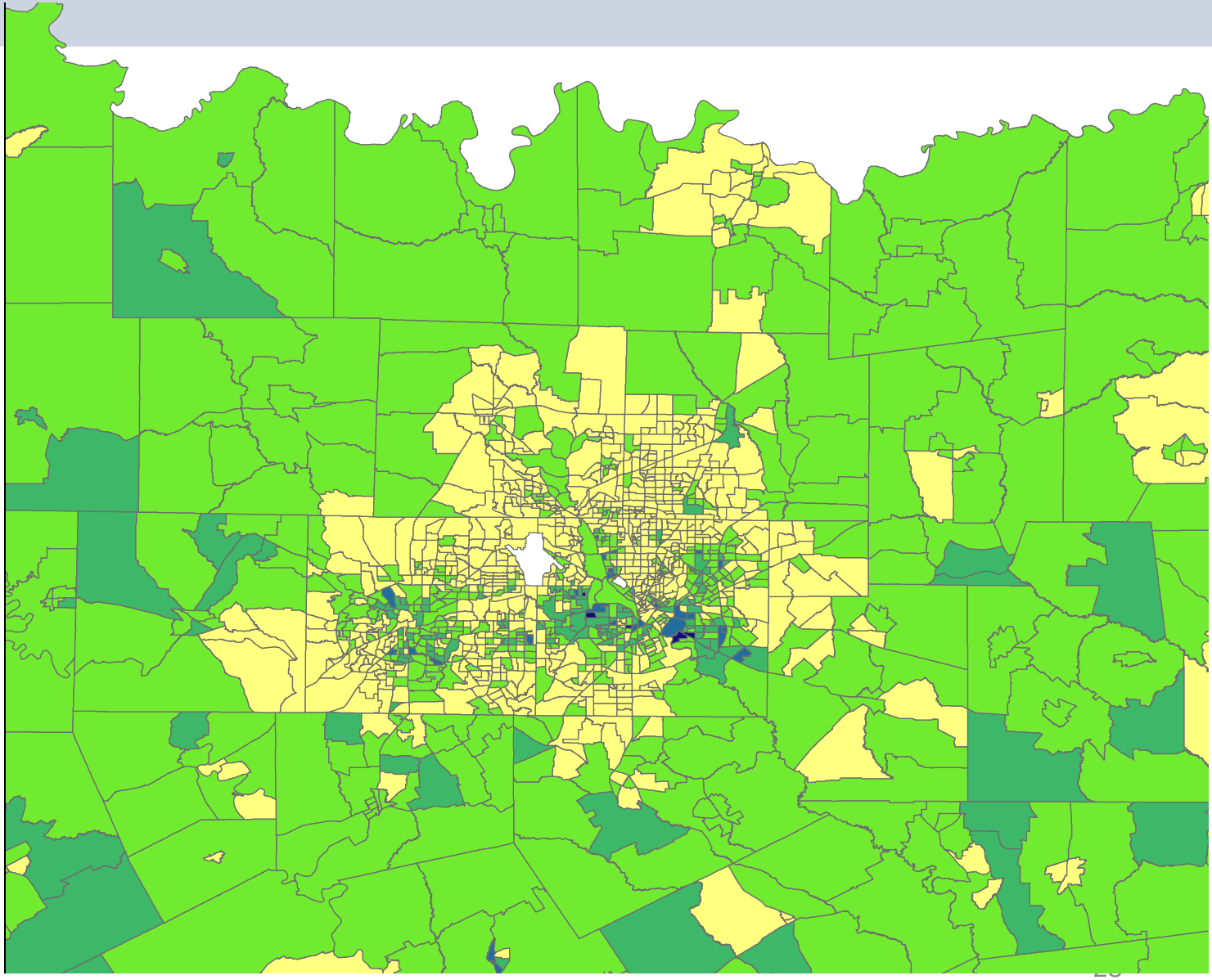
Percent of the CLF employed in management, business, science, and arts, Census Tracts, 2007-2011

