

A Reprint from *Tierra Grande*

Packing! Up Texans on the Move

By Ali Anari



Texans are more mobile than the average American. More than four million Texans relocated from one residential unit to another in 2005. This represented 19.1 percent of the state's population compared with 16.1 percent for the United States.

Homeowners in Texas moved slightly more often than the U.S. average. Texans who changed their residences accounted for 6.4 percent of the state's population compared with a national average of 6.2 percent.

More mobility means more real estate transactions — sales and leases — and more commissions for real estate professionals. Some licensees consider relocation as the final step in renting-buying transactions and offer relocation services. Understanding renter mobility patterns is beneficial to rental property managers.

homeowners who moved in 2005, followed by 7.4 percent for Odessa, 7.3 percent for Wichita Falls, 7.1 percent for Tyler, and 7 percent for Austin–Round Rock, Sherman-Denison and Victoria (Table 4). Brownsville-Harlingen and El Paso had the lowest percentage of owners who moved (4.7 percent), followed

Moving in Metros

More than one million moved in Dallas–Fort Worth–Arlington and Houston–Sugar Land–Baytown in 2005. The Dallas metro area ranked first in number of people moved, followed by Houston–Sugar Land–Baytown, San Antonio, Austin–Round Rock and McAllen-Edinburg-Mission (Table 1).

Texas renters were twice as mobile as homeowners. Renters and homeowners in Texas accounted for 66.5 percent and 33.5 percent of total households who changed residences in 2005 compared with national averages of 61.7 percent and 38.3 percent, respectively.

College towns were the most mobile. Among the state's metropolitan areas, Lubbock had the largest total percentage of relocated tenants (76.5 percent), followed by College Station–Bryan (75.7 percent), Killeen–Temple–Fort Hood (74.8 percent) and Abilene (73 percent).

Dallas–Fort Worth–Arlington ranked first in number of homeowners moved, followed by Houston–Sugar Land–Baytown, San Antonio and Austin–Round Rock (Table 2). The Dallas metro area also ranked first in number of renters moved, followed by Houston–Sugar Land–Baytown, Austin–Round Rock, San Antonio and McAllen-Edinburg-Mission (Table 3).

Amarillo homeowners who relocated accounted for 9.2 percent of the metro area's population. The area ranked first in the state in percentage of

Table 1. Texas Metro Areas by Householders Who Lived in Different Home One Year Ago

	Number	Owners Renters	
		(Percent)	
Dallas–Fort Worth–Arlington	1,095,920	33.8	66.2
Houston–Sugar Land–Baytown	1,015,311	33.0	67.0
San Antonio	336,853	35.2	64.8
Austin–Round Rock	324,575	29.8	70.2
McAllen-Edinburg-Mission	104,807	30.7	69.3
El Paso	96,908	33.7	66.3
Killeen–Temple–Fort Hood	89,201	25.2	74.8
Corpus Christi	76,559	32.5	67.5
Beaumont–Port Arthur	64,449	31.4	68.6
Lubbock	61,117	23.5	76.5
Brownsville-Harlingen	53,358	32.4	67.6
Waco	45,320	32.3	67.7
Amarillo	43,223	47.5	52.5
College Station–Bryan	41,479	24.3	75.7
Tyler	36,852	35.0	65.0
Laredo	36,373	28.4	71.6
Longview-Marshall	33,017	34.0	66.0
Abilene	30,485	27.0	73.0
Wichita Falls	23,458	41.9	58.1
Odessa	22,553	39.6	60.4
Victoria	20,556	39.6	60.4
Sherman-Denison	18,887	42.1	57.9
Midland	18,206	37.4	62.6
San Angelo	15,160	32.3	67.7

Sources: U.S. Census Bureau and Real Estate Center at Texas A&M University

NOT SURPRISINGLY, COLLEGE TOWNS see the most people moving in and moving out. All that renting and buying and selling adds up to big money in the pockets of Texas licensees.



by Laredo (4.8 percent), McAllen-Edinburg-Mission and San Angelo (4.9 percent) (Table 4).

Texas renters were also more mobile than the U.S. average. The state's rental housing market experienced more relocations than the nation's rental housing market. Texas renters who moved in 2005 accounted for 12.7 percent of the state's population compared with a national average of 10 percent.

Killeen-Temple-Fort Hood ranked first in percentage of renters in total population who relocated in 2005 (20.7 percent), followed by Lubbock (18.9 percent), College Station-Bryan (17.5 percent) and Austin-Round Rock (16.5 percent) (Table 5). The El Paso rental market had the lowest percentage of moves by renters (9.2 percent), followed by Midland and Sherman-Denison (9.7 percent) and Brownsville-Harlingen (9.9 percent) (Table 5).

Relocation Industry Revenues

Texas revenues from moving used household and office goods (UHOG) amount to more than \$600 million

and account for 5.2 percent of the nation's revenues generated by this industry.

