

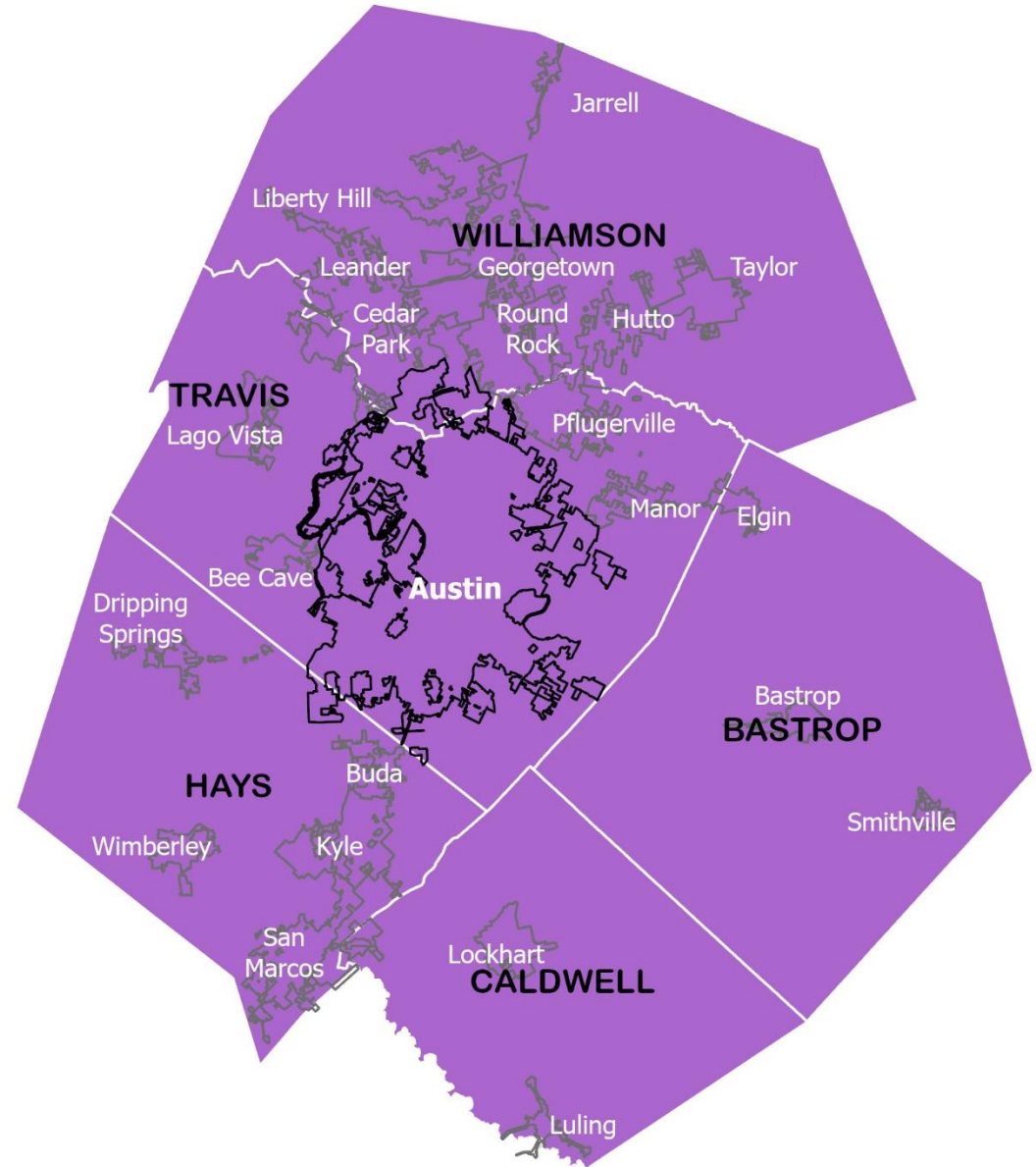


Austin Demographic Trends and Population Change

**Airport Advisory Commission
July 9, 2025**



The city of Austin is the principal city of the Austin Metro Area, the 4th fastest-growing region in the country.





Population Change



The Austin metro area is now the 4th fastest-growing large metro in the country, sliding downward after holding the top spot between 2010-2022.

	2024 Population	Numeric Change, 2023-2024	Percent Change, 2023-2024
Orlando-Kissimmee-Sanford, FL	2,940,513	75,969	2.65
Houston-The Woodlands-Sugar Land, TX	7,796,182	198,171	2.61
Raleigh-Cary, NC	1,562,009	39,165	2.57
Austin-Round Rock-Georgetown, TX	2,550,637	58,019	2.33
Dallas-Fort Worth-Arlington, TX	8,344,032	177,922	2.18
Charlotte-Concord-Gastonia, NC-SC	2,883,370	61,176	2.17
Jacksonville, FL	1,760,548	37,350	2.17
Miami-Fort Lauderdale-West Palm Beach, FL	6,457,988	123,471	1.95
Las Vegas-Henderson-North Las Vegas, NV	2,398,871	44,586	1.89
San Antonio-New Braunfels, TX	2,763,006	47,297	1.74

Source: U.S. Census Bureau, 2024 Vintage Population Estimates.



Rapid growth in the region is driven by suburban cities, which are among the nation’s fastest growing places. However, rate of growth in these cities is also slowing down.

U.S. Ranking	Cities	2024 Population	Numeric Change, 2023-2024	Percent Change, 2023-2024
1	Princeton, TX	37,019	8,683	30.6
2	Fulshear, TX	54,629	11,596	26.9
3	Leesburg, FL	37,815	5,902	18.5
4	Celina, TX	51,661	7,961	18.2
5	Anna, TX	31,986	4,077	14.6
6	Haines City, FL	42,073	4,535	12.1
7	Foley, AL	28,043	3,012	12.0
8	Fate, TX	27,467	2,801	11.4
9	Rosemount, MN	30,581	2,927	10.6
10	Garner, NC	39,345	3,691	10.4
13	Hutto, TX	42,661	3,681	9.4
18	Leander, TX	87,511	7,004	8.7
49	Manor, TX	21,500	1,175	5.8
71	Georgetown, TX	101,344	4,613	4.8
75	Kyle, TX	65,833	2,962	4.7

Source: U.S. Census Bureau, 2024 Vintage Population Estimates.



Travis County growth is slower than other Austin metro counties but leads in growth among international migrants. Without it, the county could have experienced overall population decline.

