

# Growth Trends Report

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Through December 31, 2023

2208 W. Chesterfield Blvd, Suite  
101

Springfield, Missouri 65807



OZARKS TRANSPORTATION  
ORGANIZATION

A METROPOLITAN PLANNING ORGANIZATION

# Disclaimer

The information compiled in this report was retrieved from a variety of sources. Permit data and employment information were derived from federal and local administrative records and should be considered fairly reliable.

It is important to note that demographic information from the American Community Survey is derived from sampling methods used by the U.S. Census Bureau and is reported with a margin of error. For the sake of presentation, margins of error are not included in the tables and charts.

To account for margins of error, five-year comparisons of ACS data and tests for statistical differences are addressed in the narrative sections where appropriate.

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# Introduction

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Each year, the Ozarks Transportation Organization (OTO) analyzes residential construction activity and demographic information for the MPO study area and member jurisdictions.

This report is comprised of three sections that include tables, charts, and maps along with narrative descriptions of noteworthy trends within the OTO.

This year's report includes information from the U.S. Census Local Employment and Household Dynamics (LEHD) data for the Springfield, MO MSA at the county level.

- Residential Units

Single-family and multi-family residential construction and demolition activity for each jurisdiction within the OTO study area is tabulated and discussed here.

- Growth Trend Maps

Maps displaying the distribution of permitted residential construction within the OTO Study area and county-level migration trends are presented in this section. In addition, In- and out-migration maps are included depicting information from the IRS and other data from the American Community Survey.

- Demographics & Employment

Historical and current population, income, poverty, education, commuting, employment, and workforce statistics are presented in charts and graphs to identify trends.

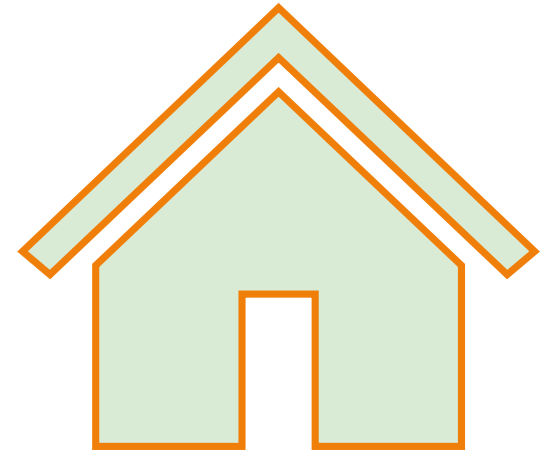
# Residential Units

## Building Permit Activity

Building permit data for new single-family, duplex, and multi-family structures were collected for each county and municipality in the OTO area during 2023. For the purpose of this report, single-family structures represent one residential unit. Any structures divided into more than one residence, including duplexes, are counted as multi-family units.

In addition, permits for demolition of existing residential units were subtracted from the total of newly constructed residential structures and existing structures converted to residential use to produce the net total housing units added in each city and county within the OTO area in 2023. Permit activity in unincorporated portions of counties that lie within the OTO boundary is included in this report.

In this section of the report, the new housing units added in 2023 for each permitting jurisdiction are compared to the previous ten years of building permit activity by jurisdiction for single-family, multi-family, and total residential units. A table of permit activity in the OTO area from 2001 – 2021 is included as an appendix.



# Residential Units

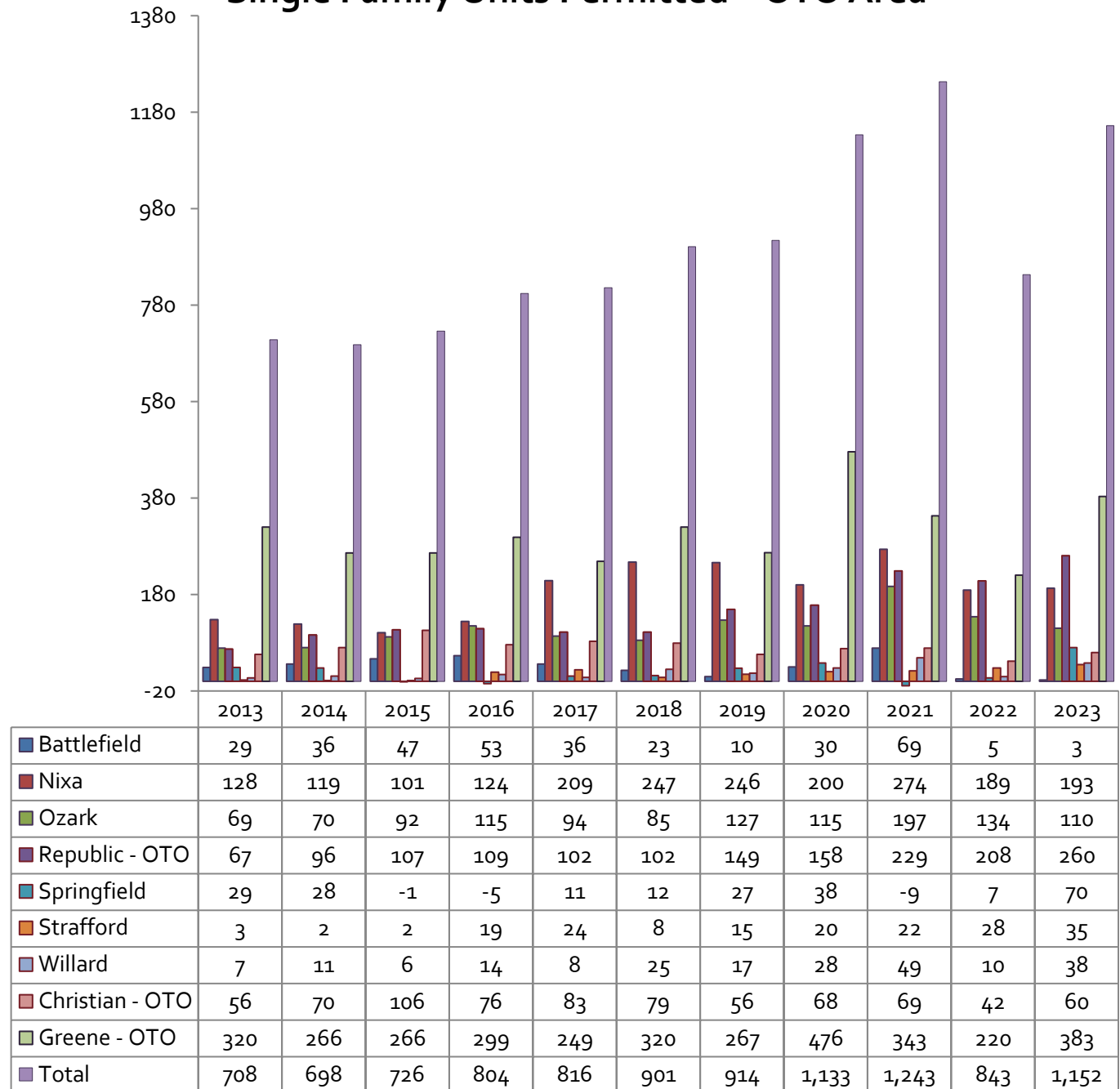
## Single-Family

The information on this page depicts permitted construction of single-family housing in the OTO area from 2013 – 2023.

After a significant decrease in 2022, single-family permitting is on the rise. The number of residences permitted in 2023 (1,152) is comparable to the numbers permitted in 2020 (1,133) and 2021 (1,243).

The permit total for new single-family structures in the OTO Area was offset by the demolition of 111 houses. Most demolitions occurred in Springfield (80).

## Single Family Units Permitted – OTO Area



# Residential Units

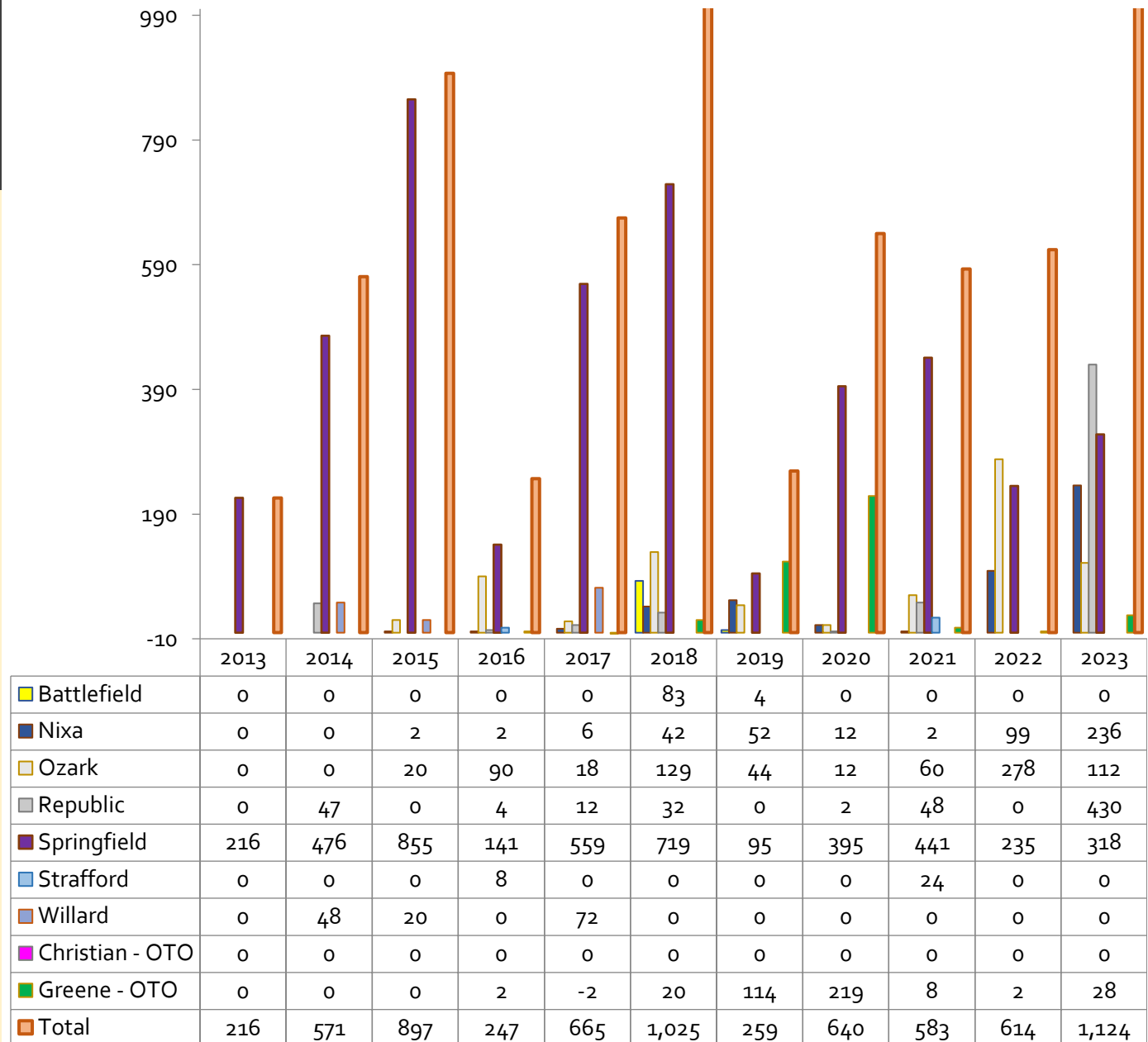
## Multi-Family

Between 2013 and 2023, Springfield has generally had the highest number of multi-family housing construction permits.

In 2023, Republic had the highest number of multi-family units (430). Springfield had the second-highest number (318), followed by Nixa (236).

The largest multi-family development permitted in 2023 was the Stone Creek Falls project in Republic, with 360 units.

## Multi-Family Units Permitted - OTO Area



# Residential Units Totals

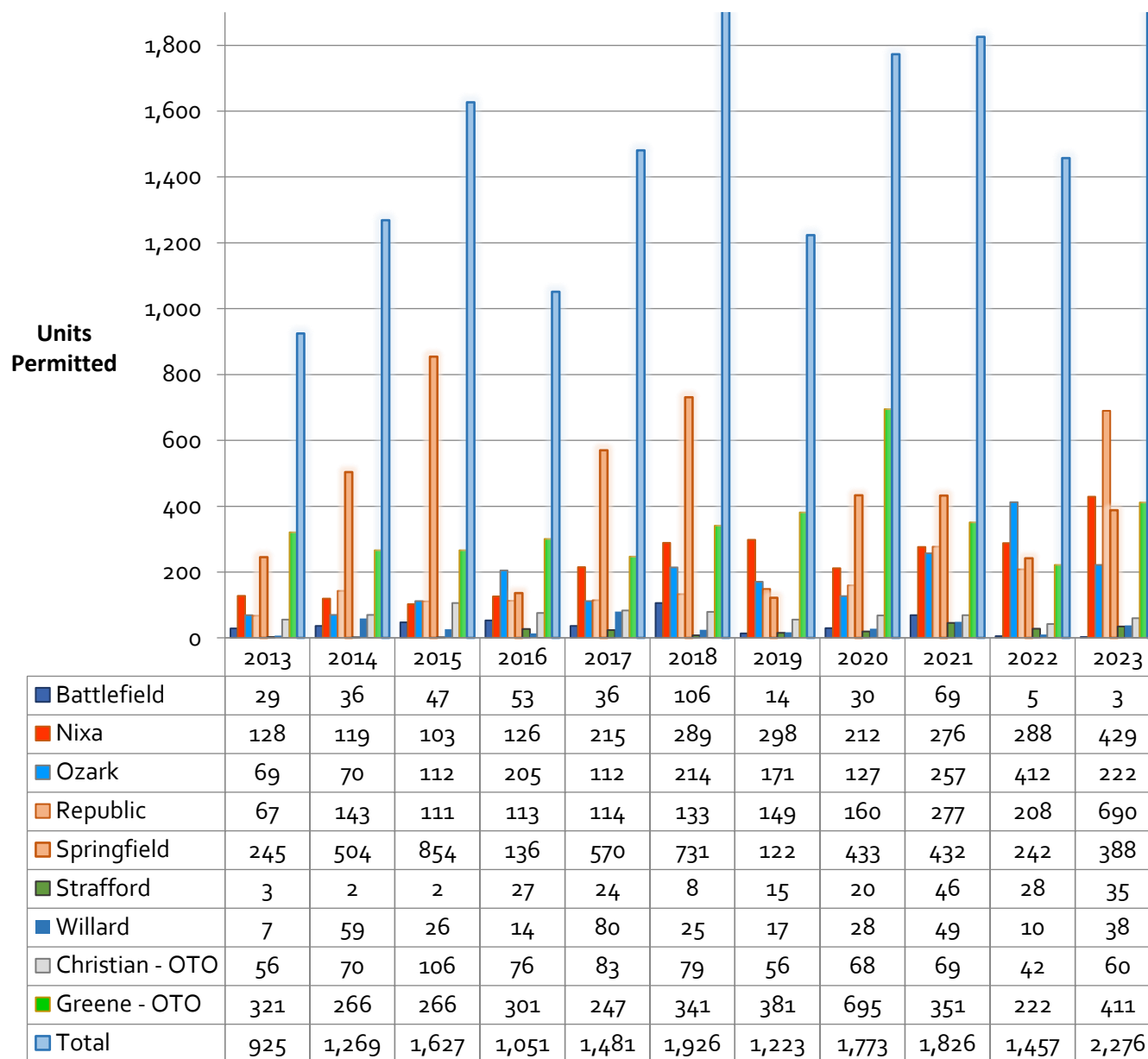
The information on this page depicts the net total of housing units permitted for the entire OTO area and each jurisdiction within it for 2023 and the prior ten years.

