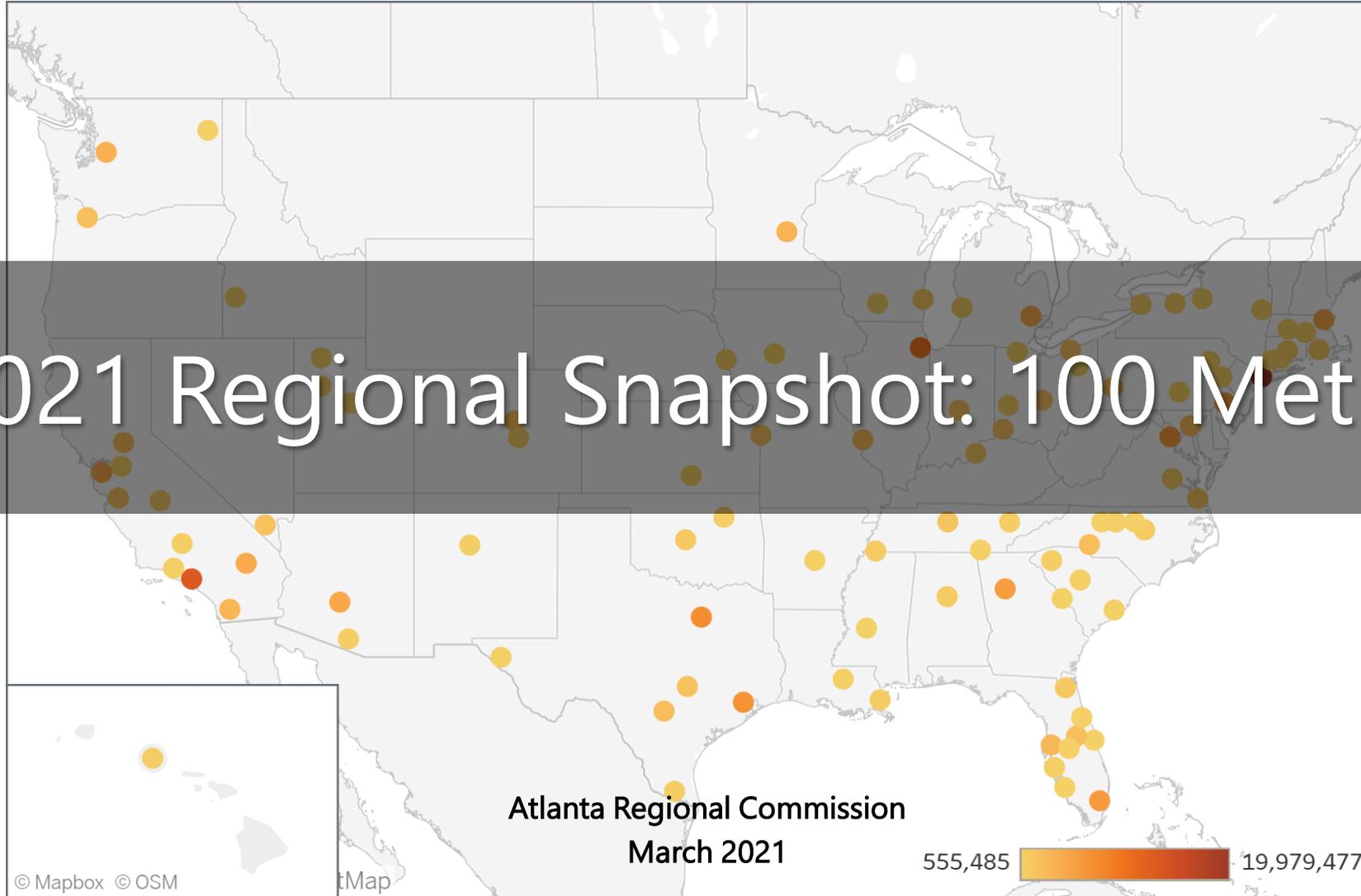


# 2021 Regional Snapshot: 100 Metros



# Key Takeaways

**Pandemic**: The number of jobs declined 157.5K in 2020 (from 2019), but Metro Atlanta now ranks 7th in size of job base compared to 9th in 2019. However, Metro Atlanta ranks 63<sup>rd</sup> in the percent change in the average hourly earnings.

**Rapid growth**: Metro Atlanta ranks fourth in total population growth since 2010, and added the 5<sup>th</sup> most building permits in 2019.

**Young and diverse place**: Metro Atlanta ranks 77<sup>th</sup> in the share of population identified as White. Also, the region ranks 6<sup>th</sup> in the total population of those under age 19.

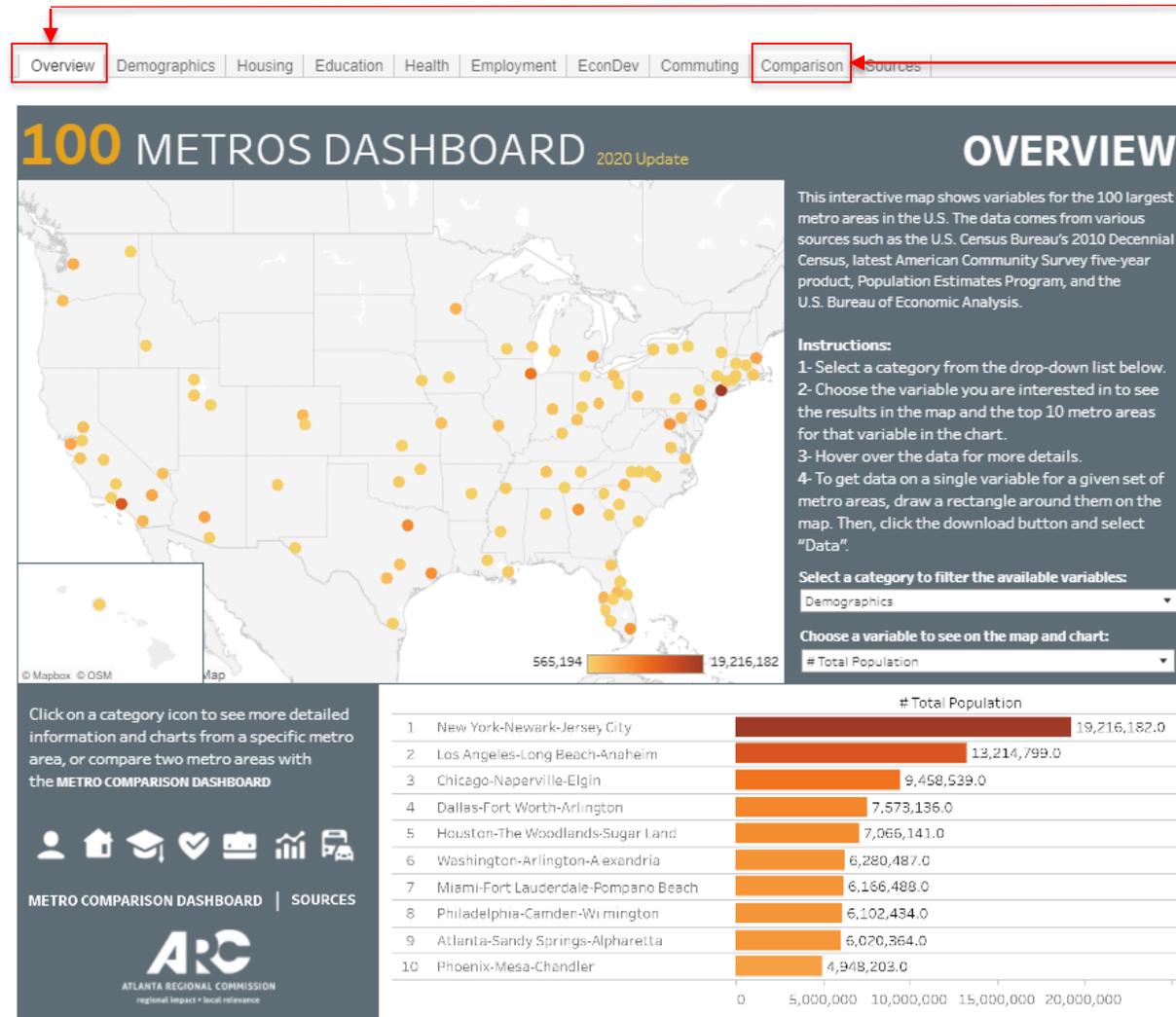
**Income and housing characteristics muddling in the middle**: Metro Atlanta generally ranks around the middle (of the 100 metros) for most indicators of income and housing characteristics.

