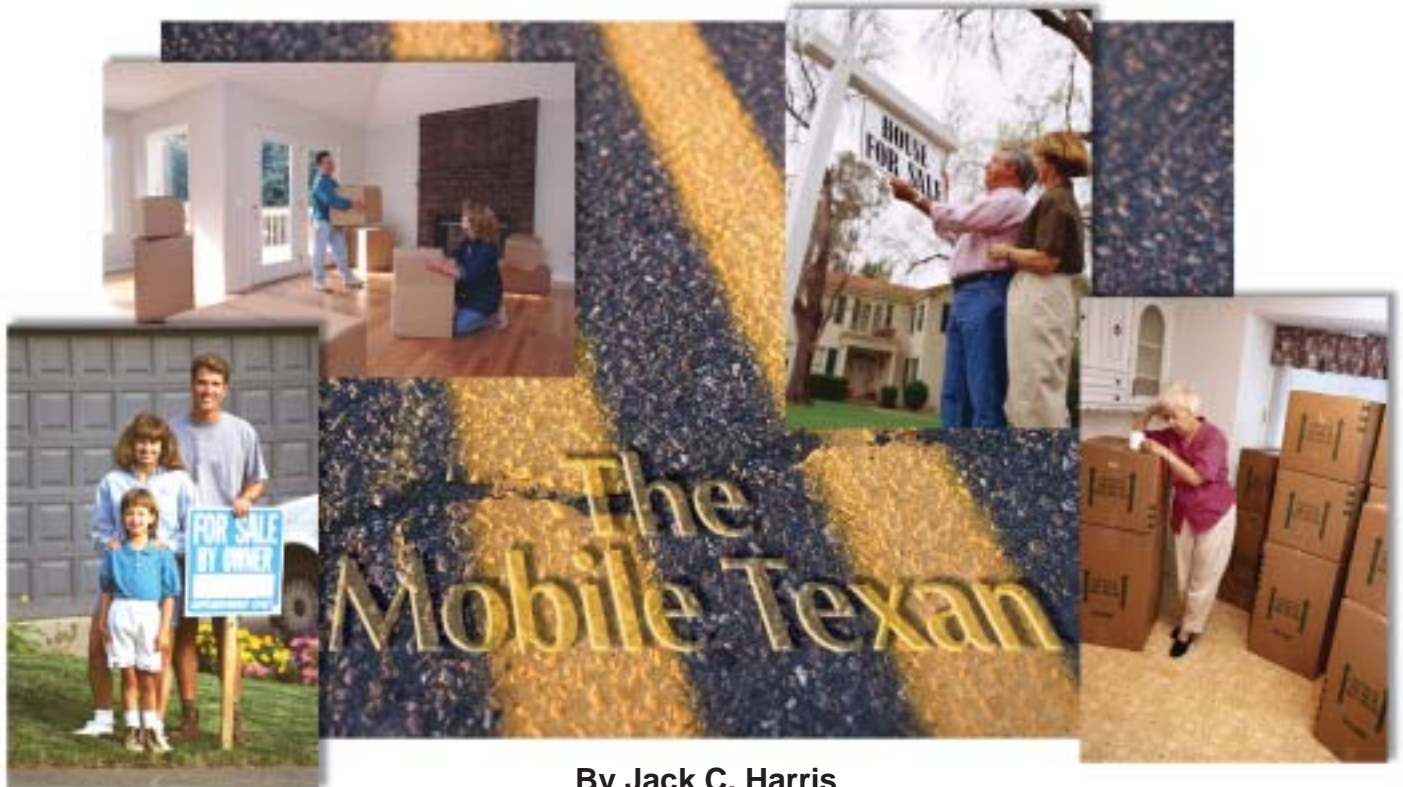


A Reprint from *Tierra Grande*, the Real Estate Center Journal



By Jack C. Harris

One reason for Texas' vibrant housing market is its mobile population. Not surprisingly, real estate professionals are interested in knowing how often people move, because the more often people move, the more they need the services of residential brokers and salespersons.

That big consumer poll called the U.S. Census does not directly address this question, but it does collect information that gets close to the issue. Specifically, the long version of the questionnaire asks people when they moved into their current homes. Those data reveal how long it has been since the resident moved.

The typical Texan has lived in one place for less time than the typical American household. Data from the 2000 Census indicate that the median length of time a Texas homeowner lived in a home was eight years and five months, compared with nine years and six months for U.S. residents as a whole.

Homeowners		
When Household Moved to Current Home	Percentage of All Homeowners	
	Texas	United States
2000	4.2	3.6
1995-1999	34.8	32.1
1990-1994	18.9	17.8
1980-1989	18.8	19.8
1970-1979	12.3	13.1
Before 1970	10.9	13.5

Source: U.S. Census Bureau

Renters		
When Household Moved to Current Unit	Percentage of All Renters	
	Texas	United States
2000	25.4	20.1
1995-1999	59.4	57.6
1990-1994	9.0	11.1
1980-1989	4.5	7.1
1970-1979	1.1	2.6
Before 1970	0.6	1.6

Source: U.S. Census Bureau

For renters, the difference is not as great. The median length of time Texas renters have spent in a unit is two years and seven months; for the U.S., the median is three years and one month. Note the significant difference between homeowners and renters.

More than 4 percent of all Texas homeowners moved in 2000, the year the census was taken, and more than one-third had moved since 1995. More than one-quarter of all Texas renters had moved within the year.

The tables give a clearer picture of how long homeowners and renters alike are "staying put." These percentages are based on data from the 2000 Census of Population and Housing. ➤

Dr. Harris (j-harris@tamu.edu) is a research economist with the Real Estate Center at Texas A&M University.



LOWRY MAYS COLLEGE & GRADUATE SCHOOL OF BUSINESS

Texas A&M University
2115 TAMU
College Station, TX 77843-2115

<http://recenter.tamu.edu>
979-845-2031
800-244-2144 orders only

Director, Dr. R. Malcolm Richards; **Associate Director**, Gary Maler; **Chief Economist**, Dr. Mark G. Dotzour; **Senior Editor**, David S. Jones; **Associate Editor**, Nancy McQuiston; **Assistant Editor**, Kammy Baumann; **Editorial Assistant**, Ellissa Bravenec; **Art Director**, Robert P. Beals II; **Circulation Manager**, Mark W. Baumann; **Typography**, Real Estate Center; **Lithography**, Wetmore & Company, Houston.

Advisory Committee

Jerry L. Schaffner, Lubbock, chairman; Celia Goode-Haddock, College Station, vice chairman; Joseph A. Adame, Corpus Christi; David E. Dalzell, Abilene; Tom H. Gann, Lufkin; Joe Bob McCartt, Amarillo; Catherine Miller, Fort Worth; Nick Nicholas, Dallas; Douglas A. Schwartz, El Paso; and Larry Jokl, Brownsville, ex-officio representing the Texas Real Estate Commission.

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. Subscriptions are free to Texas real estate licensees. Other subscribers, \$20 per year.

Views expressed are those of the authors and do not imply endorsement by the Real Estate Center, the Lowry Mays College & Graduate School of Business or Texas A&M University.