

Growth Trends Report

Through December 31, 2018

2208 W. Chesterfield Blvd, Suite 101

Springfield, Missouri 65807



OZARKS TRANSPORTATION
ORGANIZATION

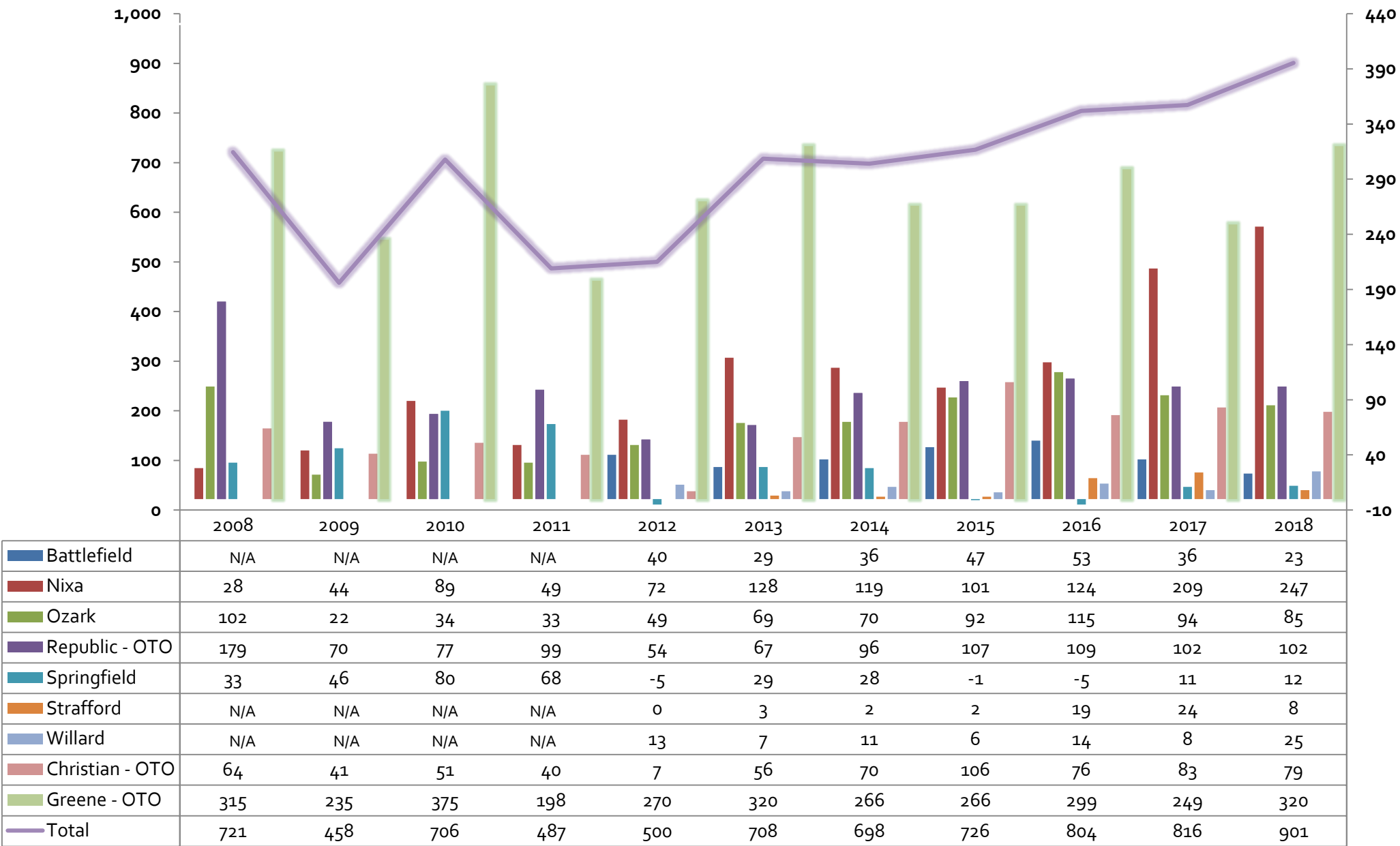
A METROPOLITAN PLANNING ORGANIZATION

Residential Units

Single-Family

- In 2018, single-family housing permits reached the highest level since the mid-2000s
- The increase is mostly attributable to development in Green County, Nixa, and Republic.
- The permit total for new single-family structures in the OTO area was offset by the demolition 183 houses
- The majority of demolitions occurred in Springfield (111) and Greene County (55).

Single Family Units Permitted – OTO Area

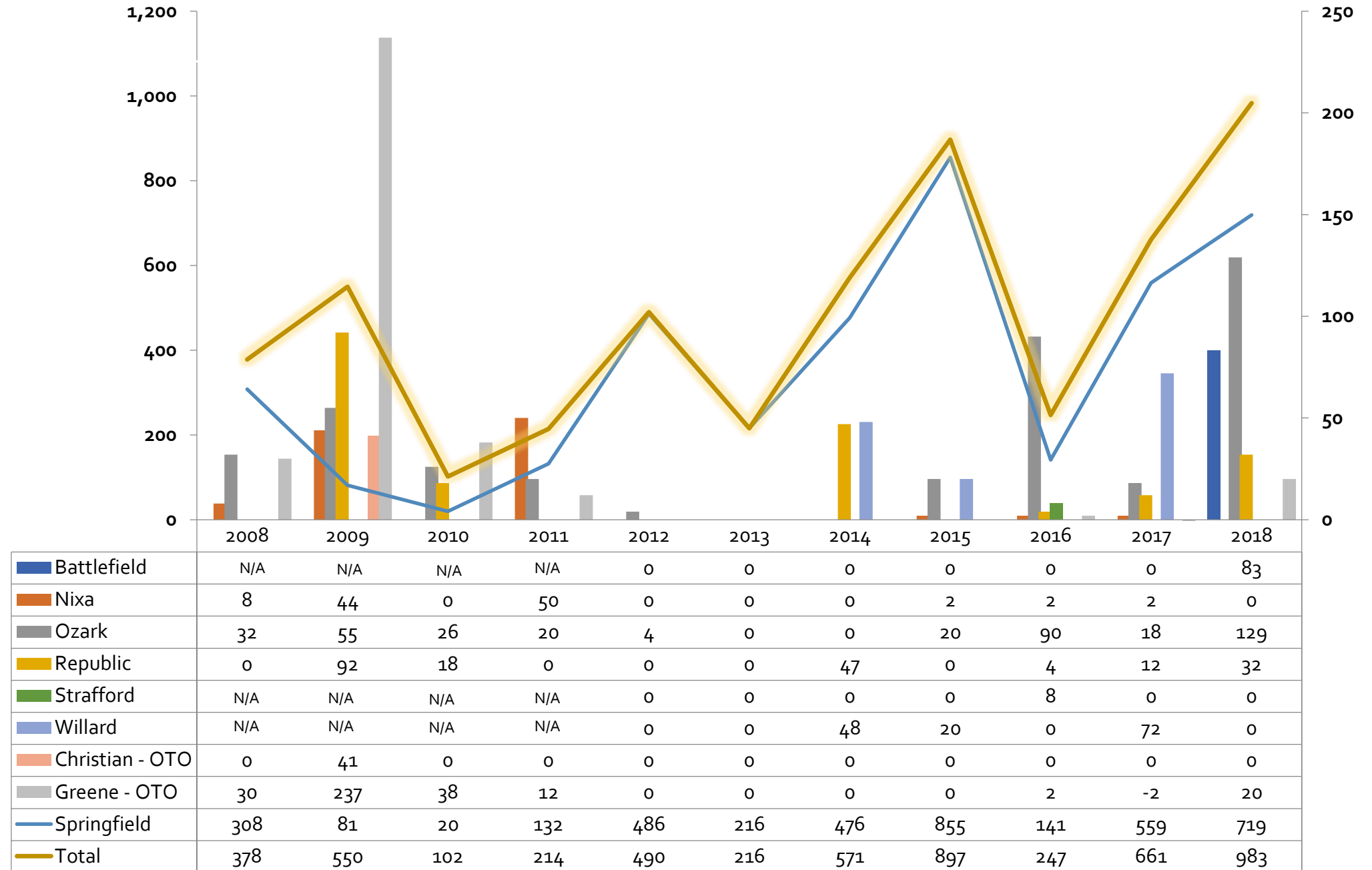


Residential Units

Multi-Family

- The number of multi-family units permitted in Springfield rose to the second highest total since 2008
- This number was offset by the demolition of 120 multi-family units mostly around the MSU Campus
- Ozark and Battlefield significantly added to the total number of multi-family structures permitted in the OTO area