**Low rates of those with health insurance**: Metro Atlanta ranks 90<sup>th</sup> in the percentage of adults who have health insurance.

# Dashboard Overview

The dashboard provides data about the Atlanta-Sandy Springs-Alpharetta MSA and how it compares to the country's other most populous metros, as well as data about those metros. Taken together, it helps provide an impression of Atlanta's place in the country.

**Data is organized into seven buckets: Demographics, Housing, Education, Health, Employment, Economic Development and Commuting.**



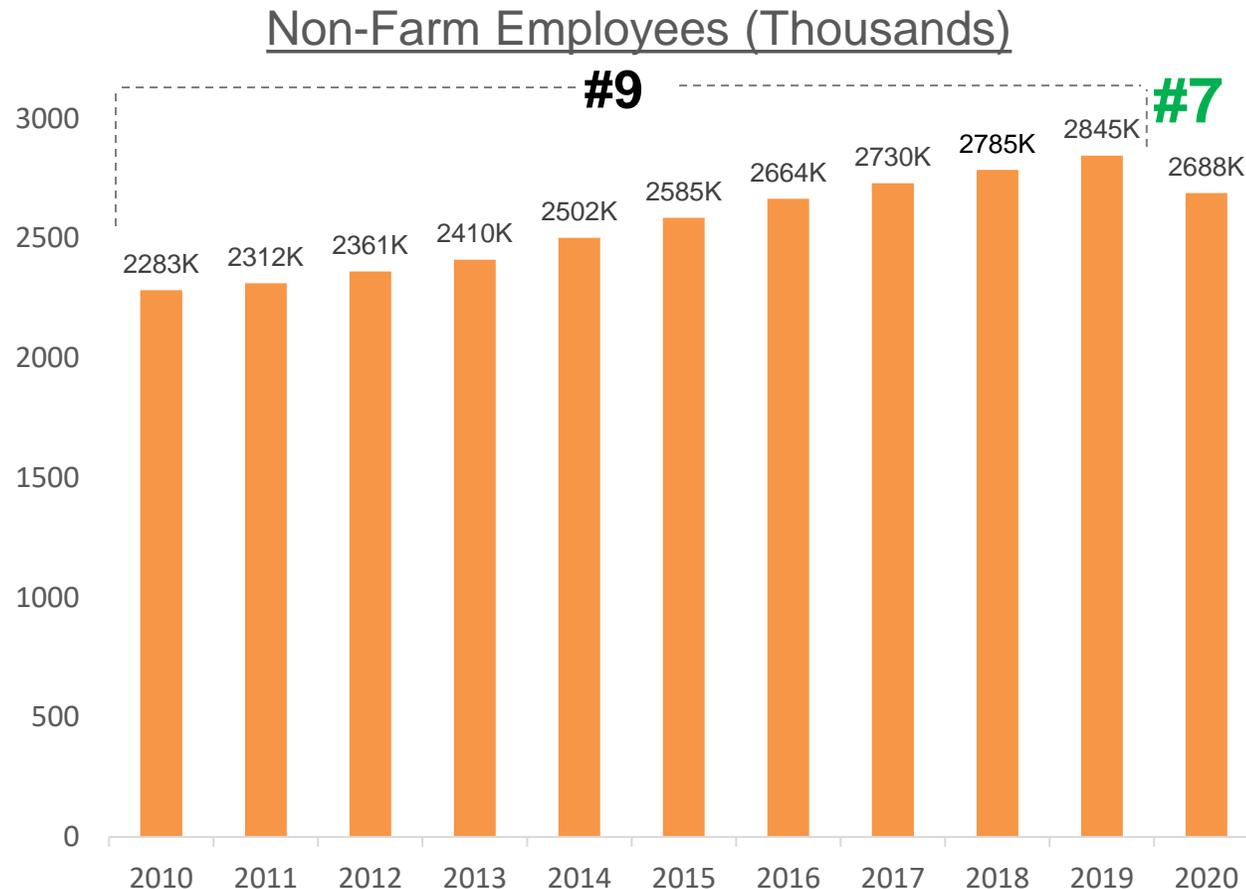
The **Overview** tab provides a look at how the country's 100 most populous metros rank in different data types in these buckets. The **Comparison** tab directly compares Atlanta data to these other metros.

The remaining tabs land on detailed data about the Atlanta-Sandy Springs-Alpharetta MSA. Drop-down menus make it possible to see the same data for the country's other 100 largest metros.

