Demographic Trends and Implications for Rental Housing in Texas and the Austin Area

Presented to

Austin Apartment Association

Texas Demographic Center

September 12, 2024

Texas Demographic Center

State Demographer

Lloyd B. Potter, PhD

Affiliated with

The University of Texas at San Antonio

Institute for Demographic and Socioeconomic Research (IDSER)

Major Function

Produce annual population estimates and biennial population projections

Other Services

- Disseminate demographic and socioeconomic information from the Census Bureau and other reliable sources.
- Provide training and technical expertise.
- Custom data analyses.

Partnerships

- U.S. Census Bureau
- TDC Affiliates

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Population Growth and the Drivers of Growth

States with Most Population Growth, 2020 to 2023

Geographic Area	Population Estimate (as of July 1) 2020	2021	2022	2023	Change 22-23	Rank Change 22-23	Pct. Change 22-23	Rank Pct. Change 22-23
United States	331,511,512	332,031,554	333,287,557	334,914,895	1,643,484		0.5%	
Texas	29,234,361	29,561,286	30,029,848	**30,503,301**	473,453	1	1.6%	3
Florida	21,591,299	21,830,708	22,245,521	22,610,726	365,205	2	1.6%	2
North Carolina	10,453,812	10,567,100	10,695,965	10,835,491	139,526	3	1.3%	5
Georgia	10,732,390	10,790,385	10,913,150	11,029,227	116,077	4	1.1%	10
South Carolina	5,132,151	5,193,848	5,282,955	5,373,555	90,600	5	1.7%	1
Tennessee	6,926,091	6,963,709	7,048,976	7,126,489	77,513	6	1.1%	8
Arizona	7,186,683	7,272,487	7,365,684	7,431,344	65,660	7	0.9%	12
Virginia	8,637,193	8,657,348	8,679,099	8,715,698	36,599	8	0.4%	23
Colorado	5,785,219	5,811,596	5,841,039	5,877,610	36,571	9	0.6%	18
Utah	3,283,982	3,339,284	3,381,236	3,417,734	36,498	10	1.1%	9

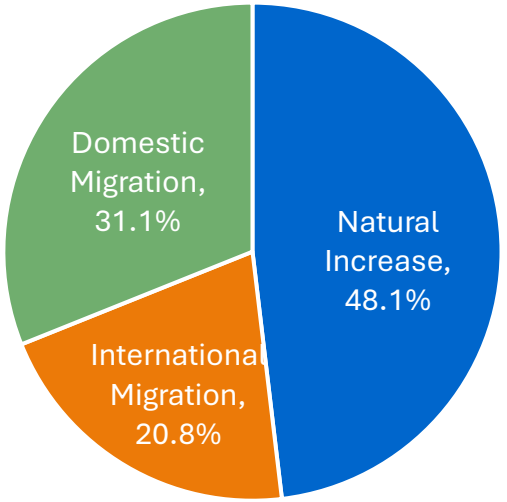
2020-2021 → **902** 2021-2022 → **1,290** 2022-2023 → **1,297**

New Texans per day

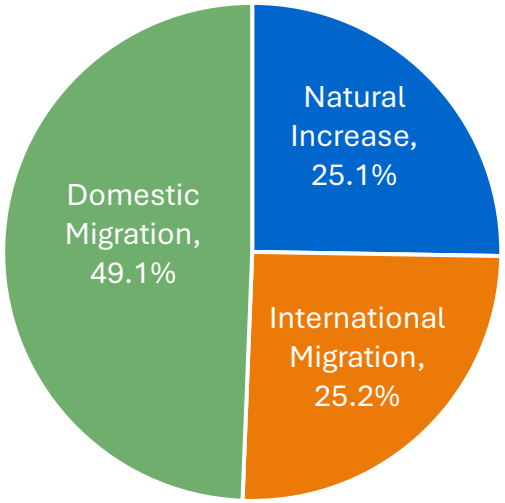
Source: US Census Bureau, Population Estimates, 2023 vintage

Estimated Components of Population Change for Texas, 2010-2020, 2020-2021, 2021-2022, and 2022-2023

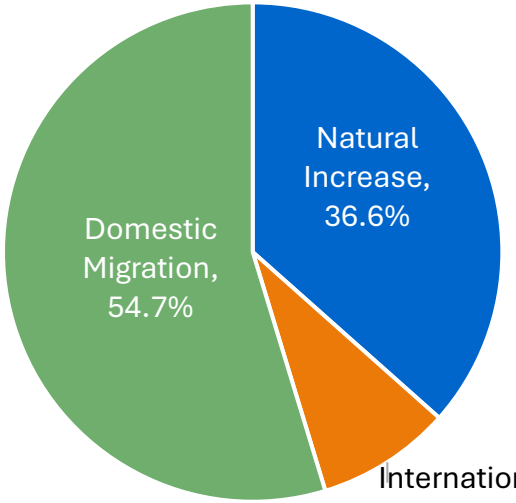
2010 to 2020



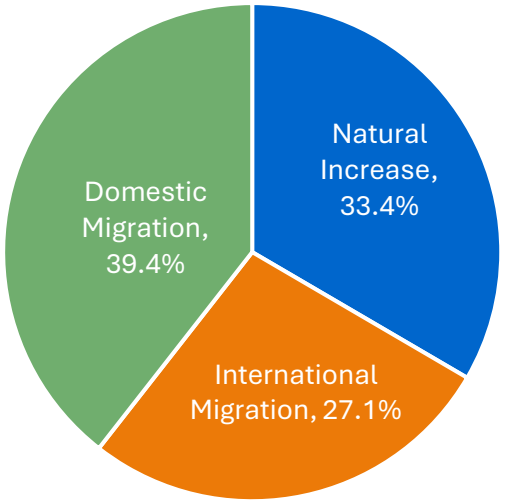
2021 to 2022



2020 to 2021



2022 to 2023

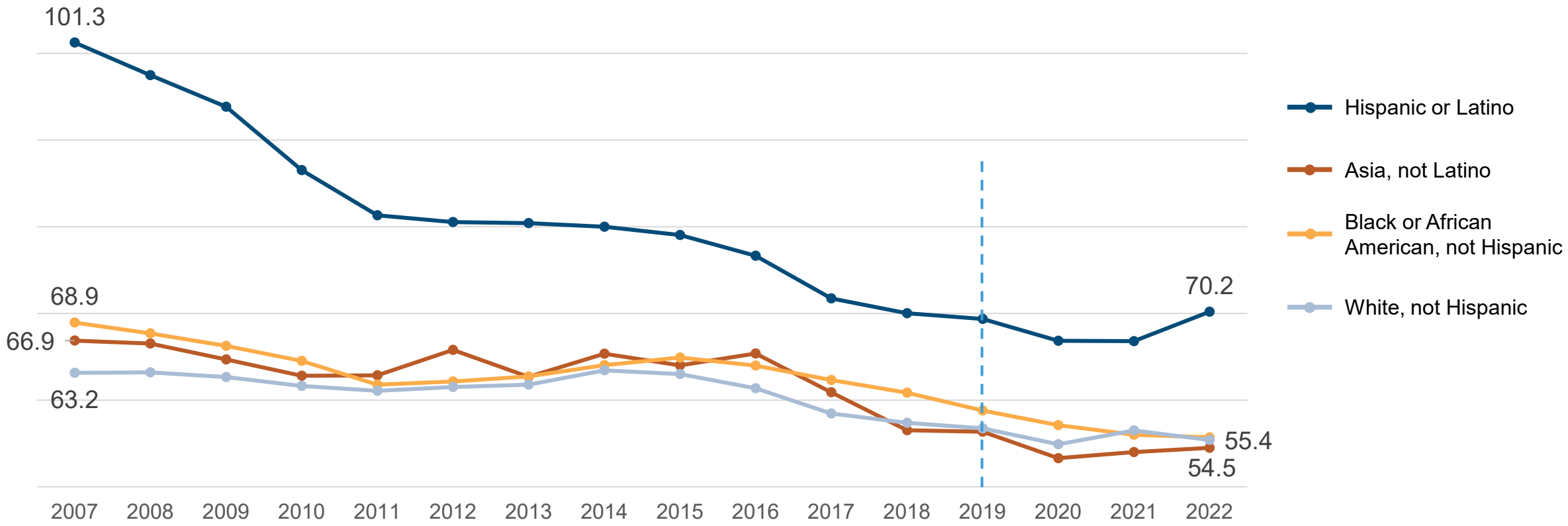


Source: U.S. Census Bureau. 2020 Evaluation Population Estimates and 2021 - 2023 Vintage Population Estimates

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Texas Birth Rates, 2007-2022

Births per 1,000 women aged 15-44

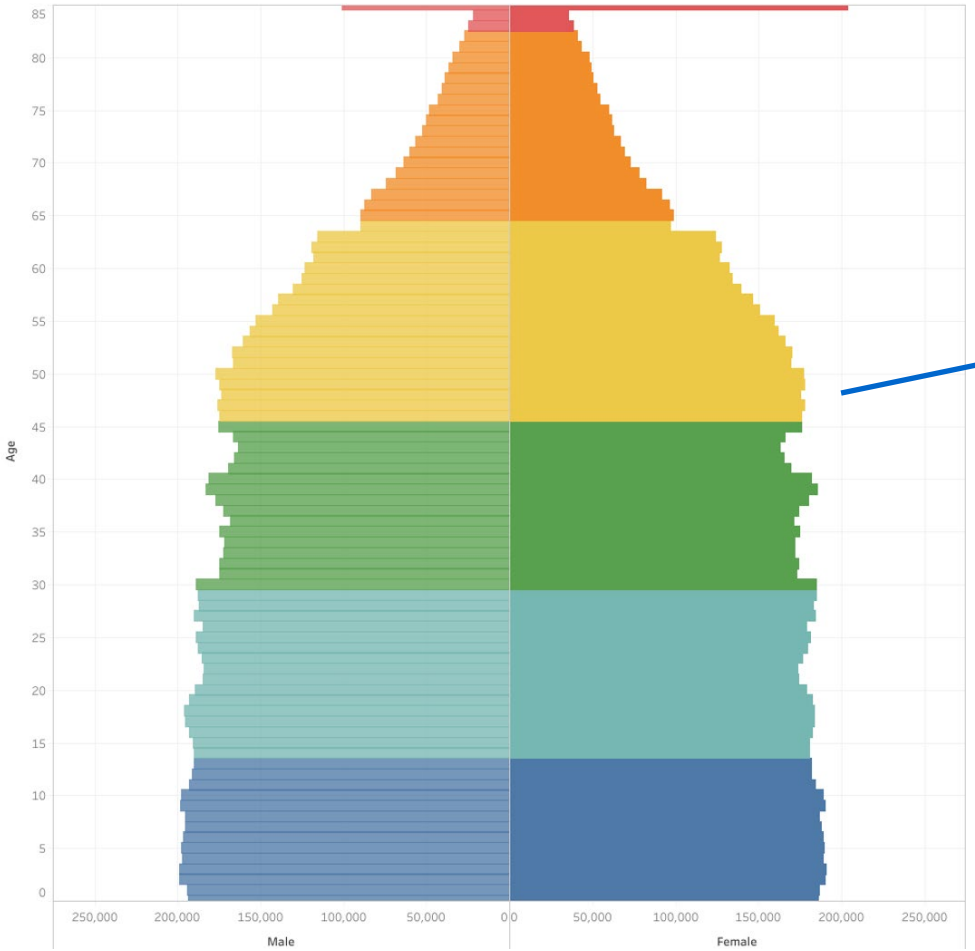


Source: Centers for Disease Control and Prevention, National Center for Health Statistics. Natality on CDC WONDER Online Database, 2007-2022.

