Regional Snapshot:

100 Metros

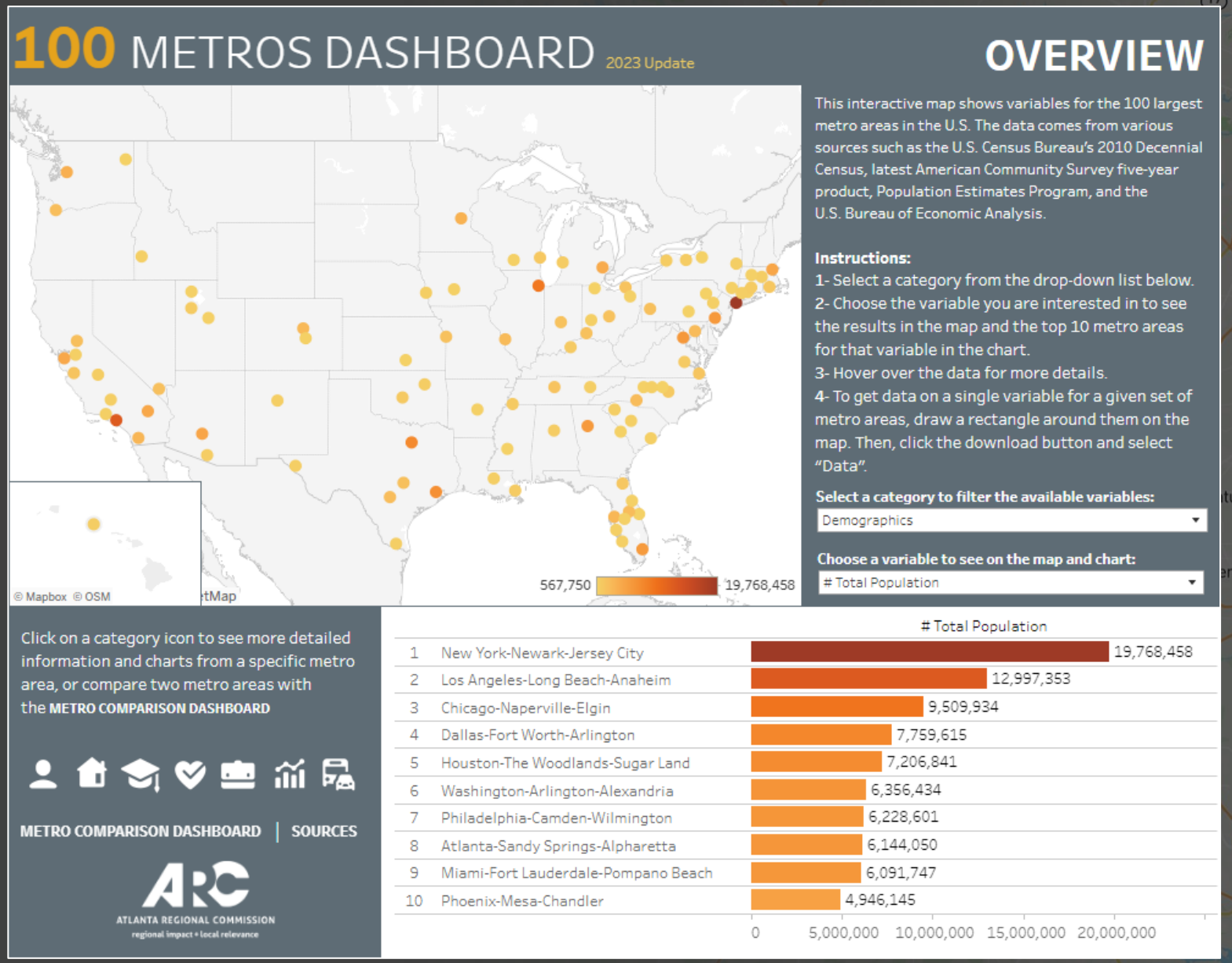
Atlanta Regional Commission | March 2023

https://neighborhoodnexus.org/dashboard/100-metros-dashboard/

For more information, contact: wwright@atlantaregional.org

This 100 Metros dashboard provides data about the Atlanta-Sandy Springs-Alpharetta MSA, how it compares to the country's other most populous metros, and finally data about those metros. Individually. Taken together, the tool helps provide an impression of Atlanta's place in the country.

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



Summary findings

1

Atlanta's non-farm jobs rank as the 8th largest in the nation among the 100 metros, but the change in jobs from 2021 to 2022 ranks as the 6th largest gain in employment nationally.

2

The Atlanta MSA median home sale price was roughly $350,000 in Q1 2022, which was the 44th highest nationally. However, the median sale price in Atlanta jumped by 25.4% since Q1 2021, the 10th highest increase across the 100 metros.

3

The metro population ranks as the 8th largest in the country, recently surpassing the Miami-Fort Lauderdale-Pompano Beach MSA for this slot in the rankings. The Atlanta MSA added 43,000 residents from 2021-2022, ranking 6th.

4

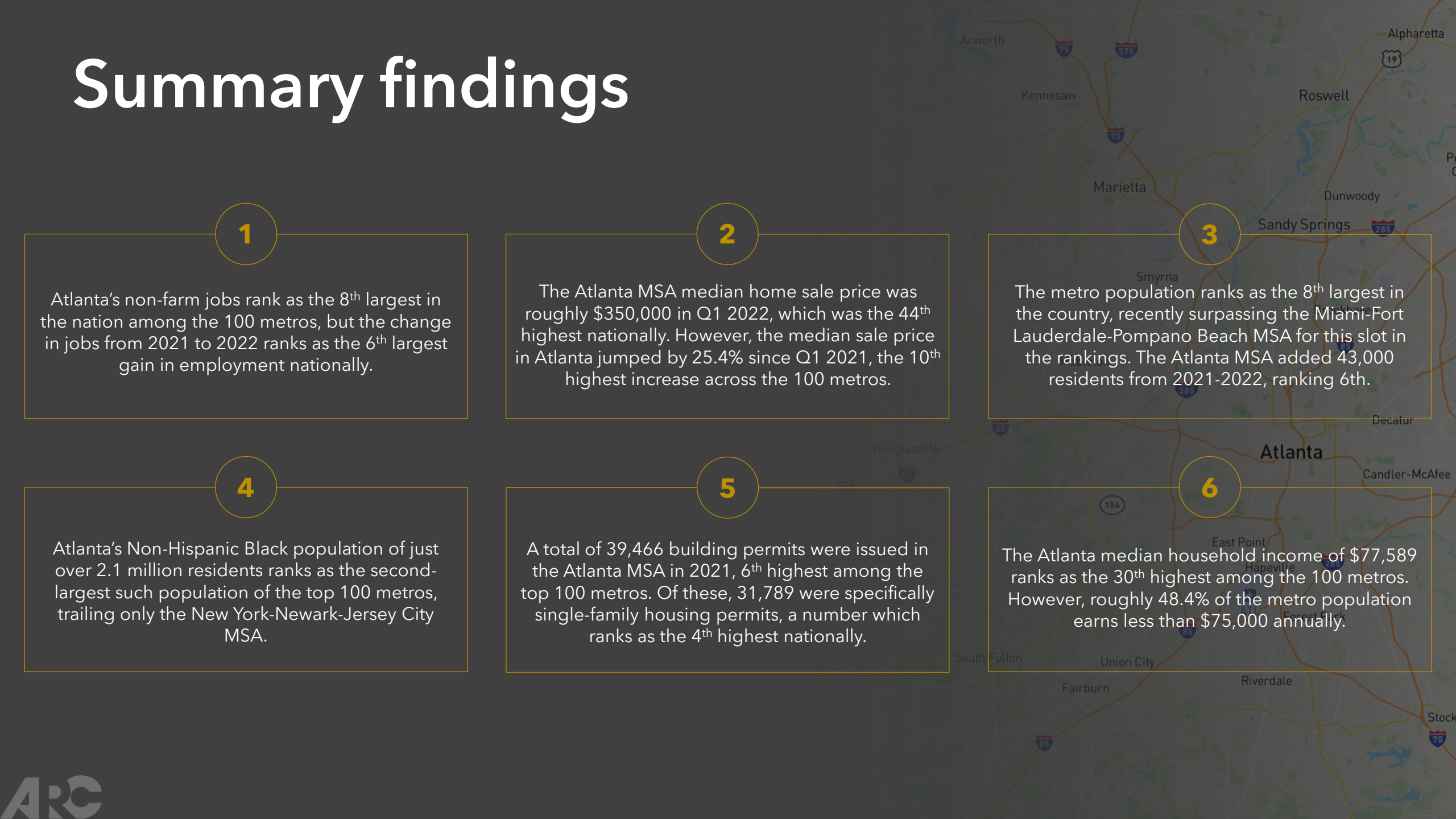
Atlanta's Non-Hispanic Black population of just over 2.1 million residents ranks as the second-largest such population of the top 100 metros, trailing only the New York-Newark-Jersey City MSA.

