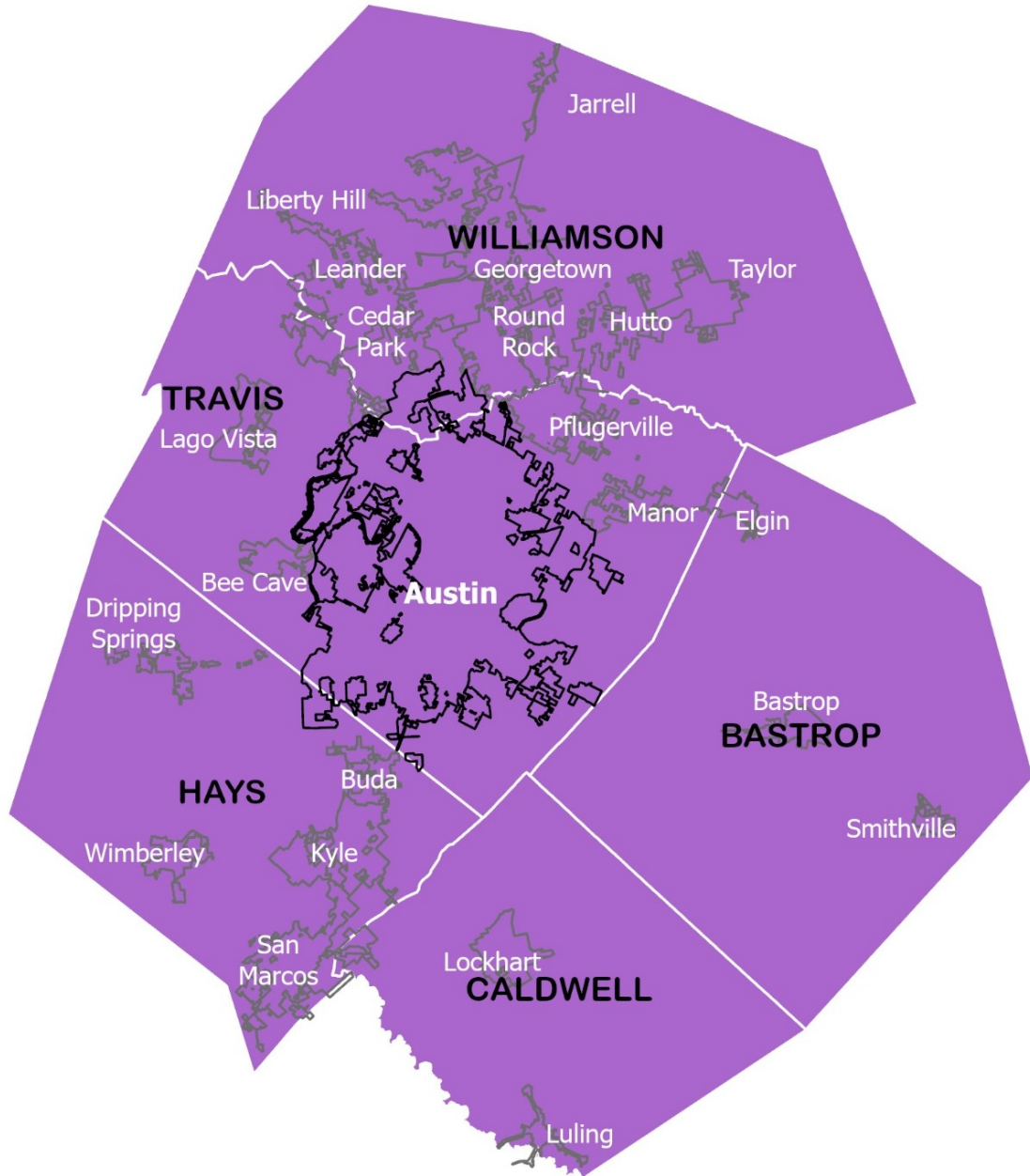




Population Change and Demographic Trends in Austin

Community Development Commission Housing Committee

November 18, 2025



The city of Austin is the **13th** most populous U.S. city and 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