# Pandemic effects

The Bureau of Labor Statistics and the National Association of Realtors are able to release data much more quickly than many sources. **The following set of slides include select 2020 data, and change we see from 2019 can be attributed in part to the massive change the pandemic has brought to our MSA.**

## Jobs and Job Loss

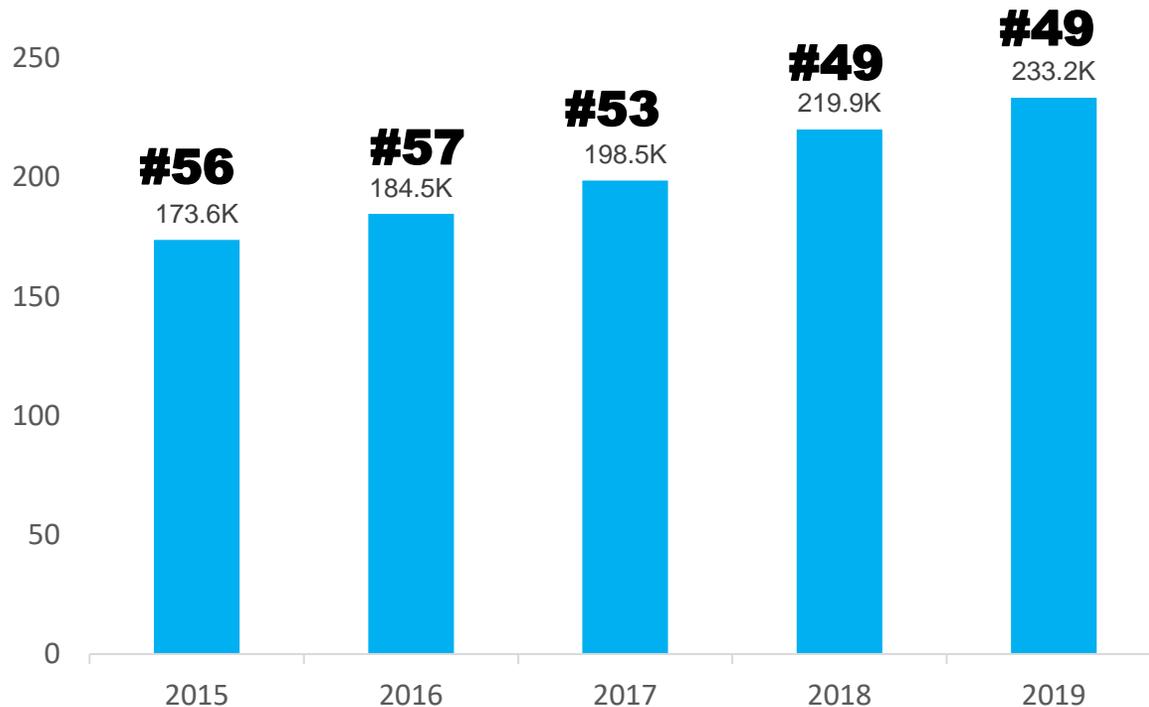


Between 2010 and 2019, the Atlanta MSA saw a steady increase in jobs but remained No. 9 in number of jobs among the country's 100 most populous MSAs. **In 2020, though we lost nearly 160,000 jobs – a 5.5 percent decline – our rank actually improved and moved to #7.** This shows that, **while we have been hit hard by the current economic downturn, the effect [hasn't been as bad as it has been in some of our peer metros.](#)**

# Home Sale Price

In line with national trends, the cost of housing in our MSA spiked coming out of the Great Recession. The chart to the left shows growth from 2015 to 2019.

Median Sales Price and Nationwide Rank, Atlanta MSA



While the pandemic has had a huge effect on the economy, nationwide findings indicate little effect on the housing market. In fact, prices have continued to increase, particularly at the higher end, driven by scarce supply.

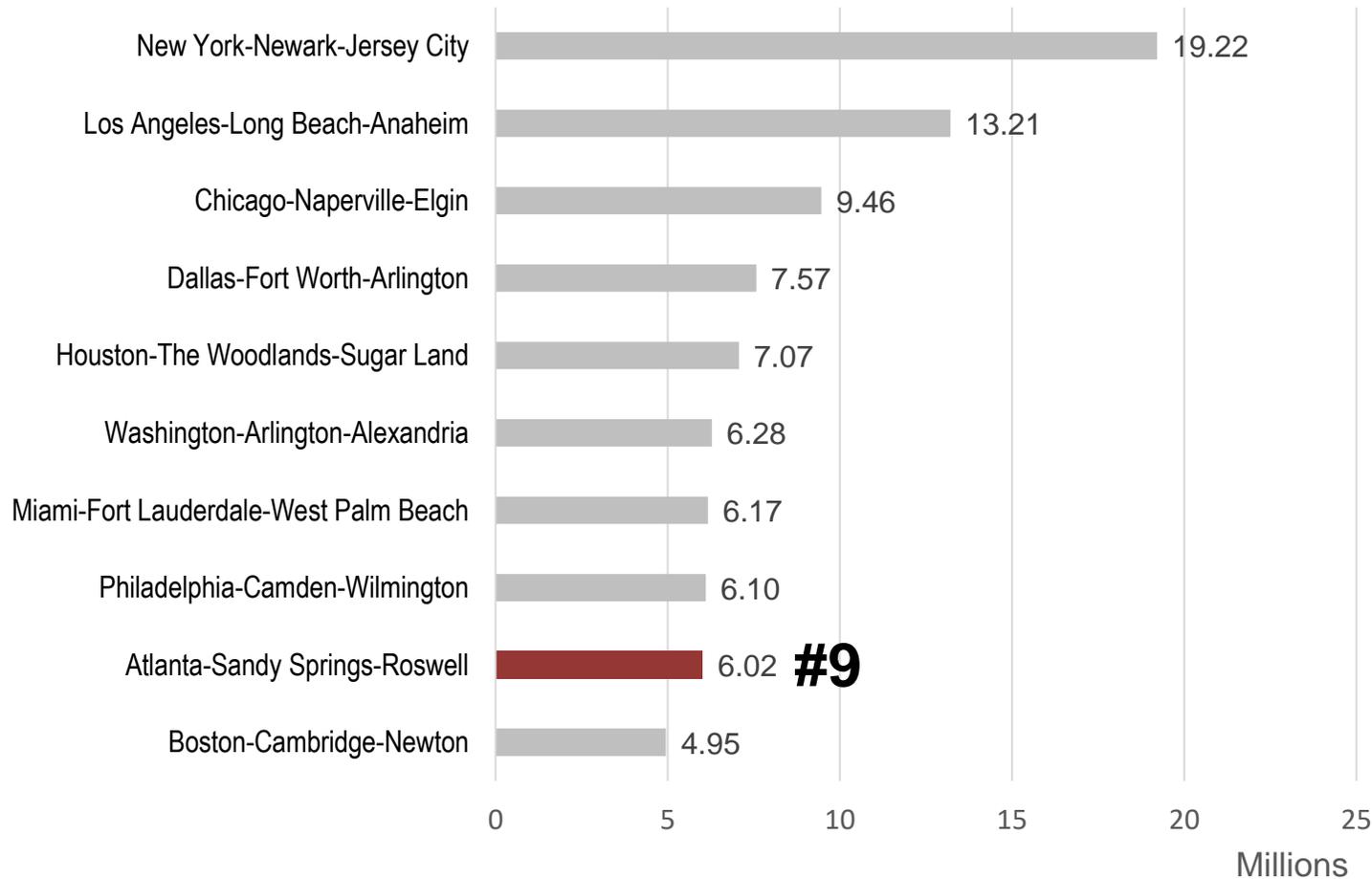
This is holding true in Atlanta. **In the second quarter of 2019, our median sales price was \$239,700; in the second quarter of 2020, it was \$250,500. That increase of 4.5 percent put us at #60 of the 100 largest metros.**

