

The Woodlands®

THE WOODLANDS, TEXAS DEMOGRAPHICS

JANUARY 1, 2019

Howard Hughes®

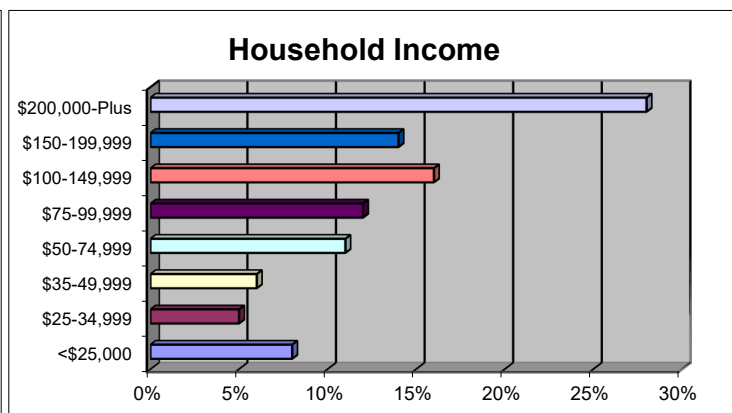
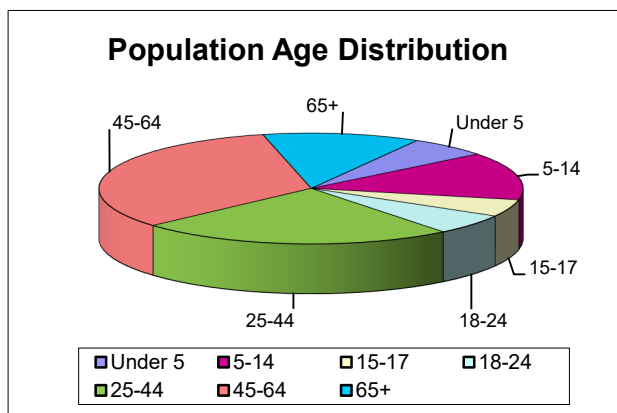
The Howard Hughes Corporation
Two Hughes Landing
1790 Hughes Landing Blvd., Suite 600
The Woodlands, Texas 77380

The Woodlands is a 28,000-acre award winning master planned community located 27 miles north of downtown Houston.

THE WOODLANDS DEMOGRAPHICS

1. POPULATION		
	Total	117,305
	Persons Per Household	2.72
	Occupied Dwellings	43,130
	Median Age	41.6
2. ADULT AGES		
	Total Adults	84,460
	18 – 24	7%
	25 – 34	13%
	35 – 44	19%
	45 – 54	26%
	55 – 64	19%
	65 - 74	10%
	75-Plus	6%
3. CHILDREN		
	Households with Children	39.1%
	Total Children	32,845
	Under 5	24%
	5 – 8	34%
	9 – 14	23%
	15 – 17	19%
4. HOUSEHOLD PERSONS		
	Average	2.72
	1	19%
	2	34%
	3	23%
	4-Plus	24%
5. HOUSEHOLD INCOME		
	Median	\$117,180
	Under \$25,000	8%
	\$25 - \$34,999	5%
	\$35 - \$49,999	6%
	\$50 - \$74,999	11%
	\$75 - \$99,999	12%
	\$100 - \$149,999	16%
	\$150 - \$199,999	14%
	\$200,000-Plus	28%