5

A total of 39,466 building permits were issued in the Atlanta MSA in 2021, 6th highest among the top 100 metros. Of these, 31,789 were specifically single-family housing permits, a number which ranks as the 4th highest nationally.

6

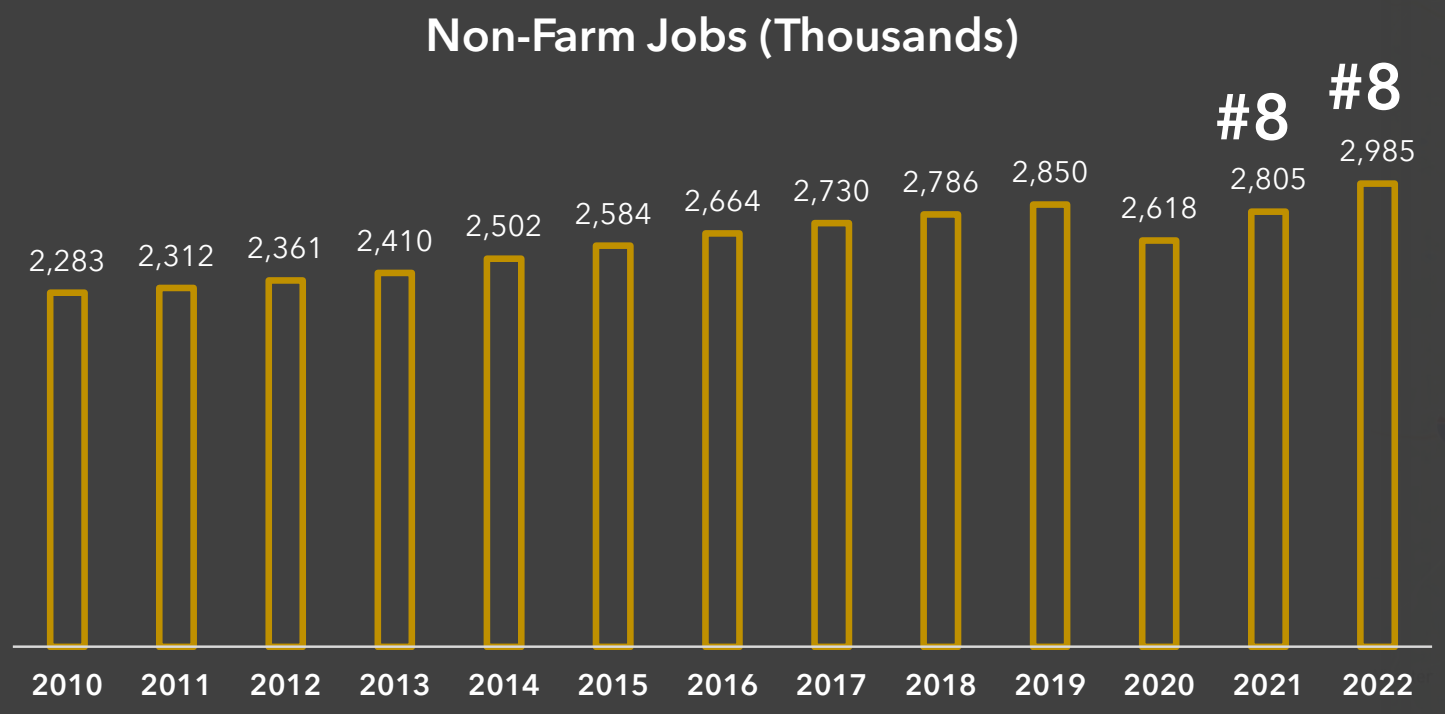
The Atlanta median household income of $77,589 ranks as the 30th highest among the 100 metros. However, roughly 48.4% of the metro population earns less than $75,000 annually.



Recovery from Pandemic

The Bureau of Labor Statistics and the National Association of Realtors release data much more quickly than many sources. **The following set of slide include select 2022 data, and the change we see in the data from 2021 can be attributed in part to the massive change the recovery from the pandemic has brought to our MSA.**

Ranking of Atlanta MSA by the Number of Jobs



Atlanta's overall employment has ramped up quickly since the onset of the pandemic, is now up to pre-pandemic levels, and is holding steady at 8th largest in the country. The MSA has grown by over 180,000 jobs from 2021 to 2022, a numerical change ranking 6th overall nationally.

Change non-farm jobs, 2021-22 (and national rank)

+180.1K (#6)

% Change non-farm jobs, 2021-22 (and national rank)

6.4% (#8)