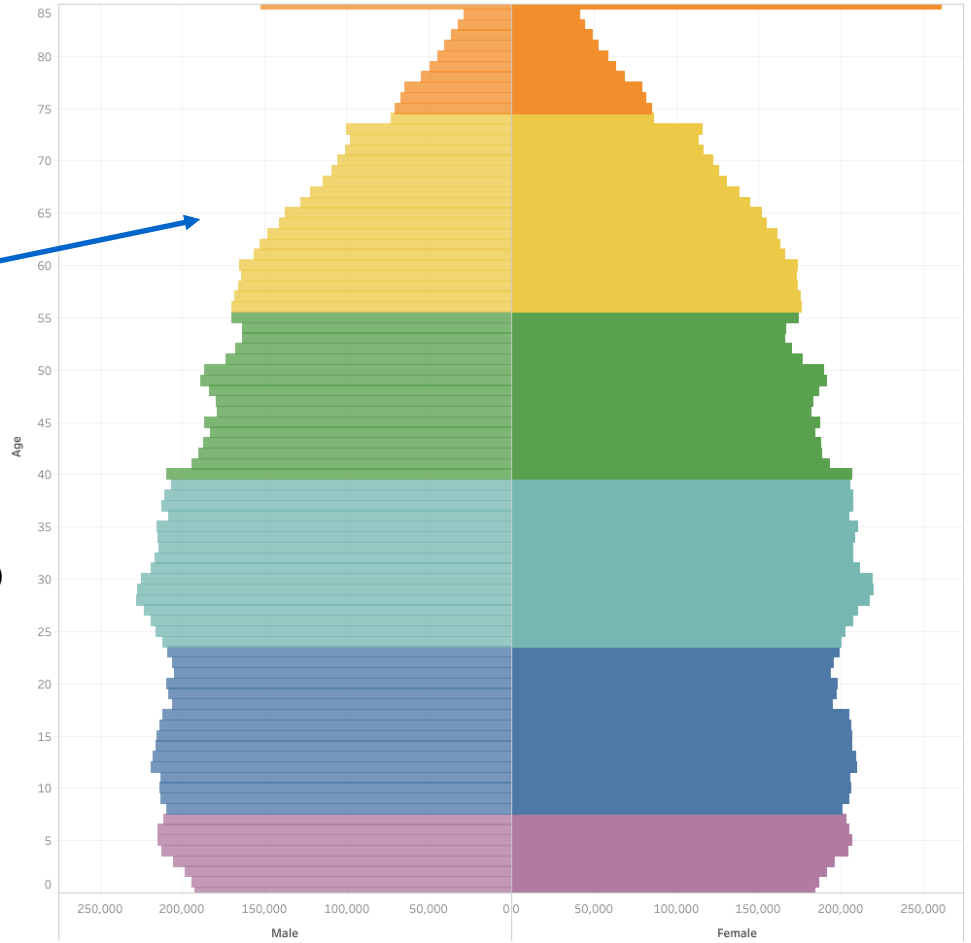
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Generational Population Pyramids, Texas, 2010 and 2020

2010



2020



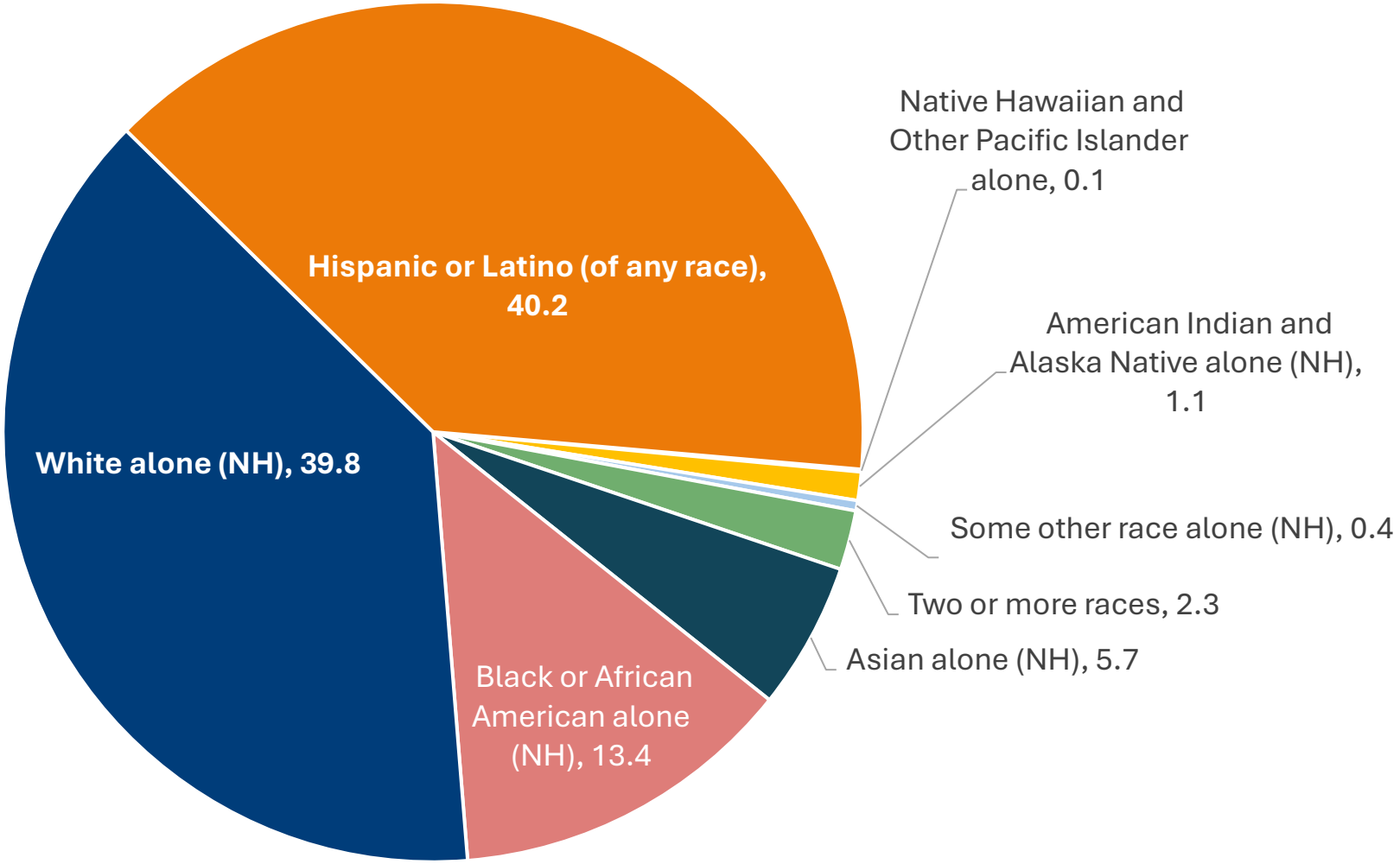
Generation

- Greatest Generation (1901-1927)
- Silent Generation (1928-1945)
- Baby Boomers (1946-1964)
- Generation X (1965-1980)
- Millennials (1981-1996)
- Generation Z (1997-2012)
- Generation Alpha (2013-)

Source: U.S. Census Bureau. 2010 and 2020 Vintage Population Estimates

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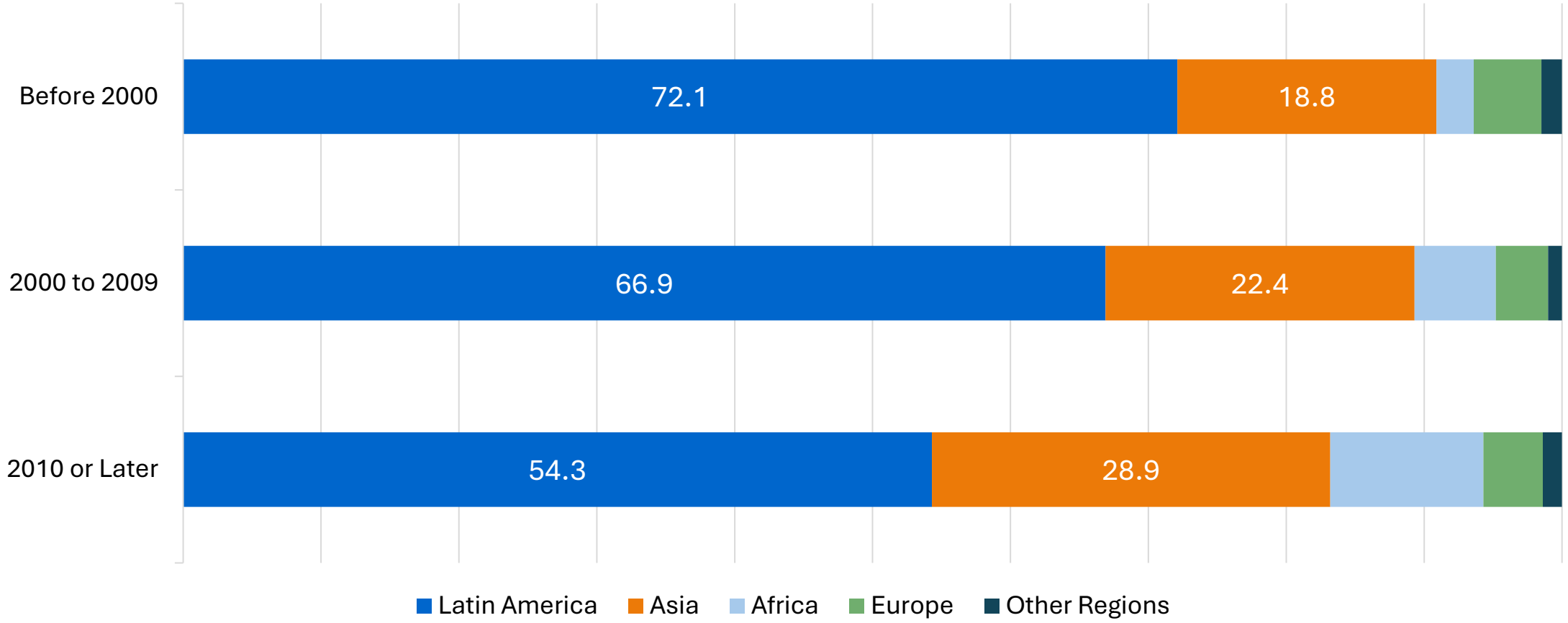
Estimated Racial/Ethnic Composition of Texas Population, 2022



Source: U.S. Census Bureau, 2022 Vintage Population Estimates

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Foreign-Born Population in Texas: World Region of Birth by Year of Entry

