



**TEXAS**  
**RELOCATION**  
**REPORT**

---

**2021 Edition**

# TEXAS RELOCATION REPORT | 2021 EDITION

---

## 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](https://texasrealestate.com) to learn more.

### MEDIA CONTACT

Hunter Dodson  
Pierpont Communications  
[hdodson@piercom.com](mailto:hdodson@piercom.com)  
512.448.4950

## 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.

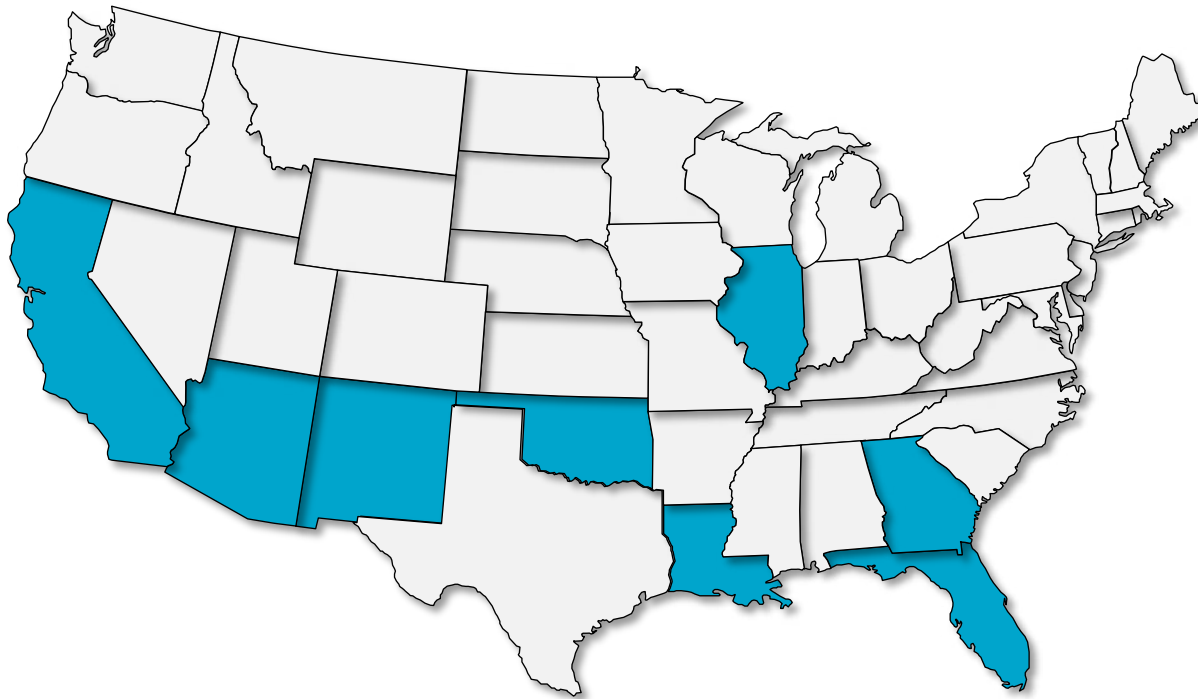
According to the Census estimates, Texas welcomed 537,000 - 582,000 new residents in 2019. This is the seventh year in a row that Texas attracted more than 500,000 new residents from out of state. The Census also estimated 435,000 - 471,000 Texans moved to other states, yielding a net gain of approximately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