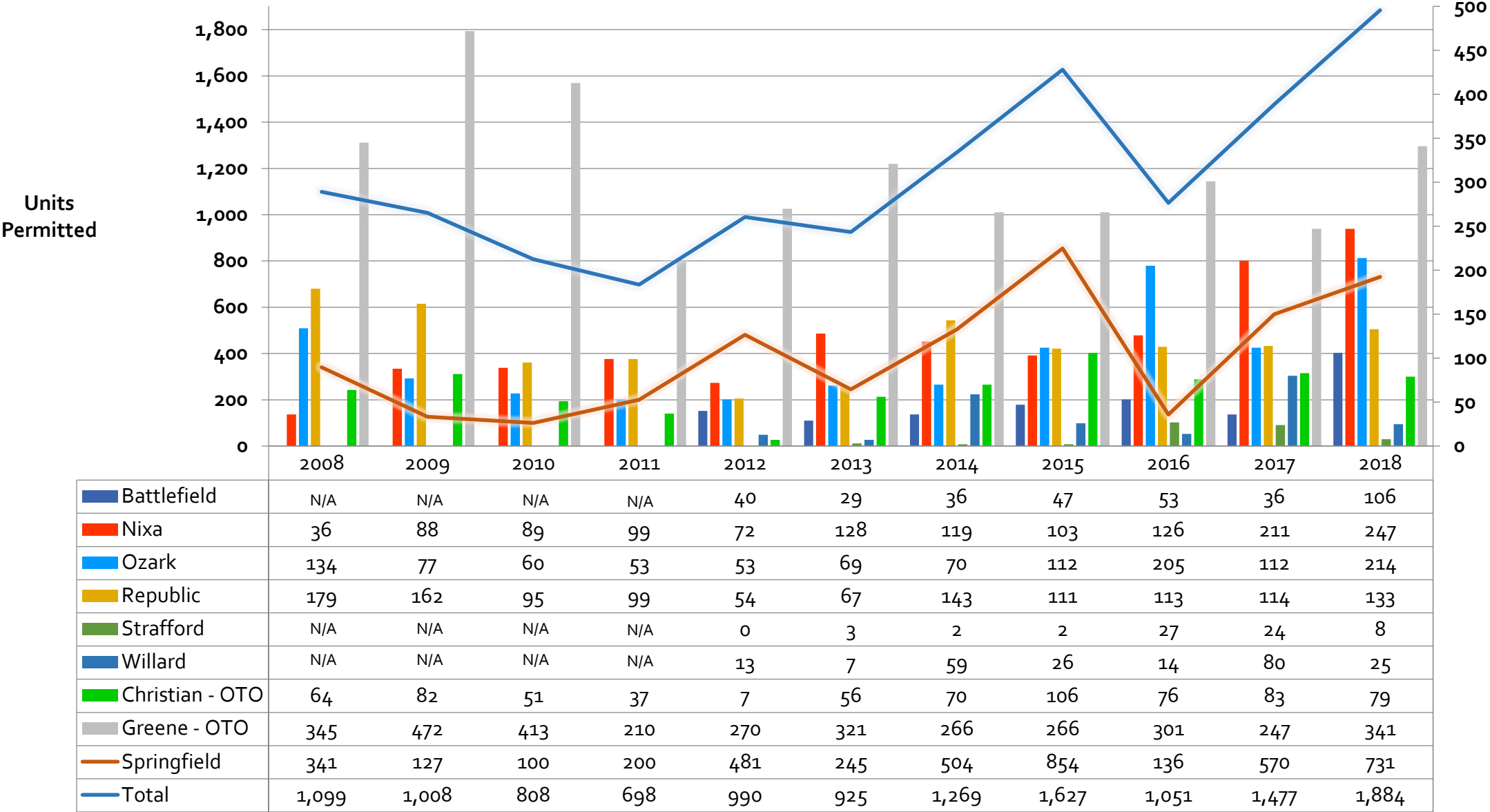
Multi-Family Units Permitted - OTO Area



Residential Units Totals

- Residential unit permitting dropped considerably by 2008 after the collapse of the housing bubble leading to the “great recession”
- Growth in residential structure permits has recovered somewhat in recent years driven mostly by multi-family development in Springfield
- In 2018, the highest number residential structures were permitted in the OTO area since 2007

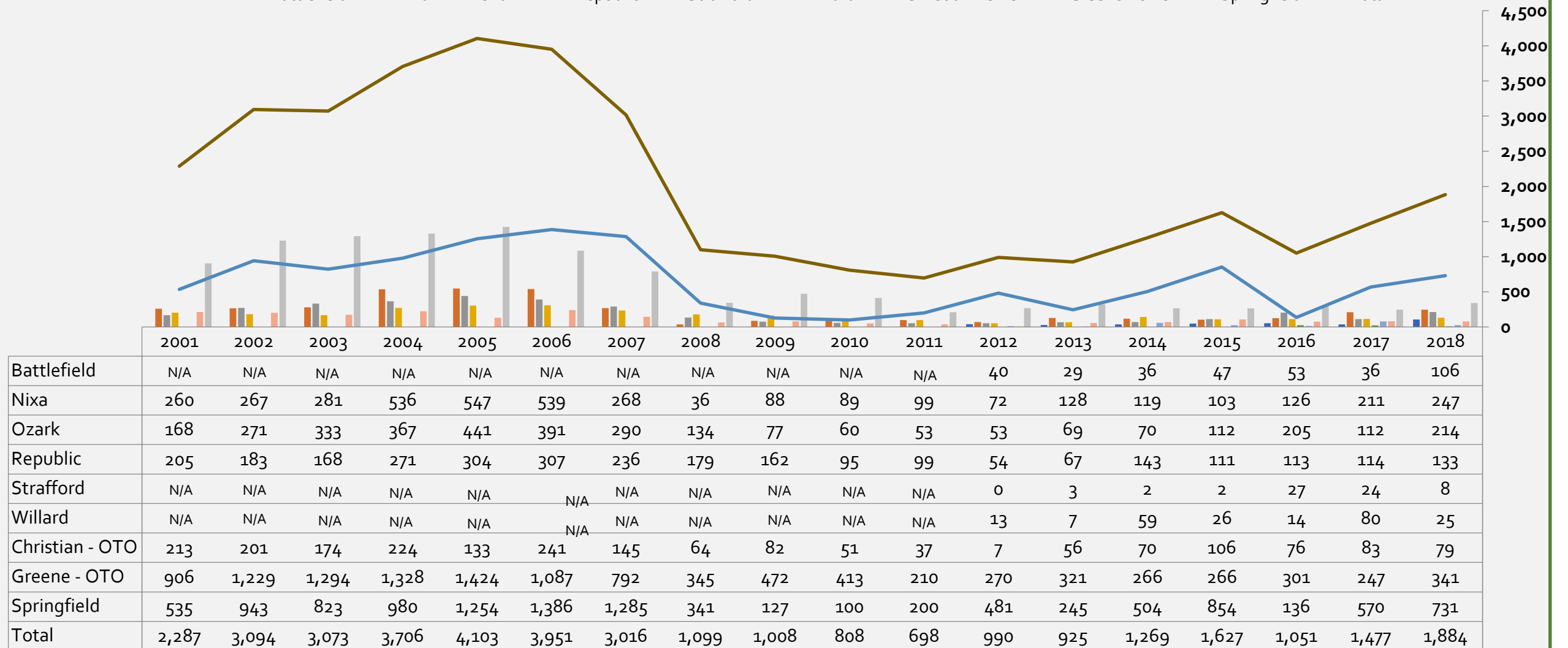
OTO Area 2018 Total Residential Units Permitted



Appendix: OTO Area Permit Activity 2001 - 2018

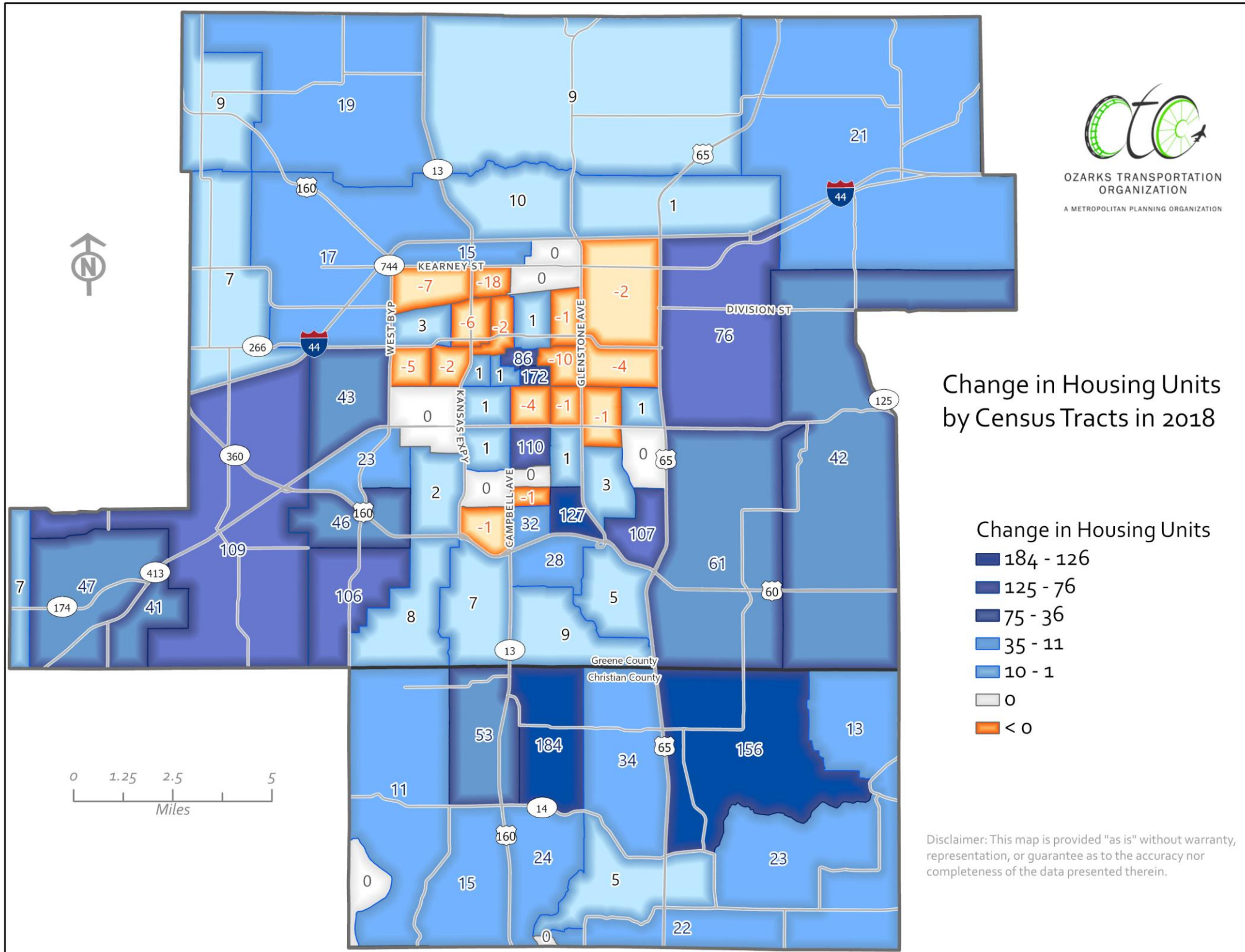
Total Residential Units Permitted – OTO Area

