

2024 Growth Trends Report

The Ozarks Transportation Organization



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 survey comparisons of ACS data and tests for statistical differences are addressed in narrative sections where applicable.

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Introduction

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), MoDOT, The Missouri Census Data Center (MCDC), and 2023 – 2019 American Community Survey Five-Year Estimates.

• Residential Units Added

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 data for new single-family, duplex, and multi-family structures were collected for each county and municipality in the OTO area during 2024.

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 or county within the OTO area in 2024.

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 2024 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 – 2024 is included as an appendix.



Residential Units

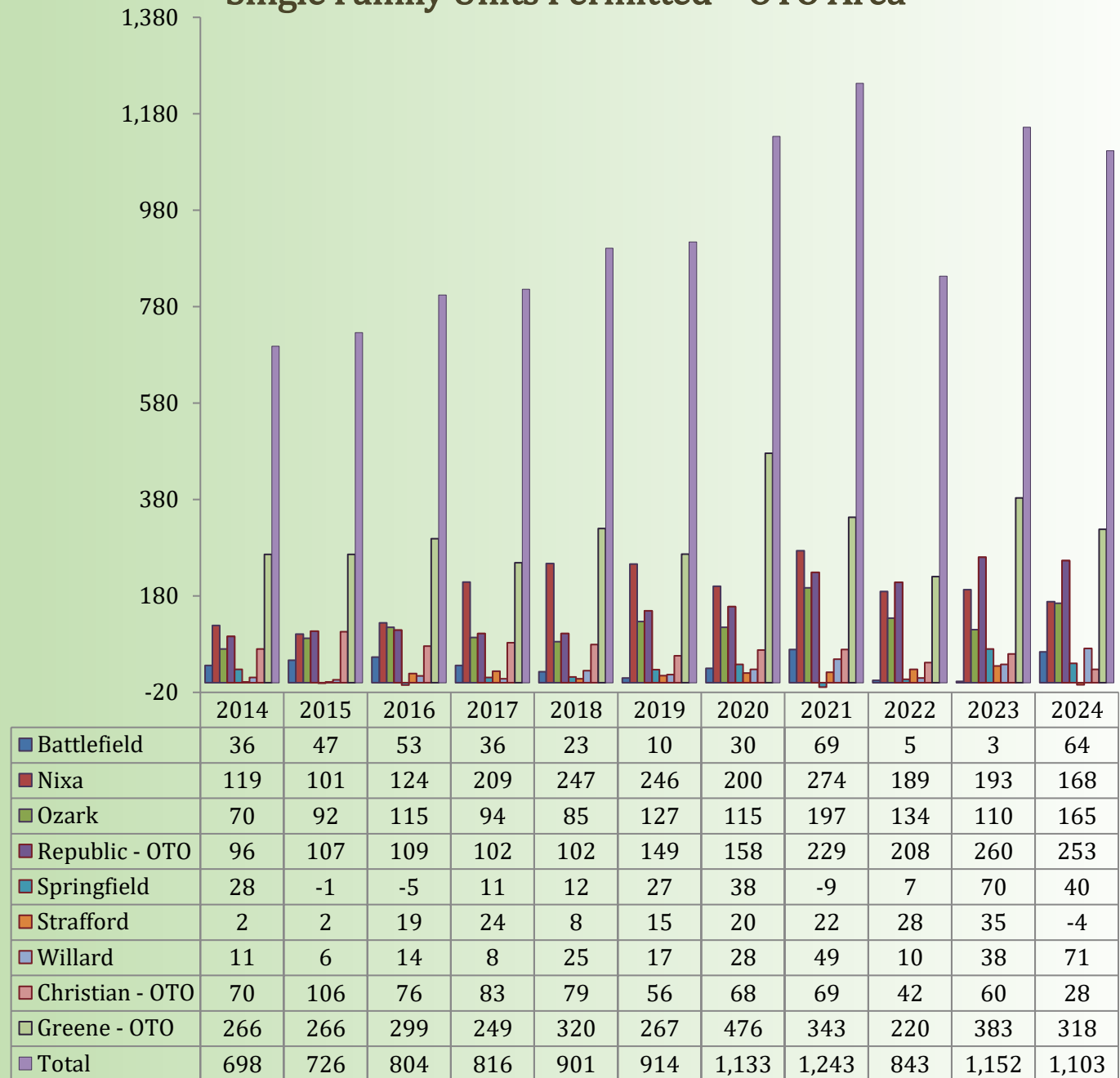
Single-Family

The information on this page depicts permitted construction of single-family housing in the OTO area from 2014 – 2024.

Single-family permitting continued the pace of the last four years. The number of residences permitted in 2024 (1,103) is comparable to the number permitted in 2020 (1,133), 2021 (1,243), and 2023.

The permit total for new single-family structures in the OTO Area was offset by the demolition of 100 houses. Most demolitions occurred in Springfield (47).

Single Family Units Permitted – OTO Area



Residential Units

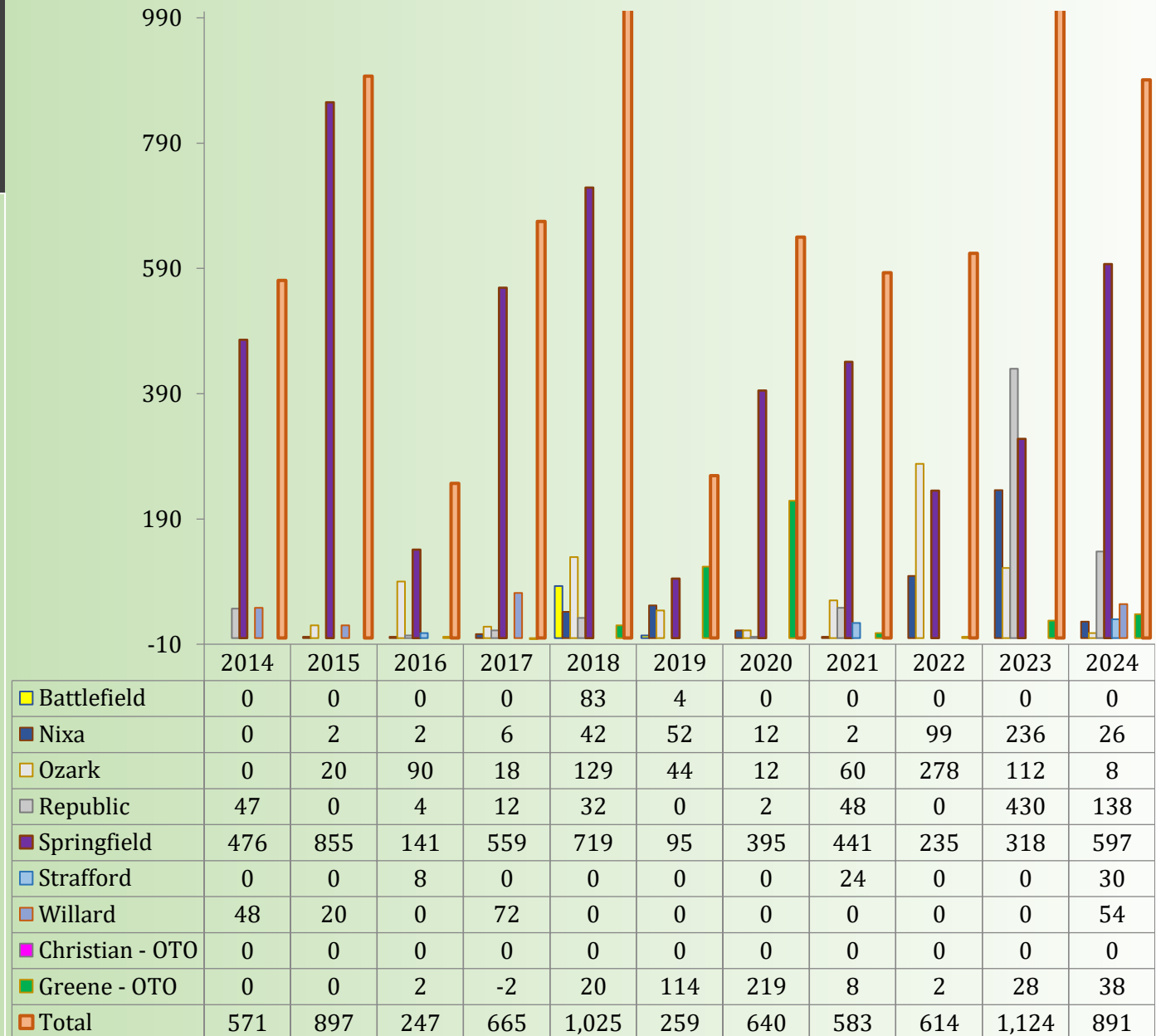
Multi-Family

Between 2014 and 2024, Springfield has generally had the highest number of multi-family housing construction permits.

In 2024, Springfield had the highest number of multi-family units (597). Republic had the second-highest number (138), followed by Willard (54).

The largest multi-family development permitted in 2024 continued to be the Stone Creek Falls project in Republic, with 90 units.

Multi-Family Units Permitted - OTO Area



Residential Units Totals

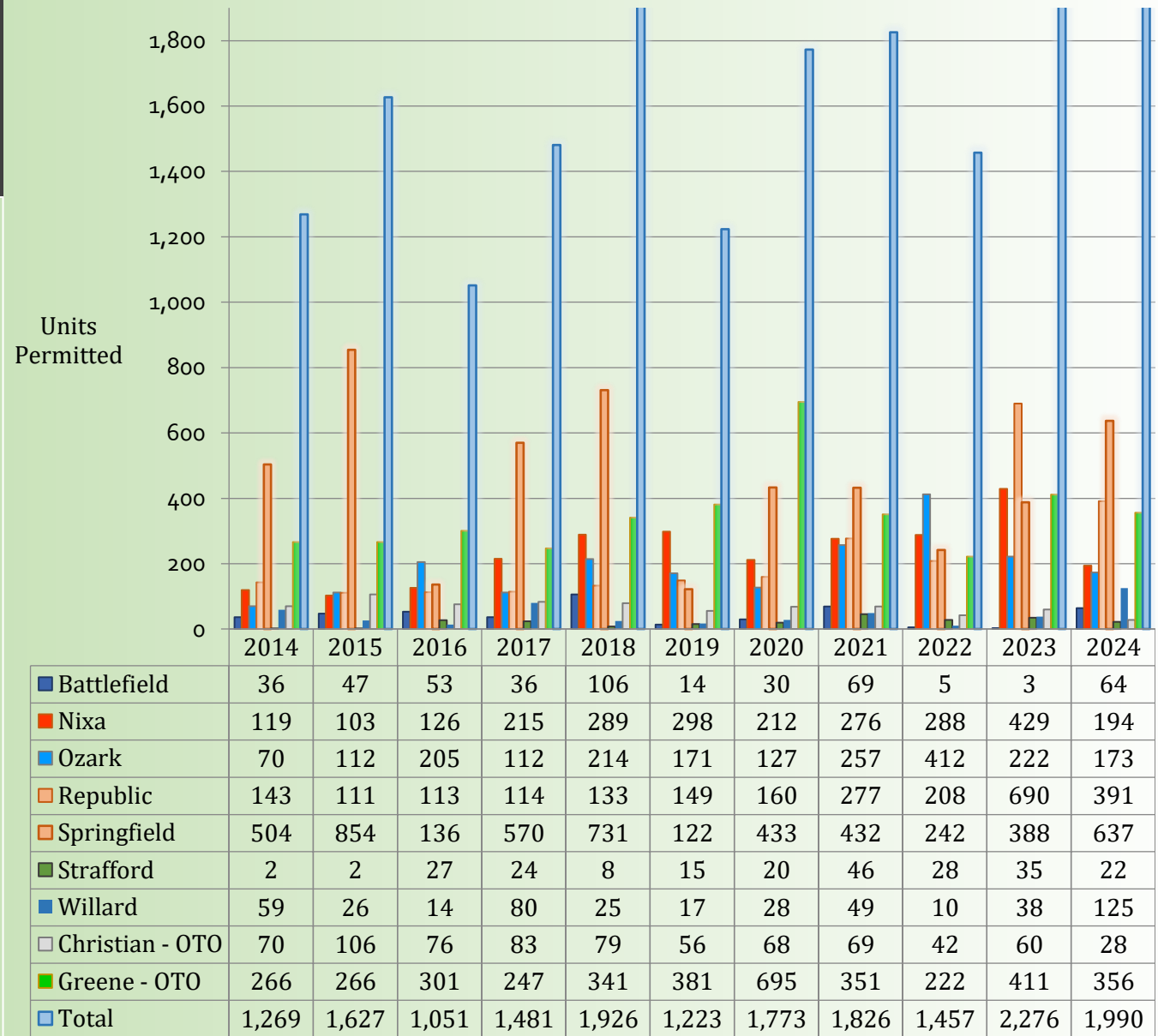
The information on this page depicts the net total of housing units permitted for the entire OTO area and each jurisdiction within it for 2024 and the prior ten years.

