



Austin Population Growth and Demographic Trends

City Council Work Session

December 12, 2023

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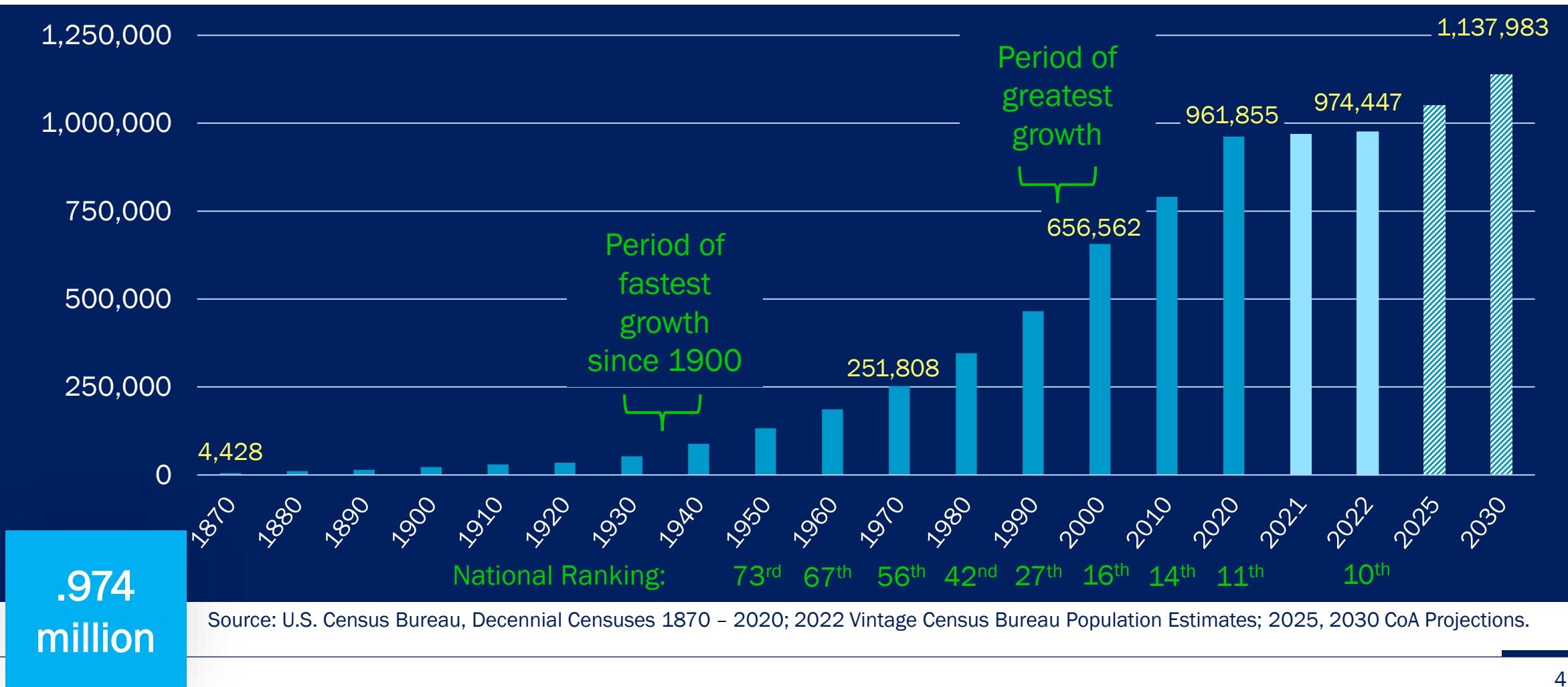
- Austin's Population Growth
- The Austin Economy
- Austin Through Time
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Austin's Population Growth



Austin's population has been doubling every 20 to 25 years. Recent growth has been at a slower rate.





Austin breaks into list of top 10 largest U.S. cities.

| U.S. Ranking | Geographic Area | Population Estimate | | Change, 2020 to 2022 | |
|--------------|------------------|---------------------|--------------|----------------------|---------|
| | | April 1, 2020 | July 1, 2022 | Number | Percent |
| 1 | New York, NY | 8,804,194 | 8,335,897 | -468,297 | -5.3 |
| 2 | Los Angeles, CA | 3,898,767 | 3,822,238 | -76,529 | -2.0 |
| 3 | Chicago, IL | 2,746,352 | 2,665,039 | -81,313 | -3.0 |
| 4 | Houston, TX | 2,301,572 | 2,302,878 | 1,306 | 0.1 |
| 5 | Phoenix, AZ | 1,608,190 | 1,644,409 | 36,219 | 2.3 |
| 6 | Philadelphia, PA | 1,603,799 | 1,567,258 | -36,541 | -2.3 |
| 7 | San Antonio, TX | 1,434,367 | 1,472,909 | 38,542 | 2.7 |
| 8 | San Diego, CA | 1,386,960 | 1,381,162 | -5,798 | -0.4 |
| 9 | Dallas, TX | 1,304,317 | 1,299,544 | -4,773 | -0.4 |
| 10 | Austin, TX | 961,900 | 974,447 | 12,547 | 1.3 |

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



The Austin metro is the fastest-growing area in the country for the 12th consecutive year.

| | 2022 Population | Numeric Change, 2020-2022 | Percent Change, 2020-2022 |
|--|-----------------|------------------------------|------------------------------|
| Austin-Round Rock-Georgetown, TX | 2,421,115 | 137,725 | 6.0 |
| Raleigh-Cary, NC | 1,484,338 | 70,376 | 5.0 |
| Jacksonville, FL | 1,675,668 | 69,813 | 4.3 |
| Dallas-Fort Worth-Arlington, TX | 7,943,685 | 306,324 | 4.0 |
| San Antonio-New Braunfels, TX | 2,655,342 | 97,224 | 3.8 |
| Tampa-St. Petersburg-Clearwater, FL | 3,290,730 | 115,442 | 3.6 |
| Charlotte-Concord-Gastonia, NC-SC | 2,756,069 | 95,704 | 3.6 |
| Orlando-Kissimmee-Sanford, FL | 2,764,182 | 90,803 | 3.4 |
| Houston-The Woodlands-Sugar Land, TX | 7,340,118 | 217,912 | 3.1 |
| Nashville-Davidson-Murfreesboro-Franklin, TN | 2,046,828 | 57,303 | 2.9 |

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



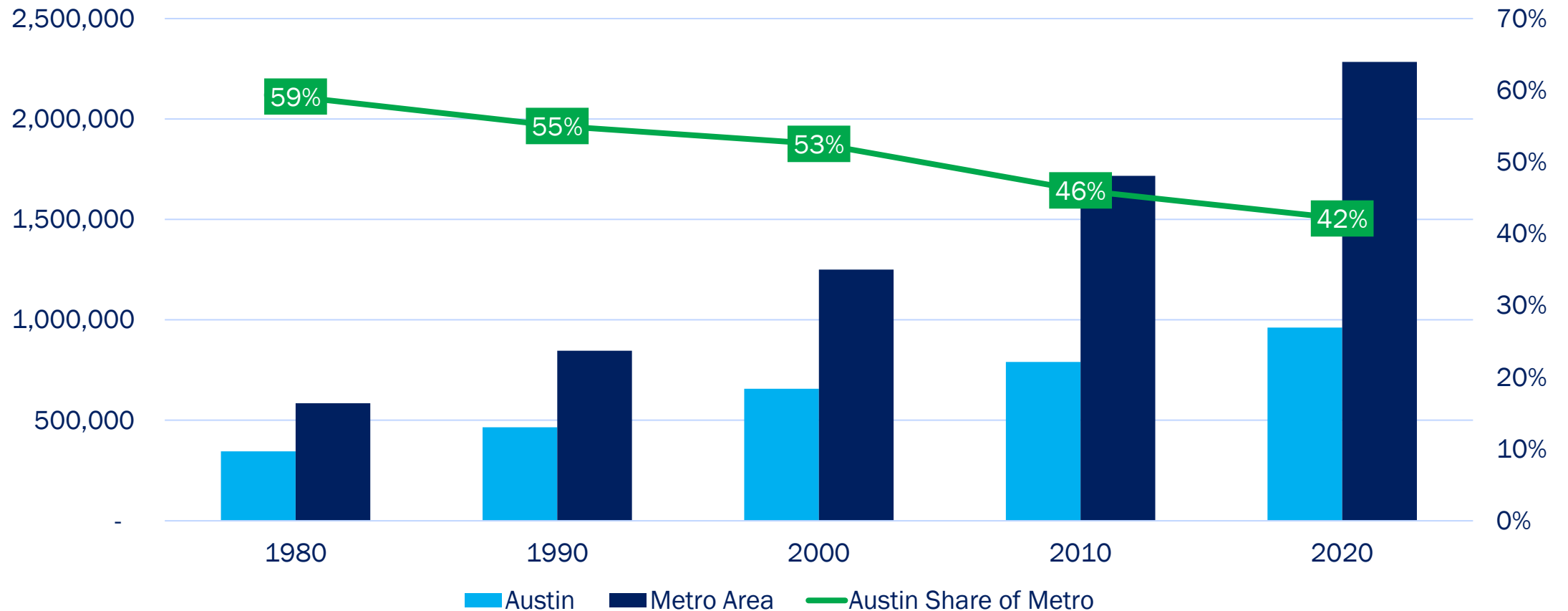
Austin suburbs top the list of the nation's fastest-growing cities.

| U.S. Ranking | Cities | 2022 Population | Numeric Change, 2021-2022 | Percent Change, 2021-2022 |
|--------------|--------------------|-----------------|----------------------------|---------------------------|
| 1 | Georgetown, TX | 86,507 | 10,887 (10 th) | 14.4 |
| 2 | Santa Cruz, CA | 61,800 | 6,859 | 12.5 |
| 3 | Kyle, TX | 57,470 | 5,632 (30 th) | 10.9 |
| 4 | Leander, TX | 74,375 | 7,282 (8 th) | 10.9 |
| 5 | Little Elm, TX | 55,357 | 4,119 | 8.0 |
| 6 | Westfield, IN | 54,605 | 3,903 | 7.7 |
| 7 | Queen Creek, AZ | 70,734 | 4,416 | 6.7 |
| 8 | North Port, FL | 85,099 | 5,304 | 6.6 |
| 9 | Cape Coral, FL | 216,992 | 13,017 | 6.4 |
| 10 | Port St. Lucie, FL | 231,790 | 13,887 | 6.4 |

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



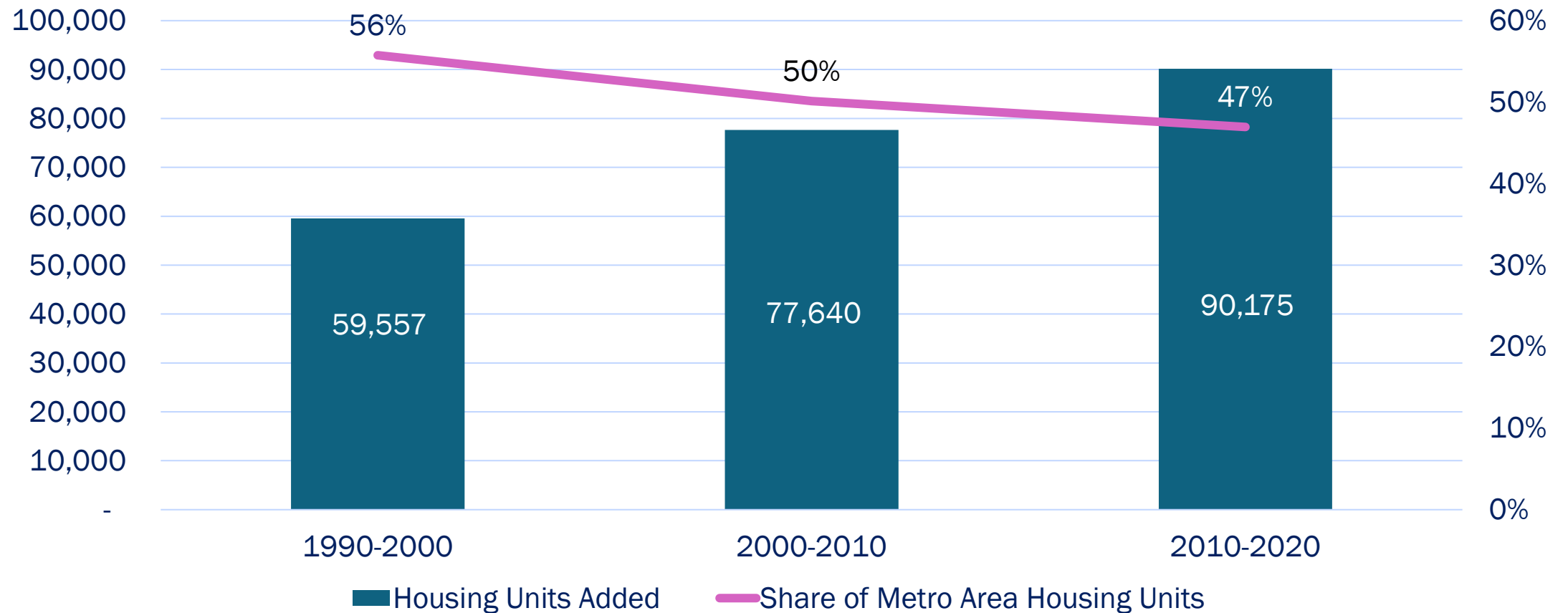
Even as it grows, Austin's share of the metro area total population has been diminishing.



