Texas Demographics and Real Estate

Texas Association of Realtors

December 11, 2017

TEXAS DEMOGRAPHIC CENTER

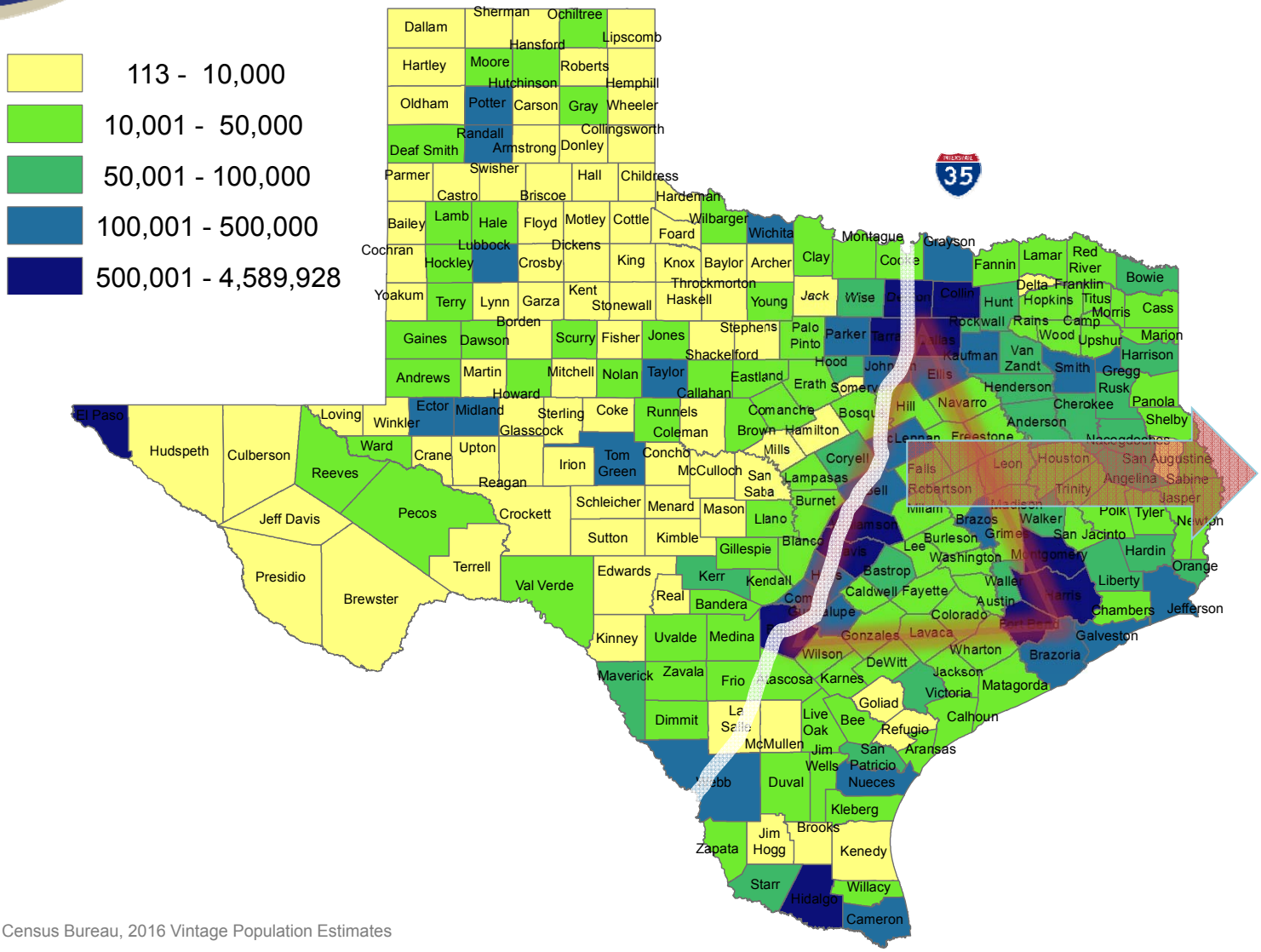
@TexasDemography

Growing States, 2000-2016

	2000 Population (millions)	2010 Population (millions)	2016 Population (millions)	Numeric Change 2010-2016 (millions)	Percent Change 2010-2016
United States	281.4	308.7	323.1	14.3	4.7%
Texas	**20.8**	**25.1**	**27.8**	**2.7**	**10.8%**
California	33.8	37.2	39.2	1.9	5.4%
Florida	15.9	18.8	20.6	1.8	9.6%
Georgia	8.2	9.7	10.3	.6	6.4%
North Carolina	8.0	9.5	10.1	.6	6.4%
Washington	5.8	6.7	7.3	.6	8.4%
Arizona	5.1	6.4	6.9	.5	8.4%

Source: U.S. Census Bureau. 2000 and 2010 Census Count, 2016 Population Estimates.

Total Estimated Population by County, Texas, 2016

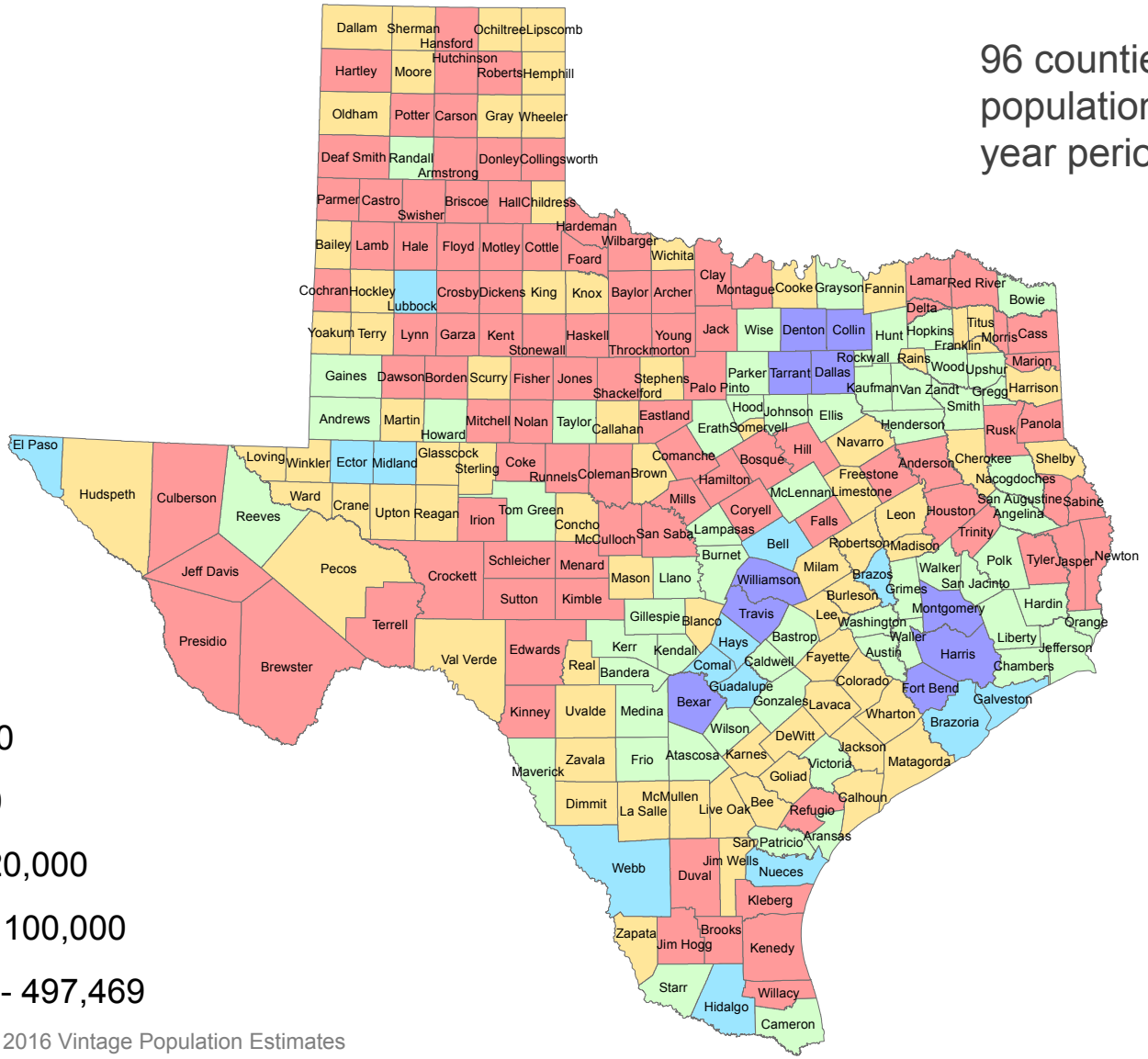


86%

Source: U.S. Census Bureau, 2016 Vintage Population Estimates

Estimated Population Change, Texas Counties, 2010 to 2016

96 counties lost population over the 6 year period.



-2,010 - 0

1 - 1,000

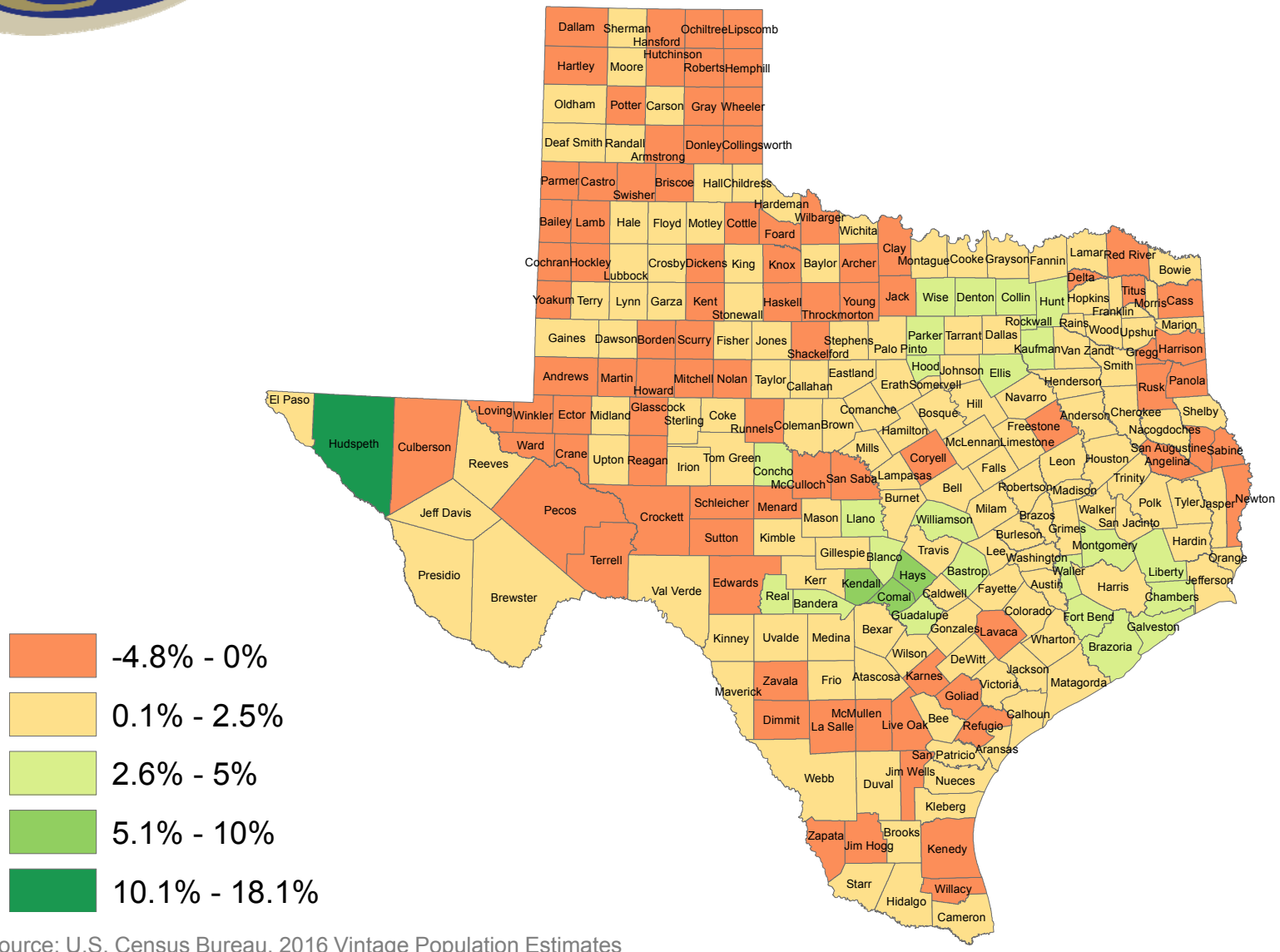
1,001 - 20,000

20,001 - 100,000

100,001 - 497,469

Source: U.S. Census Bureau, 2016 Vintage Population Estimates

Estimated Percent Change of the Total Population by County, Texas, 2010 to 2016



Source: U.S. Census Bureau, 2016 Vintage Population Estimates

Top Counties for Numeric Growth in Texas, 2015-2016

County	U.S. Rank Population Change	Population Change	Percent of Change from Natural Increase	Percent Change from Domestic Migration	Percent Change from International Migration
Harris	2	56,587	79.9%	-27.9%	48.1%
Tarrant	5	35,462	44.4%	37.7%	17.9%
Bexar	7	33,198	44.6%	39.3%	16.1%
Dallas	9	29,209	79.9%	-20.9%	41.0%
Denton	11	27,689	23.9%	67.1%	9.0%
Fort Bend	13	27,388	24.8%	59.4%	15.8%
Collin	14	26,506	25.8%	58.7%	15.5%
Travis	17	24,505	44.2%	33.3%	22.5%
Williamson	22	20,659	20.3%	74.1%	5.6%
Montgomery	24	19,769	18.5%	73.5%	8.0%
Hidalgo*	54	10,529	113.5%	-33.4%	19.9%

Hidalgo County had negative net migration (-13.5% of total population growth).

Source: U.S. Census Bureau, 2016 Vintage Population Estimates

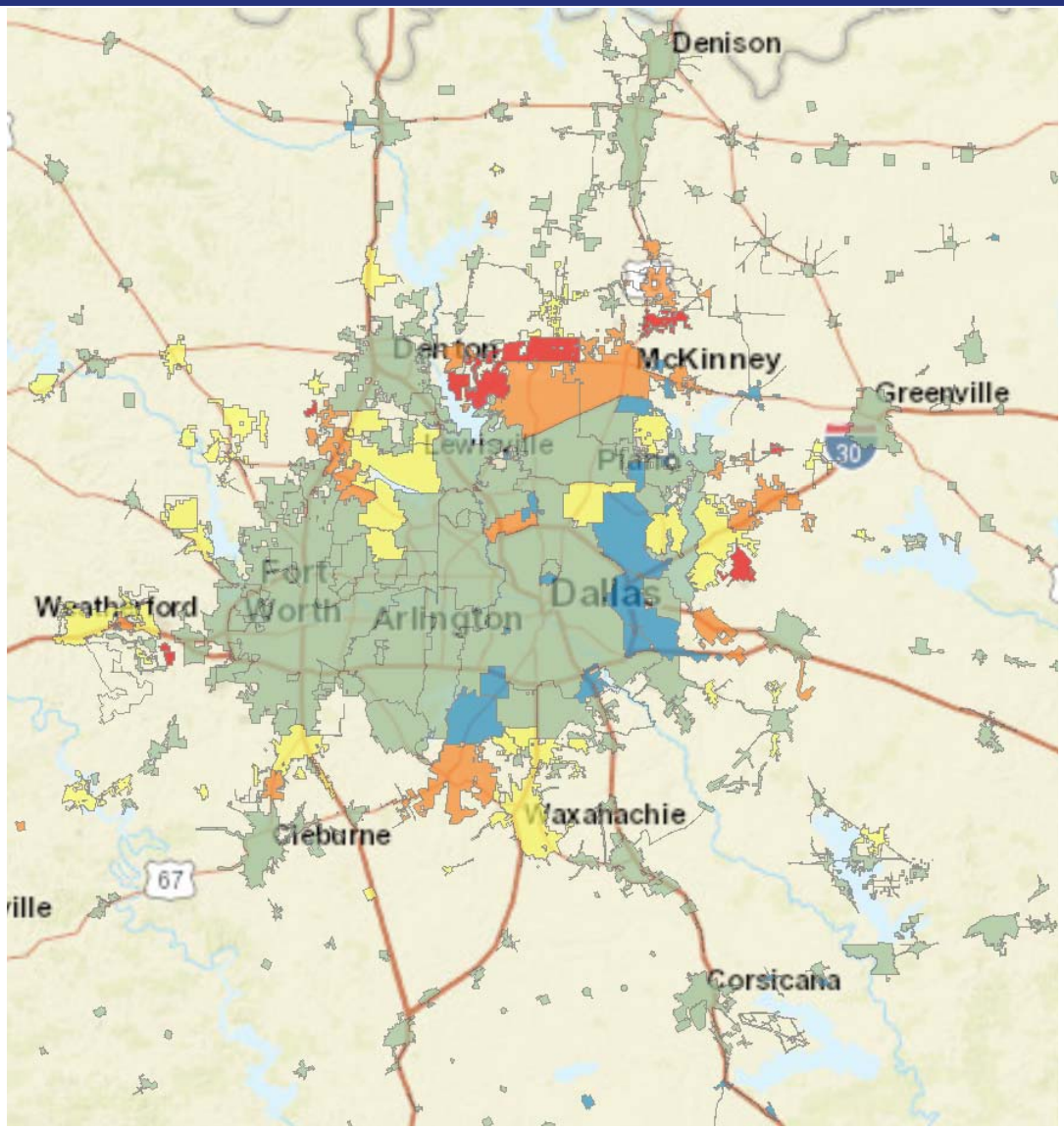
Top Counties for Percent Growth* in Texas, 2015-2016

County	U.S. Rank	2015-2016 Percent Population Change	Percent Change from Domestic Migration	Percent Change from International Migration
Kendall	2	5.2%	95.9%	4.0%
Hays	3	5.1%	82.2%	1.8%
Comal	6	4.4%	88.5%	2.0%
Williamson	14	4.1%	74.1%	5.6%
Fort Bend	18	3.8%	59.4%	15.8%
Montgomery	24	3.7%	73.5%	8.0%
Rockwall	25	3.6%	82.2%	2.5%
Denton	28	3.6%	67.1%	9.0%
Kaufman	36	3.4%	81.3%	2.2%
Bastrop	42	3.1%	83.5%	0.7%
Ellis	50	3.1%	78.1%	2.6%

*Among Counties with 10,000 or more population in 2016

Source: U.S. Census Bureau, 2016 Vintage Population Estimates

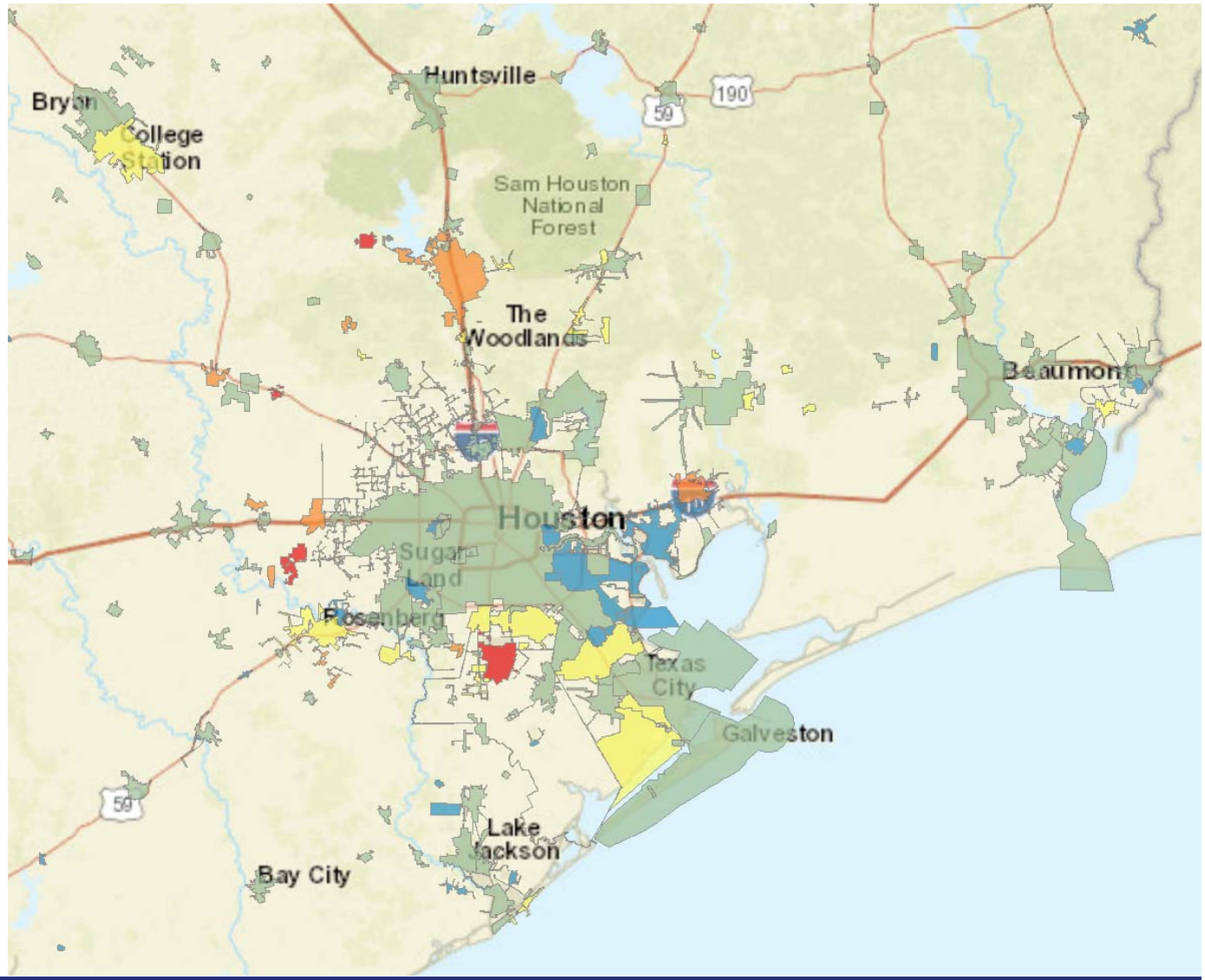
Estimated Percent Population Change, Texas Places, 2015-2016