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 2024 has recovered to be the second highest in this ten-year range.

OTO Area Total Residential Units Permitted



Growth Trend Maps

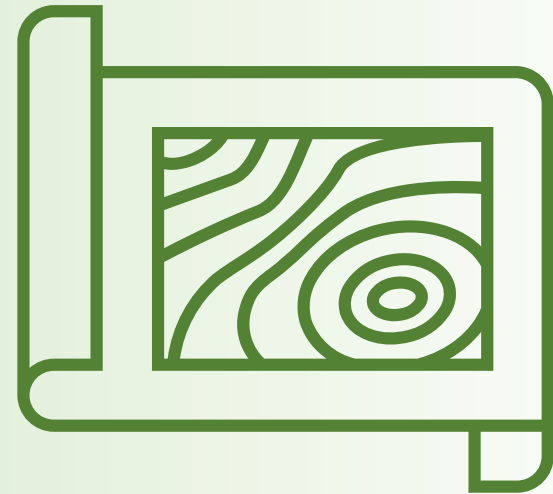
Changes in Housing Units

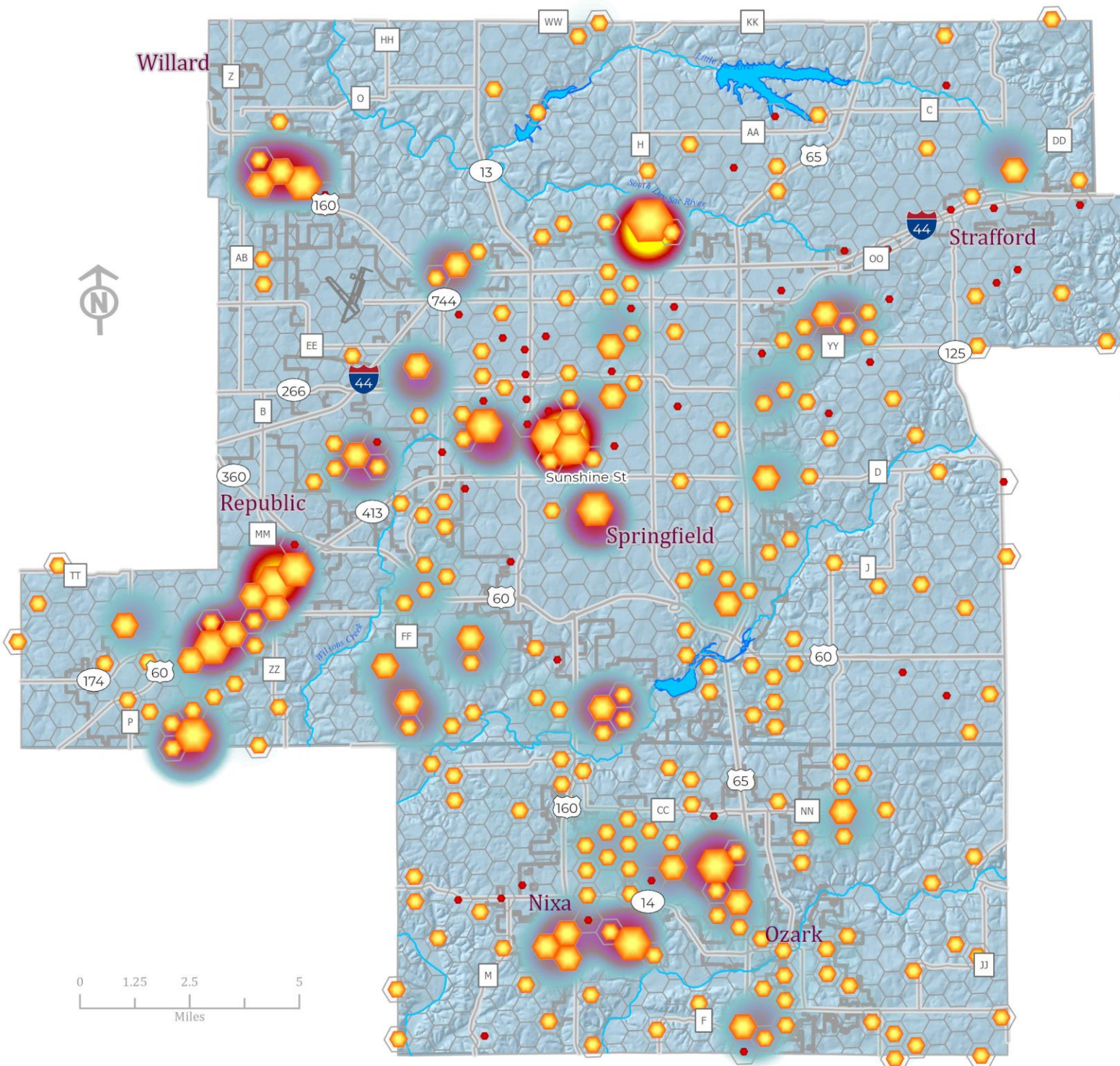
The maps on the following pages illustrate the locations of housing units added in 2024 as well as the period from 2014 to 2024.

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 2024 as well as 2014 - 2024.

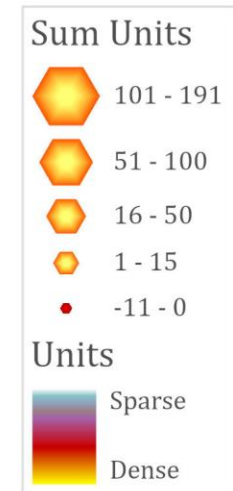
Migration Flows

County-to-County flow maps for in- and out-migration to and from Greene and Christian counties prepared with IRS tax statistics from 2021 – 2022 are included.