Source: U.S. Census Bureau, Decennial Censuses 2020



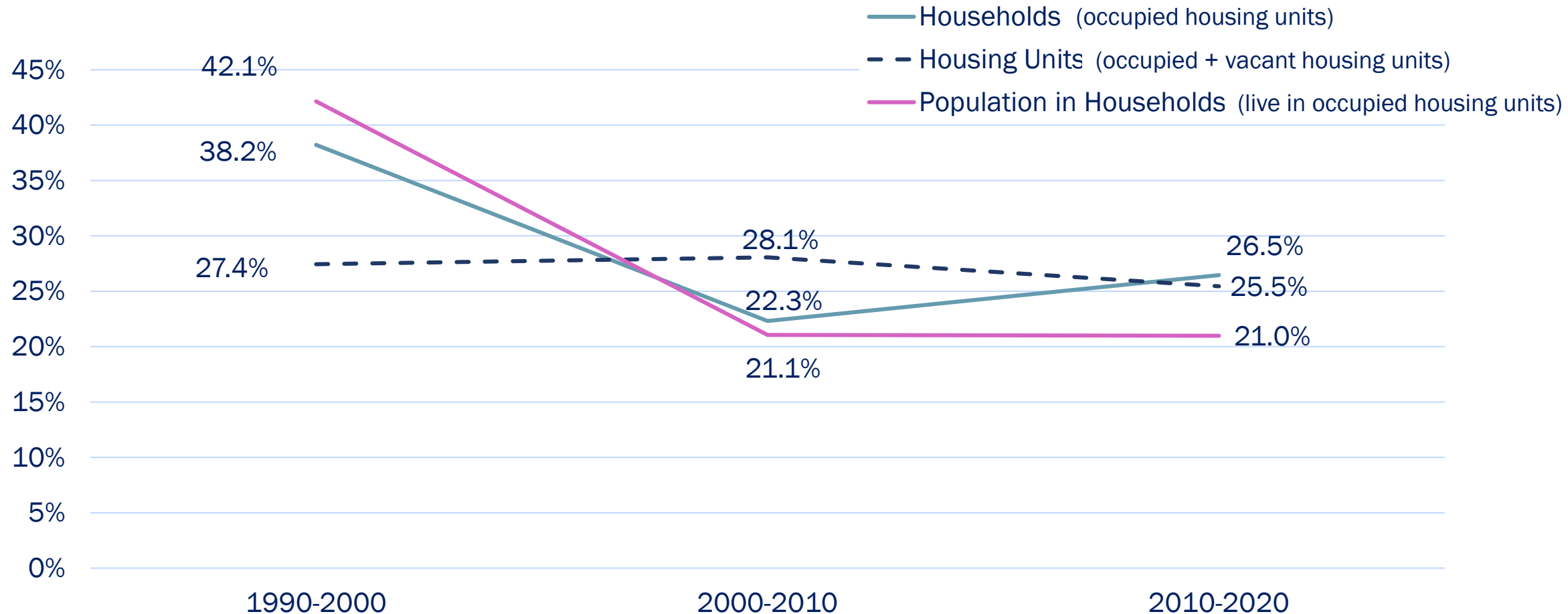
Even as Austin adds unprecedented number of units, the city's share of all metro housing declined.



Source: U.S. Census Bureau, Decennial Censuses 2020



Growth in Austin households outpaced growth in housing units and population last decade.

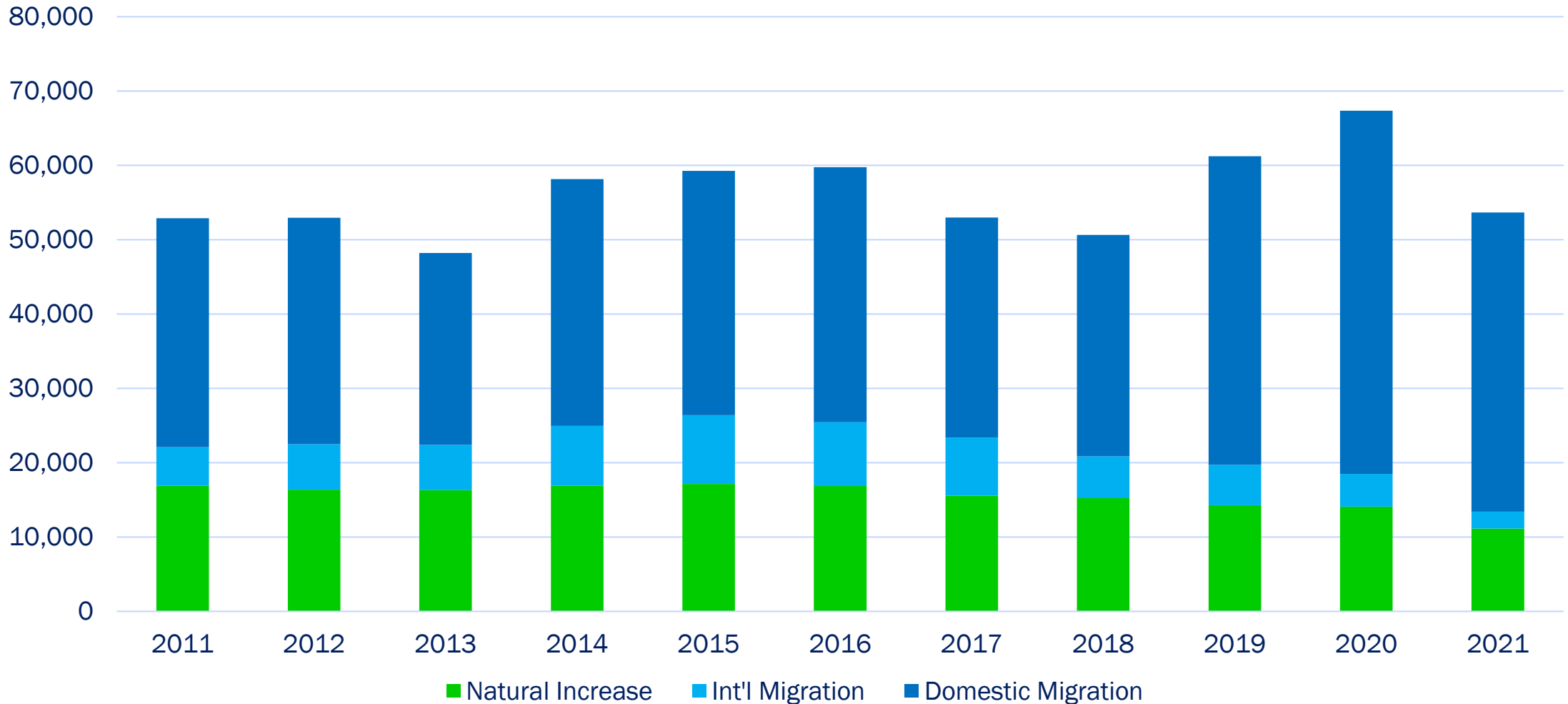


Source: U.S. Census Bureau, Decennial Censuses 2020



Domestic migration drives growth in the Austin metro.

Components of Population Change, 2011 - 2021





Austin's Economy



What's driving the economy?

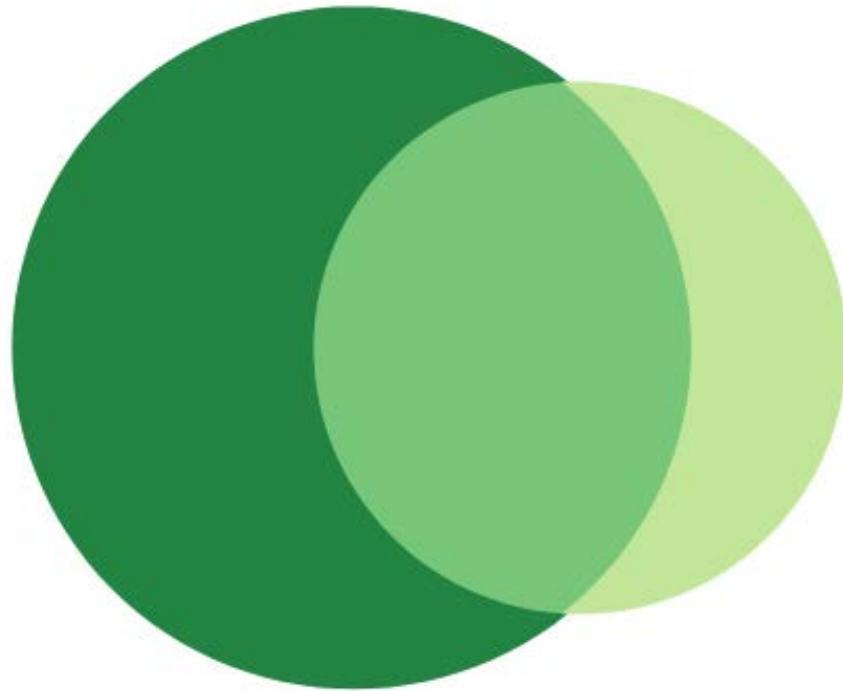
- The Austin metro had the highest job growth (49.9%) over the last 10 years among the nation's 51 largest metros.
- Austin has a robust, young labor force.
- At 52.1% of adults with a BA or higher, Austin ranks 4th in educational attainment among large metros.
- The technology and information sectors have been driving the Austin economy for over 40 years, but their late 1960s roots originated in the education sector.
- The government and education sectors help to stabilize the Austin economy during downturns.
- Austin's natural beauty and social, cultural scene make people stay.



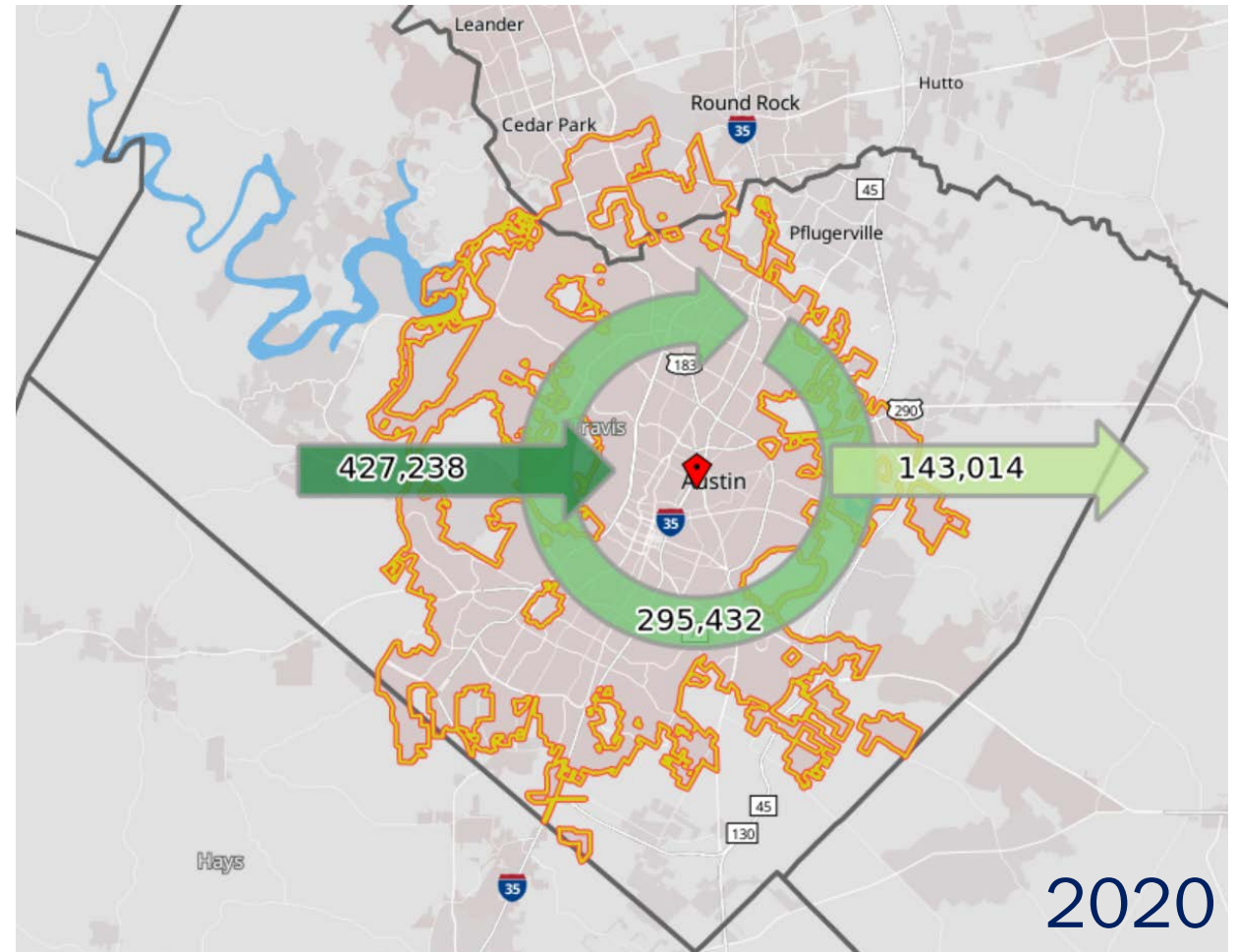


Austin remains the epicenter of the region's economy.