Sources: Interfaith, US Census Bureau and The Howard Hughes Corporation



THE WOODLANDS BUYER PROFILE FOR NEW HOME PURCHASERS

	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Median Sales Price	\$353,775	\$348,900	\$360,158	\$327,604	\$353,405	\$413,482	\$565,000	\$562,000	\$557,349	\$530,000	\$464,760
Median Unit Size	2,923'	3,068'	3,255'	3,127'	3,153'	3,074'	3,210'	3,397'	3,423'	3,276'	3,092'
Median Adult Age	45	37	42	40	42	41	47	44	45	50	53
Median Household Income	\$170,000	\$150,000	\$150,000	\$145,000	\$147,000	\$155,000	\$150,000	\$180,000	\$180,000	\$220,000	\$174,000
Household Heads Who Live and Work in The Woodlands	42.9%	35.9%	30.1%	28.2%	47.5%	38.4%	44.4%	61.2%	40.8%	16.8%	8.3%
Spouses Employed	48.6%	42.9%	41.9%	33.2%	27.6%	49.3%	51.1%	31.5%	43.2%	23.3%	37.5%
Households with Adults Aged 55+	25.8%	13.7%	28.1%	24.1%	26.0%	28.7%	37.3%	24.6%	26.2%	40.0%	55.0%
Geographic Origin:											
Local	30.4%	39.1%	29.9%	23.6%	27.5%	28.9%	23.9%	18.1%	21.3%	25.1%	19.1%
Other Houston Area	24.0%	27.5%	31.3%	30.2%	35.4%	36.2%	34.8%	42.5%	51.0%	49.6%	53.7%
Outside Area	45.6%	33.3%	38.8%	46.2%	37.1%	34.8%	41.3%	39.5%	27.6%	25.3%	27.2%

Percentages may not add to 100.0% due to rounding.

Source: The Howard Hughes Corporation

The Woodlands Demographic and Income Profile Summary

	5-Mile			10-Mile			15-Mile			20-Mile		
	2010	2018	2023	2010	2018	2023	2010	2018	2023	2010	2018	2023
Population	120,994	155,856	176,603	394,911	517,433	576,076	839,557	1,094,845	1,210,894	1,473,269	1,814,649	1,982,502
Median Age	36	37	39	35	36	37	33	35	36	33	34	36
Average Household Size	2.66	2.66	2.66	2.83	2.81	2.81	2.85	2.83	2.83	2.94	2.91	2.90
Owner-Occupied Housing Units	32,257	41,519	46,982	102,055	136,000	151,714	197,291	260,753	289,184	341,259	425,385	466,296
Renter-Occupied Housing Units	13,268	17,117	19,487	37,568	47,991	53,337	96,933	125,701	138,623	160,117	198,454	216,552