- 0-20%
- 21-30%
- 31-45%
- 46-60%
- 61-100%



Source: U.S. Census Bureau, American Community Survey, 5-Year Sample, 2007-2011

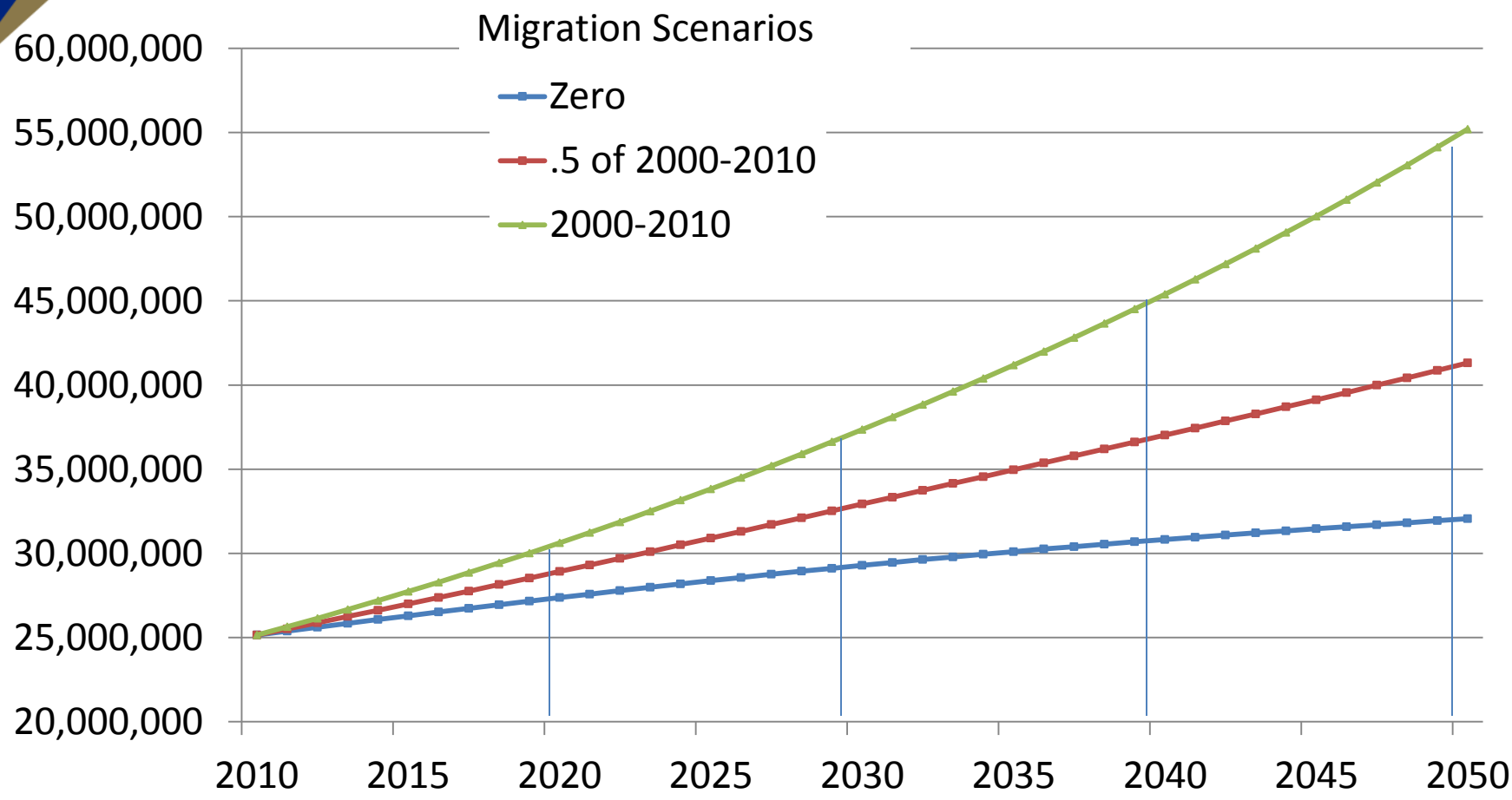
Percent of the CLF employed in natural resources, construction, and maintenance, Census Tracts, 2007-2011