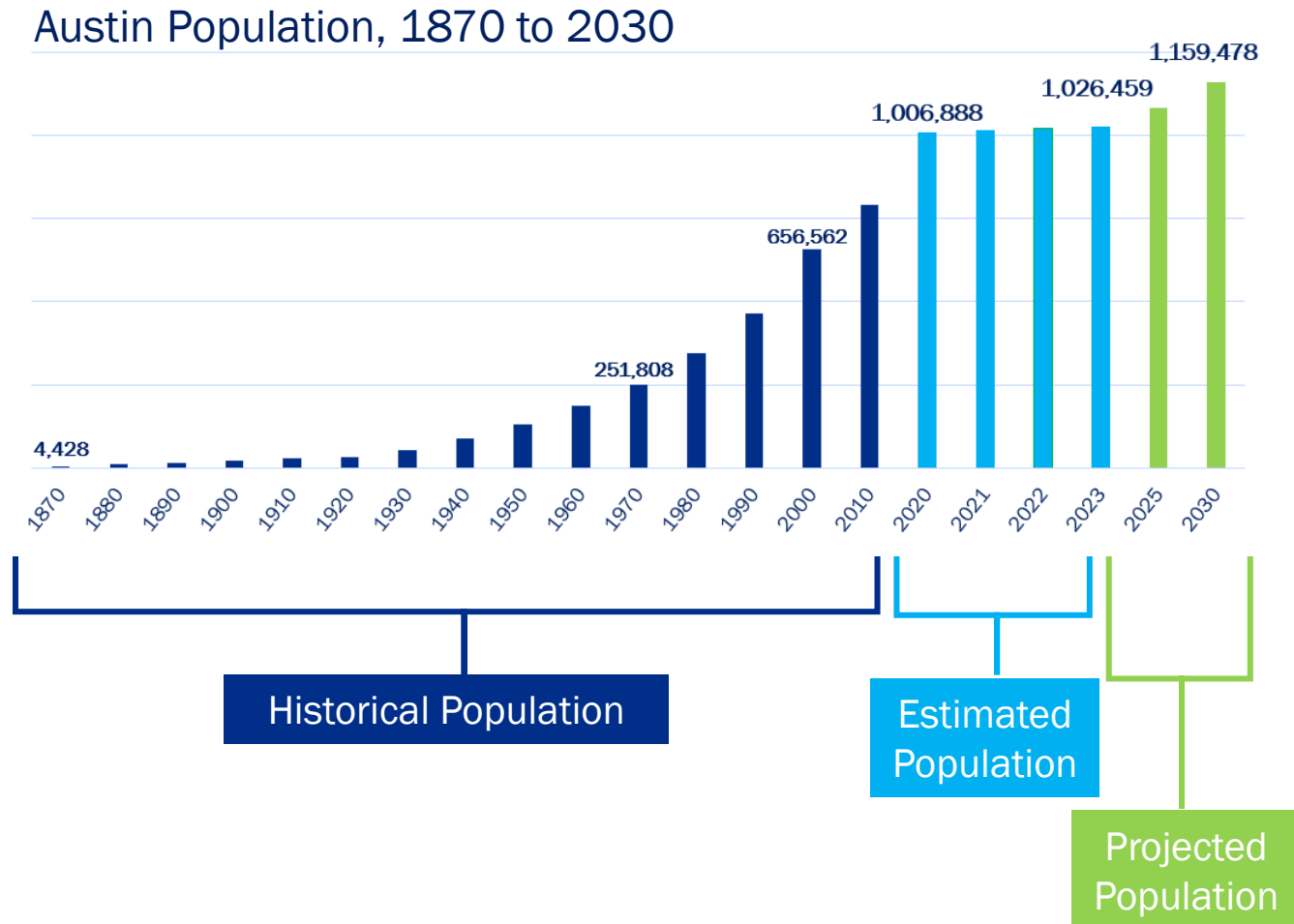
County	Population Estimate		Change, 2023-2024		Components of Change		
	July 1, 2023	July 1, 2024	Number	Percent	Natural Increase	Domestic Migration	International Migration
Travis	1,348,043	1,363,767	15,724	1.2	62%	-86%	124%
Williamson	701,640	727,480	25,840	3.7	16%	60%	26%
Hays	281,697	292,029	10,332	3.7	15%	72%	13%
Bastrop	111,131	114,931	3,800	3.4	12%	83%	6%
Caldwell	50,107	52,430	2,323	4.6	8%	83%	9%

Domestic migration continues to boost growth to other counties within the Austin Metro. Caldwell County ranked 9th among the nation’s fastest-growing counties between 2023 and 2024, with most of its growth stemming from domestic migration.



Austin has a long-sustained history of growth, but recent growth is slowing.

- Austin had been doubling its population every 20-25 years.
- Austin grew by nearly **3% annually** between 2010 and 2020.
- Between 2020-2023, Austin grew by less than 2%.
- Internal estimates indicate in 2023, Austin had **1,026,459** residents.

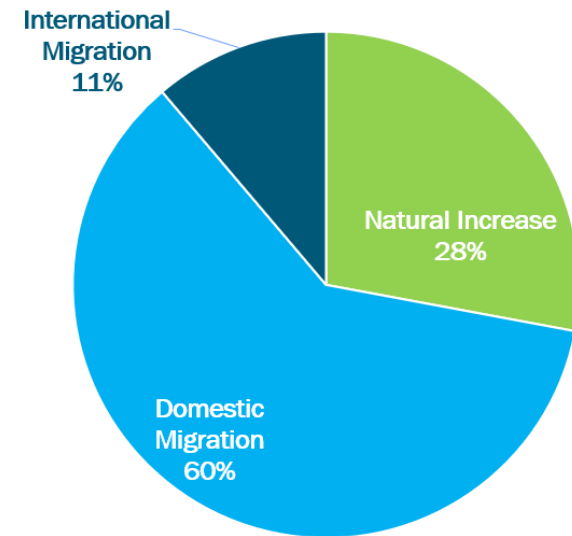




Migration continues to drive growth in Austin, with significant impacts on housing and where people live.

- Migration contributes on average over 70% of all population growth.
- Migration-driven growth can have immediate impacts.
- Housing unit development rates are not keeping pace with household formation rates.