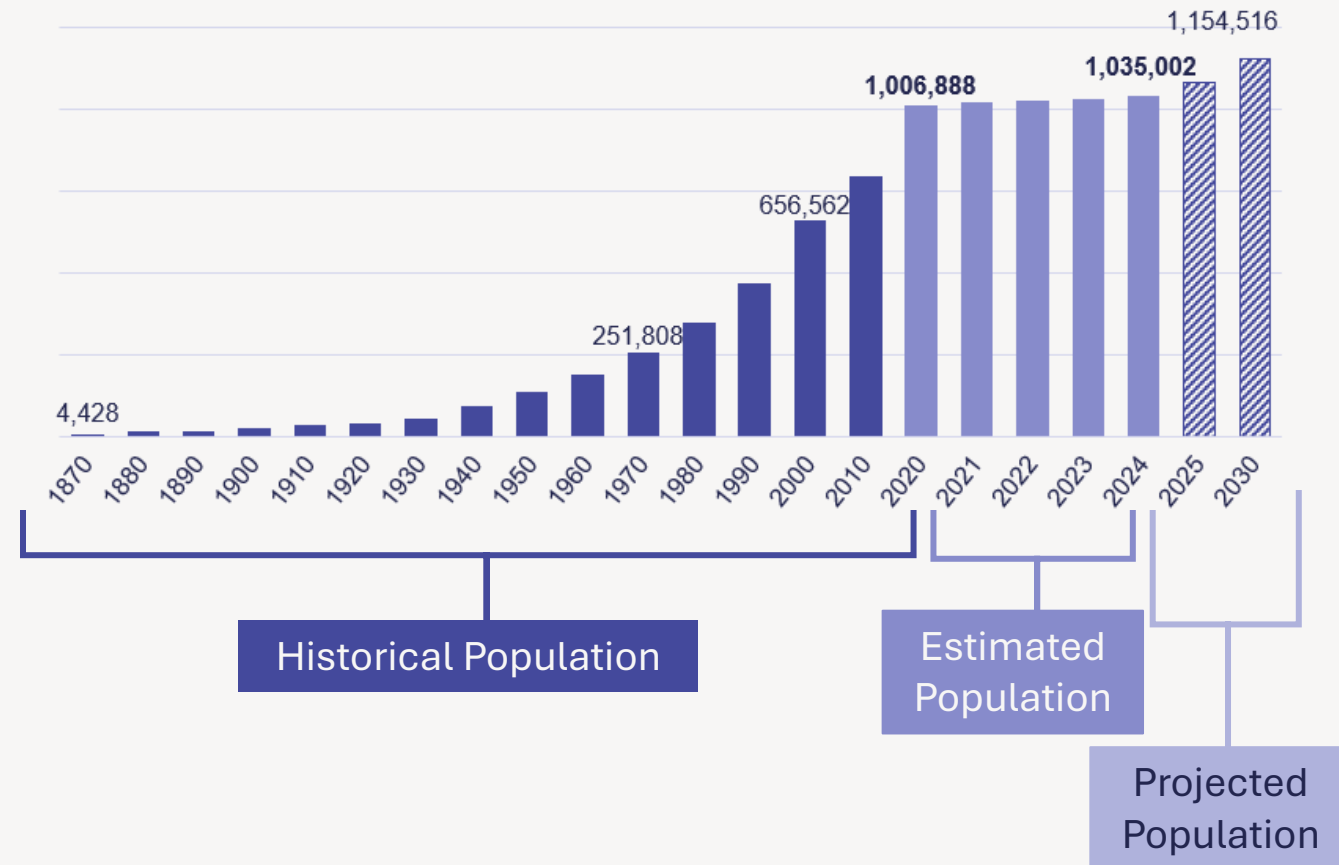
Source: U.S. Census Bureau, 2024 Vintage Population Estimates.

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 2020-2024, Austin grew by less than 2%.
- Internal estimates indicate in 2024, Austin had **1,035,002** residents.

Austin Population, 1870 to 2030



Rapid growth in the region is driven by suburban cities, which are among the nation's fastest growing places.



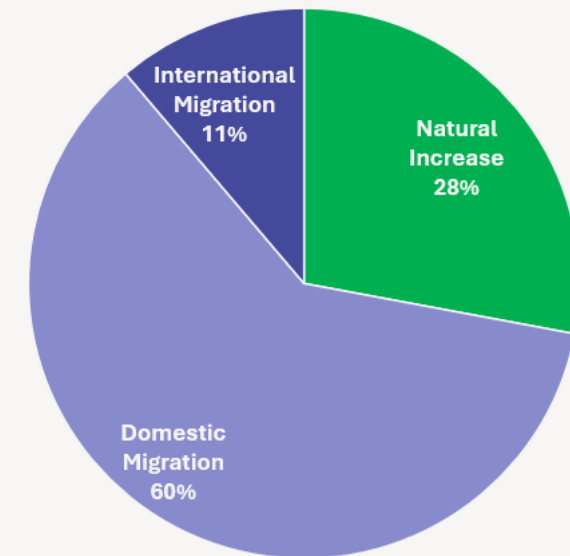
U.S. Ranking	Cities	2024 Population	Numeric Change, 2023-2024	Percent Change, 2023-2024
1	Princeton, TX	37,019	8,683	30.6
2	Fulshear, TX	54,629	11,596	26.9
3	Leesburg, FL	37,815	5,902	18.5
4	Celina, TX	51,661	7,961	18.2
5	Anna, TX	31,986	4,077	14.6
6	Haines City, FL	42,073	4,535	12.1
7	Foley, AL	28,043	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