## STATEWIDE RELOCATION



### Top States For People Moving to Texas

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

 Top States for People Moving to Texas in 2019



### 2021 TEXAS RELOCATION REPORT BY THE NUMBERS



TEXAS RANKED SECOND IN THE UNITED STATES FOR RELOCATION ACTIVITY IN 2019



TEXAS WELCOMED BETWEEN 537,000 - 582,000 NEW RESIDENTS IN 2019



FOR THE SEVENTH YEAR IN A ROW, TEXAS GAINED MORE THAN HALF A MILLION NEW RESIDENTS



TEXAS RANKED SECOND FOR RESIDENTS MOVING OUT OF THE STATE

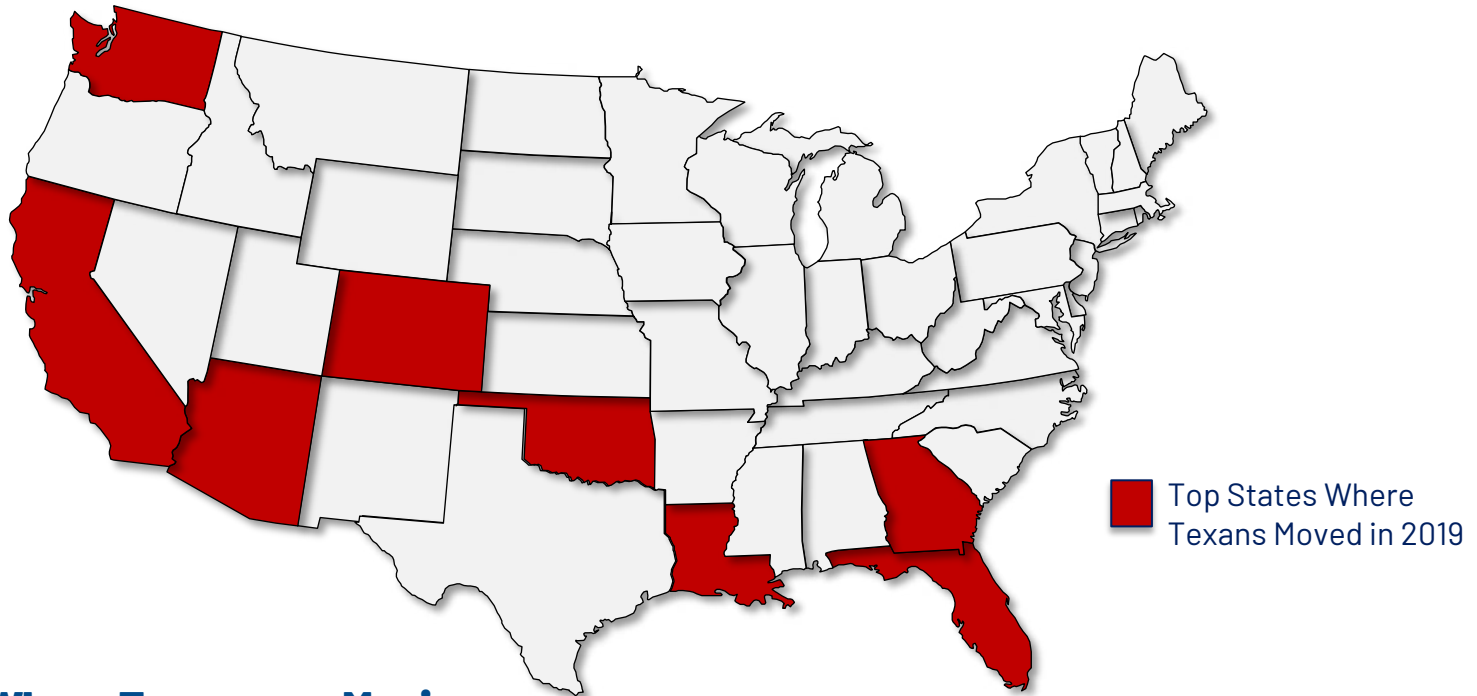