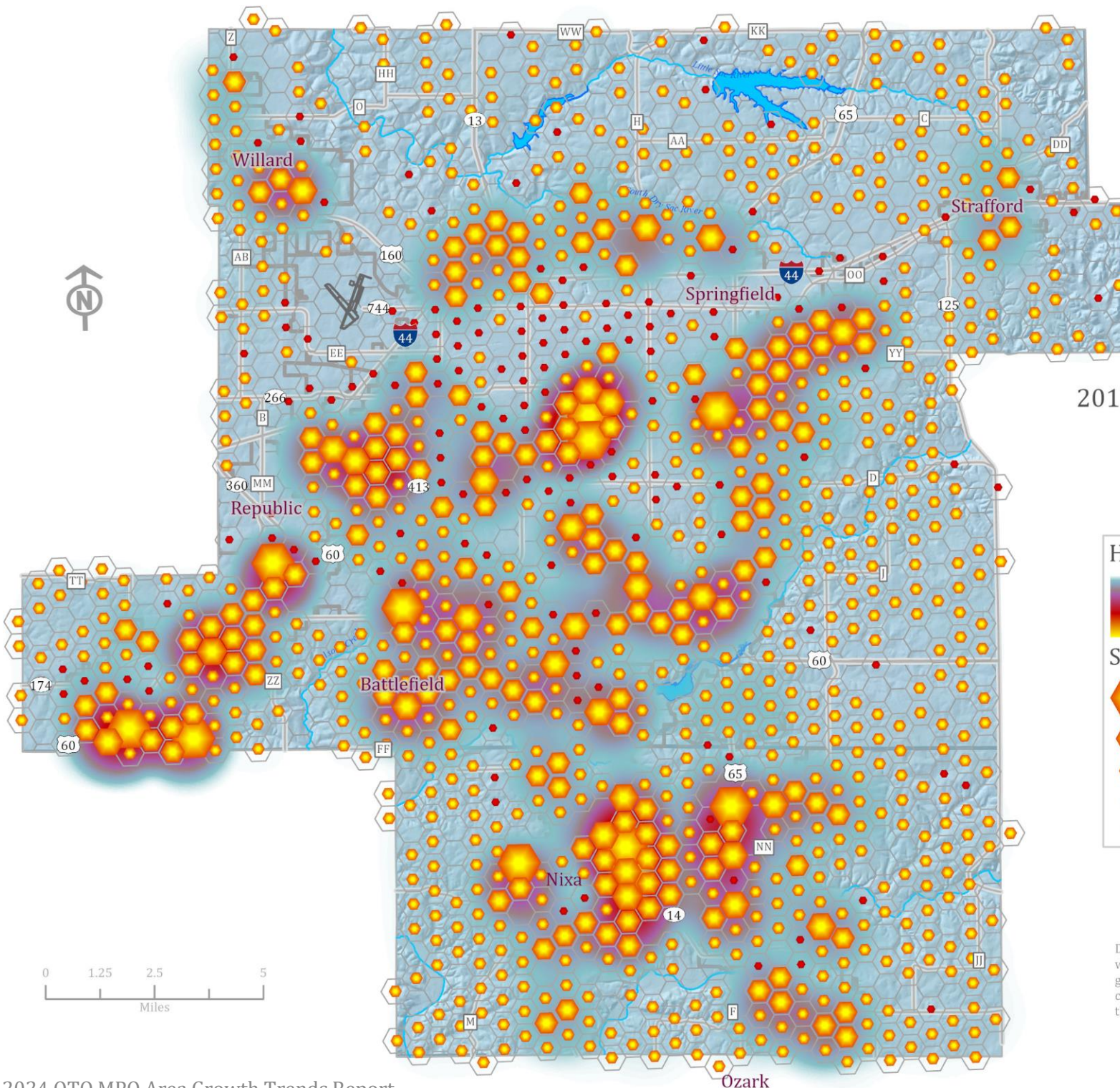




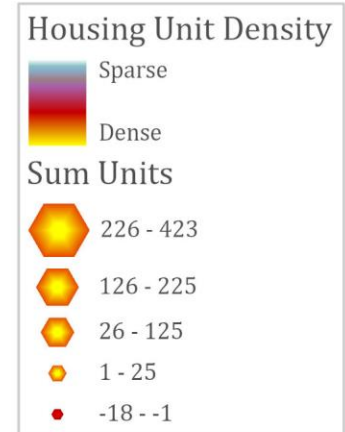
2024 Housing Permit Heat Map



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



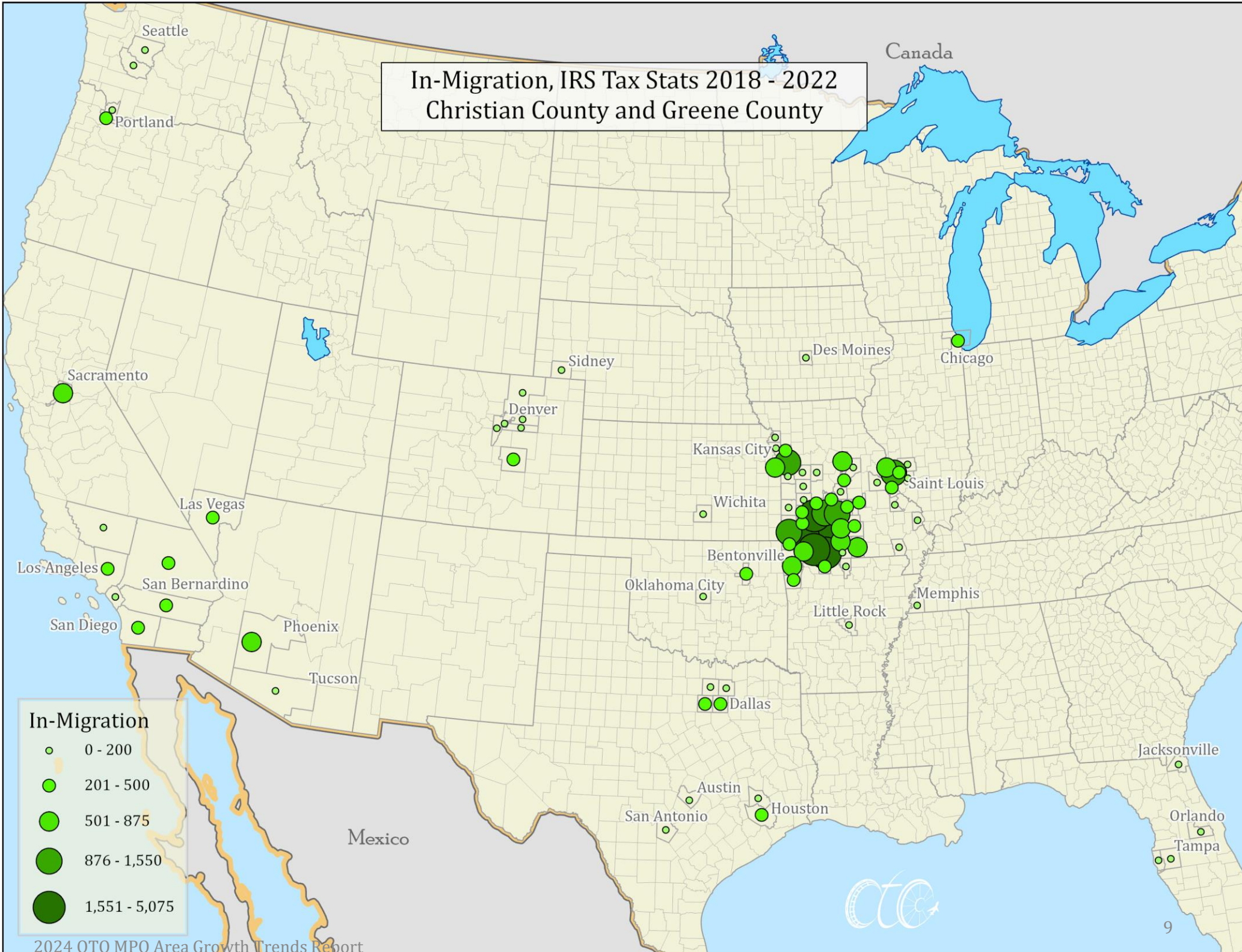
2010 - 2024 Housing Permit
Heat Map



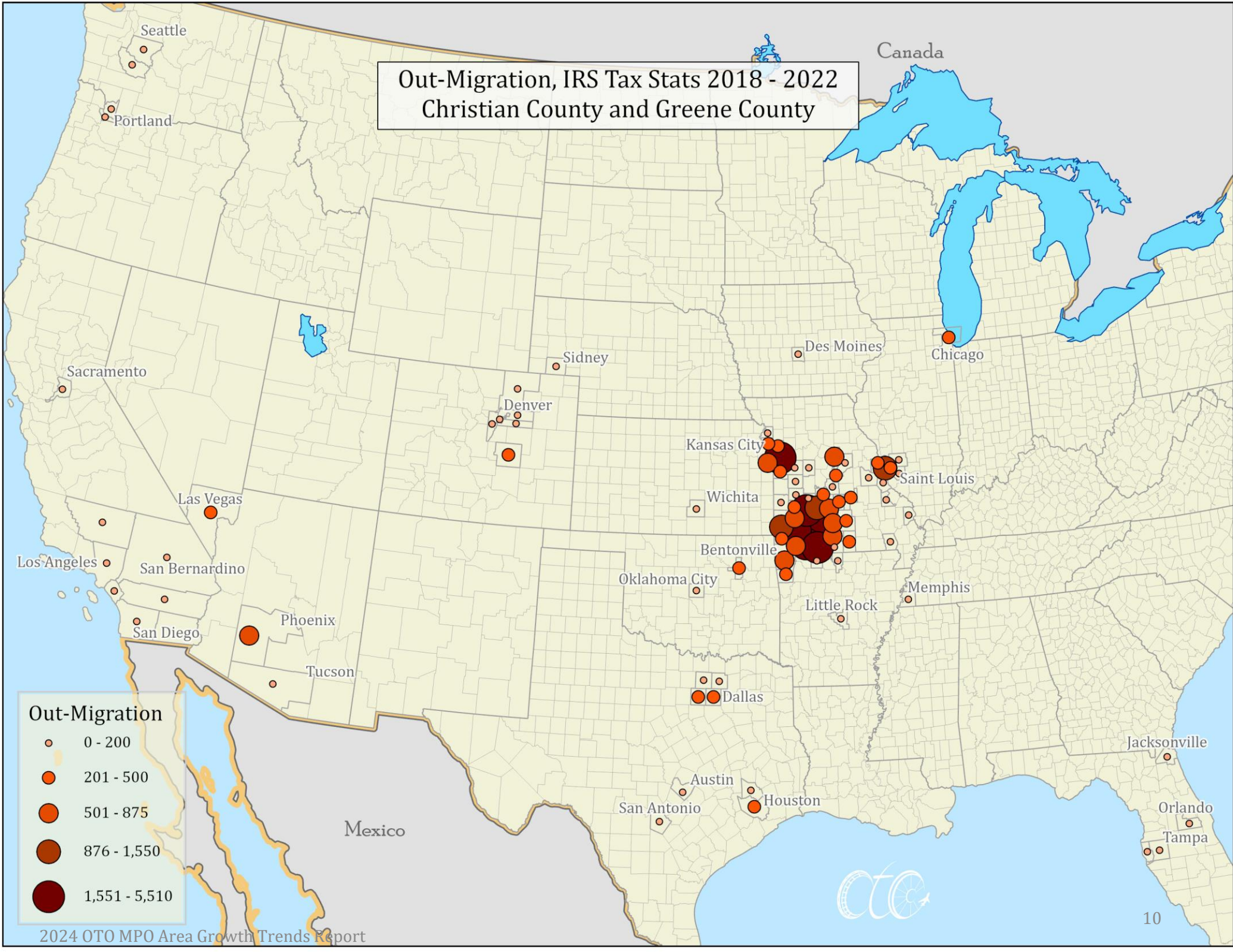
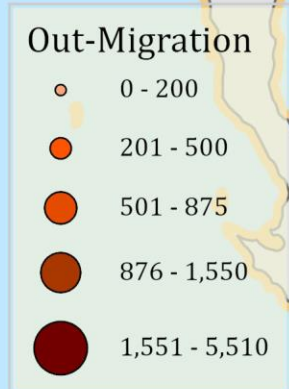
Disclaimer: This map is provided "as is" without warranty, representation, or guarantee as to the accuracy nor completeness of the data presented therein.

In-Migration, IRS Tax Stats 2018 - 2022 Christian County and Greene County

In-Migration

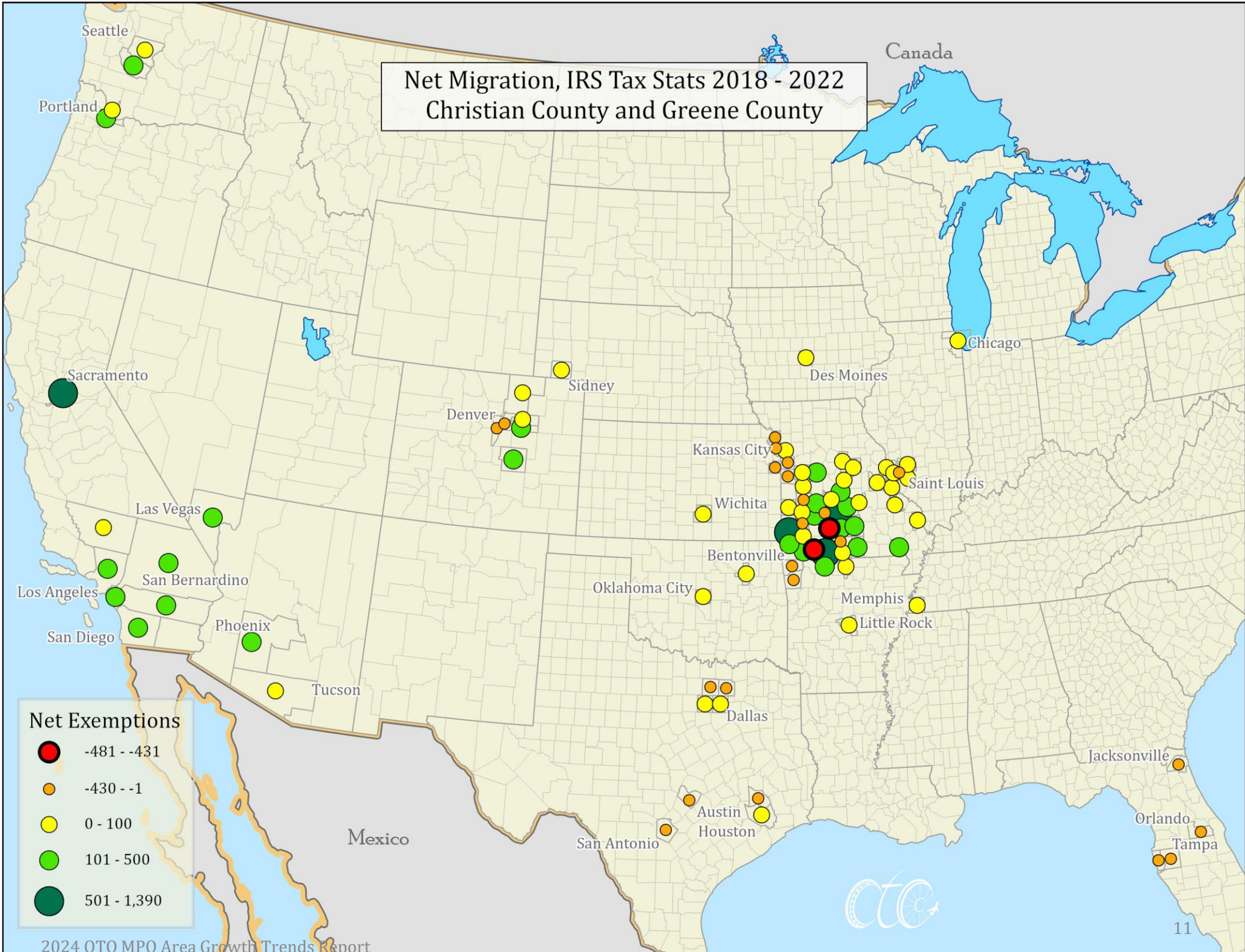
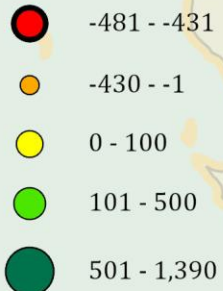


Out-Migration, IRS Tax Stats 2018 - 2022
Christian County and Greene County



Net Migration, IRS Tax Stats 2018 - 2022 Christian County and Greene County

Net Exemptions



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 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 with the aim of 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.

