



# METRO COMPARISONS

## TOP 10 U.S. METRO AREAS

### Demographics

	Atlanta	Chicago	Dallas	Houston	Los Angeles	Miami	New York-Newark	Philadelphia	Phoenix	D.C.
<b>Metro Area Population</b>										
Population (2024 Estimate)	6,411,149	9,408,576	8,344,032	7,796,182	12,927,614	6,457,988	19,940,274	6,330,422	5,186,958	6,436,489
Population Change (2023-2024)	75,134	70,762	177,922	198,171	41,214	123,471	213,403	49,520	84,938	90,608
Net Migration (2023-2024)	48,363	51,231	127,252	149,543	7,660	111,924	141,105	39,849	70,197	61,060
Projected Population (2030)	6,884,877	9,413,871	8,919,324	8,264,060	13,170,390	6,620,326	19,889,102	6,395,394	5,604,496	6,745,247
Projected Population Growth Rate (2020-2030)	7.4%	0.1%	6.9%	6.0%	1.9%	2.5%	-0.3%	1.0%	8.0%	4.8%
Median Age (2023 Estimate)	37.6	39	35.8	35.7	38.9	42.3	39.9	39.5	38	38.3
Foreign Born Population (2023 Estimate)	15.8%	18.9%	20.0%	24.8%	32.9%	42.7%	30.5%	12.0%	14.2%	24.6%

### Metro Area Education

Educational Attainment: Earned High School Degree or Higher (2023 Estimate)	90.8%	89.8%	87.8%	85.5%	82.7%	87.7%	87.9%	92.4%	89.8%	91.1%
Educational Attainment: Earned Bachelor's Degree or Higher (2023 Estimate)	42.6%	42.1%	40.0%	36.0%	38.5%	37.6%	44.6%	42.3%	35.5%	54.8%
Educational Attainment: Earned Graduate or Professional Degree (2023 Estimate)	16.7%	17.2%	14.8%	14.1%	14.2%	14.9%	19.1%	17.7%	13.6%	27.6%
Higher Education: Degrees Awarded (Bachelor's/Master's/Doctor's) (AY Fall 2022-Spring 2023)	41,760	85,720	57,196	29,989	134,311	47,495	191,550	69,189	88,727	78,721
Higher Education: Students Enrolled (Fall 2022-Spring 2023)	261,871	492,260	365,984	306,582	980,712	310,641	958,359	322,500	495,564	410,490

### Economic Indicators

	Atlanta	Chicago	Dallas	Houston	Los Angeles	Miami	New York-Newark	Philadelphia	Phoenix	D.C.
GDP (Millions) (2023)	\$570,663	\$894,862	\$744,654	\$696,999	\$1,295,361	\$533,674	\$2,298,868	\$557,601	\$398,129	\$714,685
Annual Job Growth (May 2023 - May 2024 nonfarm employment change)	34,600	12,700	68,000	81,700	46,300	66,600	144,400	44,300	52,300	28,900
<b>Metro Area Workforce</b>										
Labor Force (2024)	3,257,274	5,014,051	4,511,693	3,763,347	6,603,570	1,382,619	10,260,336	3,217,336	2,666,816	3,487,306
Unemployment Rate (2024)	3.3%	4.4%	3.5%	4.1%	5.2%	2.8%	4.3%	3.5%	3.1%	2.8%
Median Annual Wage (2023)	\$48,381	\$49,795	\$58,940	\$57,122	\$60,566	\$50,166	\$71,156	\$65,879	\$55,941	\$82,525



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### Transportation

	Atlanta	Chicago	Dallas	Houston	Los Angeles	Miami	New York-Newark	Philadelphia	Phoenix	D.C.
<b>Metro Area Air Service</b>	<i>ATL</i>	<i>ORD   MDW</i>	<i>DFW   DAL</i>	<i>IAH   HOU</i>	<i>LAX</i>	<i>MIA   FLL</i>	<i>JFK   LGA   EWR</i>	<i>PHL</i>	<i>PHX</i>	<i>IAD   DCA</i>
International non-stop markets served	72	74	65	66	78	123	139	28	25	67
Domestic non-stop markets served	154	186	197	121	119	115	122	94	148	123
Total non-stop markets served	226	260	262	187	197	238	261	122	173	190
Average Price: Gasoline, All Types (Cost per Gallon/3.785 Liters)	\$3.11	\$3.41	\$2.84	\$2.77	\$4.75	\$3.22	\$3.25	\$3.25	\$3.65	\$3.14
<b>Regional Container Port Service</b>	Savannah, GA	Baltimore, MD	Houston, TX	Houston, TX	Los Angeles, CA	Miami, FL	New York, NY	Philadelphia, PA	San Diego, CA	Baltimore, MD
Distance to ocean port (miles)	250	701	245	0	0	0	0	0	356	41

### Cost of Living

	Atlanta	Chicago	Dallas	Houston	Los Angeles	Miami	New York-Newark	Philadelphia	Phoenix	D.C.
COLI (2024)	96	115.1	101.7	94.2	149.4	120.8	230.6	103.3	106.3	141.9
Average Monthly Apartment Rent [950 sq.ft. 2BR 2BA] (2024)	\$1,464	\$3,240	\$1,572	\$1,322	\$2,988	\$3,211	\$5,719	\$1,851	\$1,792	\$3,212
Median Listing Price of Active For-Sale Homes (February 2025)	\$398,894	\$349,450	\$415,950	\$358,000	\$1,119,000	\$515,000	\$766,889	\$350,000	\$515,000	\$579,995