	5-Mile			10-Mile			15-Mile			20-Mile		
	2010	2018	2023	2010	2018	2023	2010	2018	2023	2010	2018	2023
Median Household Income	\$72,776	\$92,785	\$94,472	\$74,179	\$86,432	\$87,652	\$63,946	\$71,793	\$72,536	\$61,285	\$68,194	\$68,838
Average Household Income	\$96,440	\$121,214	\$123,232	\$96,107	\$113,125	\$114,837	\$84,337	\$97,666	\$99,001	\$81,224	\$92,777	\$93,969
Household Income												
< \$15,000	7.7%	5.4%	5.3%	6.8%	5.4%	5.3%	8.4%	7.1%	7.1%	9.0%	7.9%	7.9%
\$15,000 - \$24,999	7.0%	3.4%	3.1%	7.0%	5.1%	5.1%	9.0%	7.5%	7.3%	9.2%	7.9%	7.9%
\$25,000 - \$34,999	6.3%	5.8%	5.7%	6.9%	6.8%	6.7%	9.2%	8.6%	8.6%	9.8%	9.1%	8.9%
\$35,000 - \$49,999	11.4%	9.8%	9.5%	11.6%	9.8%	9.7%	12.8%	11.3%	11.3%	13.2%	12.0%	11.9%
\$50,000 - \$74,999	19.3%	15.5%	15.2%	18.4%	16.4%	16.2%	18.5%	17.4%	17.2%	18.6%	17.4%	17.2%
\$75,000 - \$99,999	15.3%	14.4%	14.2%	15.4%	14.1%	13.9%	14.5%	13.4%	13.1%	14.1%	13.3%	13.2%
\$100,000 - \$149,999	16.0%	19.7%	19.9%	17.2%	18.8%	18.9%	14.6%	16.7%	16.9%	14.1%	16.2%	16.4%
\$150,000 +	17.1%	26.2%	26.9%	16.8%	23.5%	24.2%	13.0%	17.9%	18.5%	12.1%	16.2%	16.7%
Population by Age												
Age 0 - 4	7.2%	7.0%	6.4%	7.7%	7.1%	6.6%	8.1%	7.4%	6.9%	8.1%	7.4%	6.9%
Age 5 - 14	14.8%	14.6%	13.8%	16.3%	15.0%	14.1%	16.1%	15.3%	14.4%	16.4%	15.3%	14.4%
Age 15 - 19	6.7%	6.6%	6.8%	7.4%	7.1%	7.1%	7.4%	7.1%	7.2%	7.6%	7.2%	7.2%
Age 20 - 24	5.3%	5.6%	6.3%	5.4%	6.3%	6.7%	6.3%	6.5%	6.8%	6.3%	6.7%	6.9%
Age 25 - 34	14.3%	13.1%	12.1%	13.8%	13.5%	12.8%	14.7%	14.5%	13.4%	14.4%	14.6%	13.7%
Age 35 - 44	14.8%	14.5%	13.4%	15.3%	13.9%	13.1%	14.8%	14.0%	13.7%	14.7%	13.8%	13.6%
Age 45 - 54	15.3%	13.8%	13.4%	14.9%	13.8%	13.3%	14.2%	13.1%	12.9%	14.1%	13.1%	12.8%
Age 55 - 64	12.0%	12.7%	12.4%	10.8%	12.0%	12.1%	10.3%	11.4%	11.5%	10.2%	11.3%	11.5%
Age 65 - 74	5.8%	7.9%	9.2%	5.2%	7.2%	8.6%	5.0%	6.8%	8.1%	5.0%	6.8%	8.1%
Age 75 - 84	2.8%	3.2%	4.5%	2.4%	2.9%	4.0%	2.4%	2.7%	3.9%	2.3%	2.8%	3.9%
Age 85+	1.1%	1.1%	1.5%	0.9%	1.0%	1.4%	0.8%	1.0%	1.3%	0.7%	1.0%	1.3%