Austin Daytime or Commuter-Adjusted
Population = 1,160,340

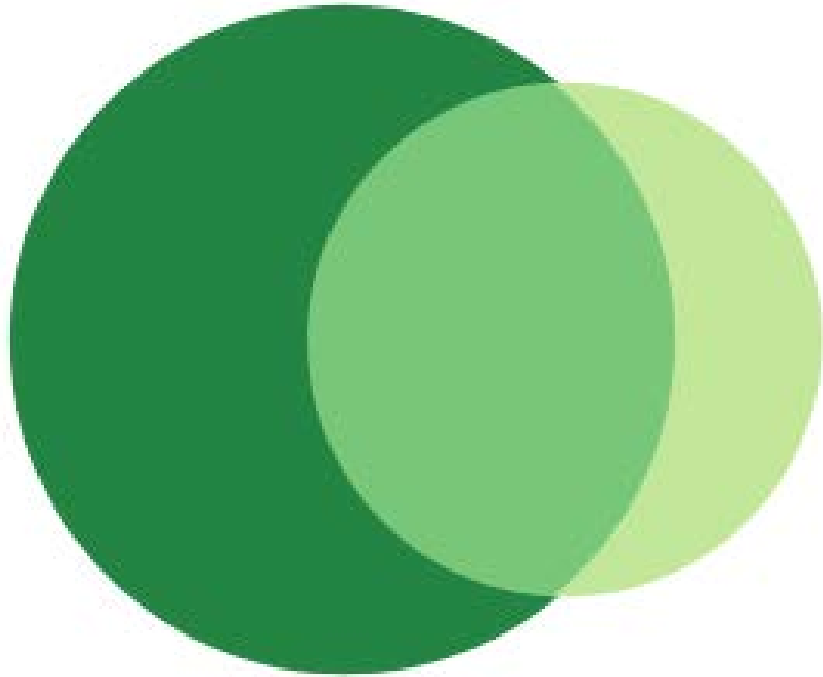


- 427,238 Employed in Austin, Live Outside
- 143,014 Live in Austin, Employed Outside
- 295,432 Employed and Live in Austin

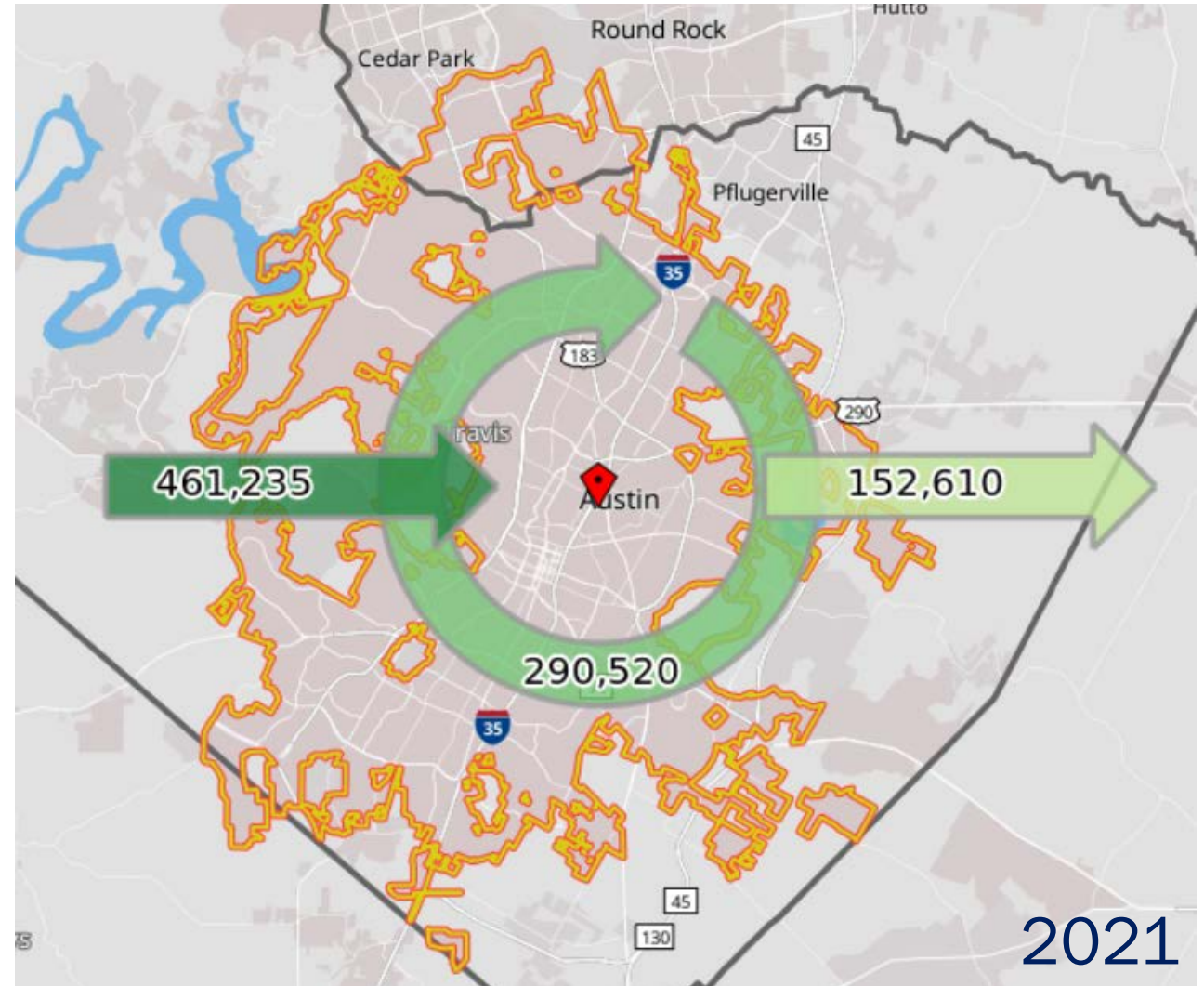




...but this could be changing.



- 461,235 Employed in Austin, Live Outside
- 152,610 Live in Austin, Employed Outside
- 290,520 Employed and Live in Austin



2021

Source: U.S. Census Bureau, On the Map Work Flows, 2021



Austin Through Time



Austin, Texas 1989

Source: Texas Capital History



Austin, TX, 1990

| | 1990 |
|-------------------------|------------------------|
| Population | 465,622 |
| Population of Color | 38% |
| Total Austin Metro Jobs | 456,056 |
| BA and above | 34% |
| Median Household Income | \$25,414 (\$57,742) |
| Percent Renters | 54% |
| Family Households | 55% |
| Poverty Rate | 17.9% |

Note: Values shown in blue are adjusted for inflation, shown in 2022 dollars.



Austin, Texas 2002



Austin, TX, 2000

| | 1990 | 2000 |
|-------------------------|------------------------|------------------------|
| Population | 465,622 | 656,562 |
| Population of Color | 38% | 47% |
| Total Austin Metro Jobs | 456,056 | 716,967 |
| BA and above | 34% | 40% |
| Median Household Income | \$25,414 (\$57,742) | \$42,440 (\$72,766) |
| Percent Renters | 54% | 50% |
| Family Households | 55% | 53% |
| Poverty Rate | 17.9% | 14.4% |

Note: Values shown in blue are adjusted for inflation, shown in 2022 dollars.



Austin, Texas 2010



Austin, TX, 2010

| | 1990 | 2000 | 2010 |
|-------------------------|------------------------|------------------------|------------------------|
| Population | 465,622 | 656,562 | 790,390 |
| Population of Color | 38% | 47% | 51%* |
| Total Austin Metro Jobs | 454,056 | 716,967 | 866,291 |
| BA and above | 34% | 40% | 44% |
| Median Household Income | \$25,414 (\$57,742) | \$42,440 (\$72,766) | \$47,434 (\$64,463) |
| Percent Renters | 54% | 50% | 51% |
| Family Households | 55% | 53% | 52% |
| Poverty Rate | 17.9% | 14.4% | 18.4% |

Note: Values shown in blue are adjusted for inflation, shown in 2022 dollars. *First time number and share of Black population declines.

Source: U.S. Census Bureau, Decennial Census and American Community Survey; Texas Workforce Commission, Local Area Unemployment Statistics