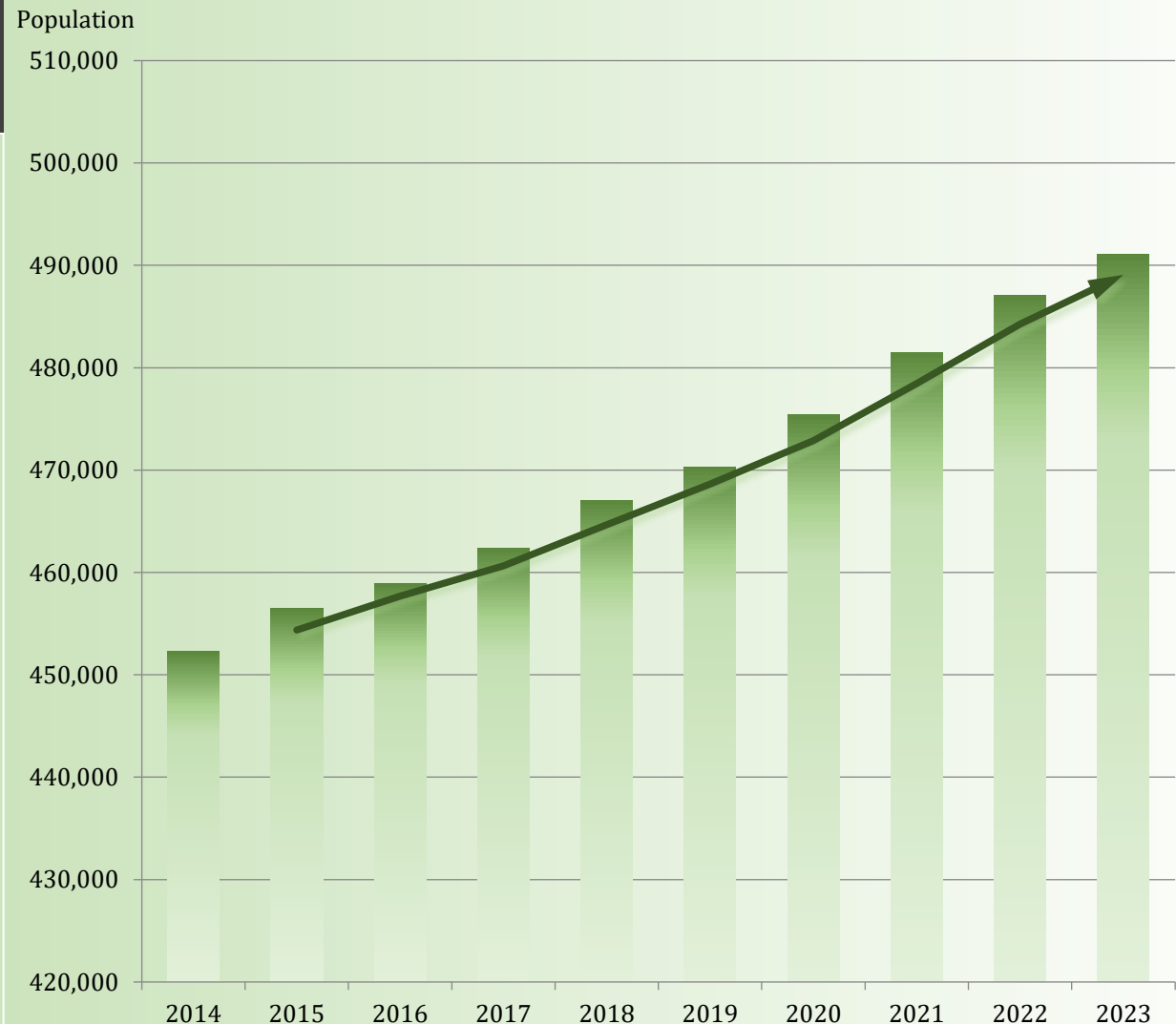
The chart on this page shows the steady increase of the combined MSA county populations.

From 2014 to 2023, the MSA population has increased from 487,061 to 491,053. 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 0.82, it will take the Springfield MSA 85 years to double in population to 982,122 by 2109.

Springfield MSA Population (Greene, Christian, Webster, Polk and Dallas Counties)

Source: U.S. Census Bureau Population Estimates Program & 2020
Decennial Census



Springfield MSA

Continued

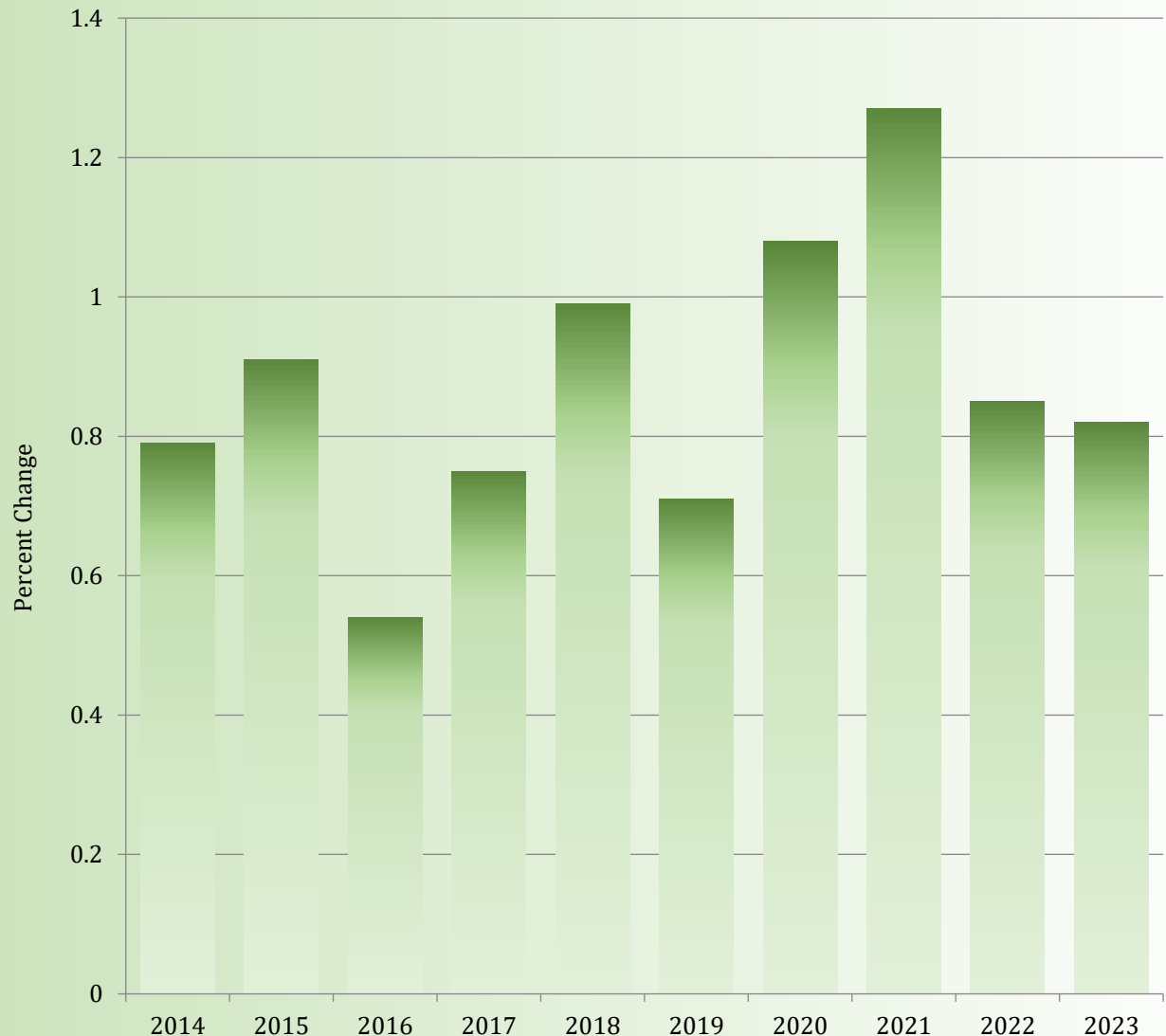
Information for the year-over-year population percent change for the five-county Springfield MSA is presented here.

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 2014 to 2023 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.

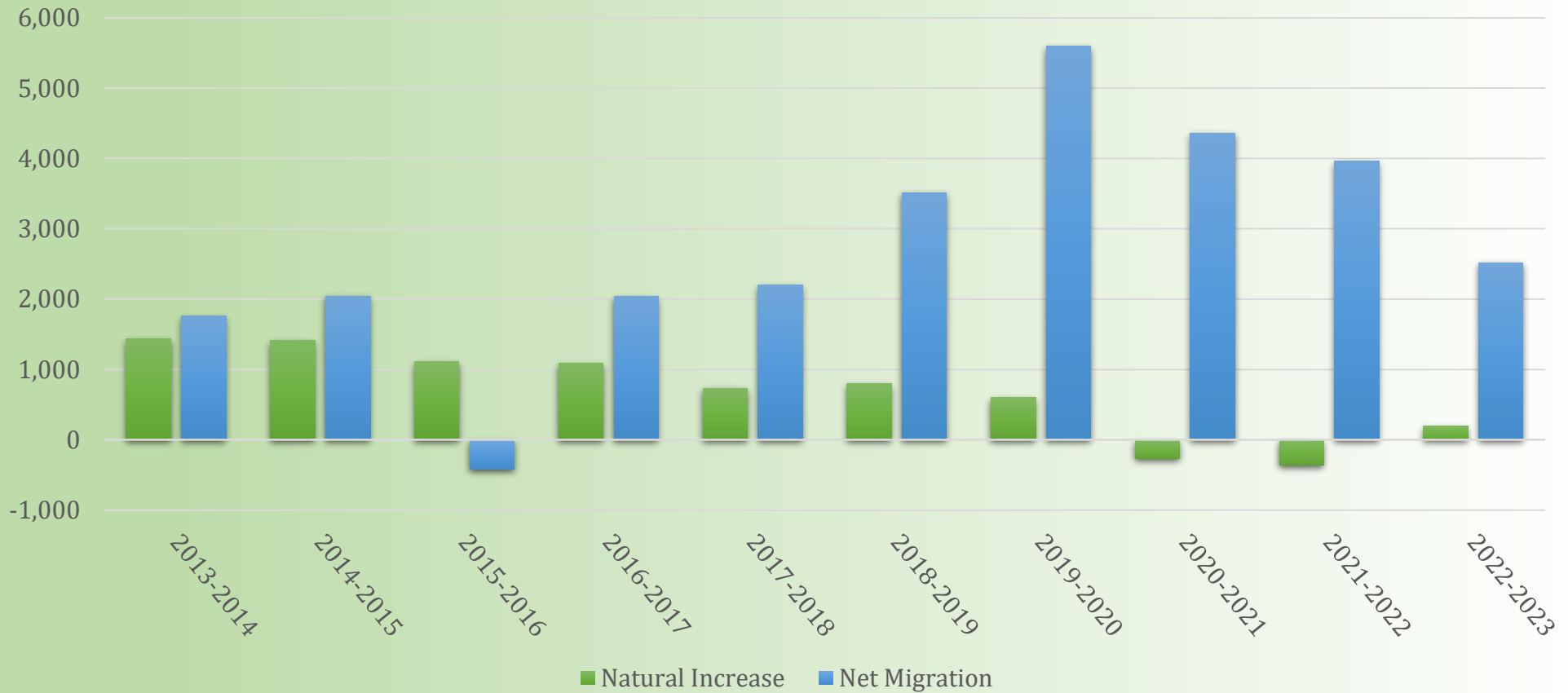
Year-over-Year Population Percent Change Springfield MSA

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



Components of Population Change

US Census Bureau Population and Housing Estimates Program



Natural Increase & Net Migration

Population change statistics for the combined area of Greene and Christian counties from 2014 to 2024 are presented on this page. Natural Increase, births minus deaths, had been on the decline over the past decade although, births still outnumbered deaths until 2021. There was a natural decrease again in 2022. This is most likely a response to the Covid-19 pandemic.

