



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 (2024-2030)	7.5%	1.1%	8.2%	7.9%	2.0%	4.9%	1.2%	1.7%	8.2%	5.4%
Median Age (2024 Estimate)	37.7	38.9	35.8	35.7	39.2	41.8	39.6	39.5	38.3	38.3
Foreign Born Population (2024 Estimate)	16.0%	19.4%	20.3%	25.4%	33.4%	43.6%	30.8%	12.4%	14.4%	24.7%

Metro Area Education

Educational Attainment: Earned High School Degree or Higher (2024 Estimate)	91.5%	90.0%	88.4%	85.4%	82.8%	87.8%	87.5%	92.6%	90.0%	91.3%
Educational Attainment: Earned Bachelor's Degree or Higher (2024 Estimate)	43.9%	43.1%	41.0%	37.3%	39.0%	38.7%	45.0%	43.3%	36.9%	55.5%
Educational Attainment: Earned Graduate or Professional Degree (2024 Estimate)	17.5%	17.6%	15.2%	14.3%	14.2%	15.0%	19.4%	18.6%	14.3%	27.9%
Higher Education: Degrees Awarded (Bachelor's/Master's/Doctor's) (AY Fall 2022-Spring 2023)	46,495	89,291	58,534	30,391	136,157	49,800	190,107	69,768	91,285	81,011
Higher Education: Students Enrolled (Fall 2022-Spring 2023)	286,119	491,001	375,918	314,210	1,019,781	307,902	976,206	325,166	516,776	422,843

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 (Sept 2024 - Sept 2025 nonfarm employment change)	13,800	40,900	34,100	30,700	20,700	21,900	85,200	44,100	27,300	-1,800
Metro Area Workforce										
Labor Force (2025)	3,302,234	4,985,247	4,548,226	3,929,375	6,863,513	1,459,028	10,369,928	3,323,505	2,800,969	3,490,649
Unemployment Rate (2025)	3.9%	4.5%	4.0%	4.5%	5.3%	4.1%	4.8%	4.2%	3.8%	4.5%
Median Annual Wage (2024)	\$49,774	\$51,501	\$49,733	\$48,485	\$53,498	\$47,923	\$60,466	\$51,771	\$49,837	\$68,432



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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 (October 2025)	\$415,000	\$364,900	\$425,000	\$358,000	\$1,099,000	\$499,999	\$762,450	\$379,973	\$495,000	\$594,500

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.)	\$35.96	\$37.57	\$37.93	\$35.46	\$47.12	\$69.01	\$78.18	\$33.61	\$35.17	\$45.94
Class B Asking Rent (\$/sq.ft./yr.)	\$25.39	\$25.85	\$28.40	\$25.16	\$39.72	\$47.72	\$48.88	\$26.56	\$28.46	\$34.22
Total Office Market Inventory- Class A,B,C (sq.ft.)	334,411,578	497,631,553	423,188,515	355,628,664	442,350,945	117,159,824	861,101,319	325,548,043	193,537,861	512,287,367
Total Office Market Vacancy Rate-Class A,B,C	16.8%	17.0%	17.8%	19.6%	16.0%	8.7%	13.5%	11.0%	16.3%	17.4%
Metro Area Industrial Market										
Flex Asking Rent (\$/sq.ft./yr.)	\$15.18	\$15.54	\$14.94	\$13.48	\$25.20	\$28.52	\$25.95	\$15.63	\$18.97	\$21.05
Logistics Asking Rent (\$/sq.ft./yr.)	\$8.89	\$9.02	\$9.15	\$8.86	\$17.17	\$19.81	\$22.58	\$10.98	\$11.98	\$16.67
Total Industrial Market Inventory (sq.ft.)	868,714,212	1,375,094,555	1,232,773,325	863,433,204	965,368,652	281,301,163	564,199,651	646,979,066	515,705,783	326,236,497
Total Industrial Market Vacancy Rate	8.1%	5.5%	8.9%	7.2%	6.2%	6.5%	7.6%	9.0%	12.4%	5.8%



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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 20 States for Doing Business 2025	#1	#14	#3	#3	not in top 20	#17	not in top 20	#20	#13	N/A
State Ranking: Top 25 State Business Climates 2025	#3	#7	#1	#1	#15	#5	NY: #12 NJ: not in the top 25	#11	#8 (T)	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%