While residential unit construction peaked in the mid-2000s, it had dropped considerably by 2011 during the “great recession” (see Appendix A).

Growth in residential permits has recovered somewhat in the last ten years, driven by single-family developments in Nixa, Republic, and Greene County as well as 55+ communities.

After a dip in 2022, the number of permits issued in 2023 has recovered to be the highest in this ten year range.

## OTO Area Total Residential Units Permitted



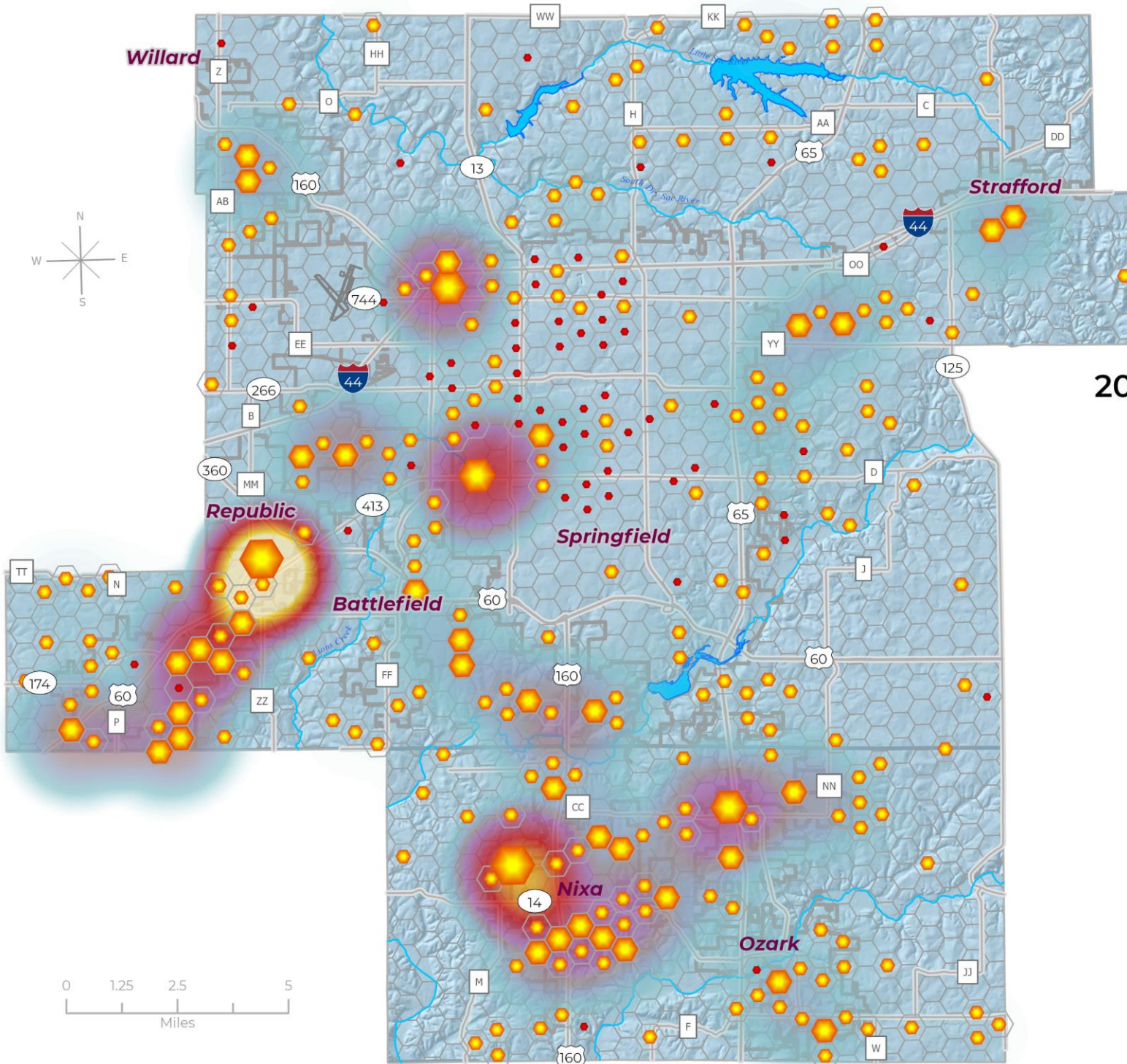
# Growth Trend Maps

## Changes in Housing Units

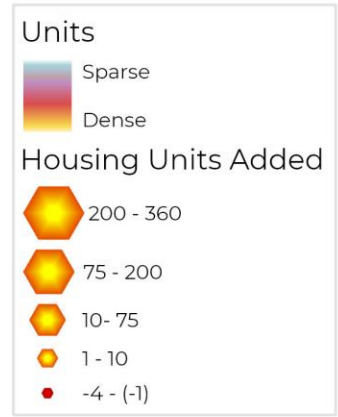
The maps on the following pages illustrate the locations of housing units added in 2023 as well as the period from 2010 to 2023.

Additionally, heat map symbology has been added to demonstrate densities of new residential structure development. A layer of geocoded permit address points aggregated into a grid of hexagons was added as an overlay to provide more information about the location and magnitude of residential development in 2023 as well as 2010 - 2023.

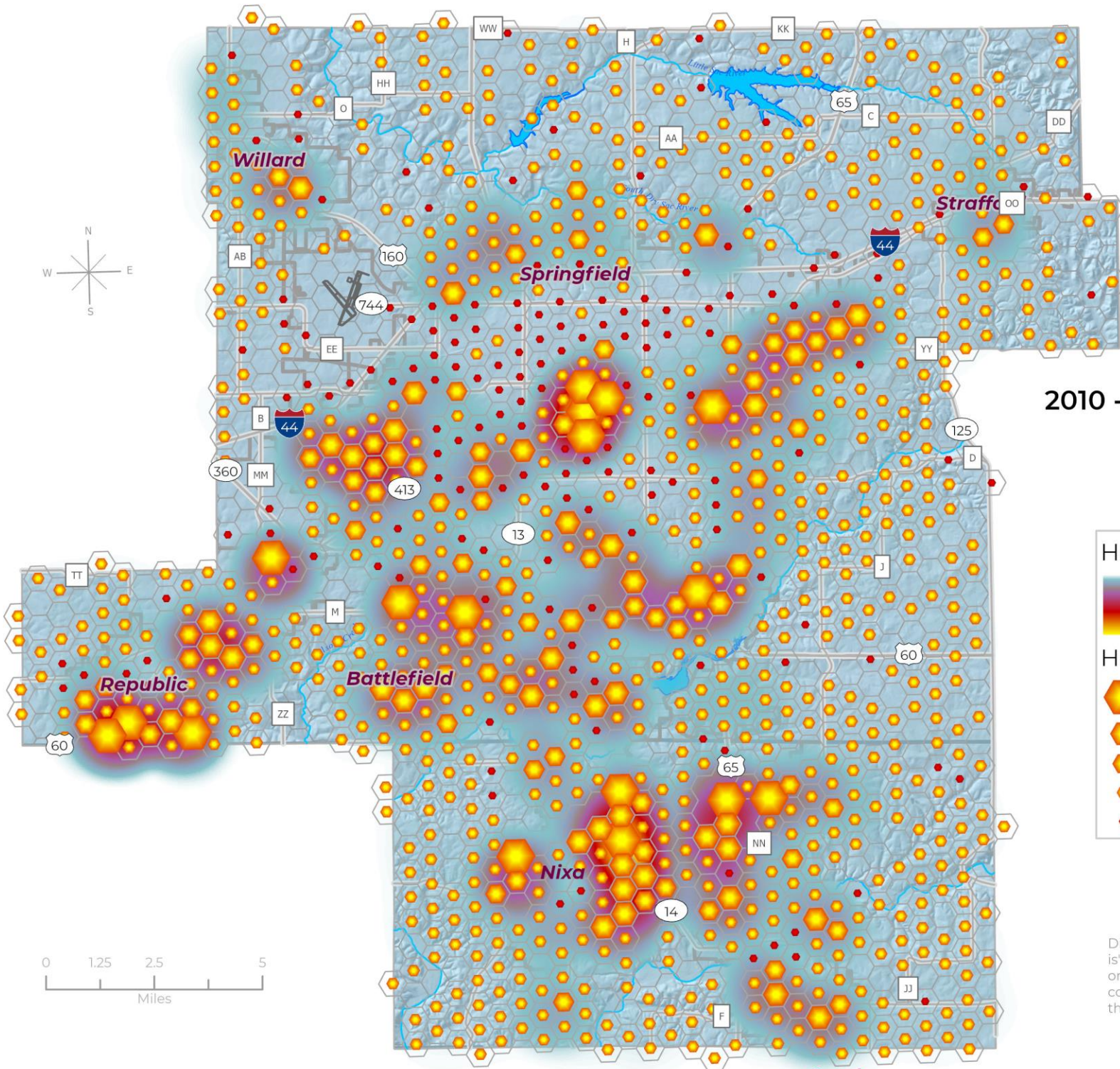




## 2023 Housing Permit Heat Map



Disclaimer: This map is provided "as is" without warranty, representation, or guarantee as to the accuracy nor completeness of the data presented therein.



2010 - 2023 Housing Permit Heat Map

**Housing Unit Density**

Sparse  
Dense

**Housing Units Added**

- 175 - 416
- 90 - 175
- 45 - 90
- 1 - 45
- 15 - (-1)

Disclaimer: This map is provided "as is" without warranty, representation, or guarantee as to the accuracy nor completeness of the data presented therein.

# Growth Trend Maps

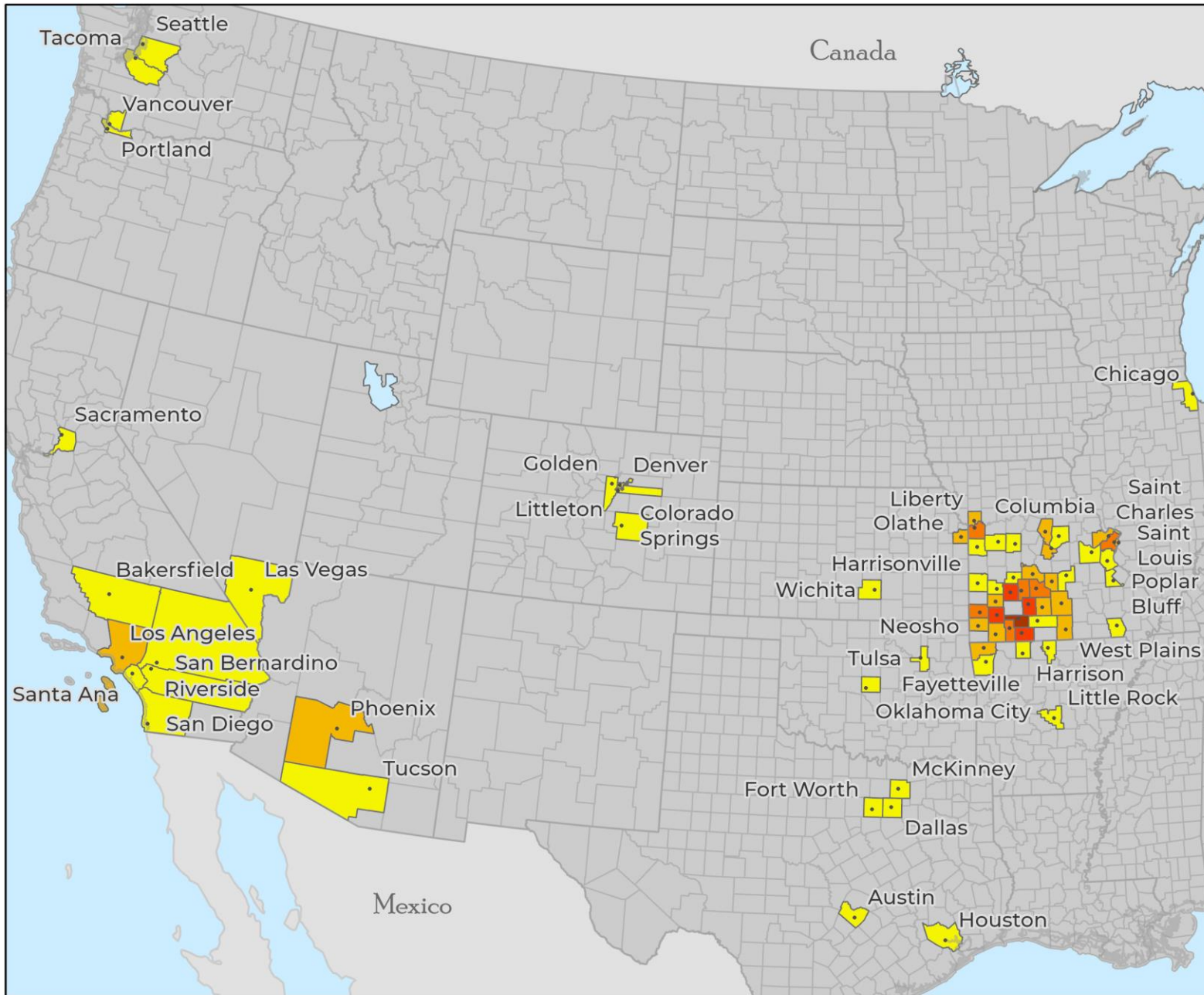
## Migration Flows

County-to-County flow maps for in- and out-migration to and from Greene and Christian counties prepared with IRS tax statistics from 2020 – 2021 are included.