-4.4% - 0%
0.1% - 2.5%
2.6% - 5%
5.1% - 10%
10.1% - 35.4%

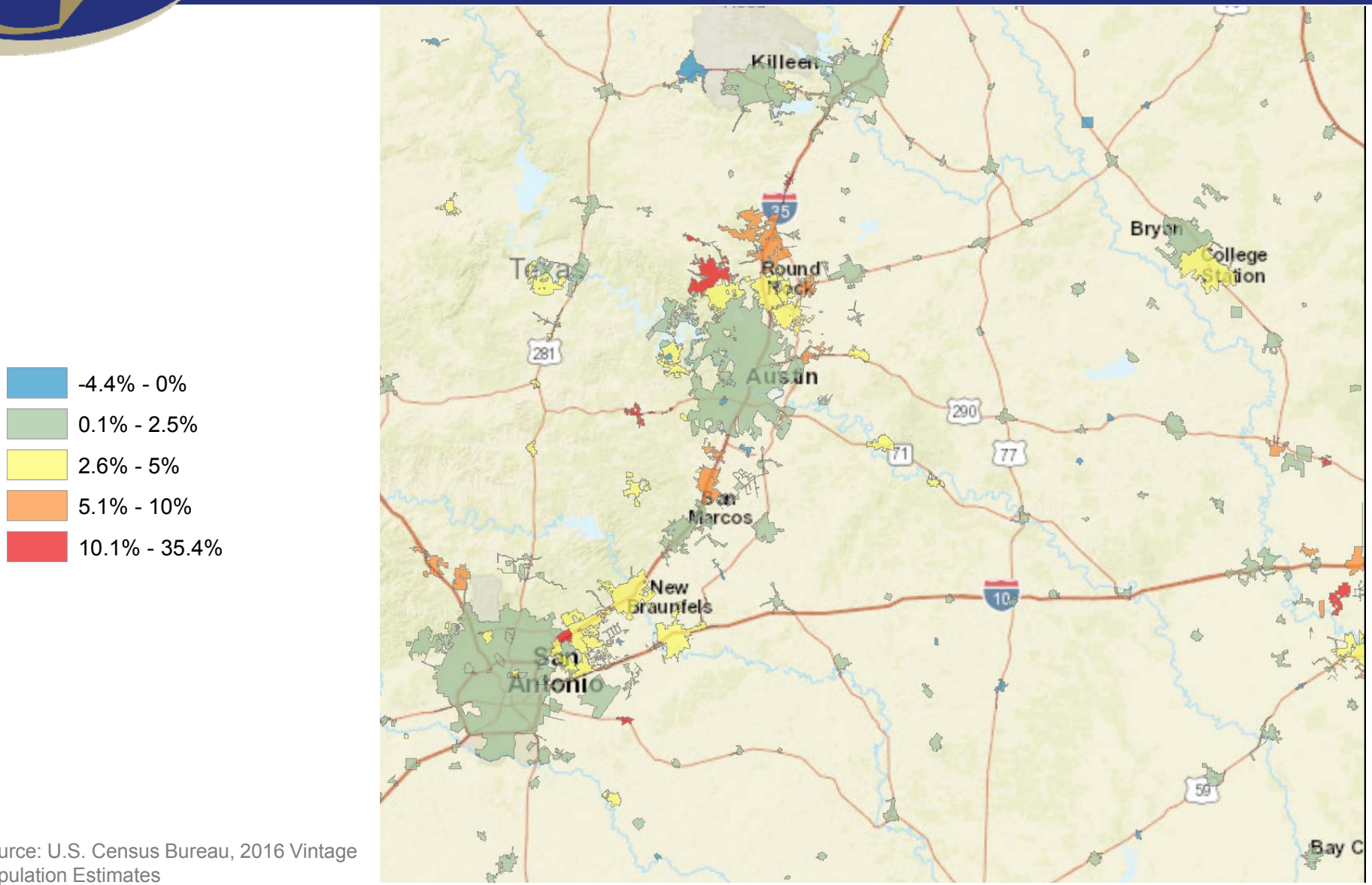
Source: U.S. Census Bureau, 2016 Vintage Population Estimates

Estimated Percent Population Change, Texas Places, 2015-2016



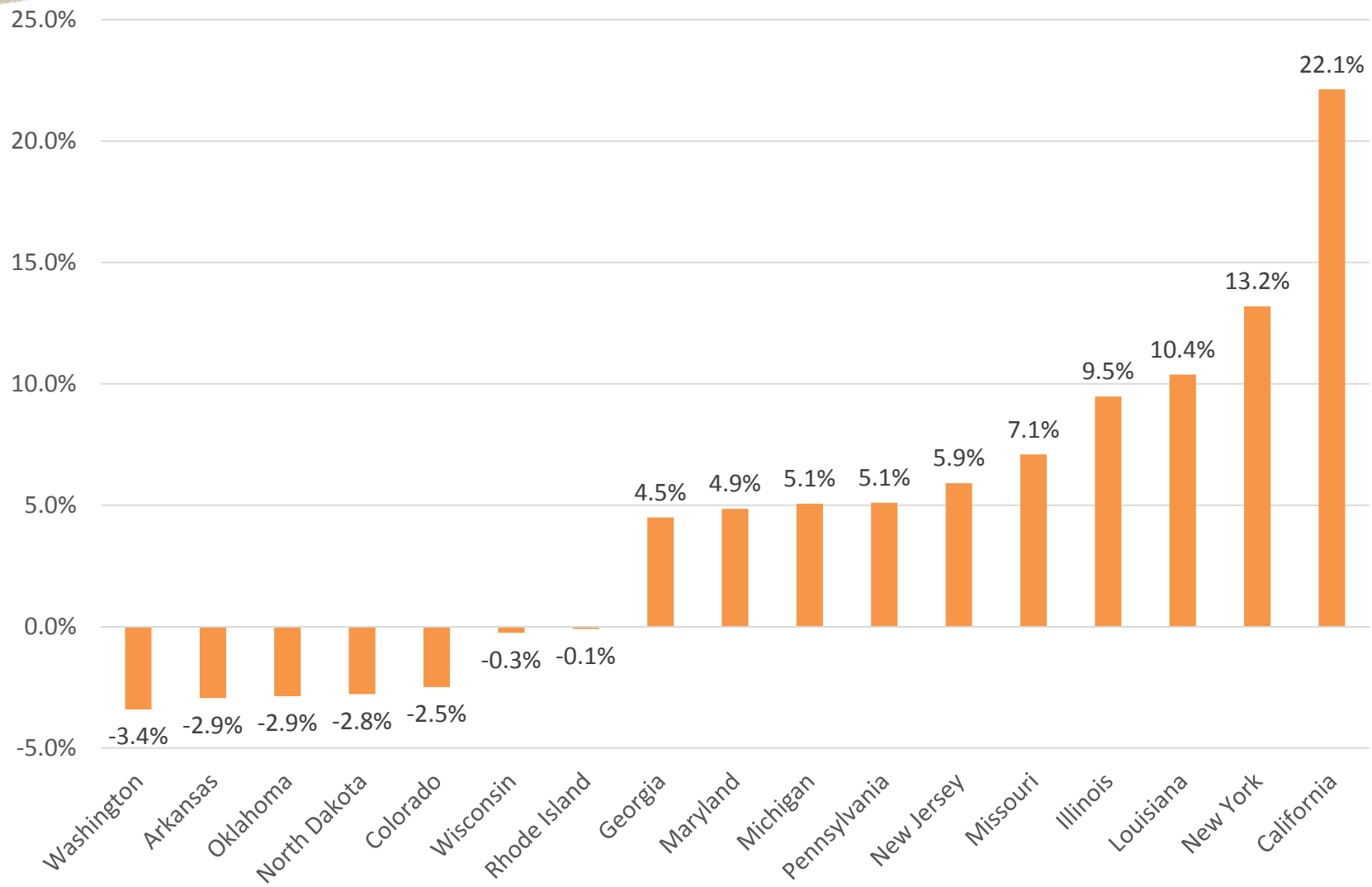
Source: U.S. Census Bureau, 2016 Vintage Population Estimates

Estimated Percent Population Change, Texas Places, 2015-2016



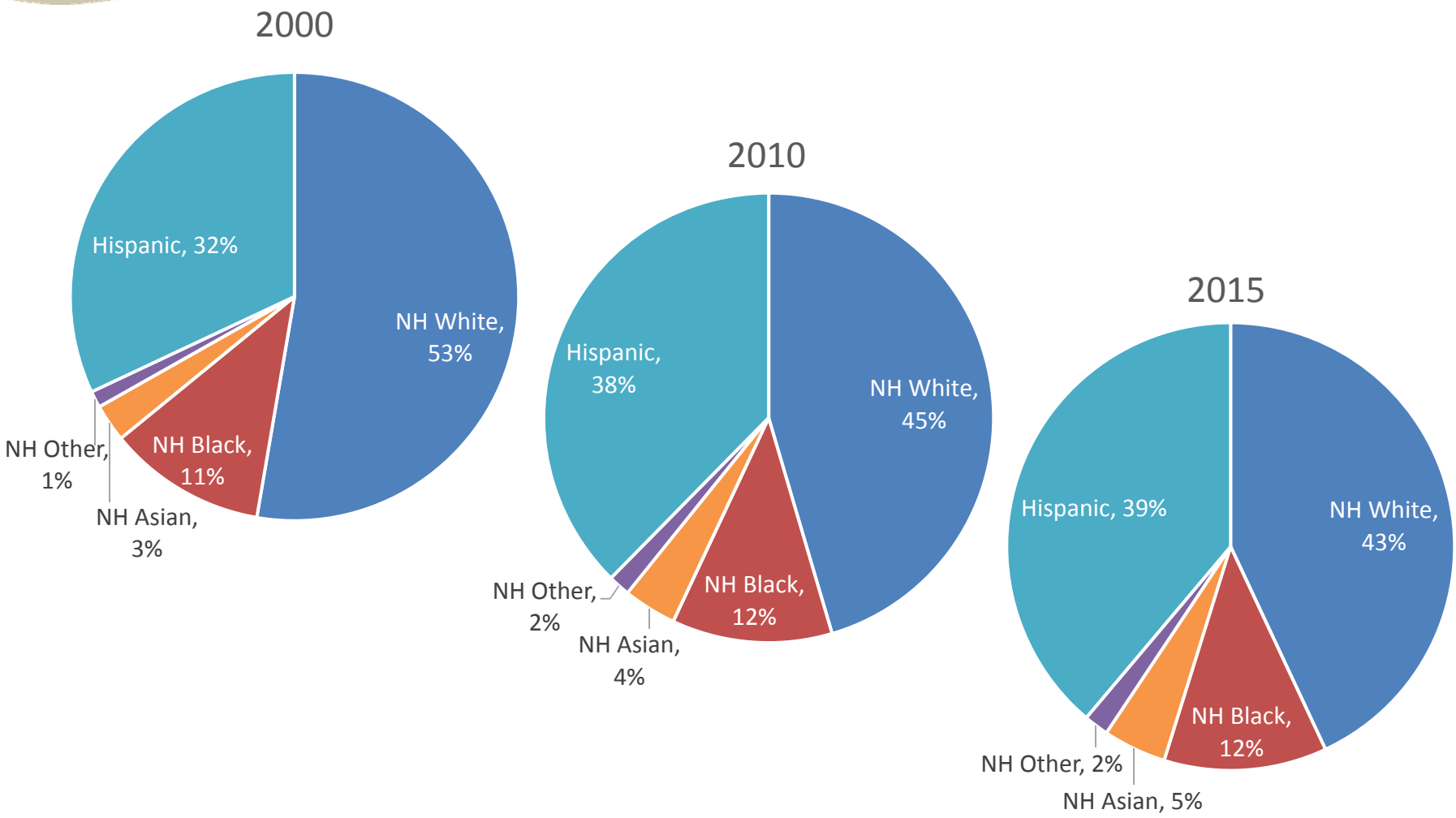
Source: U.S. Census Bureau, 2016 Vintage Population Estimates

Estimated Percent of Total Net-Migrant Flows to and From Texas and Other States, 2015



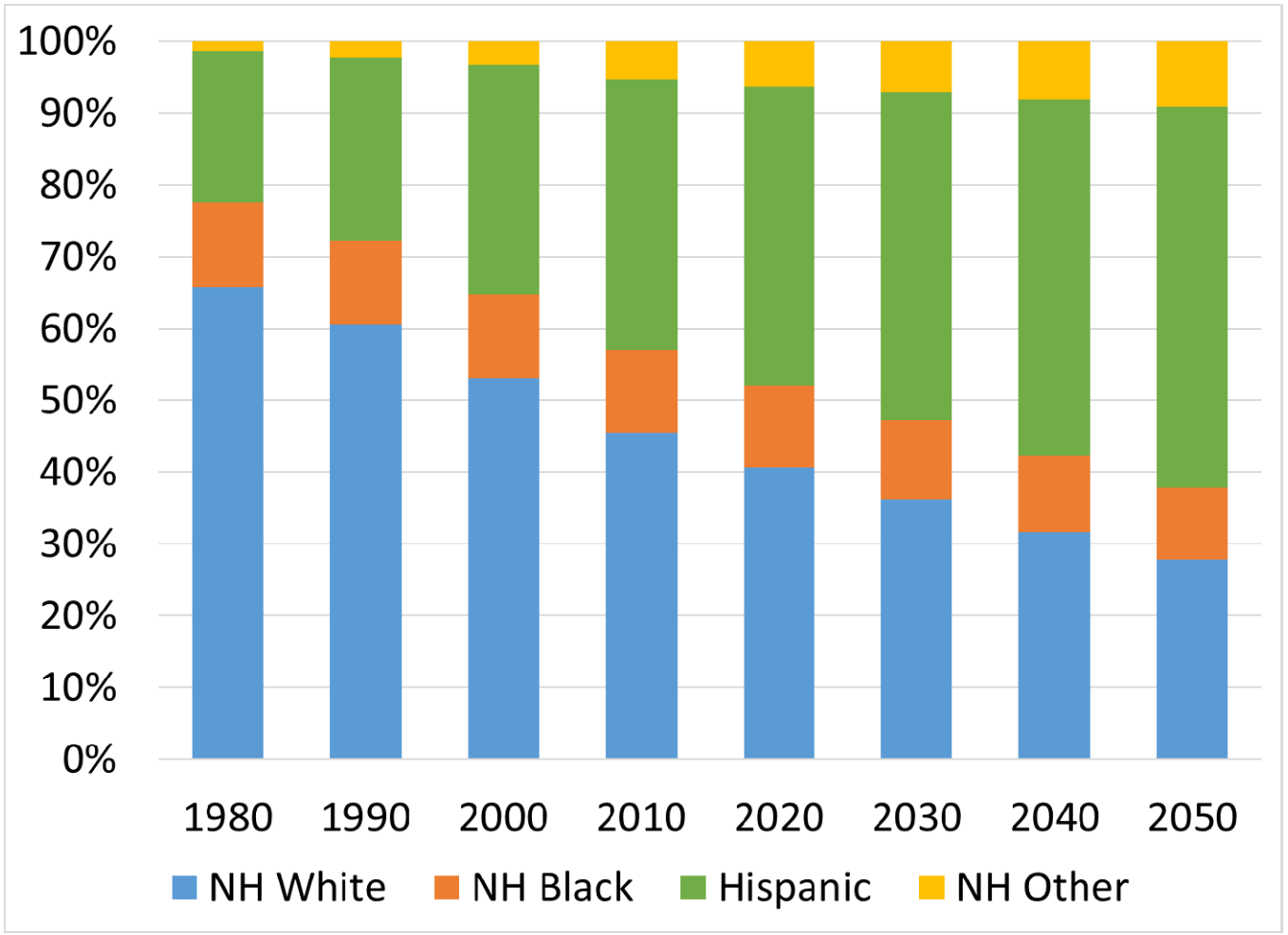
Source: U.S. Census Bureau, 2016. ACS Migration Flows, 2015

Texas Racial and Ethnic Composition, 2000, 2010, and 2015



Source: U.S. Census Bureau. 2000, 2010 Decennial Census and 2015 Population Estimates

Texas Racial and Ethnic Composition, 1980 to 2050



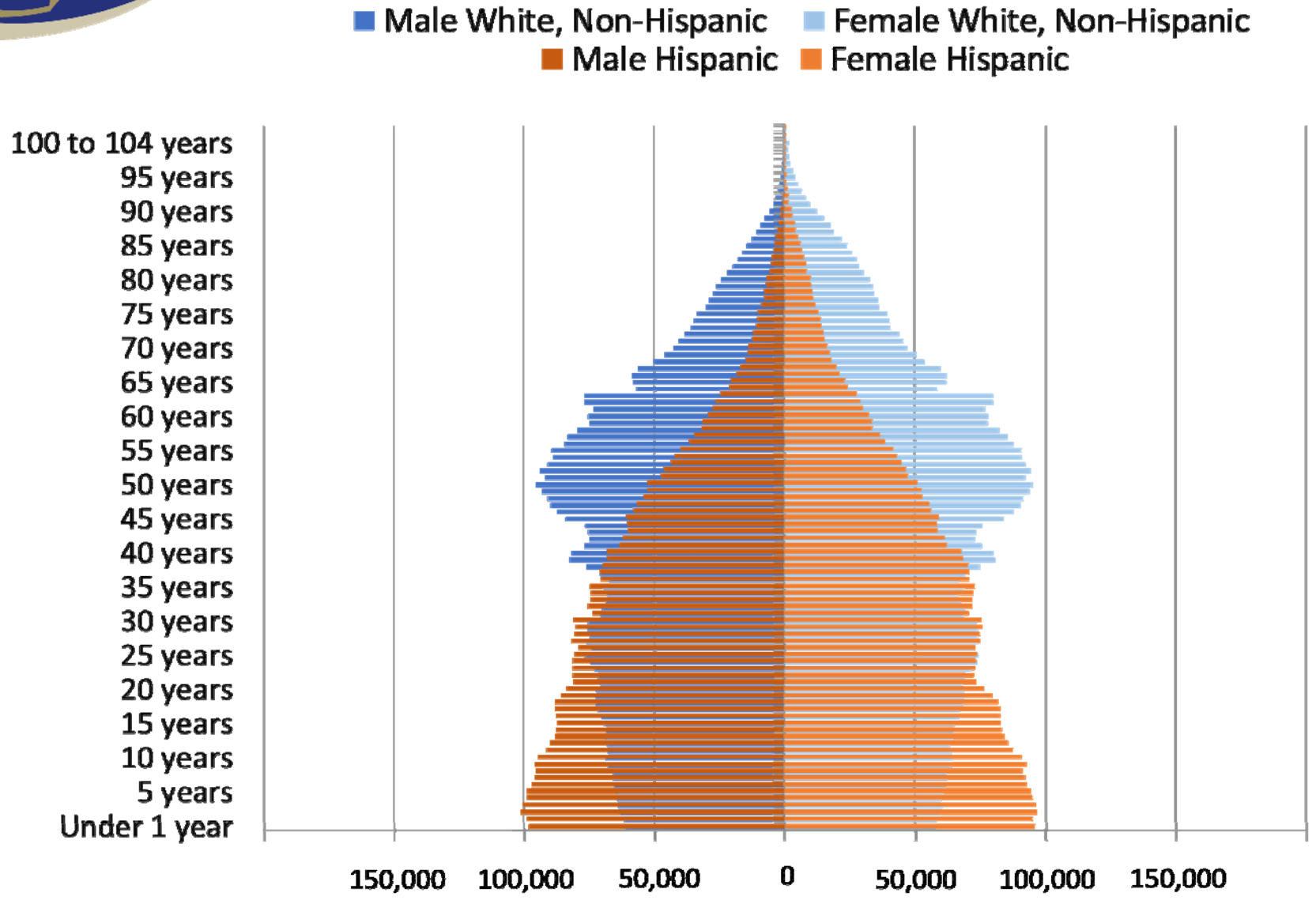
Source: U.S. Census Bureau, 1980 to 2010 Decennial Censuses; Texas Demographic Center, 2014 Population Projections, Half Migration Scenario