THE HIGHEST NUMBER OF NEW TEXANS RELOCATED FROM CALIFORNIA AND FLORIDA



TEXAS WAS RANKED AS U-HAUL'S NO. 2 "GROWTH STATE" DURING THIS REPORTING PERIOD

## STATEWIDE RELOCATION



### Top States Where Texans are Moving

- 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



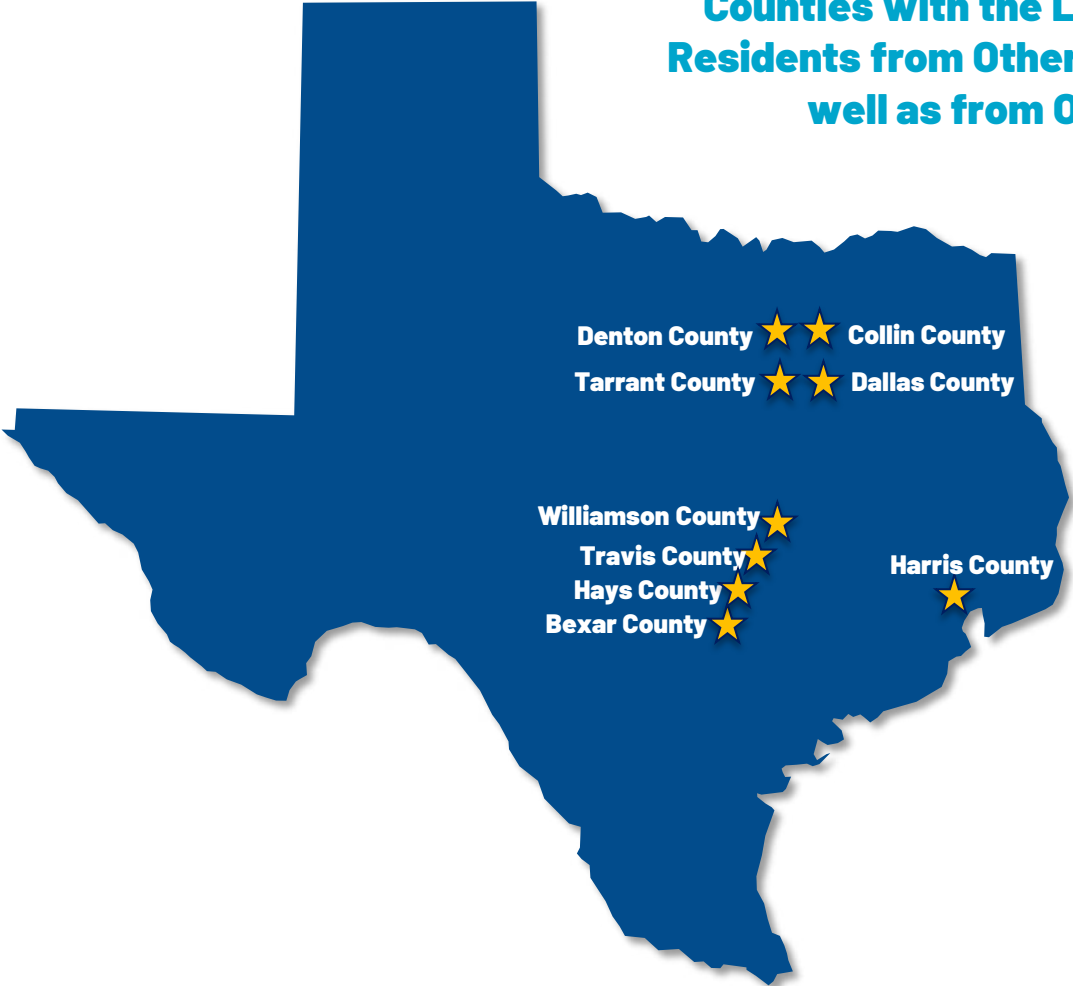
2019 U-Haul Destination Cities

- 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

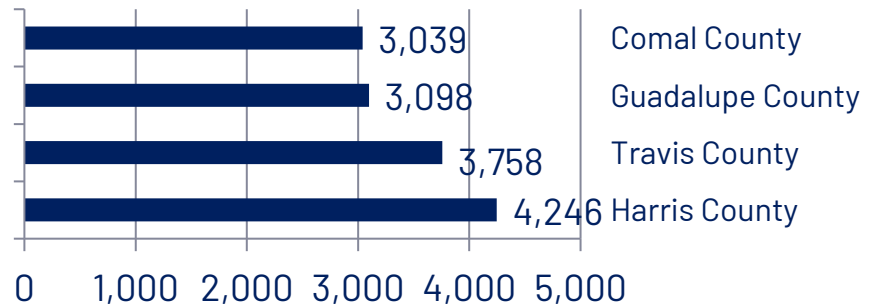
County relocation data represents estimates from the United States Census Flow Mapper and is a five-year total from 2014-2018