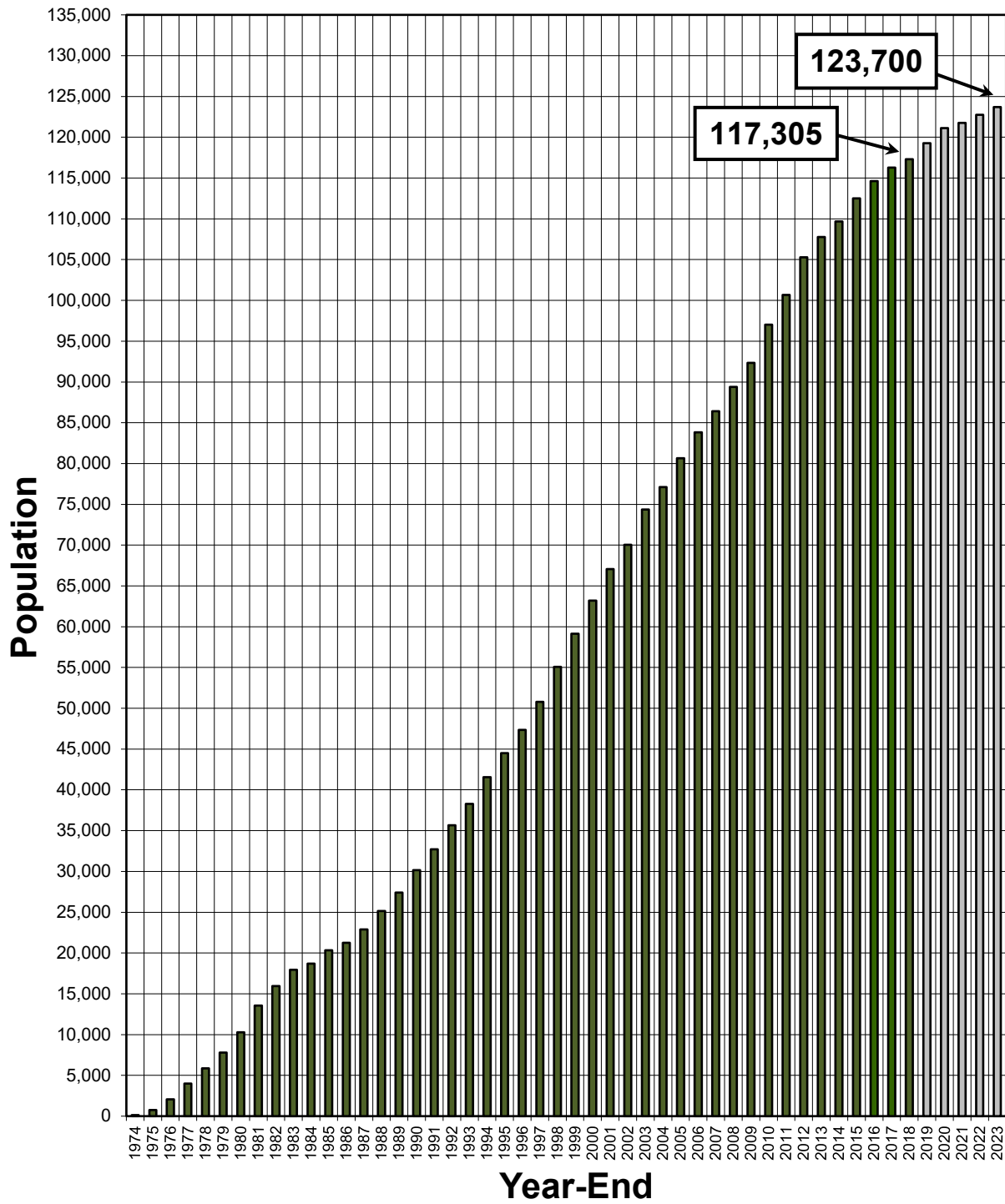
Note: Mileage radius centered at Interstate 45 and Woodlands Parkway, site of The Woodlands Regional Mall.

Percents may not add to 100% due to rounding.

Source: Metrostudy / Neustar, Inc.