- 0-10%
- 11-20%
- 21-30%
- 31-40%
- 41-53%

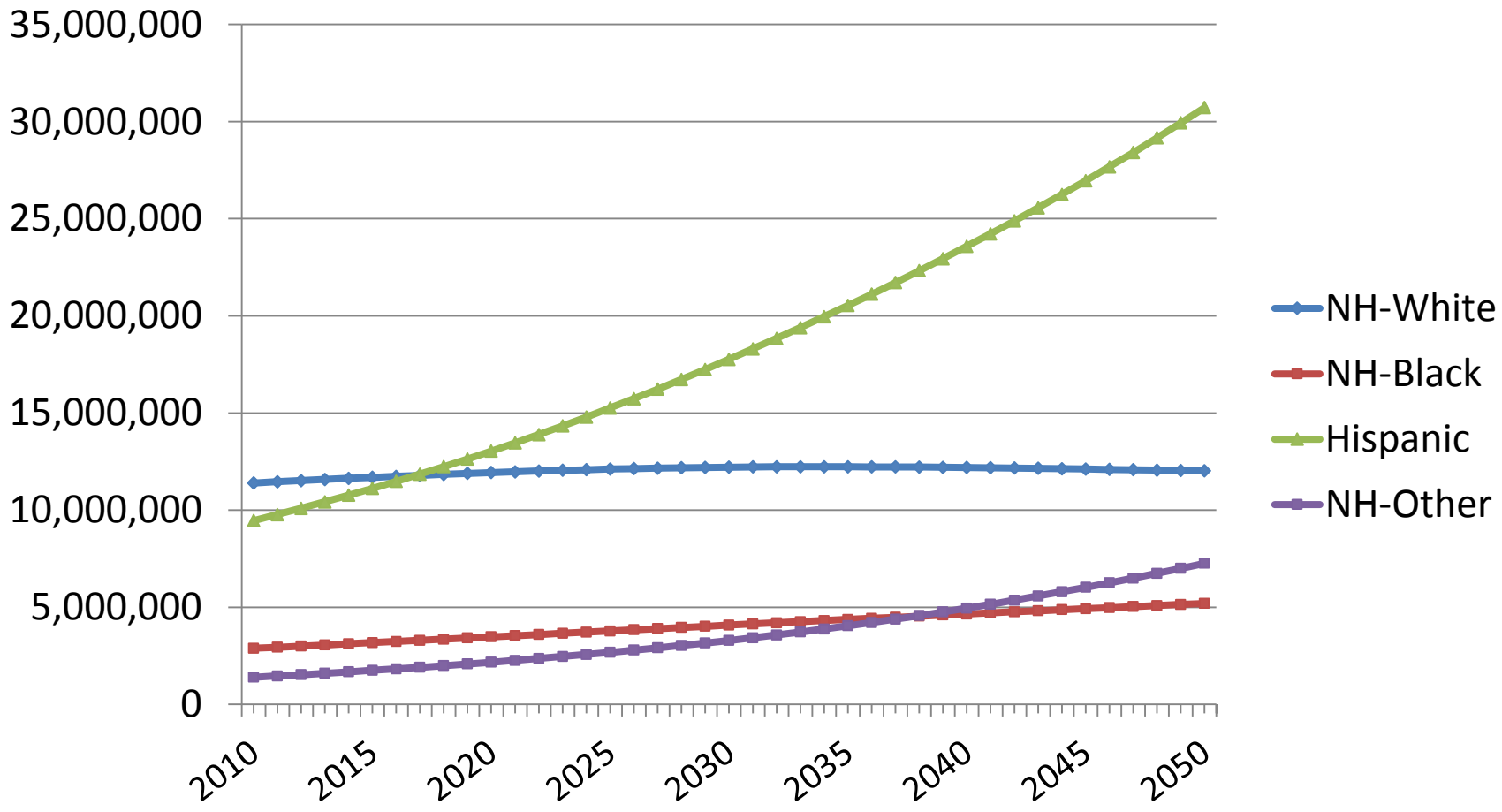
Source: U.S. Census Bureau, American Community Survey, 5-Year Sample, 2007-2011

