



METRO  
ATLANTA  
CHAMBER

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)                  | 6,899,495 | 9,528,225 | 9,062,724 | 8,420,465 | 13,160,076  | 6,740,085 | 20,352,394      | 6,432,459    | 5,603,506 | 6,774,838 |
| Projected Population Growth Rate (2025-2030) | 6.4%      | 1.0%      | 6.9%      | 6.5%      | 2.5%        | 5.5%      | 1.2%            | 1.6%         | 7.2%      | 4.8%      |
| 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<br>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%<br>Franchise (Margin)<br>Tax | 0.331% - 0.75%<br>Franchise (Margin)<br>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%   |