

Fort Worth, Texas

11-25-2020

概况

- ▶ Fort Worth is the fifth-largest city in the U.S. state of Texas and the 13th-largest city in the United States. It is part of the Tarrant County, covering nearly 350 square miles (910 km²) into three other counties: Denton, Parker, and Wise.
- ▶ According to the 2019 census estimates, Fort Worth's population was 909,585. Fort Worth is the second-largest city in the Dallas-Fort Worth-Arlington metropolitan area, which is the fourth-most populous metropolitan area in the United States

人口数量及结构

- Population in 2017: 874,168 (99% urban, 1% rural). Population change since 2000: +63.5%. According to the 2019 census estimates, Fort Worth's population was 909,585.

Males: 426,818  (48.8%)

Females: 447,350  (51.2%)

Median resident age:  32.9 years

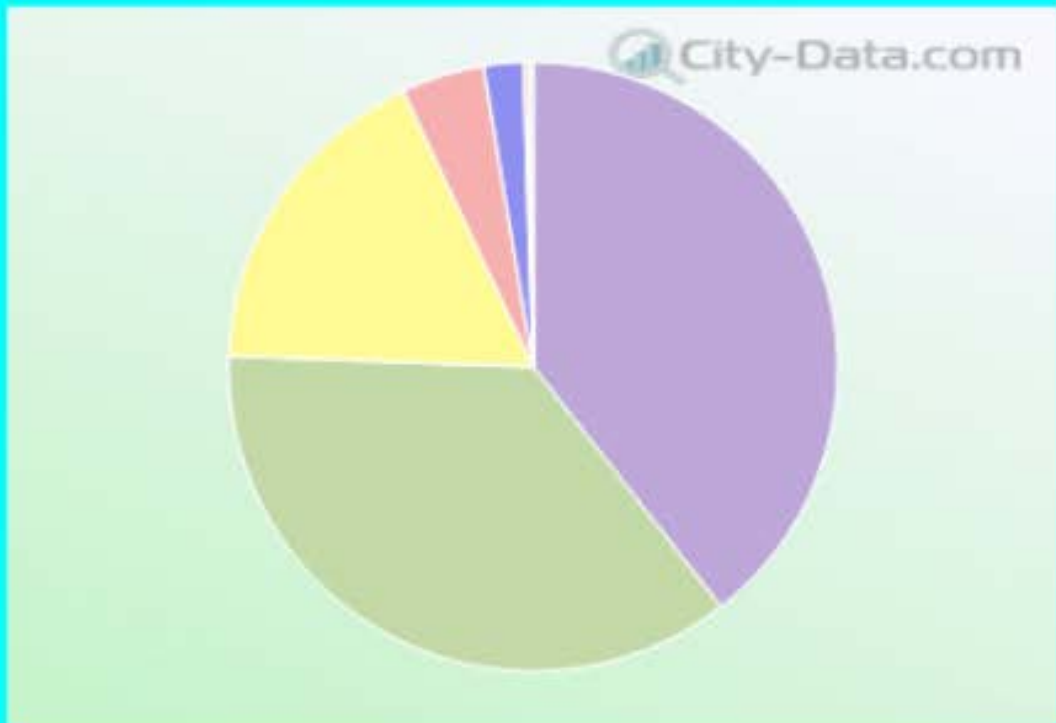
Texas median age:  34.7 years

- U.S Average population growth rate , 2000-2009, 9.7%;
- 2010-2019 , 6.6%;
- FW=3.4* U.S Average 2010-2019
- FW=3.97 U.S Average 2000-2009

Historical population		
Census	Pop.	%±
1880	6,663	—
1890	23,076	246.3%
1900	26,668	15.6%
1910	73,312	174.9%
1920	106,482	45.2%
1930	163,447	53.5%
1940	177,662	8.7%
1950	278,778	56.9%
1960	356,268	27.8%
1970	393,476	10.4%
1980	385,164	-2.1%
1990	447,619	16.2%
2000	534,697	19.5%
2010	741,206	38.6%
2019 (est.)	909,585 ^[7]	22.7%
U.S. Decennial Census ^[6]		

人口数量及结构

Races in Fort Worth, TX (2017)



White (39.4%)	Hispanic (36.1%)
Black (17.4%)	Asian (4.4%)
2+ races (2.1%)	Other (0.3%)
American Indian (0.2%)	

White alone	39.4%	345,544
Hispanic	36.1%	316,336
Black alone	17.4%	152,696
Asian alone	4.4%	38,421
Two or more races	2.1%	18,369
Other race alone	0.3%	2,459
American Indian alone	0.2%	1,831
Native Hawaiian and Other Pacific Islander alone	0.05%	404