# Population rankings

The dashboard makes it easy to see how Atlanta ranks compared to the country's other 100 most populous metros. The next set of slides takes a look at **how we compare on current population, population growth, racial diversity and age.**

# Population in the Most Populous MSAs

# Total Population, July 1, 2019

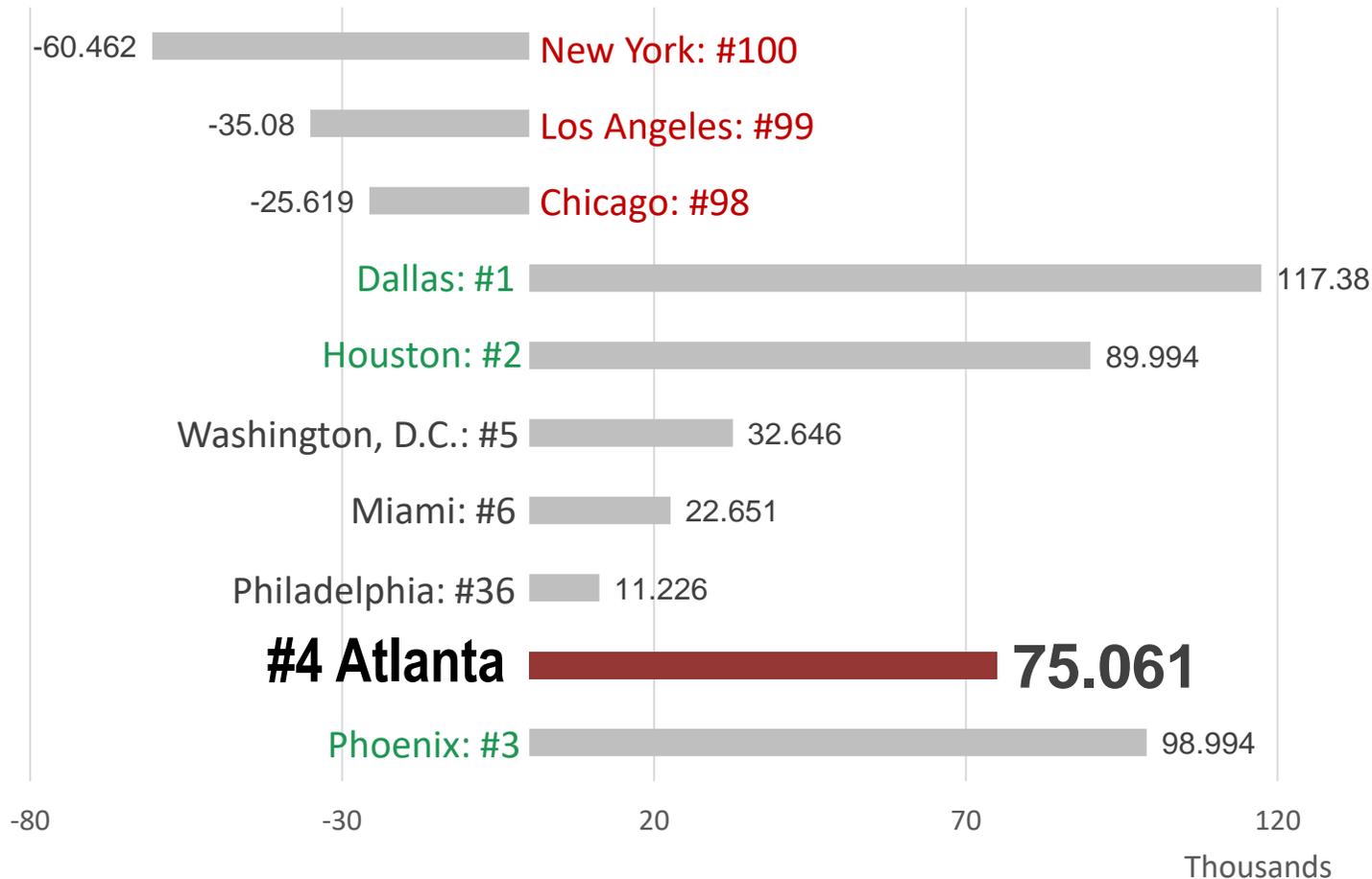


Our population of 6,020,364 in 2019 put us at position #9 in the country's metros. **That's an increase of 717,766 residents since 2010, the fourth greatest among the 100 metros.** So we are growing faster than our population base.

Ahead of us in growth between 2010 and 2019 is the Dallas MSA, at #1 with 1,181,071 new residents. Position #2 goes to Houston with 1,118,905 new residents, and third place goes to the Phoenix MSA, which saw an additional 743,999 residents in the time period.

# Population Change in the Most Populous Metros, 2018 to 2019

Change in Population, 2018-2019



Here, we are looking at population change between 2018 and 2019 in the country's top-10 most populous MSAs, listed in order of their 2019 population. The big takeaway here? **The country's top-three metros by population size in 2019 all saw significant population loss between 2018 and 2019.** The remaining metros all saw population gains.

Visit our 33n blog for more on the [Atlanta MSA's population growth ranking](#).

# Race and Ethnicity: Ranking by Percent Share of Population, 2019

We rank **#77** in our share of Non-Hispanic White residents, a population of 2,779,924 in the MSA.

We move up to rank **#6** in our share of Non-Hispanic Black residents, a population of 2,068,532



We rank **#22, #61 and #51** for our shares of Non-Hispanic Asian/Pacific Islanders (379,325), Other (131,909) and Hispanic or Latino (660,674) residents, respectively.

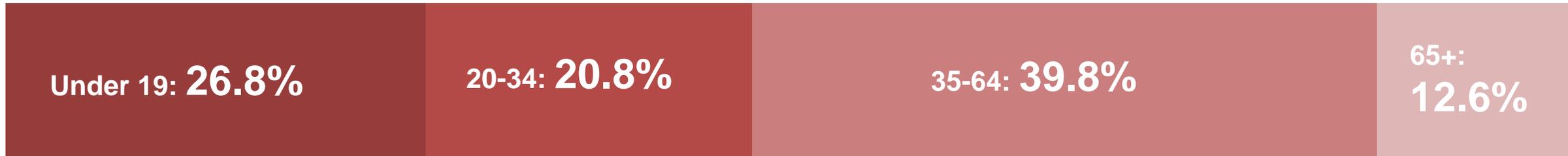
Non-Hispanic Asian/Pacific Islander:  
**6.2%**

Other:  
**2.2%**

# Age: Ranking by Percent Share of Population, 2019

We rank **#21** in our share of residents younger than 19, with 1,611,576 of our residents in this group.