### Top Five Incoming Counties - Bexar County (By People)



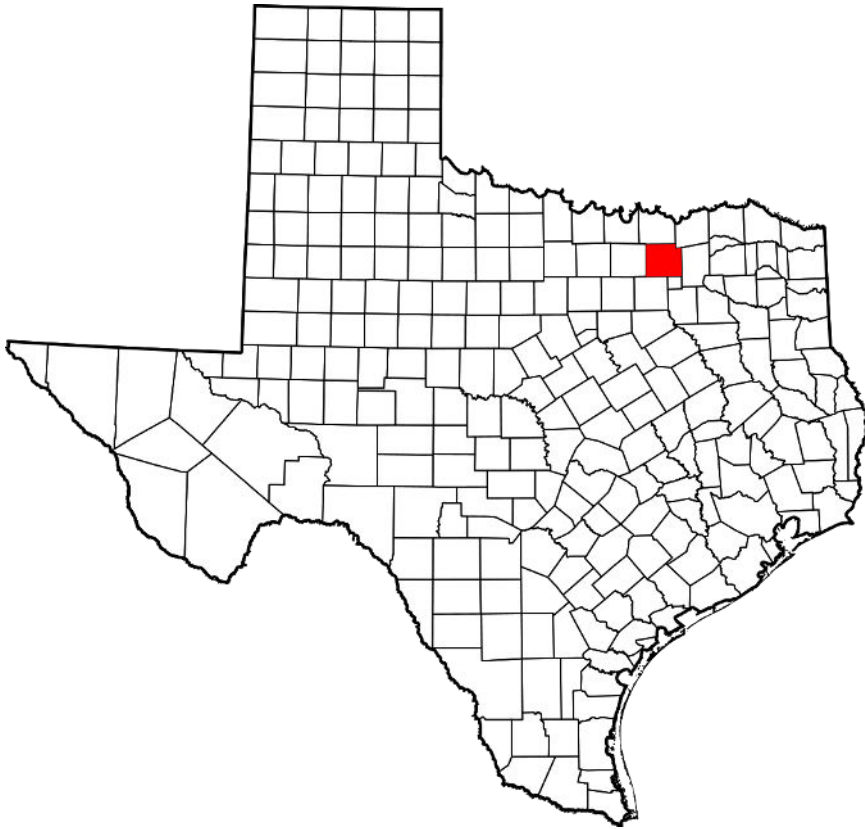
### Top Five Outgoing Counties - Bexar County (By People)



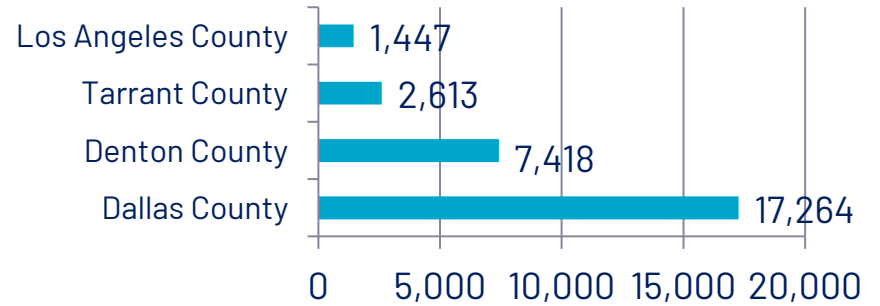


## COLLIN COUNTY

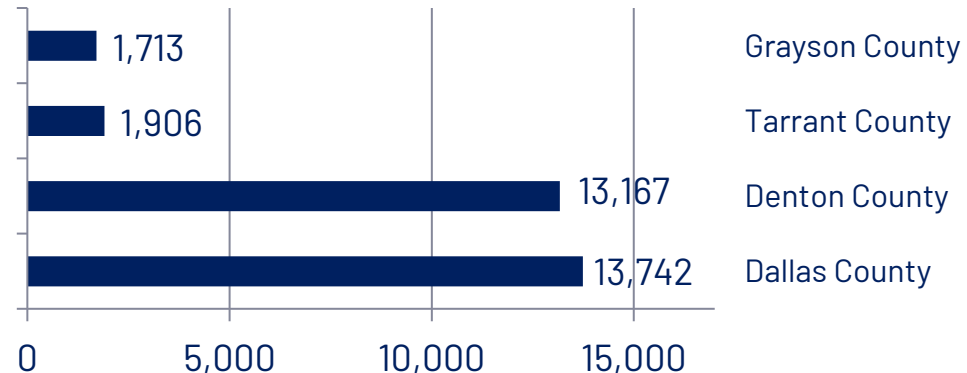
County relocation data represents estimates from the United States Census Flow Mapper and is a five-year total from 2014-2018