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



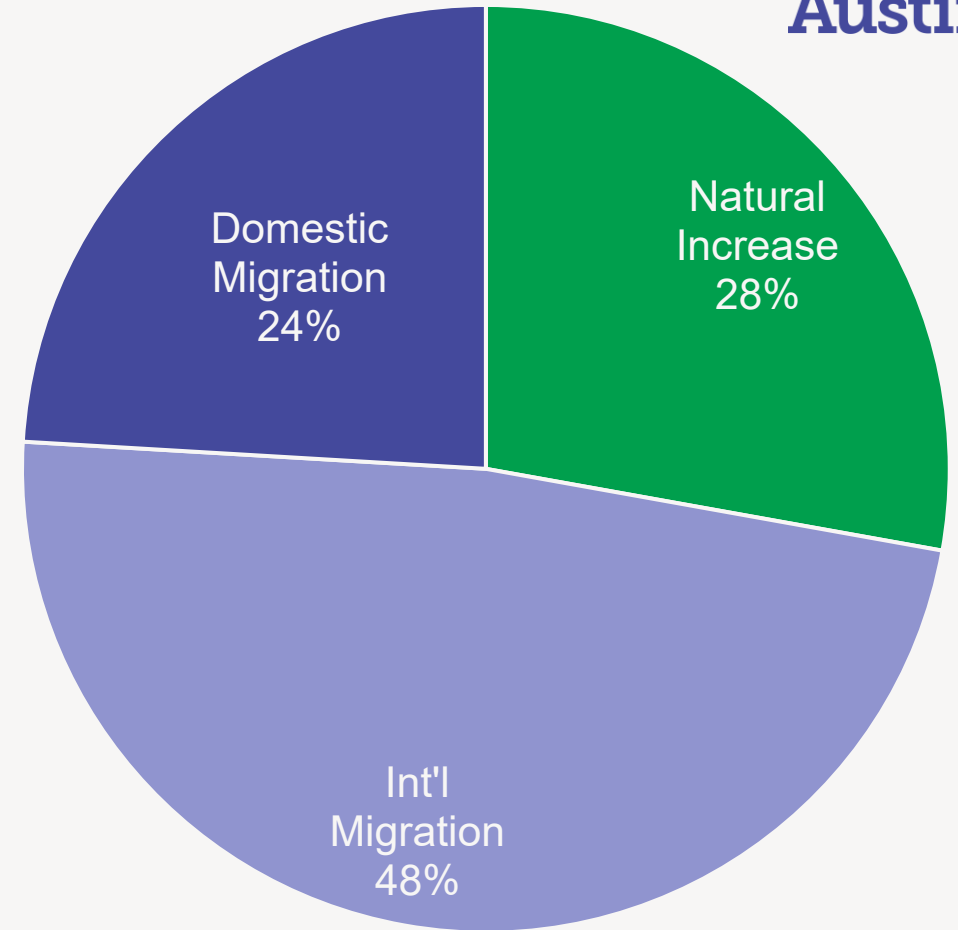
Unit Development Rate
25.5%



Household Formation Rate
26.5%

Drivers of Growth

- Migration continues to be a major component of growth to the Austin metro area, but in a different sense.
- International migration made up nearly half of all growth in the Austin metro area between July 1, 2023, and July 1, 2024.
- Domestic migration is at an all time low.
- Natural increase remains relatively stable.



Components of Population Change,
Austin Metro, 2023-2024

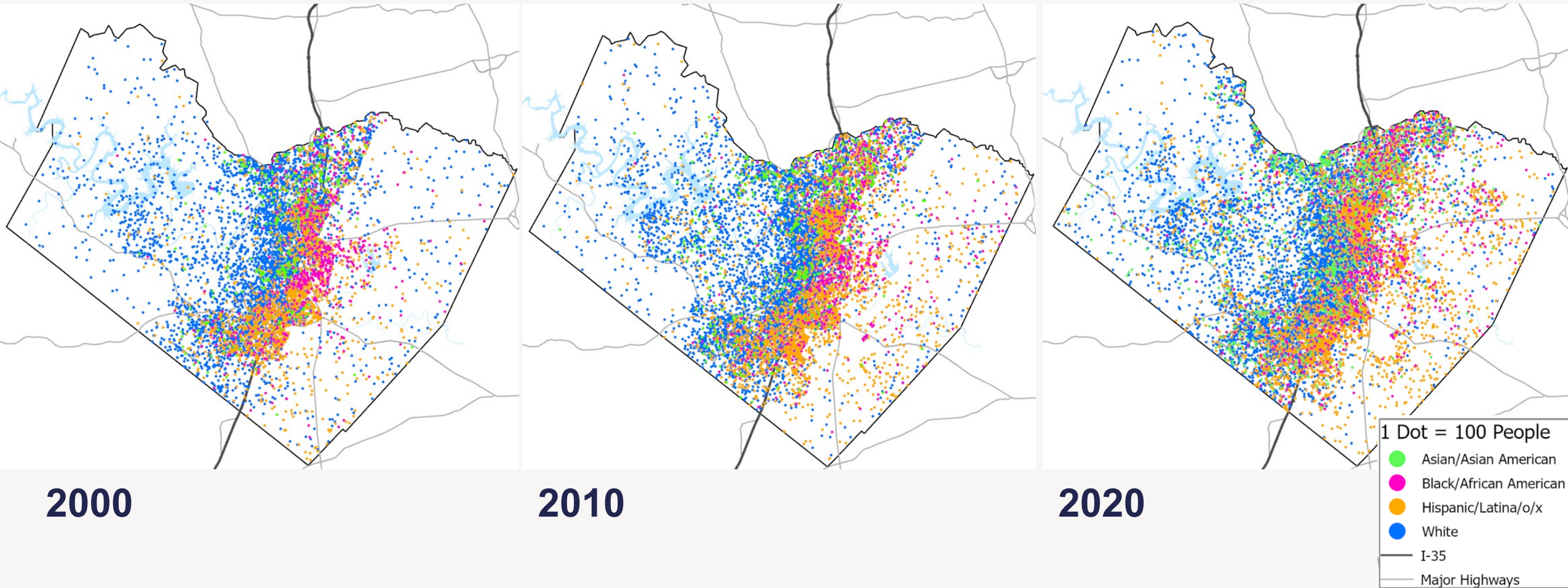
Travis County growth is slower than in other Austin metro counties but leads in growth among international migrants. Without international migration, the Travis would have experienced overall population decline in 2024.