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





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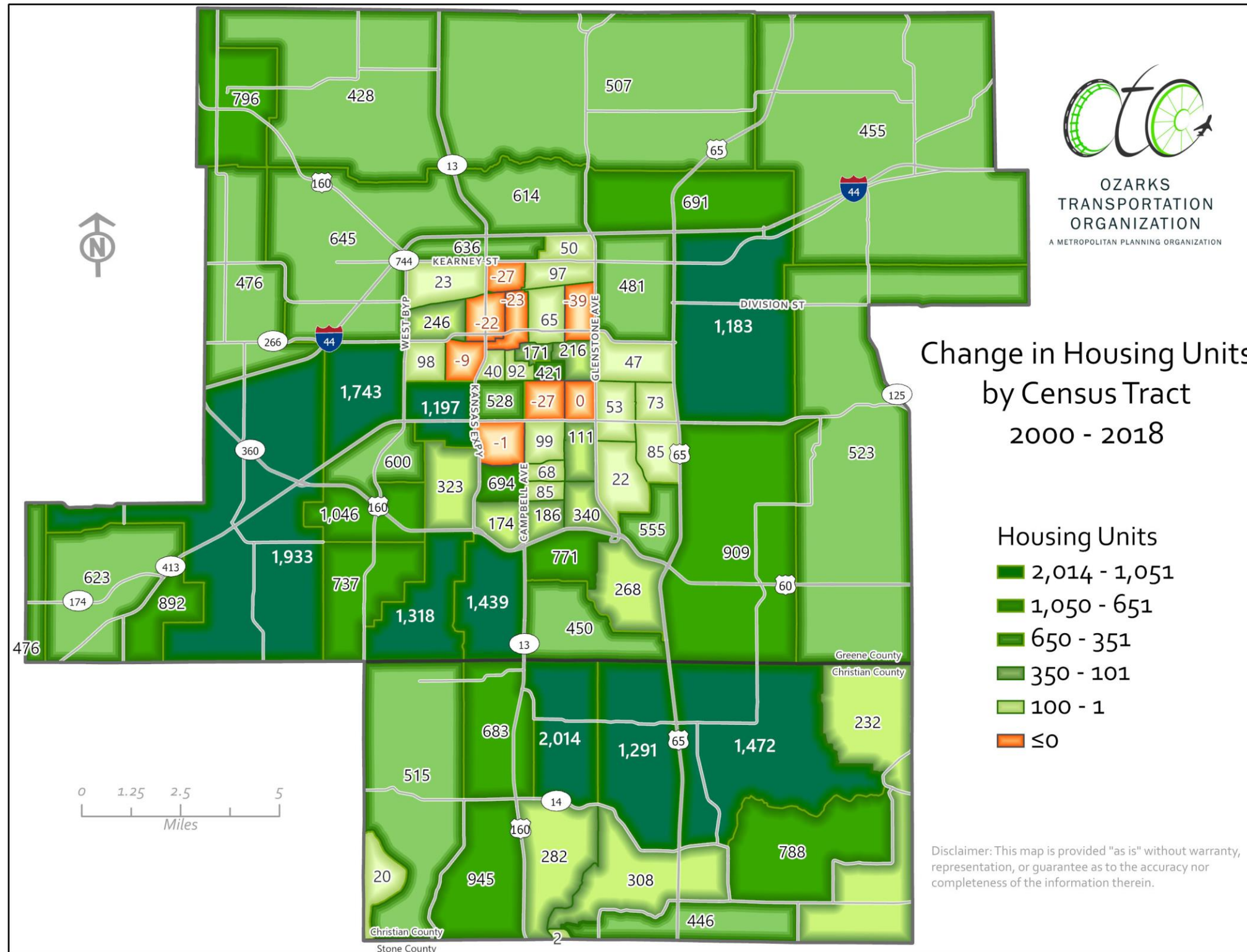
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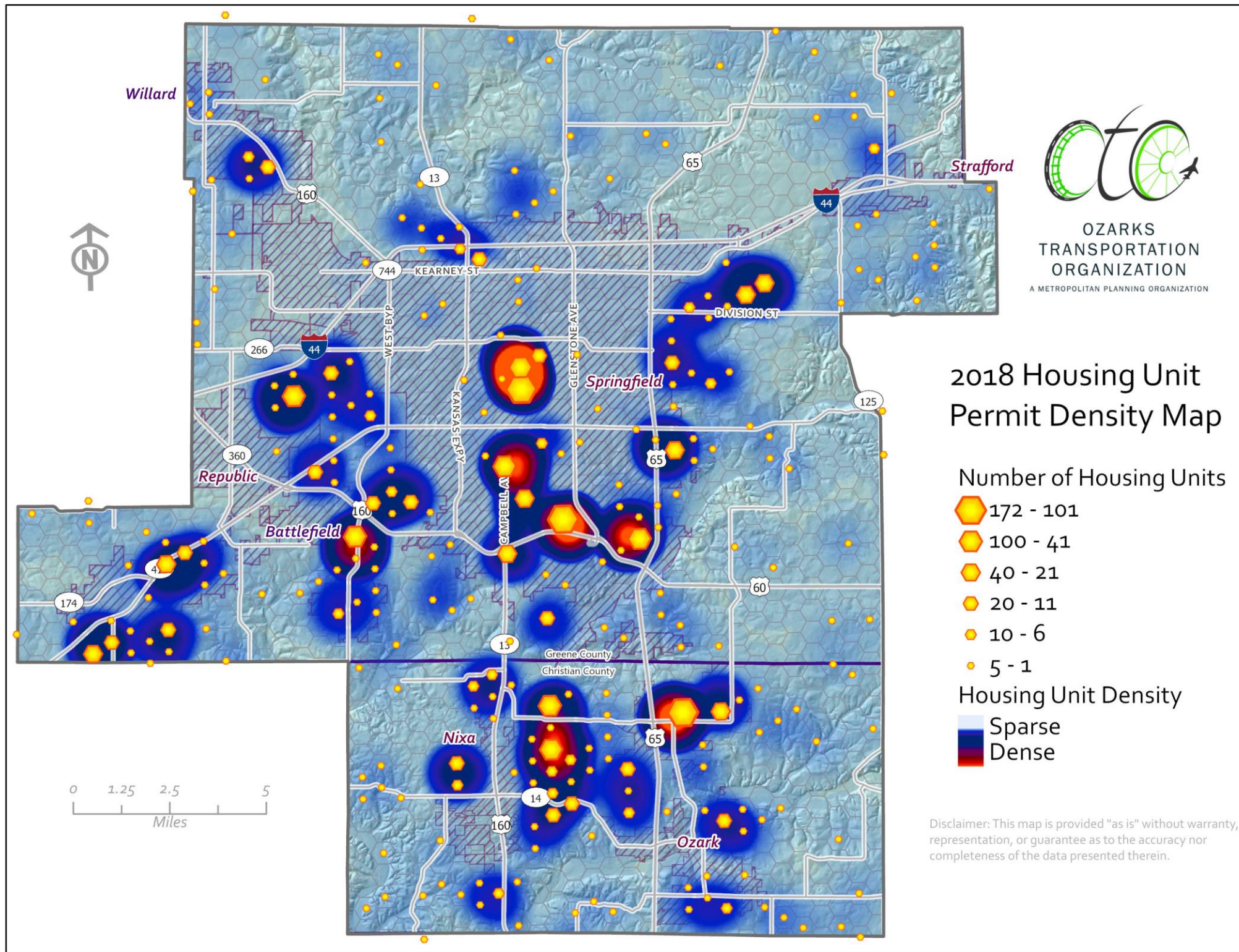
Change in Housing Units by Census Tract 2000 - 2018