We rank **#8** in our share of residents ages 35 to 64, with 2,396,445 residents in this group.



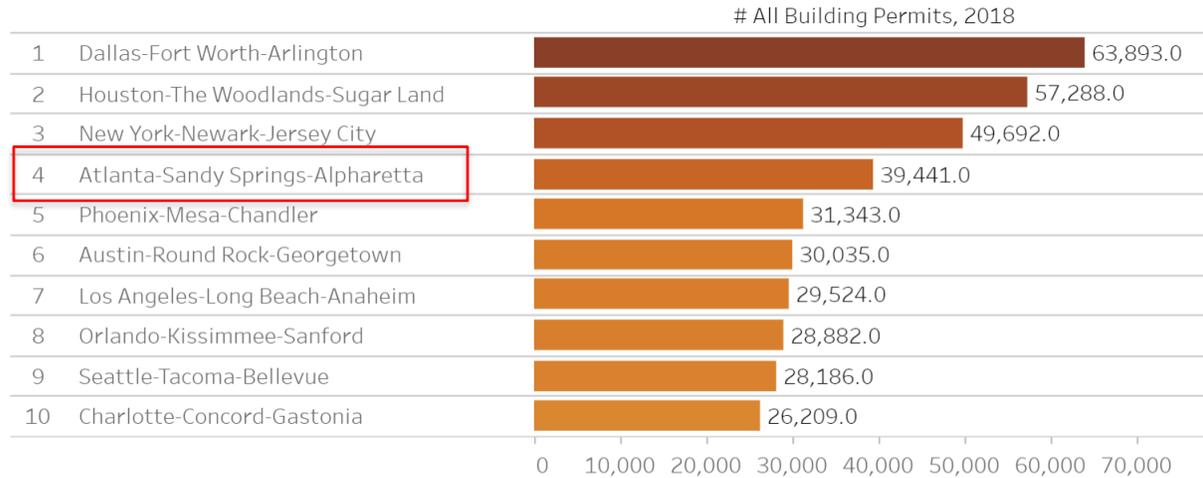
We rank **#42** in our share of residents ages 20 to 34, with 1,250,809 residents.

We rank **#89** in our share of residents ages 65 and older, with 761,534 residents in this group.

# Housing & Health

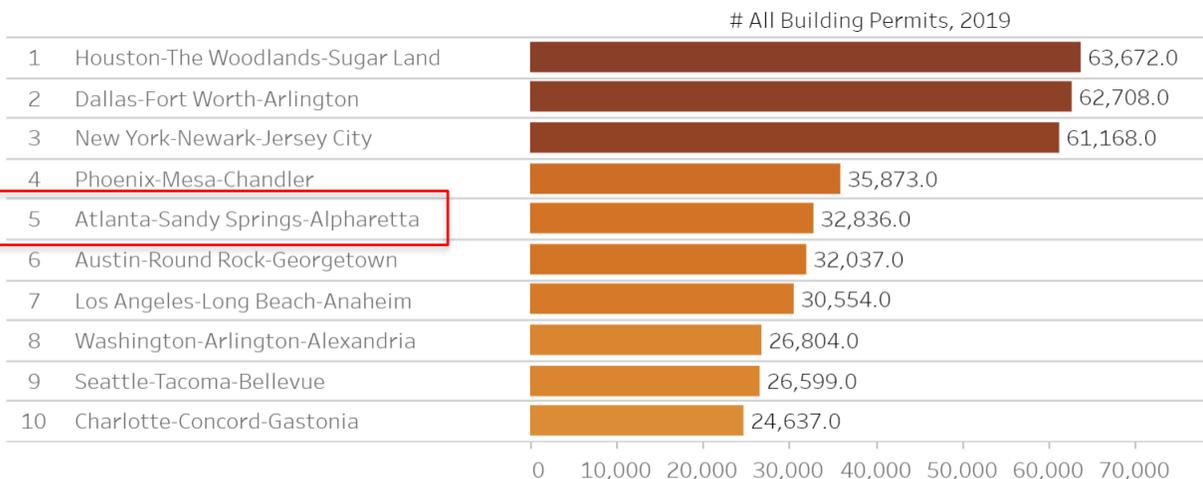
The next section **considers our building permits, housing tenure, cost burden and health insurance**, as well as how our performance on these indicators fits into the picture of the country's 100 most populous metros.

# Building Permits, 2018 & 2019



**In 2018, Atlanta was #4 in residential building permits among the 100 metros. In 2019, we fell one spot to #5.**

The hit may have come from a shift in residential market demand. In 2018, we had 12,750 multifamily building permits filed – the 8<sup>th</sup> highest nationwide. In 2019, that number fell by nearly half, to 6,418 – #22 nationwide.



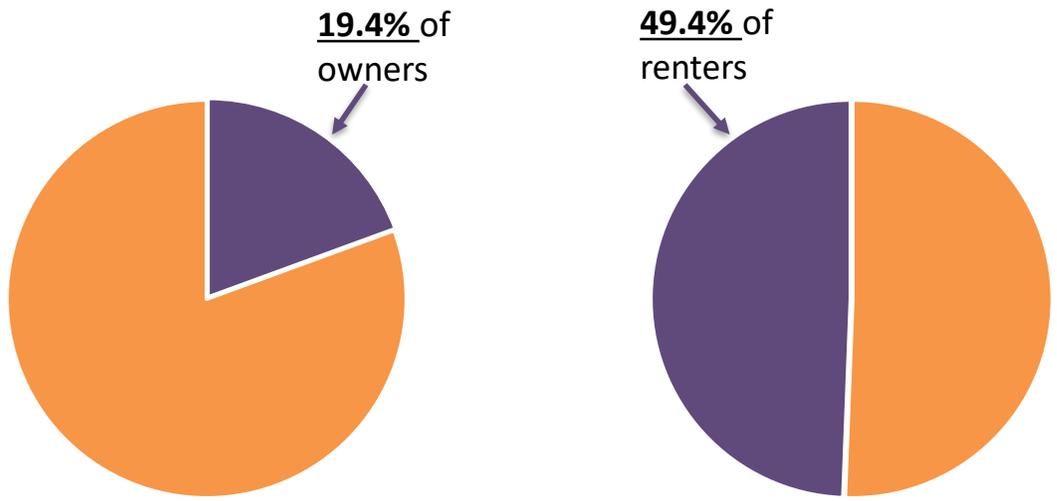
By comparison, single-family building permits remained fairly even, with 26,691 filed in 2018 and 26,418 filed in 2019.