Racial and Ethnic Composition of Texas and Top 10 Most Populous Counties, 2015

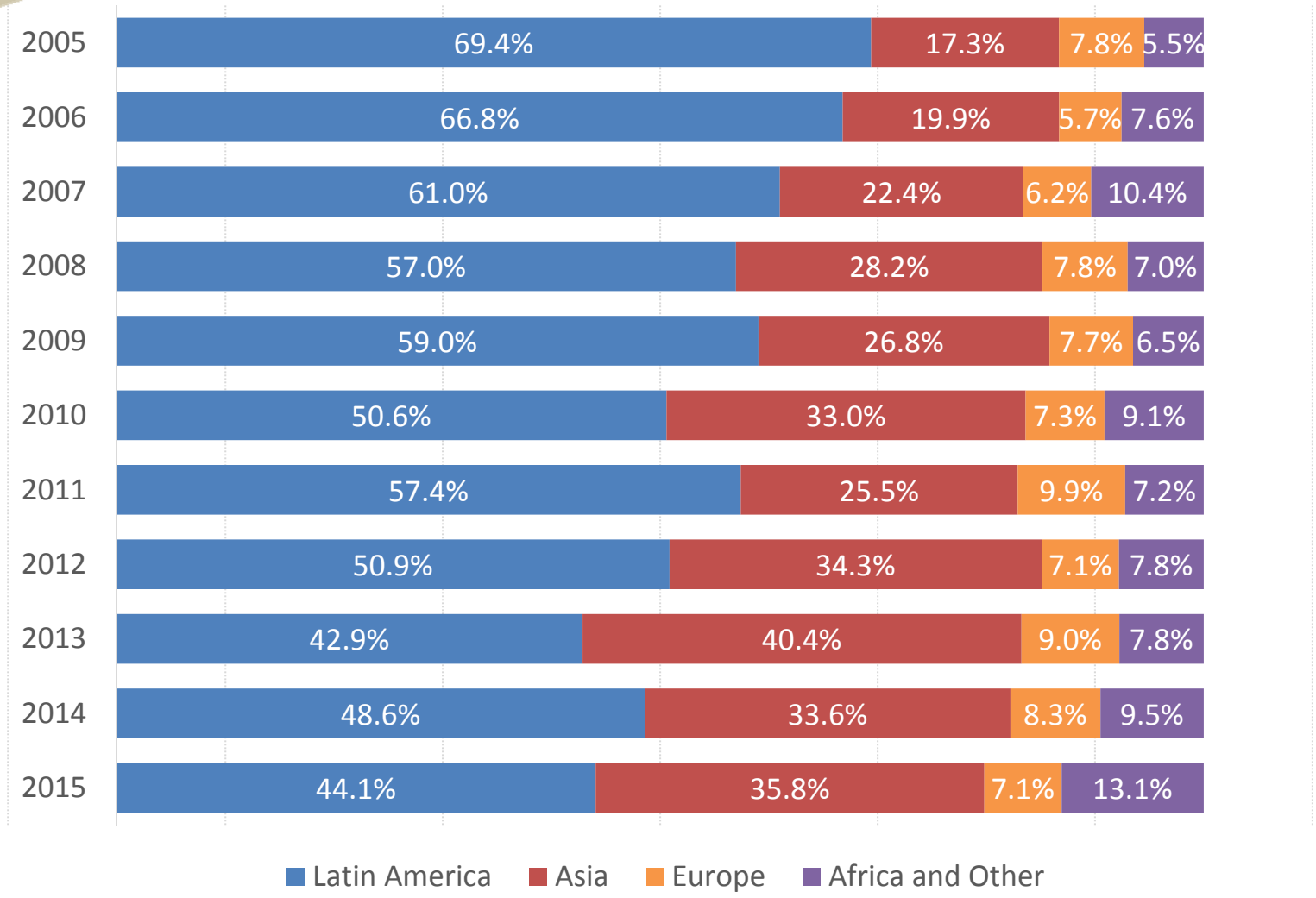
	NH White	NH Black	Hispanic	NH Asian	NH Other
TEXAS	43.0%	11.8%	38.8%	4.6%	1.8%
Denton County	60.9%	9.3%	19.2%	8.0%	2.6%
Collin County	59.4%	9.4%	15.2%	13.4%	2.7%
Travis County	49.5%	8.0%	33.9%	6.4%	2.1%
Tarrant County	48.6%	15.6%	28.2%	5.3%	2.4%
Fort Bend County	34.6%	20.1%	24.1%	19.2%	1.9%
Harris County	31.0%	18.5%	42.0%	7.0%	1.6%
Dallas County	30.6%	22.3%	39.5%	6.0%	1.6%
Bexar County	28.7%	7.3%	59.5%	2.7%	1.7%
El Paso County	13.1%	3.2%	81.3%	1.2%	1.2%
Hidalgo County	7.0%	0.5%	91.3%	1.0%	0.2%

Source: U.S. Census Bureau, 2015 Vintage Population Estimates

Population Pyramids for Hispanics and Non-Hispanic Whites in Texas, 2010



Annual Shares of Recent Non-Citizen Immigrants to Texas by World Area of Birth, 2005-2015

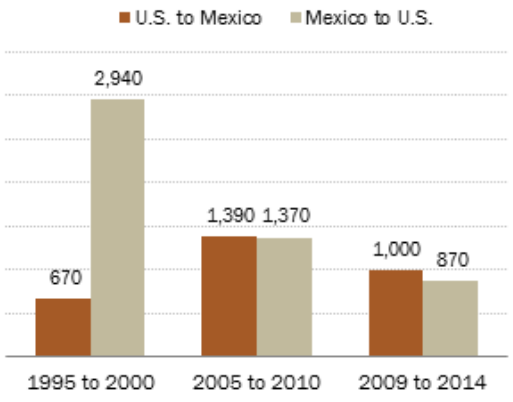


Source: U.S. Census Bureau, American Community Survey, 1-Year PUMS

Unauthorized and Mexican Immigration, 2015

Net Migration From Mexico Below Zero After the Great Recession

In thousands



Note: Estimates are for February 1995 through February 2000, June 2005 through June 2010, and August 2009 through August 2014. Migration from the U.S. to Mexico includes persons born in Mexico, the U.S., and elsewhere; Mexico to U.S. includes Mexican-born persons only.

Source: 1995-2000 and 2005-2010: Passel, Cohn and Gonzalez-Barrera (2012); 2009-2014 U.S. to Mexico: Pew Research Center estimates from population, household and migrant microdata samples of 2014 ENADID; Mexico to U.S.: based on Pew Research Center estimates from augmented March supplement to the 2014 Current Population Survey and augmented 2012 American Community Survey; see Methodology for further detail.

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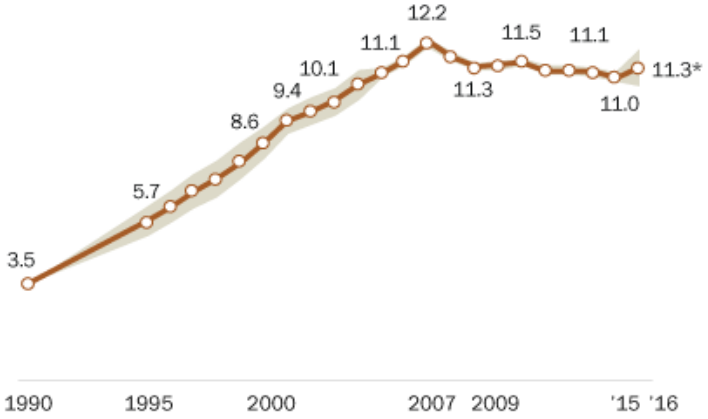
Estimated unauthorized immigrant population in the U.S. lower in 2015 than in 2009

In millions



*There is no statistically significant difference between the 2015 estimate and 2016 preliminary estimate.

Note: Shading surrounding line indicates low and high points of the estimated 90% confidence interval. The 2009-2016 change is not statistically significant at 90% confidence interval. Data labels are for 1990, 1995, 2000, 2001, 2003, 2005, 2007, 2009, 2011, 2014, 2015 and 2016.

Source: Pew Research Center estimates for 2005-2015 based on augmented American Community Survey data (IPUMS); for 2016 and 1995-2004 based on March Supplements of the Current Population Survey. Estimates for 1990 from Warren and Warren (2013).

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Estimated unauthorized immigrant total from Mexico declined from 2009 to 2015, but rose from Asia and Central America

In thousands

	2015	2009	Change*
Latin America			
Mexico	5,550	6,350	-800
Central America	1,800	1,600	+180
South America	650	725	-90
Caribbean	425	400	N.S.
Other regions			
Asia	1,500	1,300	+220
Europe, Canada	550	550	N.S.
Middle East	130	110	N.S.
Africa	250	200	N.S.
U.S. total	**11,000**	**11,300**	**-375**

*Each number in this chart is rounded based on a set of specified rules. Subtracting the 2009 total from the 2015 total for any region may produce a different result than shown in the change column because of this rounding. The number in the change column is the more precise estimate of difference.

Note: Asia includes South and East Asia. Europe includes all central Asian republics of the former Soviet Union. The Middle East includes Southwest Asia and North Africa; Africa refers to sub-Saharan Africa only. U.S. total includes a residual from other nations that is not shown. Significant changes are based on 90% confidence interval. The symbol "N.S." means the measured change is not statistically different from zero.

Source: Pew Research Center estimates for 2009 and 2015 based on augmented American Community Survey (IPUMS).

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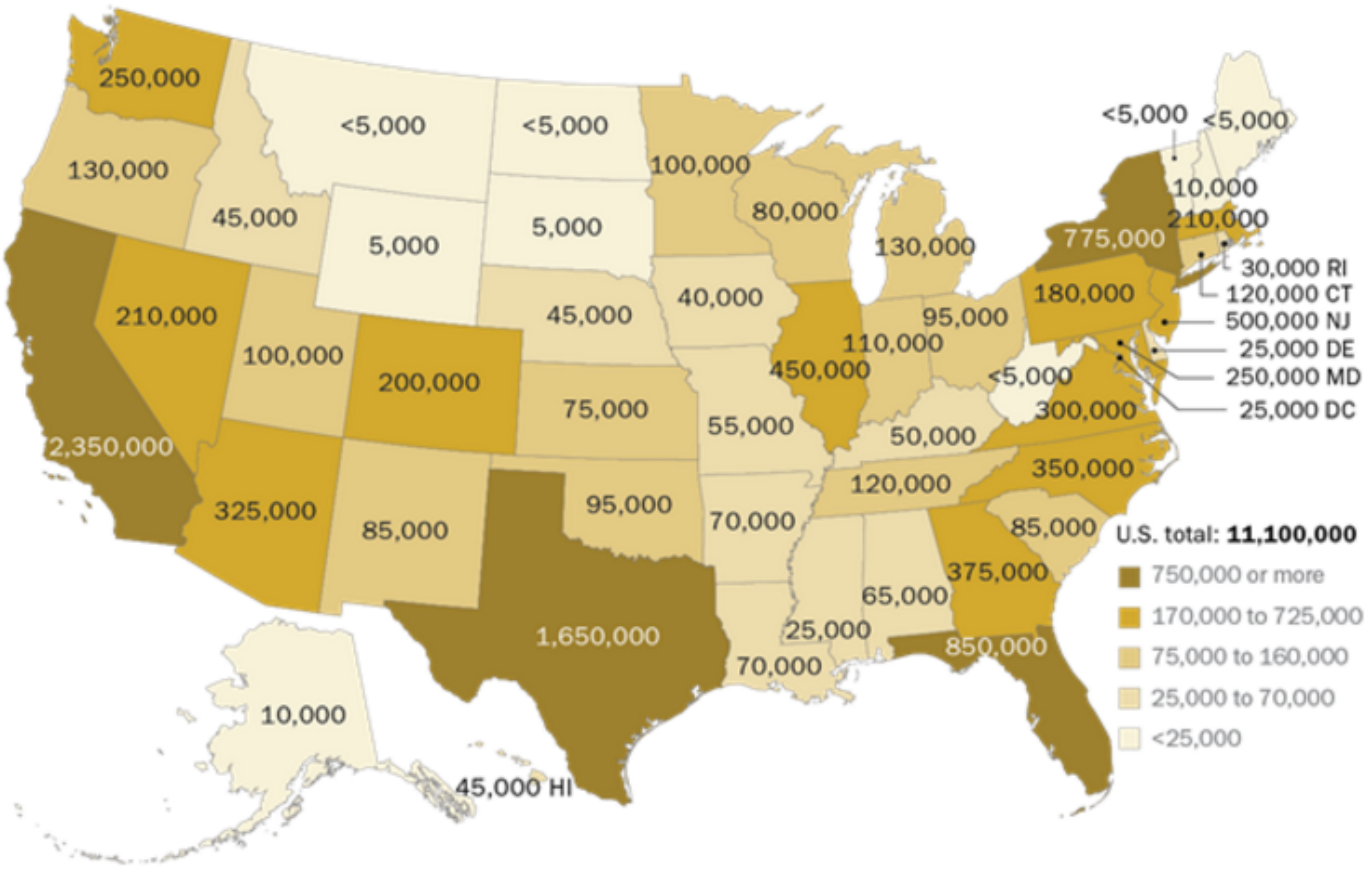
Estimated unauthorized immigrant population, by state, 2014



Note: Population figures are rounded. See methodology for rounding rules.
Source: Pew Research Center estimates based on augmented 2014 American Community Survey (IPUMS).
"Overall Number of U.S. Unauthorized Immigrants Holds Steady Since 2009"

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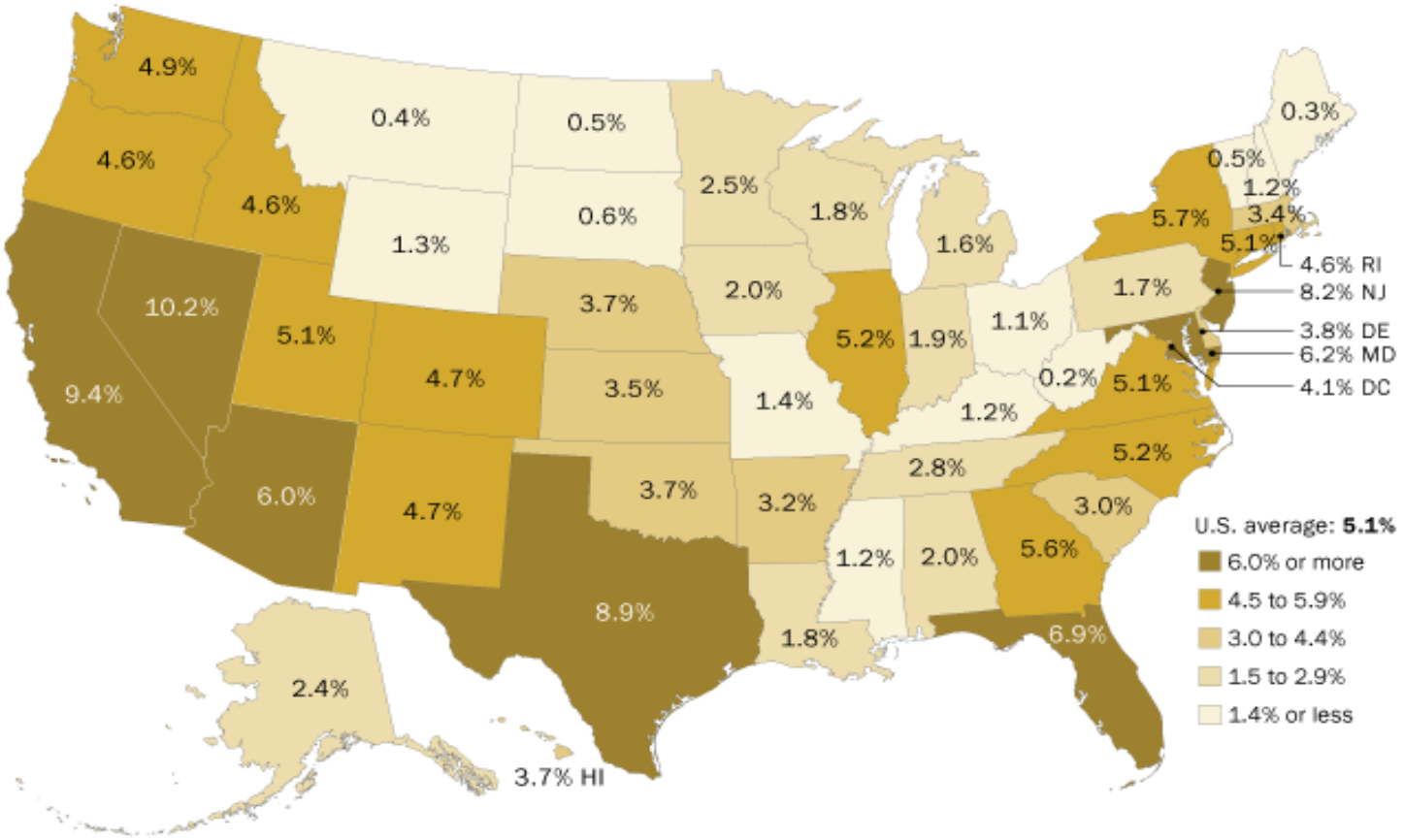
Unauthorized Immigrants as Share of Labor Force, by State, 2012



Note: Percentages calculated from unrounded numbers.

Source: Pew Research Center estimates for 2012 based on augmented American Community Survey data from Integrated Public Use Microdata Series (IPUMS)

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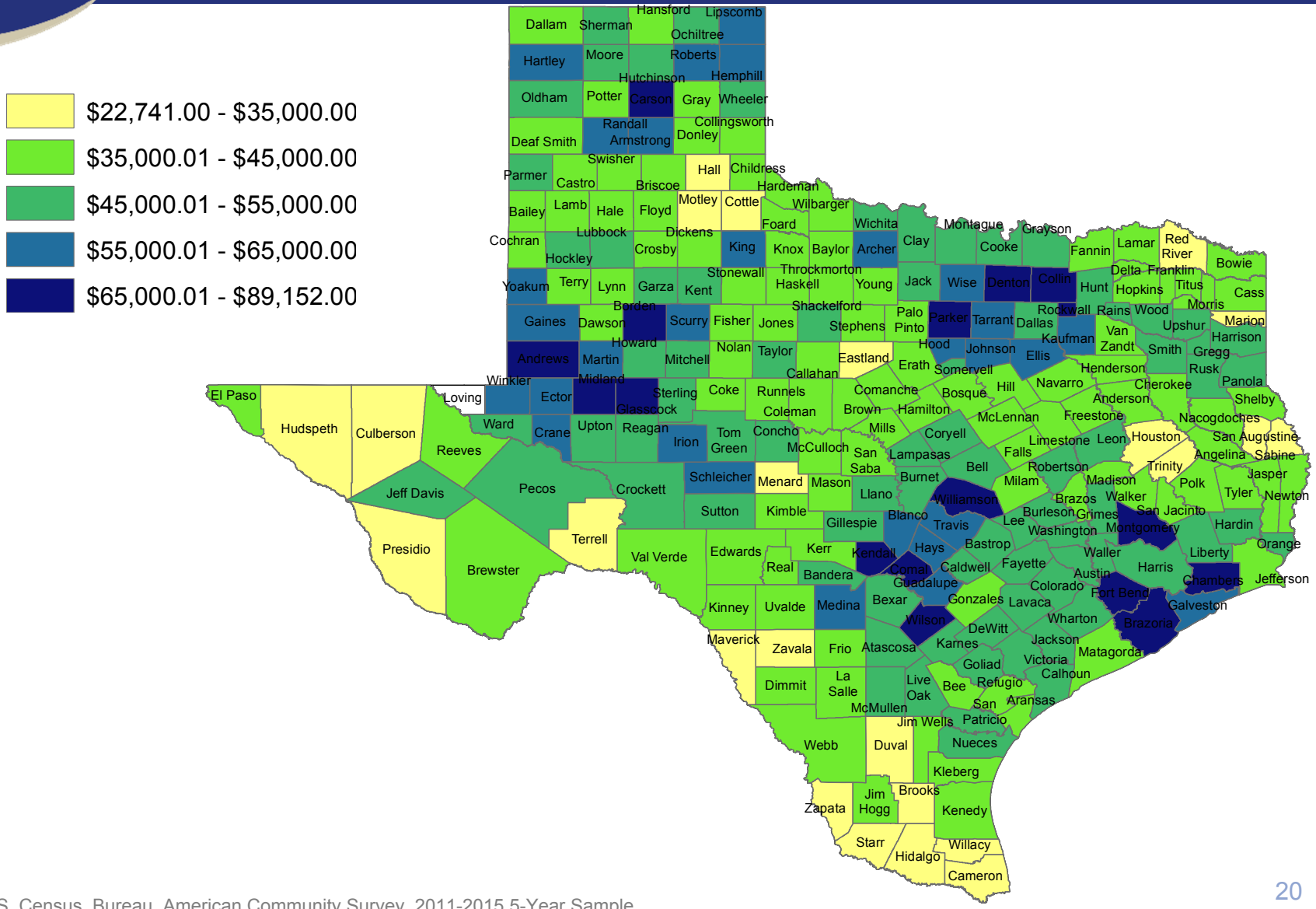
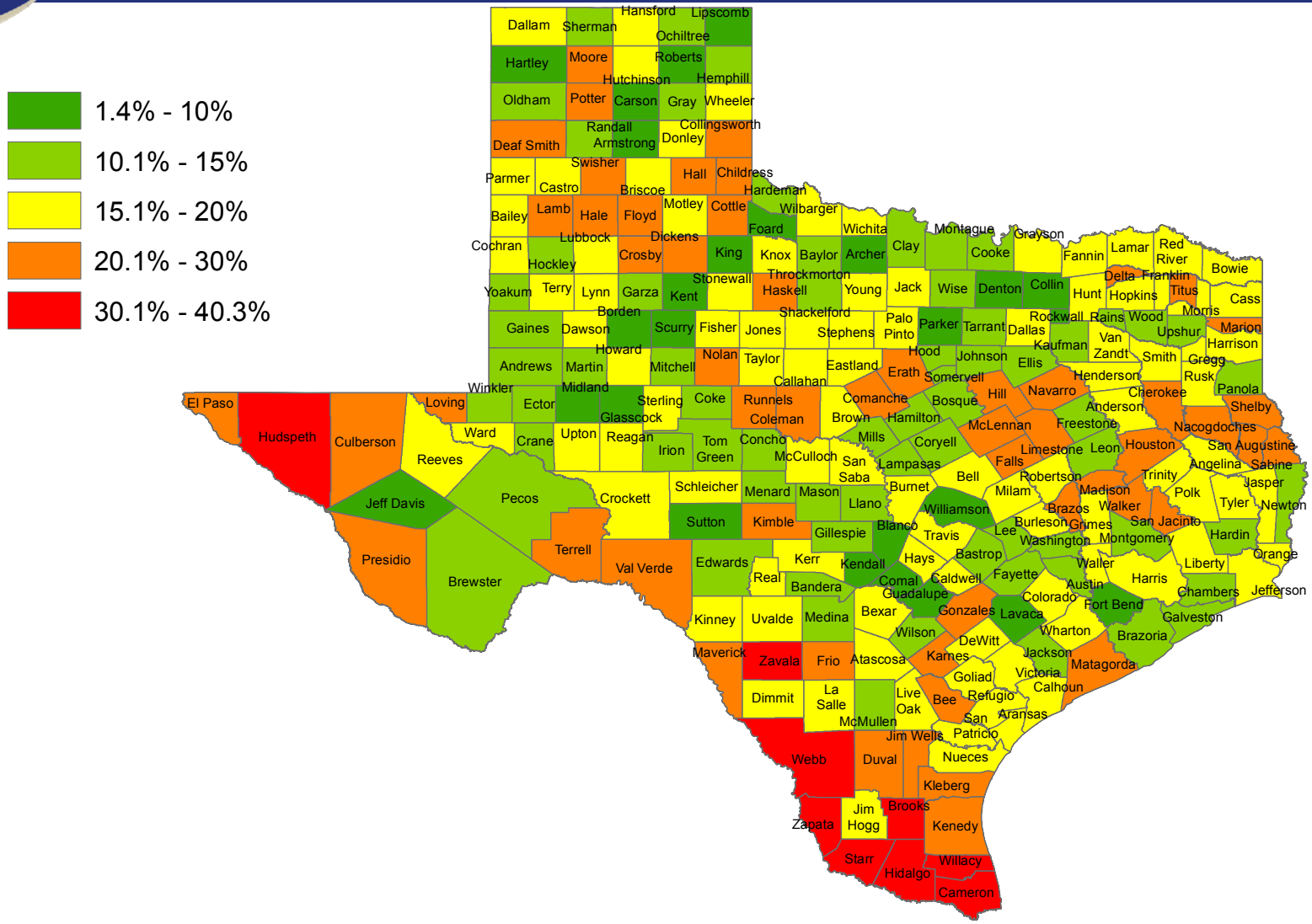
Median Household Income, Texas counties, 2011-2015