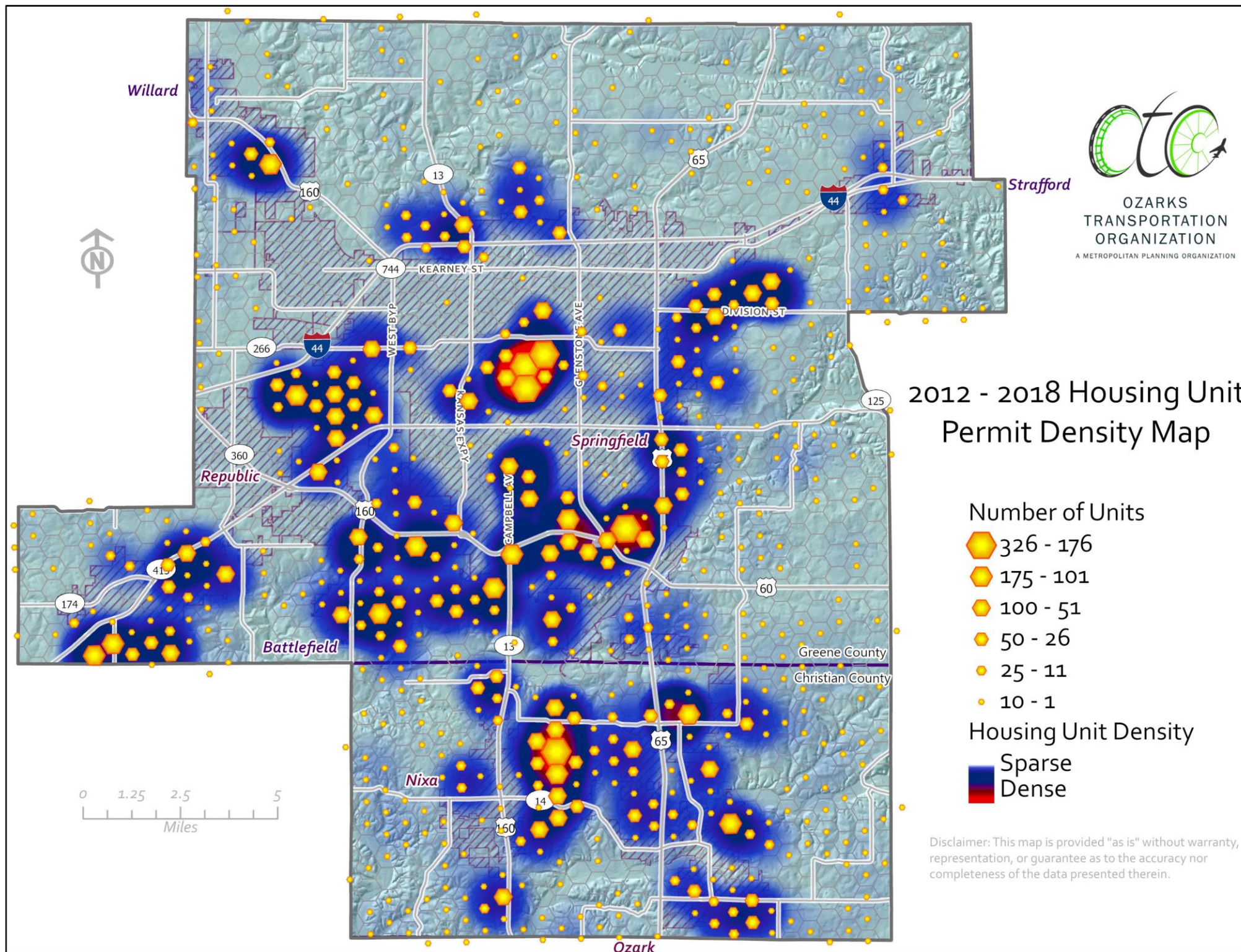
Housing Units

- 2,014 - 1,051
- 1,050 - 651
- 650 - 351
- 350 - 101
- 100 - 1
- ≤ 0

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





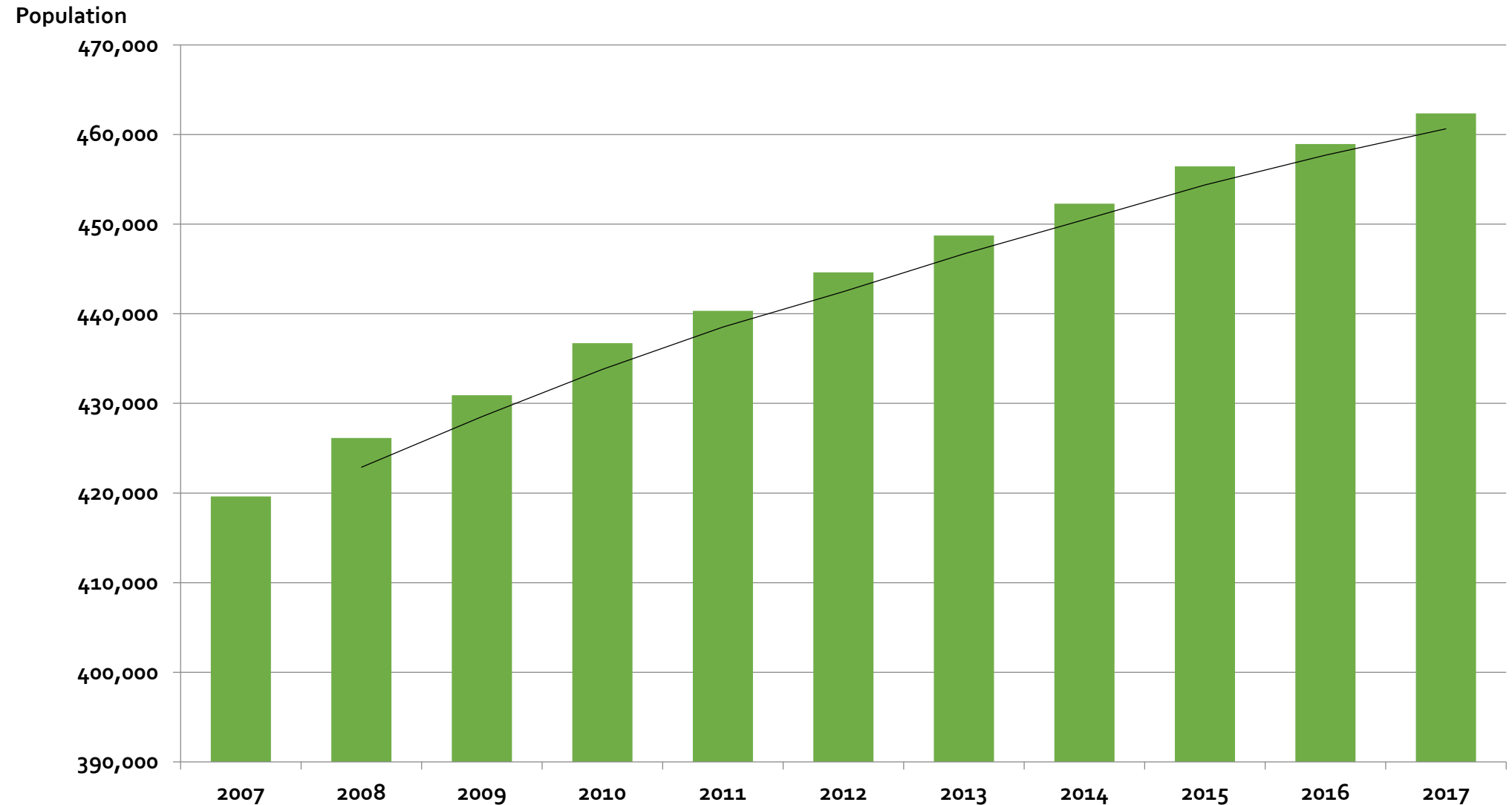


Springfield MSA

- From 2007 to 2017, the MSA population has increased from 419,607 to 462,369
- This is an overall increase of %10.2, equaling a 0.93% rate of annual growth
- Using the rule of 70, at an annual growth percent of 0.93, it will take the Springfield MSA over 75 years to double in population to 924,738

