the Austin metro — #1 of 10: Year-Over-Year Change in Net Migration

Hays County leads Austin in migration momentum

New data reveals where growth is concentrated

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THE DATA

416

Year-Over-Year Change in Net Migration (2023)

The Austin metro's net migration balance improved by 416 households between 2021-22 and 2022-23.

This shift reflects a growing concentration of population inflows in specific counties, not a uniform surge across the entire metro. The improvement is driven by a few key areas, with Hays County at the forefront.



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Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2021-22 and 2022-23 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-20-austin-msa-mig-trend-net



01

Growth is not spreading — it’s clustering

Austin MSA’s migration rebound is not a broad-based phenomenon. The top five counties account for the vast majority of the 416 increase, with Hays County leading by a wide margin. This suggests that economic and housing dynamics are increasingly localized, favoring specific submarkets with infrastructure, affordability, or employment anchors.

The data implies that broader regional narratives about 'Austin growth' may be misleading — real momentum is concentrated in a few high-performing corridors, not across the entire MSA.

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02

Austin's expansion is pulling from its periphery

The leading counties in migration — Hays, Bastrop, Williamson — are all on the outer edge of the Austin metro, not in the core. This reinforces the trend of suburbanization and the decentralization of population growth.

As Hays County outpaces even Williamson County in net migration gains, it signals a shift in where new residents are choosing to settle: further from the urban core, where land is available, and where the pace of development aligns with lifestyle preferences.

This could pressure local governments in outer counties to expand public services, while leaving central Travis County with fewer new residents but higher demand for housing and infrastructure.

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