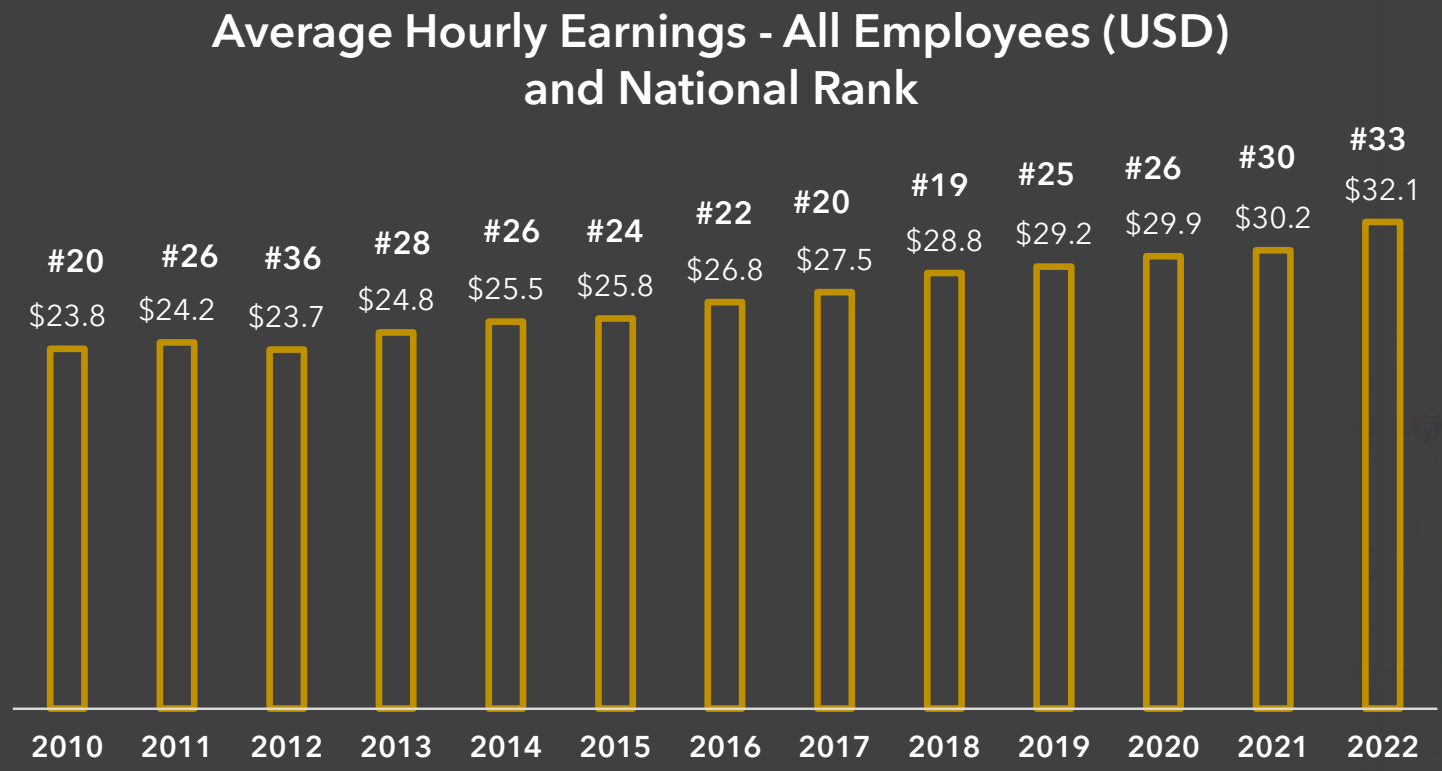
#1: 8.0% Las Vegas-Henderson-Paradise, NV

#98: 2.5% Akron, OH

* Dayton, OH and Poughkeepsie, NY have no data

Source: Bureau of Labor Statistics

Ranking of Atlanta MSA by Average Hourly Earnings



% Change in avg. hourly earnings, 2021-22 (and national rank)

6.2% (#35)

#1: 17.2% North Port-Sarasota-Bradenton, FL

#98: -1.9% McAllen-Edinburg-Mission, TX

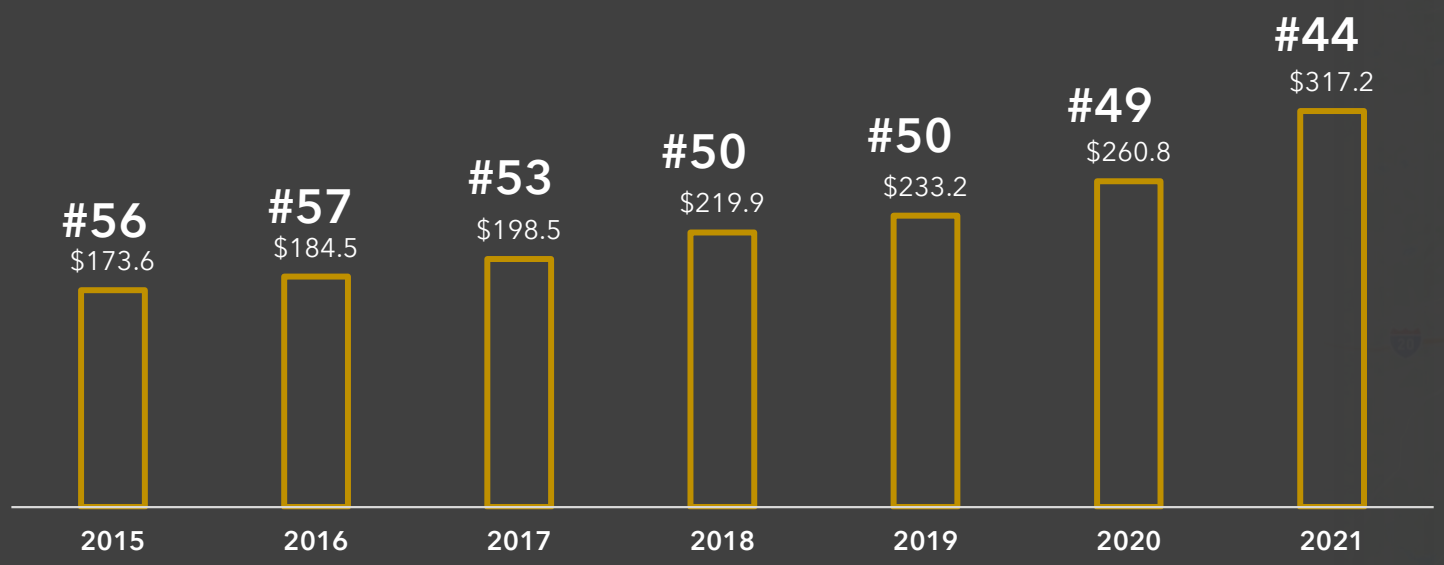
* Dayton, OH and Poughkeepsie, NY have no data

Atlanta's average hourly earnings, although increasing overall (6.2% 2021-22), have fallen from 19th highest in 2018 down to 33rd highest in 2022 --at roughly $32.10 per hour. Wages have risen most places in the country save a handful of metros, with McAllen TX seeing the largest decline from 2021 to 2022.

Source: Bureau of Labor Statistics

Ranking of Atlanta MSA by Median Home Sales Price

Median Sales Price and Nationwide Rank, Atlanta MSA (Thousands USD)



While the median home sale price in the Atlanta metro has risen sharply from 2020 to 2021, the rise in the national rank has been modest, from 49th highest to 44th highest median sale price. However, the percent growth in price from Q1 2021 to Q1 2022 was 10th highest in the nation.

Median Sales Price, Single Family Homes ($000s)