Austin, Texas 2020



Austin, TX, 2020

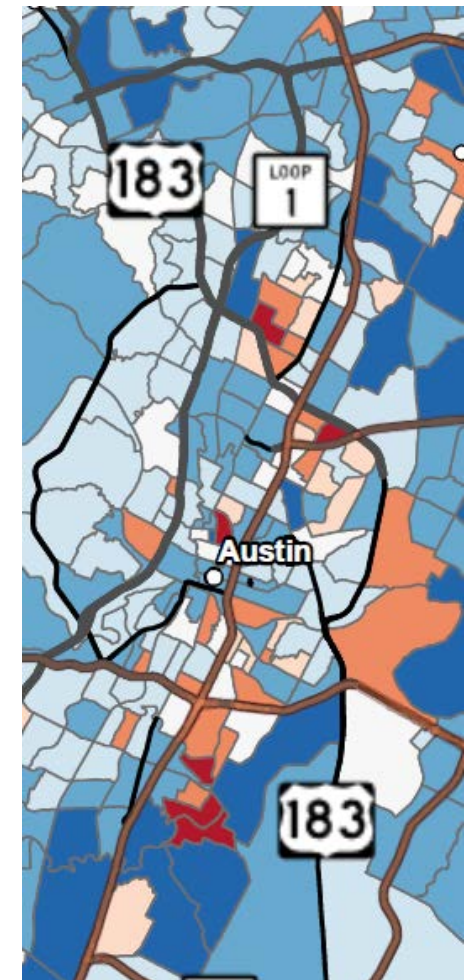
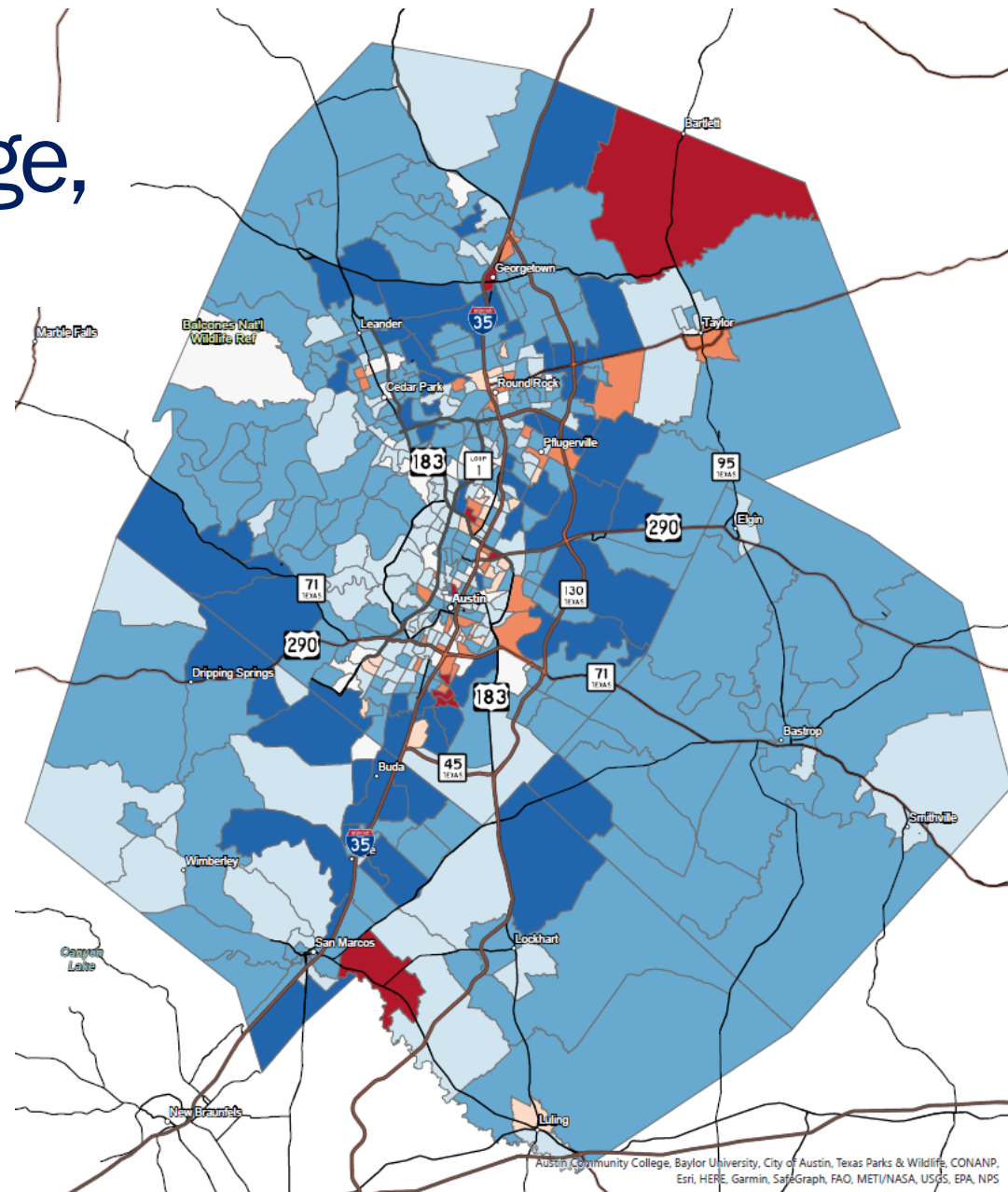
| | 1990 | 2000 | 2010 | 2020 |
|-------------------------|------------------------|------------------------|------------------------|-------------------------------------|
| Population | 465,622 | 656,562 | 790,390 | 961,900 [^] |
| Population of Color | 38% | 47% | 51% [*] | 53% |
| Total Austin Metro Jobs | 456,056 | 716,967 | 866,291 | 1,166,084 |
| BA and above | 34% | 40% | 44% | 60% |
| Median Household Income | \$25,414 (\$57,742) | \$42,440 (\$72,766) | \$47,434 (\$64,463) | \$77,478 [†] (\$88,594) |
| Percent Renters | 54% | 50% | 51% | 58% |
| Family Households | 55% | 53% | 52% | 47% |
| Poverty Rate | 17.9% | 14.4% | 18.4% | 11.1% |

Note: Values shown in blue are adjusted for inflation, shown in 2022 dollars. ^{*}First time number and share of Black population declines. [^]Population adjusted for CQR appeal outcome. [†]2020 income estimated due to unavailability of ACS data.

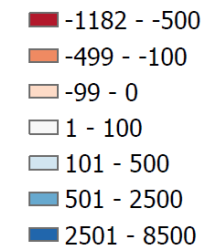


Population Change, 2010 to 2020

- Areas with greatest population growth mostly in suburban areas.
- Similar growth also evident in areas within the City where dense growth was encouraged, such as downtown, the Domain, and the Mueller development.



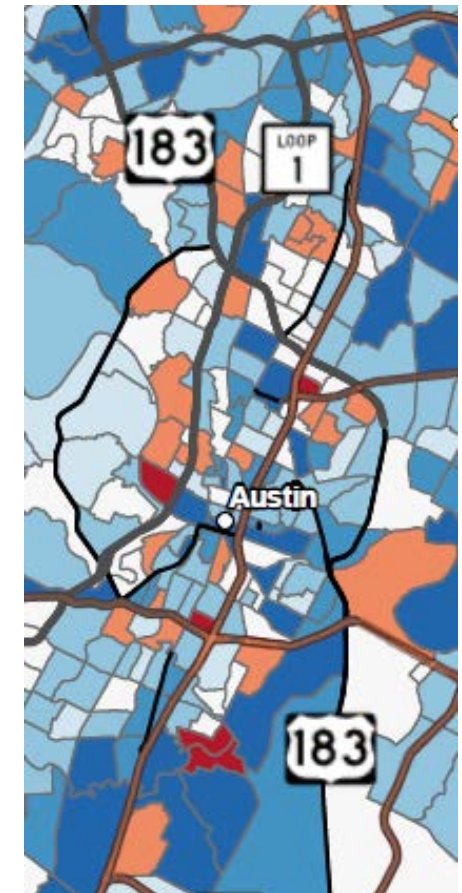
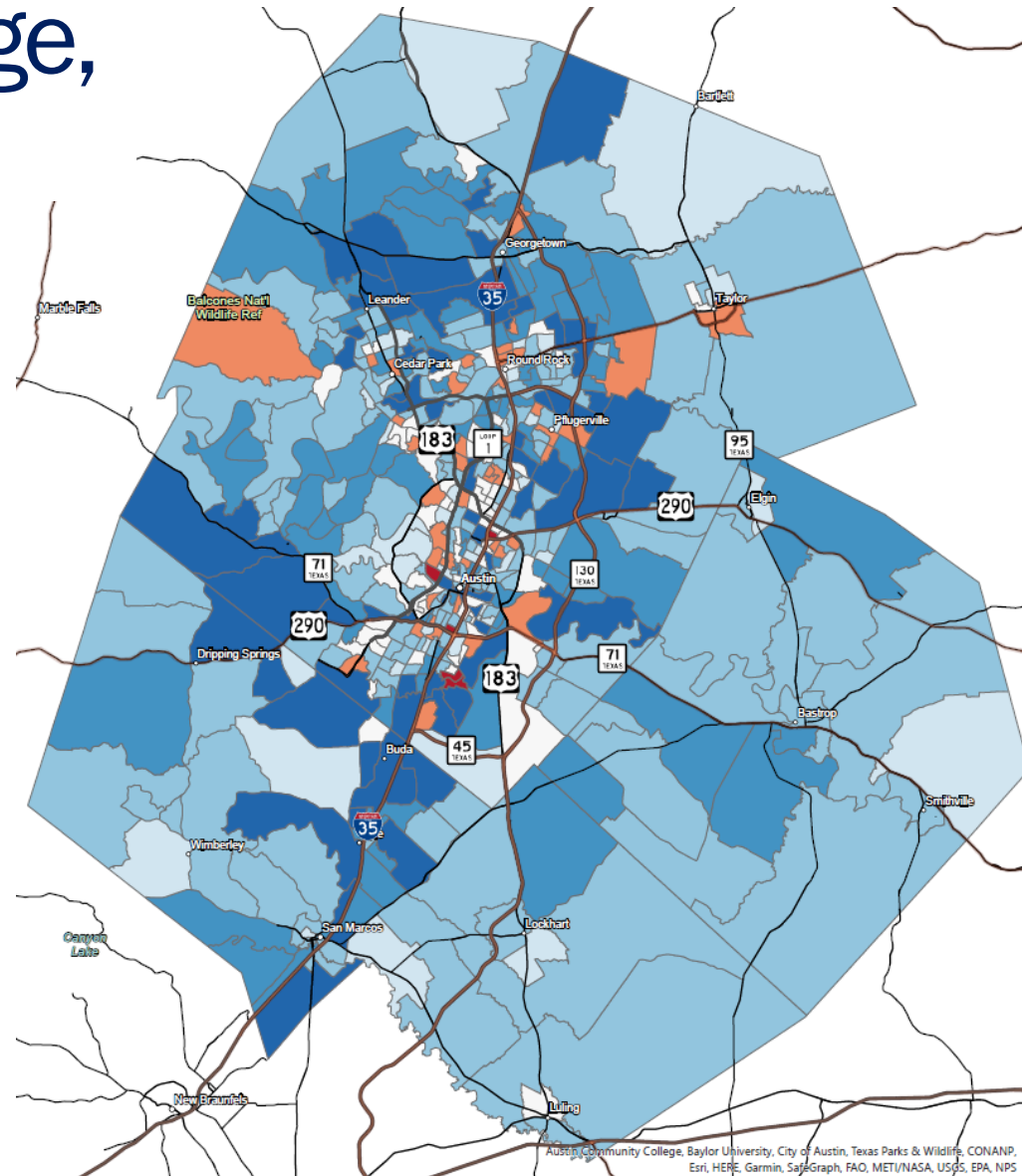
Census Tract Population Change 2010 to 2020



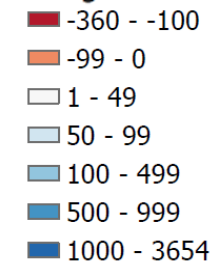


Housing Unit Change, 2010 to 2020

- Strong association between population and housing unit growth.
- Areas of high development along the edges of the city (NW: Lakeline; NE: Tech Ridge; SE: Onion Creek & north ABIA; SW: Circle C) were also areas of greater racial/ethnic diversity.
- Fast-developing areas closer to the city core (Riverside, Holly, Mueller, Downtown) were areas where White population drove growth.
- The Domain & West Campus saw fast-growth and increased diversity.