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

Source: U.S. Census Bureau, 2017 Population Estimates



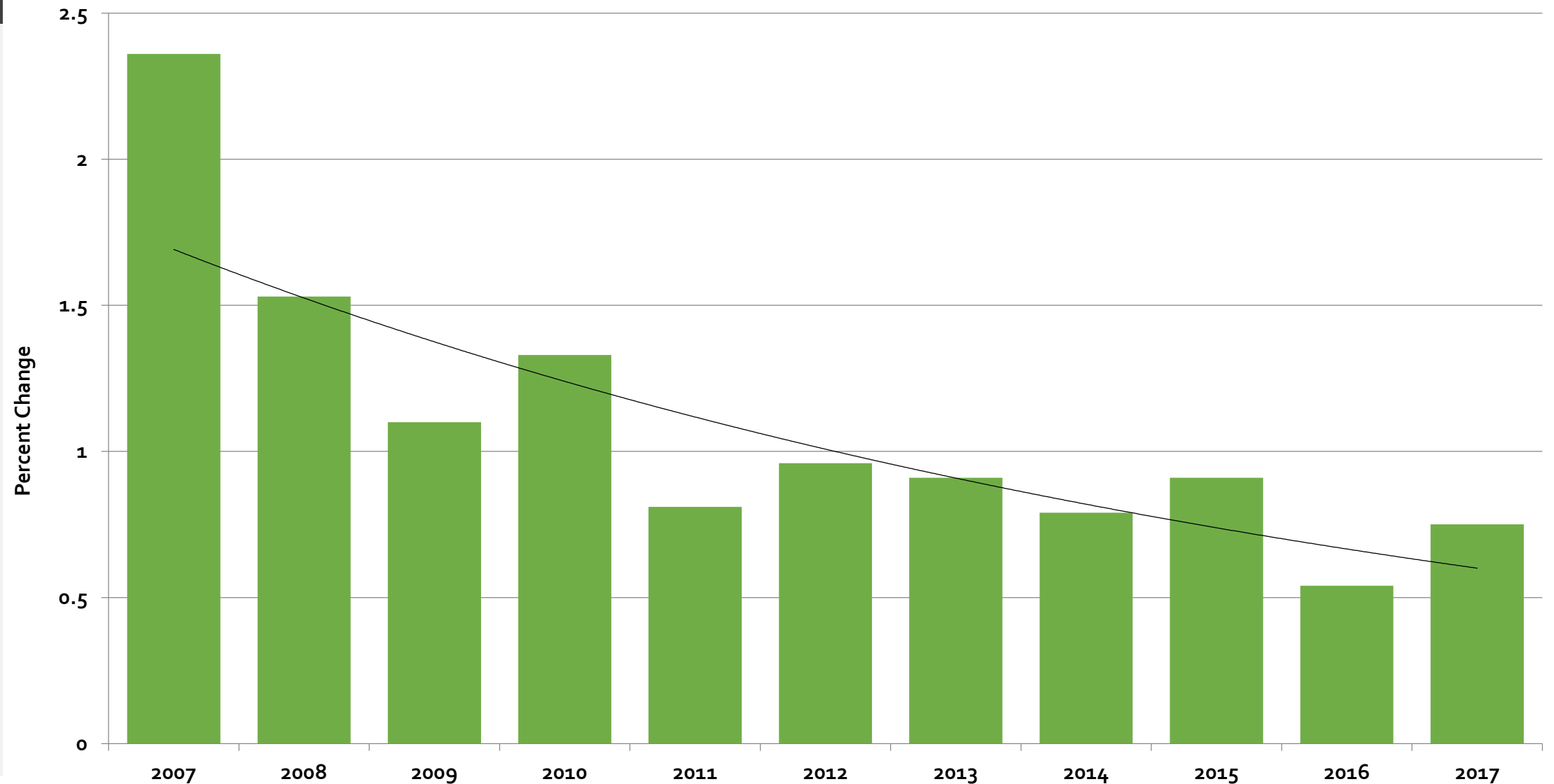
Springfield MSA

Continued

- The highest year-over-year percent change during the 11-year period from 2007 to 2017 was from 2006 to 2007.
- The lowest year-over-year percent change was from 2015 to 2016 at 0.52%. The change in percent has not been over 1% since 2010.

Year-over-Year Population Percent Change Springfield MSA

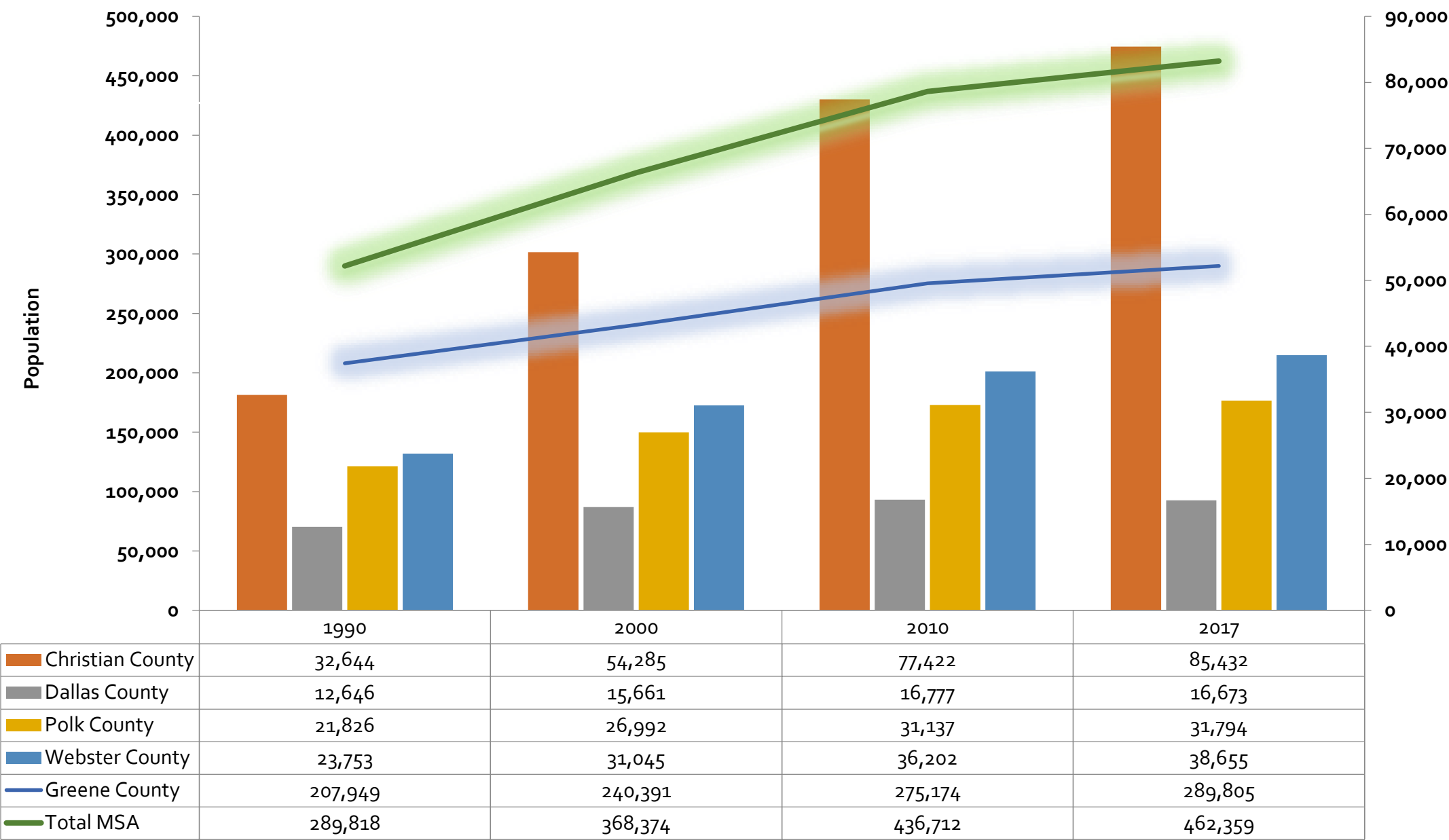
Source: US Census Bureau, Annual Population Estimates



Individual Counties

- Christian county was the fastest growing county in terms of percent change during the 27-year period adding 52,788 people
- Greene county grew the most in terms of raw numbers adding 81,856 people.
- Since 2010, the proportion of the total MSA population has decreased for Greene, Dallas, and Polk counties and increased for Christian and Webster counties