Q1 2021: $279.3K - **#45**

Q1 2022: $350.3K - **#42**

% Change in Median Sales Price, Single Family Homes

Q2 2020-Q2 2020: 25.7% - **#18**

Q1 2021-Q1 2022: 25.4% - **#10**

#1 30.8% Ogden-Clearfield, UT

#89 1.2% Bridgeport-Stamford-Norwalk, CT

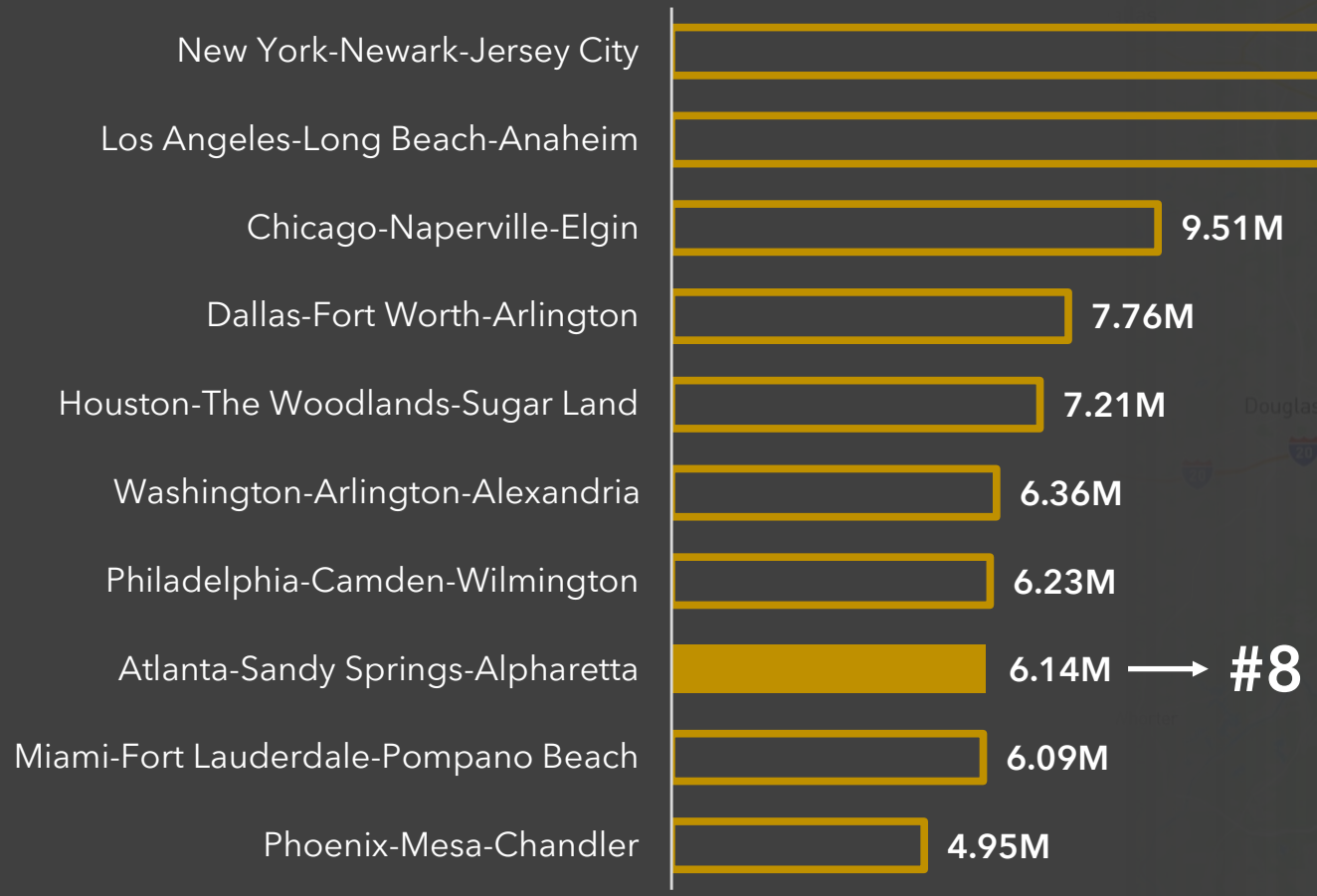
*11 Metros have no data

Source: Bureau of Labor Statistics

Population Rankings

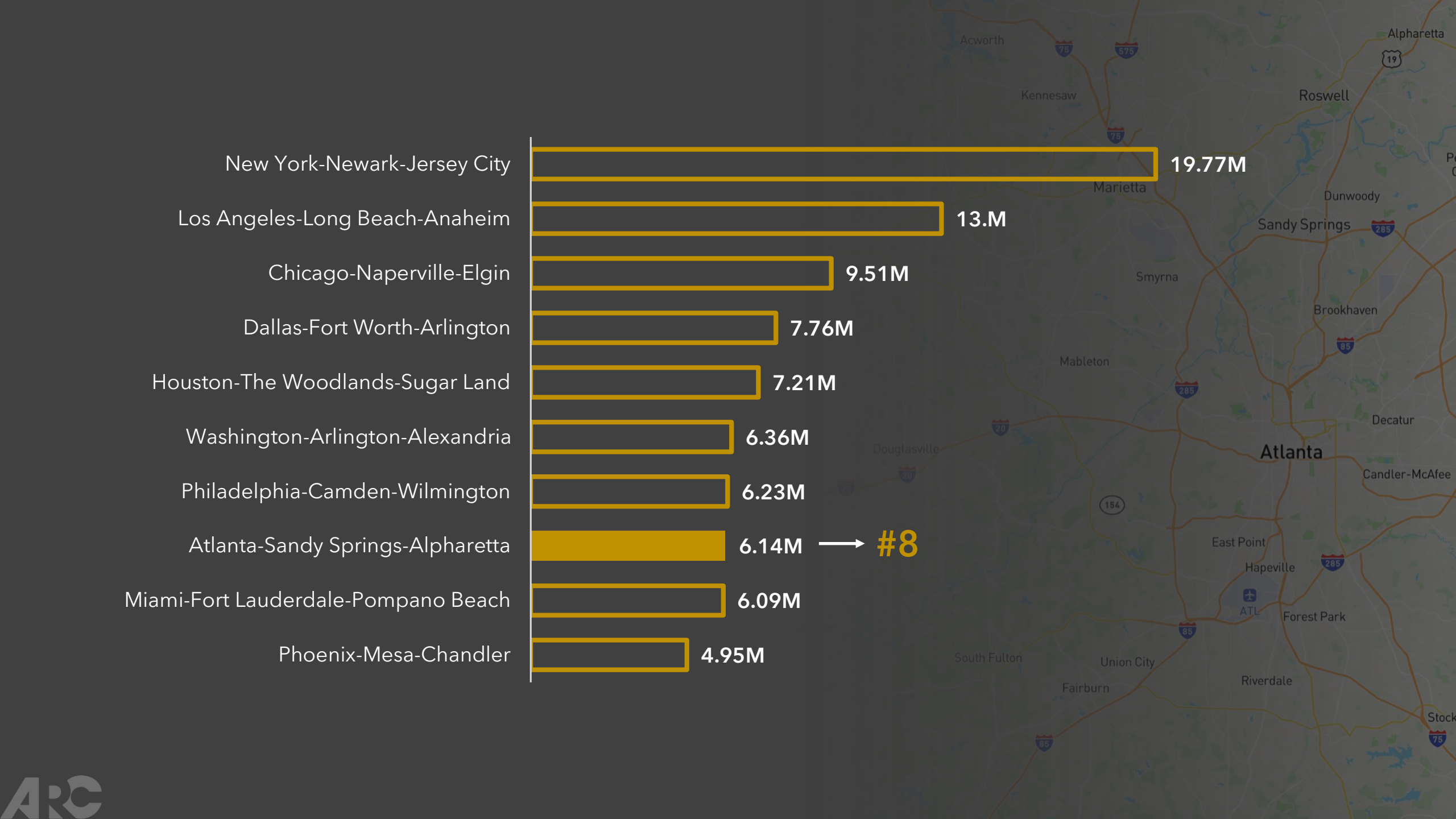
The dashboard makes it easy to see how Atlanta ranks compared to the country's other 100 most populous metros. The next set of slides takes a look at **how we compare on current population, population growth, racial diversity, and age.**