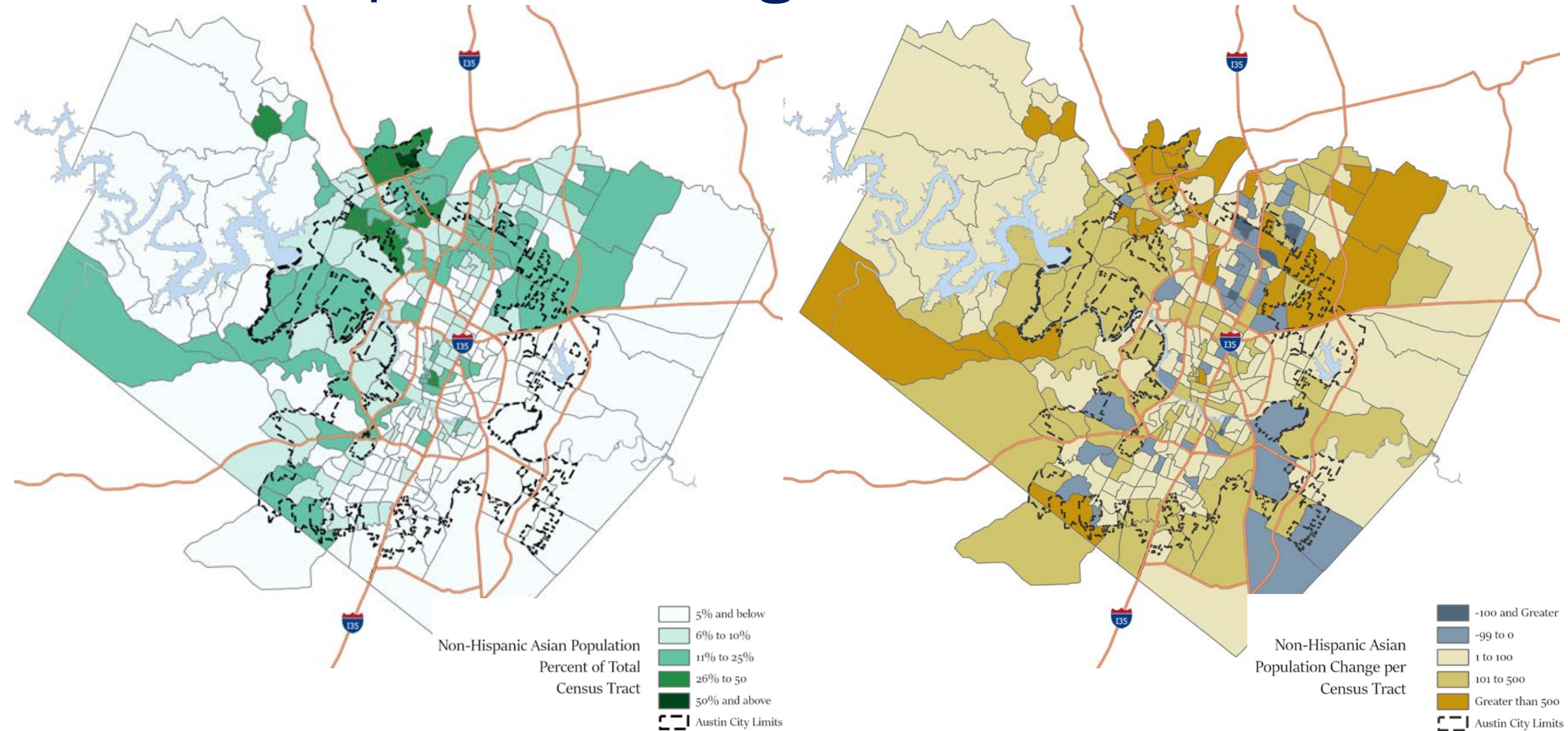


Census Tract Housing Units Change 2010 to 2020



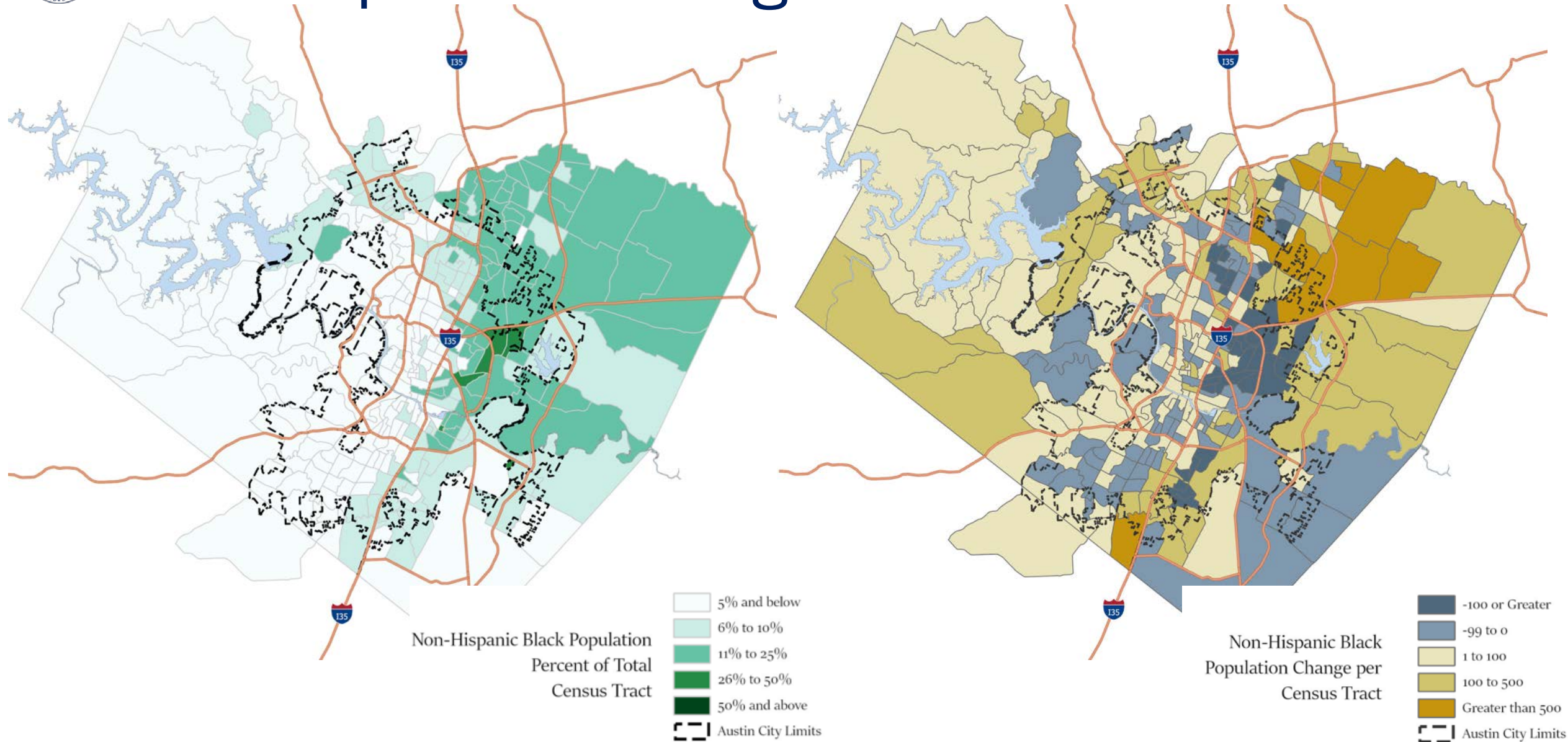


Asian Population Change & Distribution



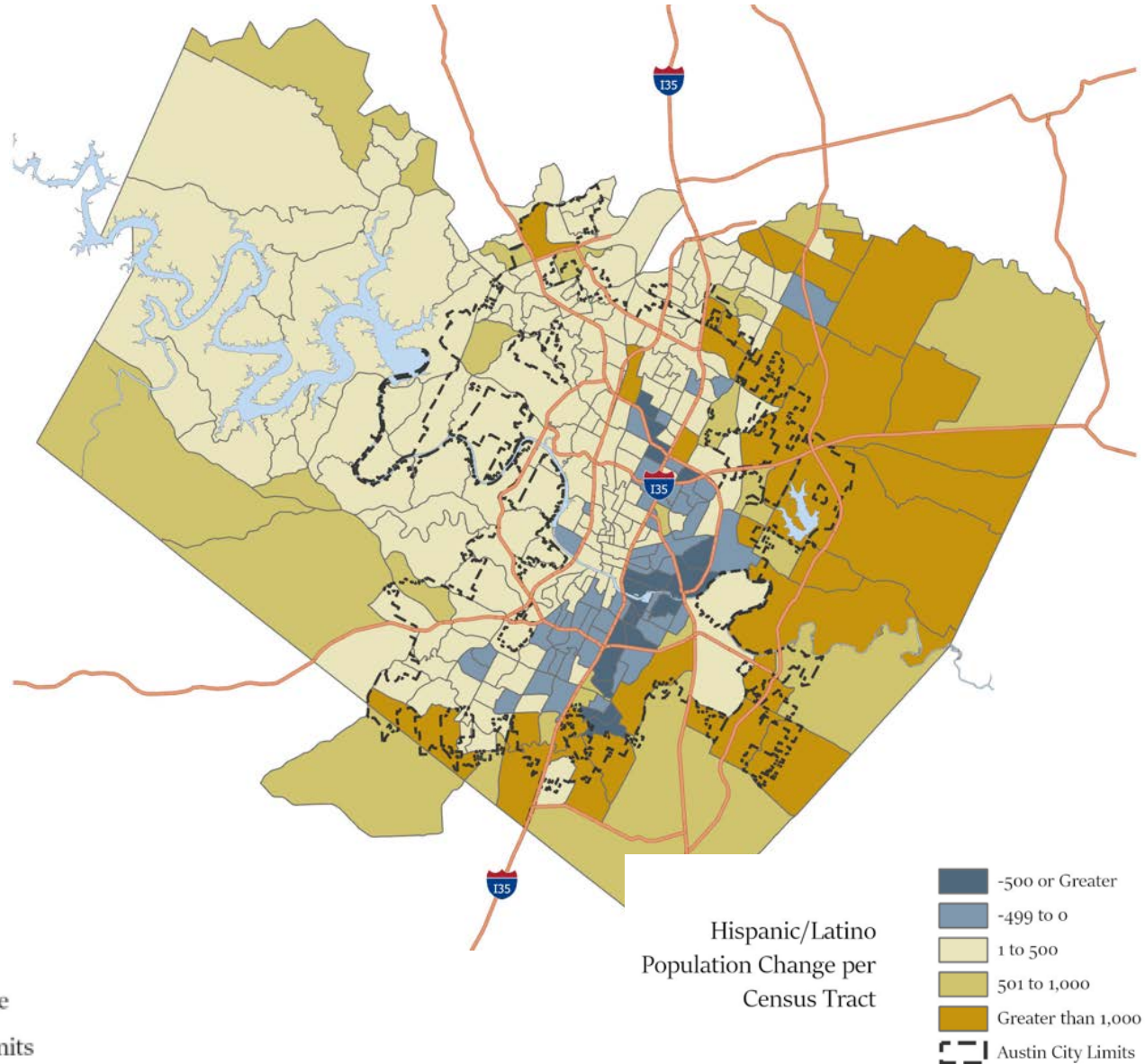
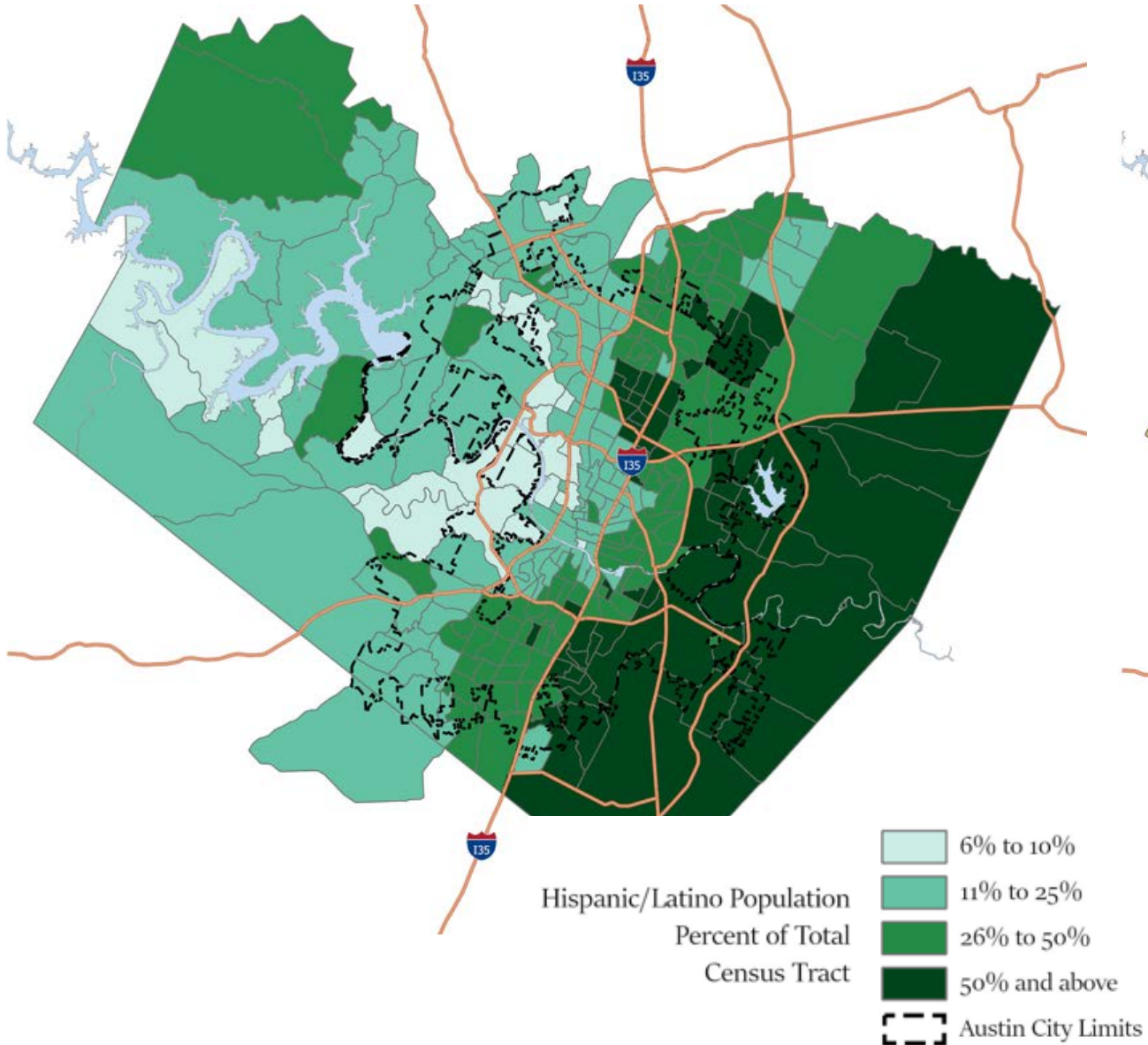


