Texas: Demographic and Economic Trends in Texas

Advanced Real Estate Law Course
July 7, 2011
San Antonio, TX
## Growing States, 2000-2010

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

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

Population Change of Fast Growing States between 2000 and 2010

Source: U.S. Census Bureau. 2000 and 2010 Census count
## Total Population and Components of Population Change in Texas, 1950-2009

<table>
<thead>
<tr>
<th>Year*</th>
<th>Population</th>
<th>Numerical Change</th>
<th>Natural Increase</th>
<th>Net Migration</th>
<th>Percent Change</th>
<th>Natural Increase</th>
<th>Net Migration</th>
</tr>
</thead>
<tbody>
<tr>
<td>1950</td>
<td>7,711,194</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>1960</td>
<td>9,579,677</td>
<td>1,868,483</td>
<td>1,754,652</td>
<td>113,831</td>
<td>24.2</td>
<td>93.91</td>
<td>6.09</td>
</tr>
<tr>
<td>1970</td>
<td>11,196,730</td>
<td>1,617,053</td>
<td>1,402,683</td>
<td>214,370</td>
<td>16.9</td>
<td>86.74</td>
<td>13.26</td>
</tr>
<tr>
<td>1980</td>
<td>14,229,191</td>
<td>3,032,461</td>
<td>1,260,794</td>
<td>1,771,667</td>
<td>27.1</td>
<td>41.58</td>
<td>58.42</td>
</tr>
<tr>
<td>1990</td>
<td>16,986,510</td>
<td>2,757,319</td>
<td>1,815,670</td>
<td>941,649</td>
<td>19.9</td>
<td>65.85</td>
<td>34.15</td>
</tr>
<tr>
<td>2000</td>
<td>20,851,820</td>
<td>3,865,310</td>
<td>1,919,281</td>
<td>1,946,029</td>
<td>22.8</td>
<td>49.65</td>
<td>50.35</td>
</tr>
<tr>
<td>2009</td>
<td>24,782,302</td>
<td>3,930,484</td>
<td>2,124,124</td>
<td>1,781,785</td>
<td>18.8</td>
<td>54.04</td>
<td>45.33</td>
</tr>
</tbody>
</table>

* All values for the decennial dates are for the indicated census year. Values for 2009 is for July 1 as estimated by the U.S. Bureau of the Census.

Source: Derived from U.S. Bureau of the Census 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.
Texas Business-Cycle Index

Source: FRB Dallas

http://www.dallasfed.org
Texas Total Nonfarm Employment
Quarterly Growth

1-quarter % change, SAAR

Texas (Q4=2.83)
U.S. (Q4=1.29)

Source: BLS/TWC, seasonal and other adjustments by FRB Dallas
http://www.dallasfed.org
Texas and U.S. Unemployment Rate

Percent, SA

U.S. (Feb=8.9)
Texas (Feb=8.2)

Source: BLS
http://www.dallasfed.org
Texas Residential Permits and Mortgage Rate

- 30-yr mortgage rate (Mar=4.83)
- Single family permits (Feb=5203)
- Multifamily permits (Feb=1379)

Source: Bureau of the Census
http://www.dallasfed.org
Estimated Annual Net Migration to Texas, 2000 to 2009

Source: U.S. Bureau of the Census 2009 Estimates
Percent of Migrants to Texas between 2000 and 2009 by Race and Ethnicity

52% of all migrants were international

67% of all migrants

- Other
- Black
- Hispanic
- White

Net domestic migration (848,702 migrants) International migration (933,083 migrants)

Sources: Percentages of domestic and international migrants by race and ethnicity derived from the 2006-2008 American Community Survey. Total numbers of domestic and international migrants between 2000-2009 are from Table 4. Cumulative Estimates of the Components of Resident Population Change for the United States, Regions, States, and Puerto Rico: April 1, 2000 to July 1, 2009, U.S. Census Bureau
Estimated domestic migration (2000-2008) by county as a percentage of 2000 population

Legend
-20 to -45%
-19 to -10%
-9 to -5%
-4 to 0%
1 to 5 %
6 to 20%
21 to 30%
31 to 65%

Source: Population Division, U.S. Census Bureau, March 19, 2009. Map produced by the Texas State Data Center
Estimated international migration (2000-2008) by county as a percentage of 2000 population