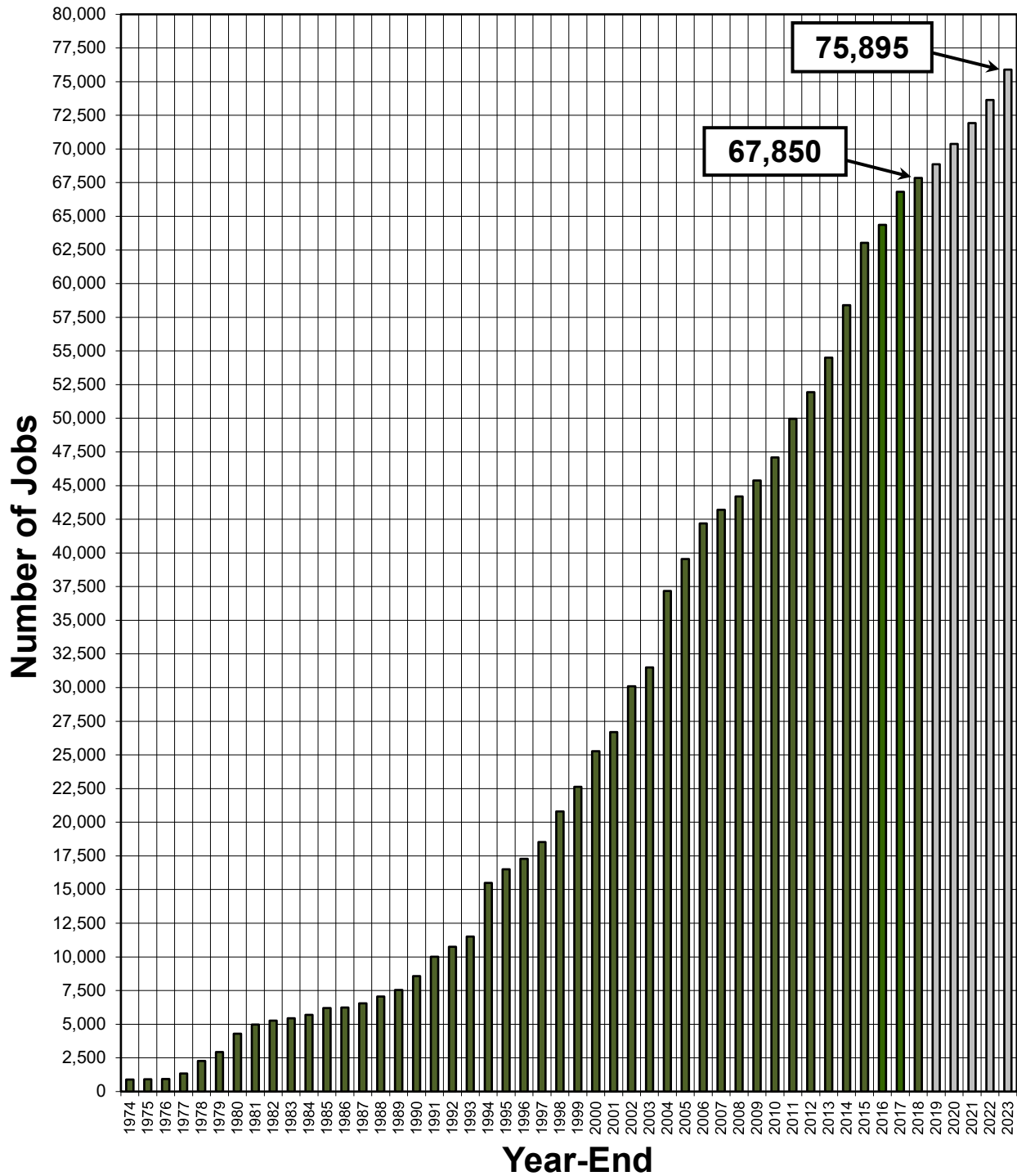
The Woodlands - Population Growth

(Includes Actual Data through December 2018)



The Woodlands - Job Growth

(Includes Actual Data through December 2018)



