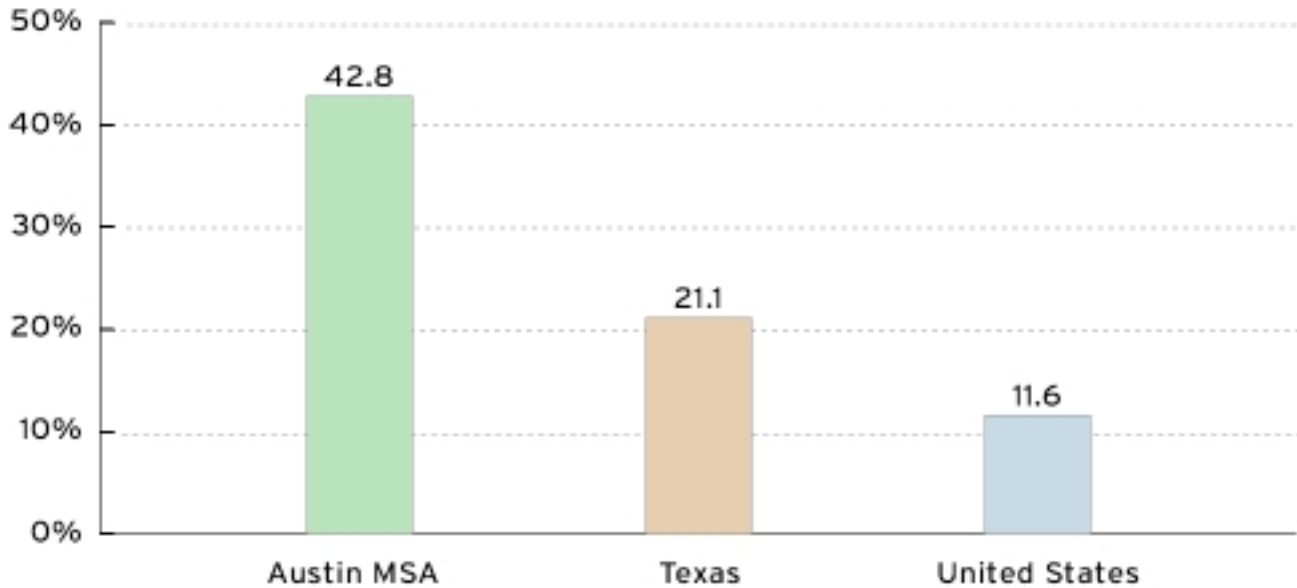




**Population & Population Growth**

County	1980	1990	2000	2004	Percent change	
					1990-2000	2000-2004
Austin MSA	585,051	846,227	1,249,763	1,412,271	47.7%	13.0%
Bastrop	24,726	38,263	57,733	68,608	50.9%	18.8%
Caldwell	23,637	26,392	32,194	36,498	22.0%	13.4%
Hays	40,594	65,614	97,589	119,359	48.7%	22.3%
Travis	419,573	576,407	812,280	869,868	40.9%	7.1%
Williamson	76,521	139,551	249,967	317,938	79.1%	27.2%
Texas	14,225,512	16,986,335	20,851,820	22,490,022	22.8%	7.9%
United States	--	--	--	--	13.1%	4.3%

**Population Growth 1994-2004**



Source: [U.S. Bureau of the Census](http://www.census.gov).