### Top Five Incoming Counties - Collin County (By People)



### Top Five Outgoing Counties - Collin County (By People)

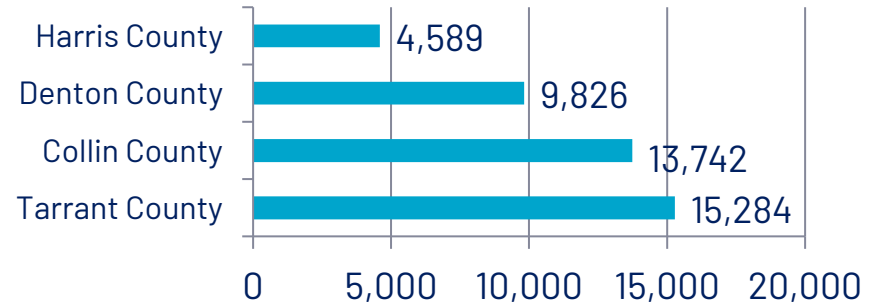


## DALLAS COUNTY

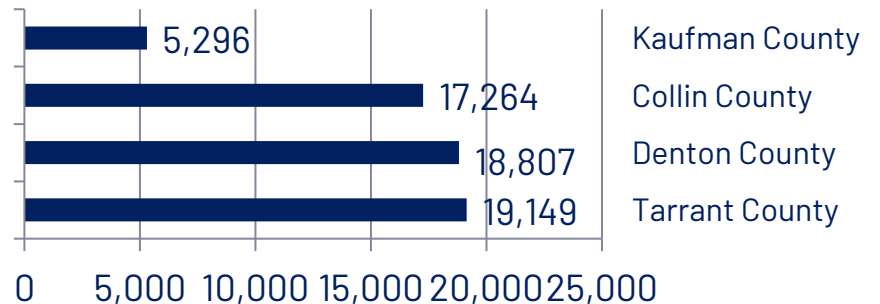
County relocation data represents estimates from the United States Census Flow Mapper and is a five-year total from 2014-2018



### Top Five Incoming Counties - Dallas County (By People)



### Top Five Outgoing Counties - Dallas County (By People)

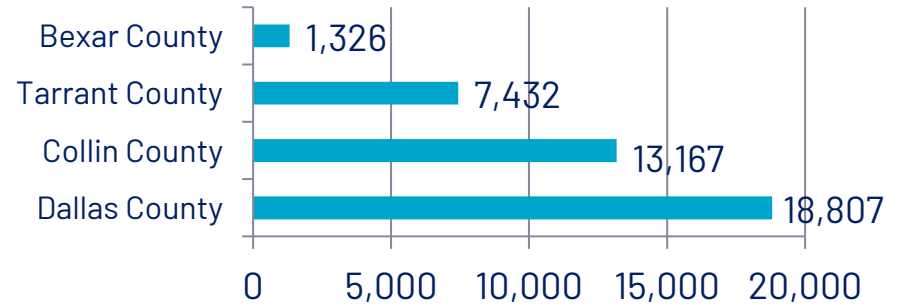


## DENTON COUNTY

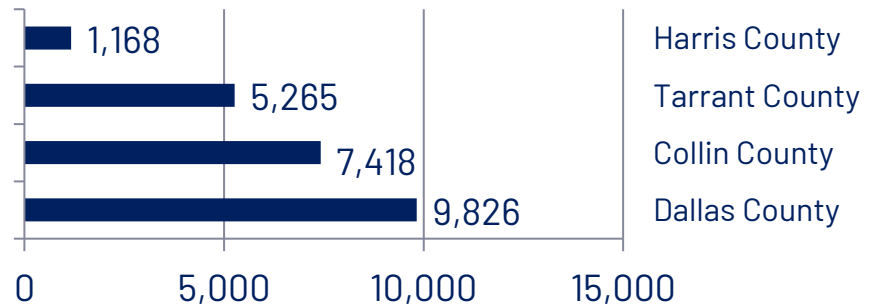


County relocation data represents estimates from the United States Census Flow Mapper and is a five-year total from 2014-2018