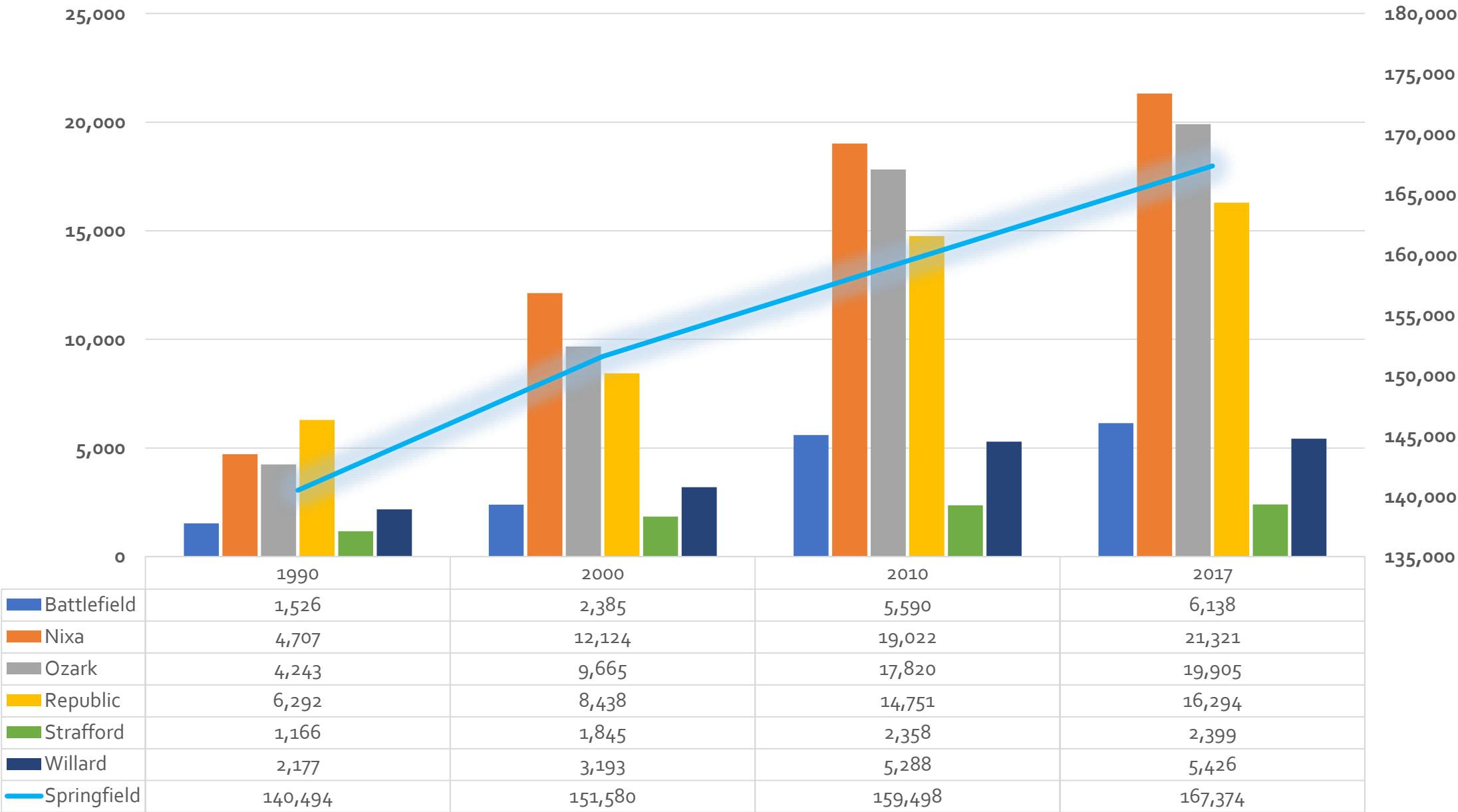
Population Increase
Springfield MSA Counties 1990-2017
Source: Missouri Census Data Center



Cities in the OTO Area

- More people were added to the region in surrounding cities than Springfield from 2000 to 2010, 27,179 and 7,918 respectively
- From 2010 to 2017, Springfield added 7,876 people compared to 6,654 in all other surrounding cities combined