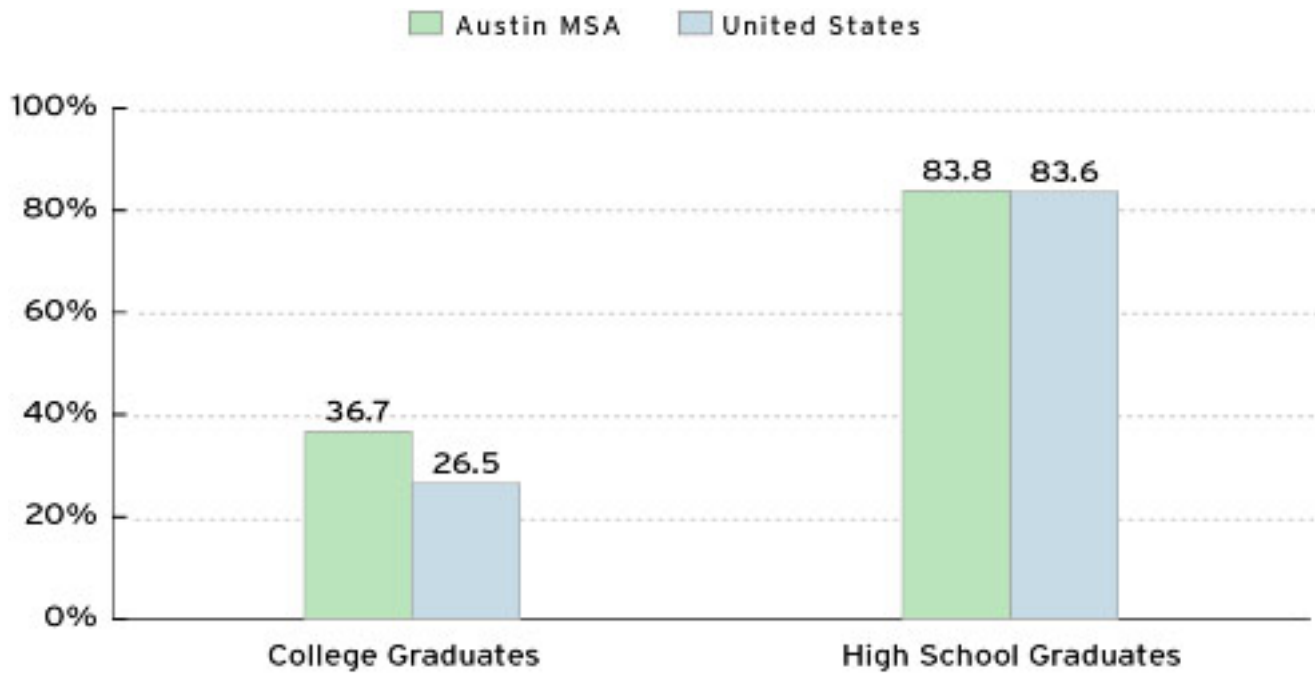
**Educational Attainment**

**Educational Attainment of Persons 25 Years or Older, 2003**

	Austin MSA	Texas	United States
High school graduate or higher	83.8%	77.8%	83.6%

At least some college	64.5%	51.4%	53.8%
Bachelor's degree or higher	36.7%	24.5%	26.5%
Graduate degree	11.9%	8.1%	9.7%

### Educational Attainment of Persons 25 Years or Older, 2003



Source: [U.S. Bureau of the Census](#).

### Income, 2003

	Austin MSA	Texas	United States
Median household income	\$47,182	\$40,674	\$43,564
Per capita income	25,289	20,798	23,110

Sources: [U.S. Bureau of the Census](#).