Top 10 Most Populous MSAs

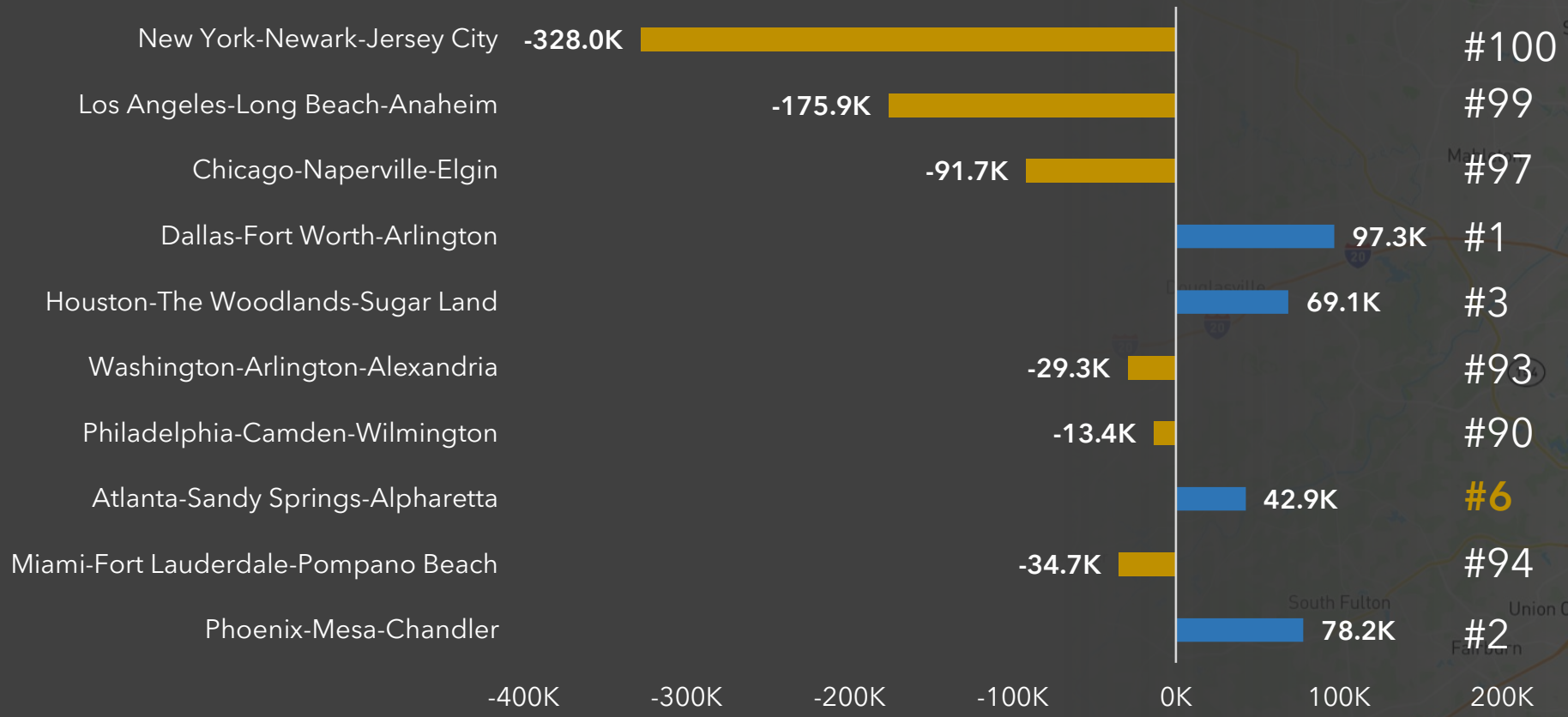


Atlanta has just recently overtaken the Miami metro area for 8th largest in the country at around 6.14 million residents. With Washington and Philadelphia also showing recent population declines, coupled with continued growth in our area, the Atlanta MSA could find itself moving up another couple slots in the coming years.

Source: US Census Bureau, 2021
1-Year American Community Survey


New York-Newark-Jersey City
19.77M
Los Angeles-Long Beach-Anaheim
13.M
Chicago-Naperville-Elgin
9.51M
Dallas-Fort Worth-Arlington
7.76M
Houston-The Woodlands-Sugar Land
7.21M
Washington-Arlington-Alexandria
6.36M
Philadelphia-Camden-Wilmington
6.23M
Atlanta-Sandy Springs-Alpharetta
6.14M
#8
Miami-Fort Lauderdale-Pompano Beach
6.09M
Phoenix-Mesa-Chandler
4.95M
Acworth
Kennesaw
Marietta
Alpharetta
Roswell
Dunwoody
Sandy Springs
Smyrna
Brookhaven
Mableton
Decatur
Atlanta
Candler-McAfee
Douglasville
East Point
Hapeville
ATL
Forest Park
South Fulton
Union City
Fairburn
Riverdale

Change in Population, 2020-2021 & National Rank



Among the 100 metro areas, Atlanta's absolute population gain from 2020 to 2021 ranks 6th. The only other metro areas with larger percentage gains were Austin (TX) and Riverside-San Bernardino (CA). The country's largest metros saw the largest population declines.

Source: US Census Bureau, 2021 1-Year American Community Survey

Atlanta MSA Population by Race & National Rank

Atlanta's largest racial/ethnic category is non-Hispanic White. However, the largest category comparatively in Atlanta is the non-Hispanic Black population, with the second highest population nationally-- behind only New York City. Hispanic or Latino is the next largest racial/ethnic category regionally, but only the 19th largest such group in the nation.

Source: US Census Bureau, 2021 1-Year American Community Survey

Atlanta MSA Population by Race Percent Share & National Rank

Non-Hispanic Asian/Pacific Islander

#14 #23

Other

#12 #65

#9 #78

#2 #5 (tie)

#19 #53

Atlanta's largest racial/ethnic population category (compared to other large metros) is its Non-Hispanic Black population, which constitutes over one-third of the total Atlanta MSA and is tied with New Orleans for 5th nationally in terms of population share. The only metros with a larger share of Non-Hispanic Black population are, in order, Jackson (MS), Memphis (TN), Baton Rouge (LA), and Augusta-Richmond County (GA). The largest metro category in terms of raw numbers, Non-Hispanic White, is ranked only 78th nationally in terms of population share. The top metro in this category is Knoxville (TN), with a population share of 85.6% Non-Hispanic White.

Source: US Census Bureau, 2021 1-Year American Community Survey

Atlanta MSA Population by Age Group & National Rank

Under 19	20-34	35-64	65 +
#6	**#7**	**#8**	**#10**

Metro Atlanta's largest age cohort, those 35-64 years in age, ranks 8th nationally. Incidentally, this is the same national rank for the MSA in terms of *overall population*. Atlanta's younger population cohorts, however, rank slightly higher nationally than does the overall population rank. The smallest age cohort, those 65+ in age, ranks lowest among Atlanta age groups at 10th nationally, indicating that we are (still) a relatively young metro area compared to other large metro areas around the country.

Source: US Census Bureau, 2021 1-Year American Community Survey

Atlanta MSA Population by Age Group Percent Share & National Rank

Under 19	20-34	35-64	65 +
#6	#7	#8	#10
#20	#41	#13	#88

As a percent share of total population, Atlanta's largest age cohort (aged 35-64) ranks 13th nationally. Underscoring the reality of Atlanta's youth movement, the oldest age cohort percent share is ranked 88th nationally, among the lowest of the nation's MSAs. In the South, only Raleigh-Carey (NC) features a smaller share of population aged 65+.

