



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 (2025 Estimate)	6,482,182	9,434,123	8,477,157	7,904,627	12,844,441	6,391,072	20,112,448	6,329,118	5,228,938	6,465,724
Population Change (2024-2025)	61,953	22,925	123,557	126,720	-62,454	-8,909	32,361	15,960	59,065	50,206
Net Migration (2024-2025)	36,418	4,255	73,641	79,211	-92,342	-20,274	-41,206	8,380	45,546	21,013
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)	6.3%	0.8%	6.5%	6.4%	2.7%	6.0%	0.4%	1.7%	7.3%	4.9%
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)	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)	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)	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 23-24)	46,495	89,291	58,534	30,391	136,157	49,800	190,107	69,768	91,285	81,011
Higher Education: Students Enrolled (AY 23-24)	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.
State GDP (Millions) (2025)	\$945,309	\$1,230,973	\$2,964,815	\$2,964,815	\$4,340,940	\$1,874,151	\$2,527,234 \$906,460	\$1,081,315	\$611,820	\$194,519
Annual Job Growth (Feb 2025 - Feb 2026 nonfarm employment change)	6,400	3,800	21,900	7,700	-19,300	-7,400	39,300	3,800	15,400	-97,100
Metro Area Workforce										
Labor Force (2026)	3,329,804	5,016,162	4,564,222	3,905,866	6,715,722	1,445,297	10,396,947	3,298,606	2,709,733	3,447,430
Unemployment Rate (2026)	3.6%	5.4%	4.1%	4.7%	5.2%	3.8%	5.3%	4.8%	4.2%	4.4%
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	87	81	78	71	79	116	175	39	26	64
Domestic non-stop markets served	160	212	196	131	101	122	94	92	130	136
Total non-stop markets served	247	293	274	202	180	238	269	131	156	200
Average Price: Gasoline, All Types (Cost per Gallon/3.785 Liters)	\$3.80	\$4.56	\$3.75	\$3.86	\$6.06	\$4.23	\$4.25	\$4.24	\$5.00	\$4.13
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 (2025)	94.7	117.6	98.5	93	152.4	120.1	239	107.2	105.3	137.8
Average Monthly Apartment Rent [950 sq.ft. 2BR 2BA] (2025)	\$1,500	\$3,330	\$1,508	\$1,355	\$3,016	\$3,525	\$5,712	\$2,147	\$1,860	\$3,361
Median Listing Price of Active For-Sale Homes (Oct 2025)	\$425,000	\$389,000	\$435,999	\$360,000	\$1,100,000	\$499,000	\$775,000	\$385,000	\$498,000	\$595,000

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)	12.03 ¢	13.74 ¢	10.18 ¢	10.18 ¢	27.63 ¢	13.34 ¢	21.62 ¢ 18.84 ¢	14.11 ¢	12.97 ¢	20.34 ¢
Residential (avg price per kilowatt-hour)	14.73 ¢	17.69 ¢	15.47 ¢	15.47 ¢	32.54 ¢	15.24 ¢	26.39 ¢ 22.63 ¢	19.30 ¢	15.32 ¢	21.94 ¢
Commercial (avg price per kilowatt-hour)	11.50 ¢	13.07 ¢	8.64 ¢	8.64 ¢	26.36 ¢	11.47 ¢	21.07 ¢ 16.63 ¢	12.44 ¢	12.47 ¢	20.41 ¢
Industrial (avg price per kilowatt-hour)	7.81 ¢	10.14 ¢	6.55 ¢	6.55 ¢	21.62 ¢	8.84 ¢	9.55 ¢ 13.90 ¢	9.36 ¢	8.10 ¢	14.78 ¢

State Taxes

	GA	IL	TX	TX	CA	FL	NY/NJ	PA	AZ	DC
State Ranking: State Corporate Tax Component - 2026	9	42	46	46	41	17	28 44	34	13	32
State Corporate Income Tax (Jul. 1, 2025)	4.99%	9.50%	none	none	8.84%	5.50%	6.5-7.25% 6.5-11.5%	7.49%	4.90%	8.25%
State Gross Receipts Tax (Jan. 1, 2025)	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, 2025)	4.99%	4.95%	none	none	1-13.3% (10 brackets)	none	3.9-10.9% (9 brackets) 1.4-10.75% (7 brackets)	3.07%	2.50%	4-10.75% (7 brackets)
State Sales Tax (Jan. 1, 2025)	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	\$14,250	\$9,000	\$9,000	\$7,000	\$7,000	\$17,600 \$44,800	\$10,000	\$8,000	\$9,000
New Employers Tax Rate (based on taxable wages)	2.70%	3.35%	2.7% or industry average, whichever is higher	2.7% or industry average, whichever is higher	3.40%	2.70%	4.1% 2.8%	3.82%	2.00%	2.70%