ABOUT THE TEXAS RELOCATION REPORT

The 2021 edition of the Texas Relocation Report is based on data from the 2019 American Community Survey 5-Year Estimates by the U.S. Census Bureau as well as the 2020 U-Haul National Migration Trend Report. The report analyzes county relocation data of nine demographic areas in Texas. Texas REALTORS® distributes insights about the Texas housing market each month, including quarterly market statistics, trends among homebuyers and sellers, luxury home sales, international trends, and more.

ABOUT TEXAS REALTORS®

With more than 140,000 members, Texas REALTORS® is a professional membership organization that represents all aspects of real estate in Texas. We are the advocates for REALTORS® and private property rights in Texas. Visit texasrealestate.com to learn more.

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EXECUTIVE SUMMARY

Texas ranked second in the nation for relocation activity in 2019, according to the 2021 edition of the Texas Relocation Report, which analyzes the latest available migration data from the U.S. Census Bureau and U-Haul.

According to the Census estimates, Texas welcomed 537,000 - 582,000 new residents in 2019. This is the seventh year in a row that Texas attracted more than 500,000 new residents from out of state. The Census also estimated 435,000 - 471,000 Texans moved to other states, yielding a net gain of approximately 100,000 people. The Lone Star State also welcomed approximately 192,000 - 222,000 new residents from outside the United States in 2019.

The highest number of new Texans from other U.S. states relocated from California and Florida, respectively. Other top states for people moving to Texas included Louisiana, Illinois, Oklahoma, New Mexico, Georgia and Arizona.

California ranked first in the United States for the number of residents moving out of state in 2019, with Texas coming in second. The most popular out-of-state relocation destinations for people moving out of Texas included California, Colorado, Oklahoma, Florida and Georgia. While California was the top state new Texans moved from and existing Texans moved to, about double the number of Californians moved to Texas compared to the migration of Texans to California.

From 2014 to 2018, the top counties for people moving to Texas from out of state included Harris, Dallas, Tarrant, Bexar and Travis. On the metropolitan statistical area (MSA) level, the Dallas–Fort Worth–Arlington MSA and Houston–The Woodlands–Sugar Land MSA recorded the highest number of incoming residents from out-of-state during the same time frame.
Top States For People Moving to Texas

- California
- Florida
- Louisiana
- Illinois
- Oklahoma
- New Mexico
- Georgia
- Arizona
STATEWIDE RELOCATION

Top States Where Texans are Moving
- California
- Colorado
- Oklahoma
- Florida
- Georgia
- Louisiana
- Washington
- Arizona

Top States Where Texans Moved in 2019
- California
- Colorado
- Oklahoma
- Florida
- Georgia
- Louisiana
- Washington
- Arizona
STATEWIDE MIGRATION TRENDS

According to U-Haul

Texas was the No. 2 U-Haul Growth State* in 2020

Tyler (#10) and Conroe (#24) were among the top U-Haul U.S. Growth Cities in 2020

2019 U-Haul Destination Cities

• Houston (#1)
• San Antonio (#3)
• Austin (#6)
• Dallas (#18)
• Fort Worth (#25)
• Plano (#27)

*Growth states and cities are calculated by the net gain of one-way U-Haul trucks entering a state versus leaving that state in a calendar year.
MSA-TO-MSA RELOCATION

Counties with the Largest Inflows of Residents from Other Texas Counties as well as from Out-of-State

- Bexar County
- Travis County
- Williamson County
- Dallas County
- Collin County
- Tarrant County
- Denton County
- Harris County
- Hays County
- Bexar County
BEXAR COUNTY

Top Five Incoming Counties – Bexar County (By People)

- Hidalgo County: 2,950
- Guadalupe County: 3,030
- Travis County: 3,217
- Harris County: 3,806

Top Five Outgoing Counties – Bexar County (By People)

- Comal County: 3,039
- Guadalupe County: 3,098
- Travis County: 3,758
- Harris County: 4,246

County relocation data represents estimates from the United States Census Flow Mapper and is a five-year total from 2014-2018.
COLLIN COUNTY

Top Five Incoming Counties – Collin County (By People)

- Los Angeles County: 1,447
- Tarrant County: 2,613
- Denton County: 7,418
- Dallas County: 17,264

Top Five Outgoing Counties – Collin County (By People)

- Grayson County: 1,173
- Tarrant County: 1,906
- Denton County: 13,167
- Dallas County: 13,742

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**Top Five Incoming Counties – Dallas County (By People)**

- Harris County: 4,589
- Denton County: 9,826
- Collin County: 13,742
- Tarrant County: 15,284

**Top Five Outgoing Counties – Dallas County (By People)**

- Kaufman County: 5,296
- Collin County: 17,264
- Denton County: 18,807
- Tarrant County: 19,149
County relocation data represents estimates from the United States Census Flow Mapper and is a five-year total from 2014-2018.

**Top Five Incoming Counties – Denton County (By People)**

- Bexar County: 1,326
- Tarrant County: 7,432
- Collin County: 13,167
- Dallas County: 18,807

**Top Five Outgoing Counties – Denton County (By People)**

- Harris County: 1,168
- Tarrant County: 5,265
- Collin County: 7,418
- Dallas County: 9,826
Top Five Incoming Counties – Harris County (By People)

- Brazoria County: 6,615
- Galveston County: 7,345
- Montgomery County: 10,773
- Fort Bend County: 15,778

Top Five Outgoing Counties – Harris County (By People)

- Brazoria County: 6,619
- Galveston County: 9,369
- Montgomery County: 15,517
- Fort Bend County: 20,139

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Coercion relocation data represents estimates from the United States Census Flow Mapper and is a five-year total from 2014-2018.

**Top Five Incoming Counties** – Hays County (By People)

- Caldwell County: 725
- Bexar County: 1,561
- Harris County: 1,789
- Travis County: 6,102

**Top Five Outgoing Counties** – Hays County (By People)

- Williamson County: 655
- Bexar County: 877
- Comal County: 1,247
- Travis County: 4,240
County relocation data represents estimates from the United States Census Flow Mapper and is a five-year total from 2014-2018.

Top Five Incoming Counties – Tarrant County (By People)

- Harris County: 3,577
- Johnson County: 3,887
- Denton County: 5,265
- Dallas County: 19,149

Top Five Outgoing Counties – Tarrant County (By People)

- Johnson County: 7,432
- Parker County: 3,605
- Denton County: 3,605
- Dallas County: 3,541
- Dallas County: 15,284
County relocation data represents estimates from the United States Census Flow Mapper and is a five-year total from 2014-2018.

**Top Five Incoming Counties – Travis County (By People)**

- Bexar County: 3,758
- Hays County: 4,240
- Harris County: 5,746
- Williamson County: 10,147

**Top Five Outgoing Counties – Travis County (By People)**

- Williamson County: 16,942
- Bexar County: 3,217
- Harris County: 3,896
- Hays County: 6,102
WILLIAMSON COUNTY

Top Five Incoming Counties – Williamson County (By People)

- Bell County: 1,236
- Harris County: 1,315
- Bexar County: 1,385
- Travis County: 16,942

Top Five Outgoing Counties – Williamson County (By People)

- Bell County: 701
- Harris County: 908
- Bexar County: 1,705
- Travis County: 10,147

County relocation data represents estimates from the United States Census Flow Mapper and is a five-year total from 2014-2018.