Population Growth for Cities in the OTO Area
From 1990 to 2017

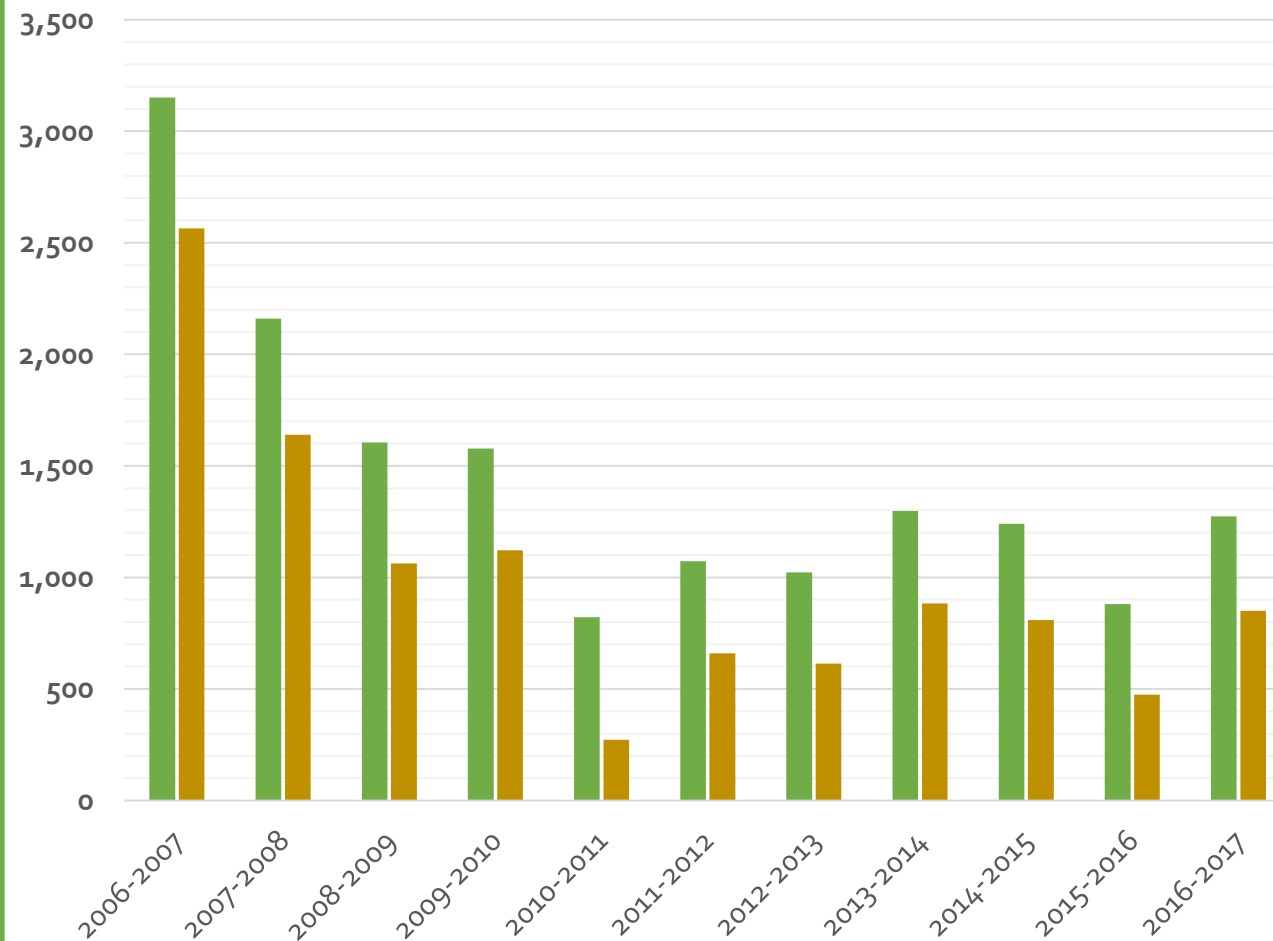


Net Migration

Net Migration 2007 – 2017, Christian County

Source: Missouri Census Data Center

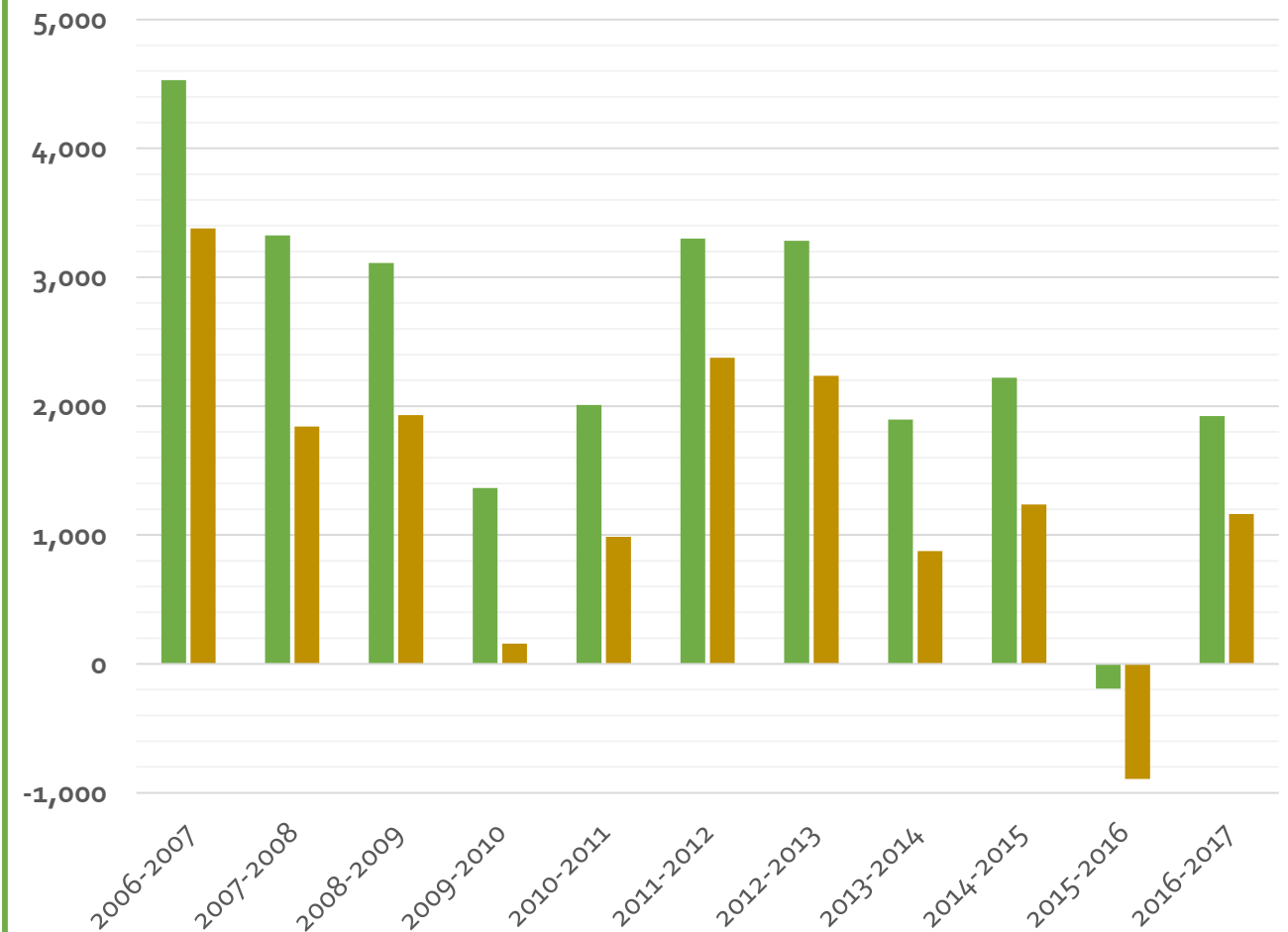
■ Population Change ■ Net-Migration



Net Migration 2007 – 2017, Greene County

Source: Missouri Census Data Center

■ Population Change ■ Net Migration



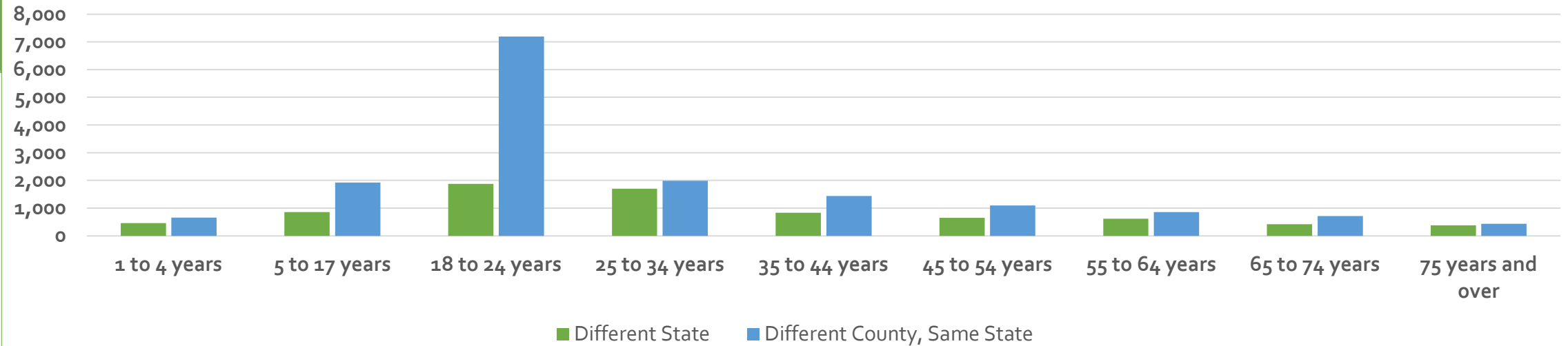
In-Migration

Age Characteristics

- The largest age group migrating into Greene county were 18 to 24 years old coming from other counties in Missouri
- The median age for all in-migrants from other counties in MO into Greene County was an estimated to be 21.9.
- The largest age group migrating into Christian county were individuals 25 to 34 years old from different counties within MO
- The median ages for in-migrants into Christian County were 28.9 and 27.4 for those from other counties in MO and from other states, respectively

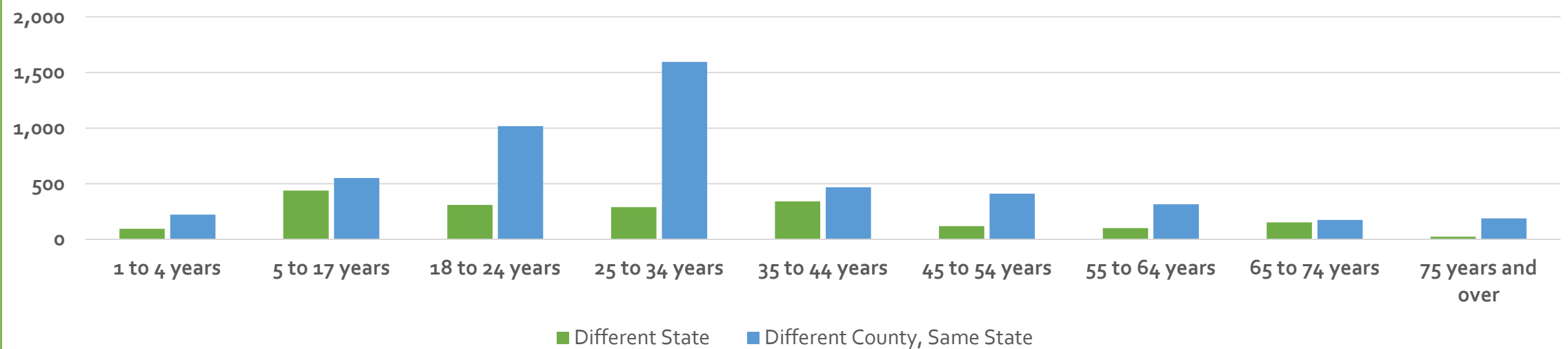
Greene County

Source: ACS 2013 – 2017 Five Year Estimates



Christian County

Source: ACS 2013 – 2017 Five Year Estimates



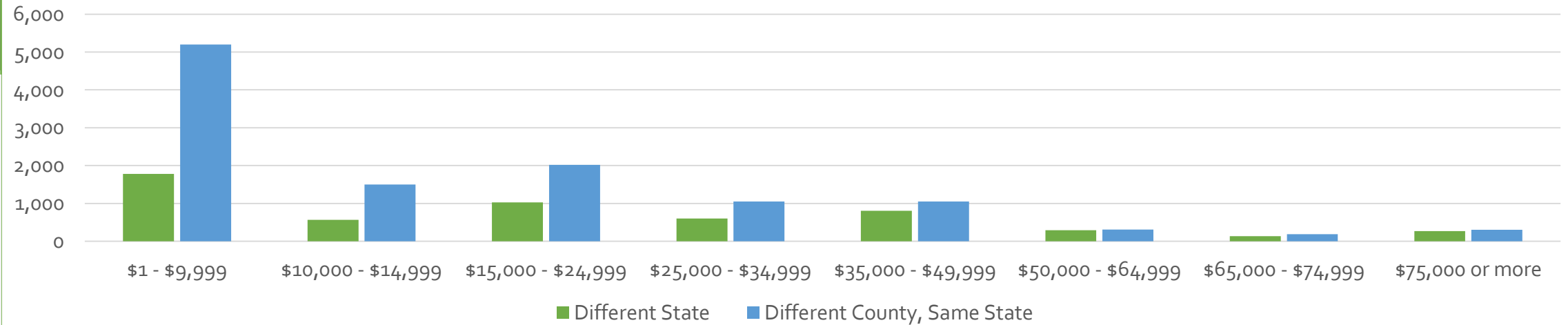
In-Migration

Economic Characteristics

- The largest income group migrating into Greene county coming from other counties in Missouri made less than \$10,000 a year corresponding with the 18 – 24 year old indicative of a large incoming student population
- The median income for this group was \$11,646. Of the over 20,000 in migrants, nearly three of four lived in renter occupied housing
- The largest income group migrating into Christian county from different counties within Missouri lived in households making \$15,000 to \$24,999 a year
- The median income for individuals from other counties in Missouri and from other states, was \$20,857 and \$28,056 respectively.