Projected Population Growth in Texas, 2010-2050



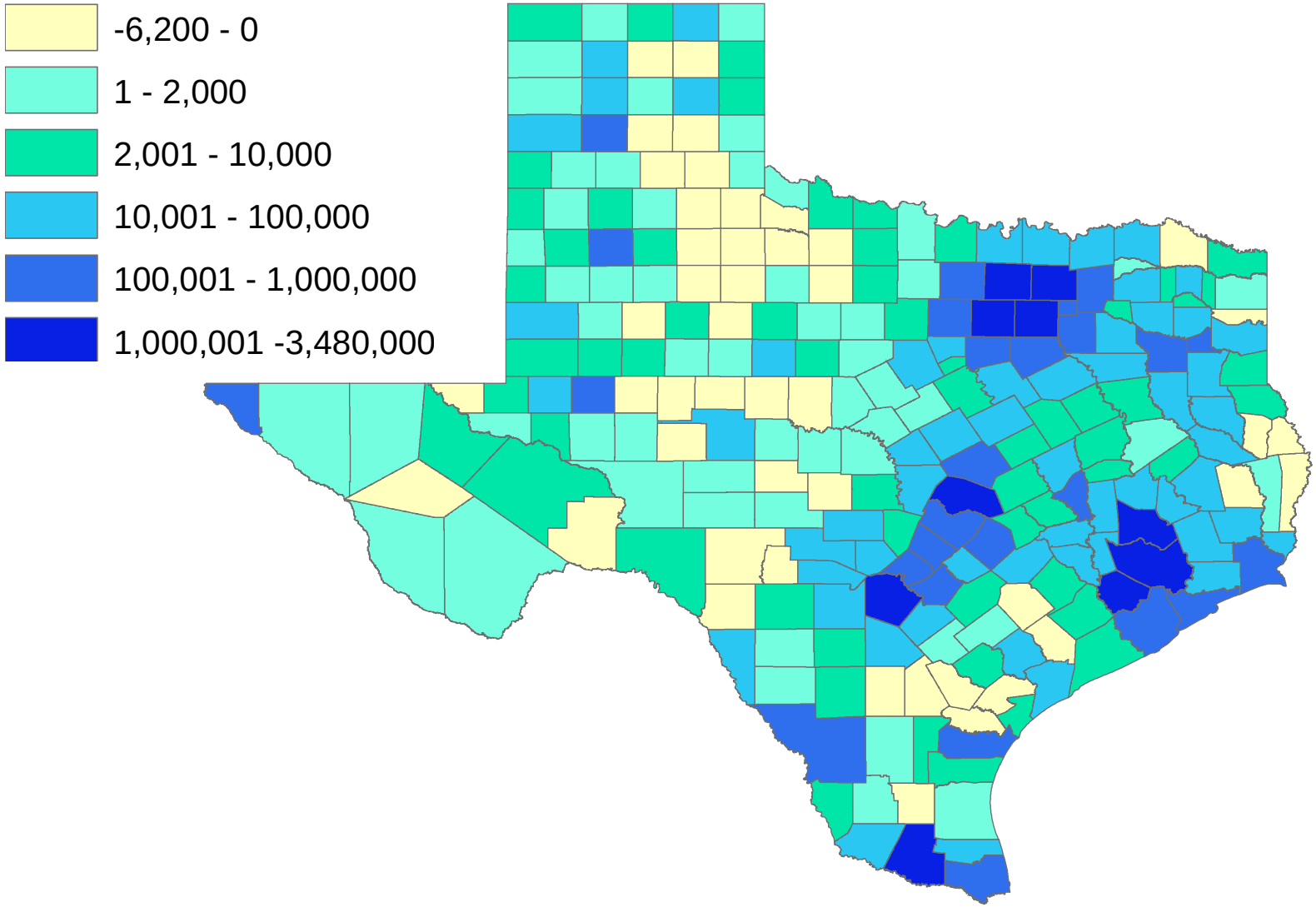
Source: Texas State Data Center 2012 Population Projections