Net migration is the greatest contributor to population growth in Greene and Christian Counties. In-migration has been steadily climbing since reaching a low point in 2016. A spike in net-migration coincident with the onset of the COVID-19 pandemic is an indication that the pandemic was a catalyst for a natural decrease in population and an influx of in-migrants.

Median Household Income

Median household income for Greene and Christian Counties, the Springfield MSA, the State of Missouri, and the United States of America from the American Community Survey (ACS) 5-year estimates are presented here for 2023, 2018, and 2013.

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 2023. Based on the sample margins of error, the median income of households in all geographies is significantly higher than 2013 & 2018 estimates and even outpace the rate of inflation.

Median Household Income

Source: American Community Survey 5-Year Estimates



Median Household Income

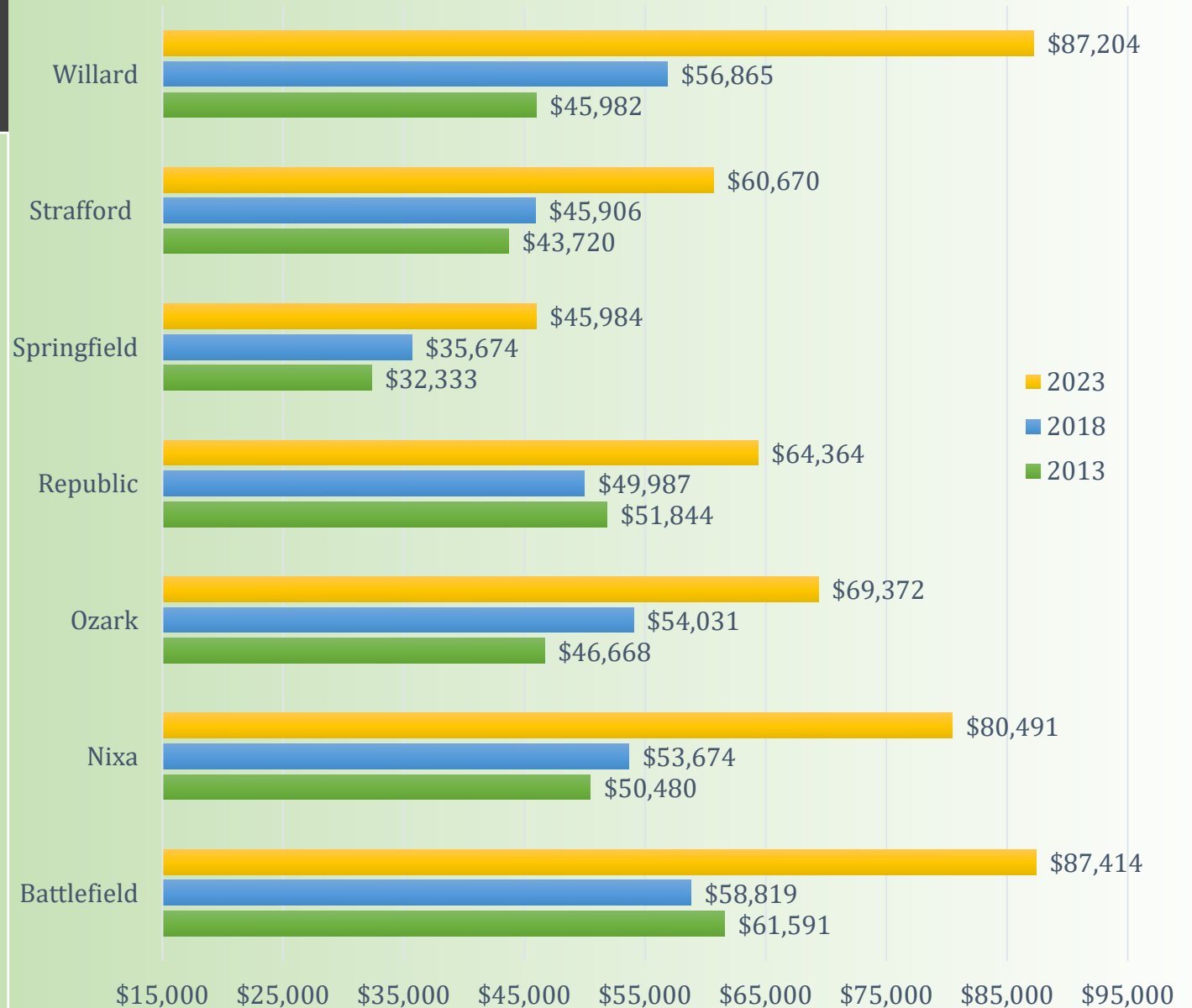
The chart to the right shows median household income for each city within the OTO planning area.

The ACS estimate for 2023 is higher for all cities. In Springfield, there is a significantly higher for each year after 2013.

In the cases of Battlefield, Ozark, Nixa, Republic, Strafford & Willard there is no significant difference between 2013 & 2018, but the 2023 estimate is statistically different from the earlier five-year samples.

Median Household Income OTO Area Cities

Source: American Community Survey 5-Year Estimates



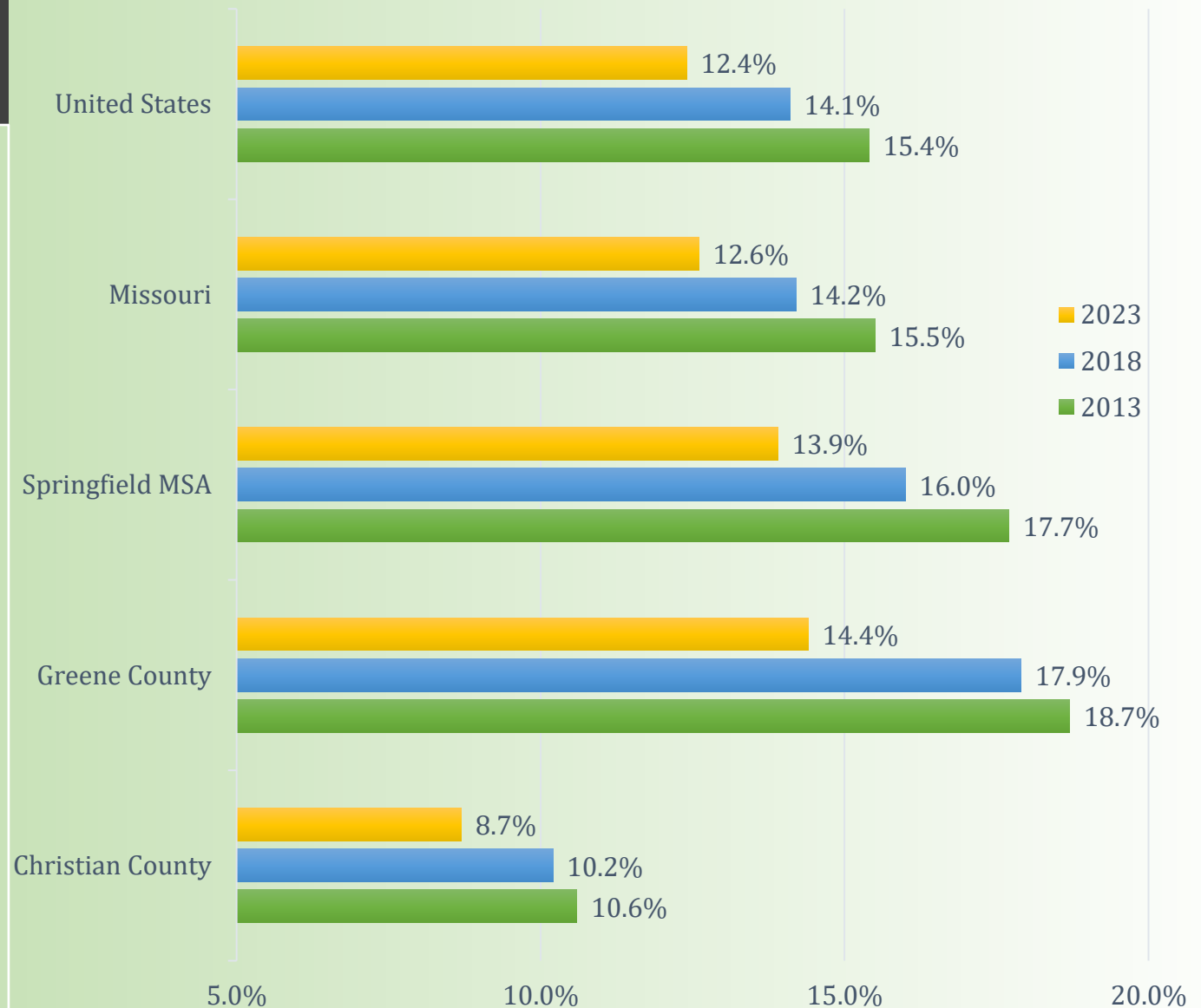
Individuals Living Below Poverty

In 2023, the percentage of people living at or below the poverty level had dropped below 2012 & 2018 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 2023 are statistically different from 2013 & 2018 estimates for all geographies. This indicates that percentages of people living below poverty level were reduced over the past decade. Financial stimulus during the pandemic and a subsequent rise in wages have contributed to a decrease in these estimates.