经济状况- 家庭收入及房价

Estimated median household income in 2017: \$60,205 (it was \$37,074 in 2000)

Fort Worth:  \$60,205

TX:  \$59,206

Estimated per capita income in 2017: \$28,174 (it was \$18,800 in 2000)

Fort Worth city income, earnings, and wages data

Estimated median house or condo value in 2017: \$169,400 (it was \$69,700 in 2000)

Fort Worth:  \$169,400

TX:  \$172,200

Mean prices in 2017: all housing units: \$204,712; detached houses: \$207,569; townhouses or other attached units: \$195,048; in 2-unit structures: \$76,762; in 3-to-4-unit structures: \$177,279; in 5-or-more-unit structures: \$298,687; mobile homes: \$57,943

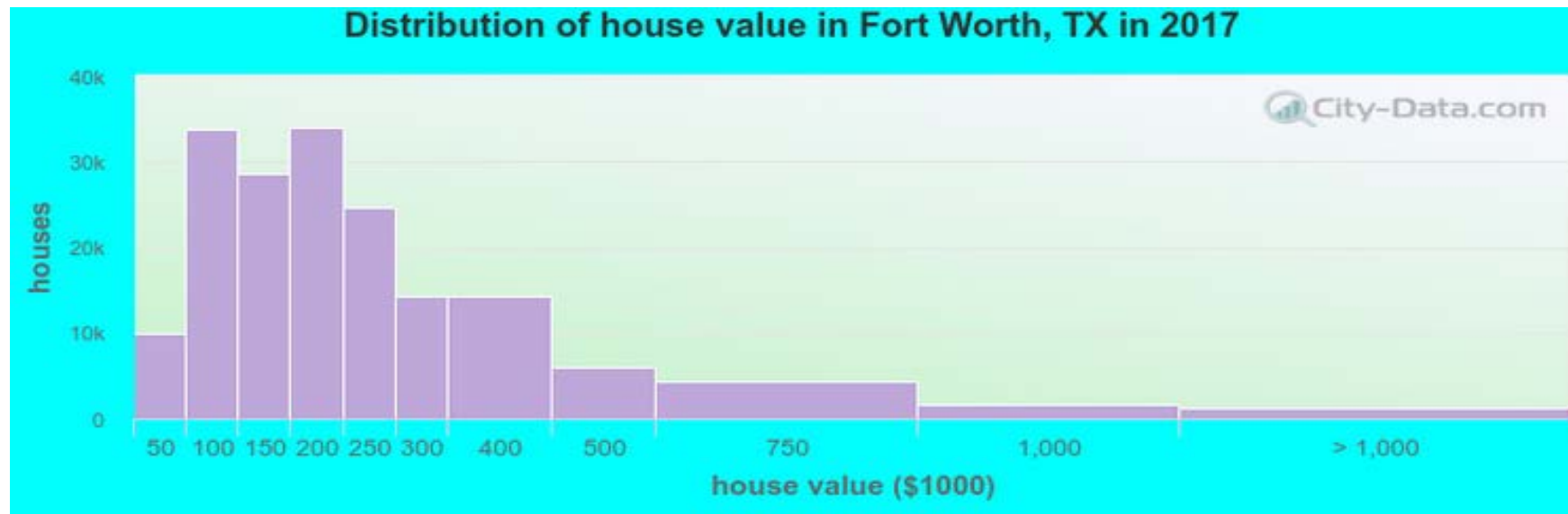
Median gross rent in 2017: \$994.