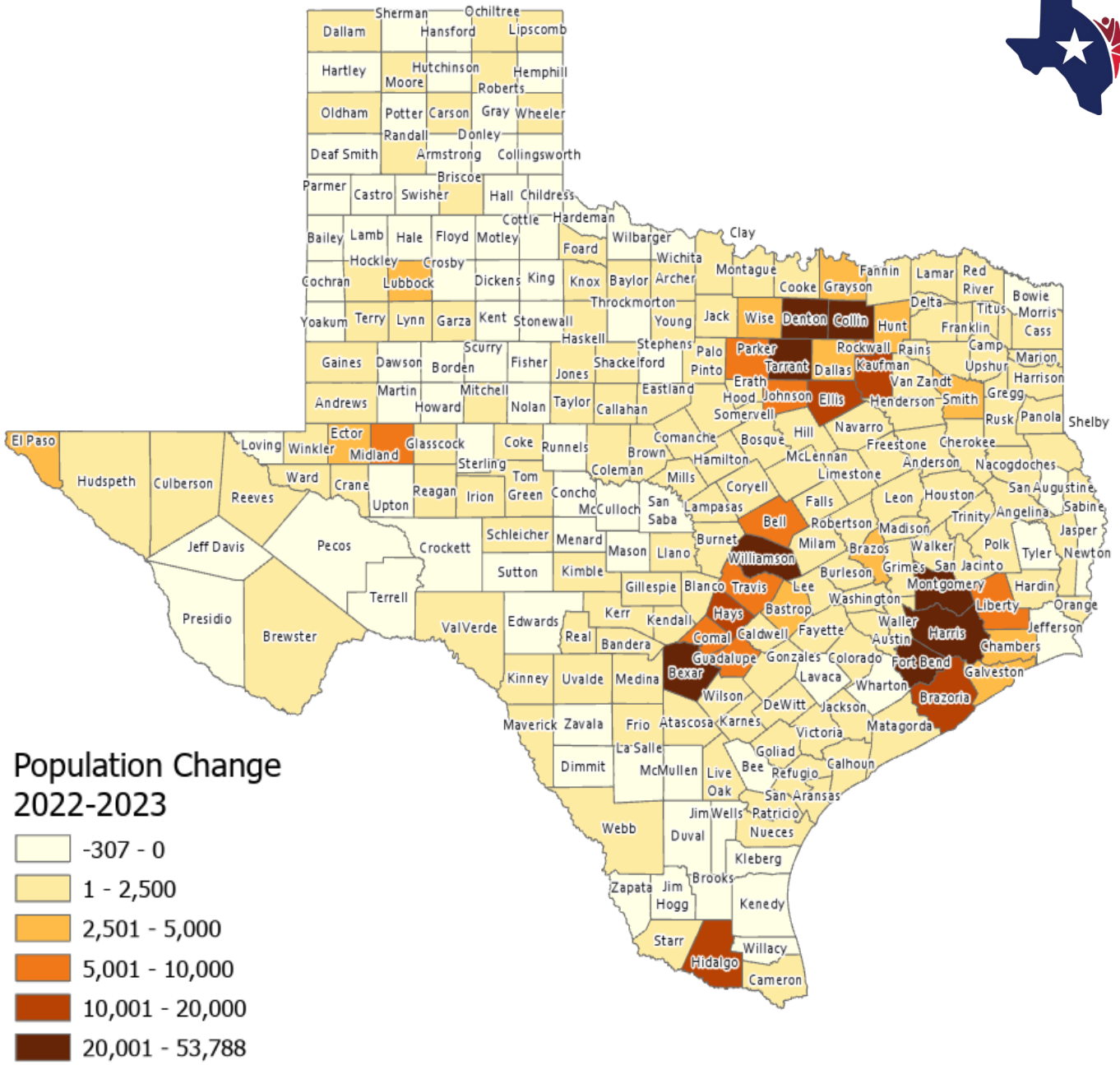


Source: U.S. Census Bureau, American Community Survey (ACS), 2021 1-Year Estimates Subject Tables

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Estimated Numeric Change, Texas Counties, 2022-2023

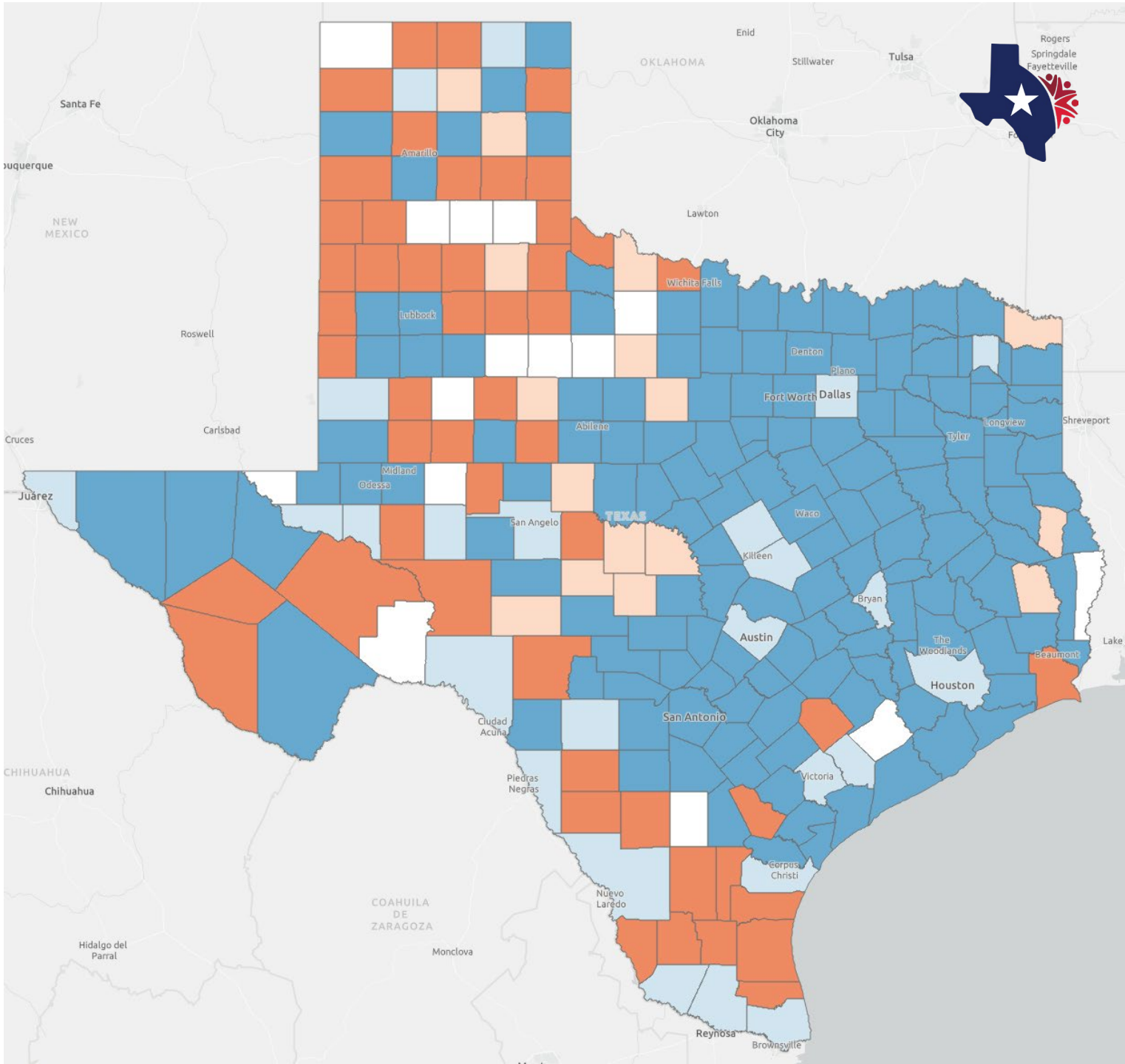
75 (29.5%) of Texas counties lost population



Source: U.S. Census Bureau, Population Estimates, 2023 Vintage

Estimated Drivers of Population Change, Texas Counties, 2022-2023

- Population decline driven by out-migration
- Population decline driven by natural decrease
- Population change less than 10
- Population increase driven by natural increase
- Population increase driven by in-migration



Source: U.S. Census Bureau, Population Estimates, 2023 Vintage

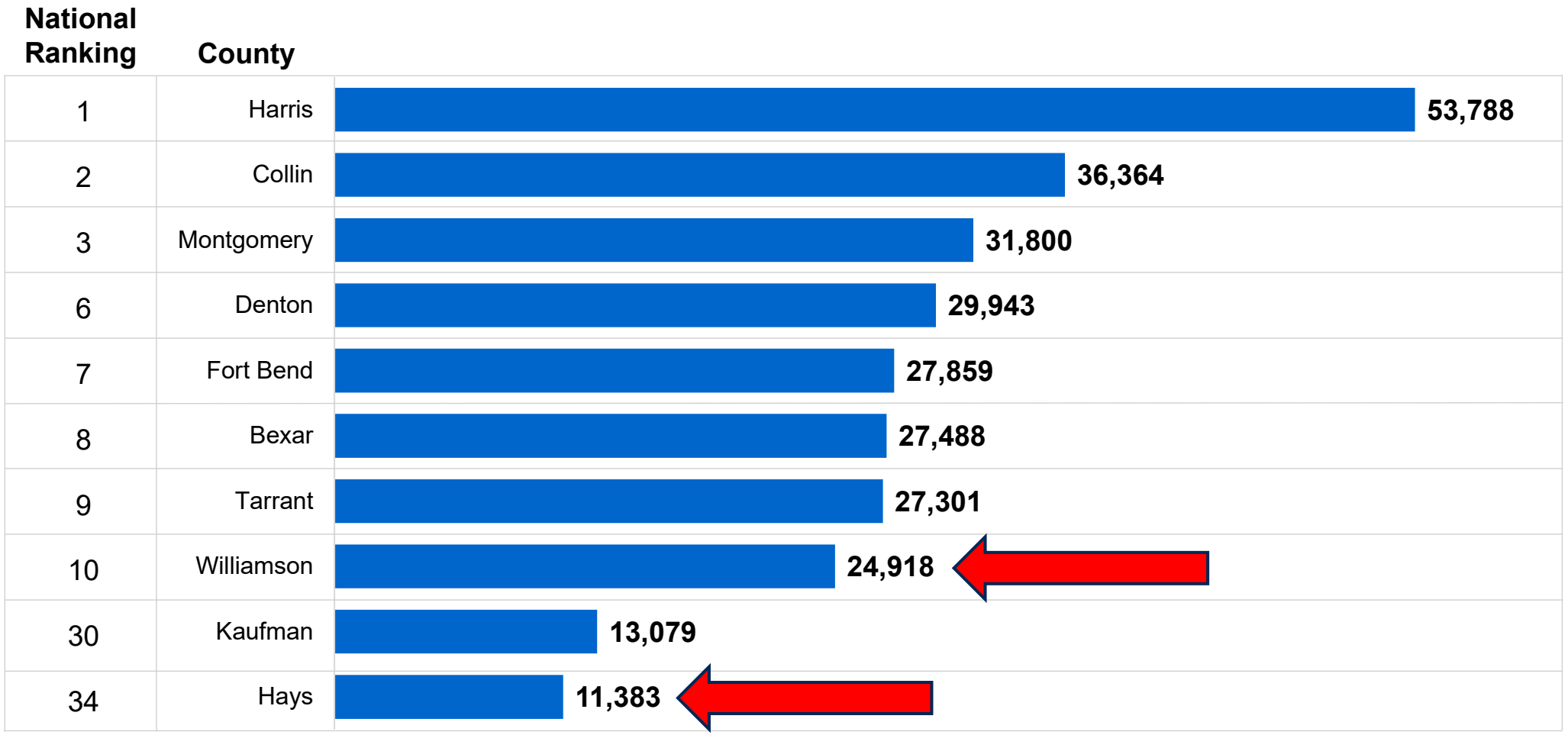
Components of Population Change, 2020-2023, Counties in the Austin Region

County	Total Population Change	Natural Change	International Net Migration	Domestic Net Migration
Williamson	88,185	14%	6%	81%
Travis	44,743	9%	1%	90%
Hays	39,429	12%	3%	86%
Bastrop	13,560	9%	1%	90%
Burnet	4,864	-9%	0%	110%
Caldwell	3,979	12%	5%	83%
Blanco	1,673	-13%	0%	114%
Llano	1,627	-36%	5%	134%
Fayette	1,041	-41%	6%	136%
Gillespie	1,007	-51%	26%	128%
Lee	757	-6%	-1%	104%