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.

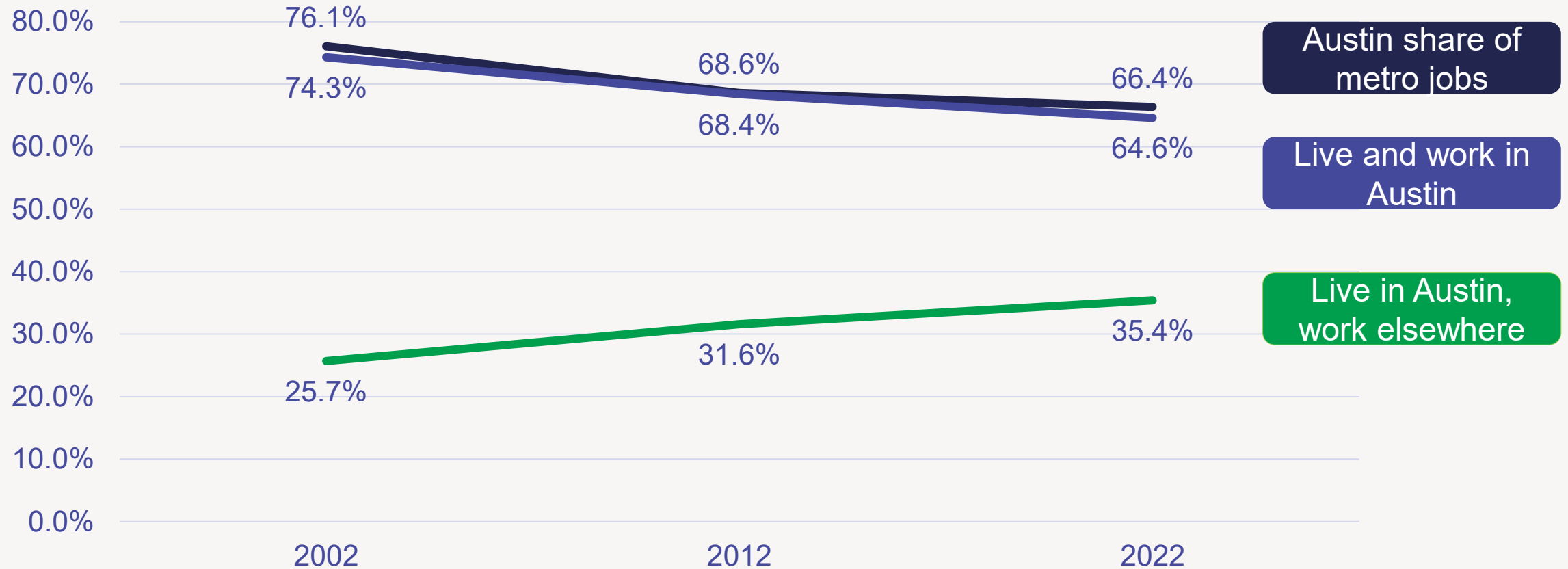
Even as the core densifies, substantial growth is also occurring in outlying areas of the city and county.



Even as Austin adds more jobs, it has a smaller share of total metro jobs, fewer employees living and working in Austin, and more Austinites working outside the city.