Average Shares of Population Change, 2011-2021



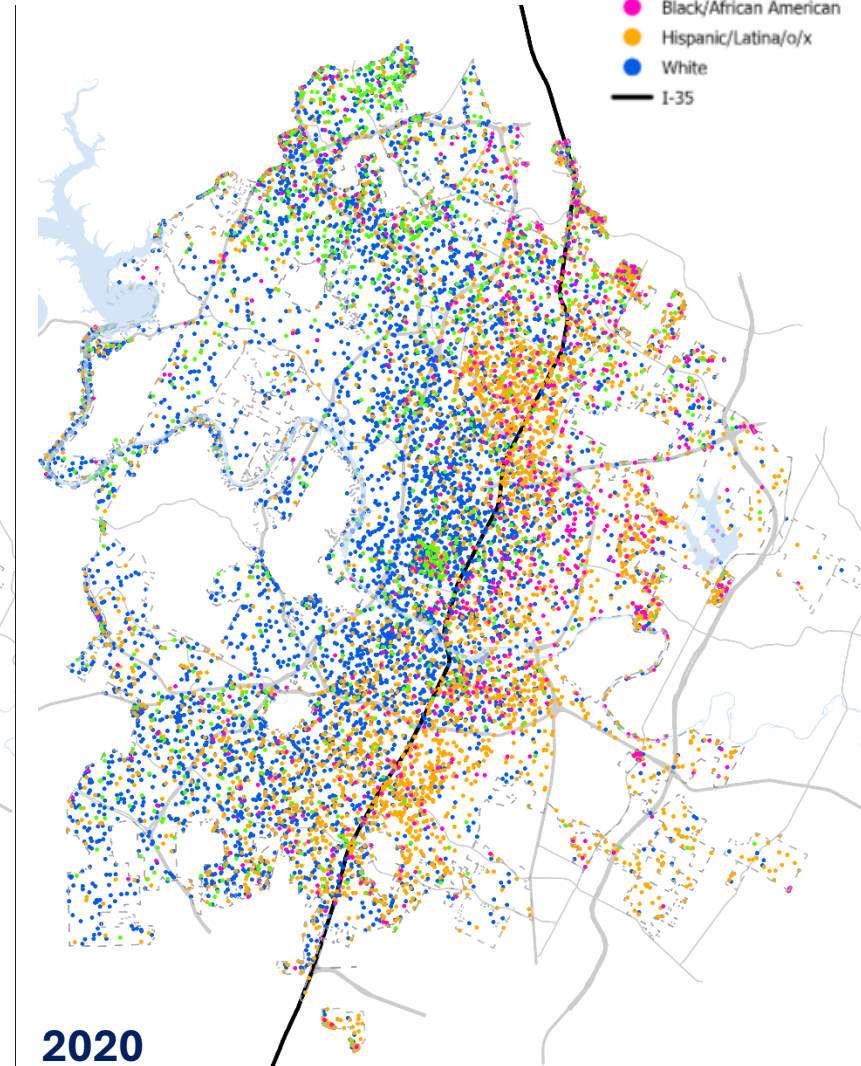
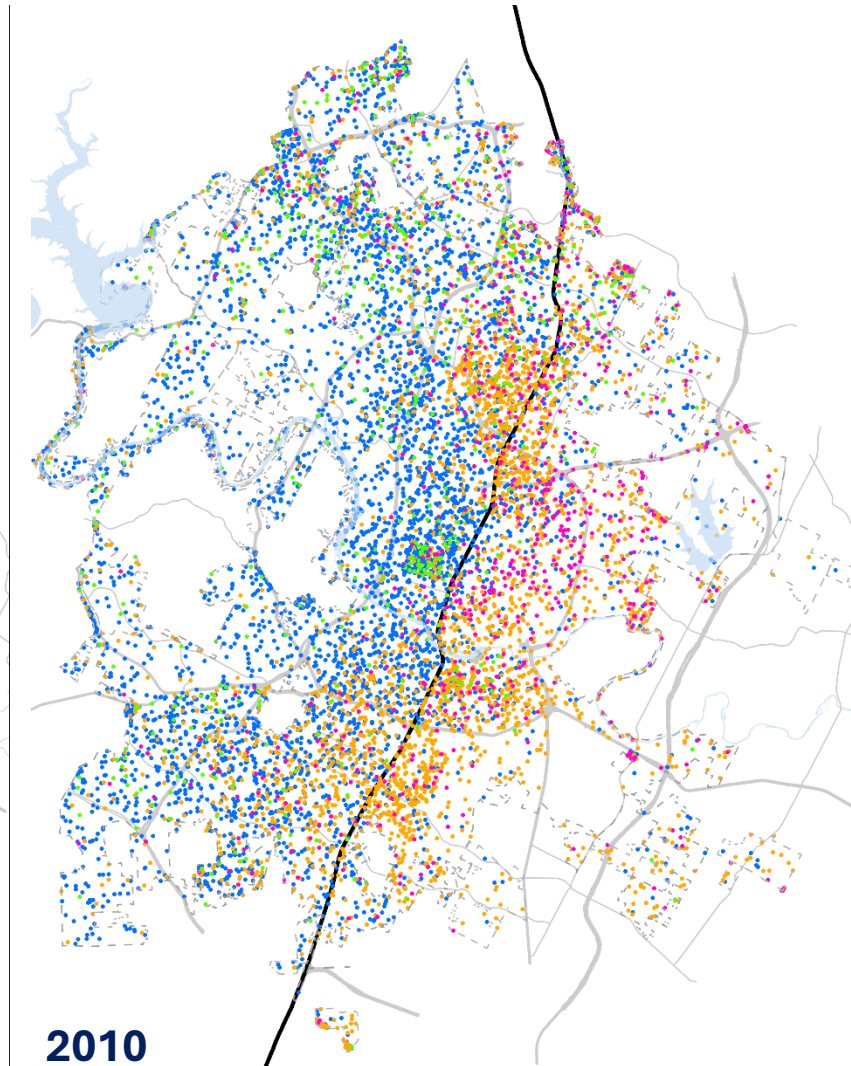
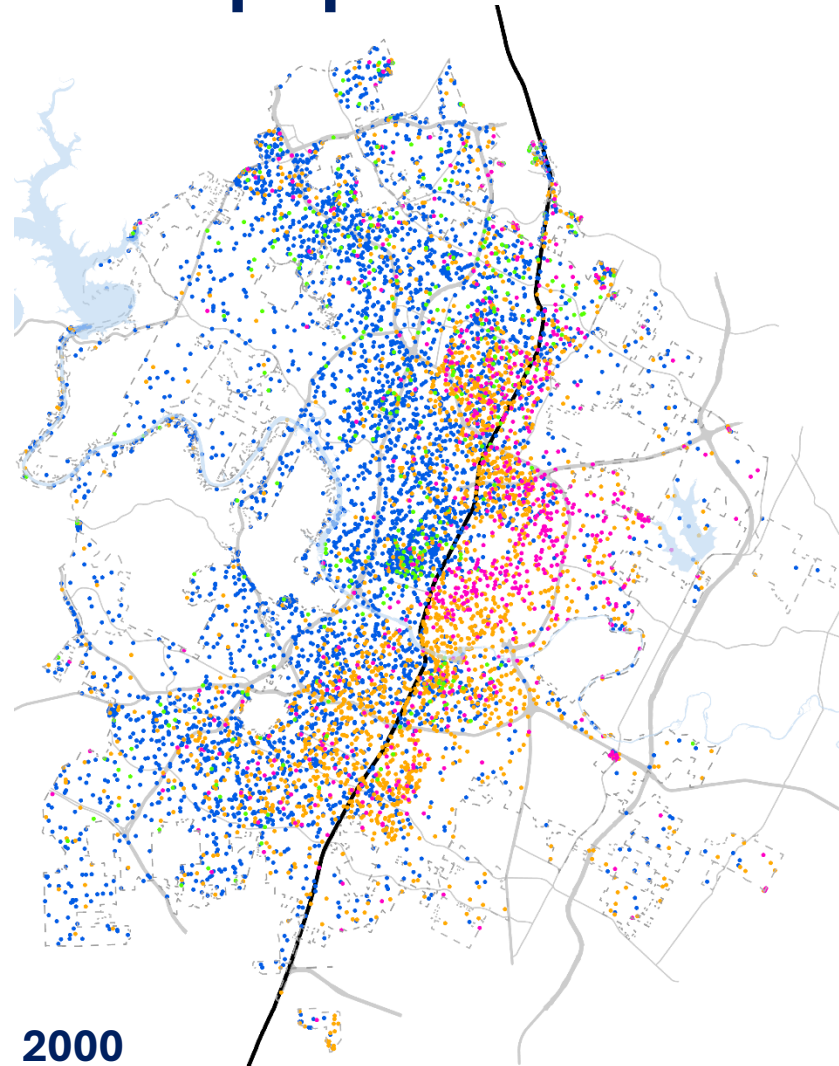
Unit Development Rate
25.5%