# IRS Migration Statistics

## County-to-County Inflow Greene County 2020-2021



Returns Filed: 5,875  
 Total Exemptions: 10,409  
 Total Income\*: \$275,423,000  
 Income per Return: \$46,880  
 \*Adjusted Gross Income

Regional inflow from other counties that did not meet a 20 return threshold:

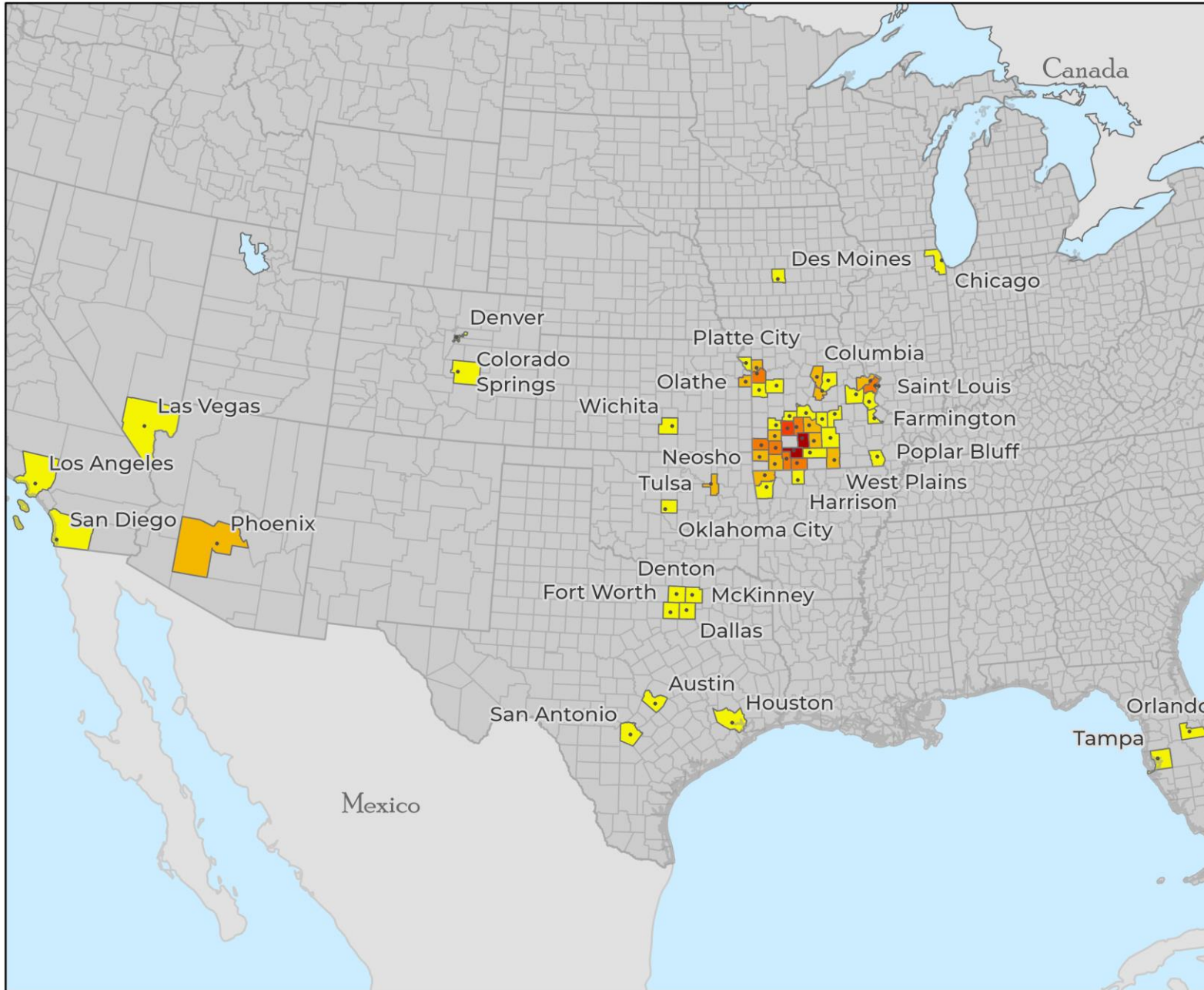
Northeast - 178  
 Midwest - 725  
 South - 1,107  
 West - 526

Source: Internal Revenue Service  
<https://www.irs.gov/statistics/soi-tax-stats-migration-data>  
 Disclaimer: This map is provided without warranty, representation, or guarantee as to the accuracy and completeness of the data presented therein.

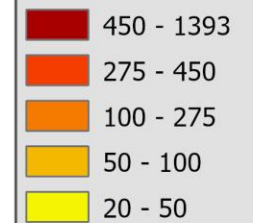


# IRS Migration Statistics

## County-to-County Outflow Greene County 2020-2021



### County Outflow



Returns Filed: 5,571  
 Total Exemptions: 10,017  
 Total Income\*: \$265,219,000  
 Income per Return: \$47,607  
 \*Adjusted Gross Income

Regional outflow to other counties that did not meet a 20 return threshold:

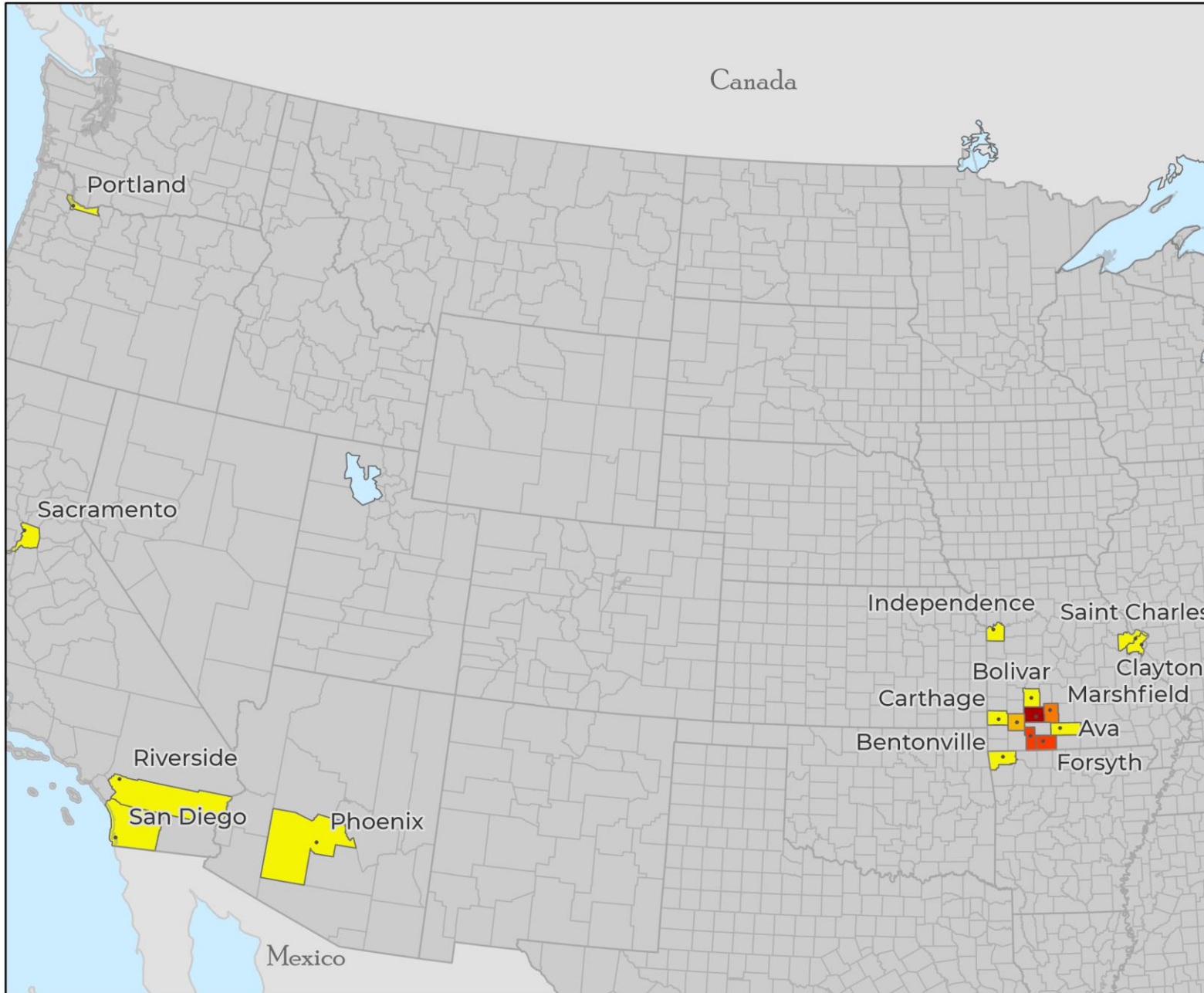
Northeast - 135  
 Midwest - 600  
 South - 1,196  
 West - 453

Source: Internal Revenue Service  
<https://www.irs.gov/statistics/soi-tax-stats-migration-data>  
 Disclaimer: This map is provided without warranty, representation, or guarantee as to the accuracy and completeness of the data presented therein.

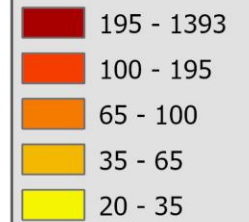


# IRS Migration Statistics

## County-to-County Inflow Christian County 2020-2021



### County Inflows



Returns Filed: 2,208  
 Total Exemptions: 4,593  
 Total Income\*: \$124,896,000  
 Income per Return: \$56,565  
 \*Adjusted Gross Income

Regional inflow from other counties that did not meet a 20 return threshold:

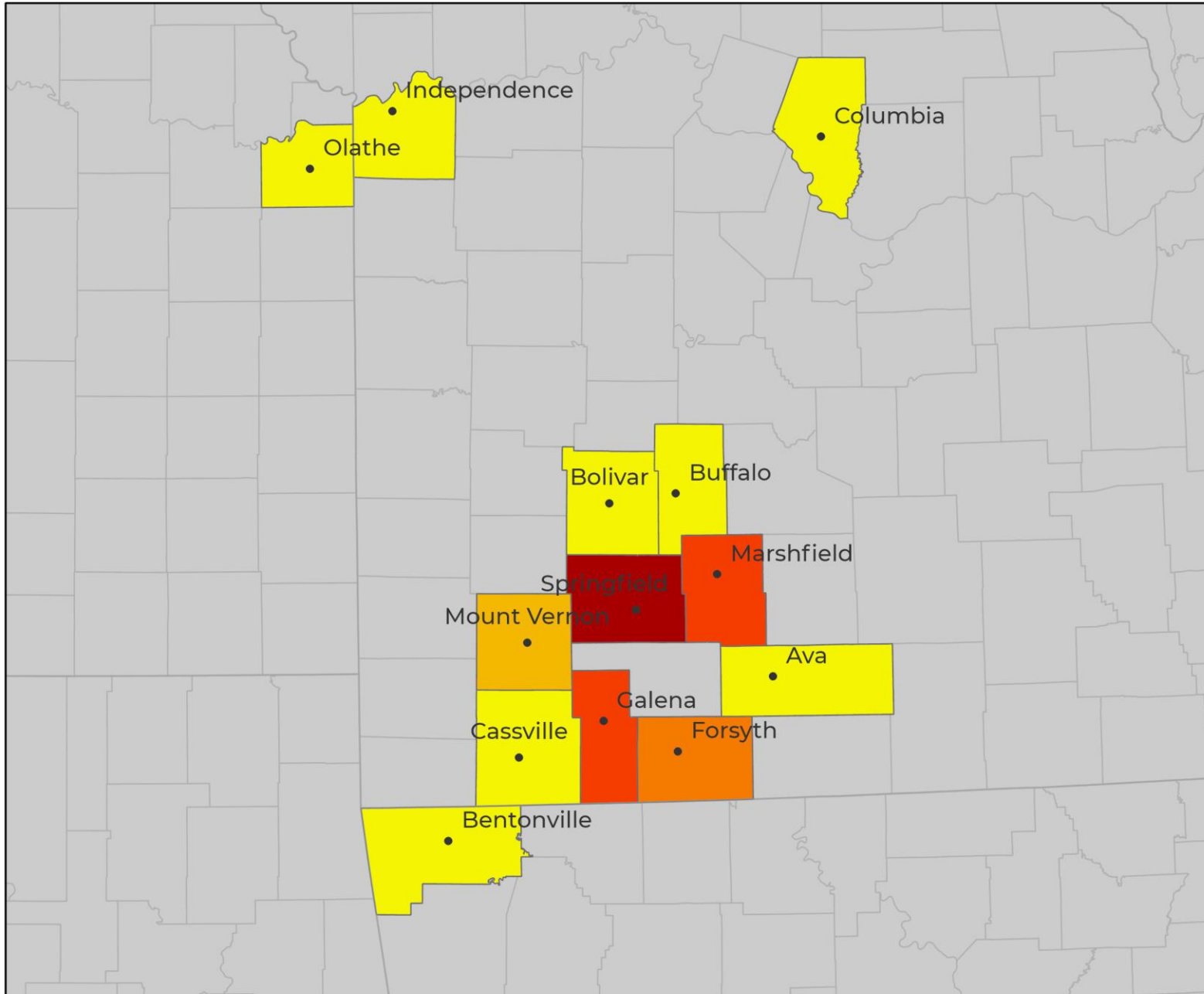
Northeast - 39  
 Midwest - 247  
 South - 429  
 West - 337

Source: Internal Revenue Service  
<https://www.irs.gov/statistics/soi-tax-stats-migration-data>  
 Disclaimer: This map is provided without warranty, representation, or guarantee as to the accuracy and completeness of the data presented therein.

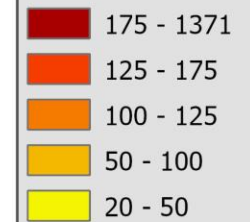


# IRS Migration Statistics

## County-to-County Outflow Christian County 2020-2021



### County Outflows



Returns Filed: 2,011  
 Total Exemptions: 3,790  
 Total Income\*: \$111,094,000  
 Income per Return: \$55,243  
 \*Adjusted Gross Income

Regional outflow to other counties that did not meet a 20 return threshold:

Northeast - 23  
 Midwest - 160  
 South - 366  
 West - 123

Source: Internal Revenue Service  
<https://www.irs.gov/statistics/soi-tax-stats-migration-data>  
 Disclaimer: This map is provided without warranty, representation, or guarantee as to the accuracy and completeness of the data presented therein.



# Demographics & Employment

## Population Change

This section contains information about the population of the Springfield, Missouri Metropolitan Statistical Area (MSA). The Springfield MSA is made up of Christian, Dallas, Greene, Polk, and Webster counties in southwest Missouri. Metropolitan Statistical Areas are designated by the U.S. Census Bureau based on the economic ties to a large population center. The number of commuters from the five counties in the MSA that are employed in the OTO area have a tremendous impact on the transportation system and local economies.

The OTO prepares the Growth Trends report annually to keep stakeholders and the public informed of changes and trends in population and employment aimed at facilitating cooperative decision making in support of an excellent regional transportation system.

Other transportation related demographics for municipalities and counties in the OTO area as well as the MSA, such as population growth, income, poverty, mean travel time, workforce by industry, and job growth by jurisdiction are presented in this section.