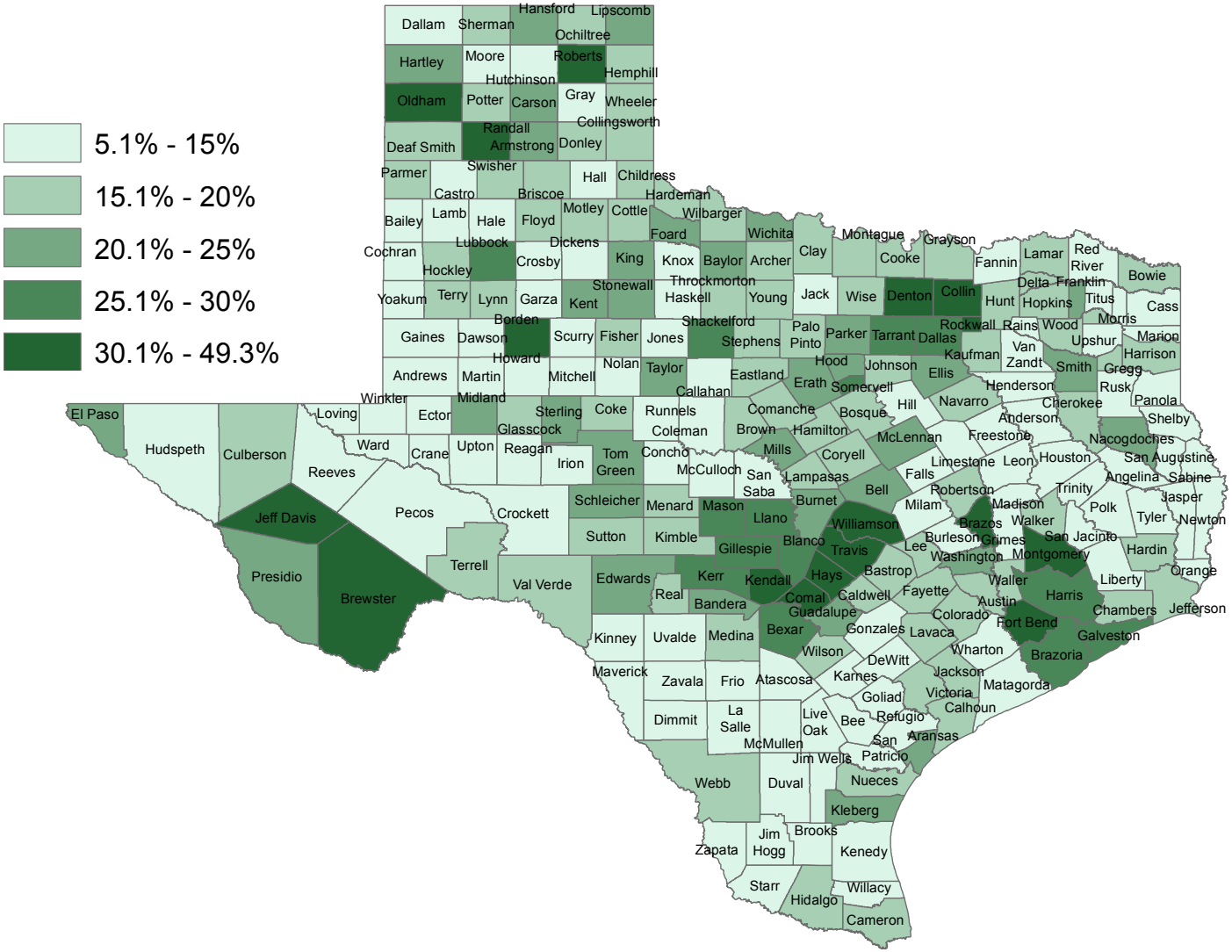
Source: U.S. Census Bureau, American Community Survey, 2011-2015 5-Year Sample

Percent of the population with income below poverty, Texas counties, 2011-2015



Source: U.S. Census Bureau, American Community Survey, 2011-2015 5-Year Sample

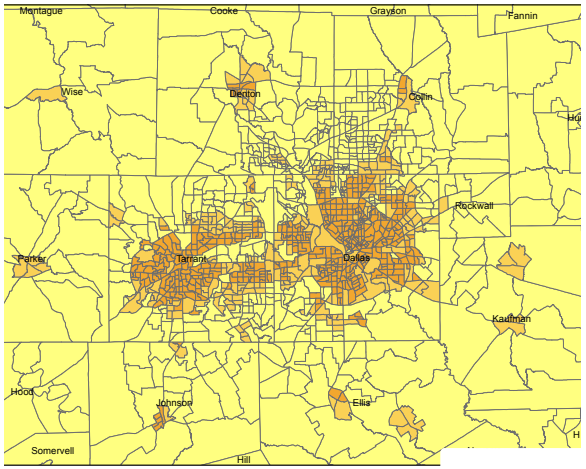
Percent of the population aged 25 and older with a bachelor's degree or higher, 2011-2015



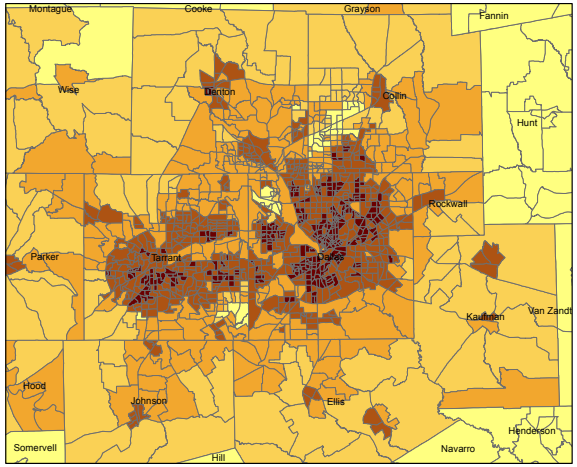
Source: U.S. Census Bureau, American Community Survey, 2011-2015 5-Year Sample

Density by Census Tract, Metroplex Area, 1970-2010

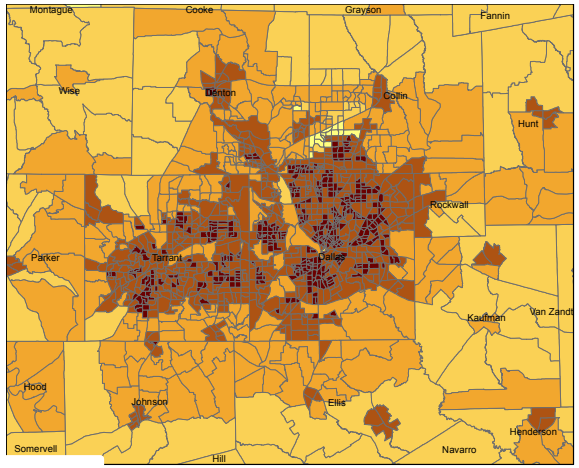
1970



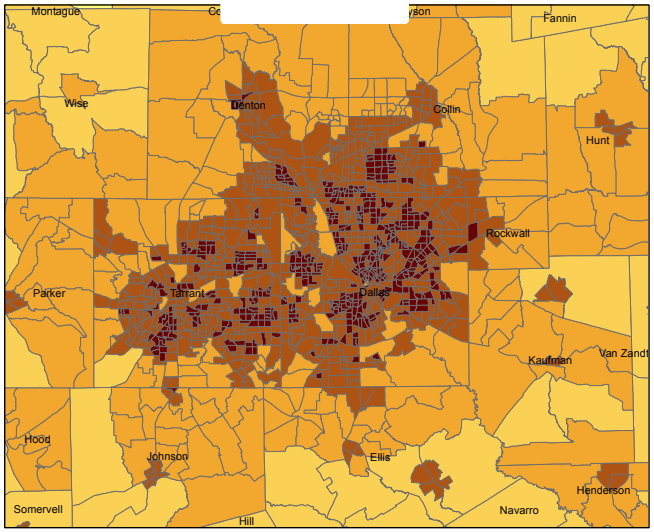
1980



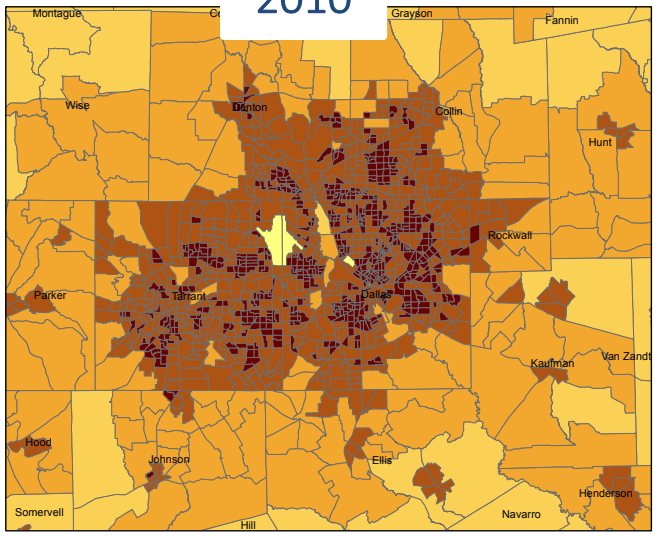
1990



2000



2010

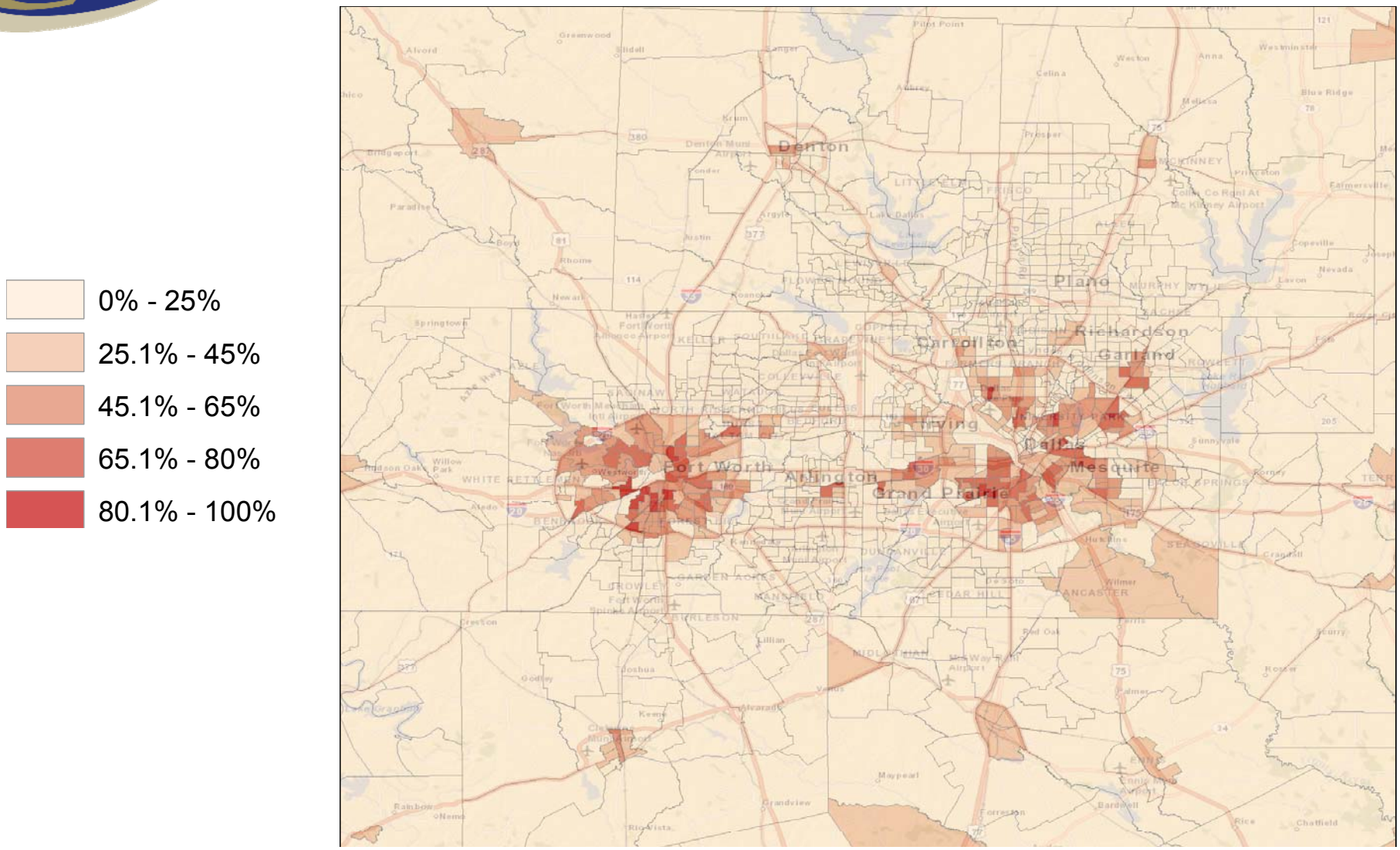


Persons per Square Mile

- 0 – 10
- 11 – 50
- 51 – 500
- 501 – 4,000
- 4,001 – 56,000

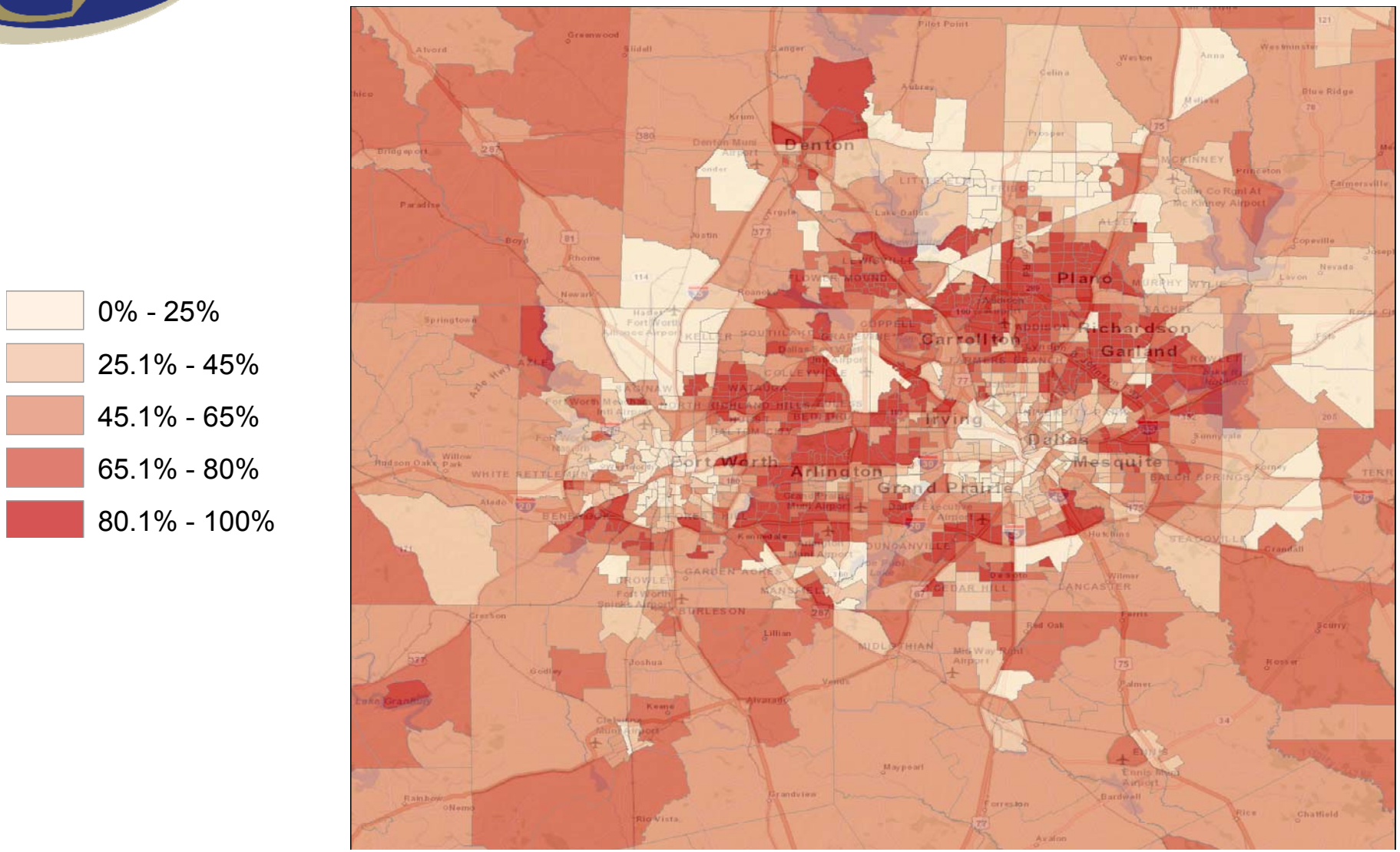
Source: U.S. Census Bureau, decennial censuses. Geolytics, Neighborhood Change Database Tract Data from 1970-2010

Percent of Housing Units Built Before 1960, Census Tracts, Metroplex Area, Texas, 2009-2013