Projected Racial and Ethnic Percent, Texas, 2010-2050



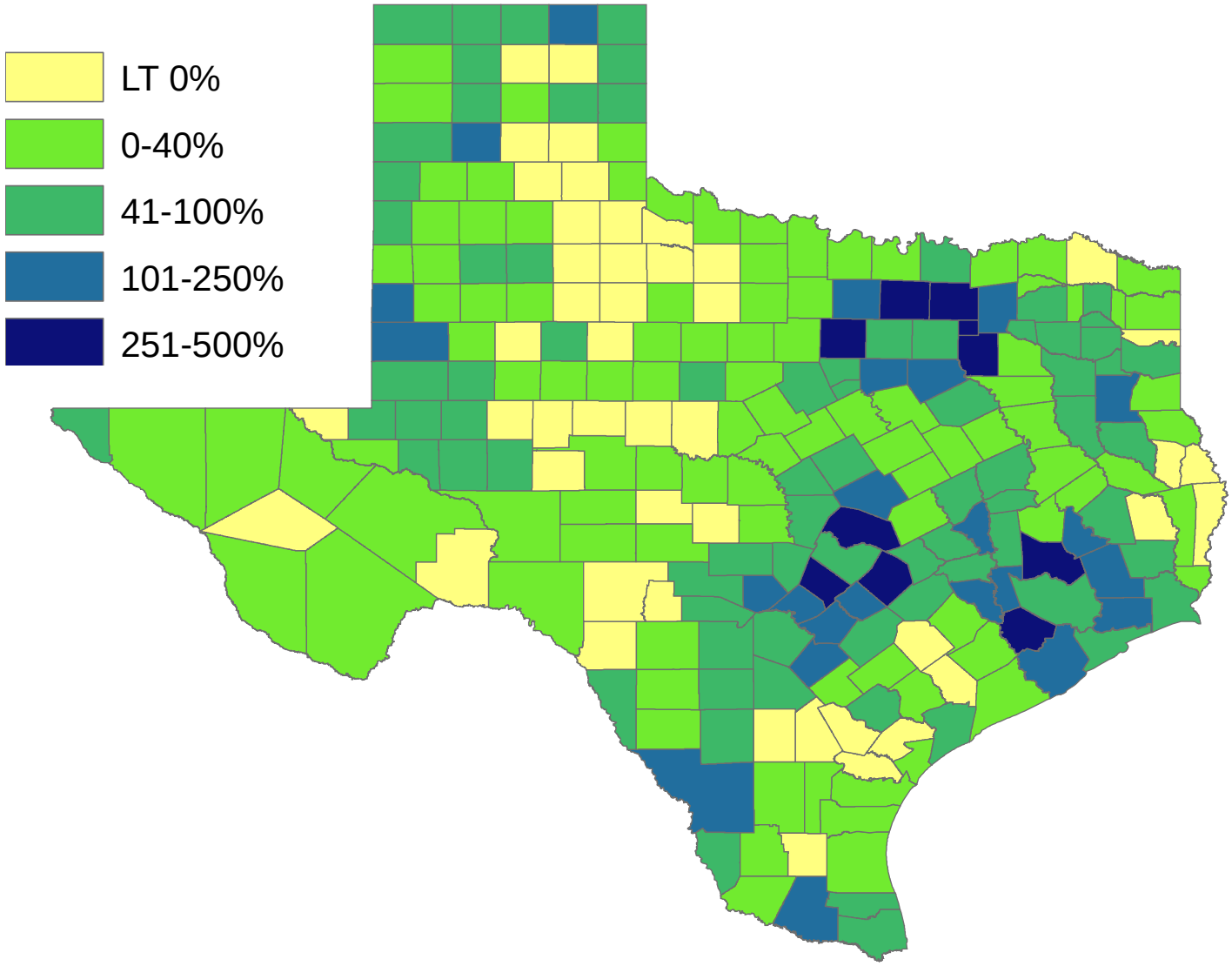
Source: Texas State Data Center 2012 Population Projections , 2000-2010 Migration Scenario

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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