



	Atlanta, GA	Boston, MA	Chicago, IL	Dallas, TX	Houston, TX	Los Angeles, CA	Miami, FL	New York-Newark, NY-NJ	Philadelphia, PA	Washington, DC
Demographics										
Metro Area Population										
Population (2017 Estimate)	5,884,736	4,836,531	9,533,040	7,399,662	6,892,427	13,353,907	6,158,824	20,320,876	6,096,120	6,216,589
Projected Population (2020)	6,158,560	4,902,720	9,736,370	7,730,190	7,254,990	13,699,430	6,420,800	20,551,540	6,183,270	6,452,110
Projected Growth Rate (2017-2020)	4.7%	1.4%	2.1%	4.5%	5.3%	2.6%	4.3%	1.1%	1.4%	3.8%
Median Age (2016 Estimate)	36.2	38.8	37.2	34.8	34.2	36.6	40.9	38.2	38.6	36.9
Foreign Born Population (2016 Estimate)	13.7%	18.8%	17.6%	18.2%	23.5%	33.6%	40.5%	29.3%	11.1%	23.0%
<i>Sources: U.S. Census Bureau 2017 Population Estimates; 2016 American Community Survey; Woods & Poole Economics MSA Profile, 2018.</i>										
Metro Area Education										
Earned High School Degree or Higher (2016 Estimate)	88.9%	91.4%	88.2%	84.8%	83.3%	79.9%	84.8%	86.1%	90.2%	90.6%
Earned Bachelor's Degree or Higher (2016 Estimate)	37.7%	46.9%	37.2%	33.9%	32.0%	33.5%	30.5%	39.0%	36.7%	50.2%
Earned Graduate or Professional Degree (2016 Estimate)	14.2%	21.1%	14.3%	11.6%	11.6%	11.7%	11.3%	16.3%	14.7%	25.0%
Total Post-secondary Degrees Awarded- Bachelor's degree or higher (2011)	42,126	73,088	82,055	38,928	22,571	102,951	37,259	163,503	61,818	56,573
Total Post-secondary Students Enrolled- Full-time Equivalent (2011)	277,831	316,917	511,702	271,594	215,129	790,762	319,278	917,295	335,638	283,870
<i>Sources: U.S. Census Bureau, 2016 American Community Survey; Metro Atlanta Chamber/Human Capital Research Corp. "Higher Education in America's Metropolitan Areas: A Statistical Profile, 2013."</i>										
Economic Indicators										
GDP (Millions) (2016, advanced statistics)	\$363,768	\$422,660	\$651,222	\$511,606	\$478,618	\$1,001,677	\$328,482	\$1,657,457	\$431,038	\$509,224
<i>Source: U.S. Bureau of Economic Analysis, 2017.</i>										
Net Job Creation (2016-2017 nonfarm employment change)	59,800	32,400	38,600	93,700	29,000	82,400	43,300	147,100	41,700	50,900
<i>Source: U.S. Bureau of Labor Statistics, 2017.</i>										
Metro Area Workforce										
Labor Force (2017)	3,034,633	1,603,896	4,912,797	3,795,291	3,326,152	6,742,760	3,135,018	10,112,507	3,092,057	3,388,313
Unemployment Rate (2017)	4.5%	3.2%	4.9%	3.6%	5.0%	4.4%	4.3%	4.5%	4.7%	3.7%
Median Hourly Wage (May 2017)	\$18.25	\$25.78	\$19.23	\$18.28	\$18.74	\$19.13	\$16.67	\$22.07	\$19.97	\$25.63
<i>Source: U.S. Bureau of Labor Statistics, 2018.</i>										
City FORTUNE 500 Headquarters										
Number of FORTUNE 500 Headquarters (2018)	13	4	11	9	19	3	3	48	3	2
<i>Source: FORTUNE magazine, June 2018.</i>										
Transportation										