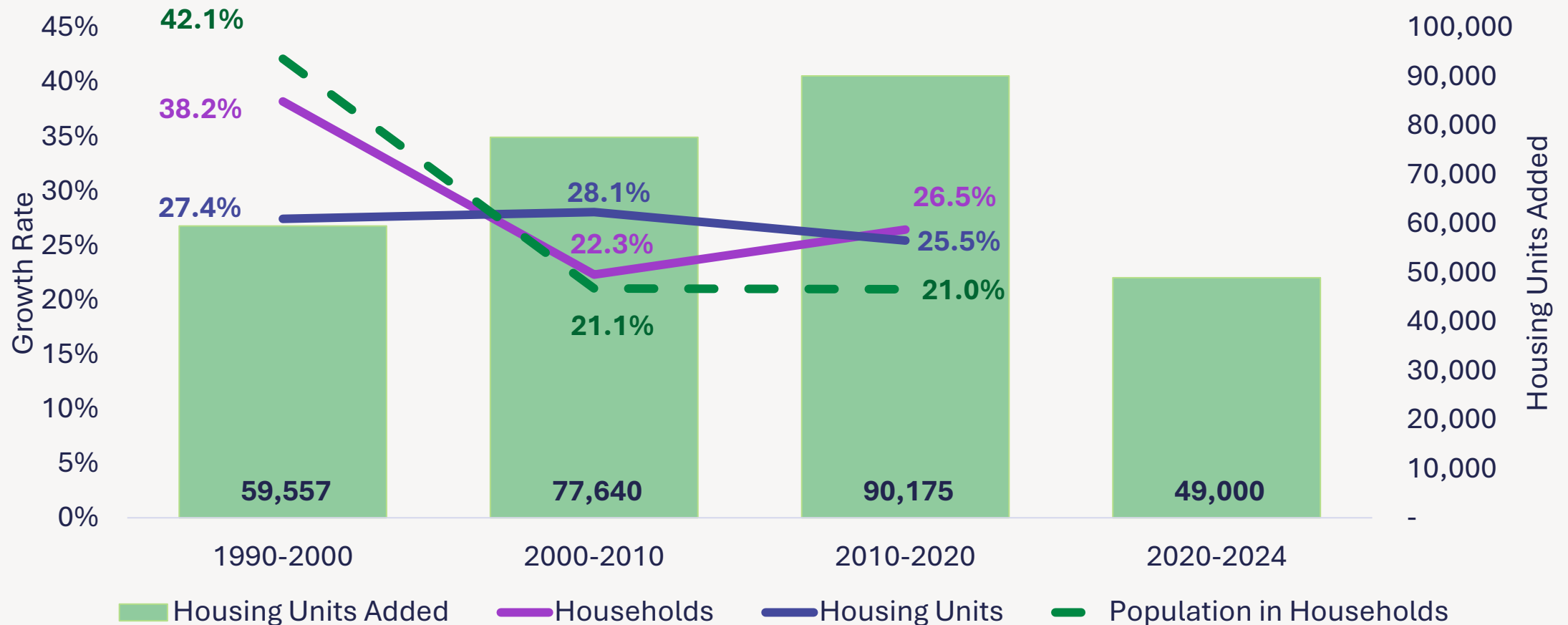
Austin Jobs and Work Flows



Growth in household formation outpaced growth in housing units and population last decade. Recent units are being added faster.

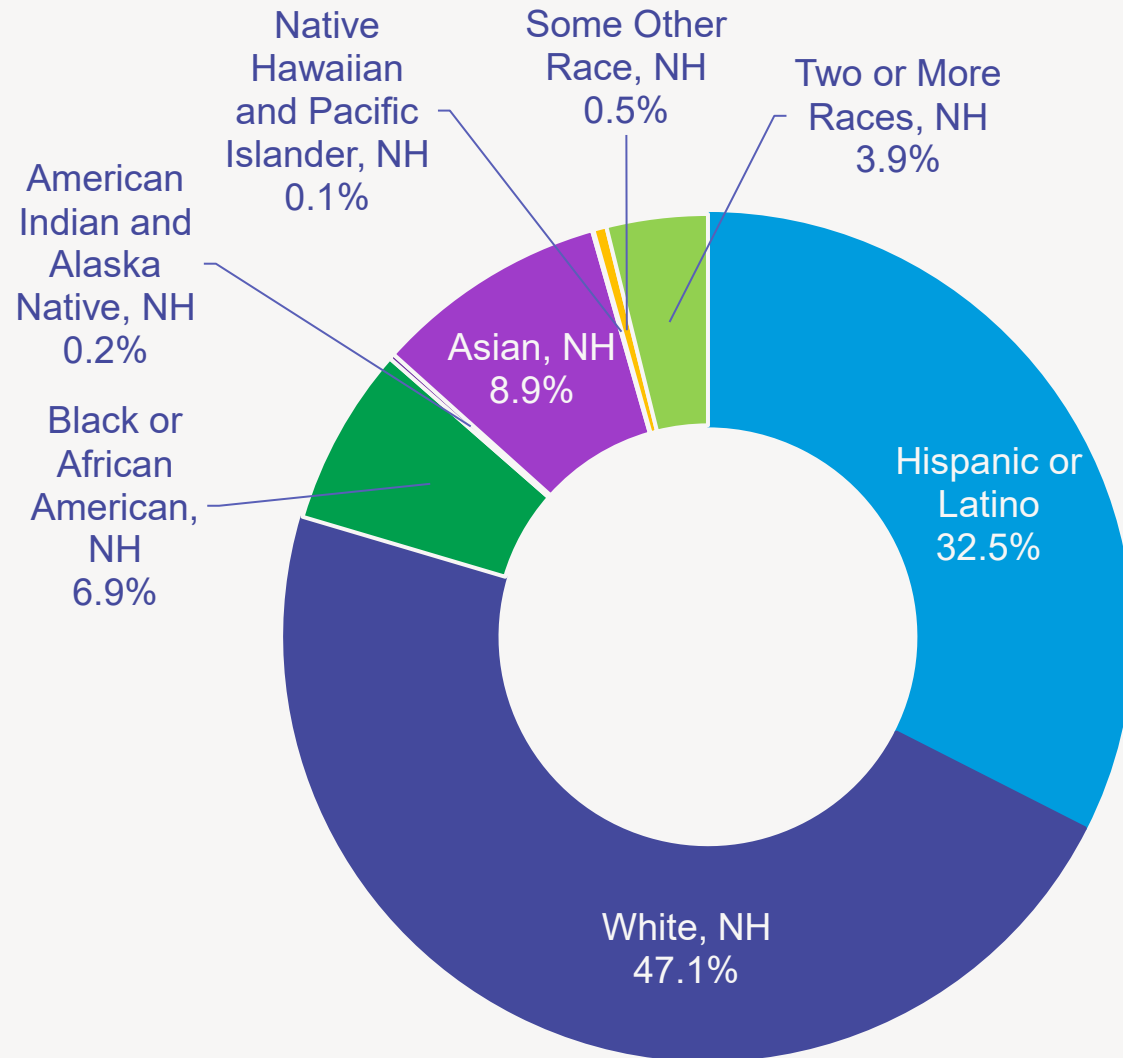


Total units added and unit, population, and household formation growth rates.