# Springfield MSA

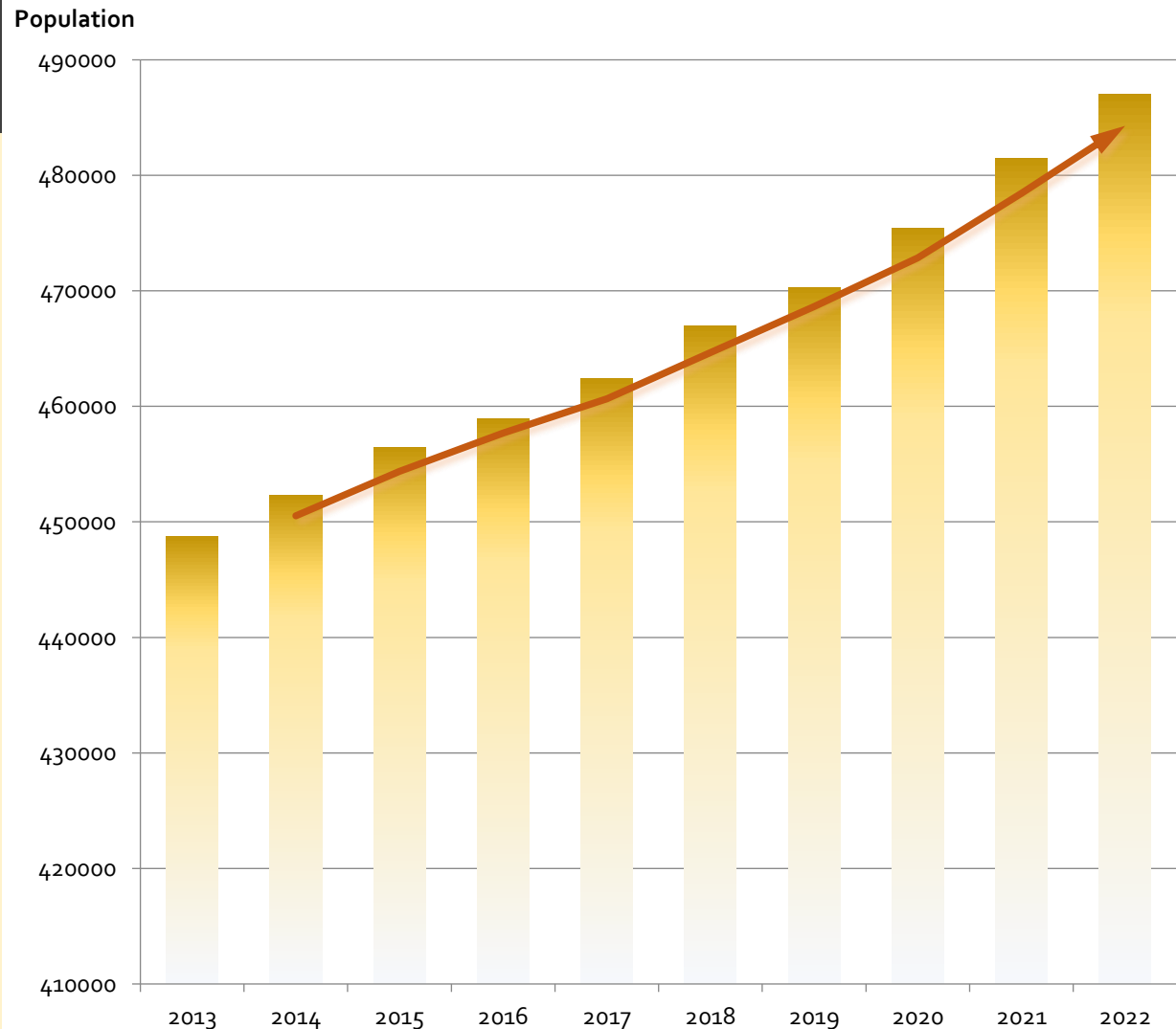
The Springfield, Missouri Metropolitan Statistical Area (MSA) includes Greene, Christian, Webster, Polk, and Dallas Counties.

The chart on this page shows the steady increase of the combined MSA county populations.

From 2013 to 2022, the MSA population has increased from 448,744 to 487,061. This is an increase of 8.5%, equaling a 0.85% annual rate of growth.

Using the rule of 70, at an annual growth percent of 0.85, it will take the Springfield MSA over 82 years to double in population to 974,122.

## Springfield MSA Population (Greene, Christian, Webster, Polk and Dallas Counties) Source: U.S. Census Bureau Population Estimates Program & 2020 Decennial Census



# Springfield MSA

## Continued

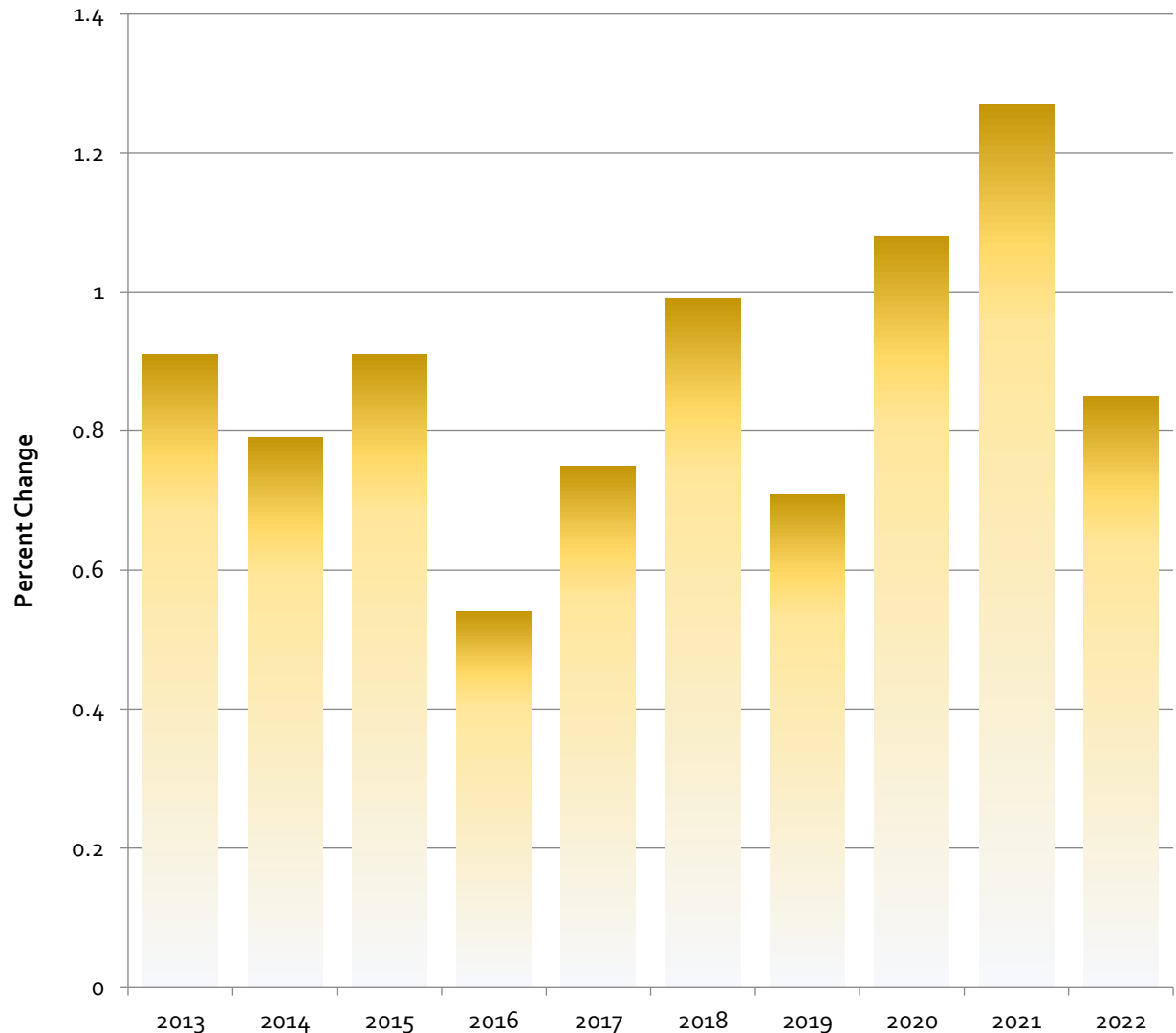
Information for the year-over-year population percent change for the five-county Springfield MSA is presented here.

Although population growth within the MSA has been consistently positive, the percent of change varies from year-to-year. The highest year-over-year percent change during the 10-year period from 2013 to 2022 was from 2020 to 2021.

The lowest year-over-year percent change was from 2015 to 2016 at 0.52%. The percent change in population from 2019 to 2020 is the first time it had been over 1% since 2009 to 2010.

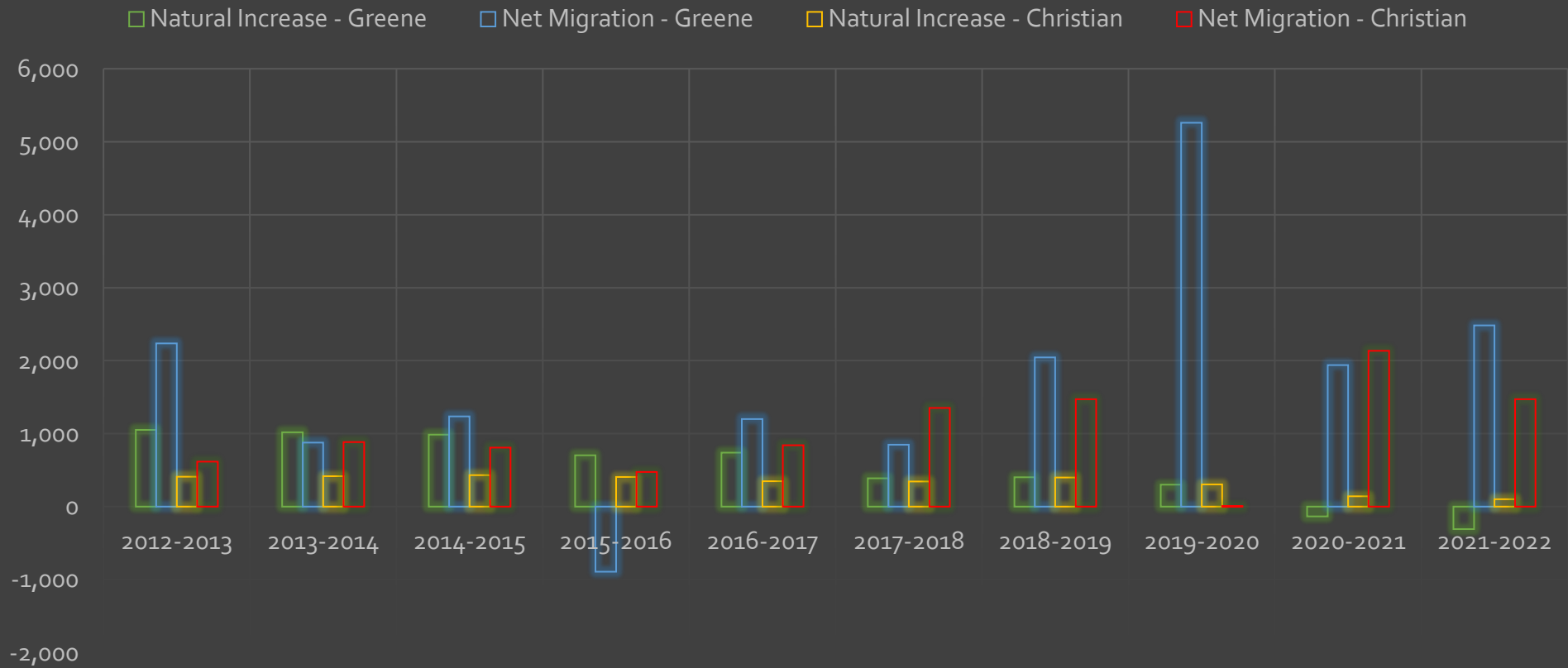
## Year-over-Year Population Percent Change Springfield MSA

Source: US Census Bureau Population Estimates Program & 2020 Decennial Census



# Components of Population Change

US Census Bureau Population & Housing Estimates



## Natural Increase & Net Migration

Components of population change for Greene and Christian counties from 2012 to 2022 are presented on this page. Natural Increase, births minus deaths, in Greene County has been on the decline over the past decade although births still outnumbered deaths until 2021 which was the first time deaths outnumbered births. Natural increase was the lowest in Christian County in the same year. This is most likely a response to the Covid-19 pandemic. In 2022, deaths further outnumbered births in Greene County, and natural increase in Christian County continued to decline. Net migration has been steadily climbing since reaching a low point in 2016 for both counties apart from 2019 to 2020. The extreme outliers for both counties during this period is due to the Covid-19 pandemic.