#1: 41.3%
San Francisco-Oakland-Berkeley, CA

#100: 25.8%
Provo-Orem, UT

#1: 33.0%
North Port-Sarasota-Bradenton, FL

#100: 7.9%
Provo-Orem, UT

Source: US Census Bureau, 2021 1-Year American Community Survey

Housing & Health

The next section evaluates 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.

Atlanta MSA Building Permits & National Rank

No. of All Building Permits, 2020 - 2021

32,346 (#6) → 39,466 (#6)

No. of Single-Family Building Permits, 2020 - 2021

28,956 (#4) → 31,789 (#4)

No. of Multi-Family Building Permits, 2020 - 2021

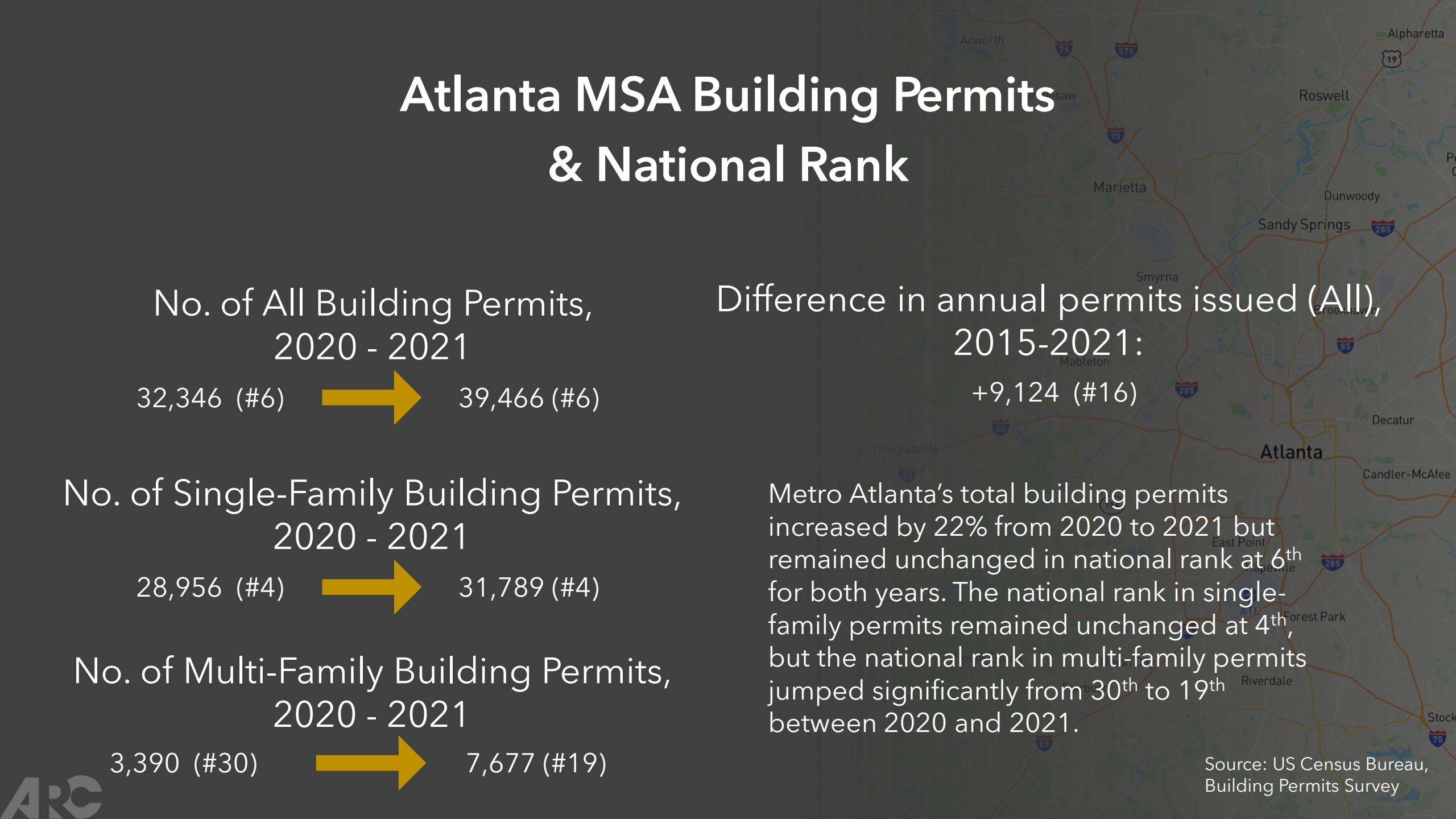
3,390 (#30) → 7,677 (#19)

Difference in annual permits issued (All), 2015-2021:

+9,124 (#16)

Metro Atlanta's total building permits increased by 22% from 2020 to 2021 but remained unchanged in national rank at 6th for both years. The national rank in single-family permits remained unchanged at 4th, but the national rank in multi-family permits jumped significantly from 30th to 19th between 2020 and 2021.

Source: US Census Bureau, Building Permits Survey



Atlanta MSA Building Permits & National Rank

All Building Permits, 2021

39,466 (#6)

1) Dallas-Ft. Worth-Arlington, TX (78,705)
2) Houston-The Woodlands-Sugarland, TX (69,263)
3) New York-Newark-Jersey City, NY (56,661)

of Single-Family Building Permits, 2021

31,789 (#4)

1) Houston-The Woodlands-Sugarland, TX (53,615)
2) Dallas-Ft. Worth-Arlington, TX (53,464)
3) Phoenix-Mesa-Chandler, AZ (35,697)

of Multi-Family Building Permits, 2021

7,677 (#19)

1) New York-Newark-Jersey City, NY (41,258)
2) Austin-Round Rock-Georgetown, TX (25,642)
3) Philadelphia-Camden-Wilmington, PA (25,427)

Dallas and Houston dominate the top spots in overall building permits and single-family permits, with fellow Lone Star city Austin near the top of multi-family permits issued in 2021. Atlanta's highest national ranking, at 4th, sits just behind Phoenix in number of single-family permits issued in 2021.