Demographic Shifts

Demographic shifts in Austin last decade are unique, 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** grew, but at a very slow rate and continued to shrink in share of the total population.

How do these demographic shifts show up in Austin households?

Austin is a majority renter and non-family household city.



There are fewer Black and Latino children and Black and Latino family households with children in Austin today.



Over a 1/3 of Austin households are made up of people living alone. Those who live alone tend to be renters, younger, white, and male.



Affordability Challenges

Growth in costs has outpaced growth in incomes in Austin, disproportionately impacting households of color.



Median household incomes in Austin grew by **21%** between 2014 and 2024, growing from \$77,759 to \$90,430 (in 2024) dollars) and declined between 2023 and 2024.



Median home sale prices in Austin grew by **40%** between 2014 to 2024, from \$239,900 to \$572,400.

Rents in Austin grew by **33%** between 2013 to 2023, rising from \$1,324 to \$1,764, but have been declining since August 2022.

Growth in costs has outpaced growth in incomes in Austin, disproportionately impacting 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 38% 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.

Affordability challenges are disproportionately impacting Black and Latino families.



About 1 in 5 Black and Hispanic households have extreme housing cost burden, spending 50% plus of their income on housing.



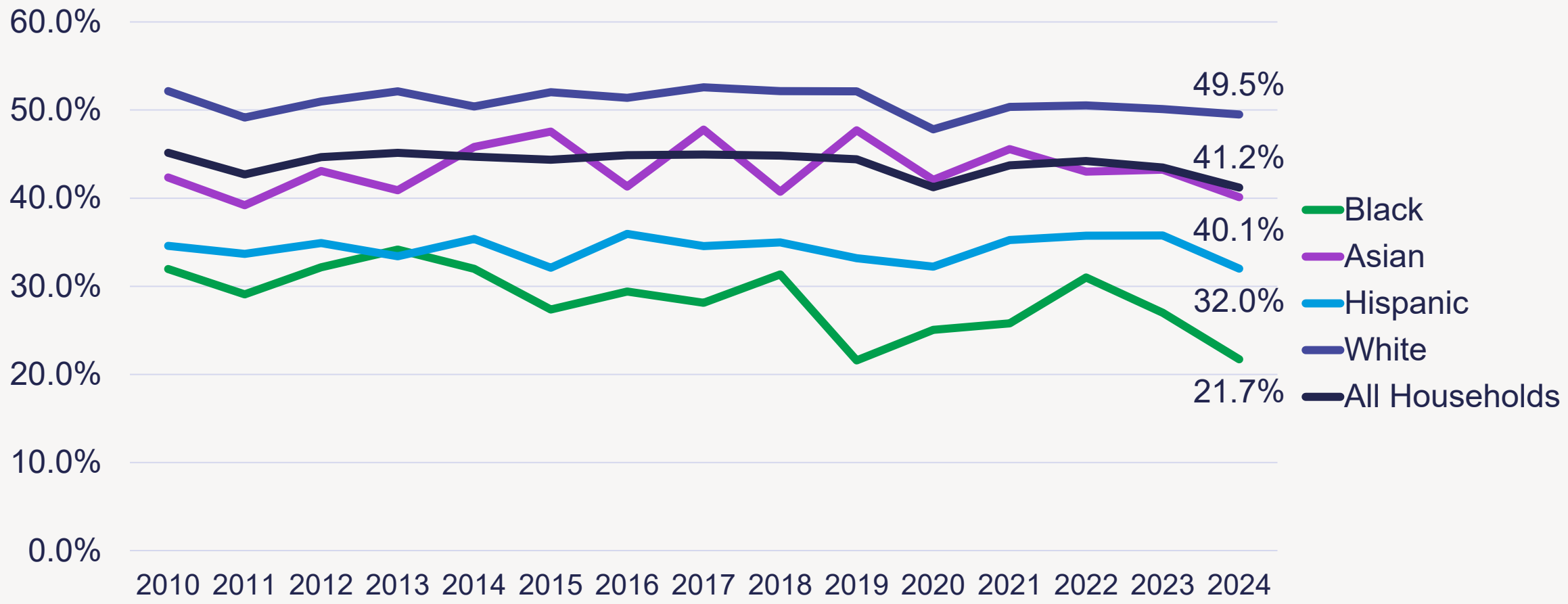
Percent Cost Burden by Race/Ethnicity in Austin, 2024

	Cost Burden Own	Cost Burden Rent	Extreme Cost Burden (spend over 50% on housing)
Black	22.3% ^v	59.5%	24.0% [^]
Hispanic	22.4% ^v	54.3% [^]	19.4%
White	22.1% ^v	39.2% ^v	13.5% ^v
Asian	17.9% ^v	25.5% ^v	9.5% ^v

Homeownership in Austin has declined or stagnated for all households.



Homeownership in Austin by Race/Ethnicity, 2010-2024



Austin area families are weighing their options when choosing a place to live in the region.