Revenues from relocating UHOG in Texas' four major metropolitan areas (Austin-Round Rock, Dallas-Fort Worth-Arlington, Houston-Sugar Land-Baytown, and San Antonio)

Table 2. Texas Metro Areas by Homeowners Who Moved in 2005

	Number
Dallas-Fort Worth-Arlington	370,689
Houston-Sugar Land-Baytown	335,427
San Antonio	118,508
Austin-Round Rock	96,651
El Paso	32,625
McAllen-Edinburg-Mission	32,136
Corpus Christi	24,914
Killeen-Temple-Fort Hood	22,438
Amarillo	20,538
Beaumont-Port Arthur	20,249
Brownsville-Harlingen	17,282
Waco	14,632
Lubbock	14,370
Tyler	12,884
Longview-Marshall	11,217
Laredo	10,322
College Station-Bryan	10,089
Wichita Falls	9,835
Odessa	8,942
Abilene	8,237
Victoria	8,145
Sherman-Denison	7,946
Midland	6,814
San Angelo	4,903

Sources: U.S. Census Bureau and Real Estate Center at Texas A&M University

Table 3. Texas Metro Areas by Renters Who Moved in 2005

	Number
Dallas-Fort Worth-Arlington	725,231
Houston-Sugar Land-Baytown	679,884
Austin-Round Rock	227,924
San Antonio	218,345
McAllen-Edinburg-Mission	72,671
Killeen-Temple-Fort Hood	66,283
El Paso	64,283
Corpus Christi	51,645
Lubbock	46,747
Beaumont-Port Arthur	44,200
Brownsville-Harlingen	36,076
College Station-Bryan	31,390
Waco	30,688
Laredo	26,051
Tyler	23,968
Amarillo	22,685
Abilene	22,248
Longview-Marshall	21,800
Wichita Falls	13,623
Odessa	13,611
Victoria	12,411
Midland	11,392
Sherman-Denison	10,941
San Angelo	10,257

Sources: U.S. Census Bureau and Real Estate Center at Texas A&M University

Table 4. Texas Metro Areas by Percentage of Homeowners in Total Population Who Moved

	Percent
Amarillo	9.2
Odessa	7.4
Wichita Falls	7.3
Tyler	7.1
Austin–Round Rock	7.0
Sherman–Denison	7.0
Victoria	7.0
Killeen–Temple–Fort Hood	6.9
Waco	6.9
Dallas–Fort Worth–Arlington	6.6
Houston–Sugar Land–Baytown	6.6
San Antonio	6.5
Corpus Christi	6.2
Lubbock	5.8
Midland	5.8
Abilene	5.7
Longview–Marshall	5.7
Beaumont–Port Arthur	5.6
College Station–Bryan	5.6
McAllen–Edinburg–Mission	4.9
San Angelo	4.9
Laredo	4.8
Brownsville–Harlingen	4.7
El Paso	4.7

Sources: U.S. Census Bureau and Real Estate Center at Texas A&M University

Table 5. Texas Metro Areas by Percentage of Renters in Total Population Who Moved

	Percent
Killeen–Temple–Fort Hood	20.7
Lubbock	18.9
College Station–Bryan	17.5
Austin–Round Rock	16.5
Abilene	15.5
Waco	14.5
Houston–Sugar Land–Baytown	13.3
Tyler	13.2
Corpus Christi	12.9
Dallas–Fort Worth–Arlington	12.9
Beaumont–Port Arthur	12.3
San Antonio	12.0
Laredo	12.0
Odessa	11.2
Longview–Marshall	11.1
McAllen–Edinburg–Mission	11.1
Victoria	10.7
San Angelo	10.3
Amarillo	10.1
Wichita Falls	10.1
Brownsville–Harlingen	9.9
Midland	9.7
Sherman–Denison	9.7
El Paso	9.2

Sources: U.S. Census Bureau and Real Estate Center at Texas A&M University

constitute 81.3 percent of the state’s total revenues from this industry. Dallas–Fort Worth–Arlington and Houston–Sugar Land–Baytown account for more than two-thirds of the state’s revenues from relocating UHOG. Austin–Round Rock’s share of the state’s total revenues from relocating UHOG is close to that of San Antonio.

Revenues from local relocation of UHOG with storage in Houston–Sugar Land–Baytown and Dallas–Fort Worth–Arlington account for 35.5 percent and 29.5 percent of the state’s revenue from this source, respectively. Revenues from local relocation of UHOG without storage in Dallas–Fort Worth–Arlington and Houston–Sugar Land–Baytown account for 40.1 percent and 26.8 percent of revenues, respectively. Dallas–Fort Worth–Arlington also has a larger share of revenues from long-distance relocation of UHOG (37.4 percent) than Houston–Sugar Land–Baytown (30.1). ↘

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THE TAKEAWAY

Texans — whether they rent or own their homes — are on average more likely to move than U.S. residents as a whole. Relocations translate to commissions for real estate licensees and big bucks for moving-related businesses.

Relocation Data Sources

The U.S. Census Bureau and the U.S. Department of Commerce produce several datasets and other information on geographical mobility of U.S. residents. The data, which are useful for measuring and analyzing the volume of people moving, are compiled each year to help government agencies and private industry plan services and business strategies.

Another information source is the Industry Series of Economic Censuses, which is conducted in years ending ‘2’ and ‘7’ and provides detailed information on American businesses and industries from the national to state and local levels. One of the industries for which business data are collected is “used household and office goods moving.”

Information and data supplied by economic censuses are more useful for long-term planning because the censuses are updated every five years. The latest available business census data measures business activity during calendar year 2002.



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