Source: US Census Bureau, Population Estimates, 2023 vintage

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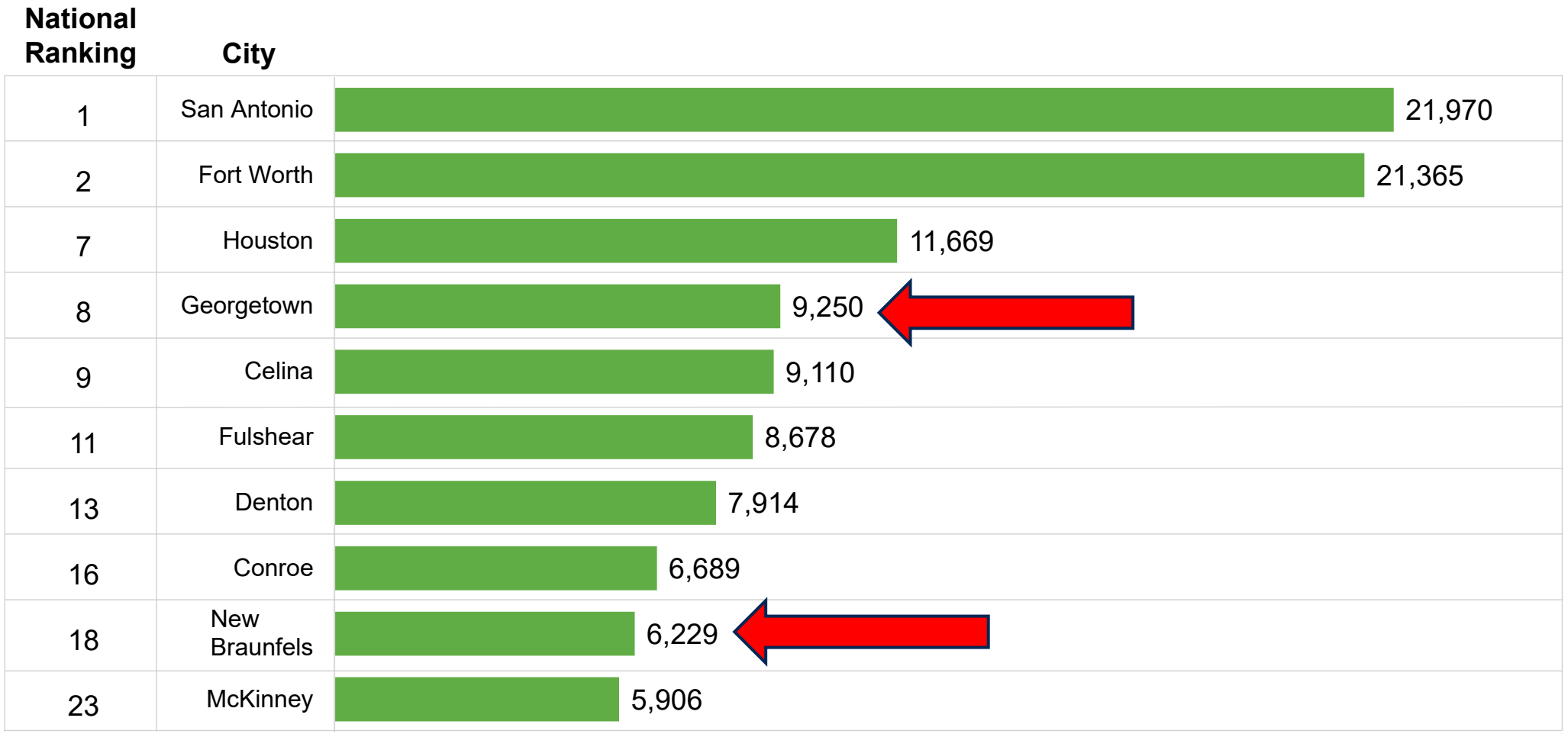
Texas/Counties With the Largest Numerical Growth From 2022 to 2023 and Ranks in the U.S.



Source: U.S. Census Bureau, Vintage 2023 Population Estimates.

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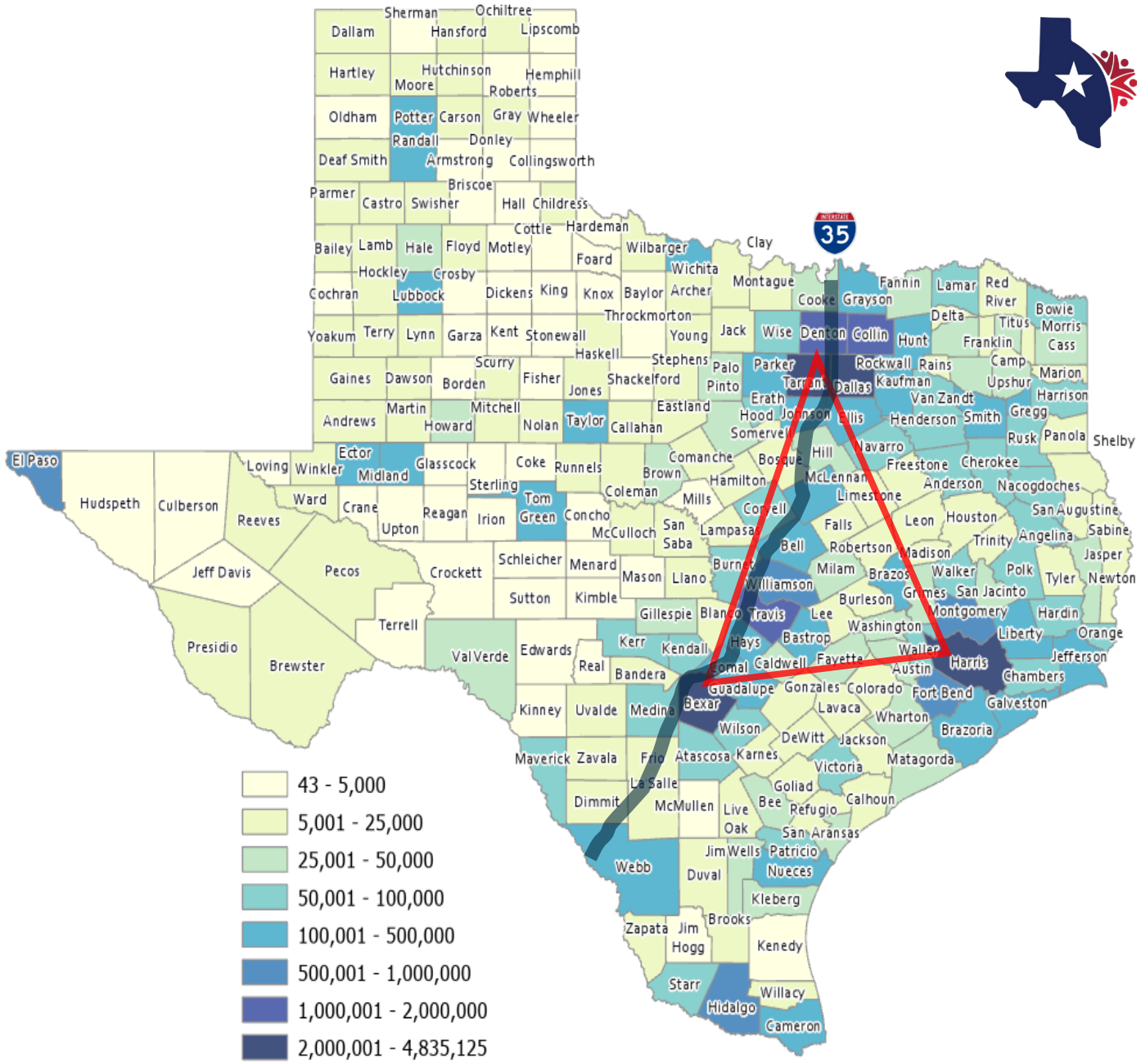
Texas Places With the Largest Numerical Growth From 2022 to 2023 and Ranks in the U.S.



Source: U.S. Census Bureau, Vintage 2023 Population Estimates

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Estimated Population, Texas Counties, 2023