### Top Five Incoming Counties - Denton County (By People)

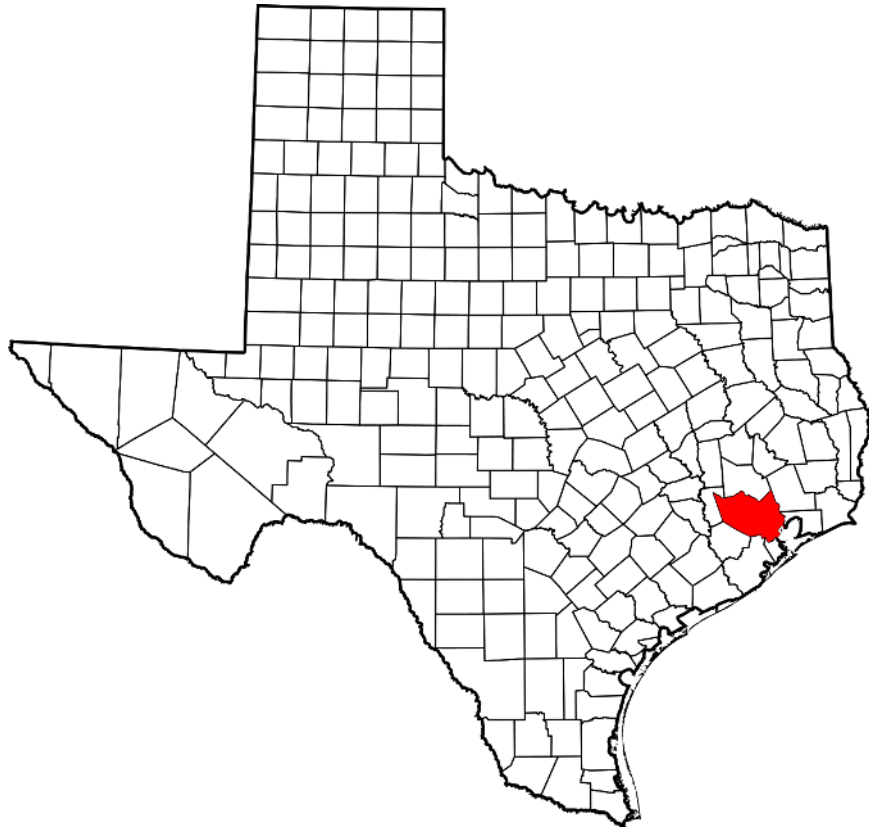


### Top Five Outgoing Counties - Denton County (By People)

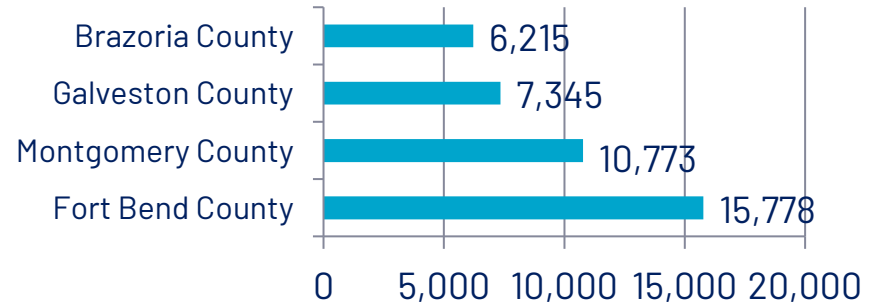


## HARRIS COUNTY

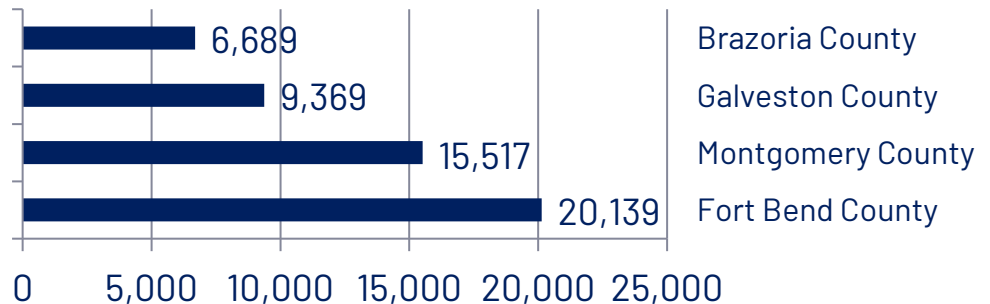
County relocation data represents estimates from the United States Census Flow Mapper and is a five-year total from 2014-2018