### Commercial Real Estate

	Atlanta	Chicago	Dallas	Houston	Los Angeles	Miami	New York-Newark	Philadelphia	Phoenix	D.C.
<b>Metro Area Office Market</b>										
Class A Asking Rent (\$/sq.ft./yr.)	\$35.60	\$40.47	\$37.58	\$36.35	\$48.42	\$68.79	\$74.52	\$33.51	\$34.68	\$45.55
Class B Asking Rent (\$/sq.ft./yr.)	\$25.29	\$26.72	\$27.93	\$26.02	\$38.51	\$46.04	\$44.64	\$25.05	\$28.09	\$33.13
Total Office Market Inventory- Class A,B,C (sq.ft.)	338,998,451	512,290,354	433,696,176	359,258,515	446,624,620	118,837,675	977,072,167	335,456,516	196,933,719	521,546,015
Total Office Market Vacancy Rate-Class A,B,C	16.6%	16.6%	17.9%	19.0%	16.1%	8.5%	13.7%	10.6%	16.8%	17.2%
<b>Metro Area Industrial Market</b>										
Flex Asking Rent (\$/sq.ft./yr.)	\$14.95	\$15.09	\$14.80	\$13.02	\$25.21	\$30.76	\$24.61	\$15.31	\$19.23	\$19.56
Logistics Asking Rent (\$/sq.ft./yr.)	\$8.72	\$9.07	\$8.76	\$8.42	\$17.61	\$19.83	\$19.32	\$10.98	\$13.03	\$15.65
Total Industrial Market Inventory (sq.ft.)	856,883,779	1,416,619,177	1,197,489,023	838,324,408	964,708,530	276,524,772	889,136,432	635,245,145	491,617,801	302,607,017
Total Industrial Market Vacancy Rate	7.6%	5.4%	9.5%	6.6%	6.0%	5.3%	6.7%	7.3%	12.6%	6.0%



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### Cost of Business

	Atlanta	Chicago	Dallas	Houston	Los Angeles	Miami	New York-Newark	Philadelphia	Phoenix	D.C.
Overall Cost of Doing Business Index (Average = 100)	94.3	103.9	100.5	95.5	119.8	116.4	154.6	99.1	100.9	110.0
Tax Cost Component	80.8	118.0	88.1	88.1	107.2	82.3	138.6	103.9	80.7	96.6

### State Doing Business Rankings

	GA	IL	TX	TX	CA	FL	NY   NJ	PA	AZ	DC
State Ranking: Top 15 States for Doing Business 2024	#1	not in top 15	#7	#7	not in top 15	not in top 15	not in top 15	not in top 15	#14	N/A
State Ranking: Top 25 State Business Climates 2024	#2	#9	#1	#1	#15	#5	NY: #16 NJ: not in the top 25	#18	#7	N/A

### State Electricity Prices

	GA	IL	TX	TX	CA	FL	NY   NJ	PA	AZ	DC
All Sectors (avg price per kilowatt-hour)	11.49 ¢	12.33 ¢	10.05 ¢	10.05 ¢	27.00 ¢	12.57 ¢	19.66 ¢   16.40 ¢	12.52 ¢	12.84 ¢	16.84 ¢
Residential (avg price per kilowatt-hour)	14.14 ¢	15.92 ¢	14.94 ¢	14.94 ¢	31.86 ¢	14.15 ¢	24.37 ¢   19.38 ¢	17.79 ¢	14.95 ¢	17.72 ¢
Commercial (avg price per kilowatt-hour)	11.09 ¢	11.77 ¢	8.81 ¢	8.81 ¢	25.29 ¢	11.10 ¢	18.83 ¢   14.78 ¢	11.01 ¢	12.36 ¢	17.02 ¢
Industrial (avg price per kilowatt-hour)	7.20 ¢	9.16 ¢	6.26 ¢	6.26 ¢	21.98 ¢	8.52 ¢	9.11 ¢   12.02 ¢	7.84 ¢	8.04 ¢	10.88 ¢

### State Taxes

	GA	IL	TX	TX	CA	FL	NY   NJ	PA	AZ	DC
State Ranking: State Corporate Tax Component	9	43	46	46	45	11	24   48	41	22	30
State Corporate Income Tax (Jul. 1, 2024)	5.39%	9.50%	none	none	8.84%	5.50%	6.5-7.25%   6.5-9.0%	8.49%	4.90%	8.25%
State Gross Receipts Tax (Jan. 1, 2024)	none	none	0.331% - 0.75% Franchise (Margin) Tax	0.331% - 0.75% Franchise (Margin) Tax	none	none	none	none	none	none
State Individual Income Tax (July, 2024)	5.39%	4.95%	none	none	1-13.3% (10 brackets)	none	4-10.9% (9 brackets)   1.4-10.75% (7 brackets)	3.07%	2.50%	4-10.75% (7 brackets)
State Sales Tax (Jan. 1, 2024)	4.00%	6.25%	6.25%	6.25%	7.25%	6.00%	4%   6.625%	6.00%	5.60%	6.00%

### State Unemployment Insurance

	GA	IL	TX	TX	CA	FL	NY   NJ	PA	AZ	DC
Maximum Taxable Earnings	\$9,500	\$13,916	\$9,000	\$9,000	\$7,000	\$7,000	\$12,800   \$43,300	\$10,000	\$8,000	\$9,000
New Employers Tax Rate (based on taxable wages)	2.70%	3.65%	2.7% or industry average, whichever is higher	2.7% or industry average, whichever is higher	3.40%	2.70%	4.1%   3.1%	3.82%	2.00%	2.70%