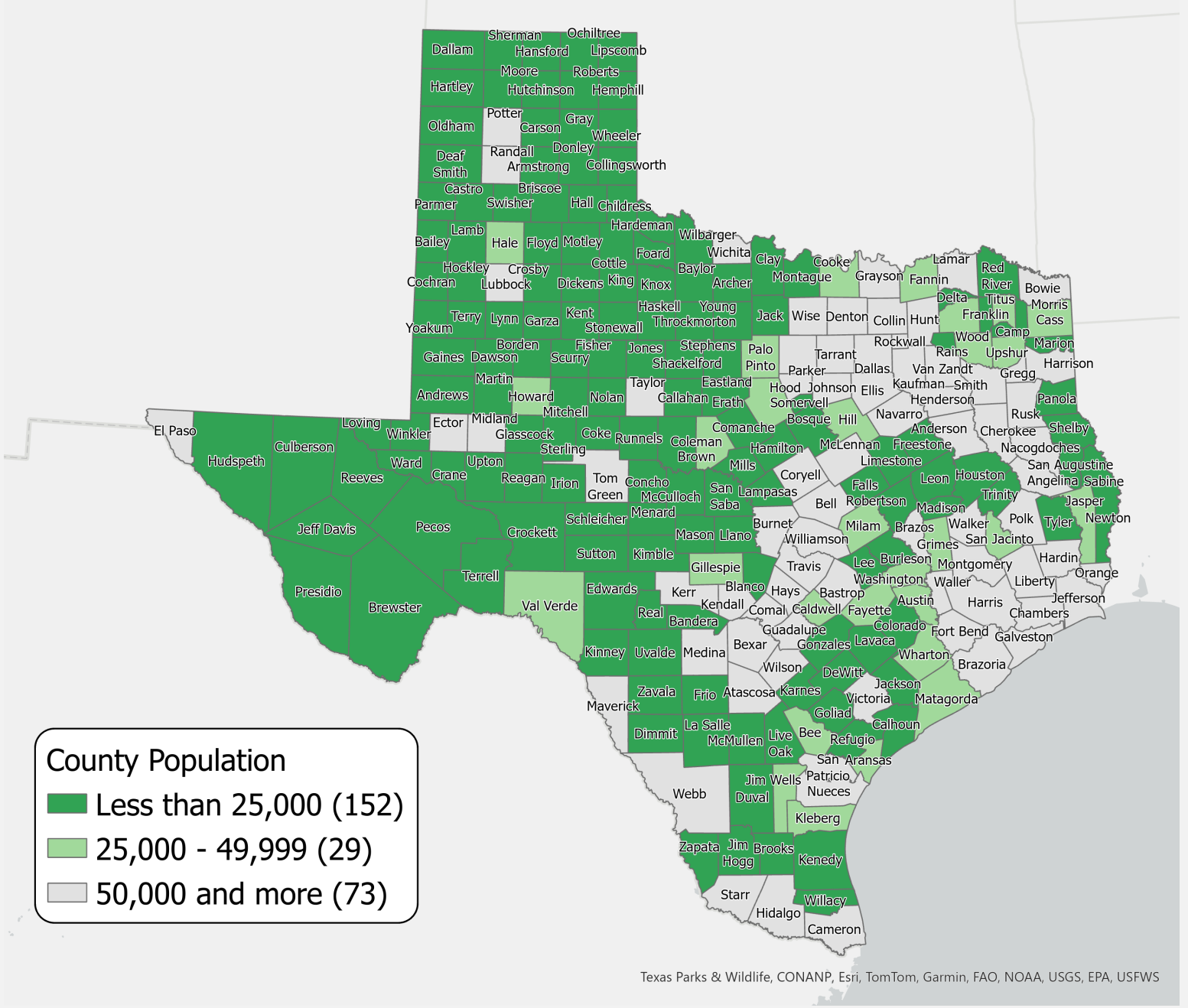


Source: U.S. Census Bureau, Population Estimates, 2023 Vintage

Texas Rural Counties by Population, 2023

181 Rural Counties

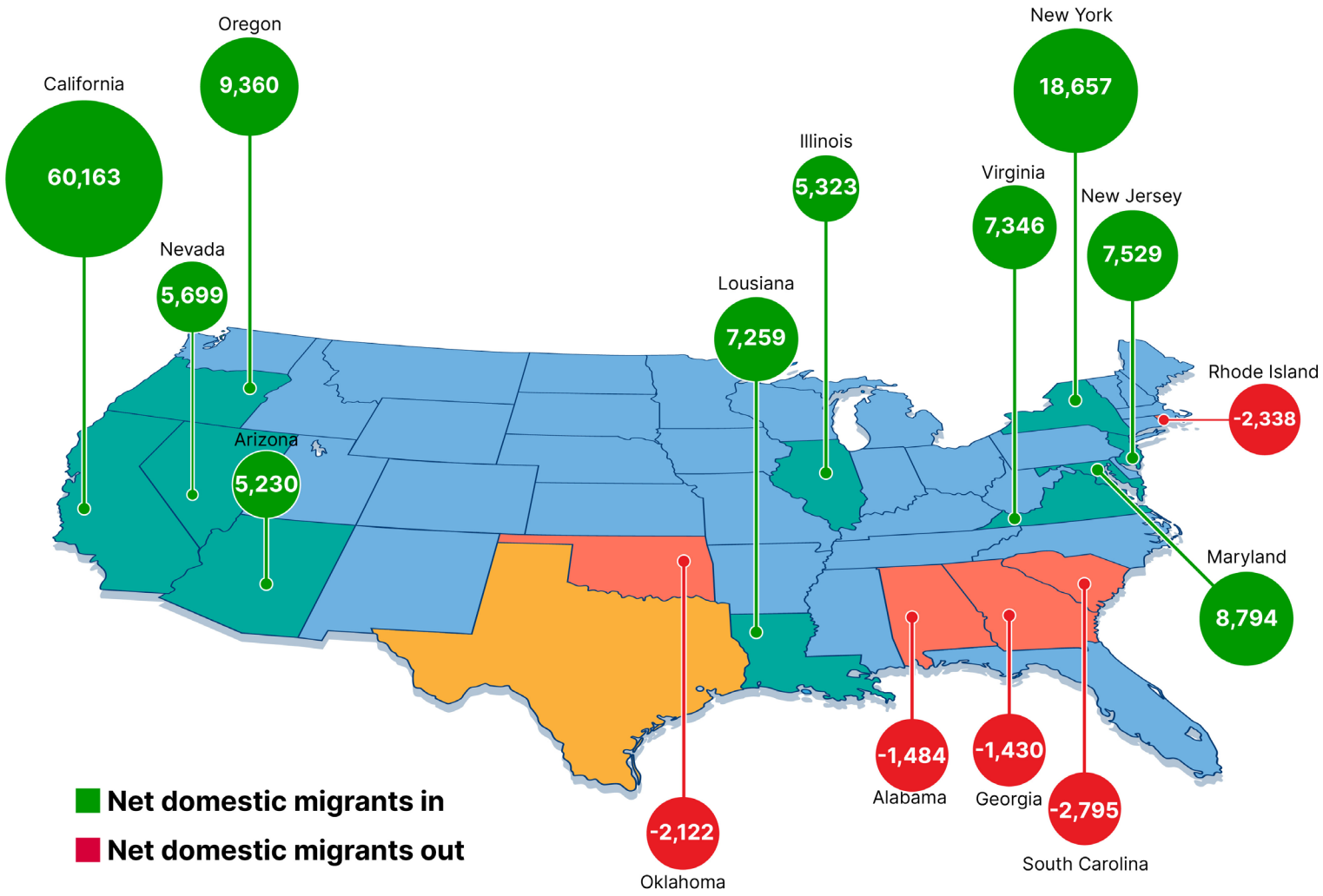
- **Total pop.= 2.4 million (8.1% of Texas pop.)**
- **88 of these counties lost population between 2020-2023**



SOURCE: US Census Bureau, Population Estimates, 2022 Vintage

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Texas State-to-State Net Domestic Migration, 2022



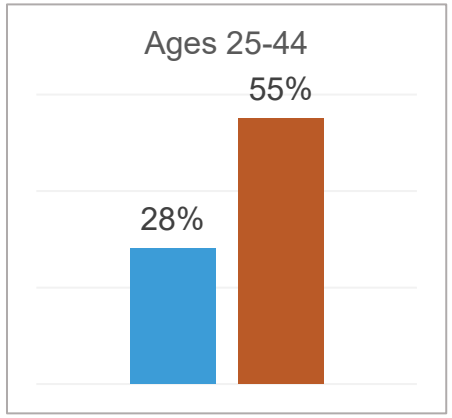
Note: The data displayed are estimates based on a sample survey and are subject to error.
Source: U.S Census Bureau, 2022 State-to-State Migration Flows Statistics.

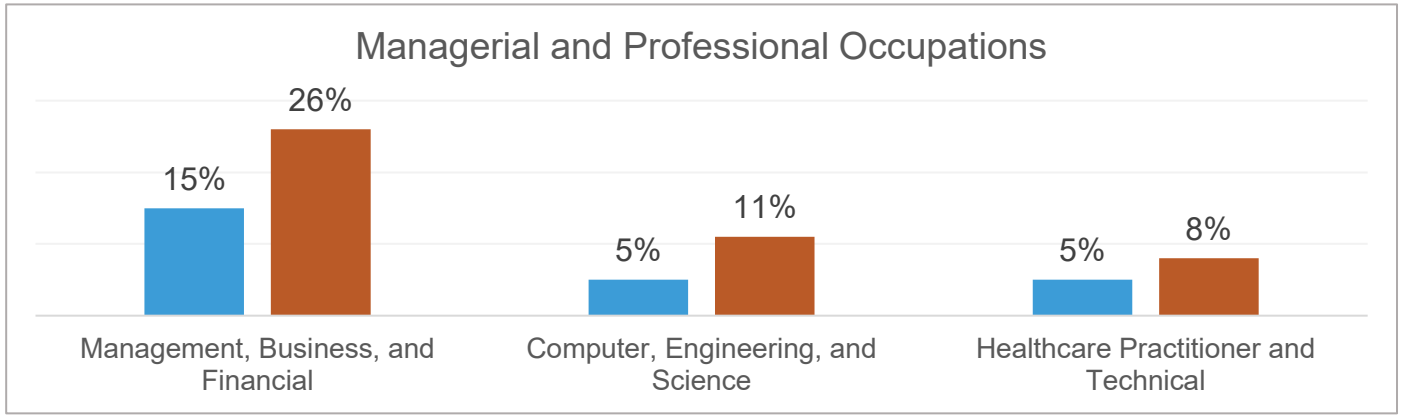
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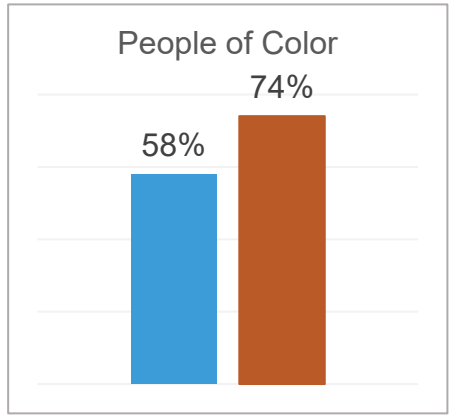
Texas Residents and Newcomers from other States

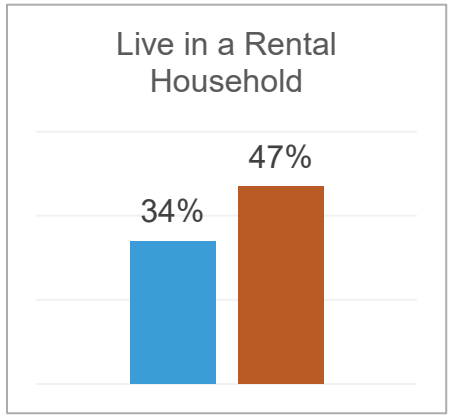
Residents: Current Texas residents who have lived in Texas for a year or more.

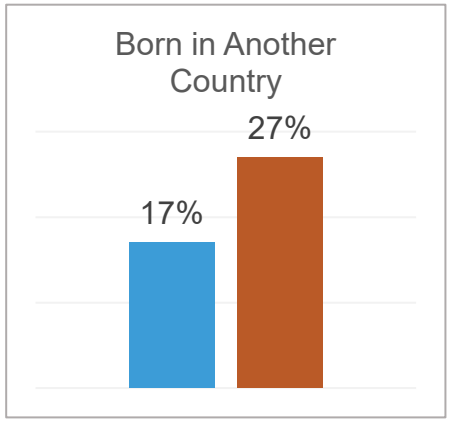
Net Domestic Migrants: The difference in the number of people who moved to Texas from another state in the U.S. and those who moved out of Texas in the last year.

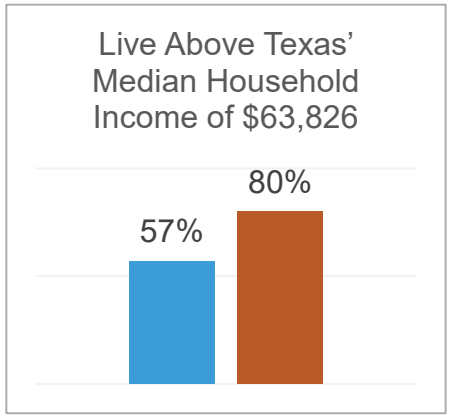


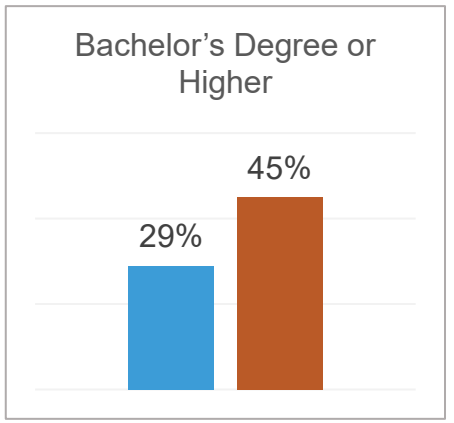


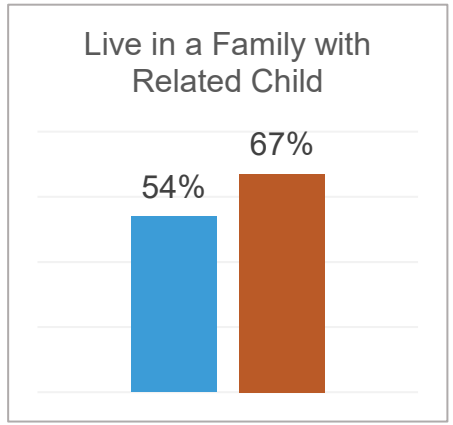






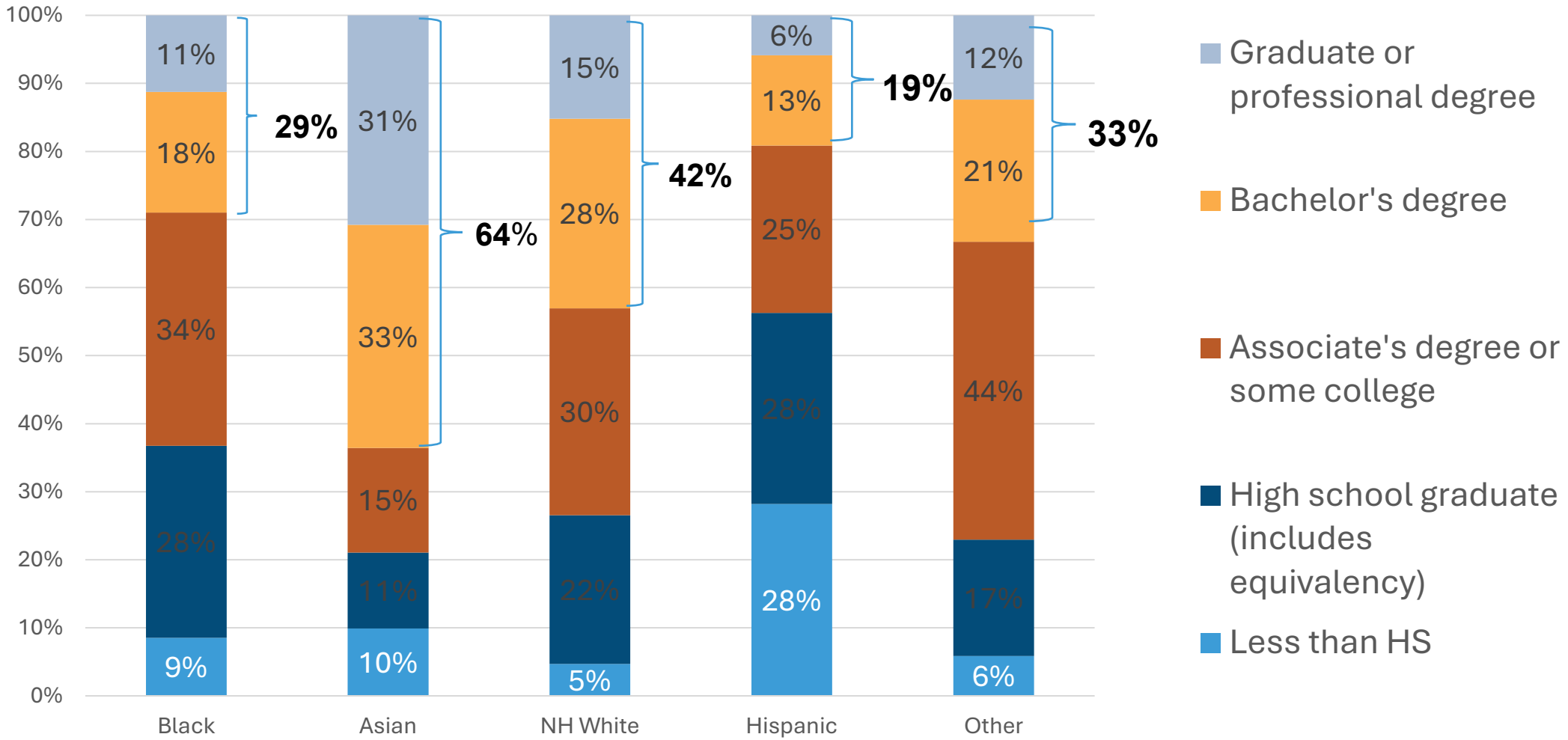






Source: U.S. Census Bureau, 5-Year PUMS 2016-2020

Percent Distribution of Levels of Educational Attainment Among Adults (aged 25+), Texas, 2022