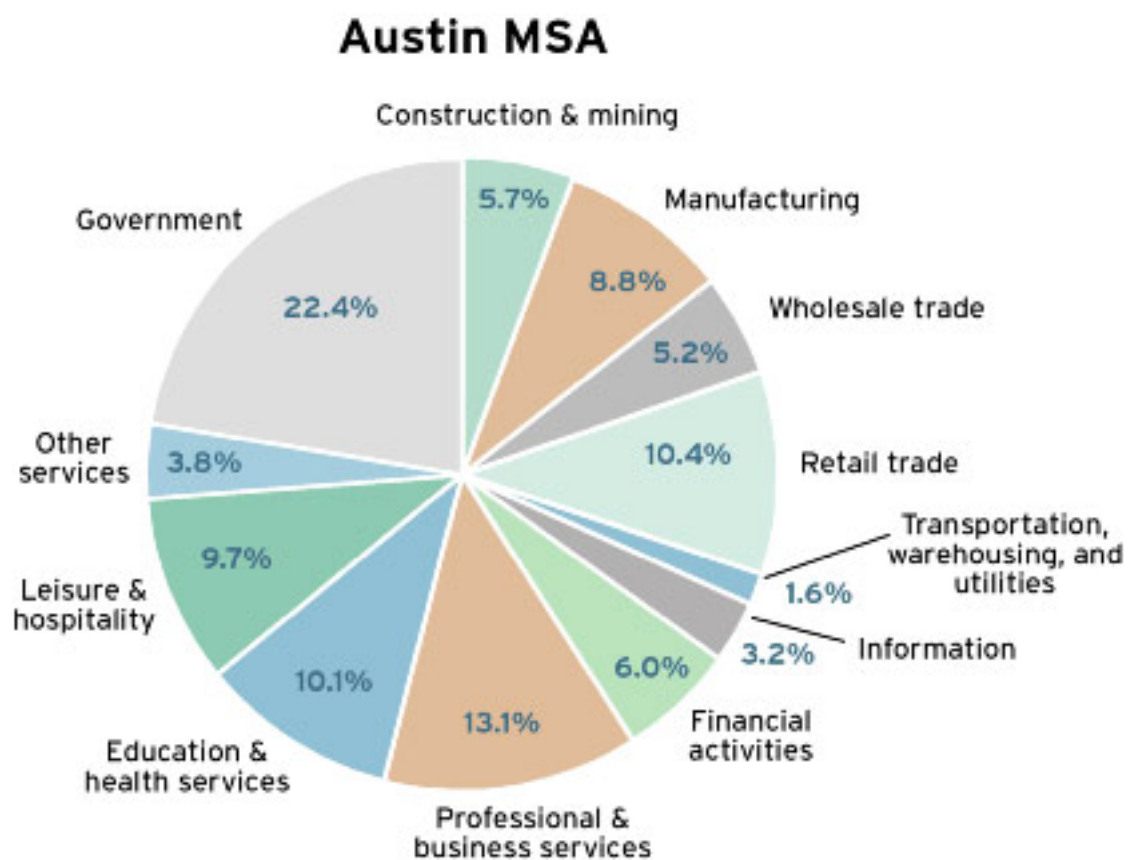
### Employment by Industry

#### Employment by Industry, Austin MSA

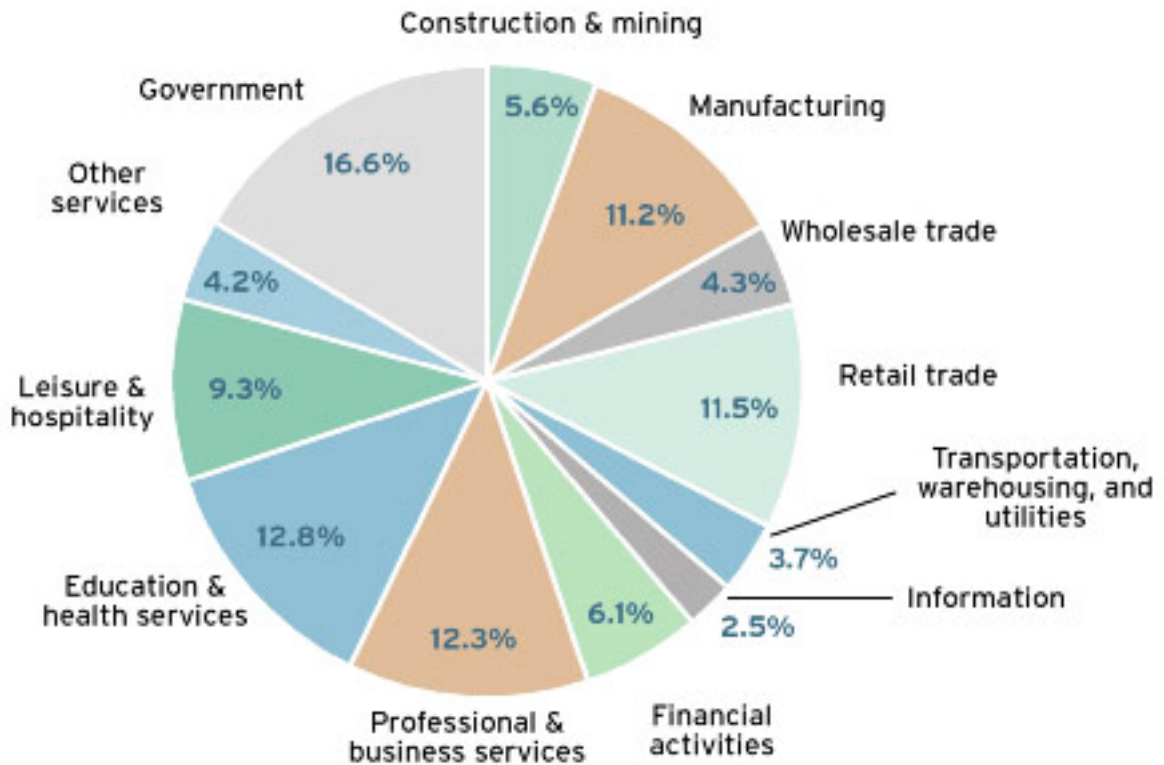
	1999	2000	2001	2002	2003
Total non-farm	635,400	672,700	674,000	658,400	652,300
Natural resources & mining	1,400	1,500	1,700	1,700	1,500
Construction	36,800	39,800	39,800	36,500	35,700
Manufacturing	77,800	82,800	76,200	63,500	57,700
Wholesale trade	31,600	34,900	35,500	33,900	33,700
Retail trade	65,500	69,400	69,700	68,300	67,800

Transportation, warehousing, & utilities	10,800	10,700	11,300	11,100	10,500
Information	20,500	24,300	23,200	22,600	20,900
Financial activities	34,600	35,300	36,400	38,000	39,400
Professional & business services	83,500	91,900	91,300	87,200	85,500
Educational & health Services	59,800	62,300	63,200	64,700	65,700
Leisure & hospitality	57,900	60,600	61,700	62,300	63,500
Other services	21,500	22,300	23,200	23,900	24,500
Government	133,800	136,800	140,300	144,800	145,800

## Employment by Industry 2003



## United States



Source: [Texas Workforce Commission](#).

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## Education Overview

Highly rated elementary and secondary schools contribute to both quality of life and the exceptional labor pool. Austin area households enjoy diverse options in education, including 29 public school districts, 14 charter schools and 69 private schools.