Household Formation Rate
26.5%



As the population has grown, there have been significant demographic shifts in the geographic distribution of the population.



1 Dot = 100 People
● Asian/Asian American
● Black/African American
● Hispanic/Latina/o/x
● White
— I-35



Affordability Challenges



Growth in costs has outpaced growth in incomes in Austin.



Median household incomes in Austin grew by **37%** between 2013 and 2023, growing from \$66,642 to \$91,501 (in 2023 dollars).



Median home sale prices in Austin grew by **85%** between 2013 to 2023, from \$292k to \$540k.

Rents in Austin grew by **33%** between 2013 to 2023, rising from \$1,324 to \$1,764.



Affordability pressures disproportionately impact households of color.



Incomes of Black and Hispanic households grew fastest, but White household incomes remain **1.6** and **1.4** times greater than Black households and Latinx households and **2.2** and **1.95** times greater than Black and Latinx family households, respectively.



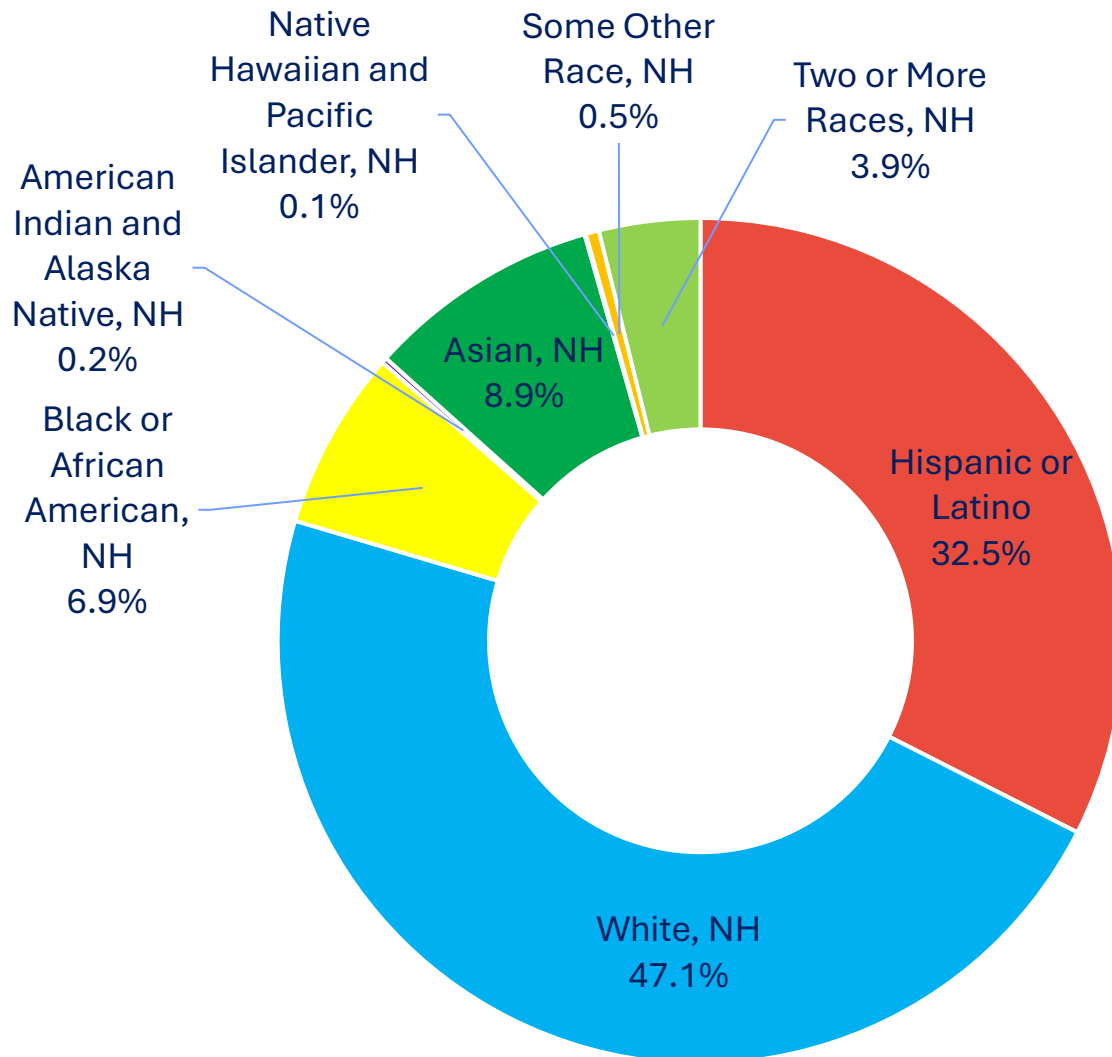
While 37% of Austin households are housing cost burdened, housing costs burden **54%** and **40%** of Black and Hispanic households and **1 in 5** Black and Latinx households are extremely housing cost burdened.