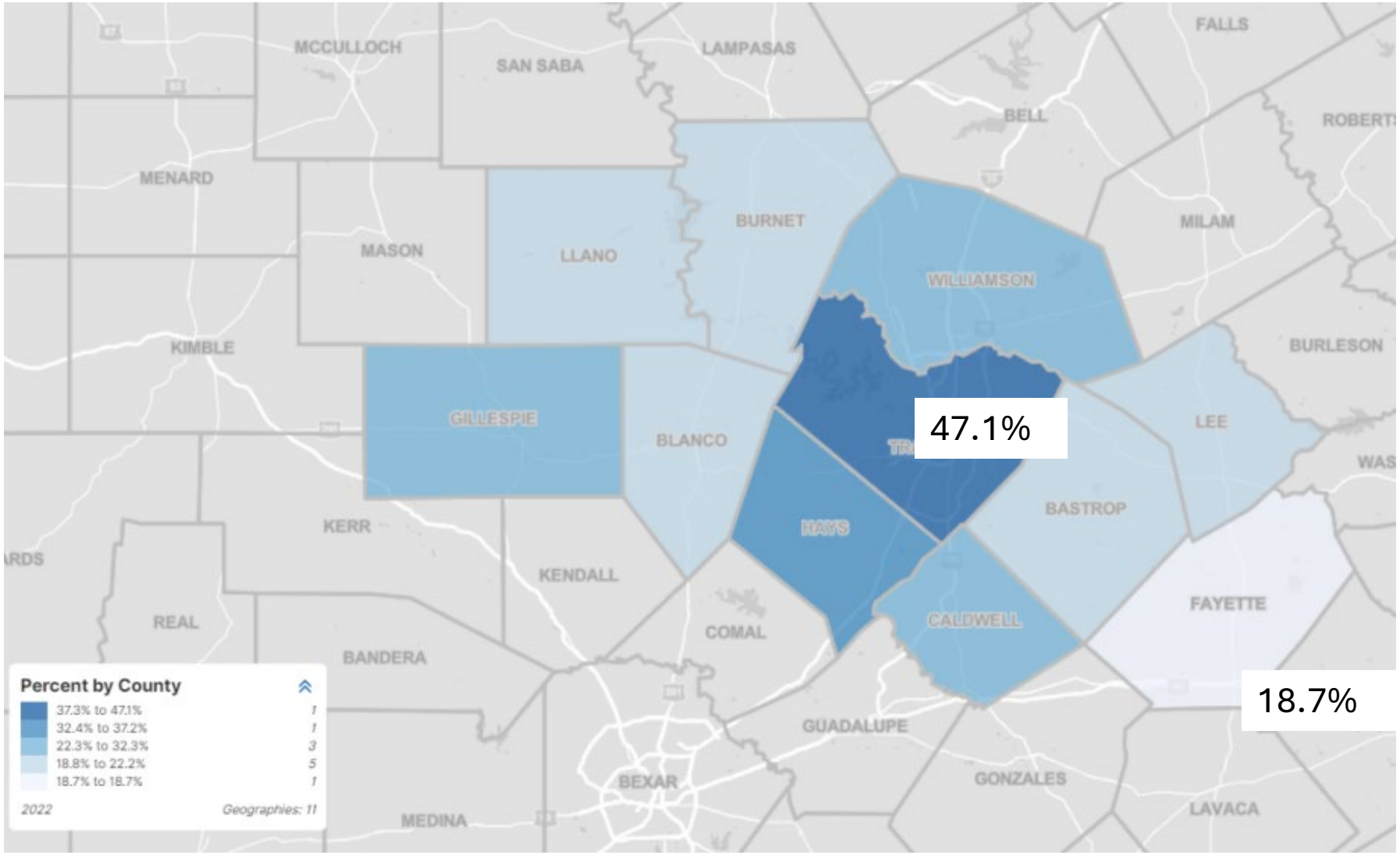
Source: U.S. Census Bureau, American Community Survey, 1-Year sample, 2022.

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Housing Characteristics

Austin Region

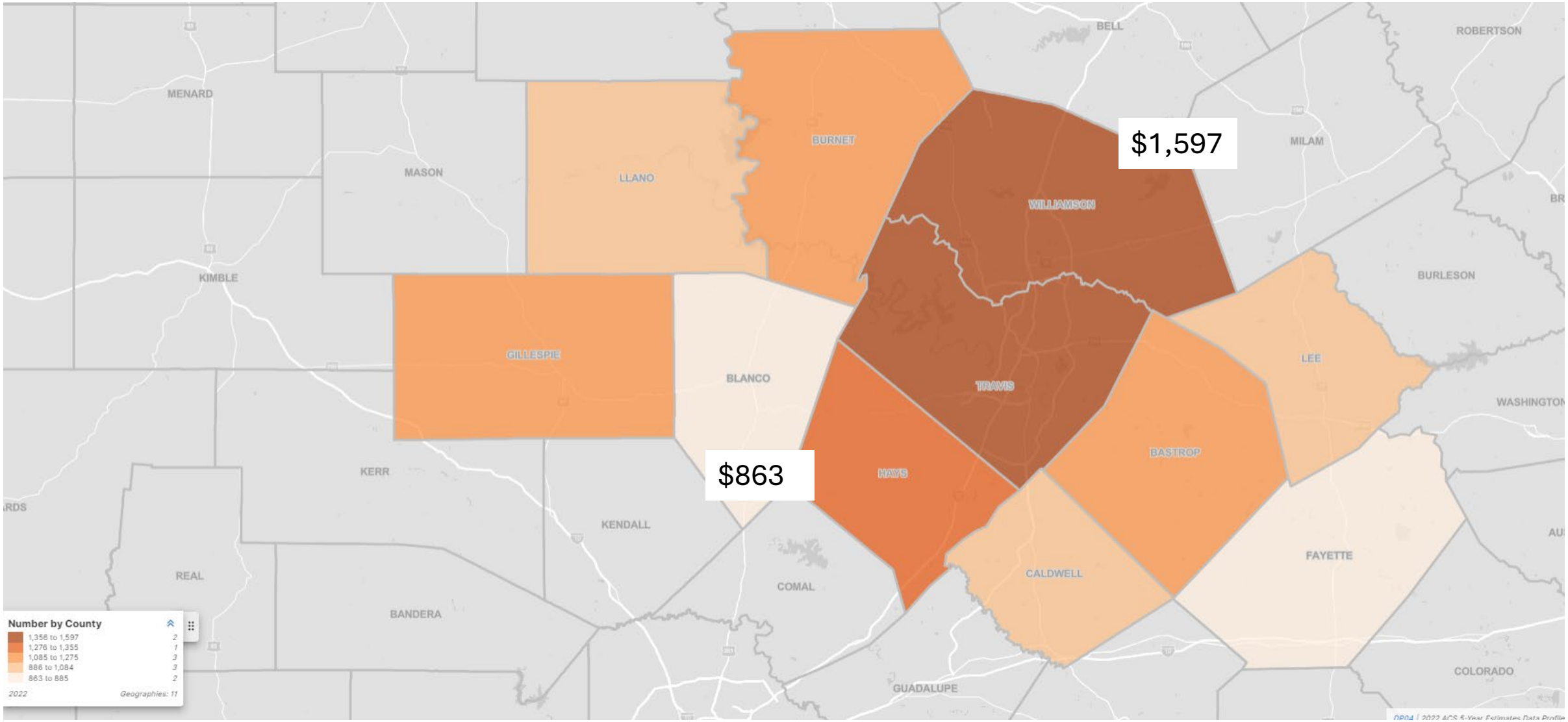
Percent Renter Occupied Housing Units, Austin Region



Source: U.S. Census Bureau, American Community Survey, 5-Year Samples, 2018-2022

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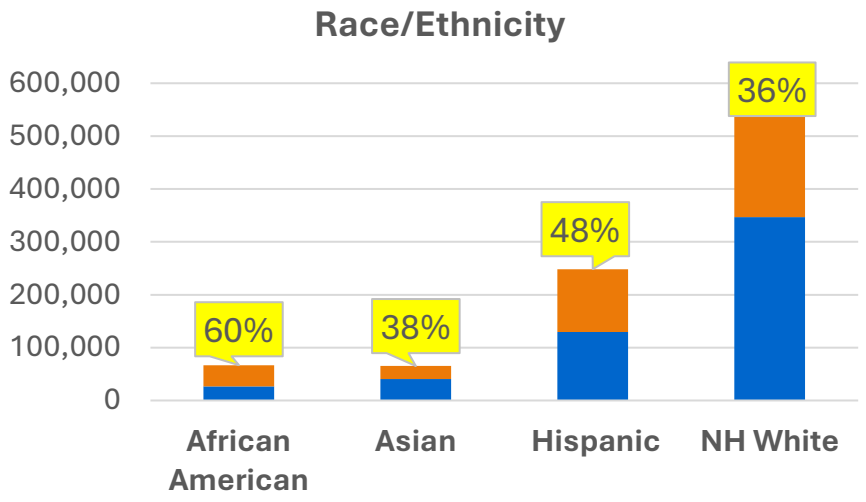
Median Rent (dollars) Occupied Units, Austin Region

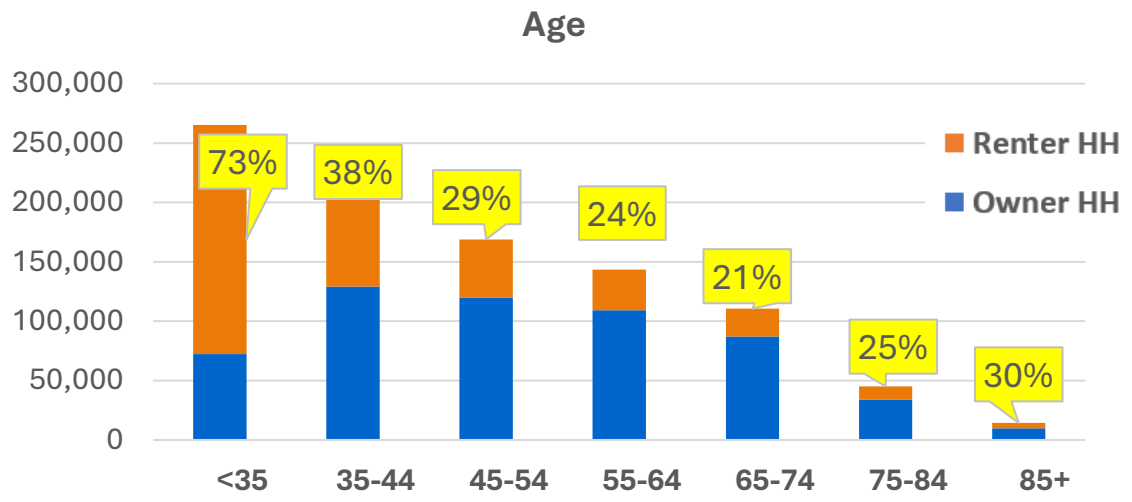


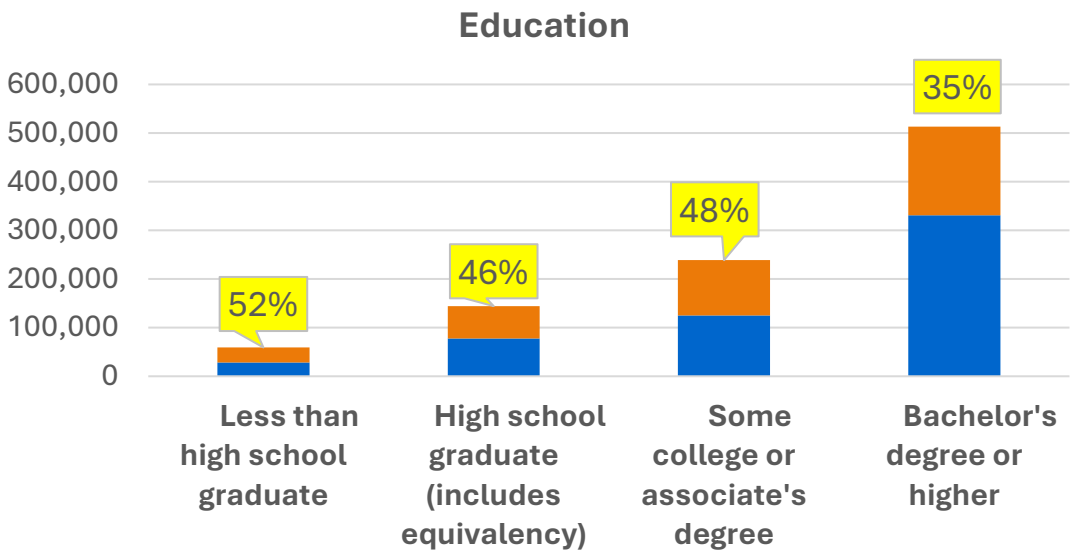
Source: U.S. Census Bureau, American Community Survey, 5-Year Samples, 2018-2022