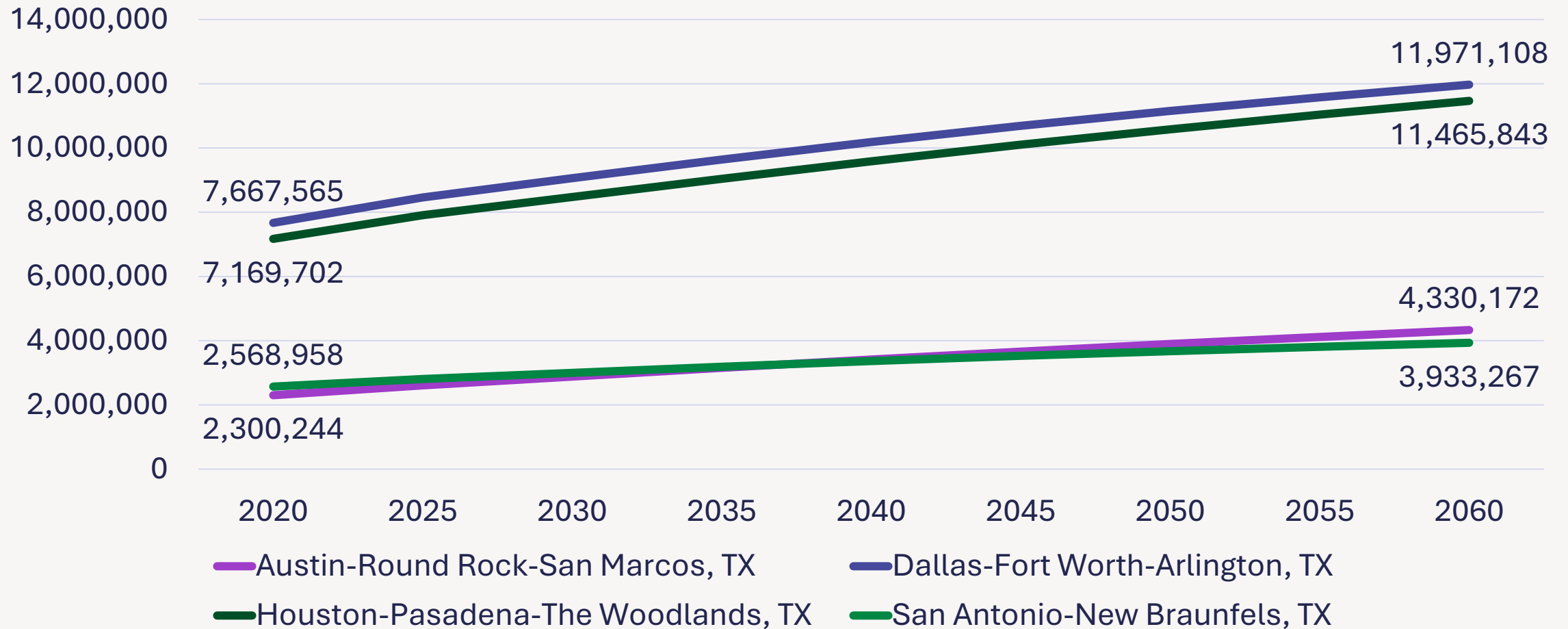


	Median Home Price (Aug 2025)	Homeownership Rate	Average Commute Time (minutes)
Austin	\$550,000	44%	24
Kyle	\$297,450	68%	35
Buda	\$338,000	74%	28
Hutto	\$338,995	79%	30
Pflugerville	\$405,000	71%	27
Round Rock	\$412,330	56%	24
Georgetown	\$416,750	69%	28
Cedar Park	\$418,500	67%	26
Leander	\$454,995	76%	30

Looking Ahead

Population Projections

The Austin metro area is projected to surpass the San Antonio metro and grow to beyond 4 million by 2060.



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



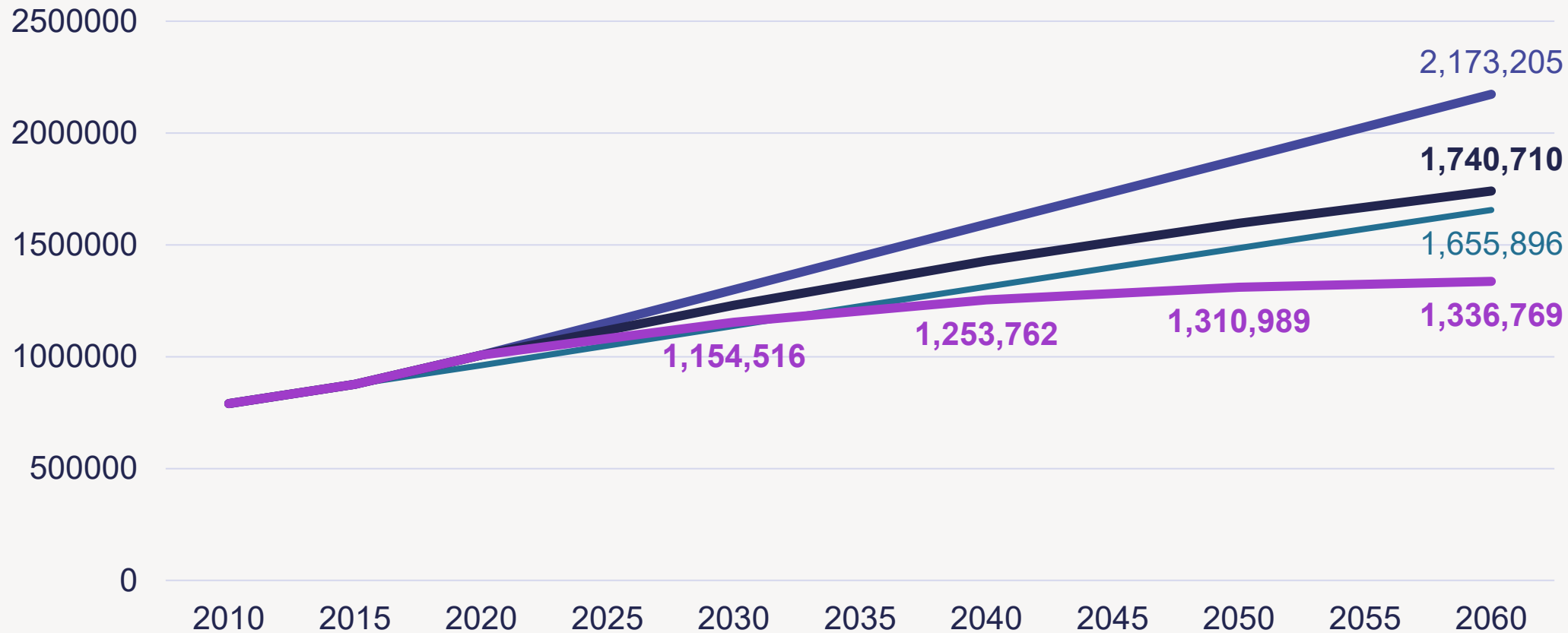
Austin MSA County	2020 Population	2060 Projection	Numeric Change, 2020 - 2060	Percent Change, 2020 - 2060
Bastrop	98,072	191,798	93,726	96%
Caldwell	45,947	78,872	32,925	72%
Hays	243,990	587,211	343,221	141%
Travis	1,296,604	2,137,635	841,031	65%
Williamson	615,631	1,334,656	719,025	117%
Austin Metro	2,300,244	4,330,172	2,029,928	88%