# Median Household Income

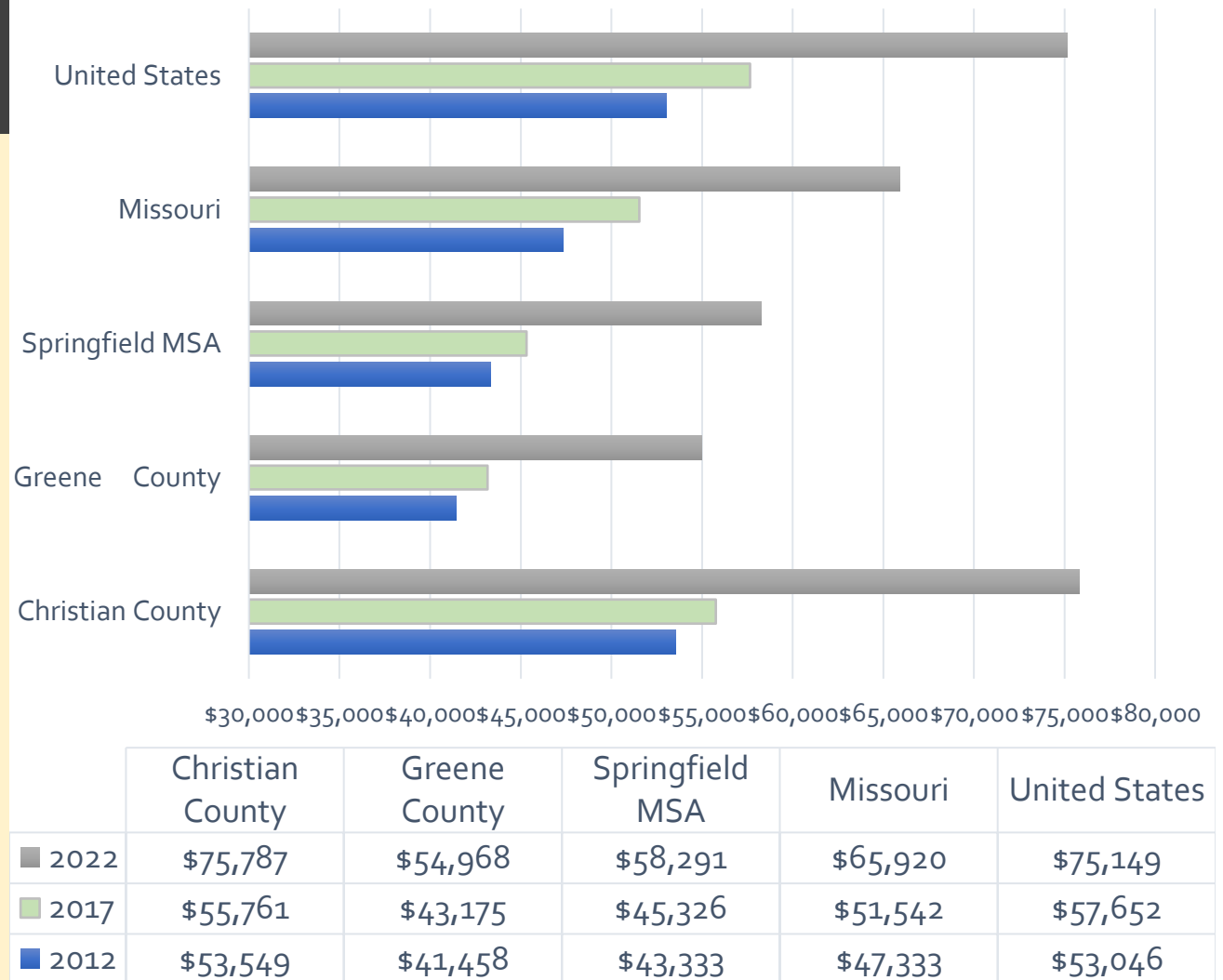
Median household income for Greene and Christian Counties, the Springfield MSA, Missouri, and the United States for each year from 2011, 2016, & 2021 American Community Survey 5-year estimates are presented here.

The ACS estimates are based on sampling and are reported within a margin of error. The ACS estimates should only be compared at 5-year intervals to ensure the population sampled is not included in any other survey.

A comparison of survey estimates between survey years indicates that the rise in median household incomes is statistically different in 2021. Based on the sample margins of error, the median income of households in all geographies is significantly higher than 2011 & 2016 estimates and even outpace the rate of inflation.

## Median Household Income Springfield MSA Counties

Source: American Community Survey 5-Year Estimates



# Median Household Income

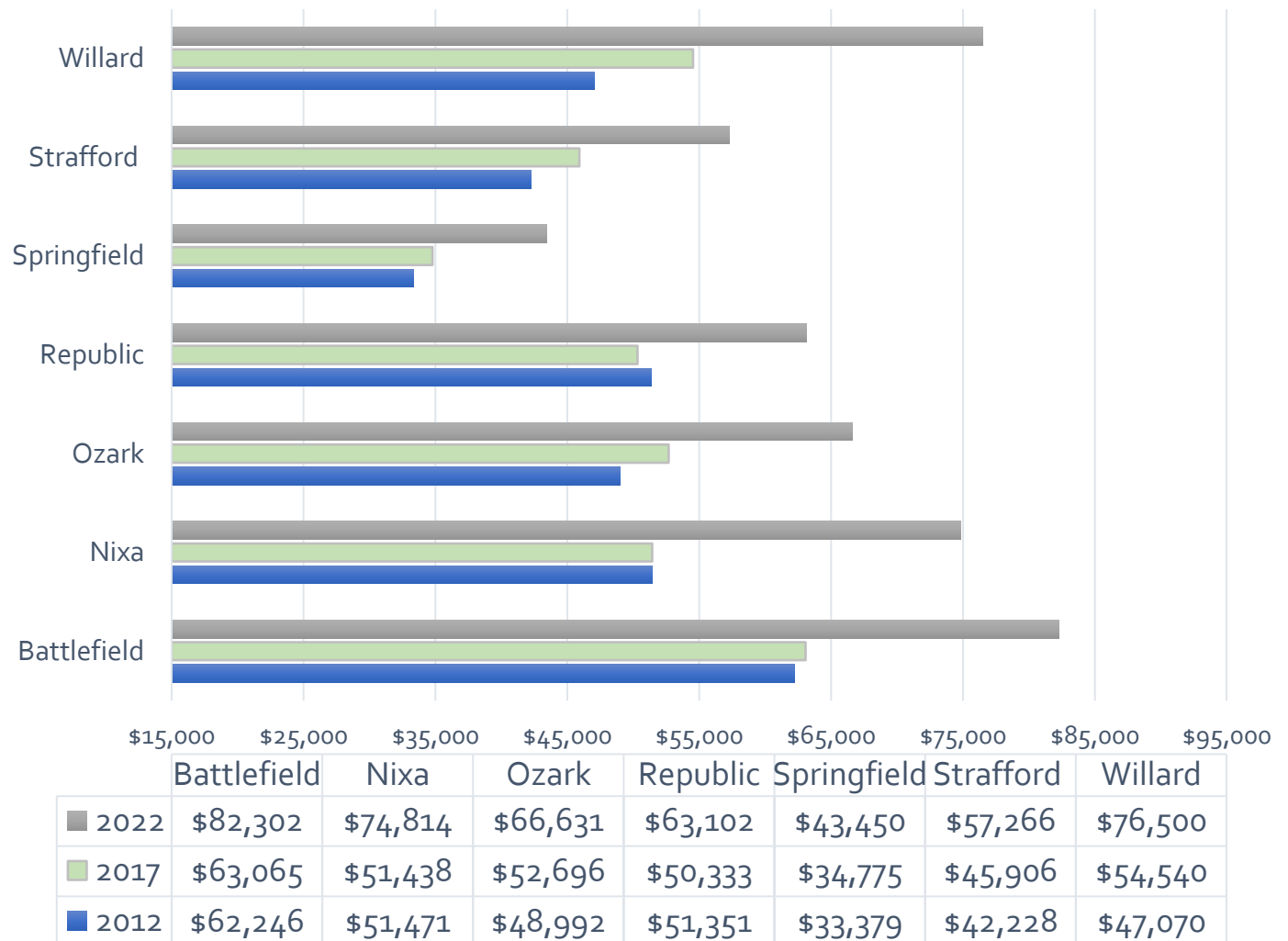
The chart to the right shows median household income for each city within the OTO planning area.

The ACS estimate for 2022 is higher for all cities. In Springfield, there is a significant difference between 2012, 2017, and 2022.

In the cases of Battlefield, Ozark, Nixa, Republic, Strafford & Willard there is no significant difference between 2012 & 2017, but the 2022 estimate is statistically different from the earlier five-year samples.

## Median Household Income OTO Area Cities

Source: American Community Survey 5-Year Estimates



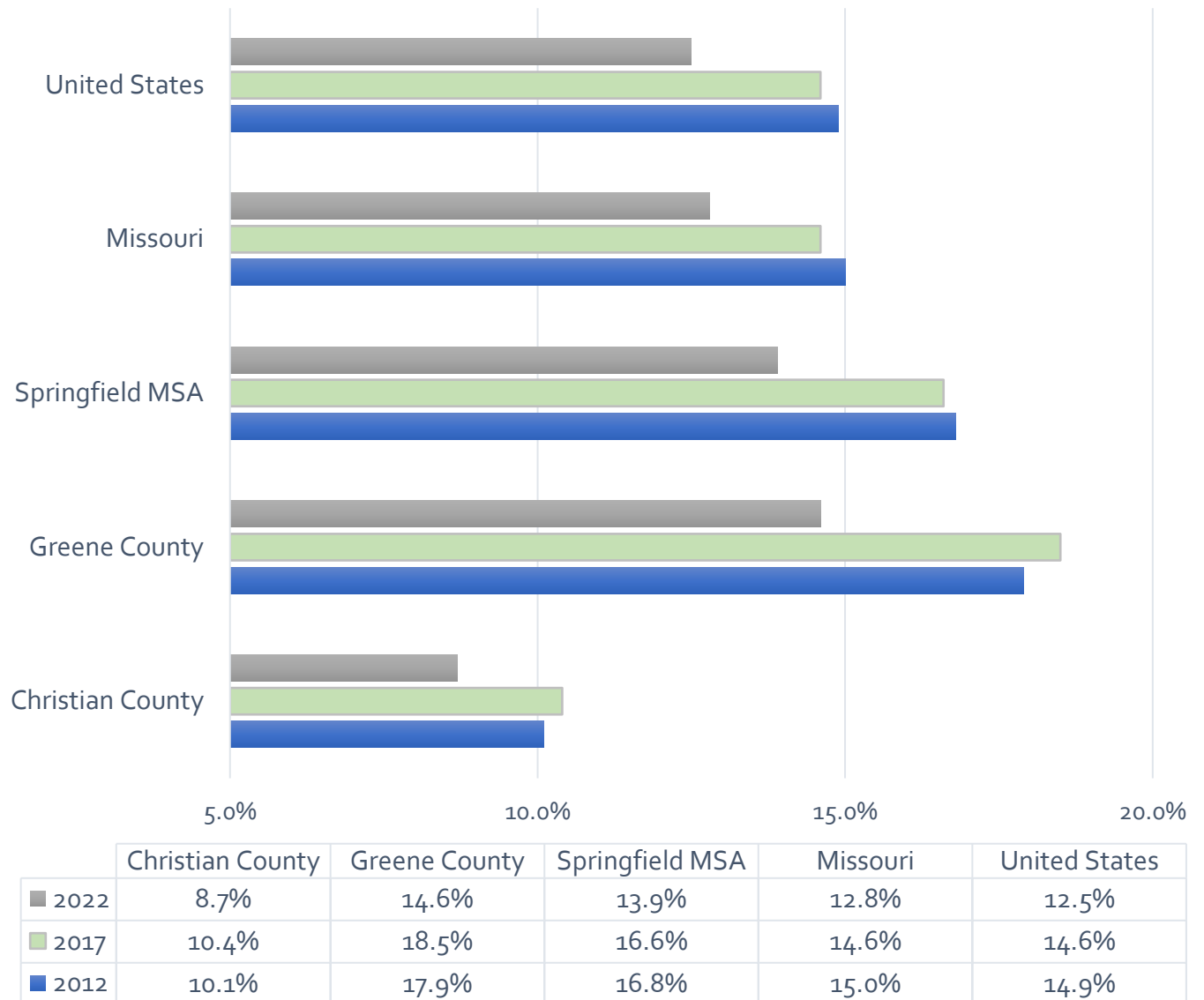
# Individuals Living Below Poverty

In 2021, the percentage of people living at or below the poverty level had dropped below 2011 & 2016 levels for the US & Missouri. This represents a near complete recovery from the surge of people living at or below poverty resulting from the great recession.

Survey estimates for 2021 are statistically different from 2011 & 2016 estimates for all geographies. This indicates that percentages of people living below poverty level were reduced over the past decade but also impacted by financial stimulus during the pandemic.

## Persons Living Below Poverty Level Springfield, MO MSA and Counties

American Community Survey 5-Year Estimates



# Children Living in Poverty

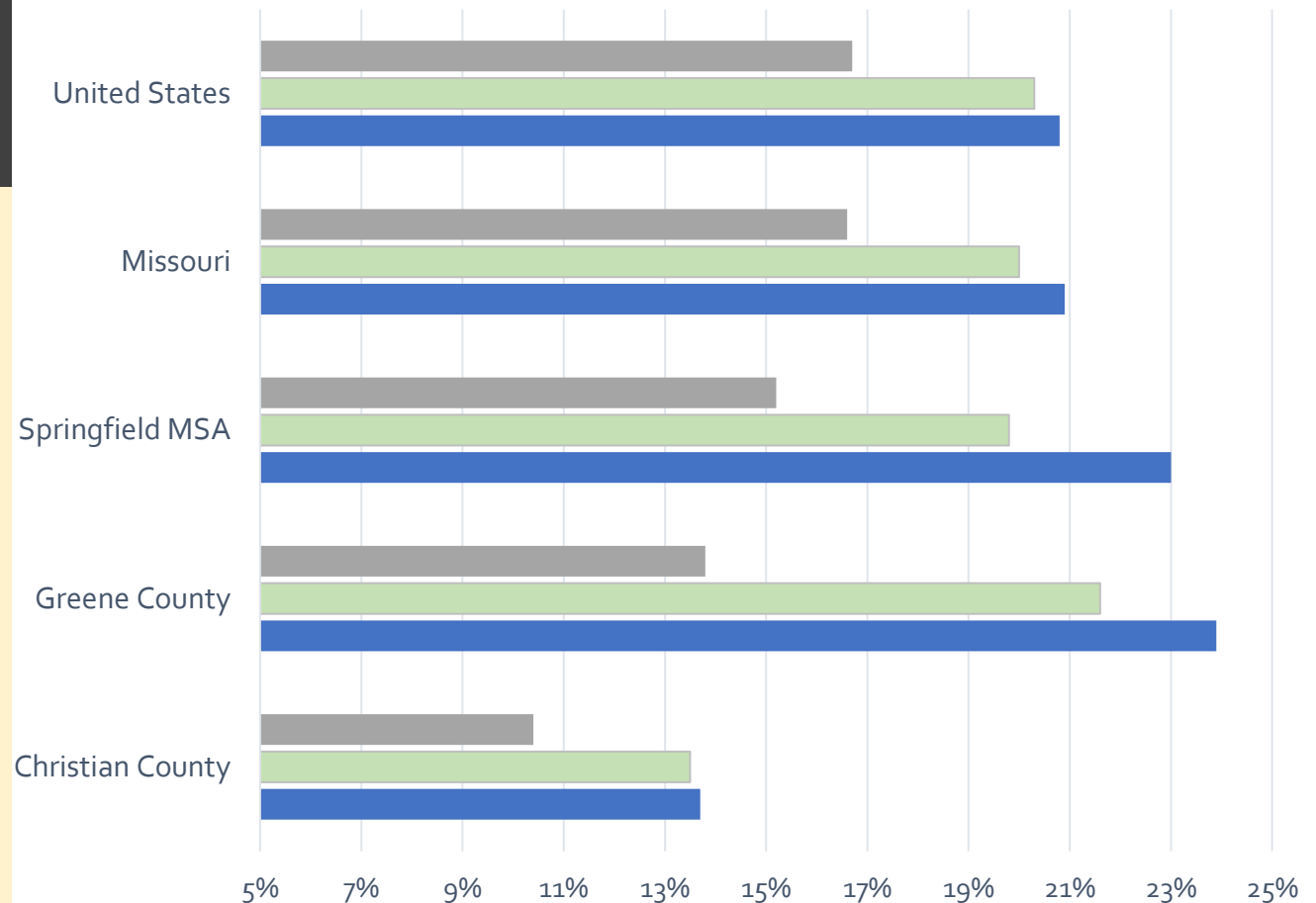
Estimates for the number of Children ages 17 and younger living at or below the poverty level for the Springfield MSA, Greene, and Christian Counties are compared with Missouri and the United States in the chart.