# Housing Tenure & Cost Burden, 2019

Total housing units: **2,364,761** (#9 nationwide)



**Cost-burdened:**

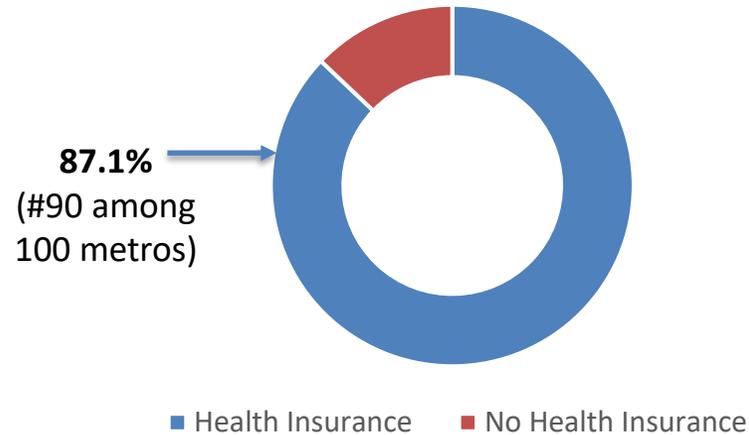


Rankings for housing units follow a predictable pattern: The more populous the city, the higher its ranking in quantity of housing. What doesn't follow a clean pattern is cost-burdened residents, defined as those spending 30 percent or more of their income on housing.

Here, we can see that in the Atlanta MSA, **19.4 percent of homeowners are cost-burdened, whereas half of all renters are.** Within the country's most populous metros, we rank #56 for share of cost-burdened owners and # 39 for share of cost-burdened renters.

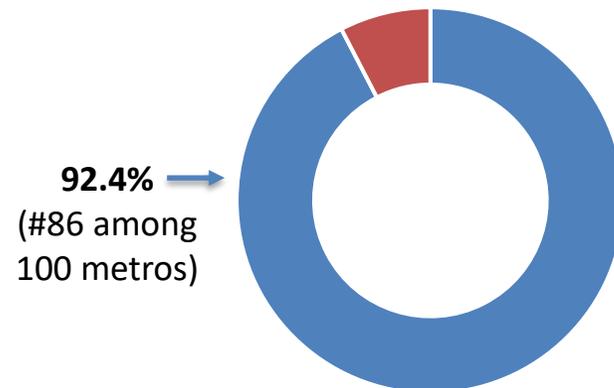
# Health Insurance, 2019

## Health Insurance – All Ages



When it comes to health insurance, the Atlanta MSA sees some troubling rankings. While an insured rate of 87.1 percent may sound pretty good, this actually puts us at #90 of 100 metros – in other words, **we have the 10<sup>th</sup> highest rate of uninsured residents.**

## Health Insurance – 18 and Younger



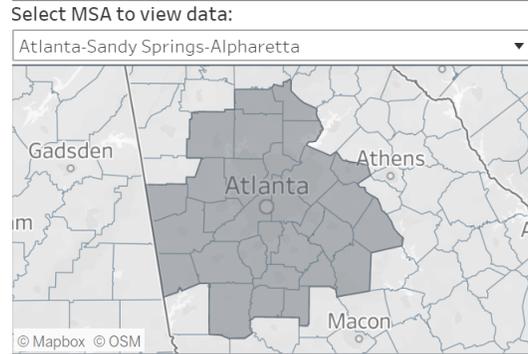
In looking at children age 18 and younger, we don't fare much better: With 92.4 percent of our children insured, we're # 86 of 100 metros – **we have the 13<sup>th</sup> highest rate of uninsured children.**

# Comparisons

One of the most powerful aspects of the dashboard is its comparisons feature, which makes it simple to quickly see how the Atlanta MSA performs on critical indicators in relationship to other top 100 metros. The next section takes a look at how we stack up against our peer metros as defined in ARC's Catalyst Economic Strategy.

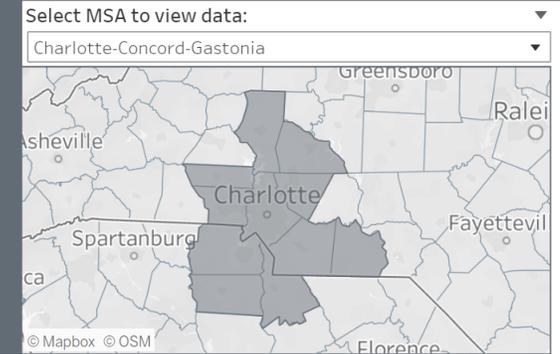
## 100 METROS DASHBOARD

## METRO COMPARISON



**Instructions:**

- 1- Use the drop-down lists above each map to select the cities for which you want to compare the available data.
- 2- Click on the icons below to see more detailed data of a specific city.

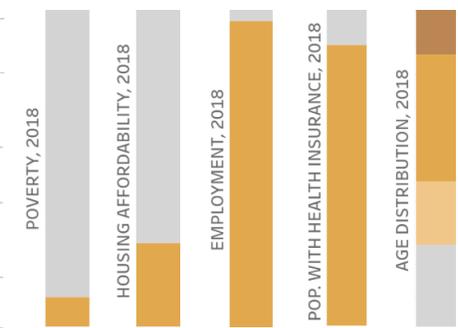
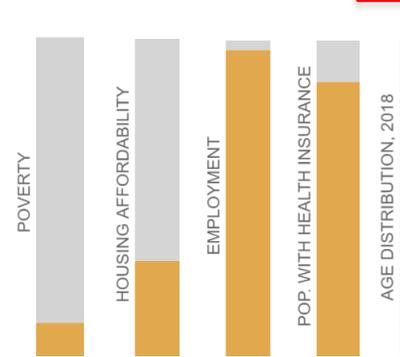


### Atlanta-Sandy Springs-Alpharetta

POPULATION	6,020,364	MEDIAN HOUSEHOLD INCOME	\$71,742.00
HOUSING UNITS	2,364,761	AVG. HOURLY EARNINGS	\$30.00
AVG. HH SIZE	2.7	BIRTH RATE	50
GDP (THOUSANDS)	\$357,308,437	MEAN TRAVEL TIME TO WORK	32.50 min.
GINI INDEX	0.47		