### Top Five Incoming Counties - Harris County (By People)



### Top Five Outgoing Counties - Harris County (By People)

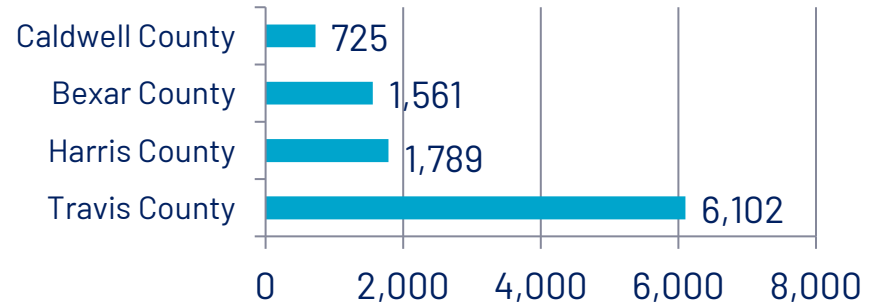


## HAYS COUNTY

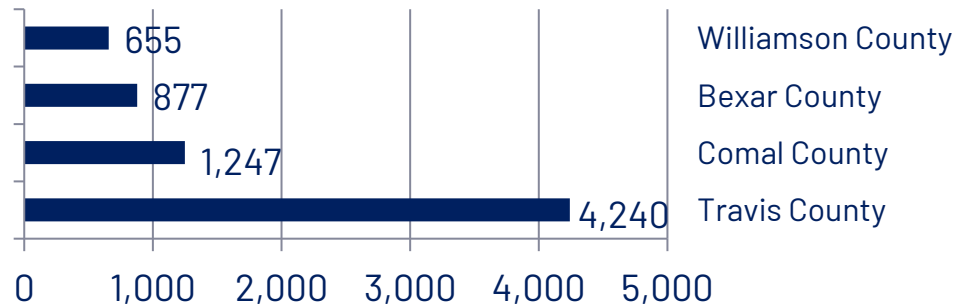
County relocation data represents estimates from the United States Census Flow Mapper and is a five-year total from 2014-2018