The estimates for the percentage of children living at or below the poverty level in 2011 & 2016 samples are not statistically different across all geographies. The five-year estimates for 2016 are significantly different from the 2021 sample in all geographies.

This indicates that children living at or below poverty level has returned to pre-recession levels or better across the board.

## Children Living in Poverty

Source: American Community Survey 5-Year Estimates



	Christian County	Greene County	Springfield MSA	Missouri	United States
2022	10.4%	13.8%	15.2%	16.6%	16.7%
2017	13.5%	21.6%	19.8%	20.0%	20.3%
2012	13.7%	23.9%	23.0%	20.9%	20.8%

# Workforce Education Levels

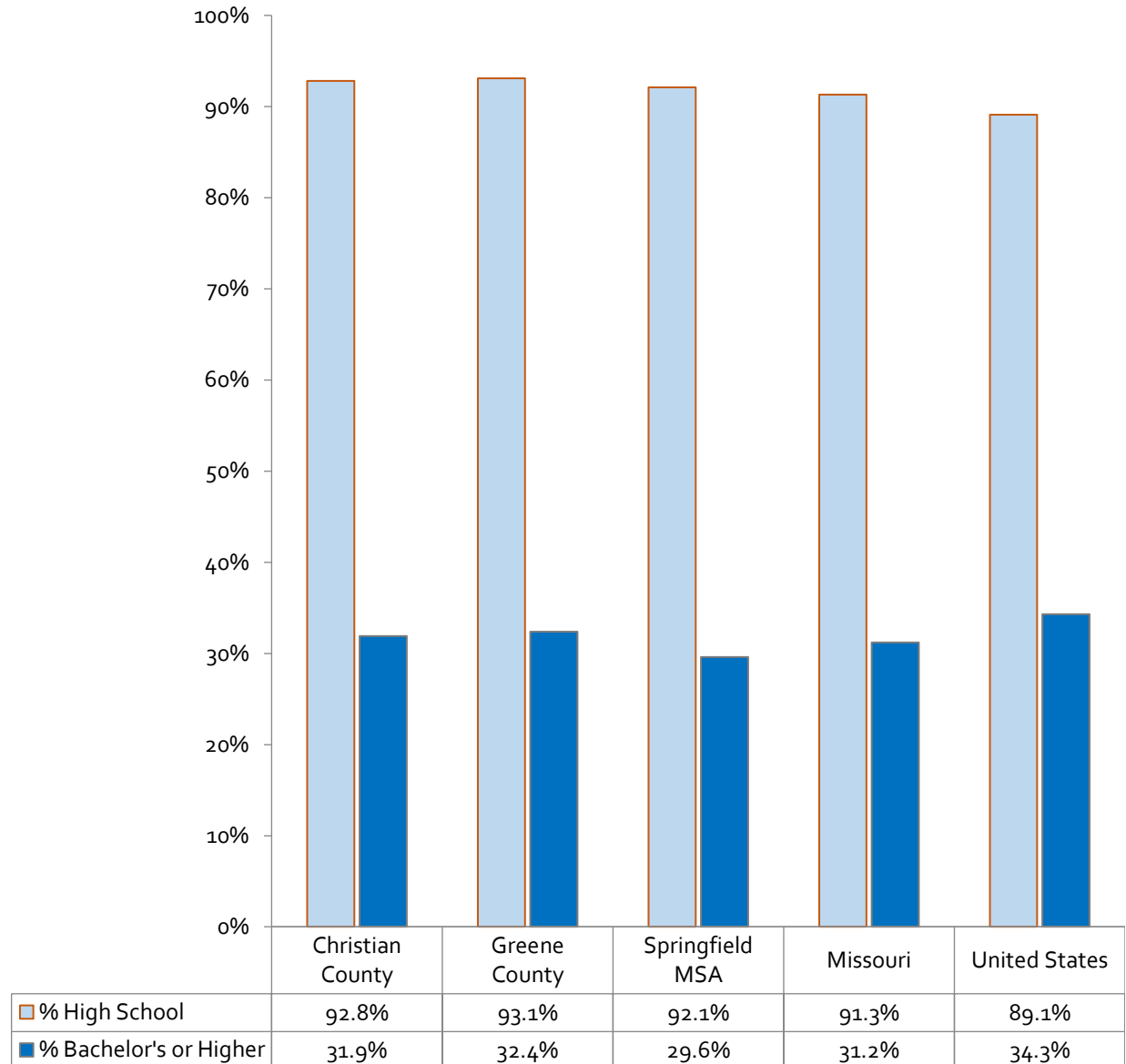
Workforce education levels affect employment and earning levels within communities.

Christian and Greene Counties have higher percentages of residents 25 years of age or older with a high school diploma than the MSA, State, or the U.S. Greene County has the higher percentage of residents 25 years of age or older with a four-year college degree at 32.4 percent compared to all other geographies except for the U.S.

The Springfield MSA as a whole, has the lowest percentage of people over 25 with a bachelor's degree or higher while all areas have a higher percentage of high school graduates than the U.S.

## Workforce Education Levels Percent with High School Diploma and College Degrees in Springfield MSA Counties

Source: 2022 ACS 5-Year Estimates



# Commuting Patterns

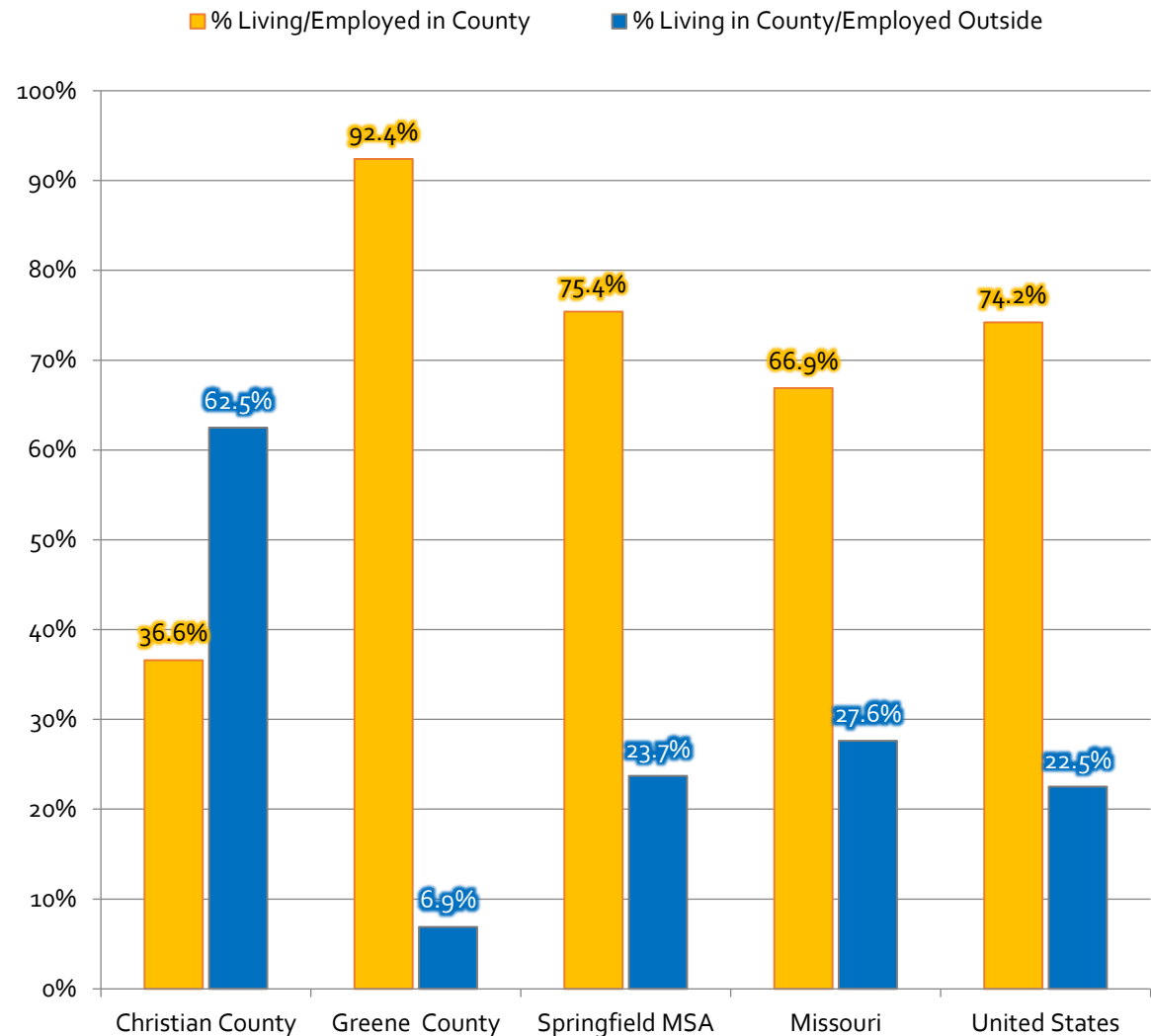
The chart to the right shows the percentage of workers who work in their county of residence compared to the percentage who work in a different county.

Of the people who work in Greene County, 92.4 percent also live in Greene County. Conversely, the majority (62.5%) of Christian County residents commute to another county for work.

The MSA percentage of workers living in the same county as they are employed is comparable to that of the United States but greater than Missouri as a whole.

## County of Residence vs. County of Employment

Source: 2022 ACS 5-Year Estimates



# Mean Travel Time to Work

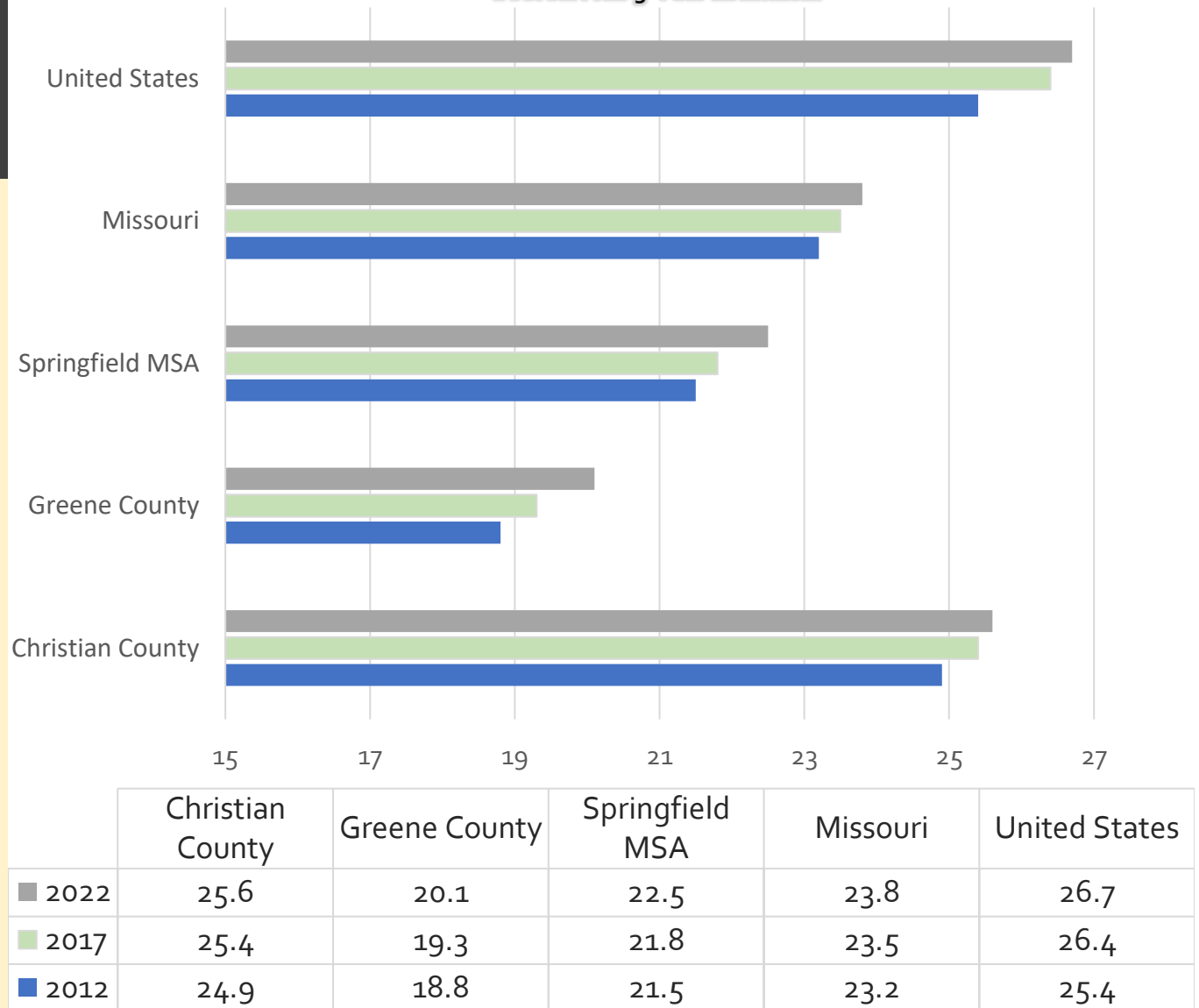
The chart to the right shows the average commute time for individuals living in Greene and Christian Counties, Missouri, the United States, and the Springfield, MO MSA.

Residents of Greene County have the shortest commutes to work at 20.1 minutes. Workers living in Christian County have the longest commutes with an estimated mean of 25.6 minutes. This is comparable to the United States as a whole.

Travel time estimates for the United States and Missouri are statistically different and have increased across all five-year samples. Greene County and the Springfield MSA had statistically significant increases between 2017 and 2022. Christian County was not statistically different across any of the samples.

## Mean Travel Time to Work in Minutes Counties & MSA

Source: ACS 5-Year Estimates



# Mean Travel Time to Work

The chart to the right shows the average commute time for residents living in the seven cities within the OTO area.