Demographic Shifts



Demographic shifts in Austin this last decade are unique and distinct from national and state trends.



- The **NH White population** is the largest driver of growth in Austin.
- The **Asian population** is the fastest-growing single race group.
- The **Hispanic population** contributed 20% of total growth last decade even as it's share of the total population declined for the first time.
- The **Black population** also grew, but at a very slow rate and continued to shrink in share of the total population.



Diversity within Austin's Hispanic Population

Top 10 Origins of Hispanic Austinites, 2023

	Population	Share of Hispanic Total Population	Percent Change, 2012-2023
Mexican	235,342	73.6%	-6.4%
Honduran	10,590	3.3%	83.2%
Spaniard or Spanish	10,080	3.2%	55.4%
Salvadoran	9,054	2.8%	5.4%
Cuban	8,940	2.8%	186.1%
Puerto Rican	6,987	2.2%	20.2%
Guatemalan	5,281	1.7%	34.3%
Colombian	5,091	1.6%	114.4%
Venezuelan	4,427	1.4%	280.3%

Source: U.S. Census Bureau, American Community Survey 2013, 2023 1-Year Estimates



Diversity within Austin's Asian Population

Top 10 Origins of Asian Austinites, 2023

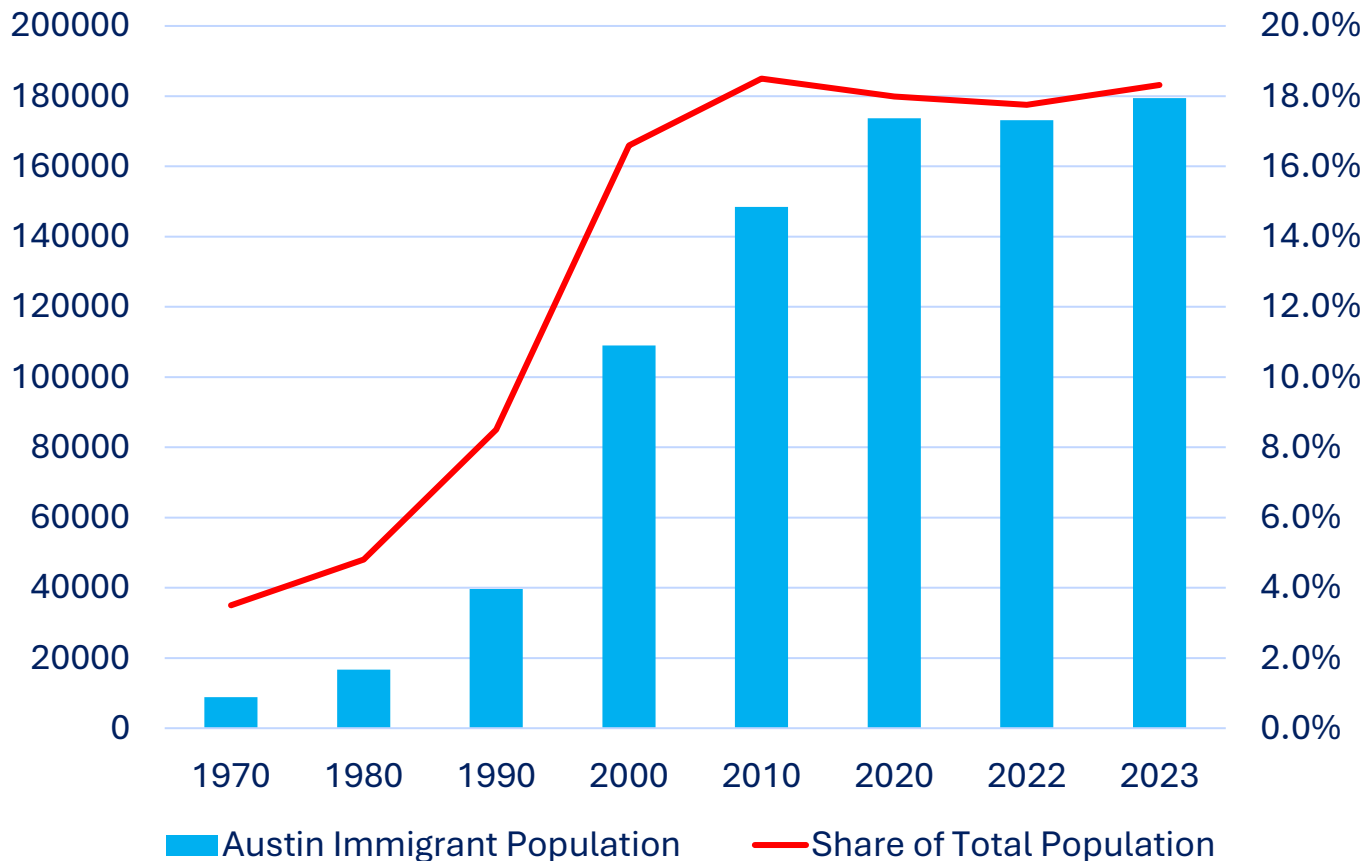
	Share of Asian Total Population
Total Asian Population	93,533
Asian Indian	37.6%
Chinese	19.0%
Vietnamese	12.0%
Korean	8.2%
Filipino	5.7%
Pakistani	3.8%
Two or more Asian groups	2.5%
Taiwanese	2.5%
Nepalese	1.7%
Japanese	1.5%
Other Asian countries	4.5%

Source: U.S. Census Bureau, American Community Survey 2023 1-Year Estimates derived from 5-year distribution



Austin's immigrant population originates from over 120 countries and speak over 45 languages.

Austin Immigrant Population, 1970 to 2023



Top 20 Countries of Origin of Austin Immigrant Population, 2023

- | | |
|----------------|---------------------|
| 1. Mexico | 11. Canada |
| 2. India | 12. The Philippines |
| 3. Honduras | 13. Taiwan |
| 4. China* | 14. Nigeria |
| 5. Vietnam | 15. Colombia |
| 6. Cuba | 16. Pakistan |
| 7. Guatemala | 17. Germany |
| 8. El Salvador | 18. Brazil |
| 9. Korea | 19. Afghanistan |
| 10. Venezuela | 20. Iran |

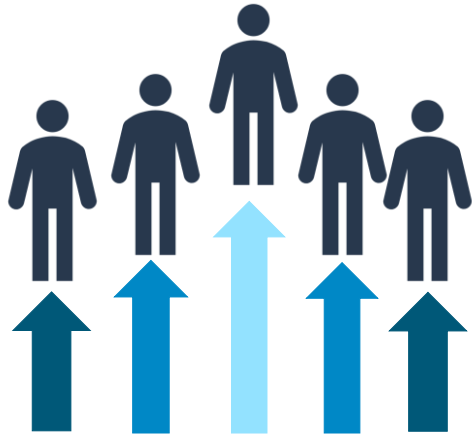
Source: U.S. Census Bureau, Decennial Census 1970-1990; American Community Survey 2010, 2023

Source: U.S. Census Bureau, American Community Survey, 2023
Note: *excluding Hong Kong and Taiwan



Increased diversity in Austin can obscure losses among some populations.

