



METRO COMPARISONS

TOP 10 U.S. METRO AREAS

Demographics	Atlanta	Chicago	Dallas	Houston	Los Angeles	Miami	New York-Newark	Philadelphia	Phoenix	D.C.
Metro Area Population										
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)	6,890,318	9,509,501	9,028,237	8,413,720	13,186,015	6,774,093	20,185,349	6,438,755	5,612,189	6,783,469
Projected Population Growth Rate (2020-2030)	7.5%	1.1%	8.2%	7.9%	2.0%	4.9%	1.2%	1.7%	8.2%	5.4%
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
Metro Area Workforce										
Labor Force (2024)	3,298,356	5,018,966	4,511,693	3,811,882	6,704,481	1,445,779	10,136,594	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.
Metro Area Air Service	<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	80	76	69	70	79	119	140	32	25	62
Domestic non-stop markets served	161	193	199	124	124	111	121	94	144	135
Total non-stop markets served	241	269	268	194	203	230	261	126	169	197
Average Price: Gasoline, All Types (Cost per Gallon/3.785 Liters)	\$3.13	\$3.61	\$2.95	\$2.85	\$4.90	\$3.17	\$3.20	\$3.23	\$3.67	\$3.16
Regional Container Port Service	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.
Metro Area Office Market										
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%
Metro Area Industrial Market										
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	12	42	46	46	41	16	28 44	38	13	32
State Corporate Income Tax (Jul. 1, 2024)	5.19%	9.50%	none	none	8.84%	5.50%	6.5-7.25% 6.5-11.5%	7.99%	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)	5.19%	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%