Metro Area Air Service										
International non-stop markets served	ATL	BOS	ORD MDW	DFW DAL	IAH HOU	LAX	MIA FLL	JFK LGA EWR	PHL	IAD DCA
Domestic non-stop markets served	75	45	58 10	54 0	67 9	87	101 50	115 3 79	32	48 5
	158	74	161 68	163 55	109 48	100	56 74	65 69 90	90	72 85
<i>Source: InterVISTAS Consulting LLC, July 2017.</i>										
Regional Container Port Service										
Distance to ocean port (miles)	Savannah, GA	Boston, MA	Baltimore, MD	Houston, TX	Houston, TX	Los Angeles, CA	Miami, FL	New York, NY	Philadelphia, PA	Baltimore, MD
	251	0	701	245	0	0	0	0	0	41
<i>Source: Google Maps; individual port websites.</i>										
Cost of Living										
Cost of Living Index (U.S. average = 100)	99.0	148.2	123.6	102.1	98.2	148.0	114.6	Manhattan, NY Newark, NJ: 238.6 Newark: 123.1	117.2	155.7
City Average Housing Costs										
Average New Home Price (2400 sq.ft. 4BR 2 BA)	\$290,041	\$604,205	\$487,764	\$317,177	\$307,633	\$786,269	\$401,772	\$1,739,087 Newark: \$507,404	\$424,983	\$877,550
Average Monthly Apartment Rent (950 sq.ft. 2BR 2BA)	\$1,169	\$2,742	\$1,831	\$1,318	\$1,337	\$2,633	\$2,047	Manhattan: \$4,559 Newark: \$1,663	\$1,411	\$2,505
<i>Source: C2ER Cost of Living Index 2017, annual averages.</i>										



<i>Commercial Real Estate</i>	Atlanta, GA	Boston, MA	Chicago, IL	Dallas, TX	Houston, TX	Los Angeles, CA	Miami, FL	New York-Newark, NY-NJ	Philadelphia, PA	Washington, DC
Metro Area Office Market	Atlanta, GA	Boston, MA	Chicago, IL	Dallas, TX	Houston, TX	Los Angeles, CA	Miami, FL	Manhattan, NY Northern NJ	Philadelphia, PA	Washington, DC
Class A Asking Rent (\$/sq.ft./yr.)	\$27.79	\$29.37	\$26.52	\$28.59	\$33.21	\$38.58	\$41.22	Northern NJ: \$28.34	\$27.37	\$39.65
Class B Asking Rent (\$/sq.ft./yr.)	\$18.87	\$20.08	\$21.98	\$21.58	\$21.74	\$31.65	\$29.69	Northern NJ: \$22.49	\$21.01	\$30.90
Total Office Market Inventory- Class A,B,C (sq.ft.)	309,397,305	403,652,141	474,634,988	370,686,374	306,857,949	437,430,499	103,812,802	Northern NJ: 364,951,609	425,706,145	474,983,355
Total Office Market Vacancy Rate-Class A,B,C	11.6%	7.9%	13.0%	14.7%	16.3%	10.5%	8.5%	Northern NJ: 8.1% NYC: 12.4%	8.3%	14.0%
Metro Area Industrial Market	Atlanta, GA	Boston, MA	Chicago, IL	Dallas, TX	Houston, TX	Los Angeles, CA	Miami, FL	Long Island, NY Northern NJ	Philadelphia, PA	Washington, DC
Warehouse & Distribution Asking Rent (\$/sq.ft./yr.)	\$9.68	\$10.62	\$10.98	\$9.80	\$9.80	\$19.74	\$16.56	Long Island:\$20.46 Northern NJ:\$12.88	\$9.39	\$13.29
R&D / Flex Asking Rent (\$/sq.ft./yr.)	\$4.24	\$6.47	\$5.64	\$4.75	\$6.71	\$10.48	\$9.43	Long Island: \$15.83 Northern NJ: \$7.46	\$4.61	\$8.69
Total Industrial Market Inventory (sq.ft.)	707,263,552	524,042,574	1,208,337,104	878,665,205	592,789,071	997,479,756	239,969,058	356,944,609 Northern NJ:	1,104,866,708	225,033,494
