

A Reprint from *Tierra Grande*, the Real Estate Center Journal

Texas Real Estate in 2030

By Steve H. Murdock, Nazrul Hoque and Beverly A. Pecotte

Waves of population change are bearing down on Texas. As they sweep across the state, the effects will influence everyone, every place and every aspect of real estate.

Falling vacancy rates and rising construction hint that the tide has already begun to change. Tomorrow's success requires understanding and preparation today. Here are some points licensees might consider as they chart their course into the next century. Unless otherwise noted, the numbers contrast 1990 to 2030.

Overall population. Texas' population will hit 33.8 million and will be growing roughly twice as fast as the nation. The annualized growth rate of 1.7 percent will be slower than the current 2 percent rate but substantially faster than the 0.8 percent growth rate expected for the nation.

The state's population growth will be influenced extensively by immigration from other states and immigration from other countries.

Owners and renters. Home-owners and renters will be older and more likely to be minority. For real estate, an older population means more owners, and the increased minority population translates into more renters. Effects of aging will be more dominant for real estate.

Owner households will increase by nearly 130 percent. Meanwhile, total renter households will jump almost 105 percent. Fifty-two percent of all owners and nearly 67 percent of all Texas renters will be minority by 2030.

Households. Total Texas households will increase by 120 percent. Most of these new households—roughly 79 percent—will be minority. Nearly 61 percent of households will have a householder 45 years old or older by 2030.

Minorities. Texas minority populations will increase substantially faster than Anglos. While the total population increases 99 percent, Anglos will add about 20 percent. Blacks will increase 62 percent, and the Hispanic population will grow by 258 percent. Other ethnic groups will increase by 648 percent.

Texas' population will be less than 50 percent Anglo by 2010,

by 2030 one in six Texans (compared to one in ten in 1990) will be 65 years of age or older.

In 2030, almost 23 percent of the state's population will be less than 18 years old. Nine percent will be 18 to 24. Texans aged 25-44 will compose nearly 28 percent of the population. Persons 45 to 64 will account for almost 24 percent while those 65 and older will make up 17 percent of the total. □

Dr. Murdock is a research fellow with the Real Estate Center and director of the Texas State Data Center. Dr. Hoque is an assistant research scientist and Pecotte is a research associate with the Texas State Data Center.

Texas Population by Ethnic Group

Year	Anglo	Black (percent)	Hispanic	Other
1990	60.7	11.7	25.5	2.1
2000	54.6	11.4	30.9	3.1
2010	48.6	10.9	36.1	4.4
2020	42.6	10.3	41.1	6.0
2030	36.7	9.5	45.9	7.9

Source: Texas Population Estimates and Projections Program, Department of Rural Sociology, Texas A&M University

and, by 2030, nearly 46 percent will be Hispanic.

Aging. Thanks to the babyboom generation (those born between 1946 and 1964), substantial aging will characterize the population by 2030. Beginning in 2011, this generation begins to enter the elderly ages and

Texas Households (millions)

Year	Owner Households	Renter Households
1990	3.7	2.4
2000	4.6	2.8
2010	5.7	3.4
2020	7.0	4.0
2030	8.4	4.9

Source: Texas Population Estimates and Projections Program, Department of Rural Sociology, Texas A&M University

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Tierra Grande (ISSN 1070-0234), formerly *Real Estate Center Journal*, is published quarterly by the Real Estate Center at Texas A&M University, College Station, Texas 77843-2115.

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