Black Population Change & Distribution



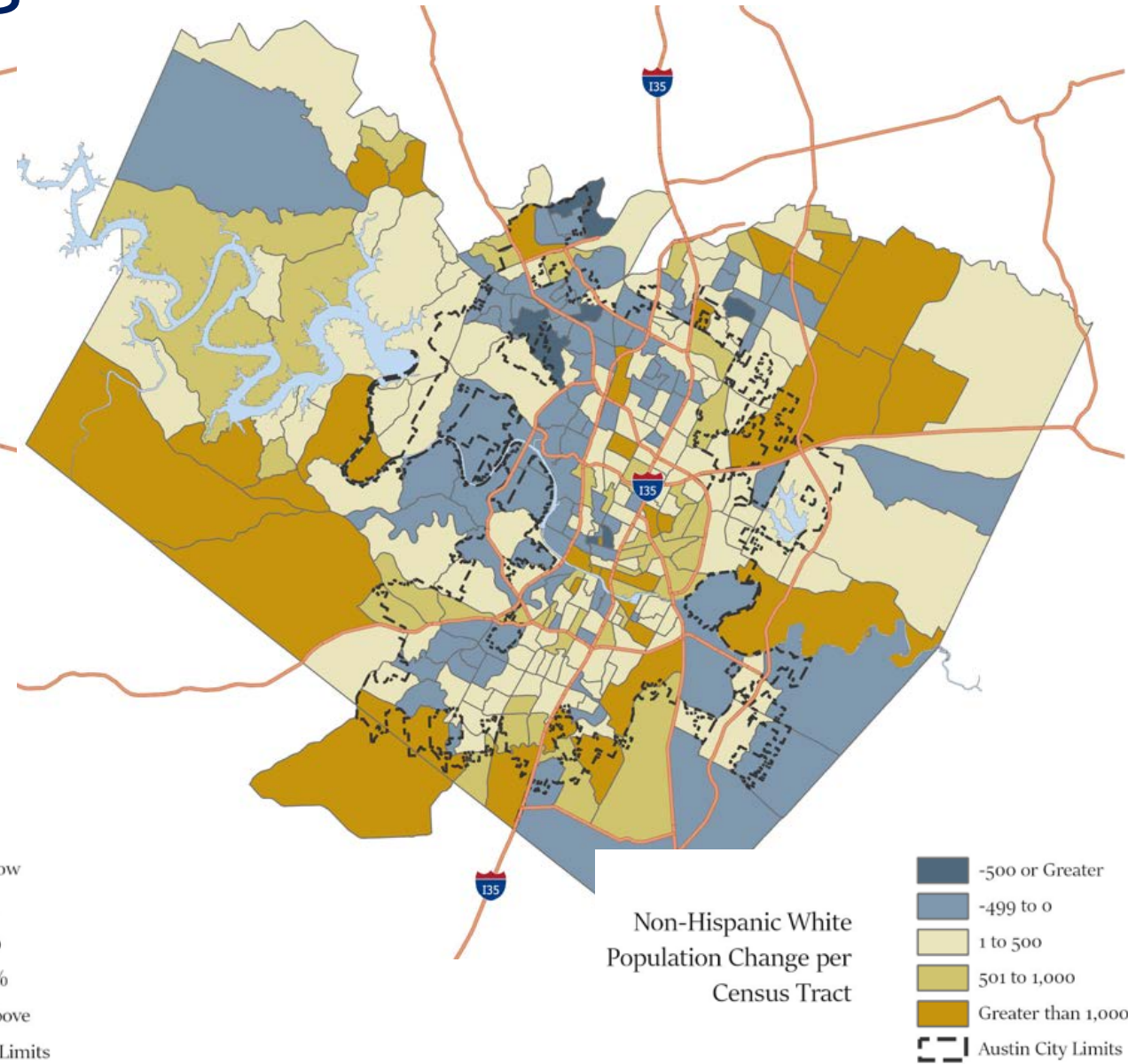
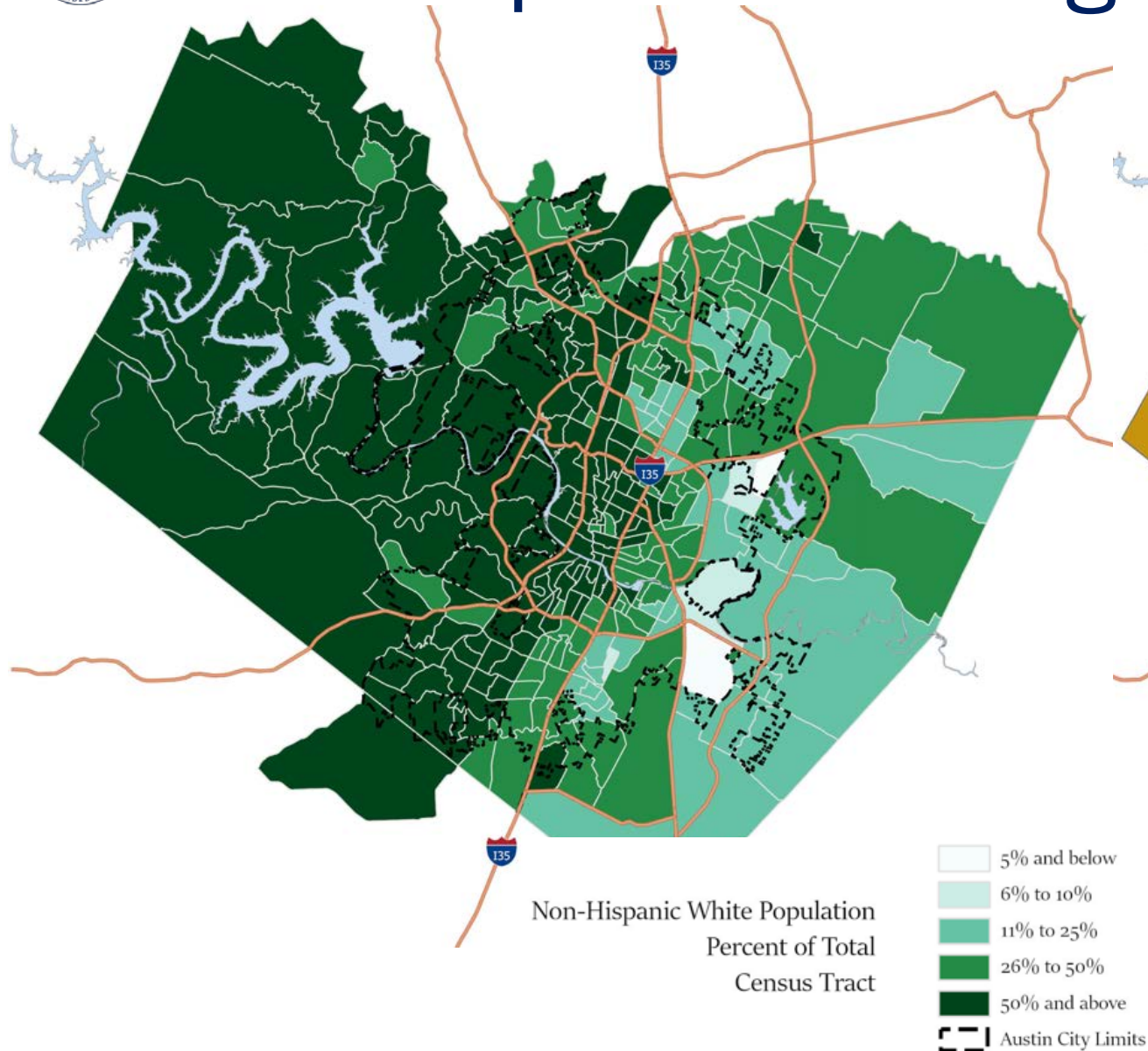


Hispanic Population Change & Distribution





White Population Change & Distribution

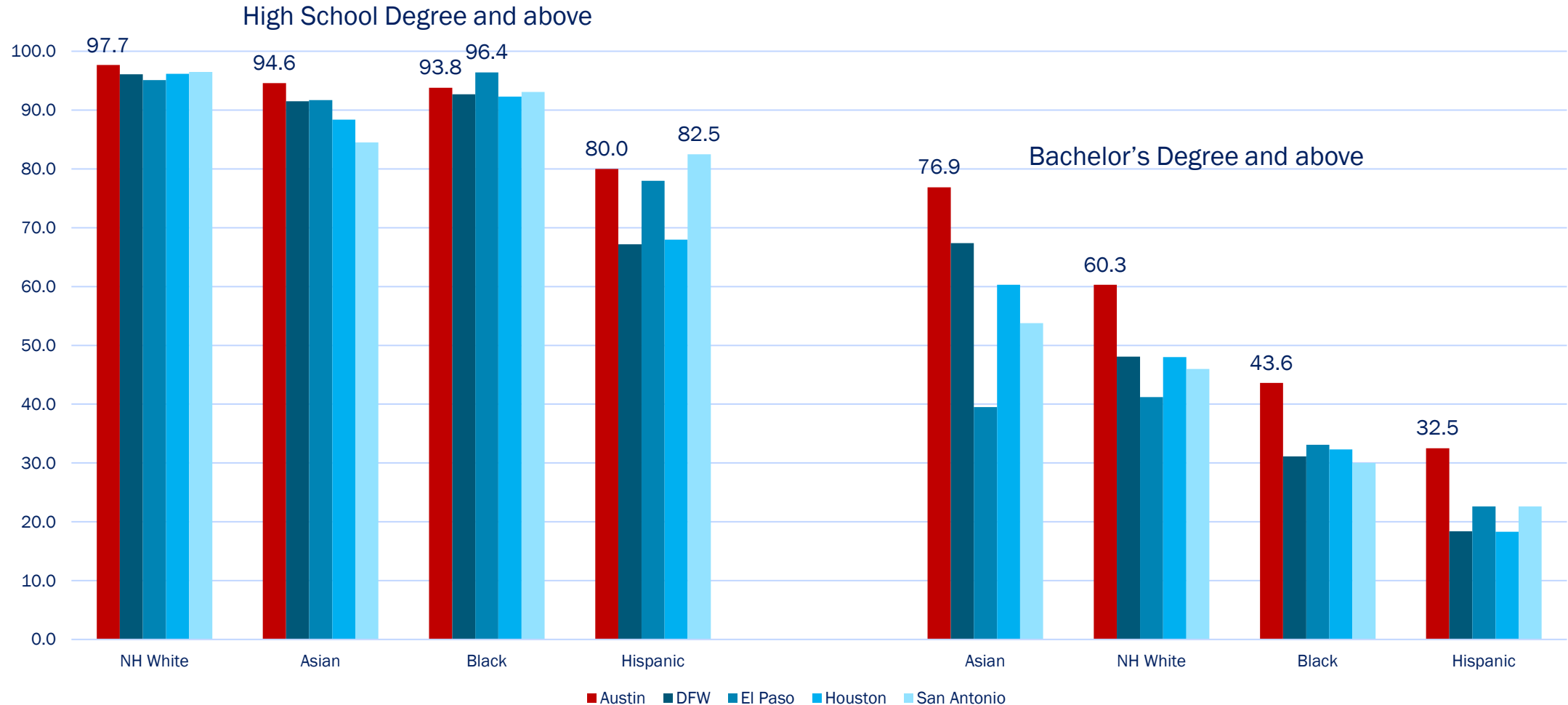




Austin's Concurrencyes



Austin area leads in educational attainment, but racial disparities persist, especially in higher education and especially for Hispanics.