Source: US Census Bureau, Building Permits Survey

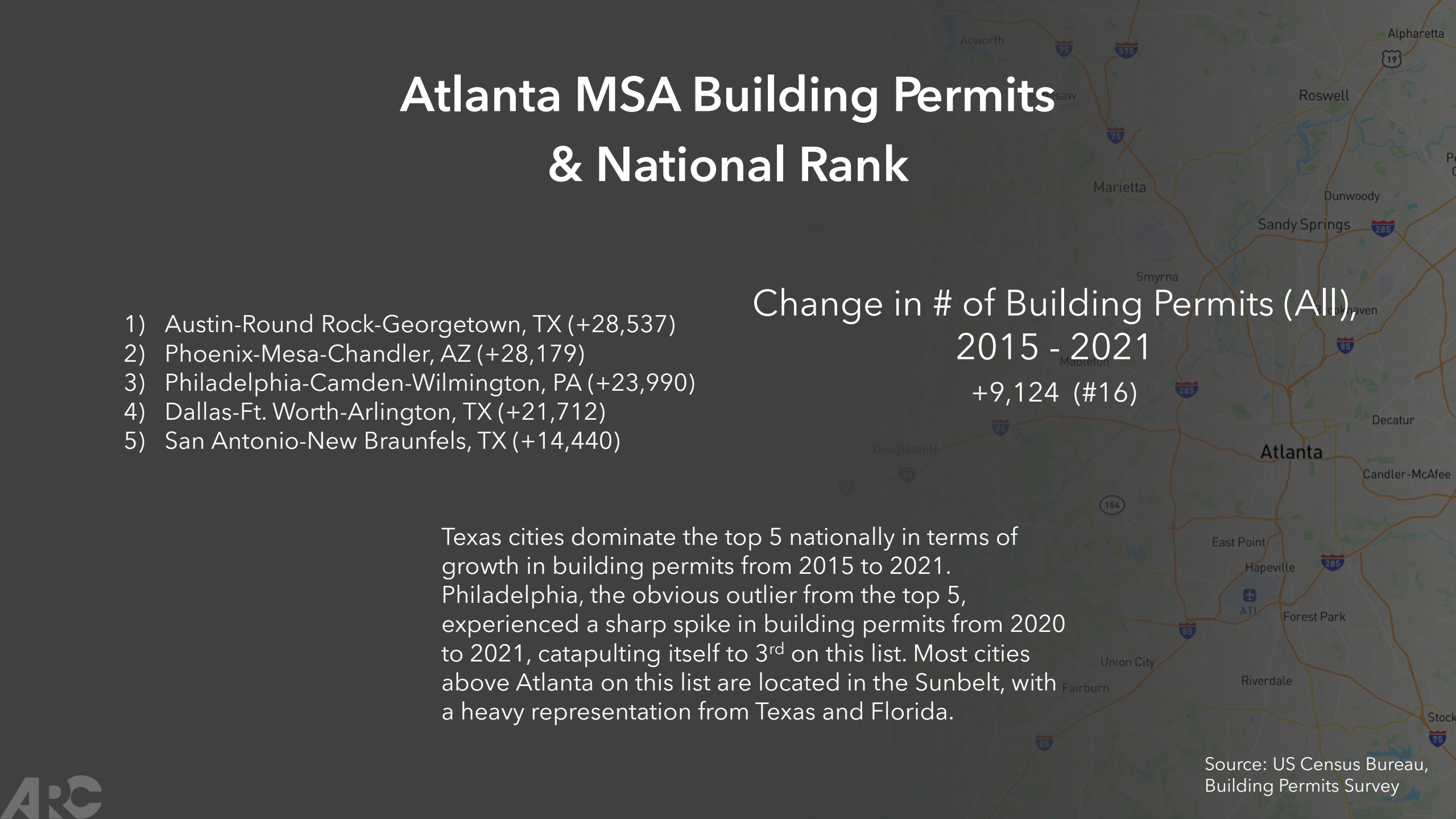
Atlanta MSA Building Permits & National Rank

1) Austin-Round Rock-Georgetown, TX (+28,537)
2) Phoenix-Mesa-Chandler, AZ (+28,179)
3) Philadelphia-Camden-Wilmington, PA (+23,990)
4) Dallas-Ft. Worth-Arlington, TX (+21,712)
5) San Antonio-New Braunfels, TX (+14,440)

Change in # of Building Permits (All), 2015 - 2021

+9,124 (#16)

Texas cities dominate the top 5 nationally in terms of growth in building permits from 2015 to 2021. Philadelphia, the obvious outlier from the top 5, experienced a sharp spike in building permits from 2020 to 2021, catapulting itself to 3rd on this list. Most cities above Atlanta on this list are located in the Sunbelt, with a heavy representation from Texas and Florida.



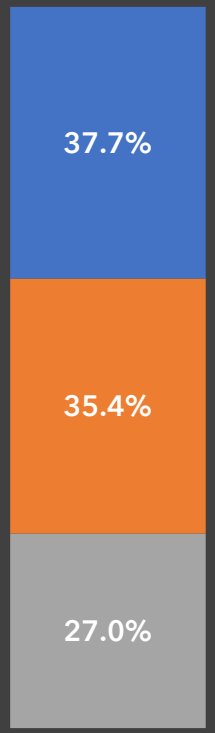
Source: US Census Bureau, Building Permits Survey

Ranking of Atlanta MSA by Percent Share of Housing Units by Year Built

 # Total housing units:

2,451,238 #9

The housing stock in the Atlanta MSA is fairly new. The largest share of housing units were built in 2000 or later, while only about one-quarter of all housing units were built in 1979 or earlier. In quickly-growing Austin-Round Rock-Georgetown, over 50% of the entire housing stock was constructed in or after 2000.



Units built 2000 or later

#16

#1: 51.8%
Austin-Round Rock-Georgetown, TX

#100: 9.0%
Springfield, MA

Units built 1980 to 1999

#6

#1: 38.8%
Palm Bay-Melbourne-Titusville, FL

#99: 13.5%
New York-Newark-Jersey City, NY

Units built 1979 or earlier

#94

#1: 77.7%
Buffalo-Cheektowaga-Niagara Falls, NY

#100: 18.6%
McAllen-Edinburg-Mission, TX

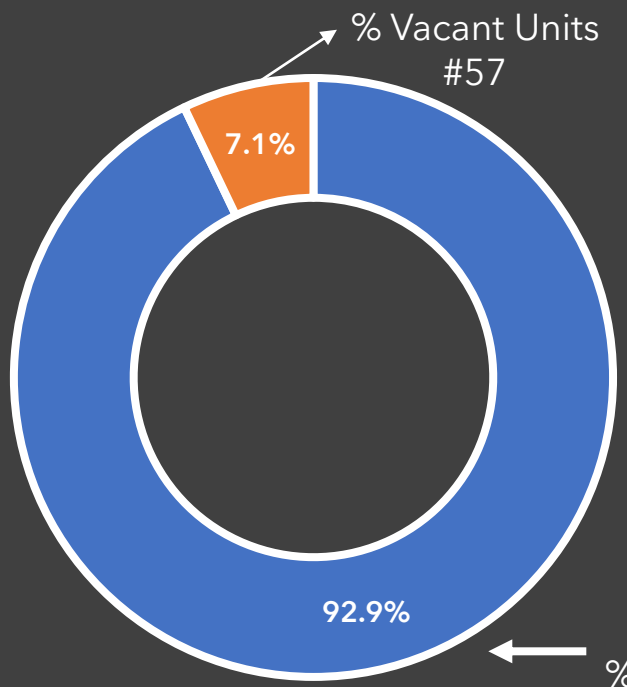
Source: US Census Bureau, 2021
1-Year American Community Survey

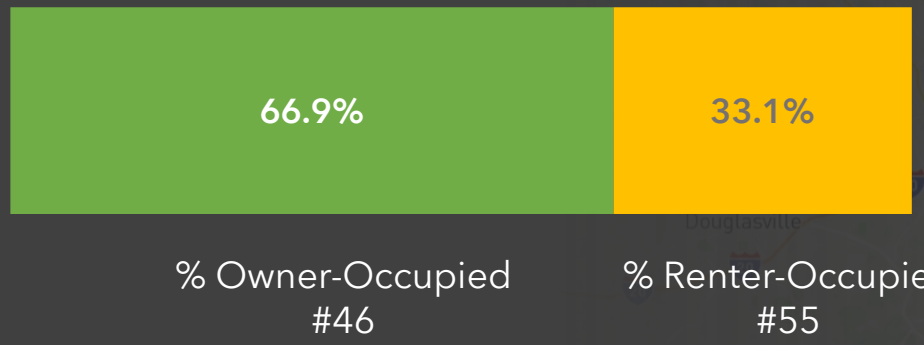
Source: US Census Bureau, 2021
1-Year American Community Survey

Ranking of Atlanta MSA by Housing Tenure and Occupancy Rate

 # Total housing units:

2,451,238 (#9)





Nearly 93% of housing units in the Atlanta MSA are occupied. Of these, just over two-thirds are owner-occupied, with the remaining one-third being renter-occupied. The metro area with the highest occupancy rate was Provo-Orem, UT, while the highest vacancy rate belonged to Cape Coral-Fort Myers, FL.