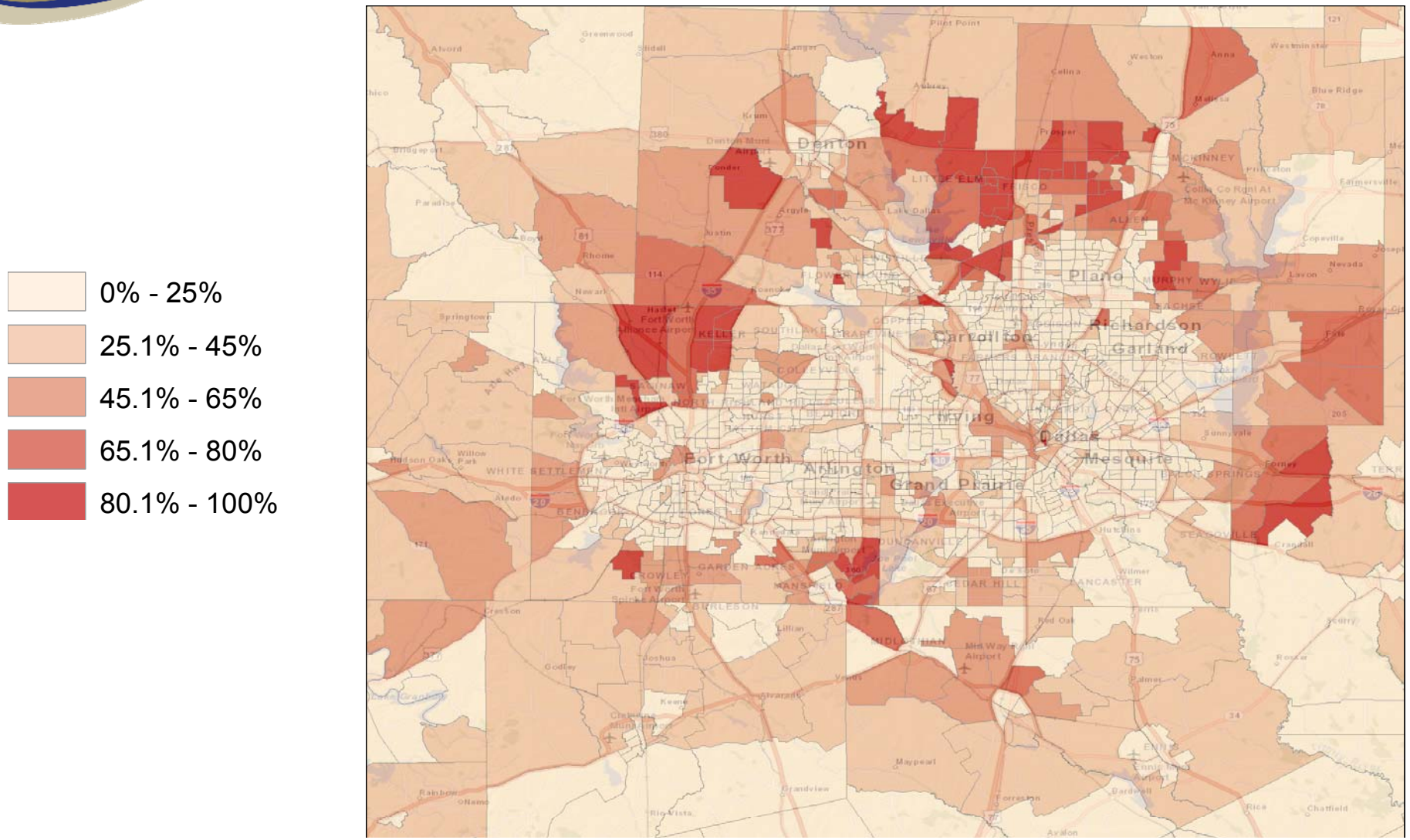
Source: U.S. Census Bureau, American Community Survey, 2009-2013 5-Year Sample

Percent of Housing Units Built Between 1960 and 1999, Census Tracts, Metroplex Area, Texas, 2009-2013



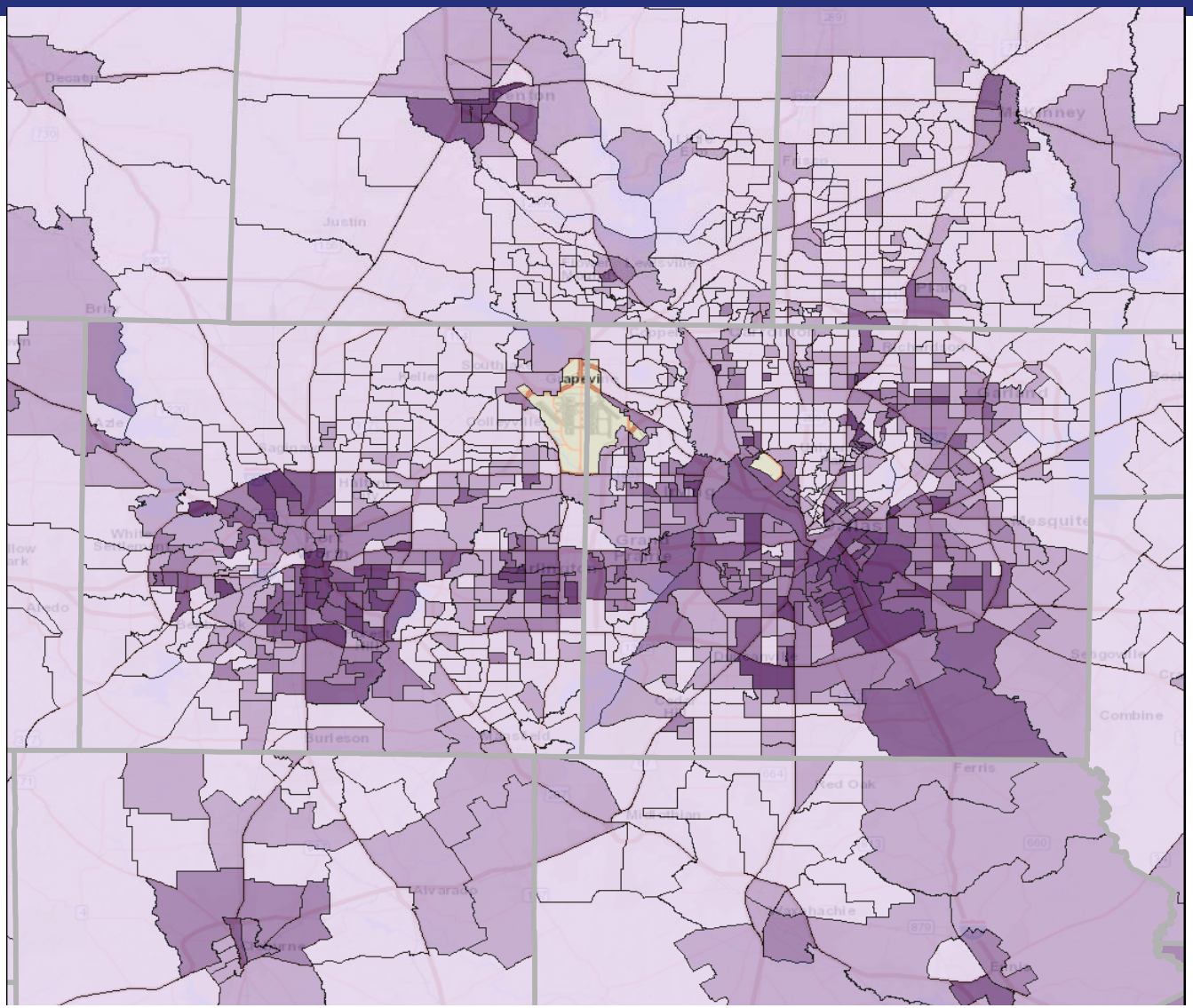
Source: U.S. Census Bureau, American Community Survey, 2009-2013 5-Year Sample

Percent of Housing Units Built After 1999, Census Tracts, Metroplex Area, Texas, 2009-2013



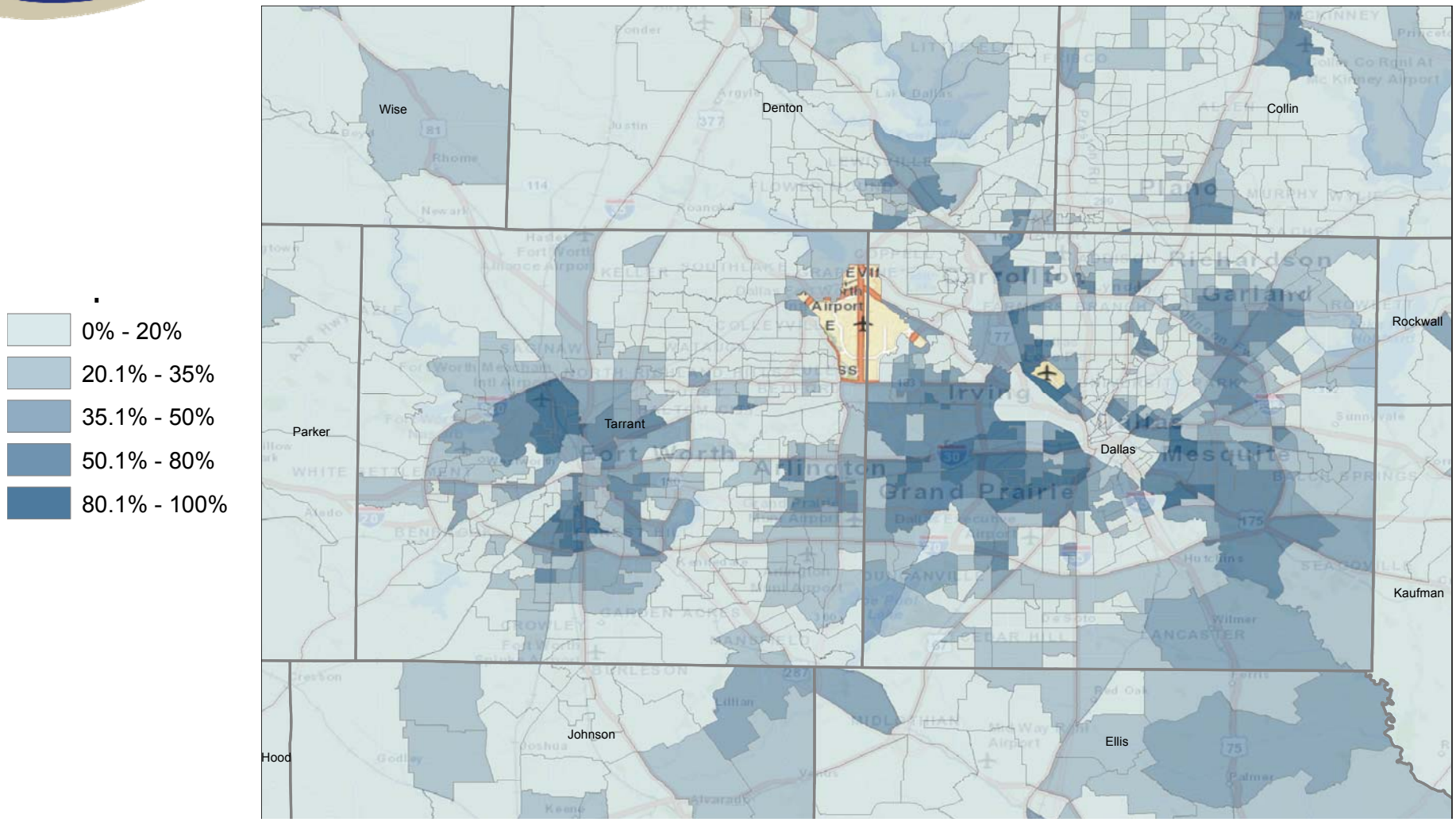
Source: U.S. Census Bureau, American Community Survey, 2009-2013 5-Year Sample

Percent of the population living below poverty, DFW area, 2009-2013



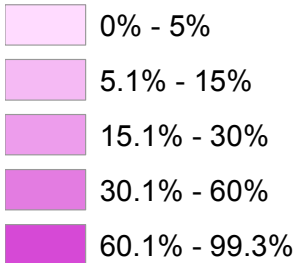
Source: U.S. Census Bureau, American Community Survey, 2009-2013 5-Year Sample

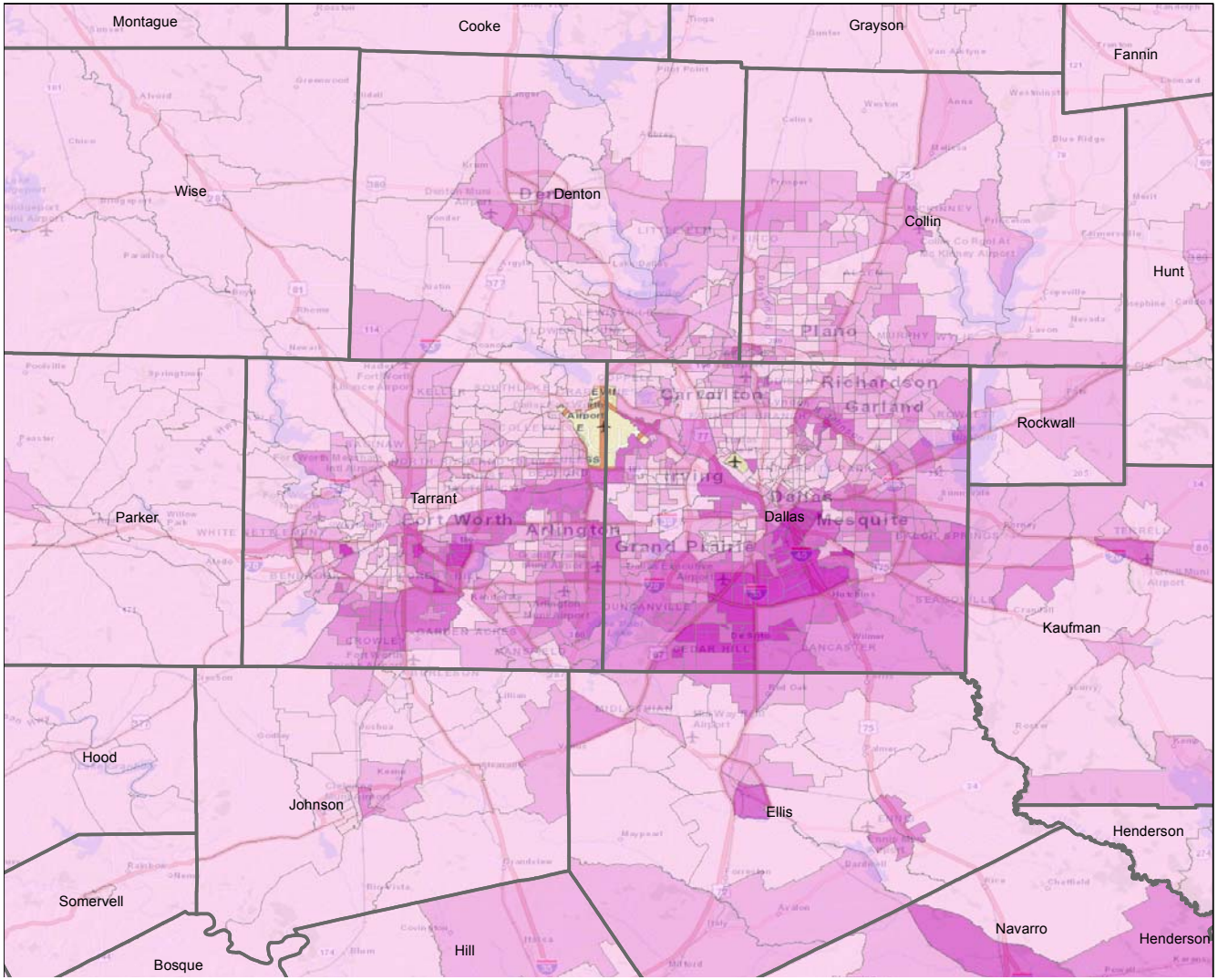
Percent of the population that is Hispanic, Census Tracts, Metroplex Area, Texas, 2009-2013



Source: U.S. Census Bureau, American Community Survey, 5 Year Sample 2009-2013.

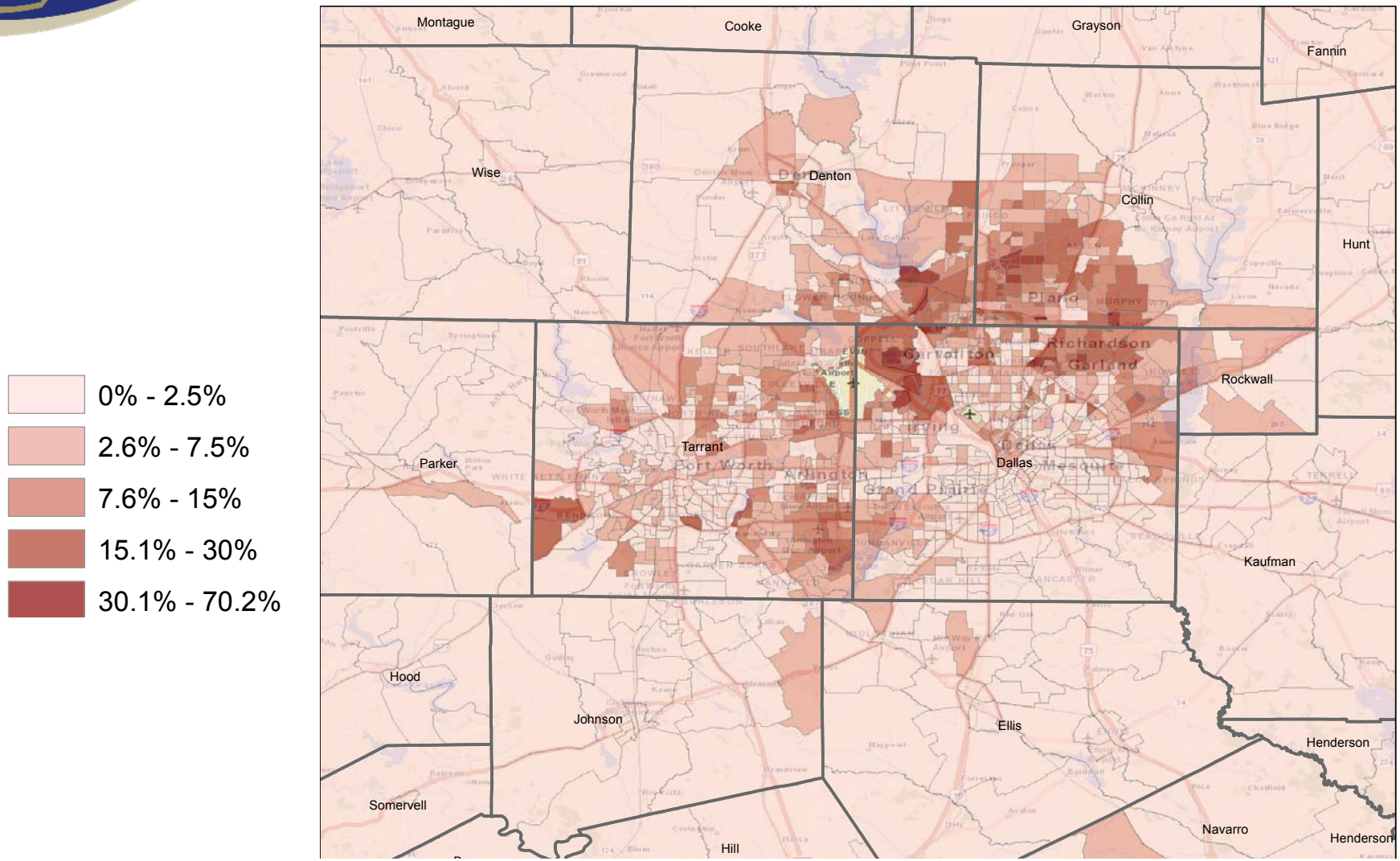
Percent of the population that is Black/African American, Census Tracts, Metroplex Area, Texas, 2009-2013





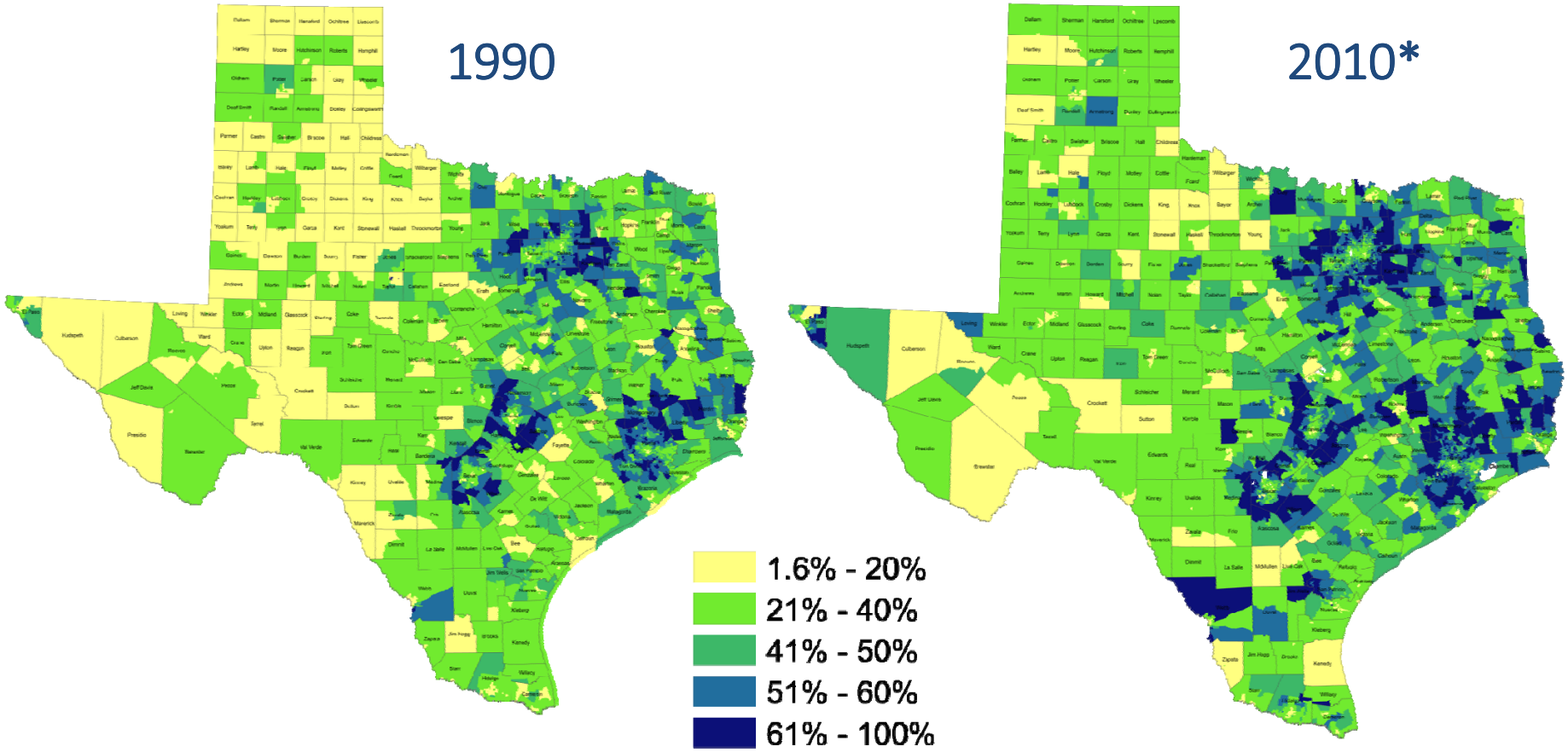
Source: U.S. Census Bureau, American Community Survey, 5 Year Sample 2009-2013.