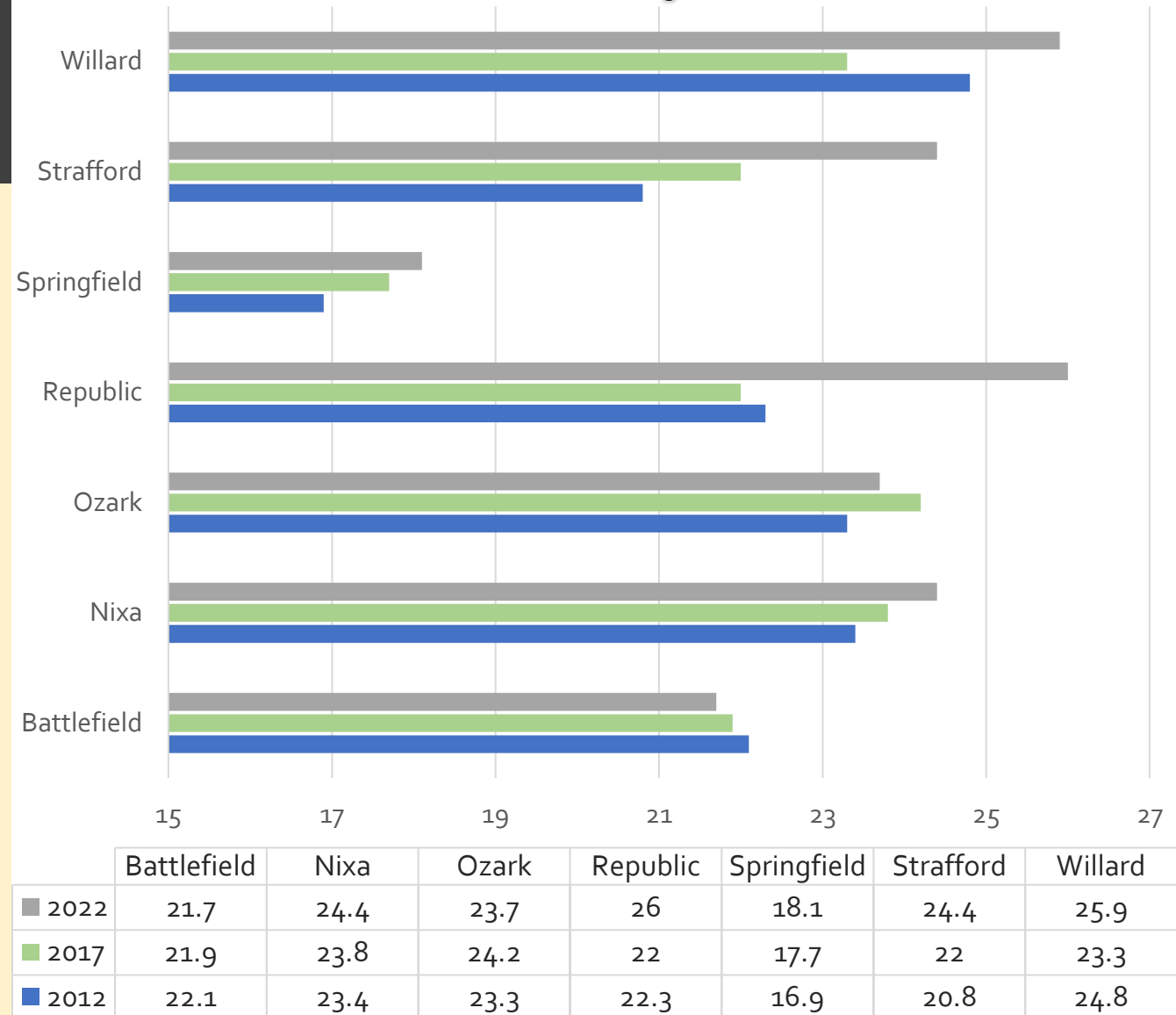
The 2022 estimate for Republic is statistically different from 2017 showing an increase but the 2017 estimate is not statistically different from 2012.

The 2022 estimates for Springfield and Strafford are significantly higher than 2012 but no different than 2017.

There is no statistical difference between any of the estimates for Battlefield, Nixa, Ozark, or Willard.

## Mean Travel Time to Work in Minutes OTO Area Cities

Source: ACS 5-Year Estimates



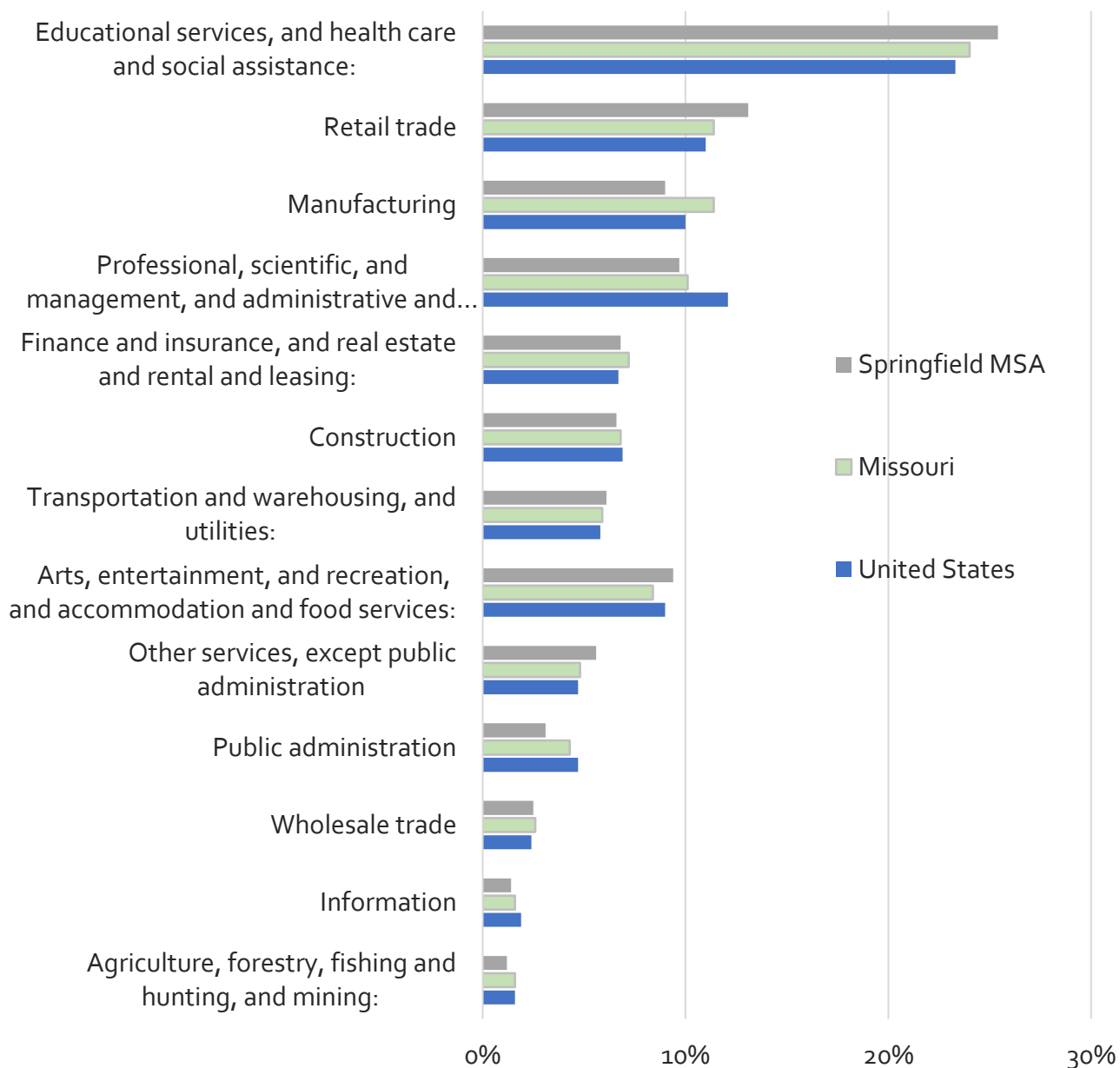
# Workforce By Industry

The chart to the right compares industry employment percentages for the workforce for the Springfield, MO MSA, Missouri, & the United States.

The percent of industry employment in the Springfield MSA is most significantly greater than MO & the U.S. in Professional, Scientific, and Management, and Administrative and Waste Management Services.

The MSA percentage lags MO & the U.S. most significantly in Educational Services, and Health Care and Social Assistance. The MSA percentage of Manufacturing workers is greater than the U.S. but still falls short of MO.

Springfield MSA Percentage of Workers by Industry  
Source: ACS 2022 5-Year Estimates



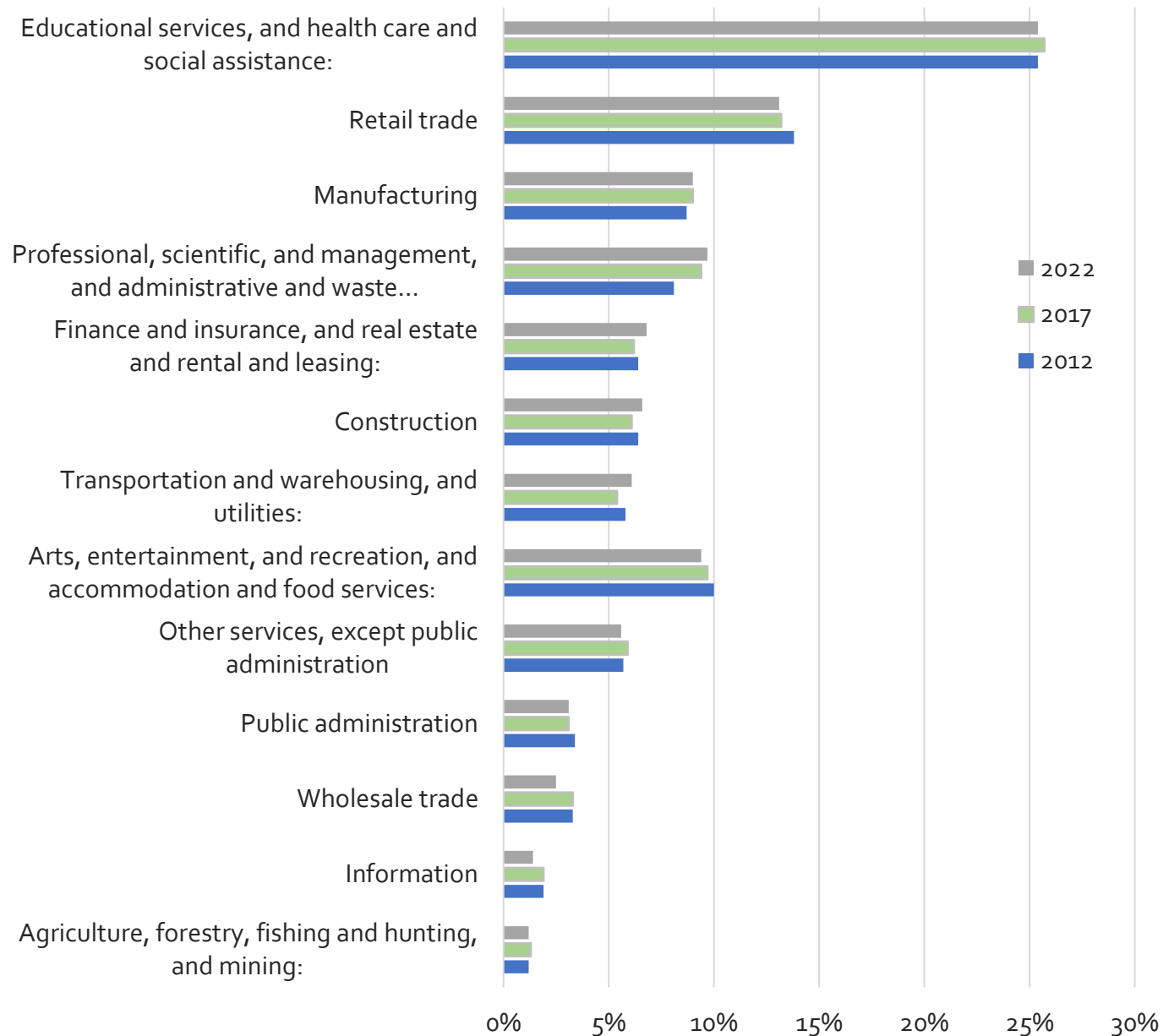
# Workforce By Industry Springfield MSA

The chart to the right shows the 5-year estimates for the percentage of workers by industry in the Springfield MSA for 2022, 2017, & 2012.

There is no statistical difference for most industries amongst the surveys. However, the estimates are significantly different for Education & Healthcare and Construction Industries from prior 5-year samples, 2012 & 2017, respectively.

Employment percentages in the Wholesale Trade, Public Administration, & Information sectors declined from 2017 to 2022 while employment in the Professional, Scientific, etc. sector increased.