Monthly income=5*Rent

Percentage of residents living in poverty in 2017: 12.9%

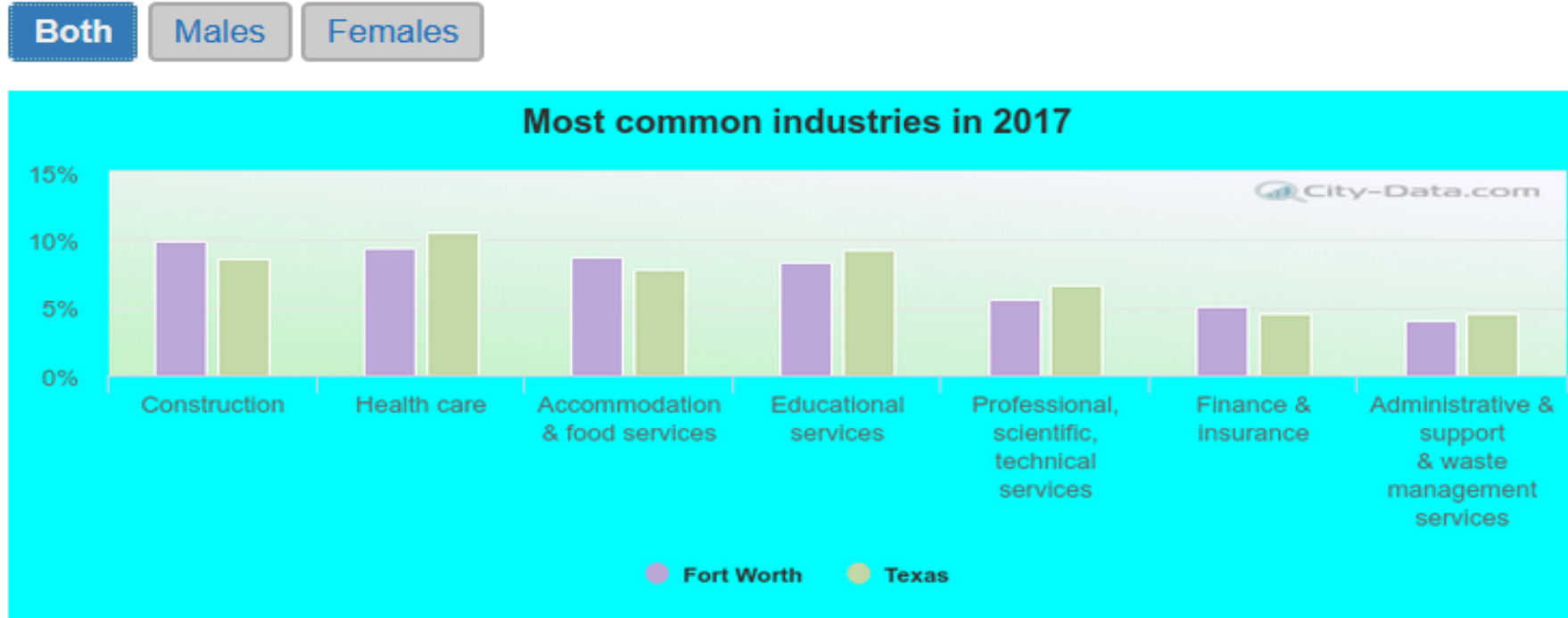
Read more: <http://www.city-data.com/city/Fort-Worth-Texas.html>

经济状况- 家庭收入及房价



经济状况- 工作分布-蓝领为主？

Most common industries in Fort Worth, TX (%)



- Construction (9.9%)
- Health care (9.4%)
- Accommodation & food services (8.8%)
- Educational services (8.3%)
- Professional, scientific, technical services (5.6%)
- Finance & insurance (5.1%)
- Administrative & support & waste management services (4.1%)