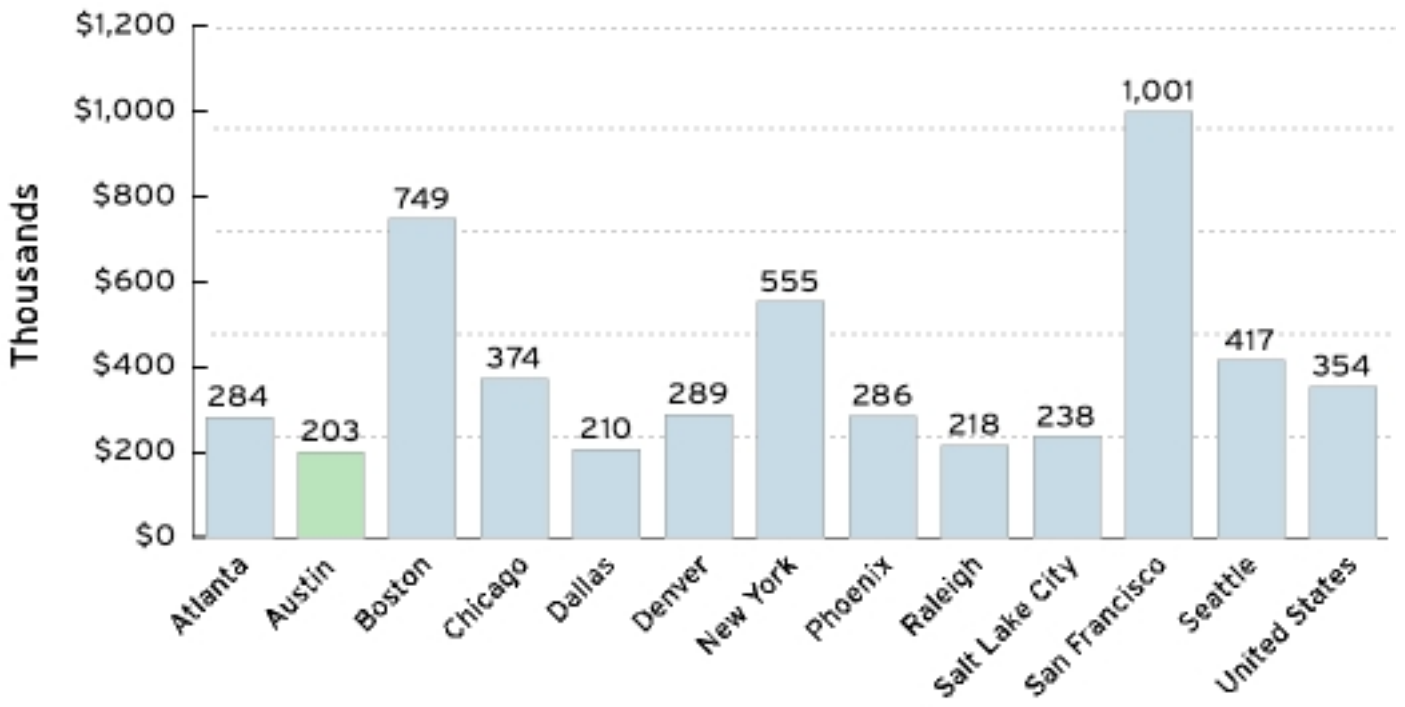
Nine of the major public school systems, representing 78 percent of area enrollment, are included in [Expansion Management](#) magazine's annual education quality ratings of nearly 2,800 school districts nationwide. Two districts Eanes and Round Rock are rated "gold medal", the highest of the magazine's cost-performance categories. The Austin Independent School District, the largest in the region, was awarded a "blue ribbon" rating, the next highest category. Georgetown and Pflugerville also garnered blue ribbons.

The University of Texas and six other universities and colleges with a combined enrollment of nearly 114,000 provide an ample supply of well-educated workers to area employers. Thirty-seven percent of Austin residents over 25 years hold a bachelor's degree. Within 100 miles of Austin, an additional 10 junior colleges and 14 universities enroll over 200,000 students.

In addition, a dozen vocational-technical or career schools in the metro award associates degrees or certificates in business and computer-related programs, trades, engineering-related technologies, and health professions.

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## Average Home Price, Middle Management Housing, 2004



Note: The subject home type is a single-family dwelling model with approximately 2,200 sq.ft., 4 bedrooms, 2 1/2 baths, family room (or equivalent) and 2-car garage. Surveyed homes and neighborhoods are typical for corporate middle-management transferees. Where Coldwell Banker reports multiple submarkets for a metro, the price indicated is an unweighted average of the reported submarkets.

Source: [Coldwell Banker](http://Coldwell Banker).