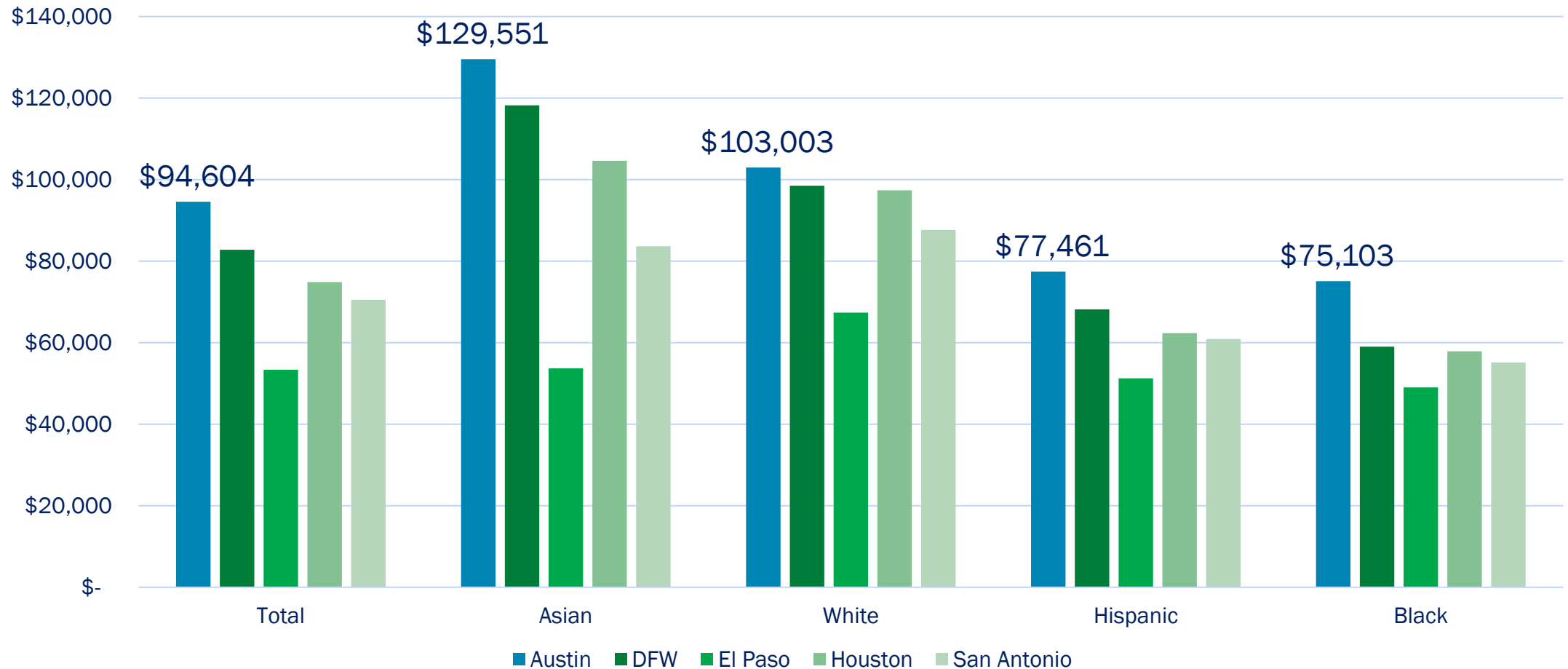
Median household incomes saw an increase of 89% since 2010, 39% in real dollars.



Source: U.S. Census Bureau, American Community Survey. 2020 estimate not available due to pandemic. Values in blue are adjusted for inflation and shown in 2022 dollars.



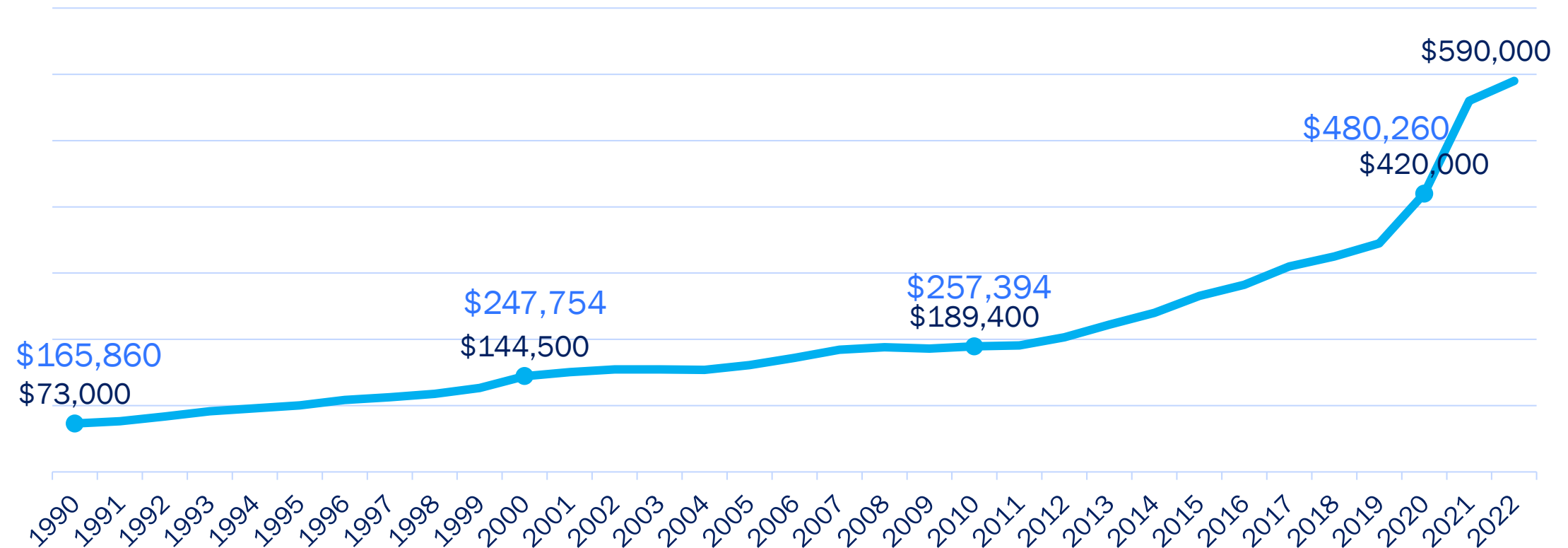
Austin metro leads large TX metros in household incomes, but racial disparities persist, especially for Latinx and Black households.





Home prices in Austin are 3.6 times greater than they were in 1990 and have more than doubled in the last 10 years alone.

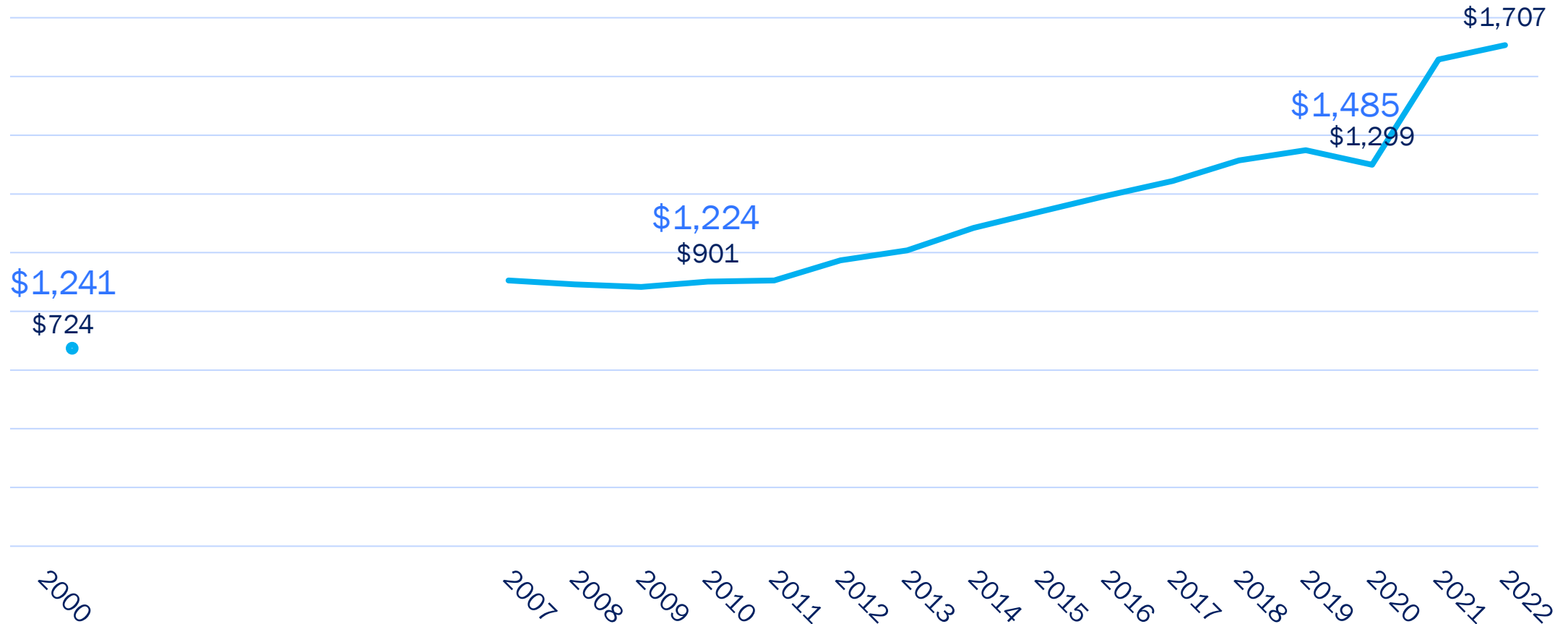
Median Home Sales Price 1990-2022 (\$)



Source: Austin Board of Realtors. Prices in blue are adjusted for inflation and shown in 2022 dollars.



Increases in housing prices have impacted rental prices, increasing by 89% since 2010, 39% in real dollars.

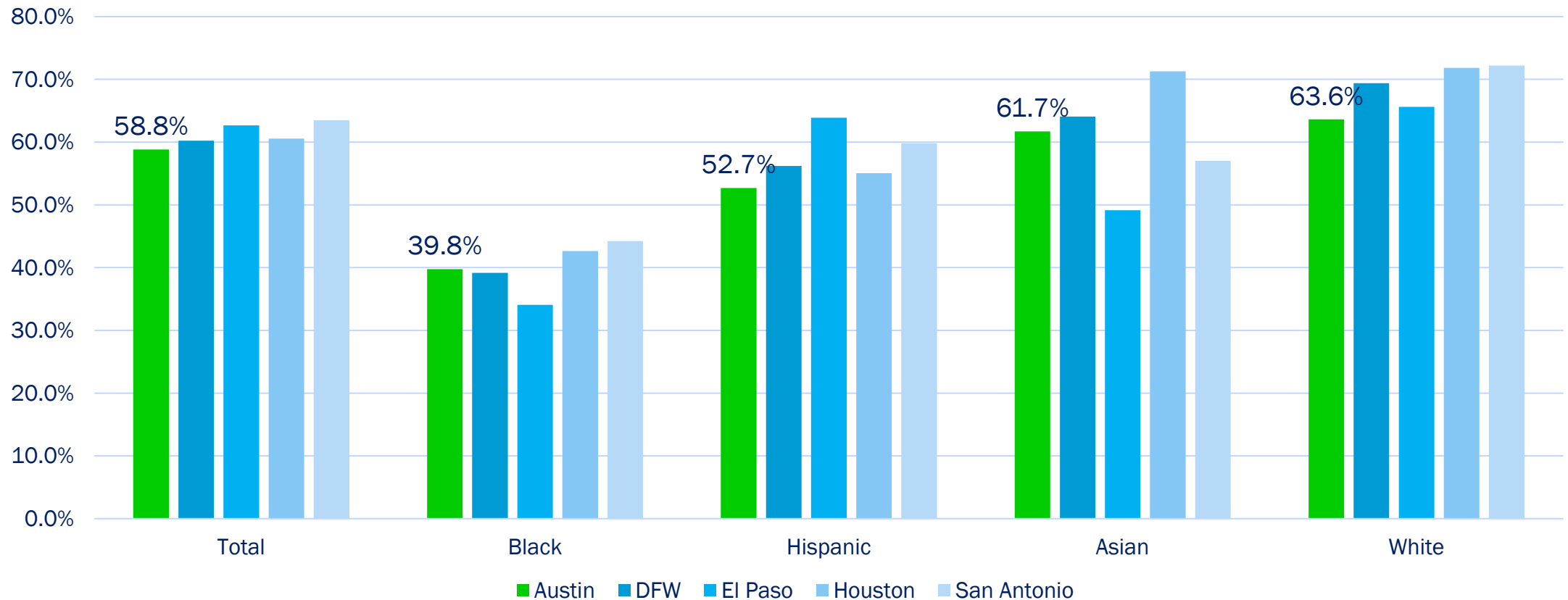


Source: U.S. Census Bureau, Decennial Census 2000; American Community Survey 2007-2018; HousingWorks, 2019-2022. Prices in blue are adjusted for inflation and shown in 2022 dollars.



Austin metro lags in homeownership relative to other TX metros, disproportionately impacting Hispanics and Blacks.

| | Austin | DFW | Houston | San Antonio | El Paso |
|-------------------------|-----------|-----------|-----------|-------------|-----------|
| Median Home Price, 2023 | \$460,000 | \$400,000 | \$340,000 | \$320,000 | \$255,000 |





Growth Gains

The Austin metro remains the fastest growing region in the country.