Percent of the population that is Asian, Census Tracts, Metroplex Area, Texas, 2009-2013



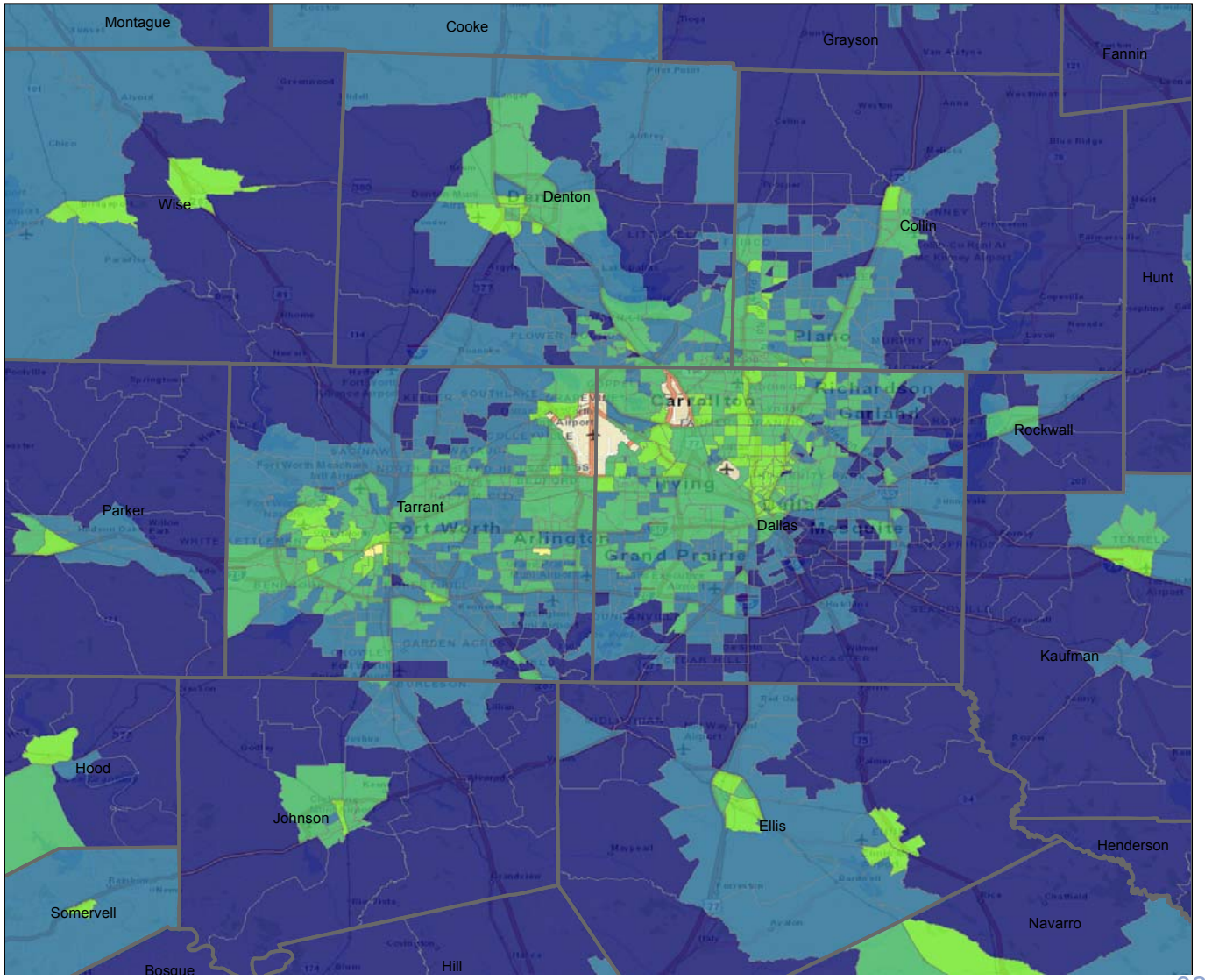
Source: U.S. Census Bureau, American Community Survey, 5 Year Sample 2009-2013.

Percentage of Population with Drive Times Longer than 25 Minutes, Texas Census Tracts, 1990 and 2010*



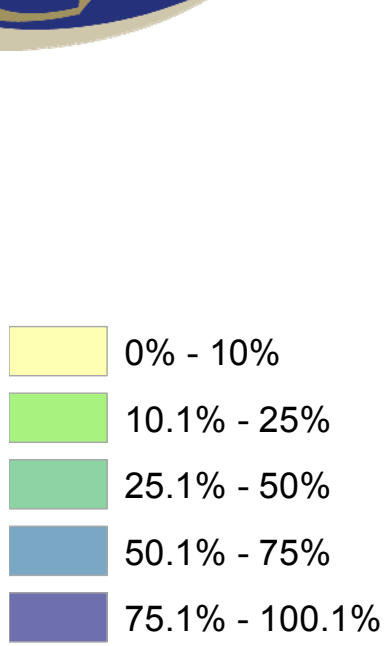
Source: U.S. Census Bureau, 1990 decennial census and *American Community Survey, 2008-2012 5 Year Sample.

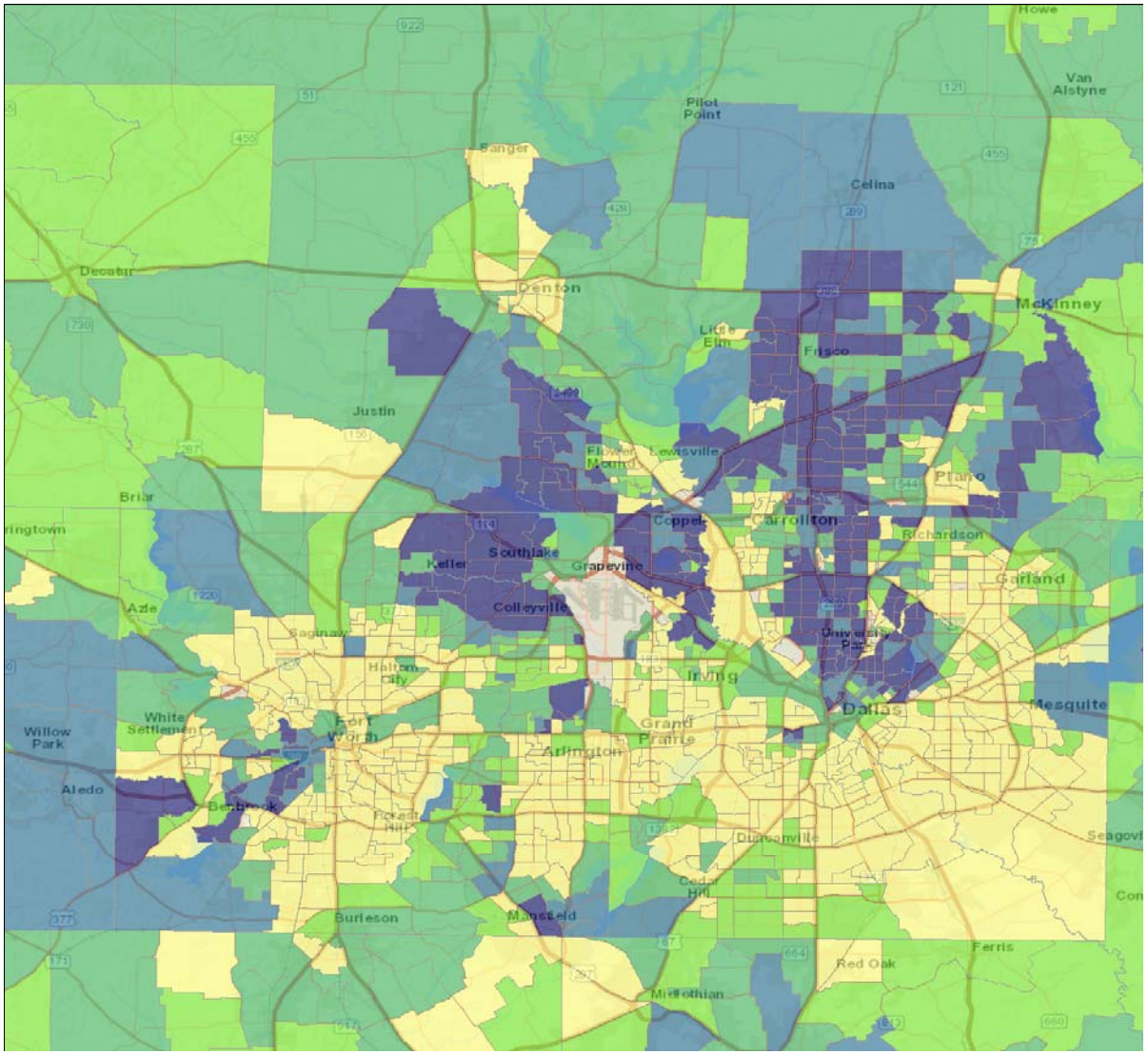
Mean Commute Time (minutes) of workers, Census Tracts, Metroplex Area, Texas, 2009-2013



Source: U.S. Census Bureau, American Community Survey, 5 Year Sample 2009-2013.

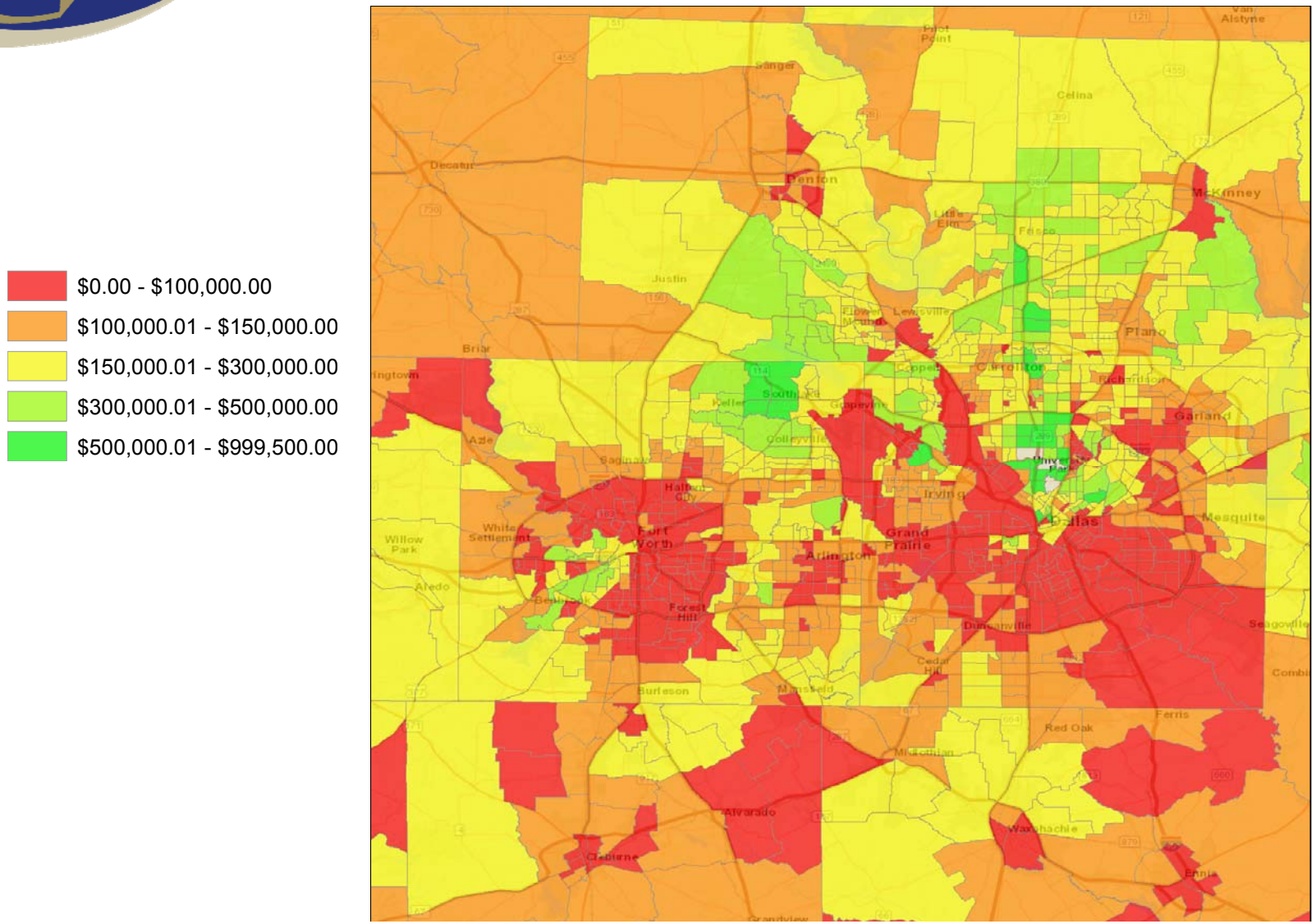
Percent of housing units valued at $200,000 or more, Census Tracts, MetroPlex area, 2010-2014





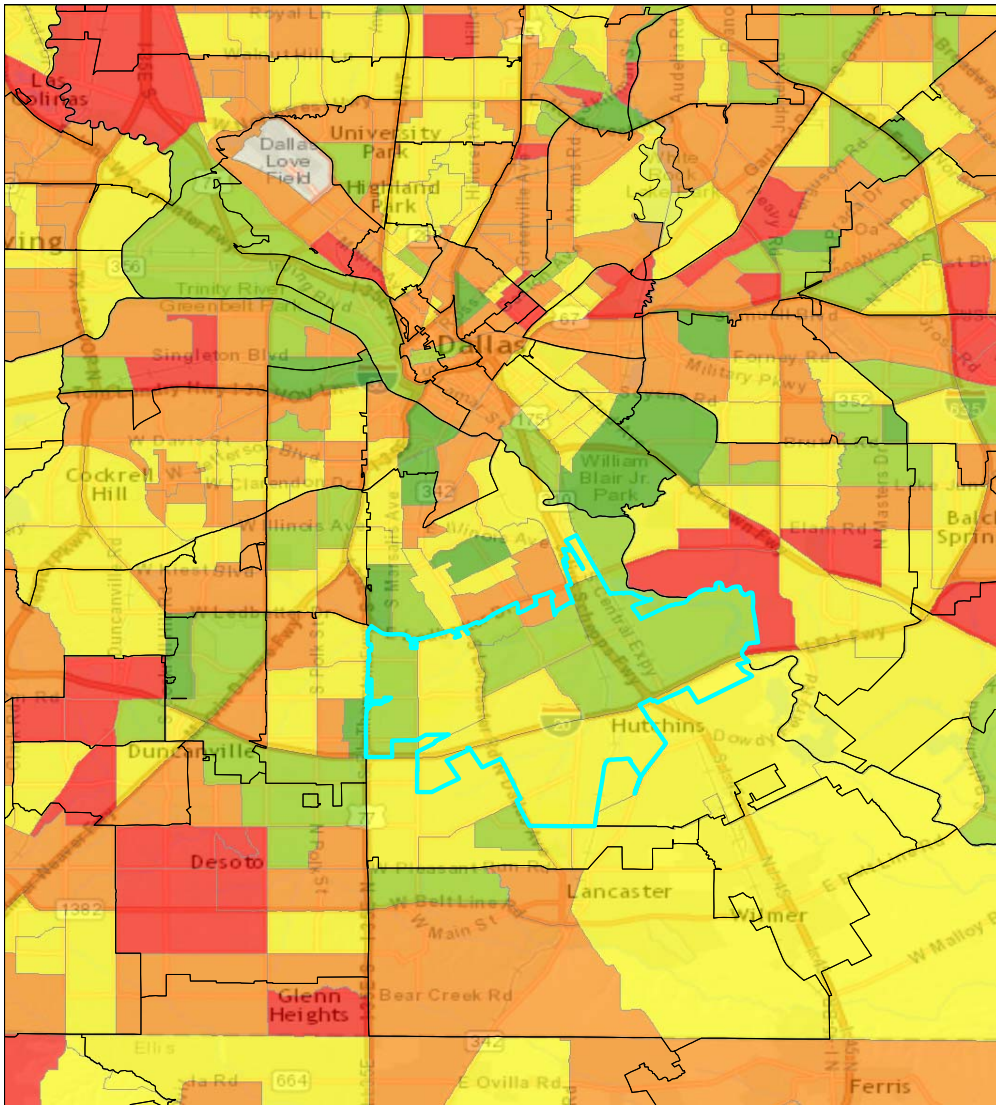
Source: U.S. Census Bureau, American Community Survey, 2010-2014 5-Year Samples

Median Value of Owner Occupied Housing, Census Tracts, MetroPlex, 2010-2014



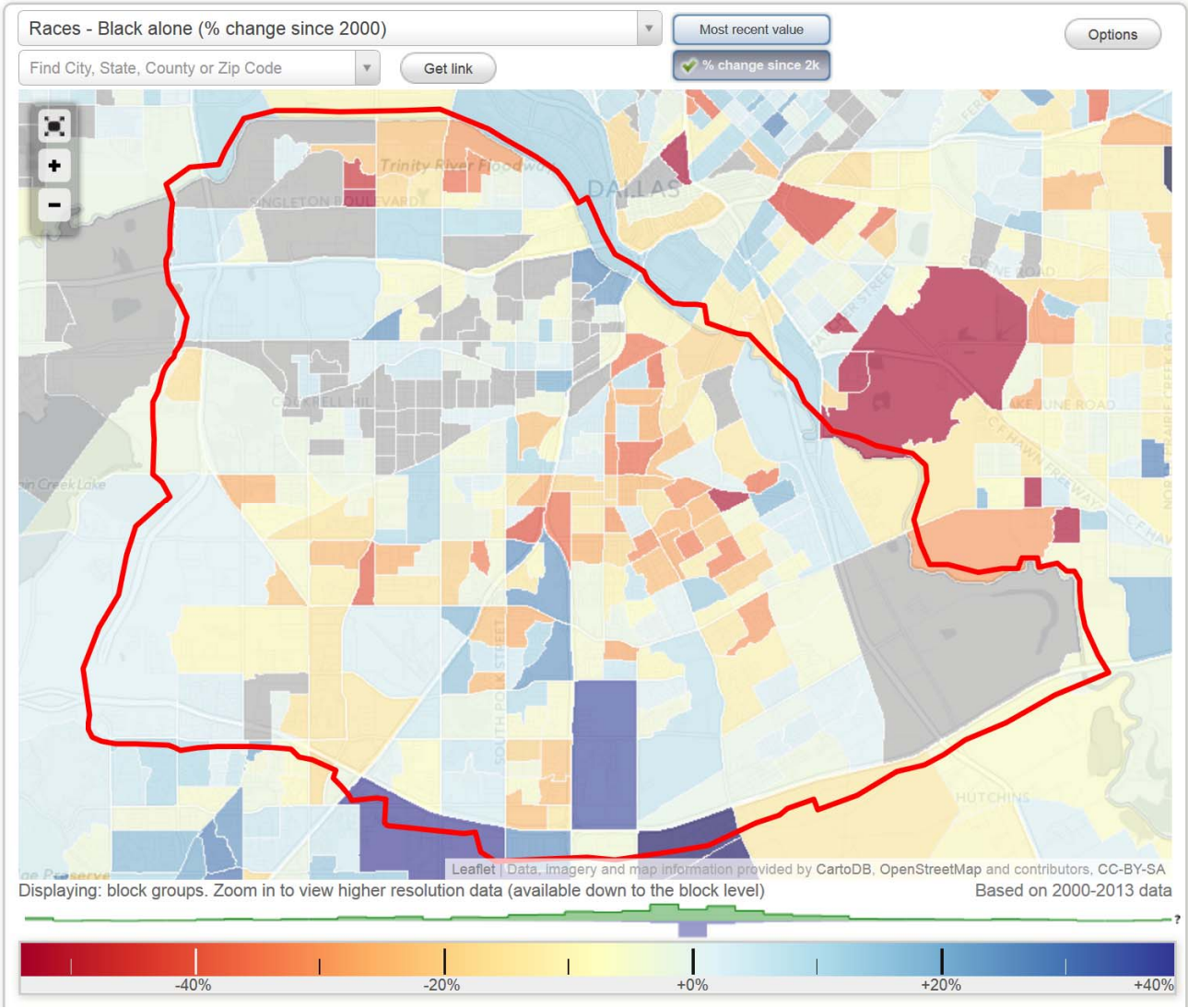
Source: U.S. Census Bureau, American Community Survey, 2010-2014 5-Year Samples