Source: Texas Demographic Center, 2025 Population Projections, Mid-Migration Scenario

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



City of Austin Population Projections, 2020 - 2060



- High Migration Scenario
- 2010s Migration Scenario
- Prior Projection
- Half 2010s Migration Scenario

Source: City of Austin, 2024 Population Projections

Challenges

- Austin's population, housing, and jobs have been losing share in the region.
- Continued geographic segregation is yielding a farther eastward movement of the Eastern Crescent
- Unique pattern of growth among Hispanic and Black population, especially among children
- Persistent racial disparities in key socioeconomic indicators
- Disproportionate impact of decreasing affordability with implications on homeownership and wealth-building



Opportunities

- Austin has been leading the nation in housing development, impacting rental prices at a time when these have been increasing across the nation.
- Austin has strong employment despite slower job growth and still holds a healthy share of the jobs in the region.
- Austin has a relatively young and highly educated workforce; opportunities to remain in place could produce population momentum.
- Once in a generation infrastructure projects could get more people to the places they want to be.
- Austin has numerous enriching places for communities to gather which will become increasingly important as household sizes shrink and more people live alone.



Demographic Data Resources:

City of Austin Demographics Online Hub austintexas.gov/demographics



Quick Stats



Demographic Profiles for various geographies



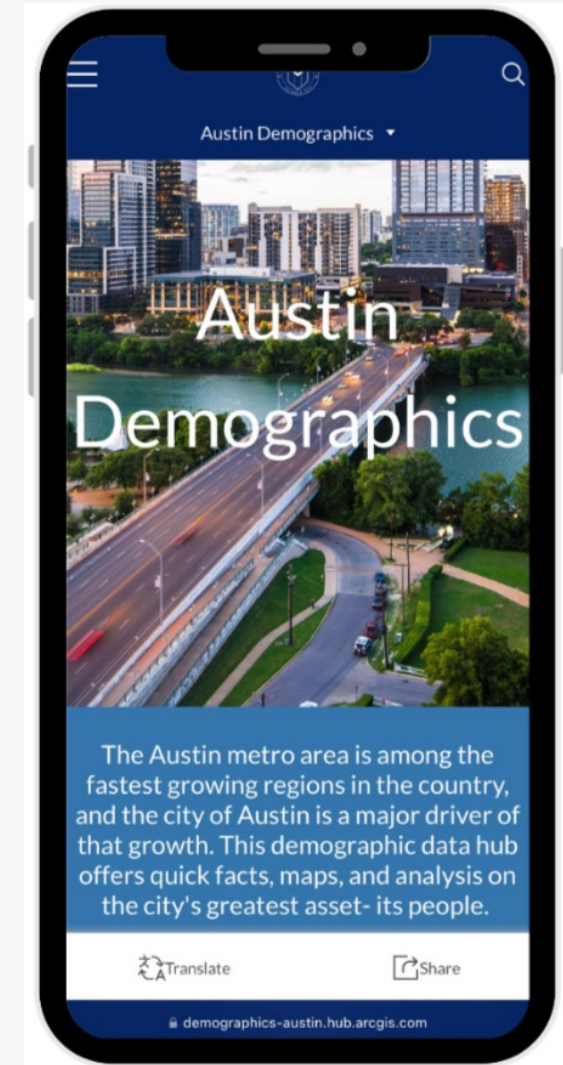
Interactive maps and story maps



Library with additional resources



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





Thank you!

Lila Valencia, Ph.D.

City Demographer

lila.Valencia@austintexas.gov