Percent Living Below Poverty Level

Springfield, MO MSA and Counties
American Community Survey 5-Year Estimates



Children Living Below Poverty

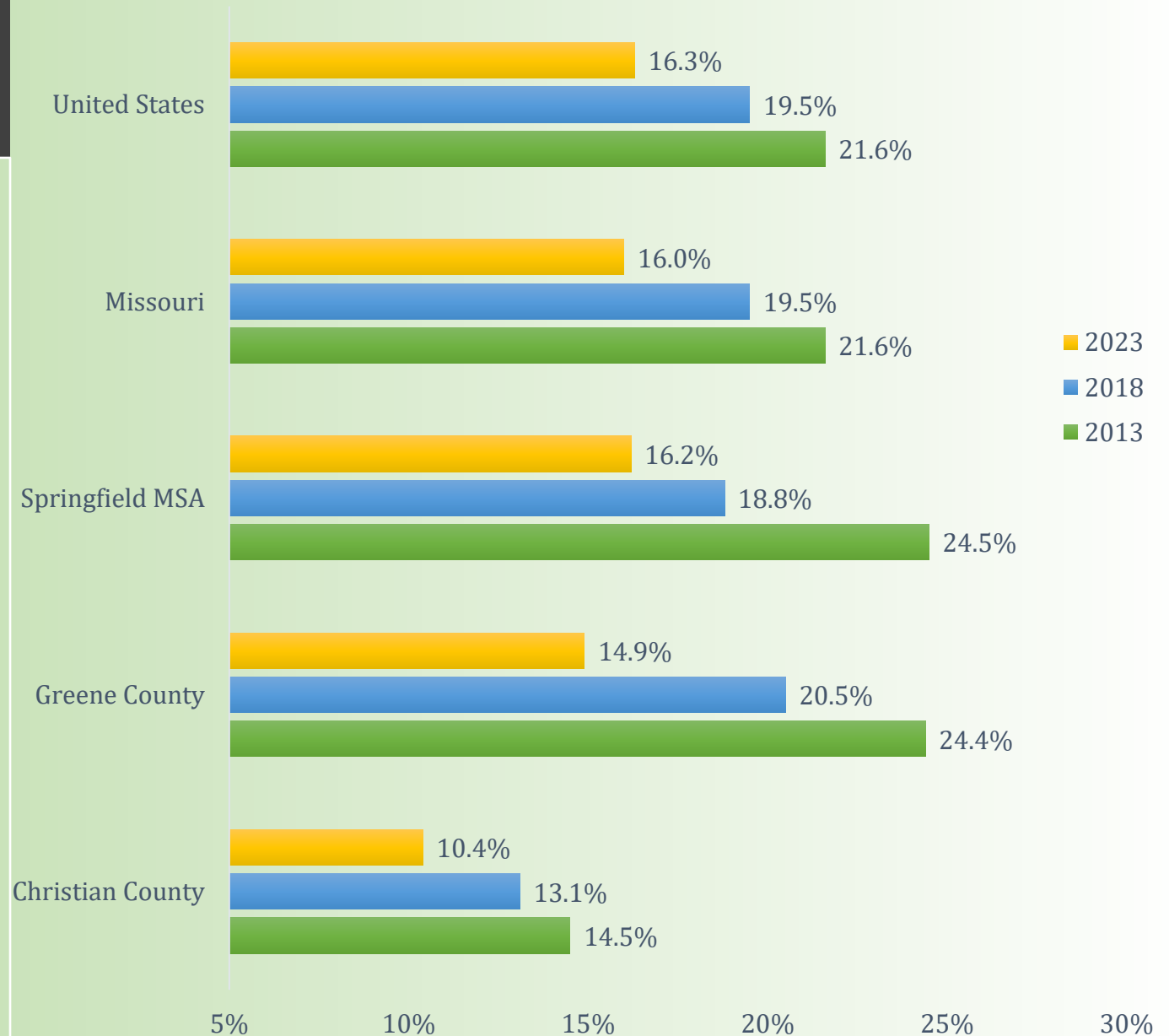
Estimates for the number of Children ages 17 and younger living at or below the poverty for the Springfield MSA, Greene County, and Christian County are compared with Missouri and the United States in this chart.

The estimates for the percentage of children living at or below the poverty level in 2013 & 2018 samples are not statistically different across all geographies. The five-year estimates for 2018 are significantly different from the 2023 sample in all geographies.

This indicates that children living at or below poverty level has decreased across the board.

Children Living Below Poverty

Source: American Community Survey 5-Year Estimates



Workforce Education Levels

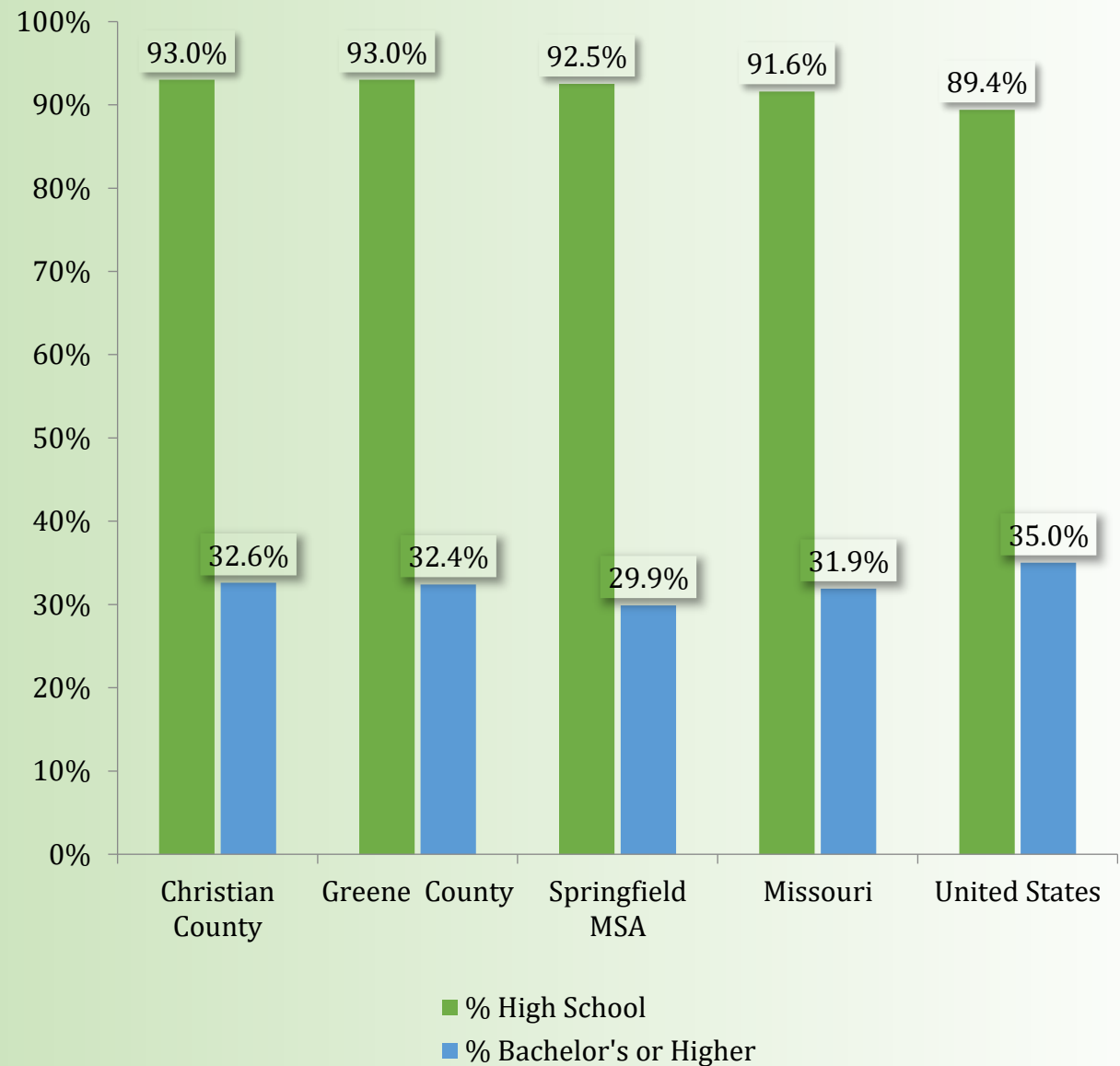
Workforce education levels affect employment and earning levels within communities.

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. The counties had a higher percentage of residents 25 years of age or older with a four-year college degree at over 32 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 Missouri and the U.S.

Workforce Education Levels Percent with High School Diploma and College Degrees

Source: 2023 ACS 5-Year Estimates



Commuting Patterns

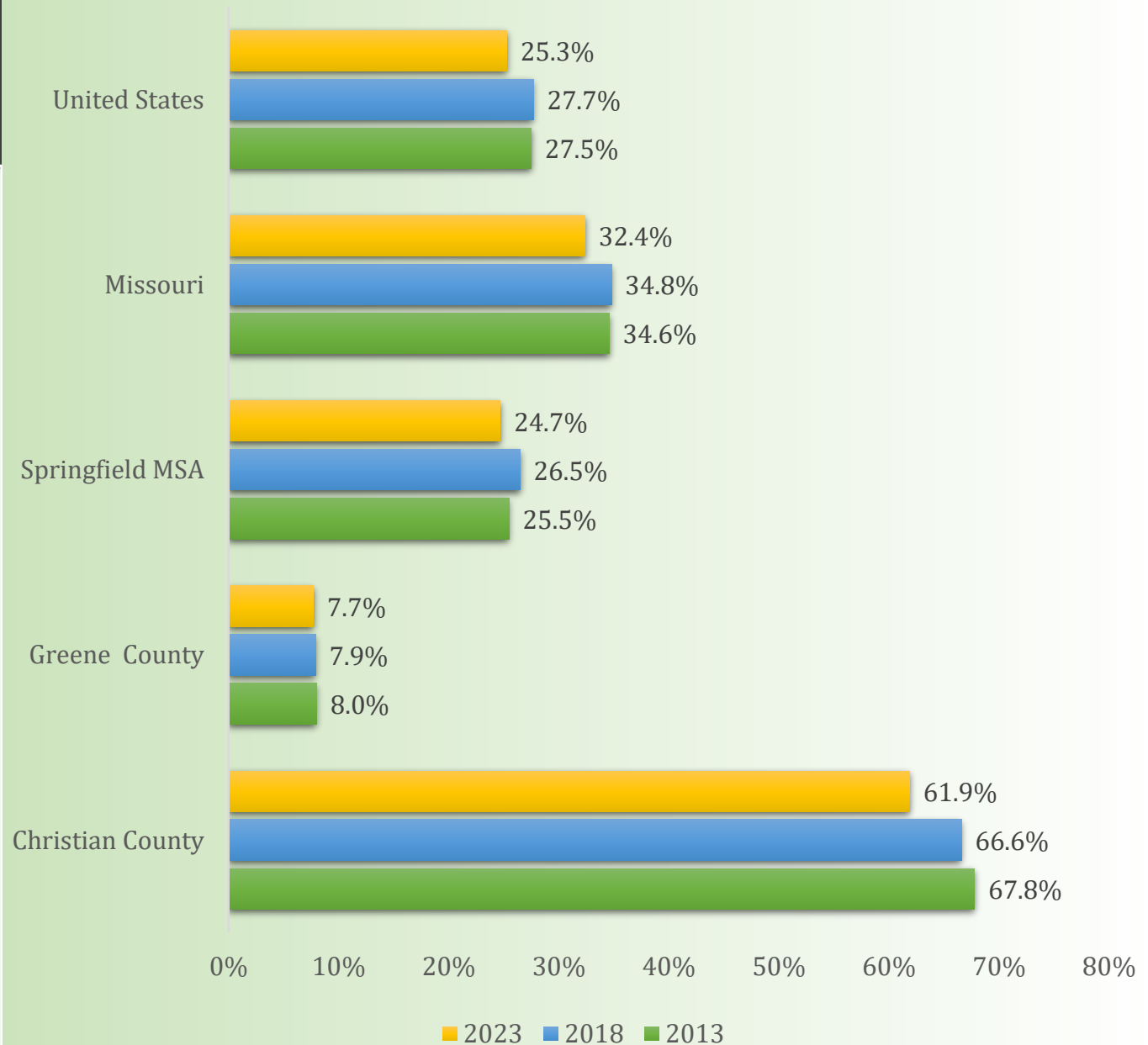
The chart to the right shows the percentage of workers who work outside of their county of residence for 2023, 2018, and 2013.