Percent Change Black Population, Census Tracts, South Dallas, TX, 2010-2014



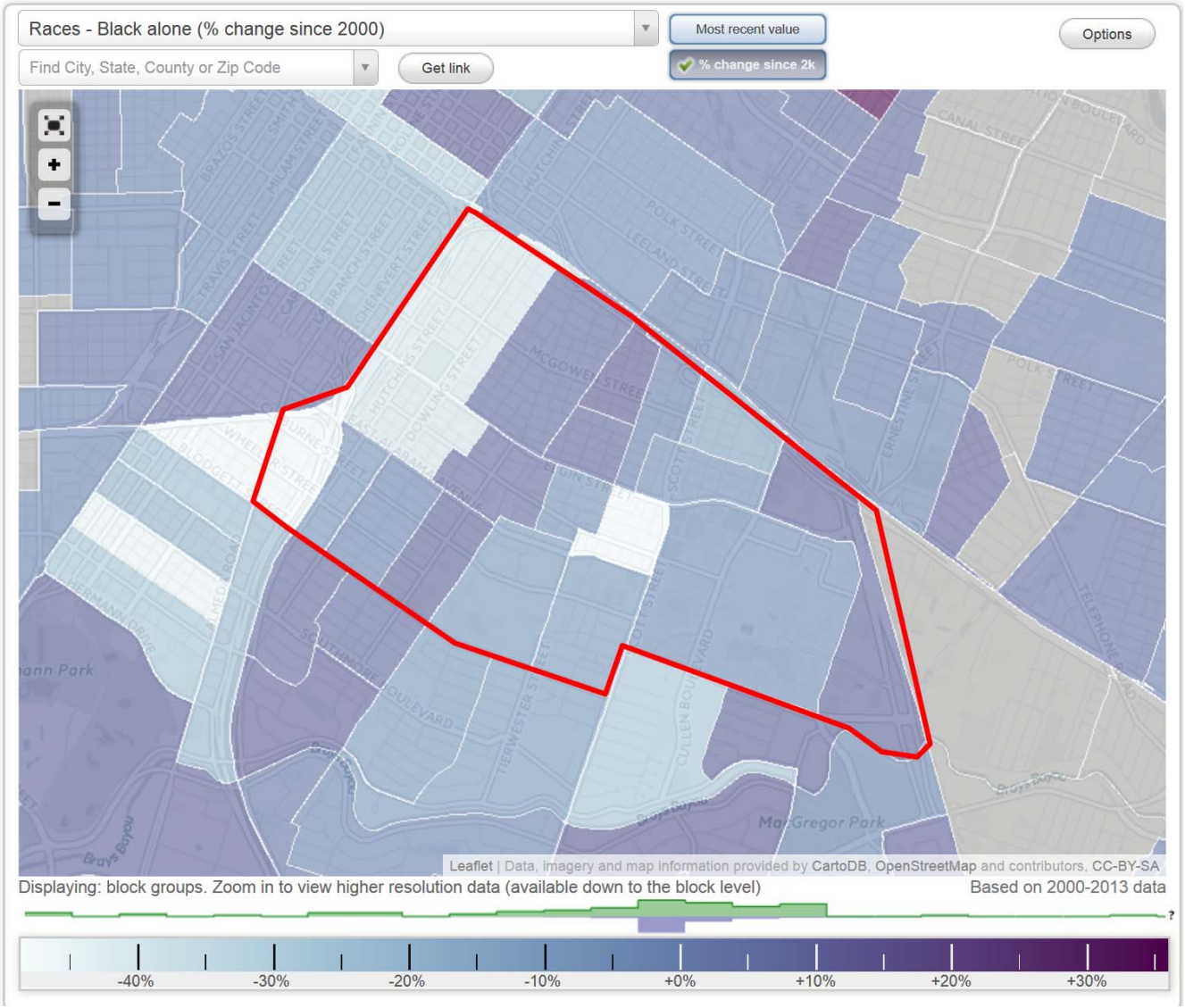
Source: U.S. Census Bureau, American Community Survey, 2006-2010 and 2010-2014 5-Year Samples

Percent Change Black Population, Block Groups, South Dallas, TX (2000-2013)



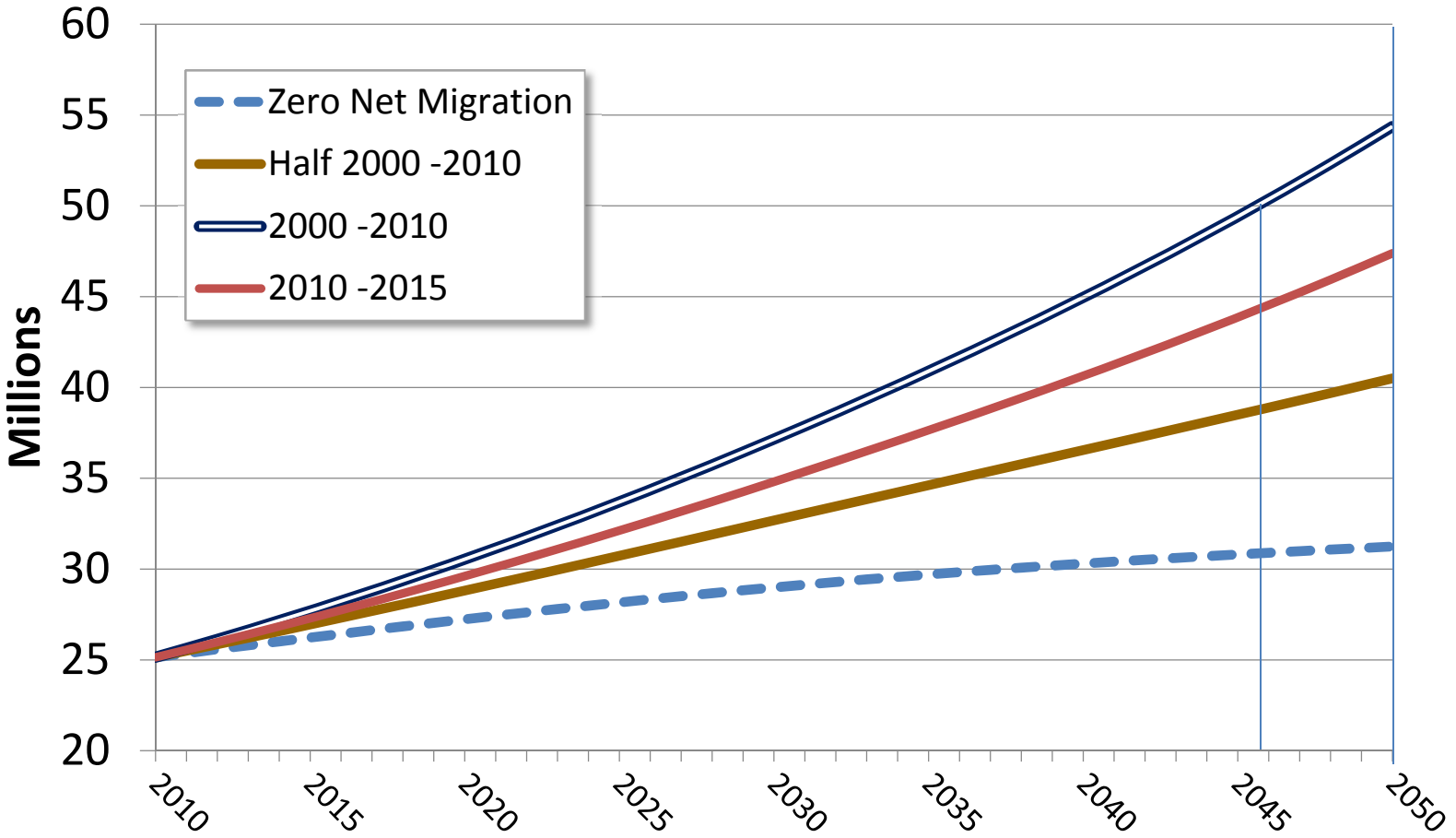
http://www.city-data.com/neighborhood/South-Dallas-Dallas-TX.html

Percent Change Black Population, Block Groups, Third Ward, Houston, TX (2000-2103)



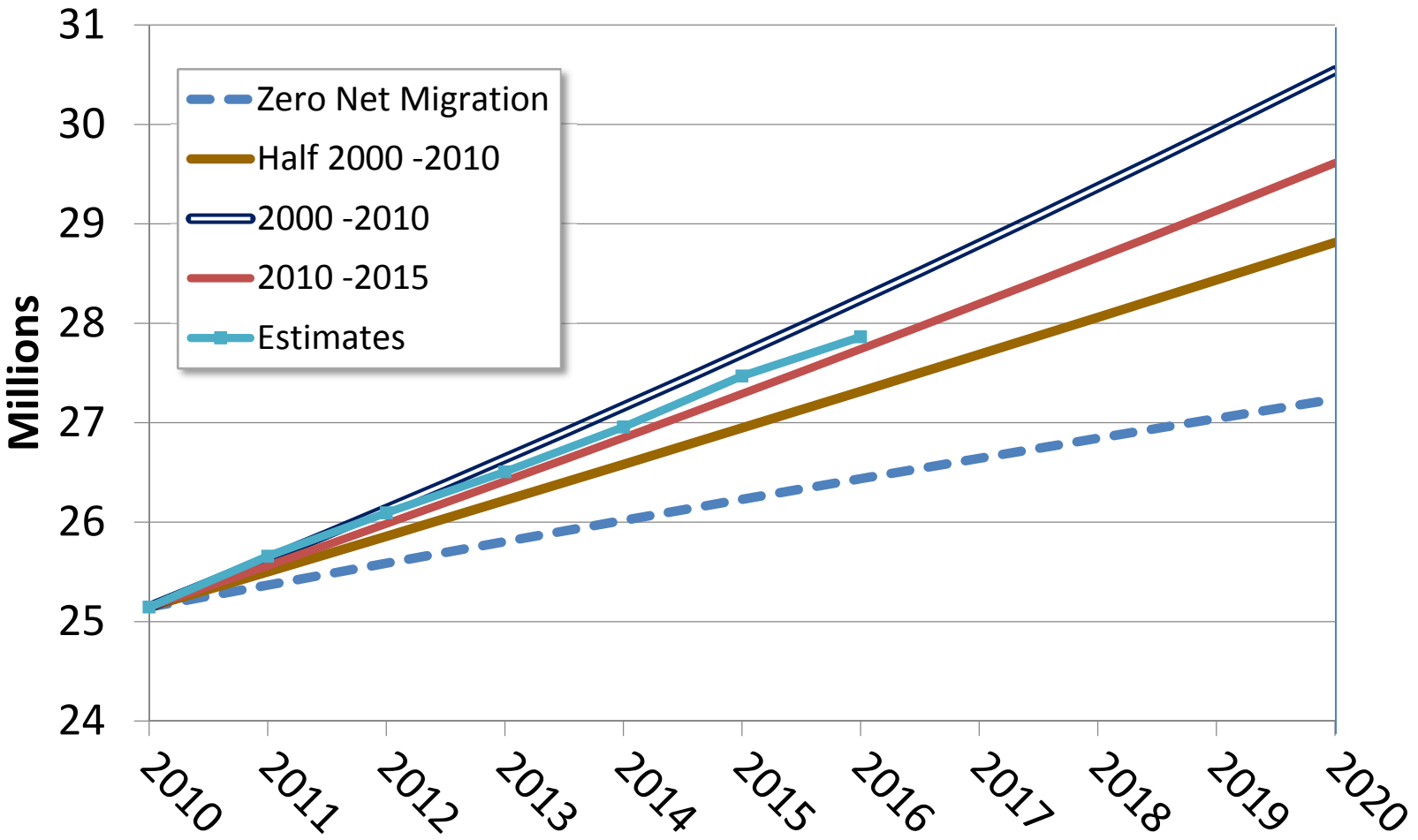
http://www.city-data.com/neighborhood/Third-Ward-Houston-TX.html

Projected Population Growth in Texas, 2010-2050



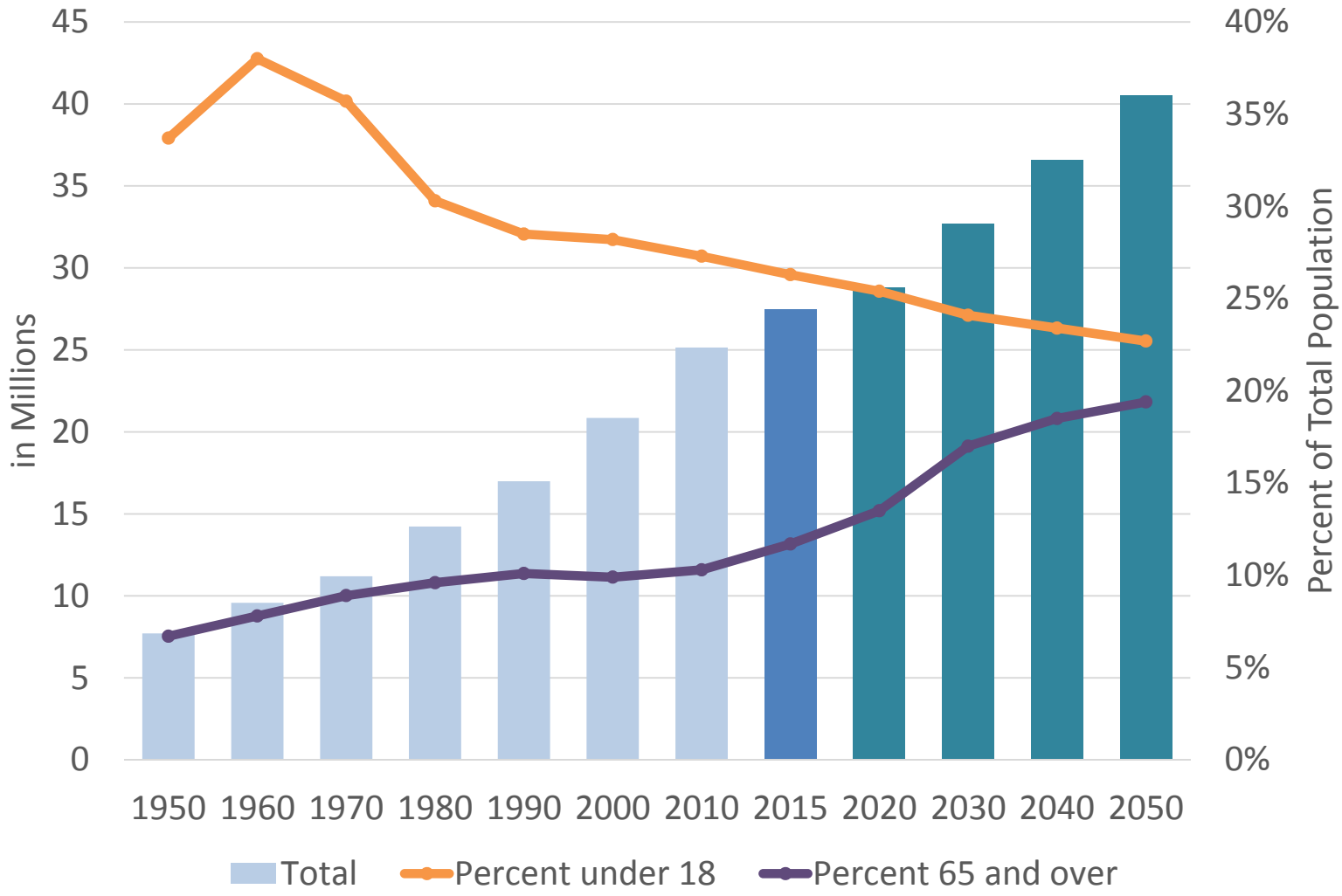
Source: Texas State Data Center 2016 Population Projections

Projected and Estimated Population Growth in Texas, 2010-2020



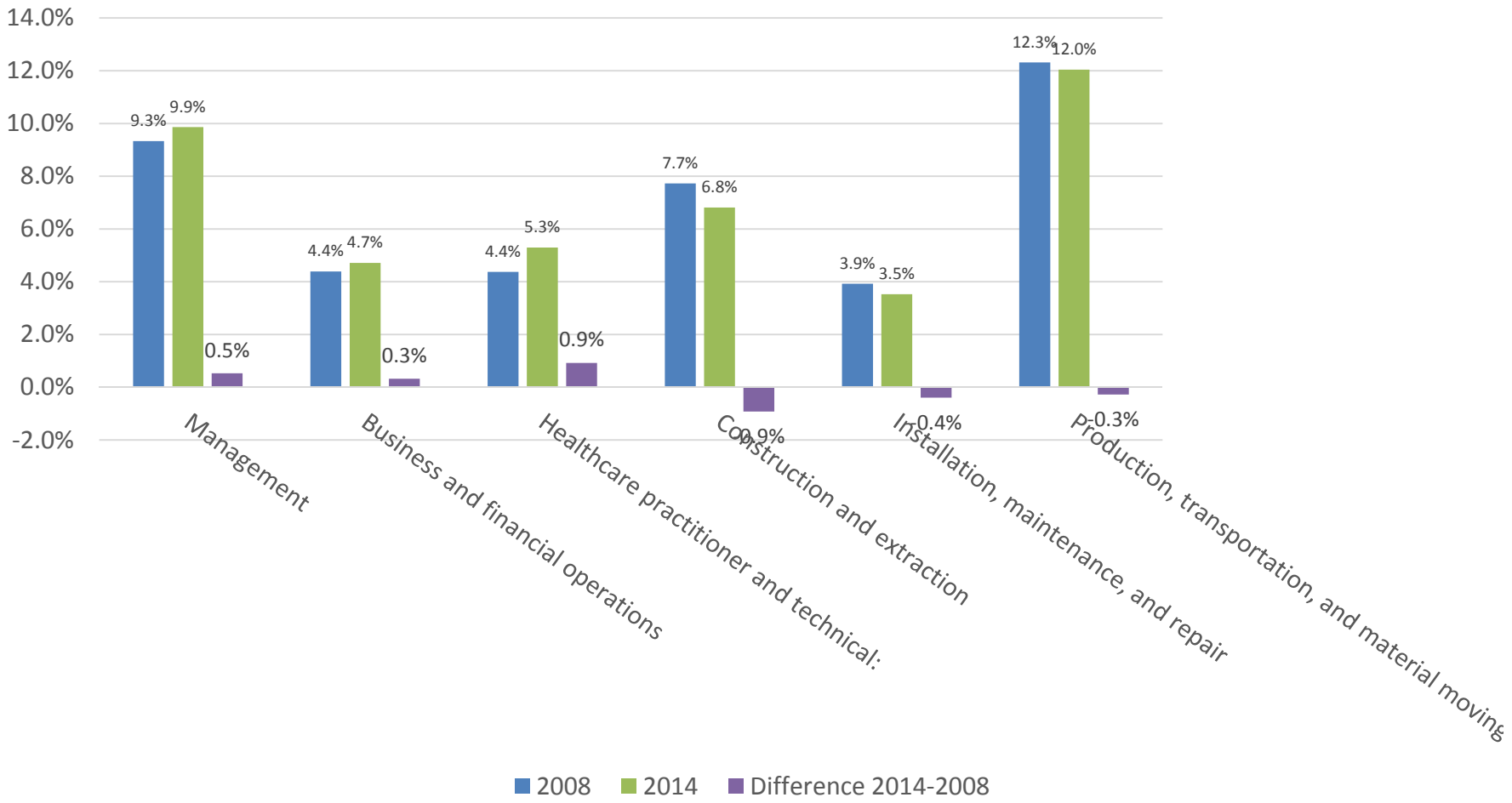
Source: Texas State Data Center 2017 Population Projections. U.S. Census Bureau, 2016 Vintage Estimates

Population and Projected Share of Population by Age Group, Texas, 1950 to 2050



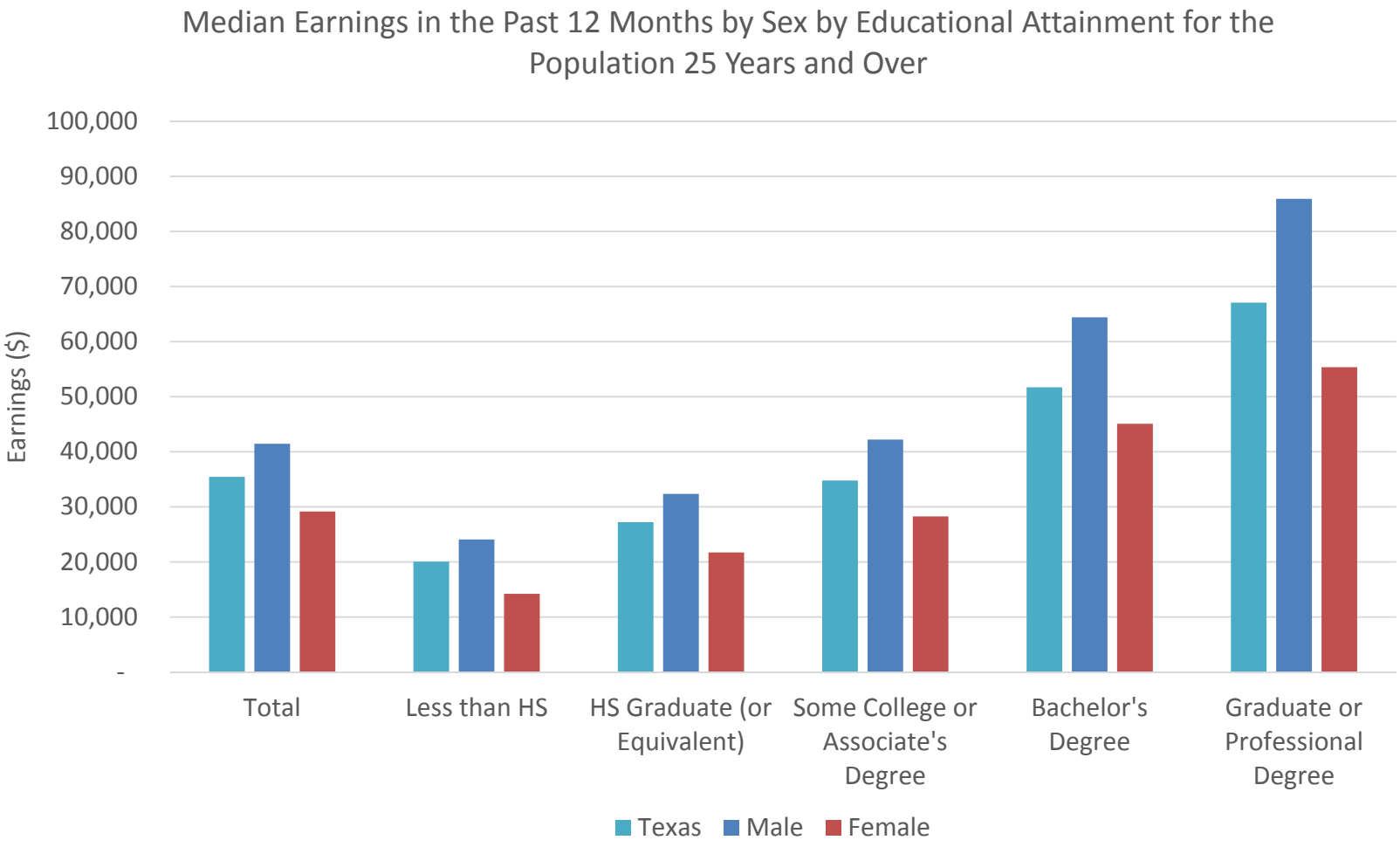
Source: U.S. Census Bureau, Decennial Censuses and 2015 Population Estimates; Texas Demographic Center, 2014 Vintage Population Projections, 0.5 Migration Scenario