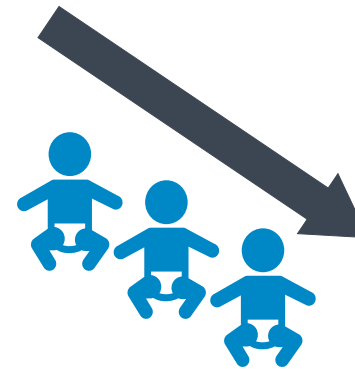
All race/ethnicity groups have grown since 2010.



Black and Hispanic shares of the total Austin population have declined.



There are fewer Black and Latino children in Austin today.



Black and Latino family households with children have also declined.

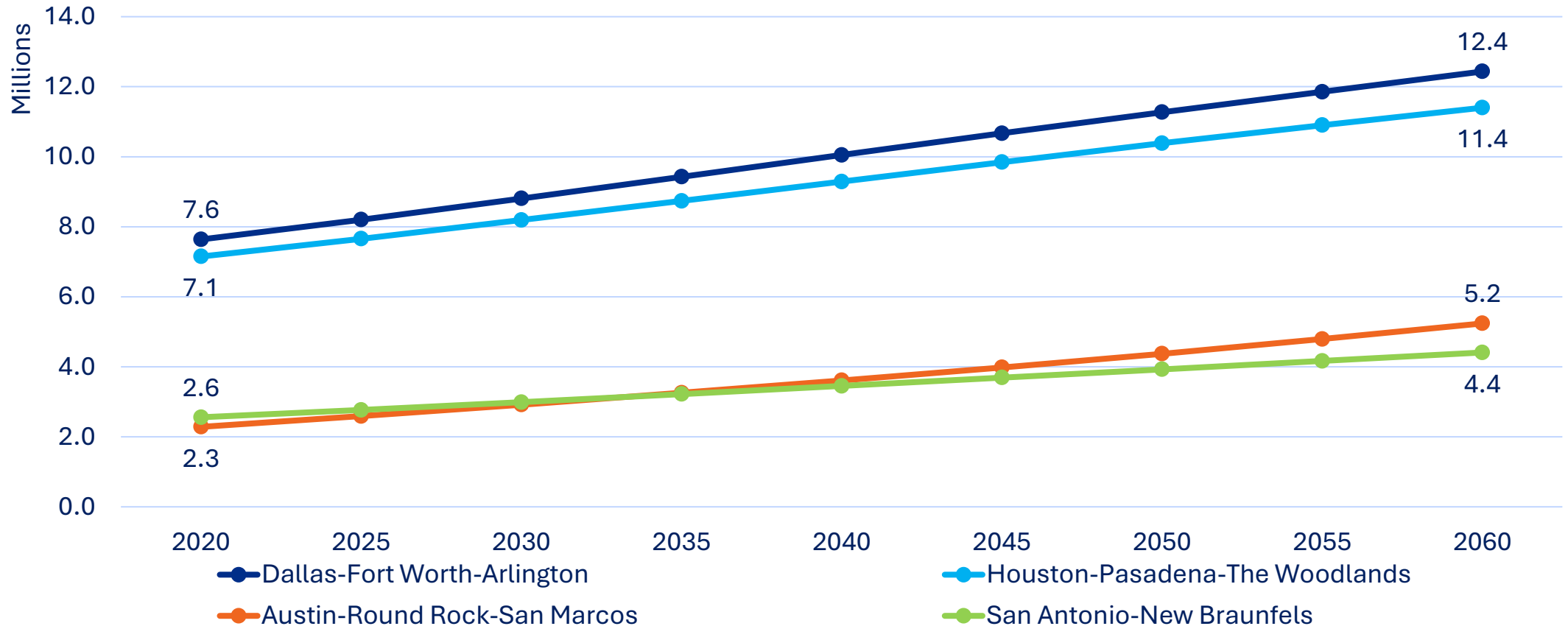


Future Growth in Austin



The Austin metro is projected to surpass the San Antonio metro area and grow to over 5 million by 2060.

Large Texas Metro Population Projections, 2020 - 2060





Population growth is projected to vary across the region, with Hays County growing most rapidly and Williamson and Travis adding the greatest numbers.

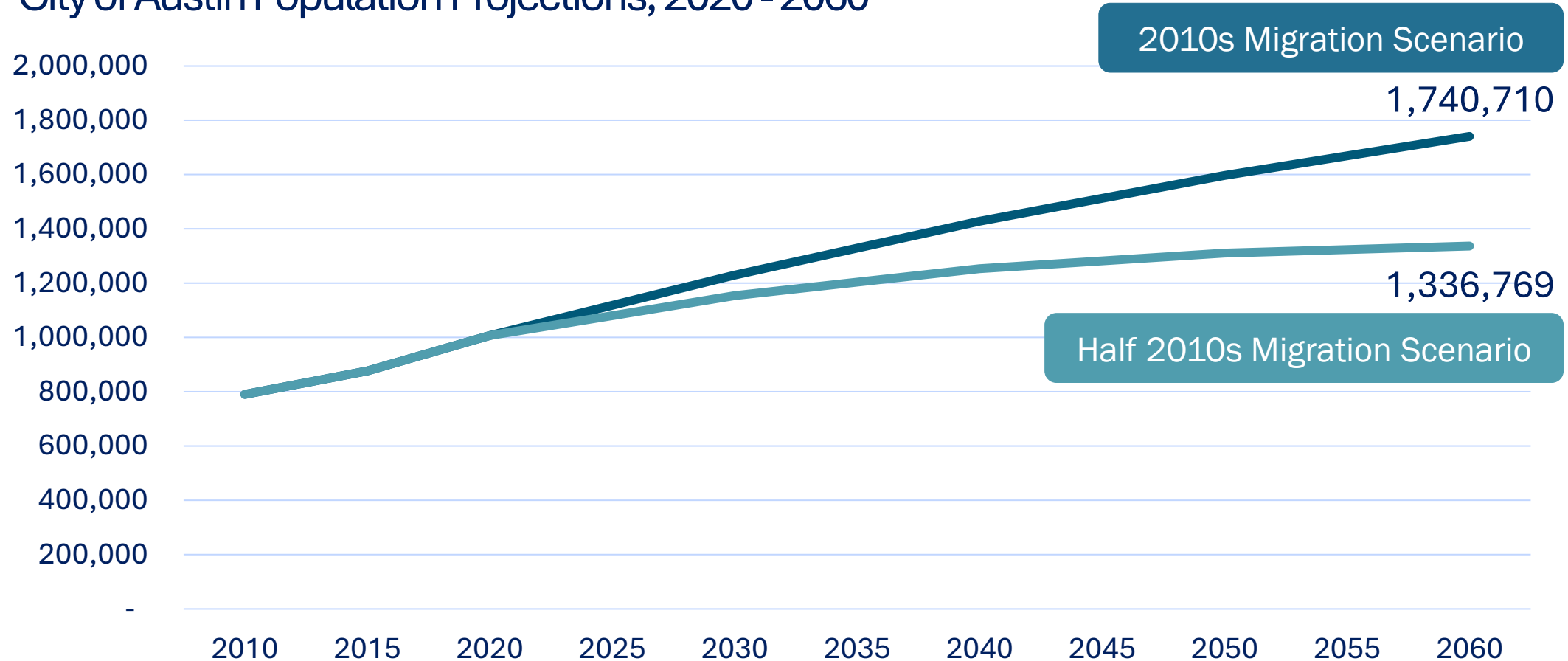
Austin MSA County	2020 Population	2060 Projection	Numeric Change, 2020 - 2060	Percent Change, 2020 - 2060
Bastrop	97,216	223,711	126,495	130%
Caldwell	45,883	76,291	30,408	66%
Hays	241,067	1,003,130	762,063	316%
Travis	1,290,188	2,252,137	961,949	75%
Williamson	609,017	1,682,556	1,073,539	176%
Austin Metro	2,283,371	5,237,825	2,954,454	129%