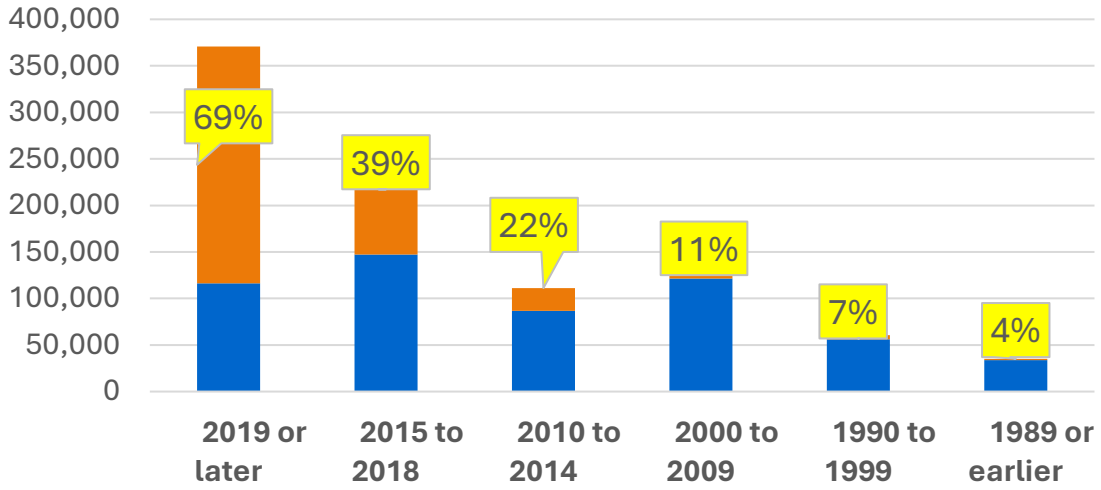
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Who are the Renters: Austin-Round Rock-Georgetown Metro







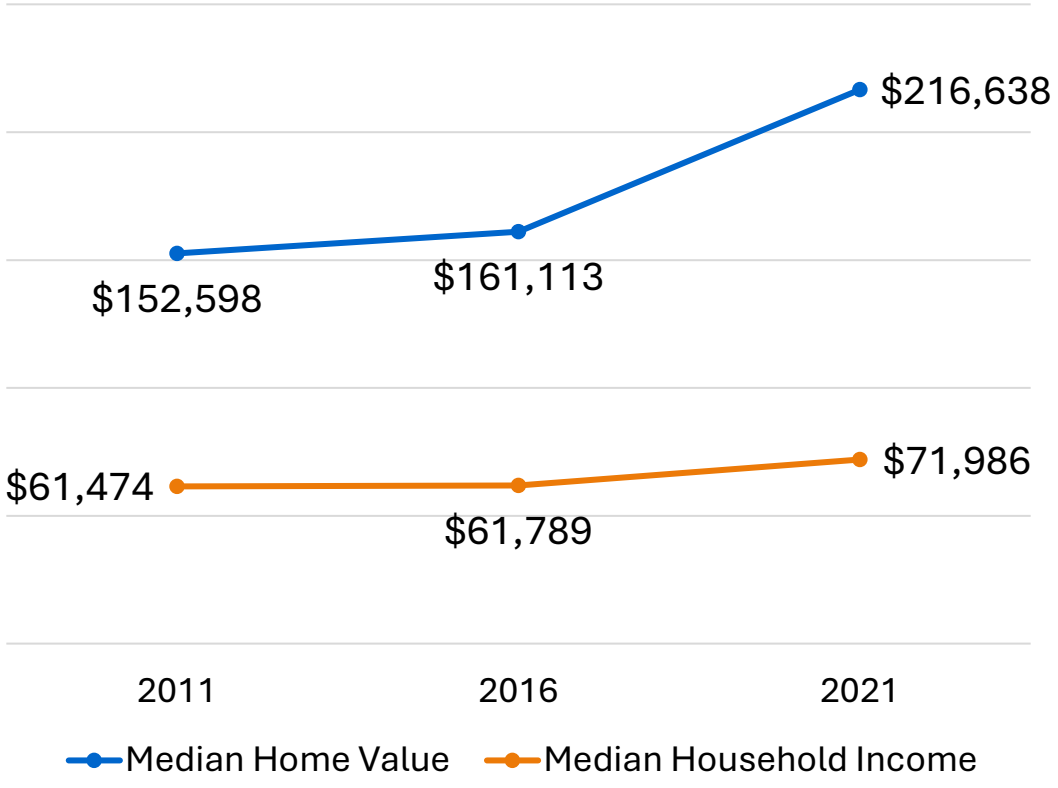


Source: US Census Bureau, 2021 1-Year American Community Survey Summary File

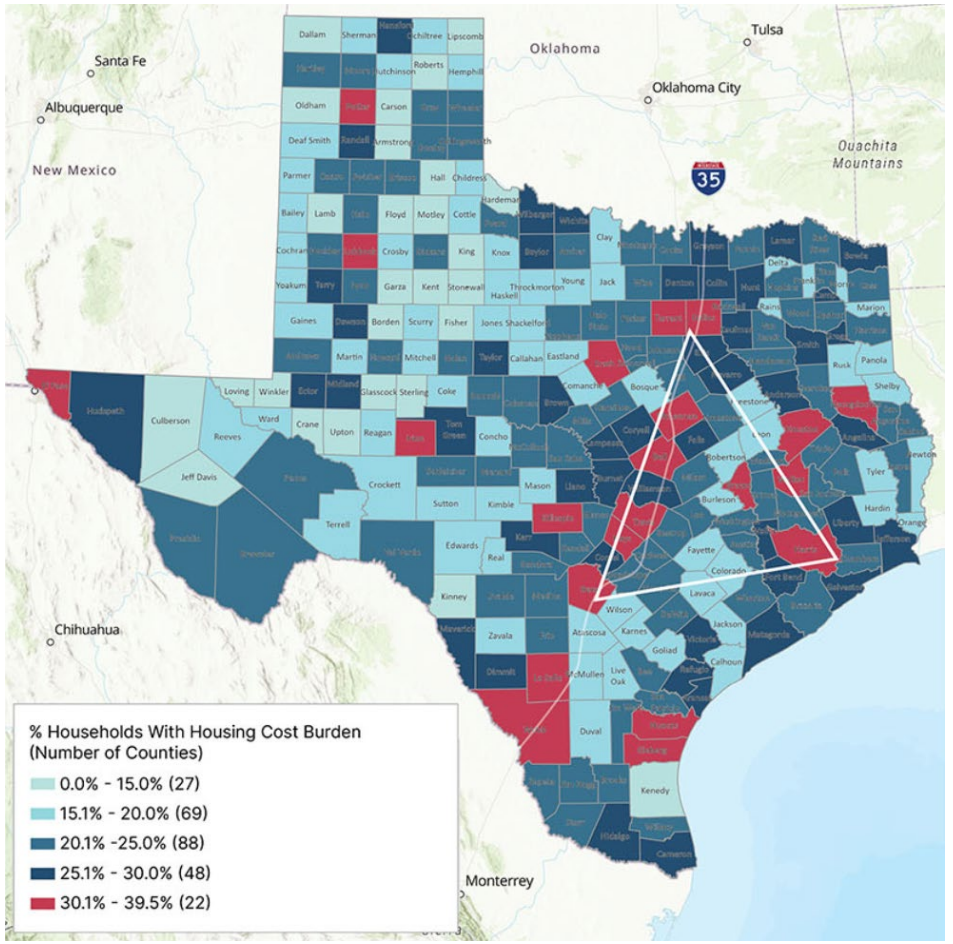
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Housing Cost Burden in Texas, 2017-2021

Median Home Value and Median Household Income in Texas, 2011-2021



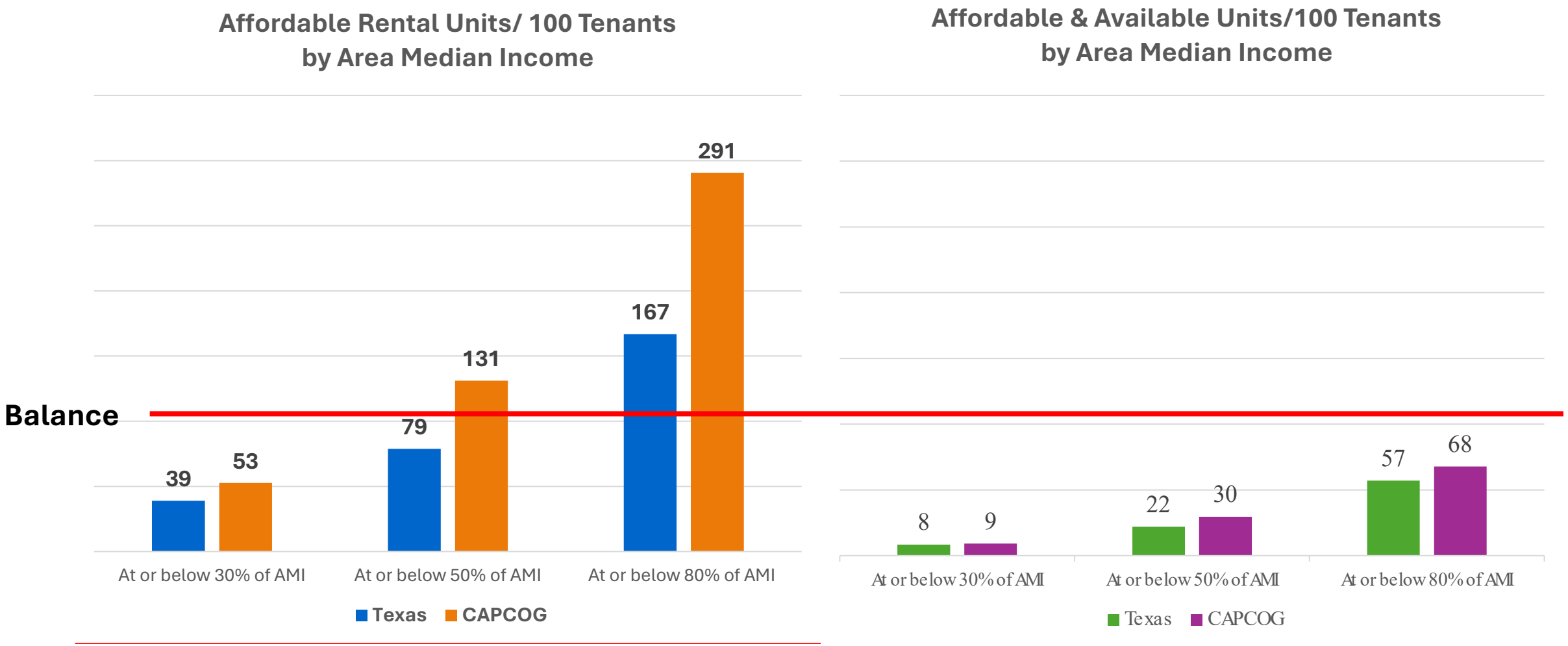
Housing Cost Burden in Texas, 2017-2021



Source: U.S. Census Bureau, American Community Survey 1-Year Summary File, 2021

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Affordable and Available Rental Housing, Austin Region, 2022 (preliminary)