### Charlotte-Concord-Gastonia

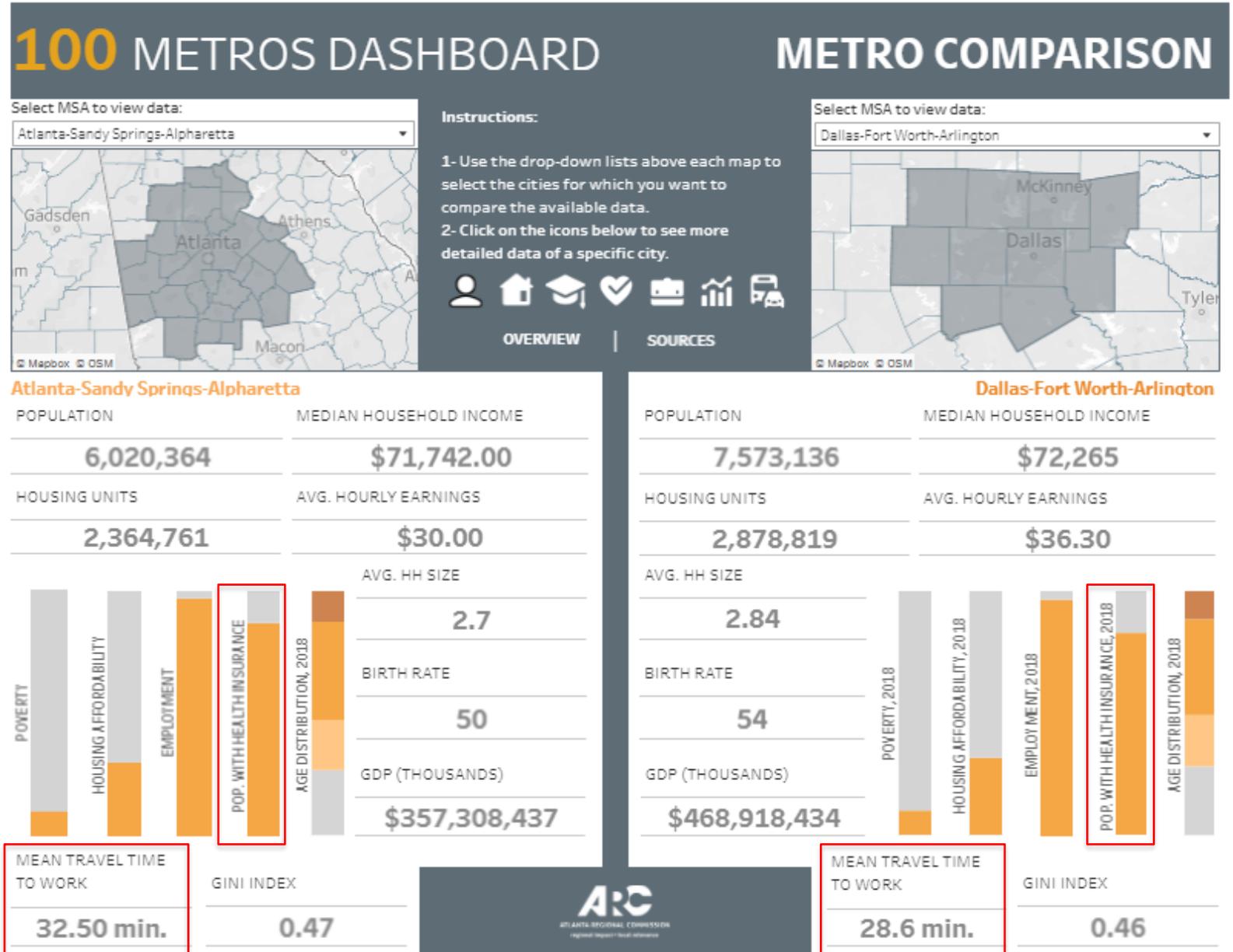
POPULATION	2,636,883	MEDIAN HOUSEHOLD INCOME	\$66,399
HOUSING UNITS	1,084,126	AVG. HOURLY EARNINGS	\$35.20
AVG. HH SIZE	2.65	BIRTH RATE	50
GDP (THOUSANDS)	\$146,813,931	MEAN TRAVEL TIME TO WORK	27.7 min.
GINI INDEX	0.47		



In looking at the Charlotte (NC) MSA, one of the differences that pops out is the paradox of income and earnings. **The Atlanta MSA's median annual household income is \$71,724 and Charlotte's is lower, at \$66,399. When we look at average hourly earnings, however, we see that Charlotte's are higher, at \$35.20, whereas Atlanta's are \$30.**

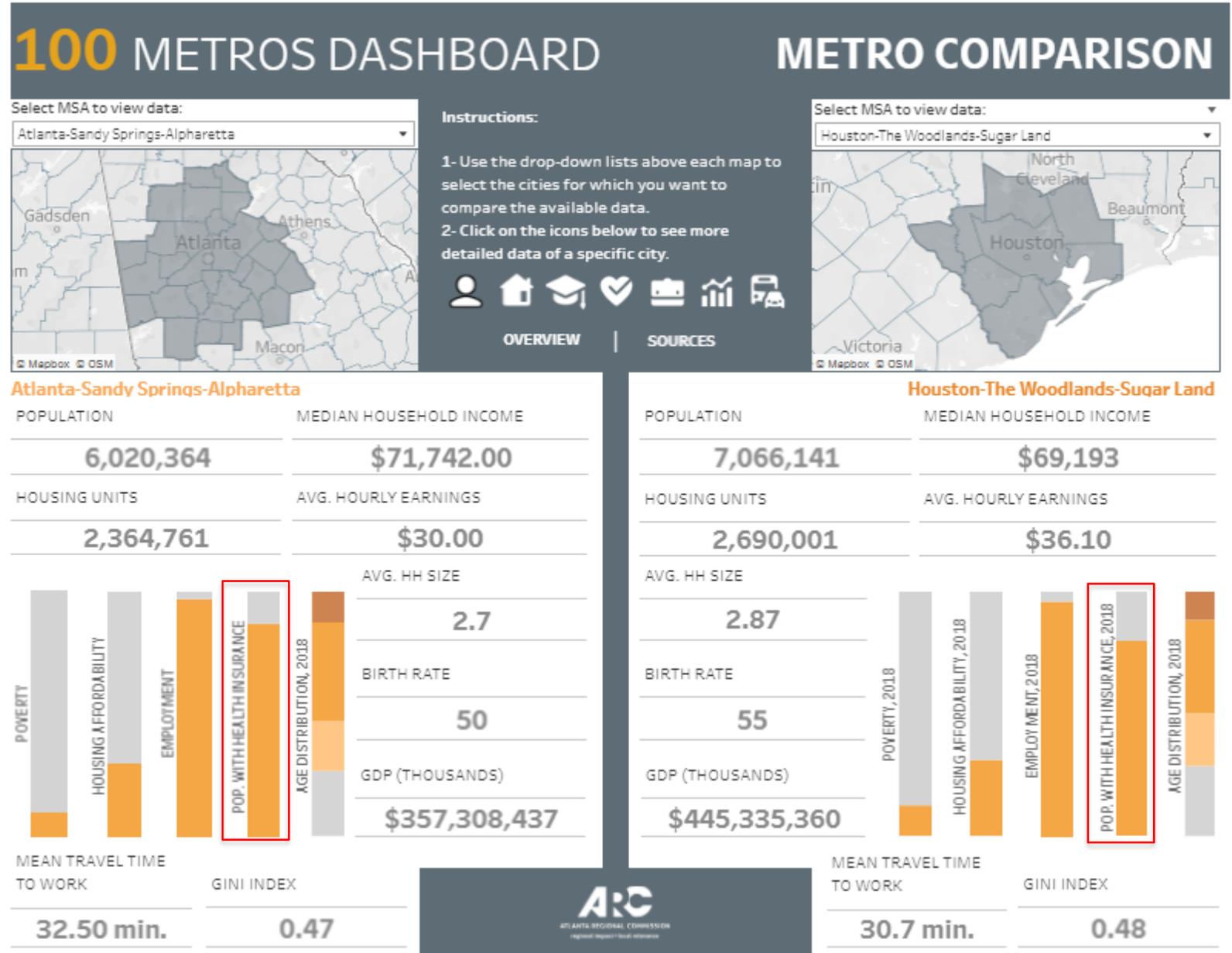
They say everything's bigger in Texas ... except when we compare Dallas' mean travel time to work to Atlanta's. **In Dallas, residents are, on average, looking at about 29 minutes on the road to work, whereas Atlantans are looking at 33.**

Another thing worth noting? The uninsured population rate in Dallas is slightly higher than in Atlanta, putting Dallas at #3 highest in the 100 most populous metros for the share uninsured.