Springfield MSA Percentage of Workers by Industry Source:  
ACS 5-Year Estimates



## Springfield MSA Workforce Change by Industry 2012 – 2022, American Community Survey 5-yr Estimates

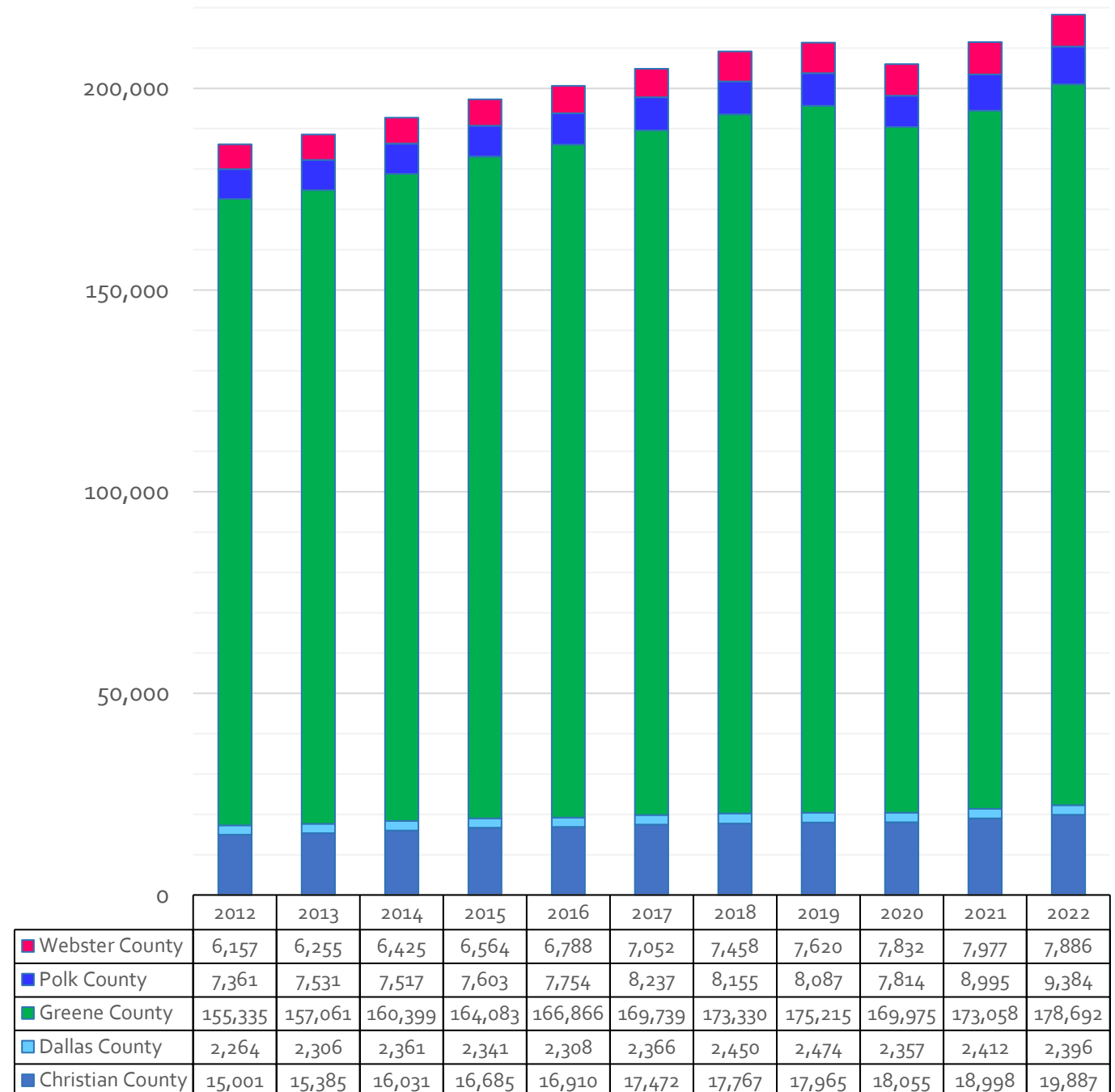
	2012	2022	Difference	% Change
<b>Full-time, year-round civilian employed population 16 years and over</b>	<b>136,075</b>	<b>161,180</b>	<b>25,105</b>	<b>18.4</b>
<b>Agriculture, forestry, fishing and hunting, and mining:</b>	<b>1,668</b>	<b>1,738</b>	<b>70</b>	<b>4.2</b>
Agriculture, forestry, fishing and hunting	1,468	1,544	76	5.2
Mining, quarrying, and oil and gas extraction	200	194	-6	-3.0
<b>Construction</b>	<b>8,644</b>	<b>10,784</b>	<b>2,140</b>	<b>24.8</b>
<b>Manufacturing</b>	<b>14,618</b>	<b>17,299</b>	<b>2,681</b>	<b>18.3</b>
<b>Wholesale trade</b>	<b>5,549</b>	<b>5,236</b>	<b>-313</b>	<b>-5.6</b>
<b>Retail trade</b>	<b>16,928</b>	<b>18,607</b>	<b>1,679</b>	<b>9.9</b>
<b>Transportation and warehousing, and utilities:</b>	<b>9,690</b>	<b>10,493</b>	<b>803</b>	<b>8.3</b>
Transportation and warehousing	7,829	8,842	1,013	12.9
Utilities	1,861	1,651	-210	-11.3
<b>Information</b>	<b>2,870</b>	<b>2,266</b>	<b>-604</b>	<b>-21.0</b>
<b>Finance and insurance, and real estate and rental and leasing:</b>	<b>10,173</b>	<b>12,102</b>	<b>1,929</b>	<b>19.0</b>
Finance and insurance	7,797	9,486	1,689	21.7
Real estate and rental and leasing	2,376	2,616	240	10.1
<b>Professional, scientific, and management, and administrative and waste management services:</b>	<b>10,776</b>	<b>16,125</b>	<b>5,349</b>	<b>49.6</b>
Professional, scientific, and technical services	6,025	9,727	3,702	61.4
Management of companies and enterprises	293	292	-1	-0.34
Administrative and support and waste management services	4,458	6,106	1,648	37.0
<b>Educational services, and health care and social assistance:</b>	<b>34,080</b>	<b>40,192</b>	<b>6,112</b>	<b>17.9</b>
Educational services	11,711	14,008	2,297	19.6
Health care and social assistance	22,369	26,184	3,815	17.1
<b>Arts, entertainment, and recreation, and accommodation and food services:</b>	<b>7,939</b>	<b>9,975</b>	<b>2,036</b>	<b>25.6</b>
Arts, entertainment, and recreation	1,425	1,900	475	33.3
Accommodation and food services	6,514	8,075	1,561	24.0
<b>Other services, except public administration</b>	<b>7,171</b>	<b>8,082</b>	<b>911</b>	<b>12.7</b>
<b>Public administration</b>	<b>5,969</b>	<b>6,187</b>	<b>218</b>	<b>3.7</b>

# Number of Jobs by MSA County

The data contained in the chart on this page was retrieved from the U.S. Census Bureau The Local Employment and Household Dynamics (LEHD) Quarterly Workforce Indicators.

The data show job losses from 2021 to 2022. Beginning in 2011, jobs numbers start to climb every year through 2019. The overwhelming number of jobs in the MSA are in Greene County.

Although jobs numbers have risen in every county in the MSA, the proportion of MSA jobs within Greene County from 2010 to 2020 has remained relatively constant.



# Data Sources

The figures provided in this report are for informational purposes only. The Ozarks Transportation Organization (OTO) offers no warranty, either expressed or implied, that the population and housing unit numbers published here are accurate and assumes no liability for any use to which the data may be put.

Building permit data were provided by the Springfield Department of Building Development Services, the Greene County Department of Building Regulations, the Christian County Planning and Development Department, and the cities of Battlefield, Republic, Nixa, Ozark, Strafford, and Willard.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns.

Other data sources include:

U.S. Census Bureau, 2020 Decennial Census. P.L. 94\_171 Redistricting Data

U.S. Census Bureau, 2020. Quarterly Workforce Indicators. Washington, DC: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed on 2/13/2024  
<https://lehd.ces.census.gov/data/#qwi>.

U.S. Census Bureau. 2022. LEHD Origin-Destination Employment Statistics (2002-2021) LEHD Origin-Destination Employment Statistics (2002-2021) at <https://onthemap.ces.census.gov>. LODS 7.4 [version]

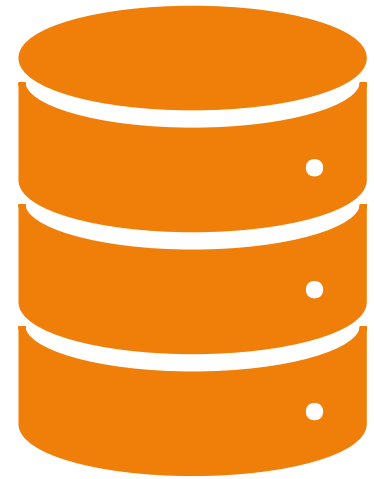
Missouri Census Data Center, (2020). <http://mcdc.missouri.edu/decennial-census/1980-1990.shtml>

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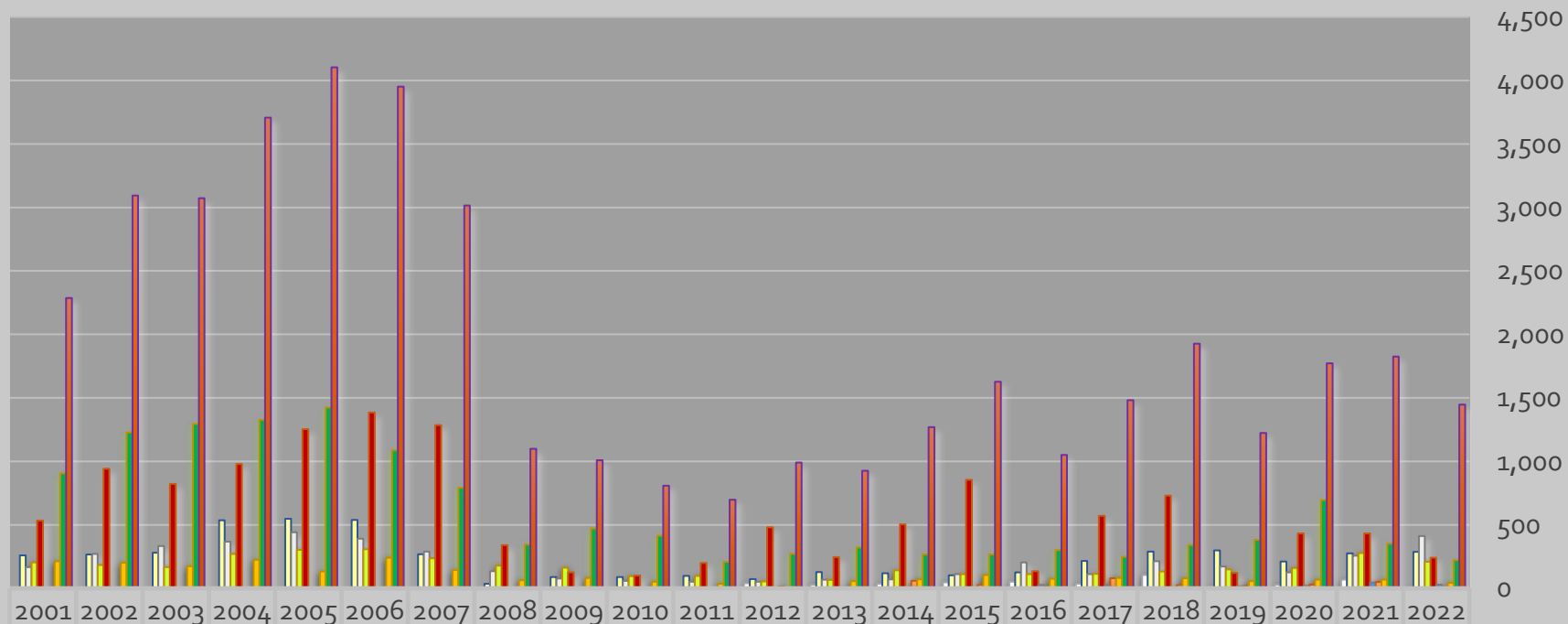
Missouri Census Data Center. (2024). *State/County Annual Population Change* [dataset application]. Available from <https://mcdc.missouri.edu/applications/population/change/>.

U.S. Census Bureau, 2020 & 2022, 2017, 2012 American Community Survey 5-Year Estimates.  
<https://data.census.gov/cedsci/>

[Internal Revenue Service, SOI Tax Stats – Migration Data](#), 2024.

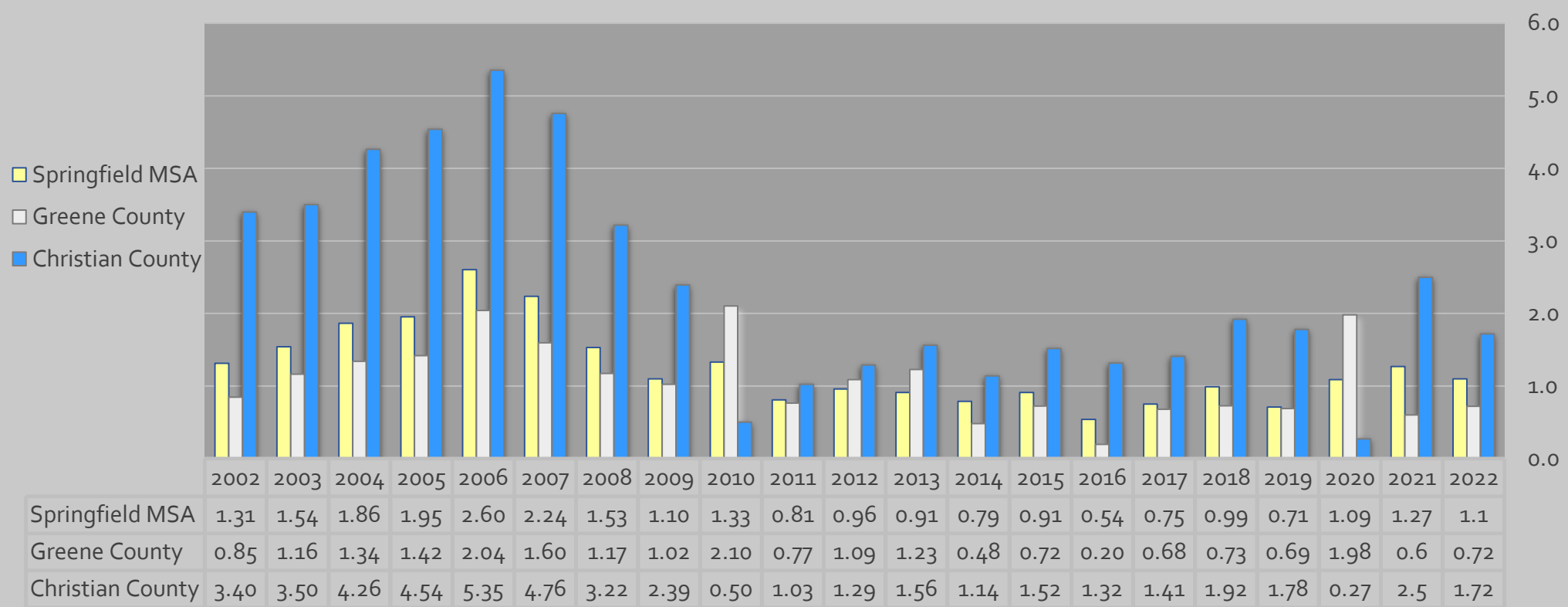


# Appendix A: OTO Area Permit Activity 2001 - 2022



	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Battlefield	-	-	-	-	-	-	-	-	-	-	-	40	29	36	47	53	36	106	14	30	69	5
Nixa	260	267	281	536	547	539	268	36	88	89	99	72	128	119	103	126	215	289	298	212	276	288
Ozark	168	271	333	367	441	391	290	134	77	60	53	53	69	70	112	205	112	214	171	127	257	412
Republic	205	183	168	271	304	307	236	179	162	95	99	54	67	143	111	113	114	133	149	160	277	208
Springfield	535	943	823	980	1,254	1,386	1,285	341	127	100	200	481	245	504	854	136	570	731	122	433	432	242
Strafford												0	3	2	2	27	24	8	15	20	46	28
Willard												13	7	59	26	14	80	25	17	28	49	
Christian - OTO	213	201	174	224	133	241	145	64	82	51	37	7	56	70	106	76	83	79	56	68	69	42
Greene - OTO	906	1,229	1,294	1,328	1,424	1,087	792	345	472	413	210	270	321	266	266	301	247	341	381	695	351	222
Total	2,287	3,094	3,073	3,706	4,103	3,951	3,016	1,099	1,008	808	698	990	925	1,269	1,627	1,051	1,481	1,926	1,223	1,773	1,826	1,447

# Appendix B: Year-over-Year Population Percent Change 2002 - 2022



# Appendix C: Year-over-Year Total Jobs Percent Change 2002 – 2022 & Daily Vehicle Miles Travelled