Source: U.S. Census Bureau American Community Survey 2022 1-Year Public Use Microdata Sample
Area Median Income based on CAPCOG Region ($119,345)
Texas Demographic Center Rental Housing Affordability in Texas, preliminary analysis, report forthcoming

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A Look into the Future

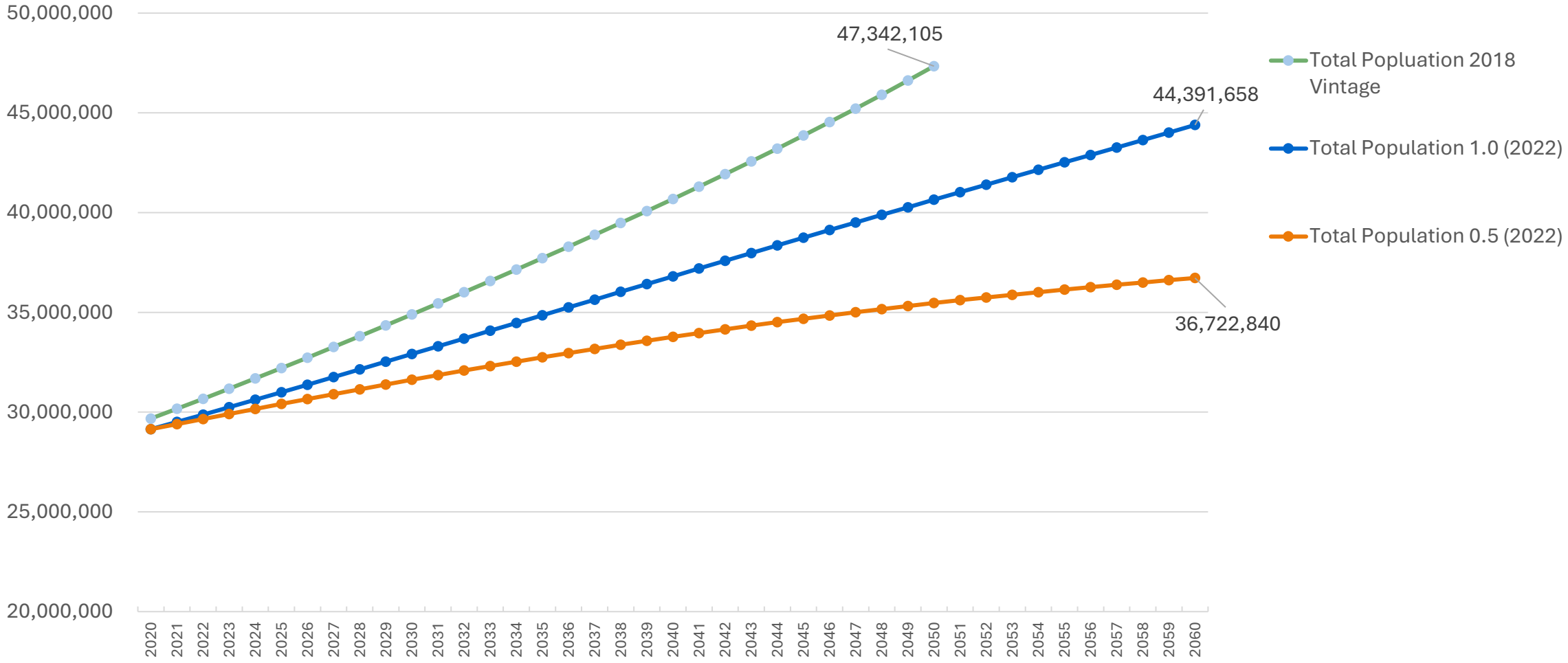
Projected Population Growth, Austin Region, 2020-2060

County	2020	2040	2020-2040	2060	2020-2060
Bastrop	97,216	150,018	54%	223,711	130%
Blanco	11,374	11,951	5%	11,518	1%
Burnet	49,130	60,627	23%	70,323	43%
Caldwell	45,883	61,689	34%	76,291	66%
Fayette	24,435	23,782	-3%	23,121	-5%
Gillespie	26,725	29,831	12%	33,419	25%
Hays	241,067	513,812	113%	1,003,130	316%
Lee	17,478	18,675	7%	18,062	3%
Llano	21,243	23,892	12%	25,729	21%
Travis	1,290,188	1,820,417	41%	2,252,137	75%
Williamson	609,017	1,065,394	75%	1,682,556	176%

Source: Texas Demographic Center, Vintage 2022 Population Projections

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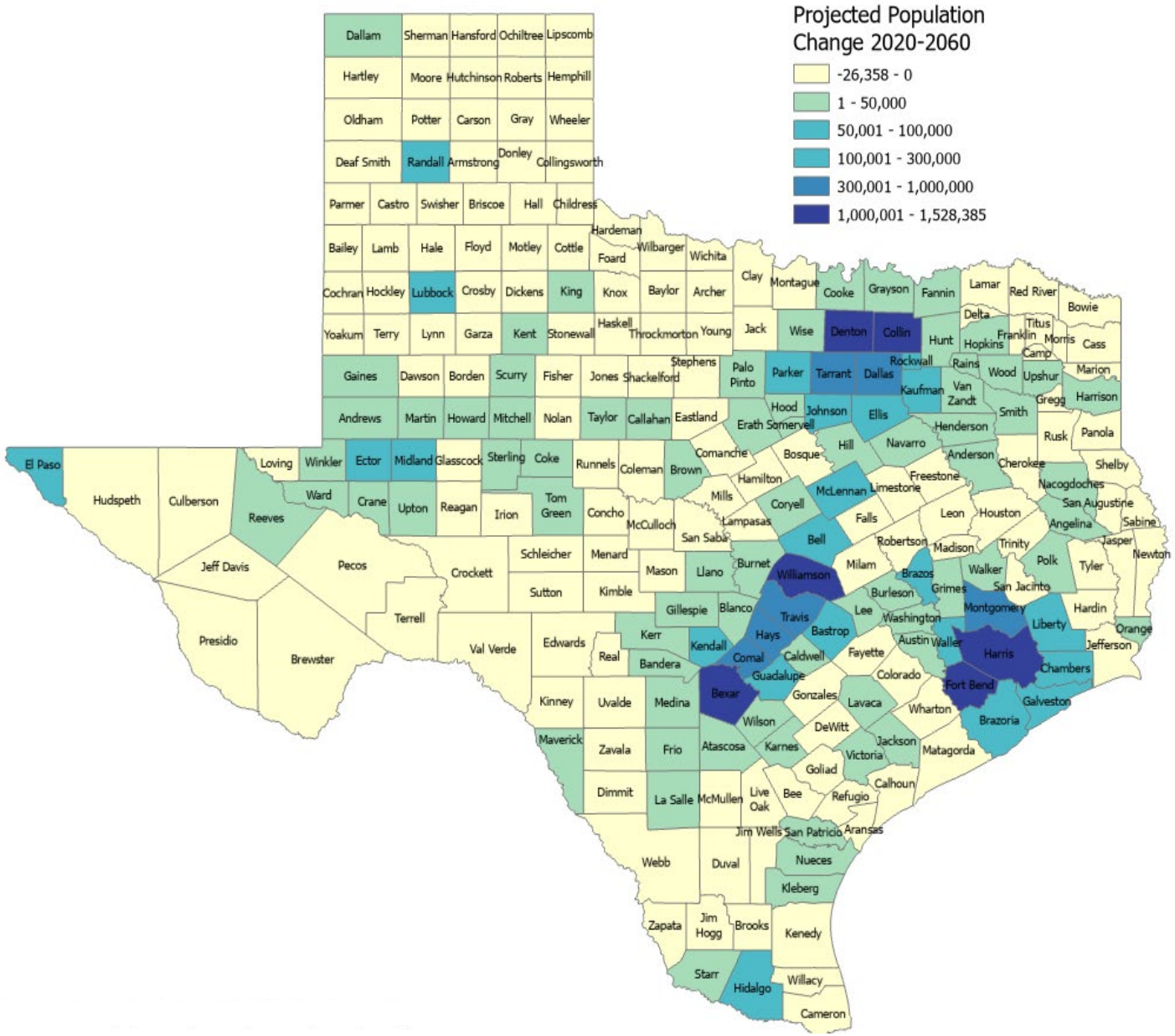
Projected Population Growth in Texas, 2020-2060



Source: Texas Demographic Center, Vintage 2022 and 2018 Population Projections

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Projected Population Change, Texas Counties, 2020-2060



Source: Texas Demographic Center, 2022 Population Projections, 1.0 Migration Scenario

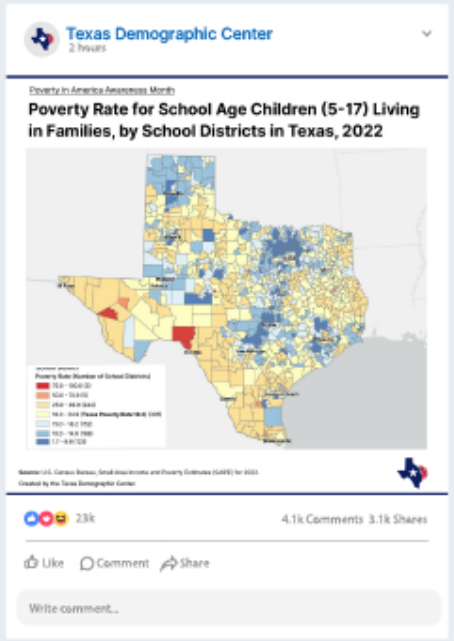
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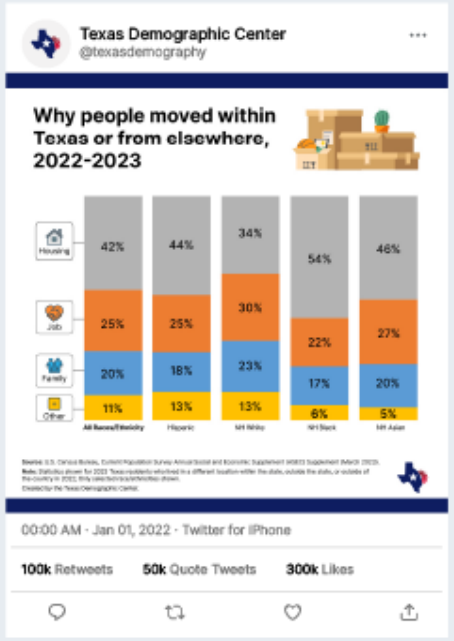
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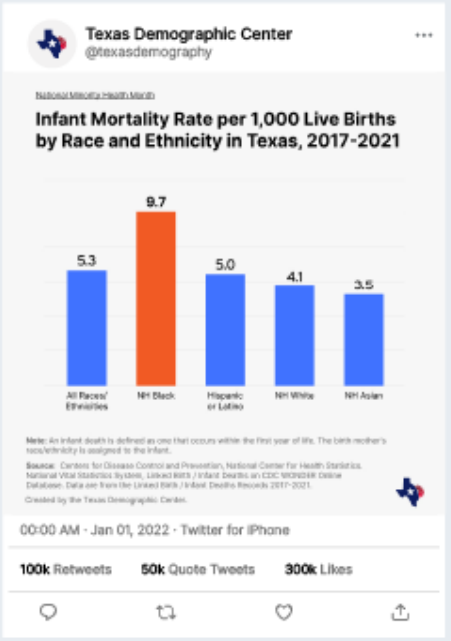














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