In Houston, we can see similarities to the comparisons made with the first two peer metros – the paradox of median income and average hourly earnings, as well as the difference in uninsured rates (Houston is #2 for uninsured).

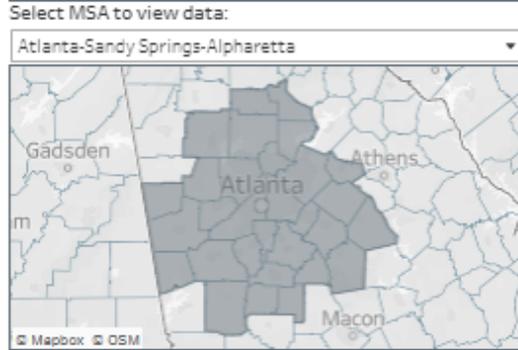
Another noteworthy difference? Houston's **high birth rate compared to ours, putting it at #19 for this indicator. Our 50 per 1,000 sets us at position #41.**



We see similar differences in Nashville as with our other peer metros, but with one large exception: It has a much higher share of population with health insurance than Atlanta or either Texas city. **With 90.7 percent of its population insured, Nashville enjoys a much better rank – #61 – among the country’s most populous 100 metros.**

## 100 METROS DASHBOARD

## METRO COMPARISON



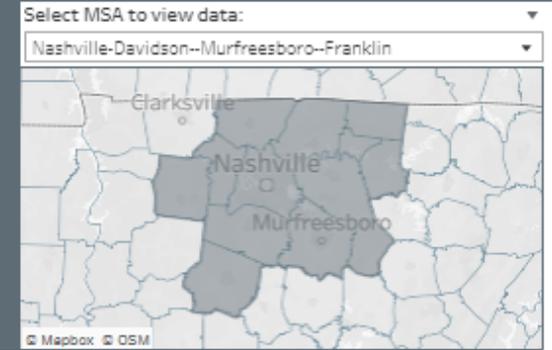
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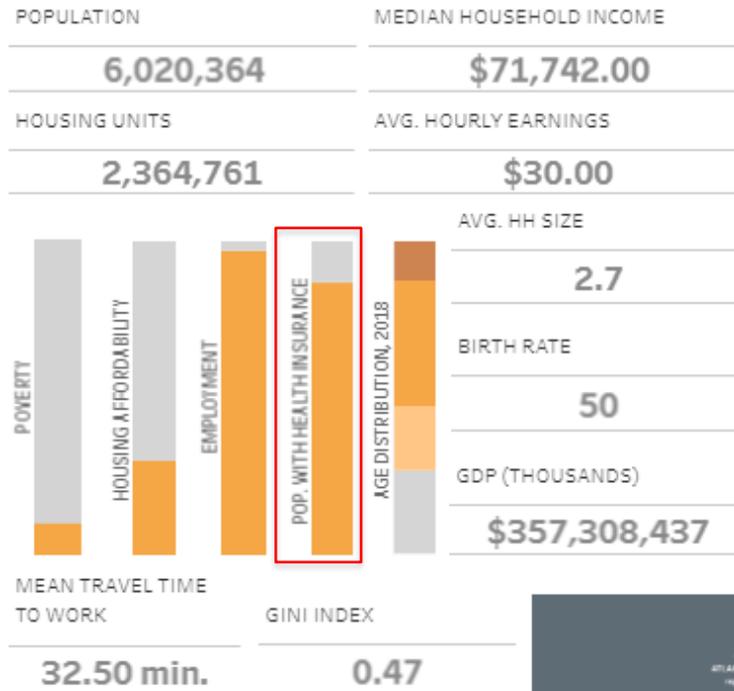


OVERVIEW

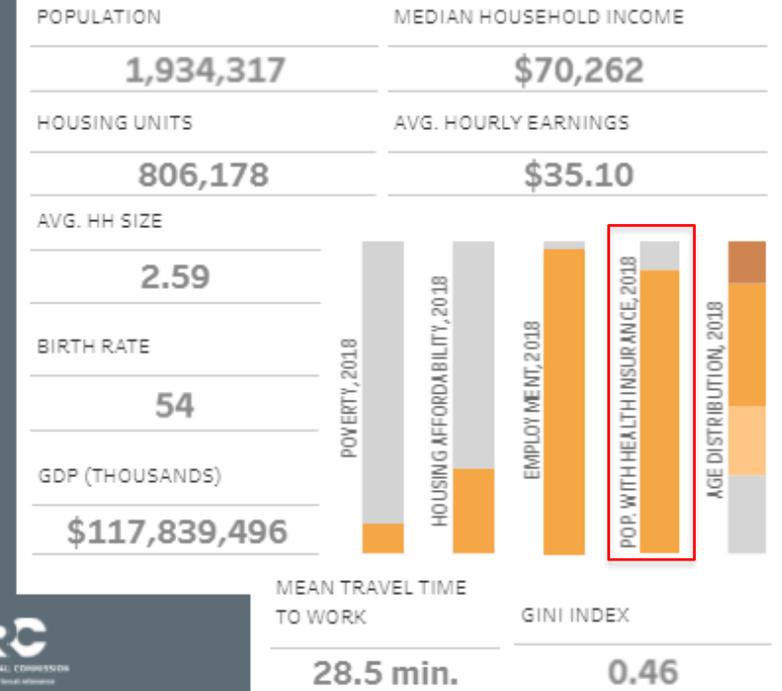
SOURCES



### Atlanta-Sandy Springs-Alpharetta



### Nashville-Davidson--Murfreesboro--Franklin



ATLANTA REGIONAL COMMISSION  
Regional Impact | Local Solutions



# Regional Snapshot

The D.C. metro has higher median household income and higher average hourly earnings than Atlanta. Its household size is similar, though its birth rate is lower. **Here, we also see another big difference in health insurance – with 92.5 percent of its population insured, the D.C. MSA sits at #41 for its rate of insured.**

Something else that caught our eye? **This is the only peer metro where we see a notably lower GINI Index of Income Inequality score, meaning D.C. has less income inequality than Atlanta.**