Percent of Civilian Labor Force by Occupation, Texas, 2008, 2014 and 2014-2008 Difference



Source: U.S. Census Bureau, American Community Survey, 1-Year Sample, 2008, 2010, 2014`

Earnings and Education



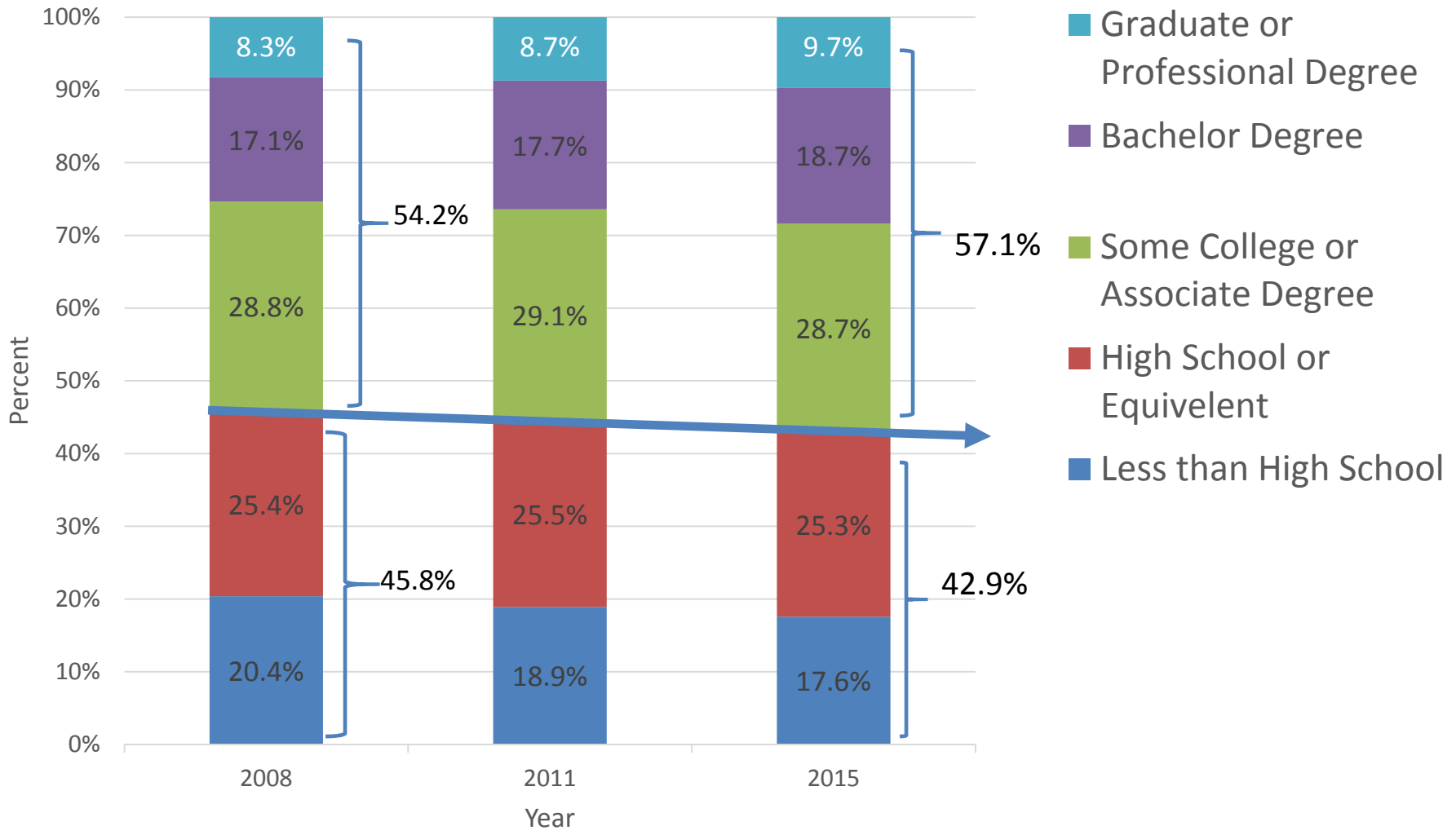
Source: US Census Bureau, American Community Survey, 5-Year, 2015, B20004.

Educational Attainment, Persons Aged 25 Years and Older, Texas, 2011 and 2015

	2011	2015	
Percent high school graduate or higher	81.1%	82.4%	*
Percent bachelor's degree or higher	26.4%	28.4%	*

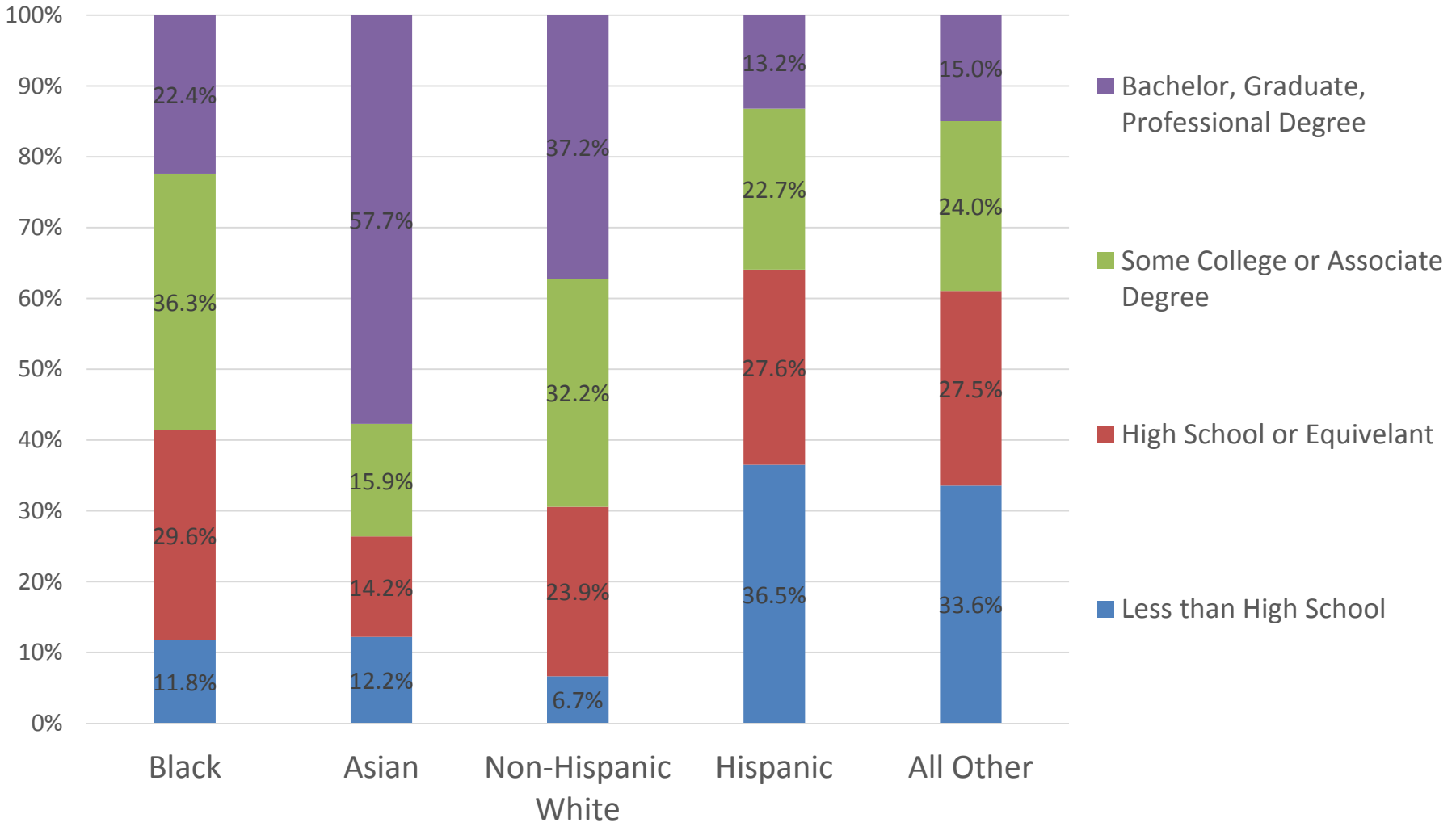
U.S. Census Bureau American Community Survey, 1-Year Samples, 2011 and 2015
** Years significantly different p<.05*

Percent Distribution of Educational Attainment of Persons Aged 25 Years and Older, Texas, 2008, 2011, and 2015



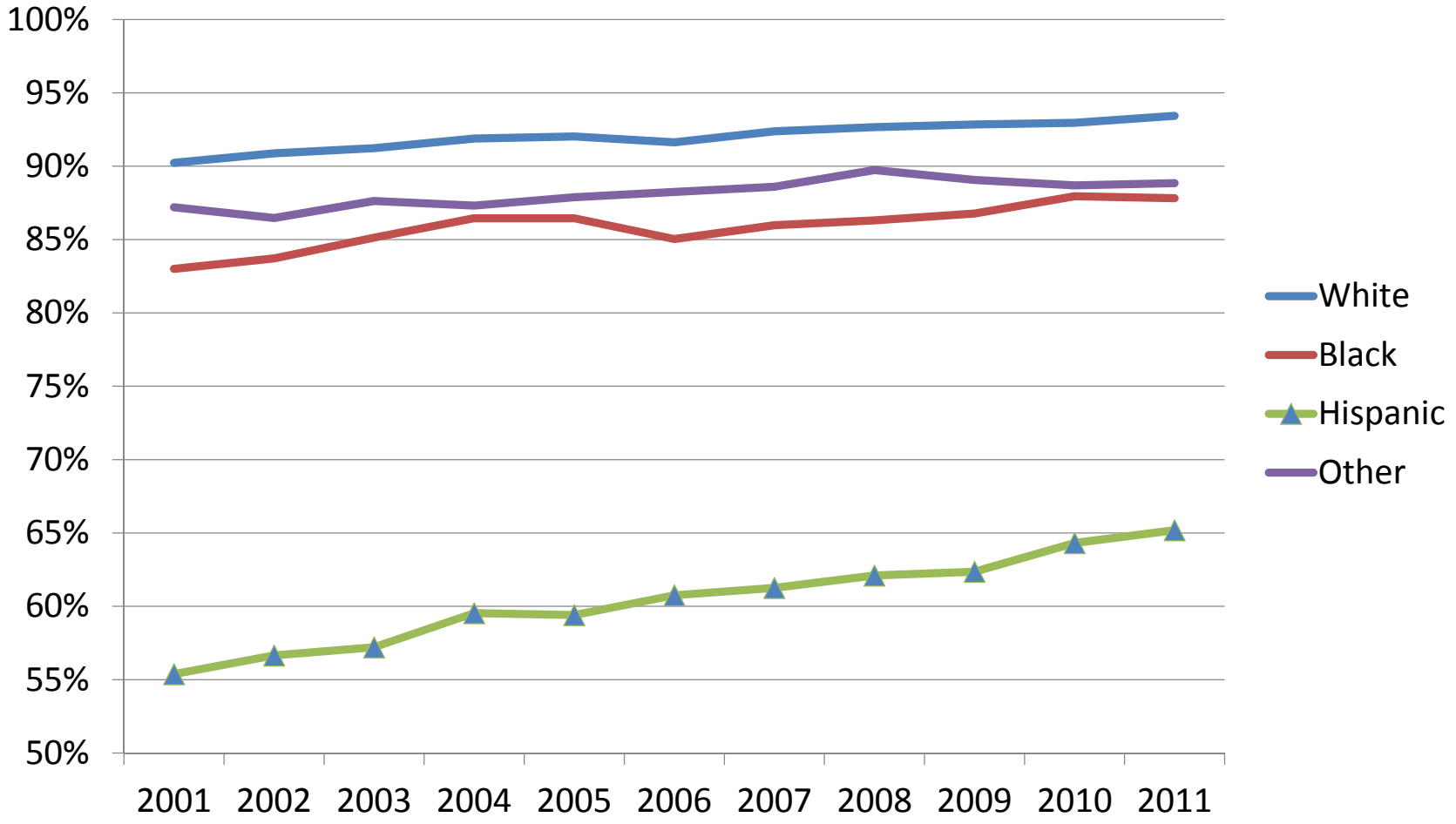
Source: U.S. Census Bureau, American Community Survey, 1-Year Samples, 2008-2015

Educational Attainment of Persons Age 25 Years and Older by Race/Ethnicity, Texas, 2015



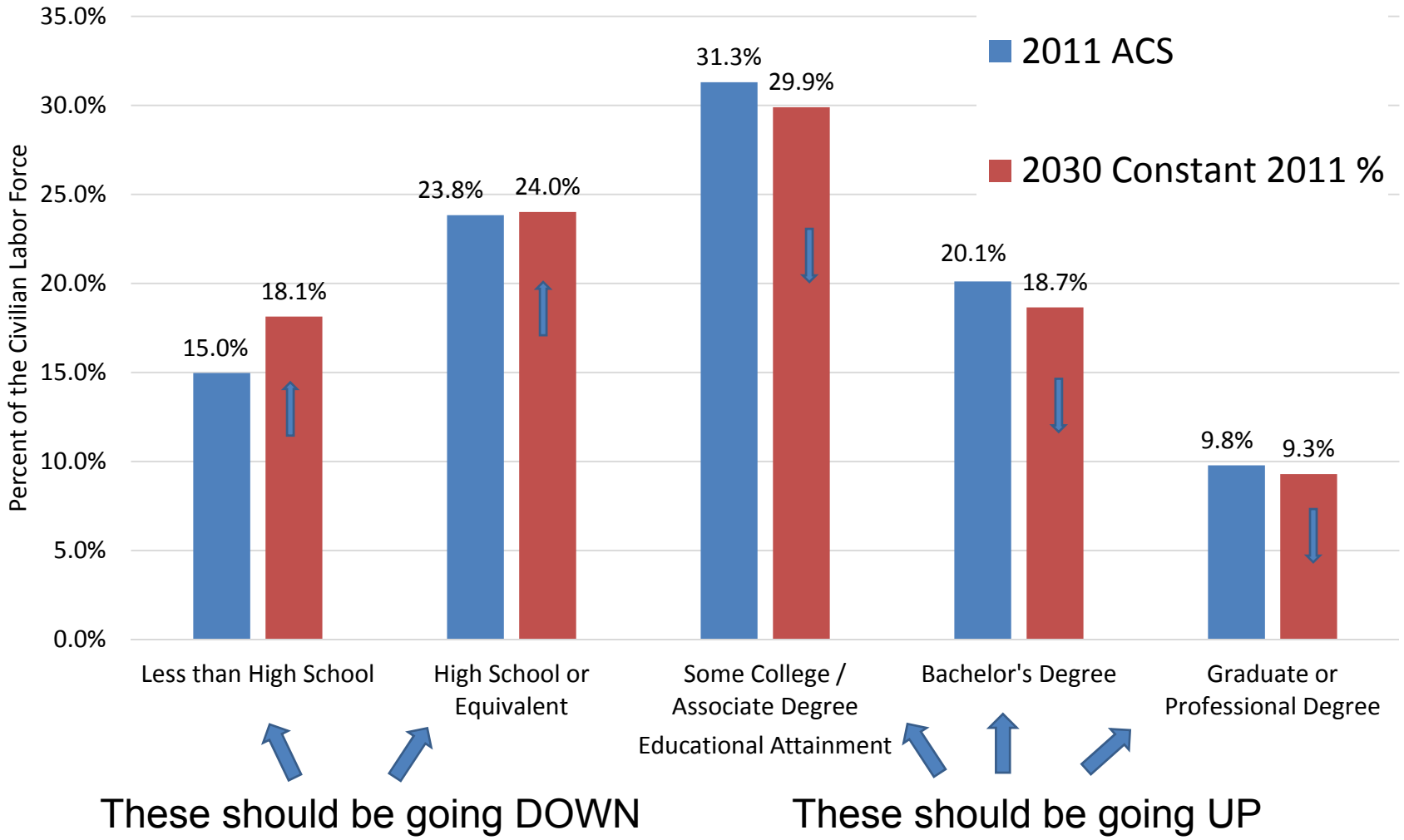
Source: U.S. Census Bureau, American Community Survey, 1-Year Sample, 2015

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



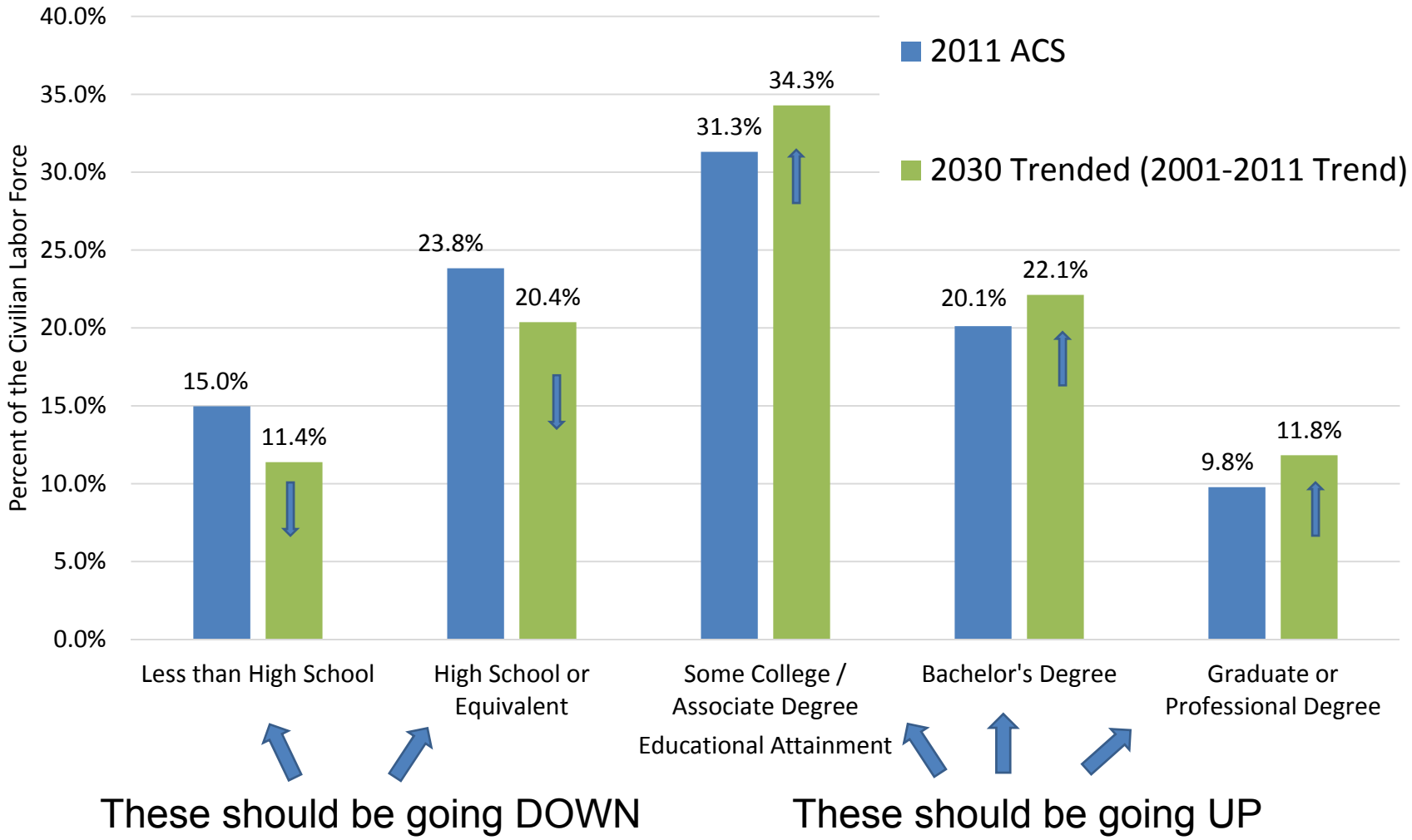
Source: U.S. Census Bureau, American Community Survey, Public Use Micro Sample, 2001-2011

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

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