**Legend**
- 0-1%
- 1-2.5%
- 2.5-3.5%
- 3.5-5%
- 5-10%

Source: Population Division, U.S. Census Bureau, March 19, 2009. Map produced by the Texas State Data Center
Texas Racial and Ethnic Composition, 2000 and 2010

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

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

Source: U.S. Census Bureau. 2000 and 2010 Census count
Projected Texas Population Pyramid by Race/Ethnicity, 2010

Source: Texas State Data Center Population Projections, 2009
Projected Texas Population Pyramids by Race/Ethnicity, 2010

Source: Texas State Data Center Population Projections, 2009
Change of the Total Population by County, 2000-2010

Legend
-3,200 - 0
1 - 10,000
10,001 - 50,000
50,001 - 100,000
100,001 - 700,000

Source: U.S. Census Bureau 2000 and 2010 Census Counts
Population increase for Texas was 20.6% during this period

Source: U.S. Census Bureau. 2000 and 2010 Census Counts
Percent of population that is foreign born, 2005-2009

Source: U.S. Census Bureau, American Community Survey, 5-Year Sample 2005-2009
Percent of the Population Less than 18 Years of Age, Living Under Poverty for During Past 12 Months, 2005-2009

Source: U.S. Census Bureau, American Community Survey, 5-Year Sample 2005-2009
Median Household Income by County, 2005-2009

$18,000-30,000
$30,000-35,000
$35,000-40,000
$40,000-50,000
$50,000-76,000

Source: U.S. Census Bureau, American Community Survey, 5-Year Sample 2005-2009
Projected Population Growth in Texas, 2000-2040

Source: Texas State Data Center 2008 Population Projections
Projected Population for Texas Counties, 2040

Percent Projected Change of Total Population in Texas Counties, 2008-2040
Projected Racial and Ethnic Percent, Texas, 2000-2040

Percent of population aged 25 years and older with high school or equivalent degree or higher, 2005-2009

Source: U.S. Census Bureau, American Community Survey, 5-Year Sample 2005-2009
Percent of population aged 25 years and older with Bachelors degree or higher, 2005-2009

Source: U.S. Census Bureau, American Community Survey, 5-Year Sample 2005-2009
Educational attainment of persons 25+ years of age by ethnicity, Texas, 2009

Source: American Community Survey, 2009
Projected Percent of Labor Force by Educational Attainment in Texas, 2000 and 2040

* Projections are shown for the 1.0 scenario
Lloyd Potter, Ph.D.

Office: (512) 463-8390 or (210) 458-6530
Email: Lloyd.Potter@osd.state.tx.us
Internet: http://osd.state.tx.us
Demographic Highlights

TEXAS is:

big. The population of Texas is the second largest in the United States, exceeding 25 million people in 2010.\(^7\)

young. Approximately 28% of Texas’ population is under 18 and only 10% of the population is older than 65 years.\(^1\) Webb County in Texas, has the youngest population in the U.S. with children younger than 5 comprising 12.8% of the population.\(^8\)

embracing of culture and diversity. Approximately 9 million or 38% of Texans are of Hispanic descent, 2.8 million or 12% are African Americans, and 1 million or 4% are other (non-Anglo mainly of Asian descent).\(^1\) In about a decade, it is expected that Texas’ population will have more persons of Hispanic descent than any other racial or ethnic group.\(^4\)

a desired place to live and work. Net in-migration to Texas accounts for almost half of the population growth in recent years.\(^1\) More than 171,900 college graduates moved into Texas each year between 2006 and 2008, placing Texas as 2nd in the Nation by this measure.

urban. Texas has three of the top 10 largest cities in the Nation.\(^3\) Several of the metropolitan areas in Texas are among the most rapidly growing in the Nation.\(^5\)
TEXAS is:

- **rural.** Texas is the second largest state in the Nation in terms of square miles (268,601) and approximately 17% of the population lives in rural areas.¹

- **a working state.** Texas has a civilian labor force of more than twelve million workers and an unemployment rate lower than in most States.⁶

- **family oriented.** Texas ranks 3rd among states for the percent of households which are married-couple families with children (24.4%).²

- **multigenerational.** Texas ranks 3rd among states for percent of households which are multigenerational (4.5%).²

- **growing – fast.** Texas gained more population than any other state in the last estimate year (between 2000 and 2010), adding 4,293,741 people.⁷ Among cities over 100,000 population in the U.S., 4 of the 10 fastest growing areas are in Texas (2007-2008 change).⁷

---