



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)	50,567	91,858	59,022	31,621	137,543	50,019	191,201	71,059	96,231	85,977
Higher Education: Students Enrolled (AY 23-24)	304,827	513,325	387,416	325,711	1,046,403	338,433	997,410	326,263	543,219	432,627

Economic Indicators	Atlanta	Chicago	Dallas	Houston	Los Angeles	Miami	New York-Newark	Philadelphia	Phoenix	D.C.
State GDP (Millions) (2026)	\$958,277	\$1,242,429	\$3,034,817	\$3,034,817	\$4,402,547	\$1,898,461	\$2,554,230 \$916,128	\$1,096,844	\$620,588	\$194,168
Annual Job Growth (June 2025 - June 2026 nonfarm employment change)	12,700	5,600	54,600	39,700	37,400	5,300	69,100	19,300	33,200	-83,500
Metro Area Workforce										
Labor Force (2026)	3,370,046	4,982,405	4,570,010	3,920,607	6,547,092	1,418,006	10,379,769	3,350,143	2,666,897	3,458,582
Unemployment Rate (2026)	3.5%	5.3%	4.7%	5.2%	5.0%	3.9%	4.5%	4.1%	4.9%	4.1%
Median Annual Wage (2025)	\$51,170	\$54,720	\$51,440	\$49,410	\$55,850	\$48,640	\$61,430	\$54,310	\$51,380	\$71,060

METRO
ATLANTA
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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)	\$3.85	\$4.46	\$3.51	\$3.68	\$5.73	\$4.03	\$4.35	\$4.25	\$4.43	\$4.03
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)	94.2	103.2	91.1	89.9	122.1	117.8	150.8	99.0	101.4	115.8
Tax Cost Component	86.4	118.8	83.7	84.7	106.9	79.6	140.7	98.3	81.9	131.4

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%