### Top Five Incoming Counties - Hays County (By People)



### Top Five Outgoing Counties - Hays County (By People)

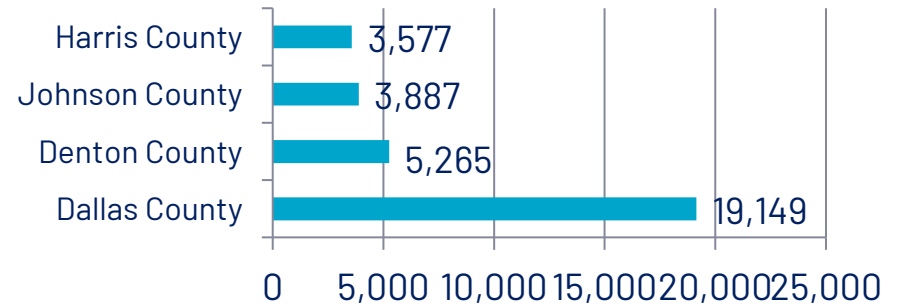


## TARRANT COUNTY

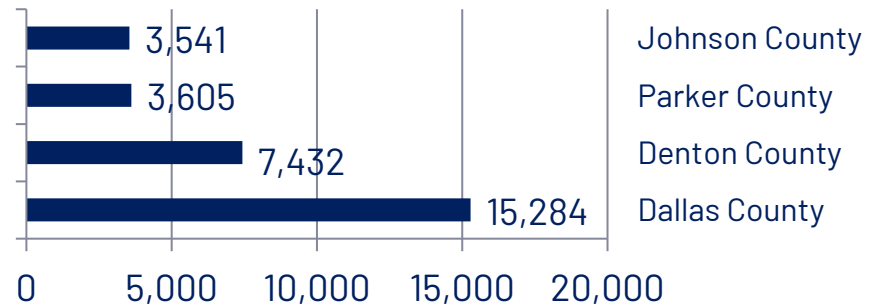
County relocation data represents estimates from the United States Census Flow Mapper and is a five-year total from 2014-2018



### Top Five Incoming Counties - Tarrant County (By People)



### Top Five Outgoing Counties - Tarrant County (By People)

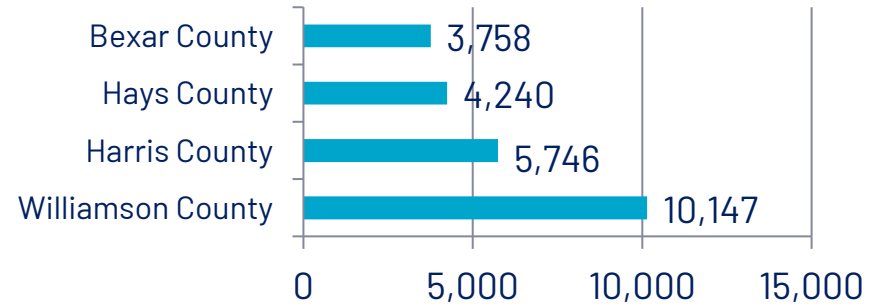


## TRAVIS COUNTY

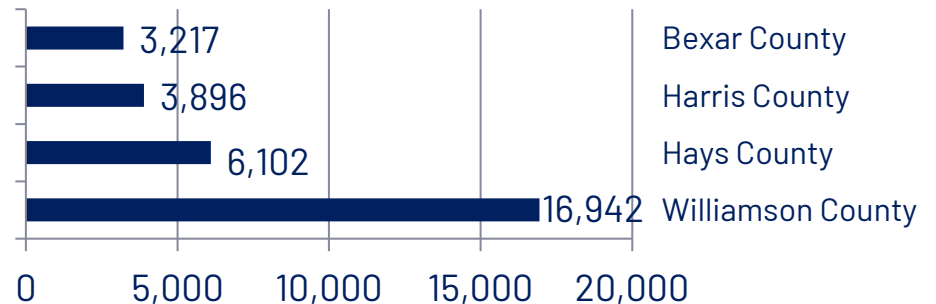
County relocation data represents estimates from the United States Census Flow Mapper and is a five-year total from 2014-2018



### Top Five Incoming Counties - Travis County (By People)



### Top Five Outgoing Counties - Travis County (By People)

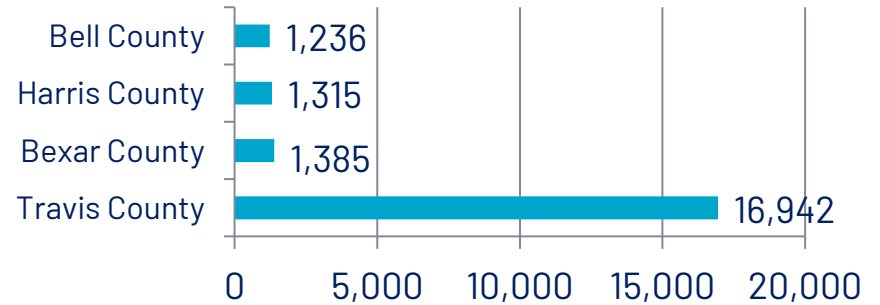


## WILLIAMSON COUNTY

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 - Williamson County (By People)



### Top Five Outgoing Counties - Williamson County (By People)