Source: Texas Demographic Center, 2022 Population Projections, 2010-2020 Migration Scenario



Austin is projected to grow to between 1.3 and 1.7 million by 2060.

City of Austin Population Projections, 2020 - 2060

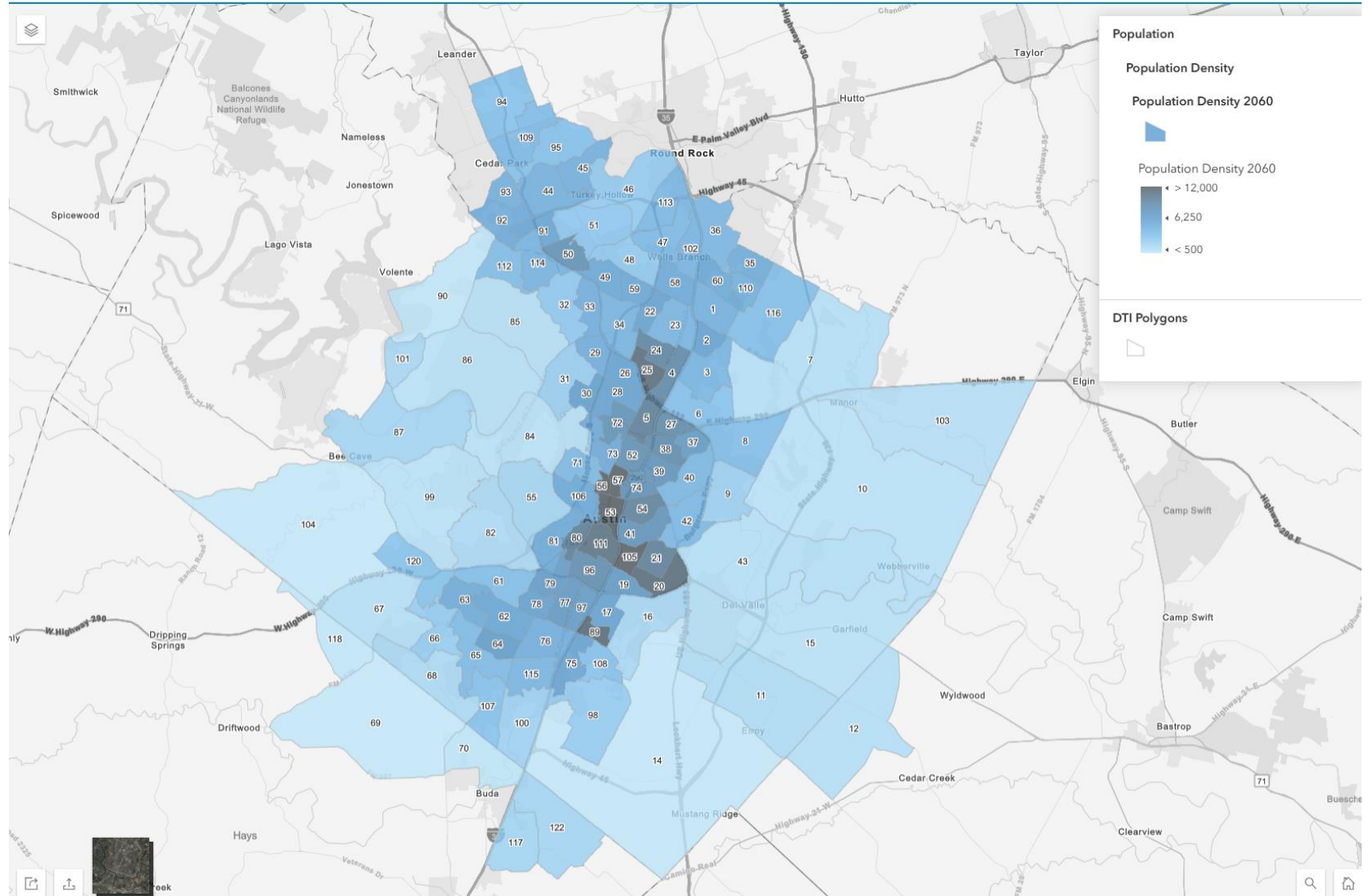


Source: City of Austin, 2024 Population Projections



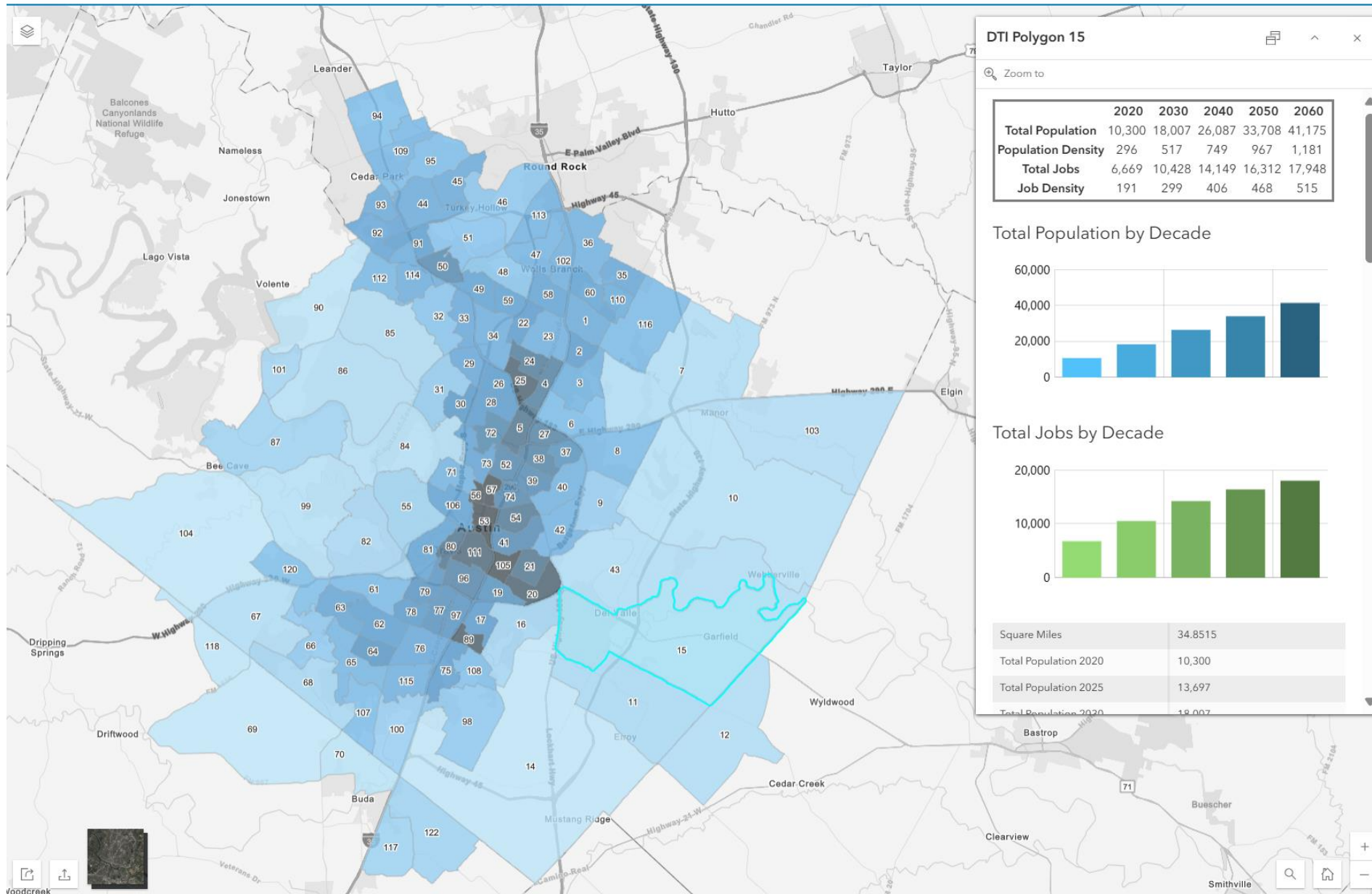
Delphi, Trends, and Imagine Austin Population and Employment Forecast

Delphi, Trends, and Imagine Austin (DTI) Forecasts 2060