THE WOODLANDS, TX – Historical Statistical Data

DATE	POPULATION		HOUSEHOLDS		HH	HOME	EMPLOYERS		JOBS	
	Cum.	Gain	Cum.	Gain	Size	Sales	Cum.	Gain	Cum.	Gain
1974	124	124	53	53	2.34	73	65	65	900	900
1975	744	620	242	189	3.07	219	60	(5)	915	15
1976	2,079	1,335	646	404	3.22	497	62	2	938	23
1977	4,011	1,932	1,267	621	3.17	571	91	29	1,349	411
1978	5,849	1,838	1,820	553	3.21	514	130	39	2,279	930
1979	7,800	1,951	2,532	712	3.08	568	162	32	2,936	657
1980	10,279	2,479	3,505	973	2.93	685	190	28	4,290	1,354
1981	13,541	3,262	4,824	1,319	2.81	860	231	41	4,977	687
1982	15,959	2,418	5,695	871	2.80	980	270	39	5,258	281
1983	17,947	1,988	6,471	776	2.77	719	275	5	5,450	192
1984	18,702	755	6,756	285	2.77	590	275	-	5,700	250
1985	20,327	1,625	7,303	547	2.78	473	266	(9)	6,199	499
1986	21,254	927	7,705	402	2.76	457	280	14	6,236	37
1987	22,887	1,633	8,321	616	2.75	499	314	34	6,542	306
1988	25,145	2,258	9,126	805	2.76	627	340	26	7,050	508
1989	27,416	2,271	9,888	762	2.77	772	380	40	7,550	500
1990	30,165	2,749	10,808	920	2.79	901	410	30	8,570	1,020
1991	32,713	2,548	11,676	868	2.80	914	466	56	10,016	1,446
1992	35,656	2,943	12,621	945	2.83	893	480	14	10,747	731
1993	38,277	2,621	13,707	1,086	2.79	810	472	(8)	11,500	753
1994	41,569	3,292	14,838	1,131	2.80	942	660	188	15,500	4,000
1995	44,517	2,948	15,907	1,069	2.80	988	718	58	16,500	1,000
1996	47,346	2,829	16,918	1,011	2.80	1,053	741	23	17,284	784
1997	50,789	3,443	18,073	1,155	2.81	1,155	787	46	18,524	1,240
1998	55,063	4,274	19,298	1,225	2.85	1,450	842	55	20,804	2,280
1999	59,138	4,075	20,458	1,160	2.89	1,381	896	54	22,629	1,825
2000	63,203	4,065	22,277	1,819	2.84	1,679	984	88	25,270	2,641
2001	67,054	3,851	24,186	1,909	2.77	1,601	1,030	46	26,686	1,416
2002	70,050	2,996	25,372	1,186	2.76	1,378	1,112	82	30,096	3,410
2003	74,358	4,308	27,017	1,645	2.75	1,426	1,140	28	31,500	1,404
2004	77,128	2,770	28,044	1,027	2.75	1,328	1,219	79	37,175	5,675
2005	80,659	3,531	29,252	1,208	2.76	1,515	1,310	91	39,541	2,366
2006	83,884	3,225	30,818	1,566	2.72	1,409	1,511	201	42,190	2,649
2007	86,401	2,517	32,135	1,317	2.69	767	1,551	40	43,200	1,010
2008	89,397	2,996	33,728	1,593	2.65	750	1,587	36	44,202	1,002
2009	92,348	2,951	34,960	1,232	2.64	633	1,650	63	45,380	1,178
2010	97,023	4,675	36,819	1,859	2.64	786	1,712	62	47,100	1,720
2011	100,670	3,647	38,028	1,209	2.65	945	1,755	43	49,960	2,860
2012	105,283	4,613	39,783	1,755	2.65	1,007	1,870	115	51,940	1,980
2013	107,769	2,486	40,618	835	2.65	649	1,901	31	54,504	2,564
2014	109,679	1,910	41,199	581	2.66	468	1,973	72	58,400	3,896
2015	112,505	2,826	41,849	650	2.69	256	2,182	209	63,030	4,630
2016	114,625	2,120	42,508	659	2.70	248	2,158	(24)	64,365	1,335
2017	116,278	1,653	42,752	244	2.72	340	2,138	(20)	66,820	2,455
2018	117,305	1,027	43,130	378	2.72	343	2,181	43	67,850	1,030
2019 Est.	119,270	1,965	43,830	700	2.72	300	2,231	50	68,865	1,015
2020 Est.	121,120	1,850	44,500	670	2.72	270	2,301	70	70,375	1,510
2021 Est.	121,760	640	45,000	500	2.71	215	2,371	70	71,925	1,550
2022 Est.	122,750	990	45,600	600	2.69	86	2,451	80	73,640	1,715
2023 Est.	123,700	950	46,000	400	2.69	-	2,536	85	75,895	2,255

Note: All estimates are based upon current land use projections and are subject to change.

Howard Hughes®

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281.719.6100

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