In all geographies, the percentage of workers who worked outside of their county of residence has significantly decreased in 2023. These values are the result of more people working from home.

The MSA percentage of workers living outside of the county they are employed is less than that of the US and Missouri. Christian County has seen the greatest decrease.

Percent Working Out of County of Residence

Source: 2023 ACS 5-Year Estimates



Mean Travel Time to Work

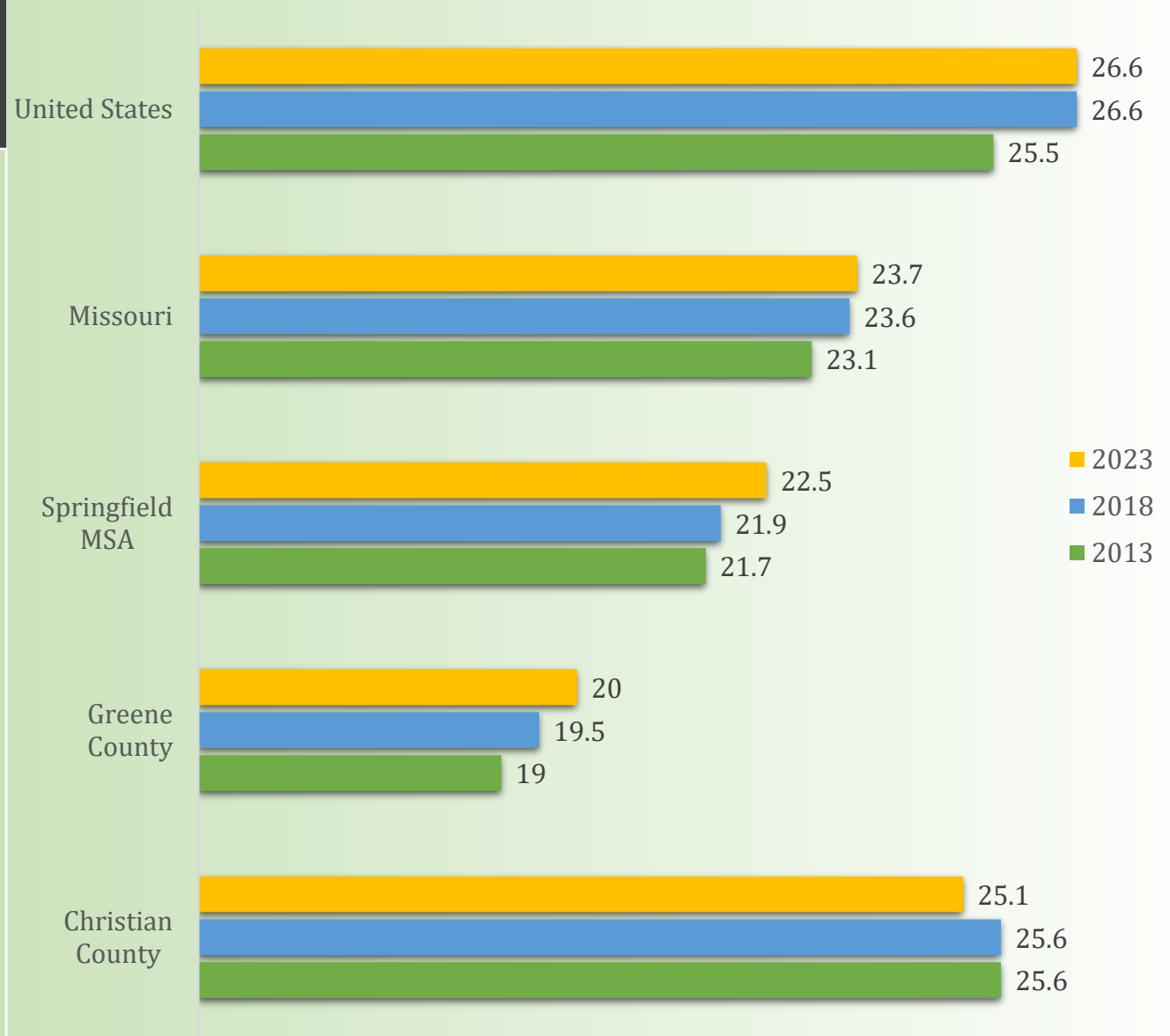
The chart to the right shows the average commute time for individuals living in Greene and Christian Counties, Missouri, the United States, and the Springfield, MO MSA.

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 25.1 minutes, however, this is the only geography where mean travel time to work decreased from earlier years.

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 2018 and 2023.

Mean Travel Time to Work in Minutes

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.

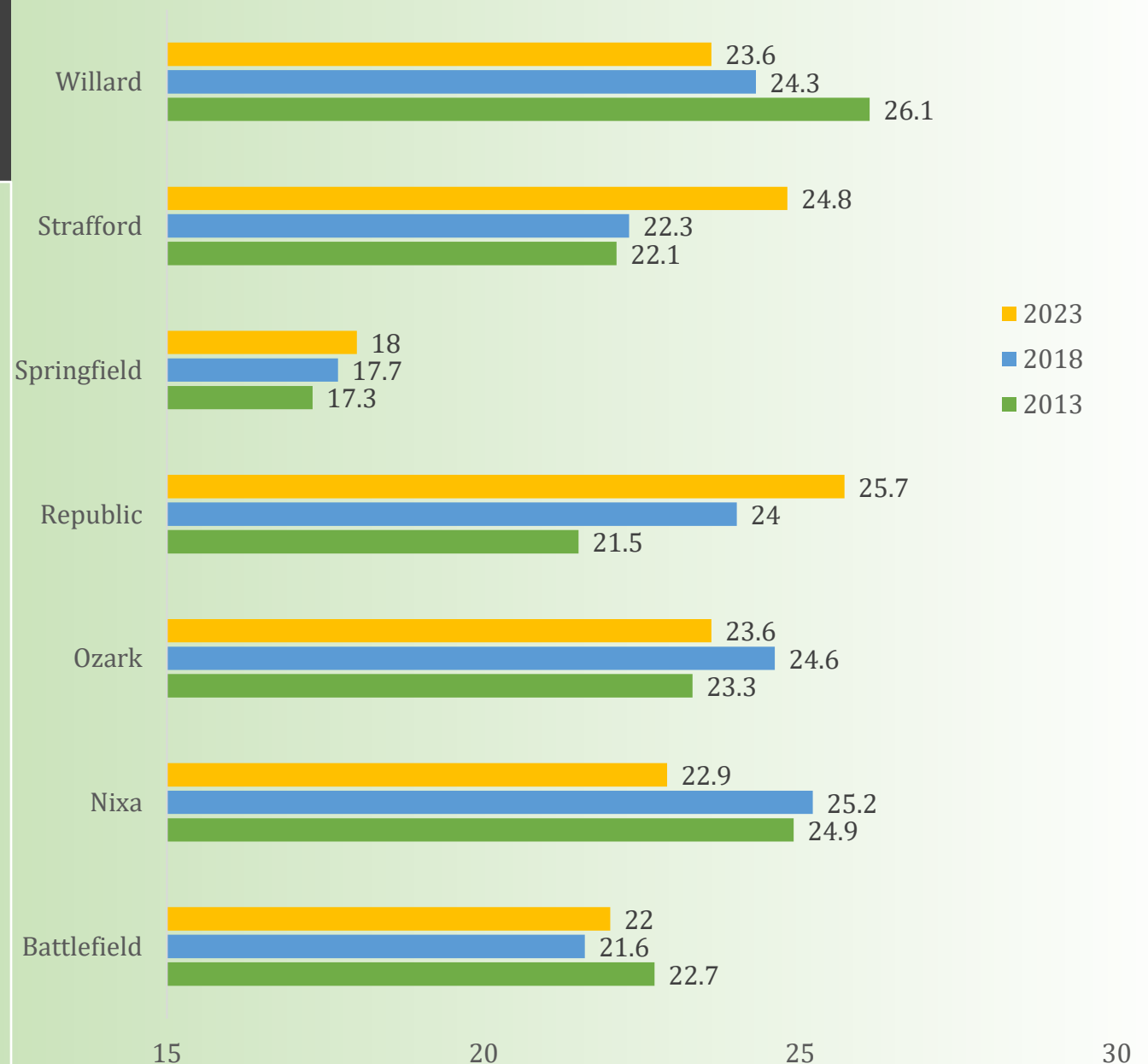
The estimates for Republic are statistically different across all samples showing an increase. The period of ACS sample years is coincident with a period of accelerated growth in the city.

The 2023 estimates for Springfield and Strafford are significantly higher than 2018, but no different than 2013.

The 2023 estimates for Nixa and Willard are significantly lower than 2018. There is no statistical difference in the estimates for Battlefield and Ozark.

Mean Travel Time to Work in Minutes

Source: ACS 5-Year Estimates



Springfield MSA Workforce Change by Industry 2013 – 2023, American Community Survey 5-yr Estimates