Delphi, Trends, and Imagine Austin (DTI) Forecasts 2060





City of Austin Demographics Website

austintexas.gov/demographics



Quick Stats



Demographic Profiles for various geographies



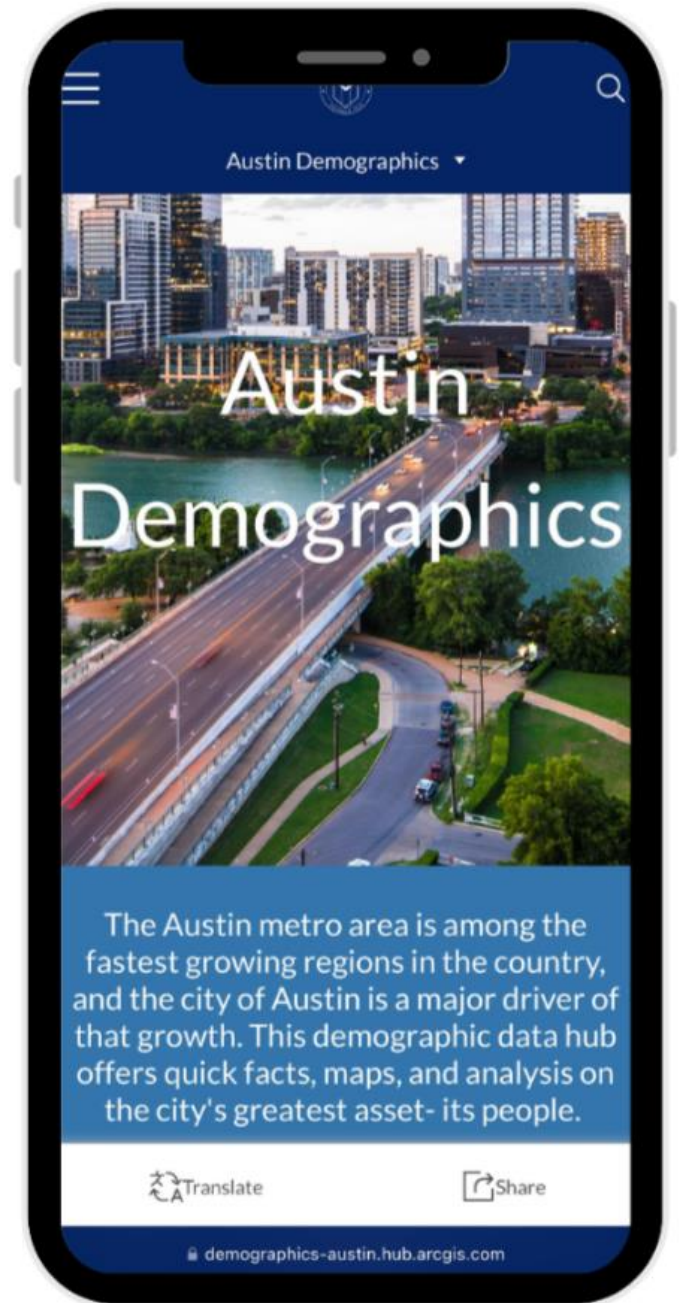
Interactive maps and story maps



Library with additional resources



Subscribe to [emails](#) and [data request form](#)





Q & A





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Thank you!

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