Most cities larger than Austin lost population last year while Austin continues to grow.

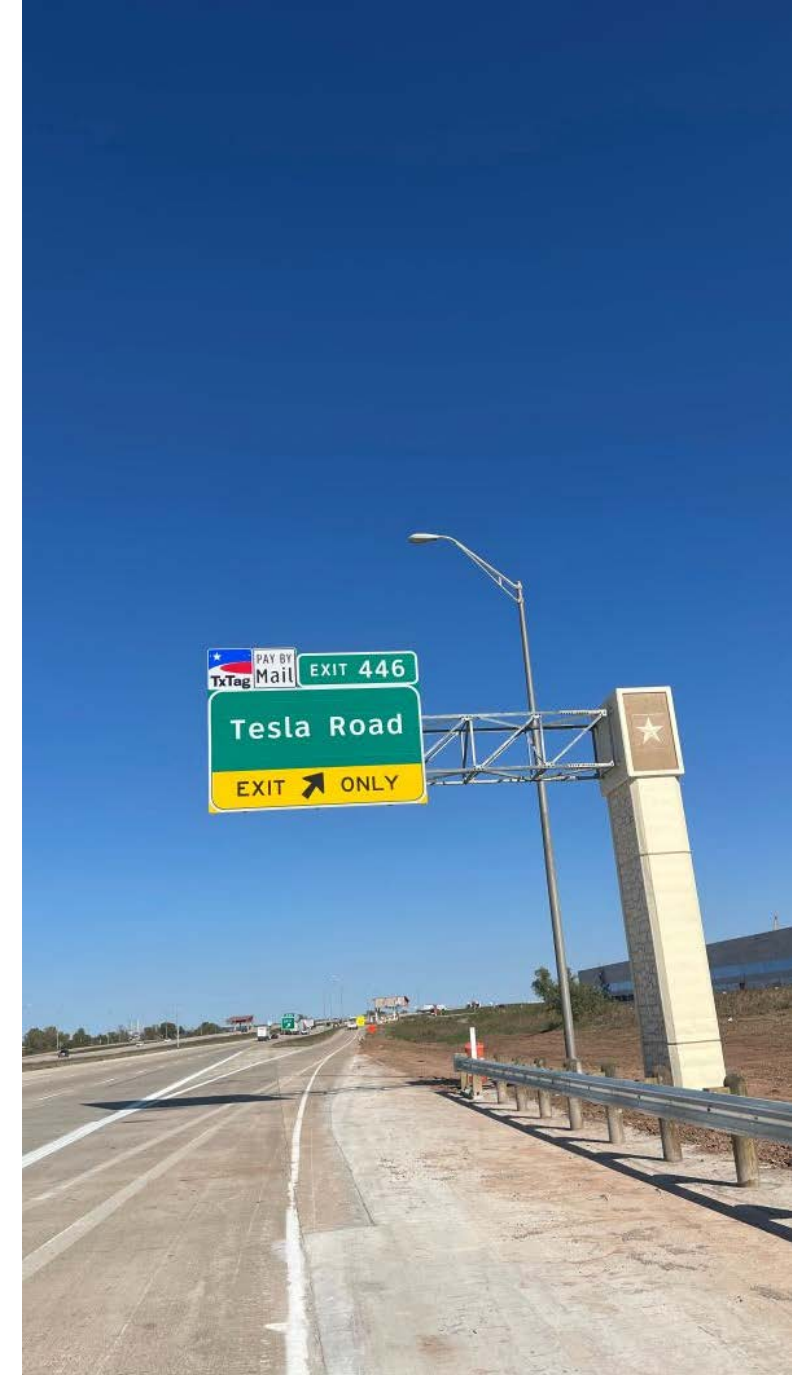
Growth among all communities is yielding increased diversity.

Austin area leads in many socioeconomic indicators, especially educational attainment.

11th best performing metro in job growth, up 2.8%

Lowest unemployment rate in the state at 3.4%

Source: U.S. Census Bureau, 2022 Population Estimates; U.S. Bureau of Labor Statistics; TX Workforce Commission Nov 2023





Growing Pains

Austin remains geographically racially segregated.

There is an eastward movement of the population, with increasing shares of populations of color farther in the fringes.

Austin's unique demographic shift includes a loss of Hispanic and Black children.

Austin leads in socioeconomic indicators, but racial disparities remain.

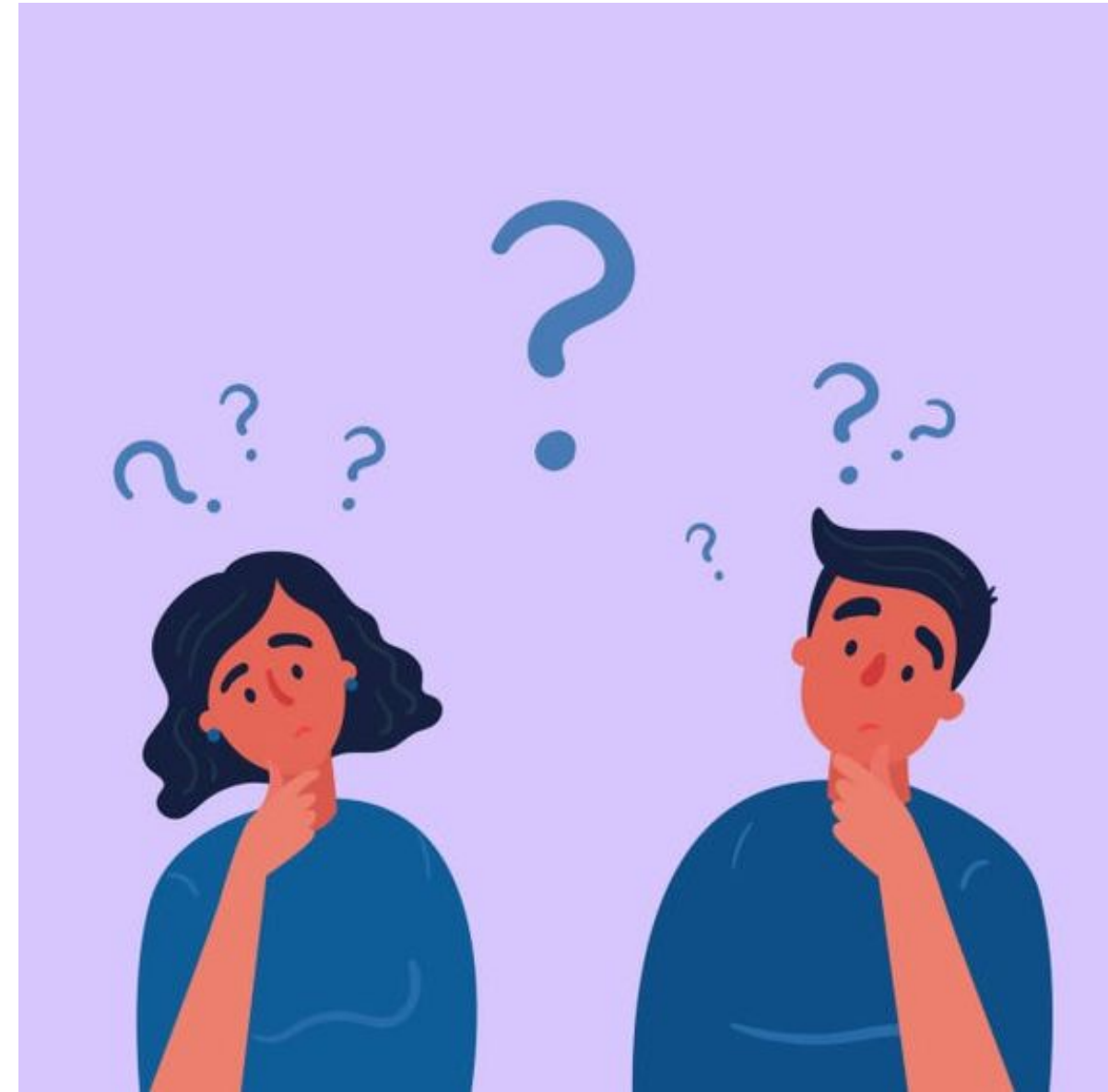
Affordability and displacement are disproportionately impacting communities of color.





Concurrencies

- Strong growth amidst concerns of displacement
- Increased racial diversity paired with declines among Black and Latino children
- Unprecedented development alongside low housing inventories





Planning for the Future

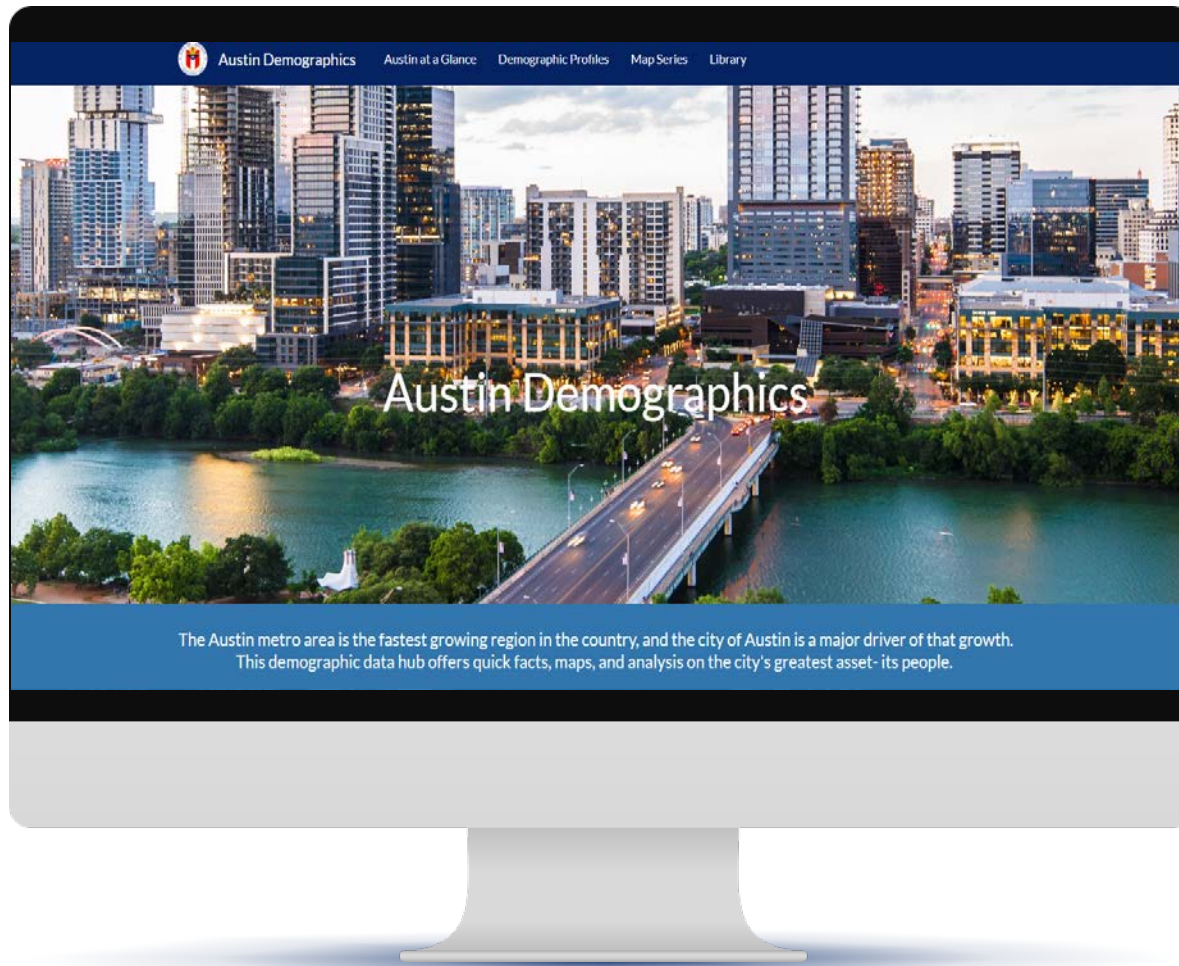
Policy and planning efforts relating to:

- Housing affordability
- Transit and transportation
- Access to schools and health care
- Utility infrastructure
- Workforce dynamics

should consider demographic shifts as well as Austin's demographic history.

Policies put in place today will have long-standing effects on our city and communities.





- Visit our website
- “Age of Change” and “Building the Future” story maps
- Data Request form
- Sign up here for occasional emails on our latest demographic analysis.

austintexas.gov/demographics



Thank you!

Lila Valencia, Ph.D.

City Demographer

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