Total Industrial Market Vacancy Rate	6.1%	5.0%	6.5%	6.4%	5.5%	2.0%	4.0%	Long Island: 3.9% Northern NJ: 5.1%	5.8%	7.0%
<i>Source: CoStar National Market Reports, Year-End 2017.</i>										
<i>Cost of Business</i>	Atlanta, GA	Boston, MA	Chicago, IL	Dallas, TX	Houston, TX	Los Angeles, CA	Miami, FL	New York City, NY	Philadelphia, PA	Washington, DC
Overall Business Cost Index (Average = 100)	95.1	101.2	98.3	96.2	97.6	100.8	95.4	104.7	99.8	99.4
Total Tax Index	81.6	92.0	96.7	93.6	93.9	105.1	84.2	104.7	84.6	89.3
<i>Source: Competitive Alternatives: KPMG's Guide to International Business Location Costs, 2016; Competitive Alternatives, Focus on Tax: KPMG's Guide to International Tax Competitiveness, 2016.</i>										
<i>State Electricity Prices</i>	GA	MA	IL	TX	TX	CA	FL	NY NJ	PA	DC
Residential (avg price per kilowatt-hour)	11.80 ¢	18.92 ¢	12.70 ¢	11.18 ¢	11.18 ¢	18.24 ¢	11.85 ¢	NY: 18.04 ¢ NJ: 15.69 ¢	14.33 ¢	12.93 ¢
Commercial (avg price per kilowatt-hour)	9.98 ¢	14.88 ¢	8.87 ¢	8.31 ¢	8.31 ¢	15.89 ¢	9.61 ¢	NY: 14.76 ¢ NJ: 12.31 ¢	8.99 ¢	11.68 ¢
Industrial (avg price per kilowatt-hour)	5.82 ¢	13.48 ¢	6.37 ¢	5.49 ¢	5.49 ¢	12.87 ¢	7.90 ¢	NY: 5.94 ¢ NJ: 10.16 ¢	6.75 ¢	8.25 ¢
<i>Source: Energy Information Administration, 2017 annual averages.</i>										
<i>State Taxes</i>	GA	MA	IL	TX	TX	CA	FL	NY NJ	PA	DC
State Corporate Income Tax (Jan. 1, 2018)	6%**	8.00%	9.5% (includes two separate corporate income taxes, one at a 7.0% rate and one at a 2.5% rate)	None	None	8.84%	5.50%	NY: 6.5% NJ: 9.0%	9.99%	9.00%
State Gross Receipts Tax (Jan. 1, 2018)*	None	None	None	Margin Tax 0.375%-0.750%	Margin Tax 0.375%-0.750%	None	None	None	None	None
State Individual Income Tax (Jan. 1, 2018)	1.0% to 6.0%** (6 brackets)	5.10%	4.95% of federal adjusted gross income with modification	None	None	1.0% to 13.3% (10 brackets)	None	NY: 4.0% to 8.82% (8 brackets) NJ: 1.4% to 8.97% (6 brackets)	3.07%	4.0% to 8.95% (6 brackets)
State Sales/Use Tax (Jan. 1, 2018)	4.00%	6.25%	6.25%	6.25%	6.25%	6.75%	6.00%	NY: 4.00%; NJ: 6.63%	6.00%	5.75%
<i>Source: The Tax Foundation, Facts & Figures 2018 *Gross Receipts taxes are complex business taxes imposed at a low rate but on a wide base of transactions, resulting in high effective tax rates that can vary by industry. ** In 2019, Georgia's corporate income tax rate and the highest individual income tax rate will decrease to 5.75%.</i>										
<i>State Unemployment Insurance</i>	GA	MA	IL	TX	TX	CA	FL	NY NJ	PA	DC
Taxable Wage Base	\$9,500	\$15,000	\$12,960	\$9,000	\$9,000	\$7,000	\$7,000	NY: \$11,100 NJ: \$33,700	\$10,000	\$9,000
New Employers Tax Rate (based on taxable wages)	2.70%	2.13%	3.23%	2.70%	2.70%	3.40%	2.70%	NY: 4.10% NJ: 3.60%	3.69%	2.70%
<i>Source: ADP, 2018 Fast Wage and Tax Facts</i>										