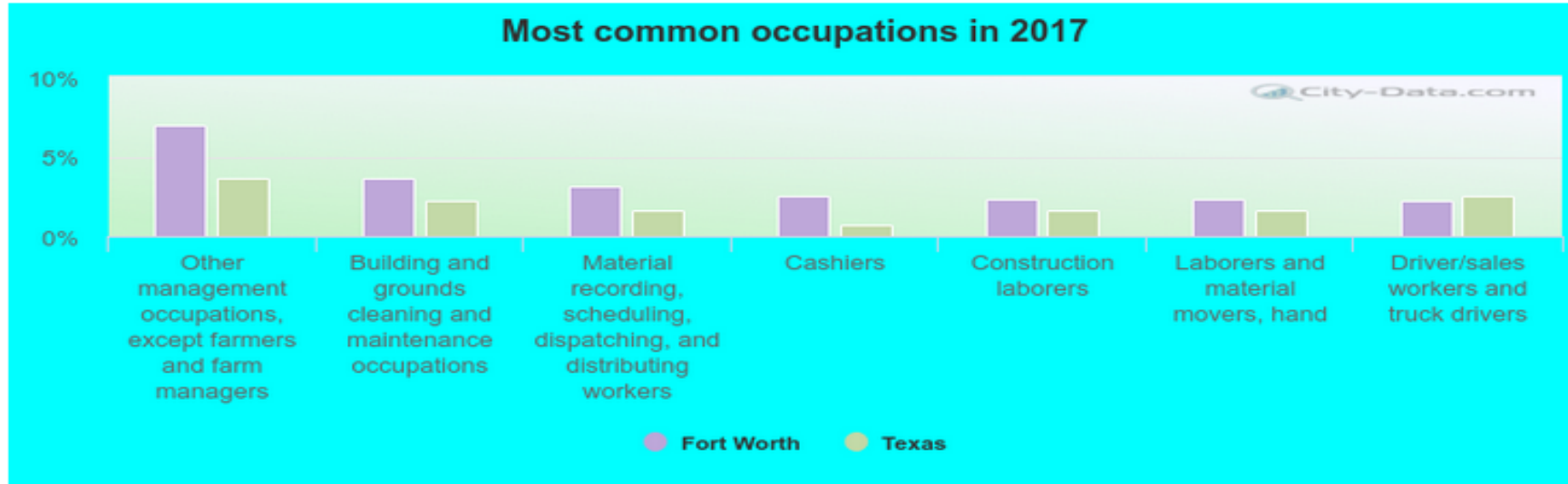
经济状况- 工作分布

Most common occupations in Fort Worth, TX (%)

Both

Males

Females



- Other management occupations, except farmers and farm managers (6.9%)
- Building and grounds cleaning and maintenance occupations (3.6%)
- Material recording, scheduling, dispatching, and distributing workers (3.2%)
- Cashiers (2.5%)
- Construction laborers (2.3%)
- Laborers and material movers, hand (2.3%)
- Driver/sales workers and truck drivers (2.3%)

Unemployment in March 2019:

Here: 3.6%

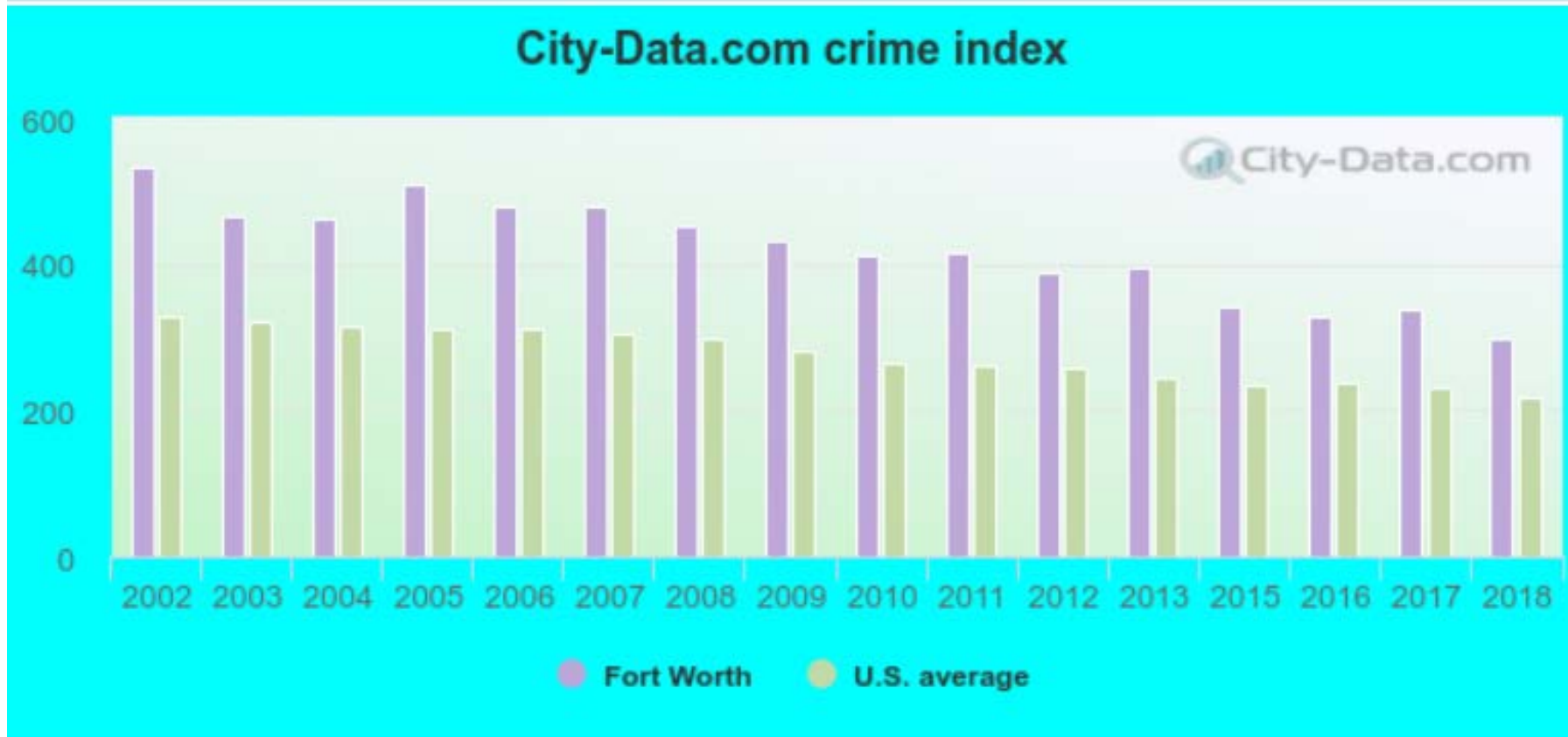
Texas: 3.5%

周边环境-犯罪率

Crime rates in Fort Worth by year

Type	2005	2006	2007	2008	2009	2010	2011	2012	2013	2015	2016	2017	2018
Murders (per 100,000)	60 (9.8) >>	49 (7.6) >	58 (8.6) >>	49 (7.0) >	44 (6.1) >	63 (8.4) >>	48 (6.3) >	44 (5.7) >	48 (6.1) >	56 (6.7) >	66 (7.7) >	70 (8.0) >>	58 (6.5) >
Rapes (per 100,000)	311 (50.7) >>	247 (38.5) >	335 (49.9) >>	350 (49.9) >>	370 (51.1) >>	318 (42.6) >>	350 (46.2) >>	391 (50.8) >>	523 (66.3) >>	516 (62.2) >>	499 (58.6) >>	569 (65.2) >>	482 (53.9) >
Robberies (per 100,000)	1,379 (224.9) >>	1,417 (220.8) >	1,620 (241.5) >>	1,706 (243.2) >>	1,449 (200.3) >>	1,330 (178.2) >	1,267 (167.4) >	1,280 (166.2) >	1,256 (159.2) >	981 (118.2) >	1,165 (136.8) >	1,286 (147.3) >	1,116 (124.9) >
Assaults (per 100,000)	2,170 (353.8) >	2,496 (388.9) >	2,461 (366.9) >	2,496 (355.9) >	2,369 (327.5) >	2,582 (345.9) >	2,904 (383.7) >>	2,809 (364.8) >>	2,593 (328.6) >	2,806 (338.2) >	2,753 (323.2) >	2,966 (339.7) >	2,826 (316.2) >
Burglaries (per 100,000)	8,684 (1,416) >>	8,998 (1,402) >>	9,008 (1,343) >>	9,018 (1,286) >>	10,188 (1,408) >>	9,352 (1,253) >>	10,058 (1,329) >>	8,442 (1,096) >>	8,316 (1,054) >>	6,005 (723.7) >	5,316 (624.1) >	5,116 (586.0) >	4,504 (503.9) >
Thefts (per 100,000)	24,811 (4,046) >>	24,128 (3,760) >>	24,988 (3,726) >>	23,562 (3,360) >>	23,564 (3,257) >>	23,274 (3,118) >>	22,617 (2,988) >>	21,648 (2,811) >	23,557 (2,986) >>	21,489 (2,590) >	20,422 (2,397) >	20,250 (2,319) >	17,957 (2,009) >
Auto thefts (per 100,000)	3,715 (605.8) >	3,347 (521.5) >	2,685 (400.3) =	2,745 (391.4) >	2,132 (294.7) >	2,464 (330.1) >	2,442 (322.7) >	2,424 (314.8) >	2,399 (304.0) >	2,258 (272.1) >	2,386 (280.1) >	2,706 (309.9) >	2,972 (332.5) >
Arson (per 100,000)	283 (46.1) >>	233 (36.3) >	227 (33.8) >	216 (30.8) >	210 (29.0) >	138 (18.5) =	143 (18.9) =	118 (15.3) <	155 (19.6) >	142 (17.1) >	140 (16.4) >	151 (17.3) >	138 (15.4) >
City-Data.com crime index (higher means more crime, U.S. average = 274.0)	507.8	480.3	478.2	453.7	431.1	412.4	415.0	389.2	396.2	342.4	330.0	338.9	299.1

周边环境-犯罪率



Full-time law enforcement employees in 2018, including police officers: 2,132 (1,694 officers).

Officers per 1,000 residents here: 1.90

Texas average: 1.55

Single-family new house construction building permits



总结：

- 人口结构年轻，median age 小于35岁（33岁）
- 人口增长是全国均值2倍以上(3.4倍)
- 家庭收入高于德州平均水平
- 家庭收入超过租金3倍以上（近5倍）
- 交通方便，有国际机场和多条高速
- 地税高，接近3%
- 犯罪率呈逐年降低，稍高于美国平均水平
- 法规对地主非常友好

总体来讲，适合远程投资！