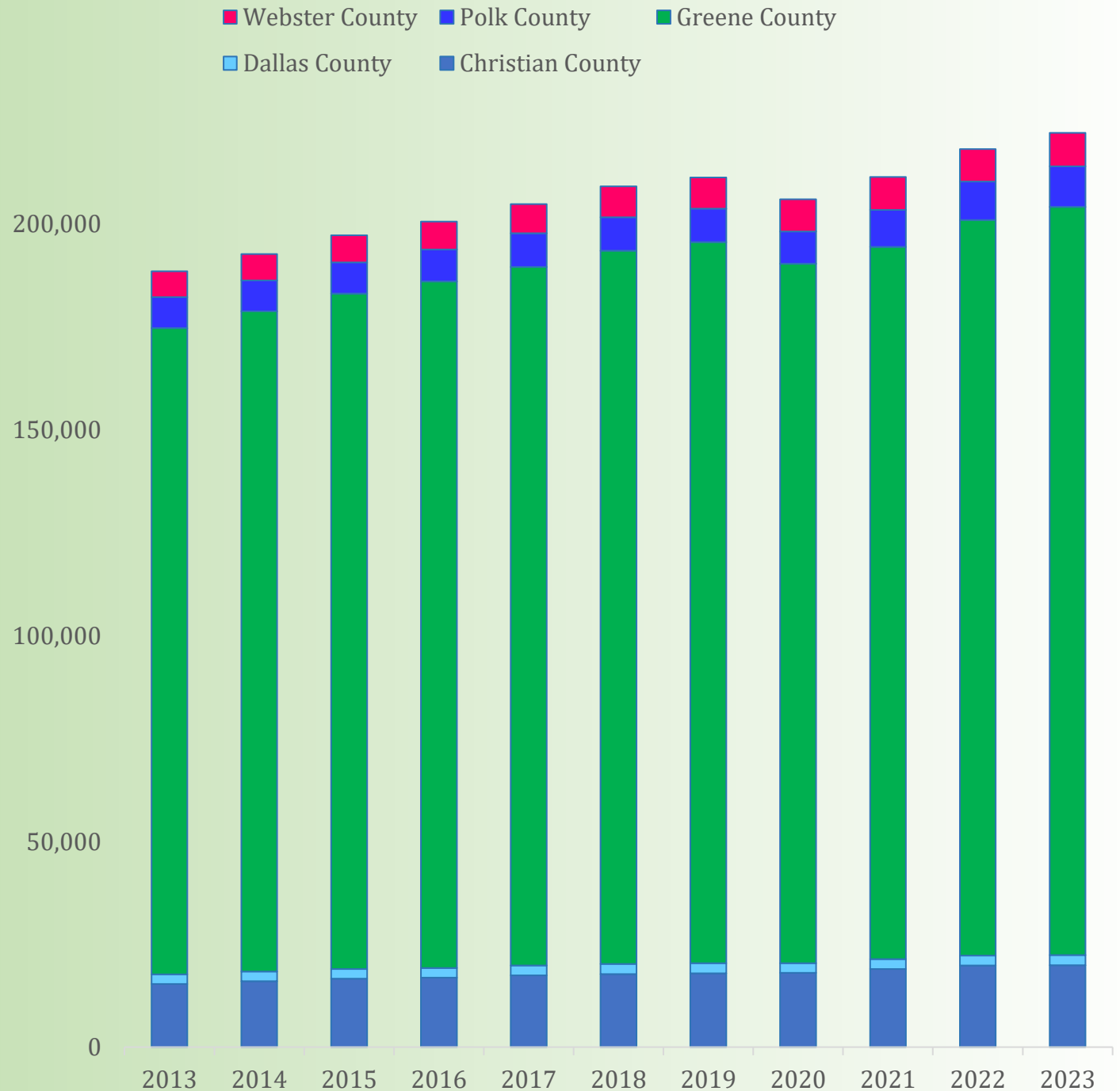
	2013	2023	Difference	% Change
Full-time, year-round civilian employed population 16 years and over	134,341	163,374	29,033	21.6
Agriculture, forestry, fishing and hunting, and mining:	1,613	1,996	383	23.7
Agriculture, forestry, fishing and hunting	1,449	1,822	373	25.7
Mining, quarrying, and oil and gas extraction	164	174	10	6.1
Construction	7,669	10,782	3,113	40.6
Manufacturing	14,061	18,537	4,476	31.8
Wholesale trade	5,524	4,691	(833)	-15.1
Retail trade	16,471	18,305	1,834	11.1
Transportation and warehousing, and utilities:	9,301	12,022	2,721	29.3
Transportation and warehousing	7,345	10,191	2,846	38.7
Utilities	1,956	1,831	(125)	-6.4
Information	2,923	2,195	(728)	-24.9
Finance and insurance, and real estate and rental and leasing:	9,833	12,634	2,801	28.5
Finance and insurance	7,616	10,093	2,477	32.5
Real estate and rental and leasing	2,217	2,541	324	14.6
d management, and administrative and waste management services:	11,009	17,053	6,044	54.9
Professional, scientific, and technical services	5,972	10,803	4,831	80.9
Management of companies and enterprises	322	289	(33)	-10.2
Administrative and support and waste management services	4,715	5,961	1,246	26.4
Educational services, and health care and social assistance:	34,286	41,031	6,745	19.7
Educational services	12,082	13,516	1,434	11.9
Health care and social assistance	22,204	27,515	5,311	23.9
Entertainment, and recreation, and accommodation and food services:	8,224	9,381	1,157	14.1
Arts, entertainment, and recreation	1,374	1,921	547	39.8
Accommodation and food services	6,850	7,460	610	8.9
Other services, except public administration	7,318	8,161	843	11.5
Public administration	6,109	6,586	477	7.8

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 2020 to 2021. Beginning in 2011, jobs numbers start to climb every year through 2019. After 2020, job growth continued par with pre-2019 gains.

Although jobs numbers have risen in every county in the MSA, the proportion of MSA jobs within Greene County from 2013 to 2023 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 Quarterly Workforce Indicators. Washington, DC: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed on 1/29/2025
<https://lehd.ces.census.gov/data/#qwi>.

U.S. Census Bureau. 2022. LEHD Origin-Destination Employment Statistics (2002-2023) 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>

Missouri Census Data Center, (2020). <http://mcdc.missouri.edu/decennial-census/2000.shtml>

Missouri Census Data Center. (2025). *State/County Annual Population Change* [dataset application]. Available from <https://mcdc.missouri.edu/applications/population/change/>.

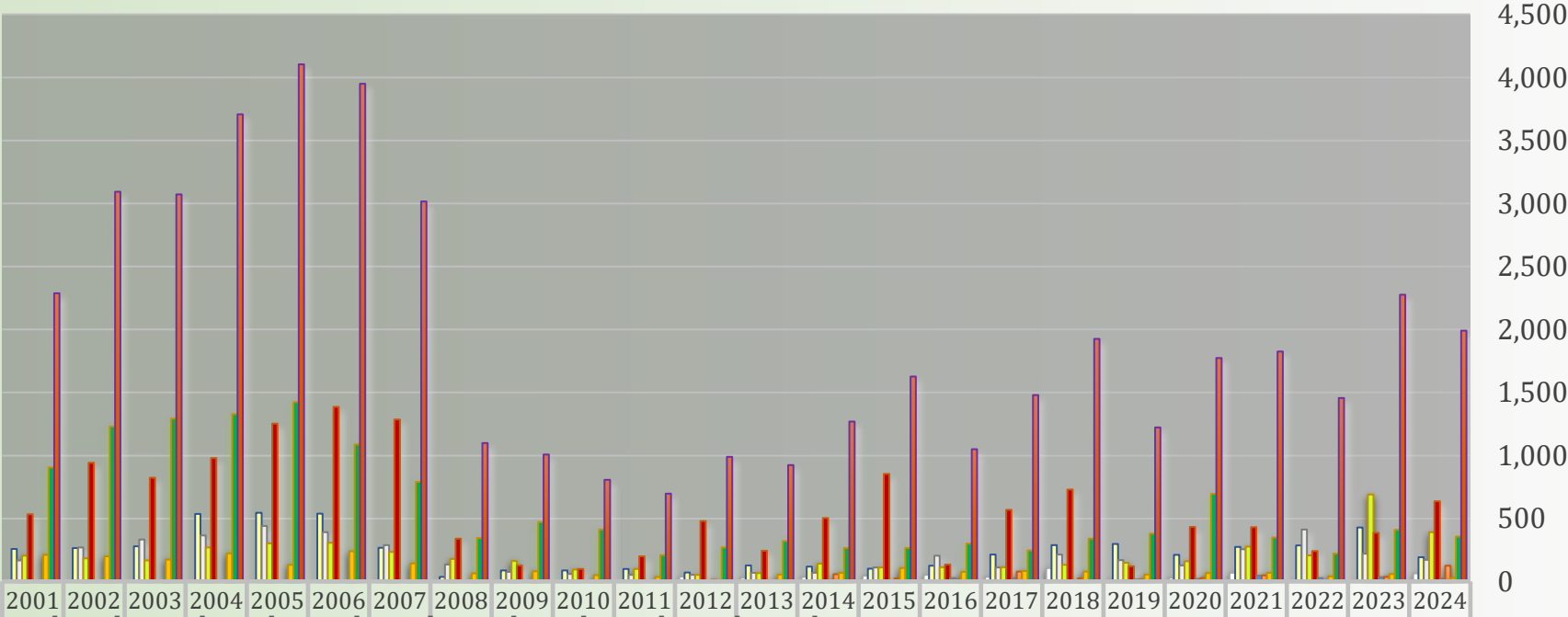
U.S. Census Bureau, 2020 & 2023, 2018, 2013 American Community Survey 5-Year Estimates. <https://data.census.gov/cedsci/>

Internal Revenue Service, SOI Tax Stats – Migration Data, 2025.



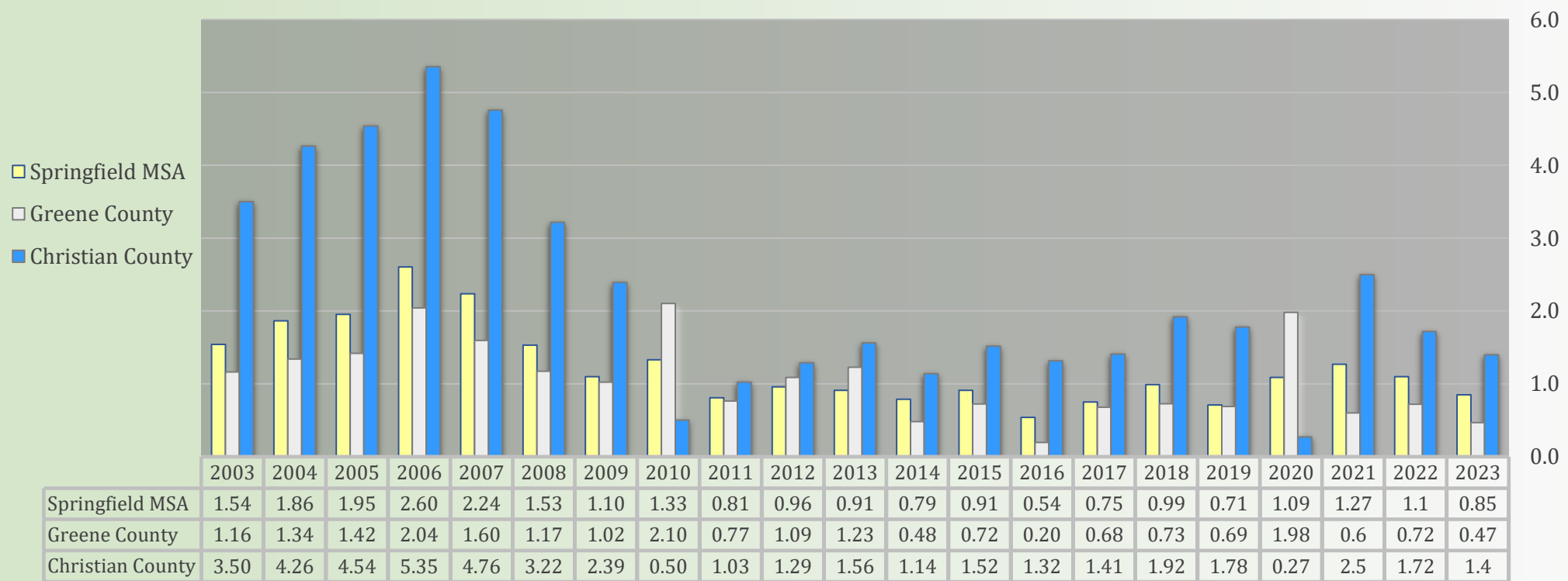
Appendix A: OTO Area Permit Activity 2001 - 2024

- Battlefield
- Nixa
- Ozark
- Republic
- Springfield
- Strafford
- Willard
- Christian - OTO
- Greene - OTO
- Total



	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Battlefield												40	29	36	47	53	36	106	14	30	69	5	3	64
Nixa	260	267	281	536	547	539	268	36	88	89	99	72	128	119	103	126	215	289	298	212	276	288	429	194
Ozark	168	271	333	367	441	391	290	134	77	60	53	53	69	70	112	205	112	214	171	127	257	412	222	173
Republic	205	183	168	271	304	307	236	179	162	95	99	54	67	143	111	113	114	133	149	160	277	208	690	391
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	388	637
Strafford												0	3	2	2	27	24	8	15	20	46	28	35	22
Willard												13	7	59	26	14	80	25	17	28	49	10	38	125
Christian - OTO	213	201	174	224	133	241	145	64	82	51	37	7	56	70	106	76	83	79	56	68	69	42	60	28
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	411	356
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	1,457	2,276	1,990

Appendix B: Year-over-Year Population Percent Change 2002 - 2023



Appendix C: Year-over-Year Total Jobs Percent Change 2002 – 2023 & Daily Vehicle Miles Travelled