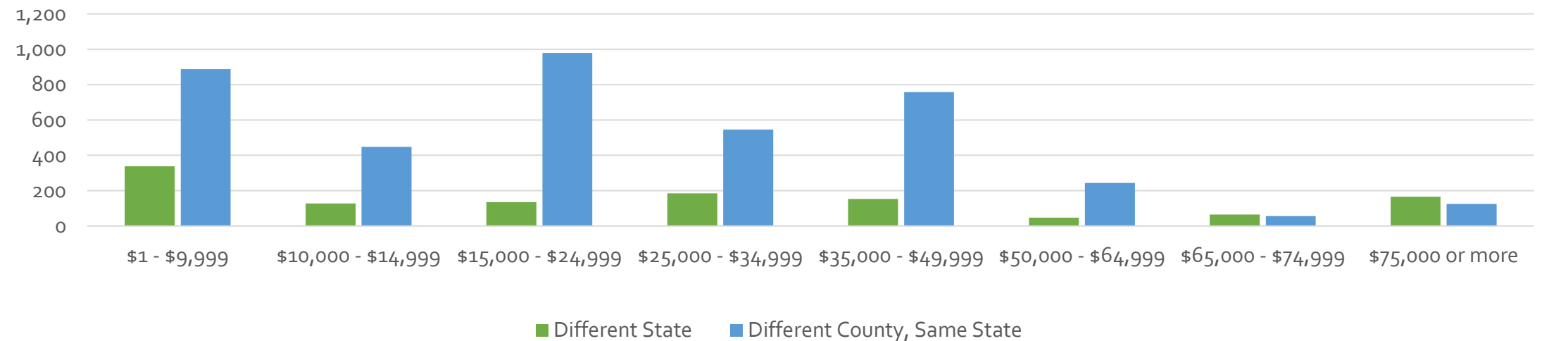
Greene County

Source: ACS 2013 – 2017 Five Year Estimates



Christian County

Source: ACS 2013 – 2017 Five Year Estimates



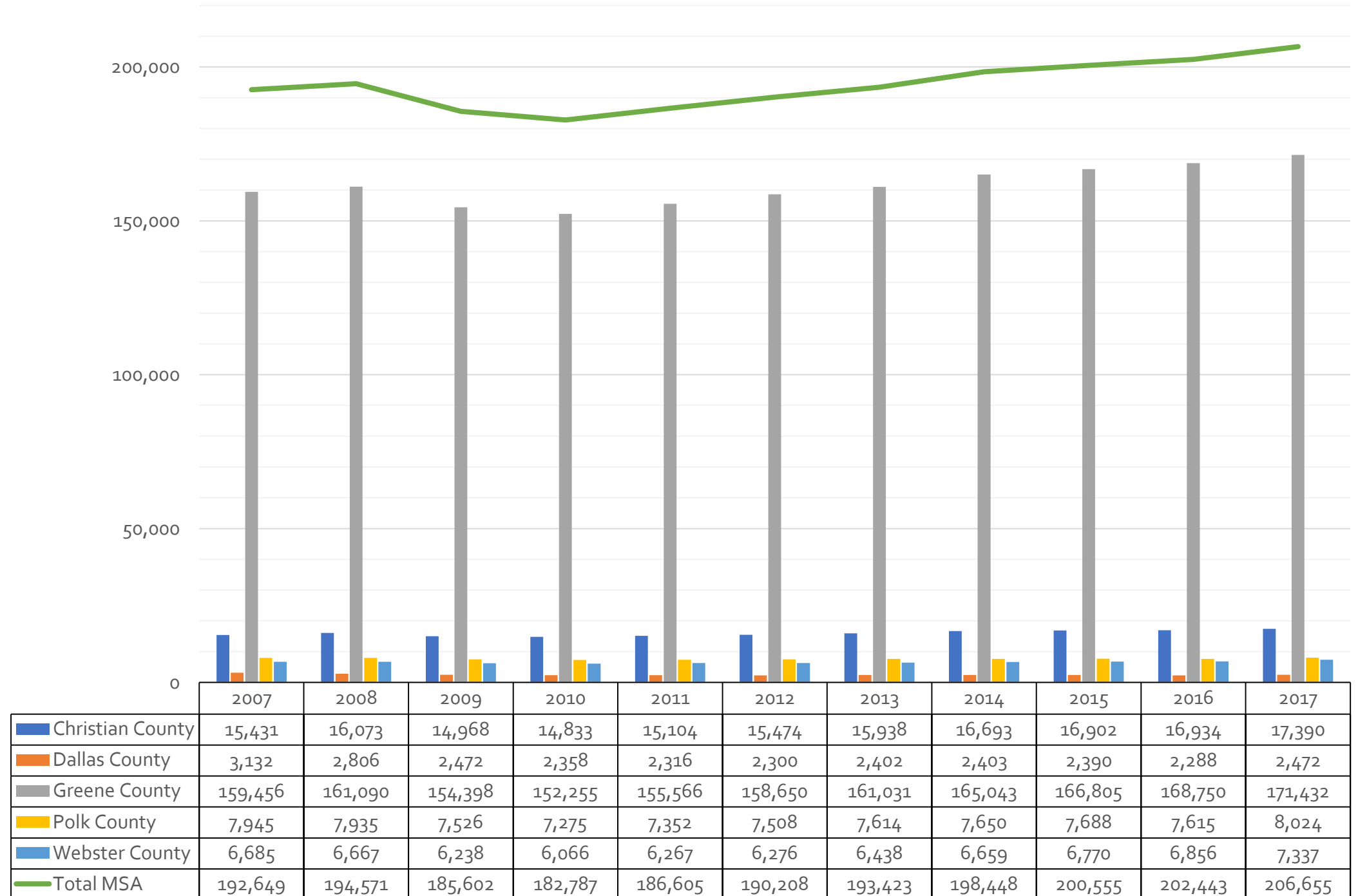
Number of Jobs by MSA County

The data show job losses from 2007 to 2010

Beginning in 2011, jobs numbers start to rebound and climb every year through 2017

The overwhelming number of jobs in the MSA are located in Greene County.

Although jobs numbers have risen in every county in the MSA, the proportion of MSA jobs within Greene County from 2007 to 2017 has remained virtually the same.

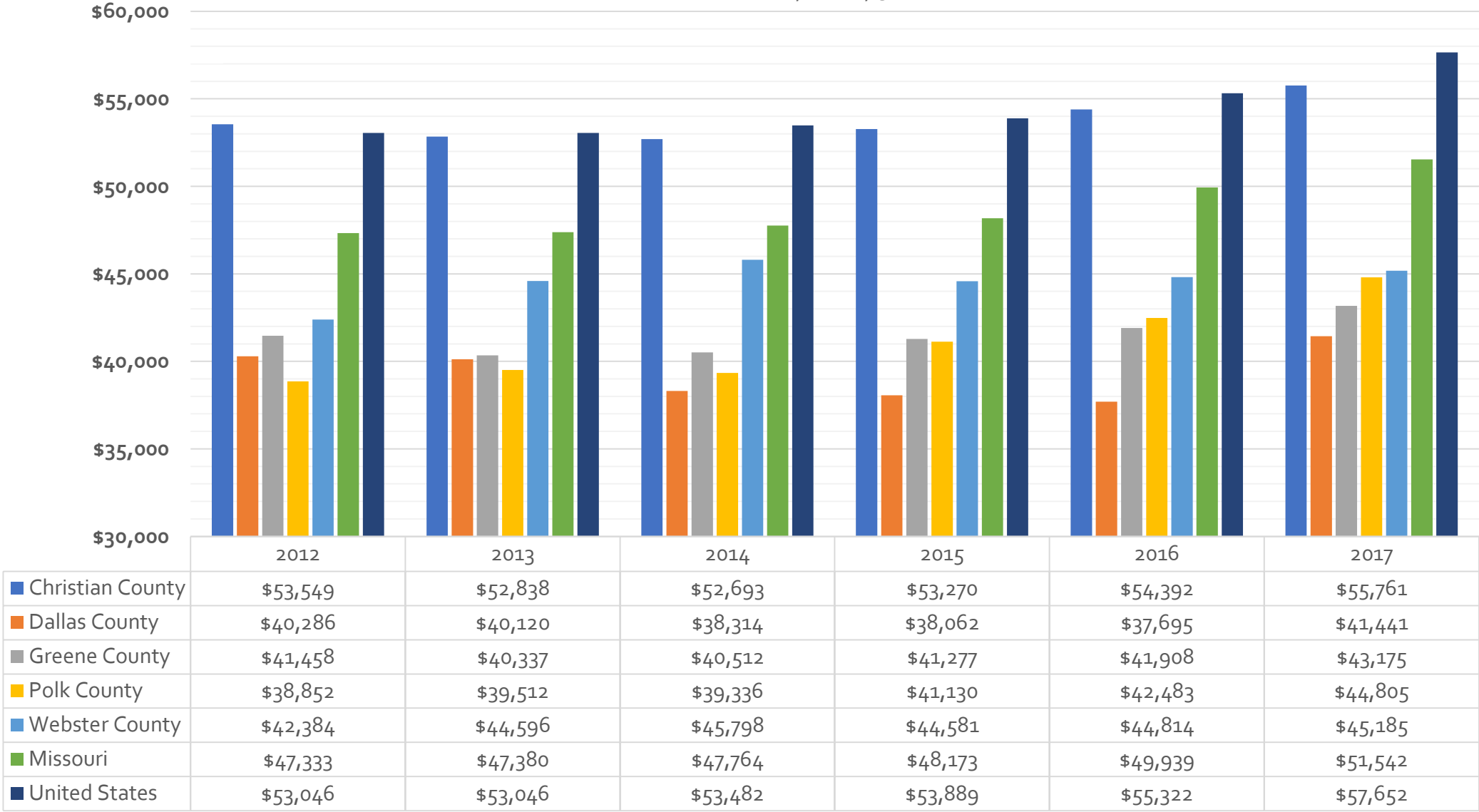


Median Household Income

- Median household income for the five counties that comprise the Springfield MSA counties, Missouri, and the United States for each year from 2012 to 2017 is presented here.
- The 5-year estimates should only be compared at five-year intervals.
- A comparison of statistical difference of 2012 and 2017 income levels indicates that median household income has risen in all geographies except Dallas and Christian counties
- Based on the sample margins of error, the median income for households in these counties in 2017 is not statistically different than median household income in 2012 in these areas.

Median Household Income Springfield MSA Counties

Source: American Community Survey 5-Year Estimates



Mean Travel Time to Work

- Residents of Springfield and Greene County have the shortest commutes to work at 17.7 minutes and 19.3 minutes, respectively
- Workers living in Dallas and Webster Counties have the longest commutes with estimates of 33.1 minutes and 28.9 minutes, respectively.
- The travel time estimates between 2012 and 2017 are statistically different and have increased for Springfield, Dallas County, Missouri, and the US. Additionally, the decrease in Webster County is also statistically different.