Source: US Census Bureau, 2021
1-Year American Community Survey

Ranking of Atlanta MSA by Cost Burden and Tenure

% Owner-Occupied
#46

% Renter-Occupied
#55

Percent of owner-occupied housing units where costs are 30% of income or greater:

20.7% (#55)

#1: 34.2%
Miami-Fort Lauderdale-Pompano Beach, FL

#100: 15.7%
Knoxville, TN

Relative to the rest of the country, Atlanta's owner-occupants are cost burdened to an average degree at around 20% of all owner-occupied housing units. This is the 55th highest in the country out of 100. Renters in the metro are relatively *more* cost-burdened at 53.1%, ranking at 30th highest nationally.

Percent of renter-occupied housing units where gross rents are 30% of income or greater:

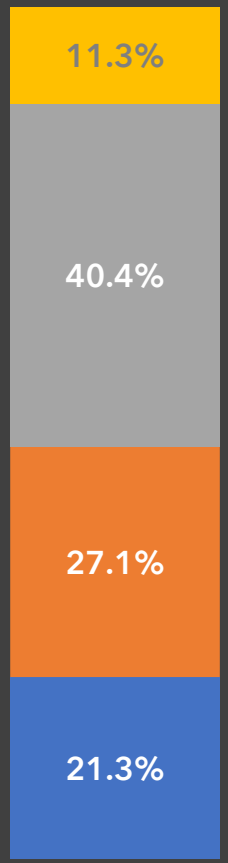
53.1% (#30)

#1: 63.3%
Miami-Fort Lauderdale-Pompano Beach, FL

#100: 41.5%
Dayton-Kettering, OH

Source: US Census Bureau, 2021
1-Year American Community Survey

Ranking of Atlanta MSA by Median and Percent Share of Households by Income Range



% Household income $200,000 or more **#26**

% Household income $75,000 to $199,999 **#32**

% Household income $35,000 to $74,999 **#72**

% Household income less than $35,000 **#69**

Source: US Census Bureau, 2021
1-Year American Community Survey

Median Household Income: $77,589 (#30)

#1: $139,892
San Jose-Sunnyvale-Santa Clara, CA

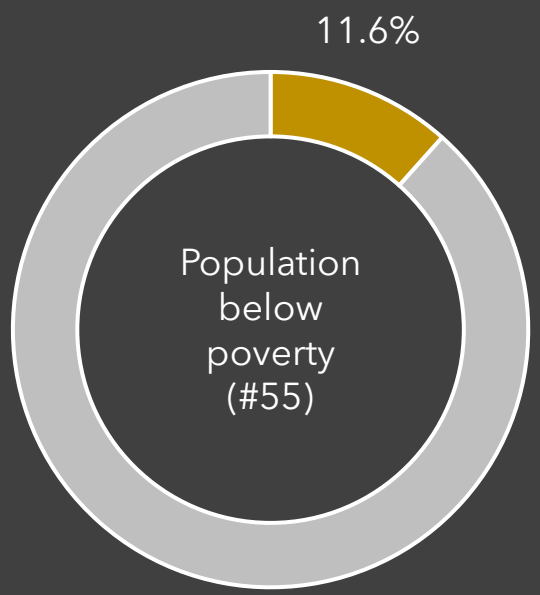
#29: $78,166
Chicago-Naperville-Elgin, IL-IN-WI

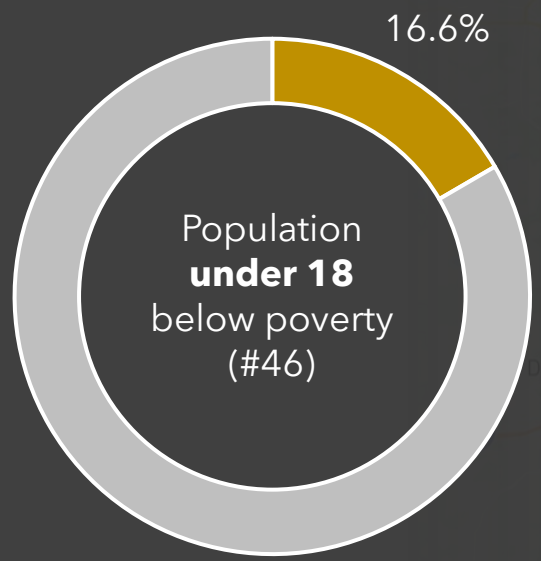
#31: $77,018
Riverside-San Bernardino-Ontario, CA

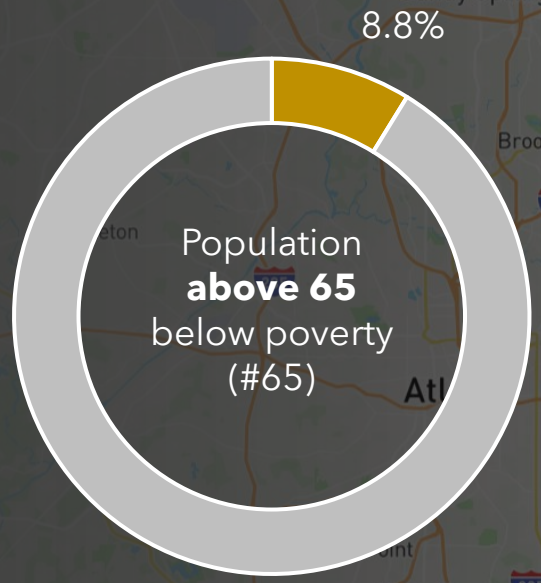
#100: $44,818
McAllen-Edinburg-Mission, TX

The Atlanta MSA features a median household income of $77,589, which places it at 30th nationally, just behind the Chicago MSA and just ahead of Riverside, CA. The largest income cohort of metro households earns between $75,000 and $199,999, constituting about 40% of all households.

Ranking of Atlanta MSA by the Percent Share in Poverty (Total and Selected Age Cohort)







#1: 29.3% - McAllen-Edinburg-Mission, TX

#100: 6.9% - San Jose-Sunnyvale-Santa Clara, CA

11.6% of all residents in the Atlanta MSA live below the poverty line, which is the 55th highest mark in the country. This share ranks lower than the 12.3% average poverty rate across the 100 metros. Poverty in the Atlanta region skews slightly younger, with a greater share impoverished below the age of 18 than the share in poverty for those aged 65 and up.

Source: US Census Bureau, 2021
1-Year American Community Survey

Birth Rate Ranking and Percent Share of the Population with Health Insurance

Birth Rate per 1,000 Women Aged 15 to 50 Years Old:

48 (#62)

#1: 71 per 1,000
El Paso, TX

#100: 27 per 1,000
North Port-Sarasota-Bradenton, FL

Source: US Census Bureau, 2021
1-Year American Community Survey

Population with health insurance:

88.2% #86

NOTE: Ranking indicates Atlanta has the **14th highest share** (among the 100 metros) of population *without* health insurance.

Population under 19 with health insurance:

93.4% #81

NOTE: Ranking indicates Atlanta has the **19th highest share** (among the 100 metros) of population under 19 *without* health insurance.

Source: American Community Survey

Comparisons

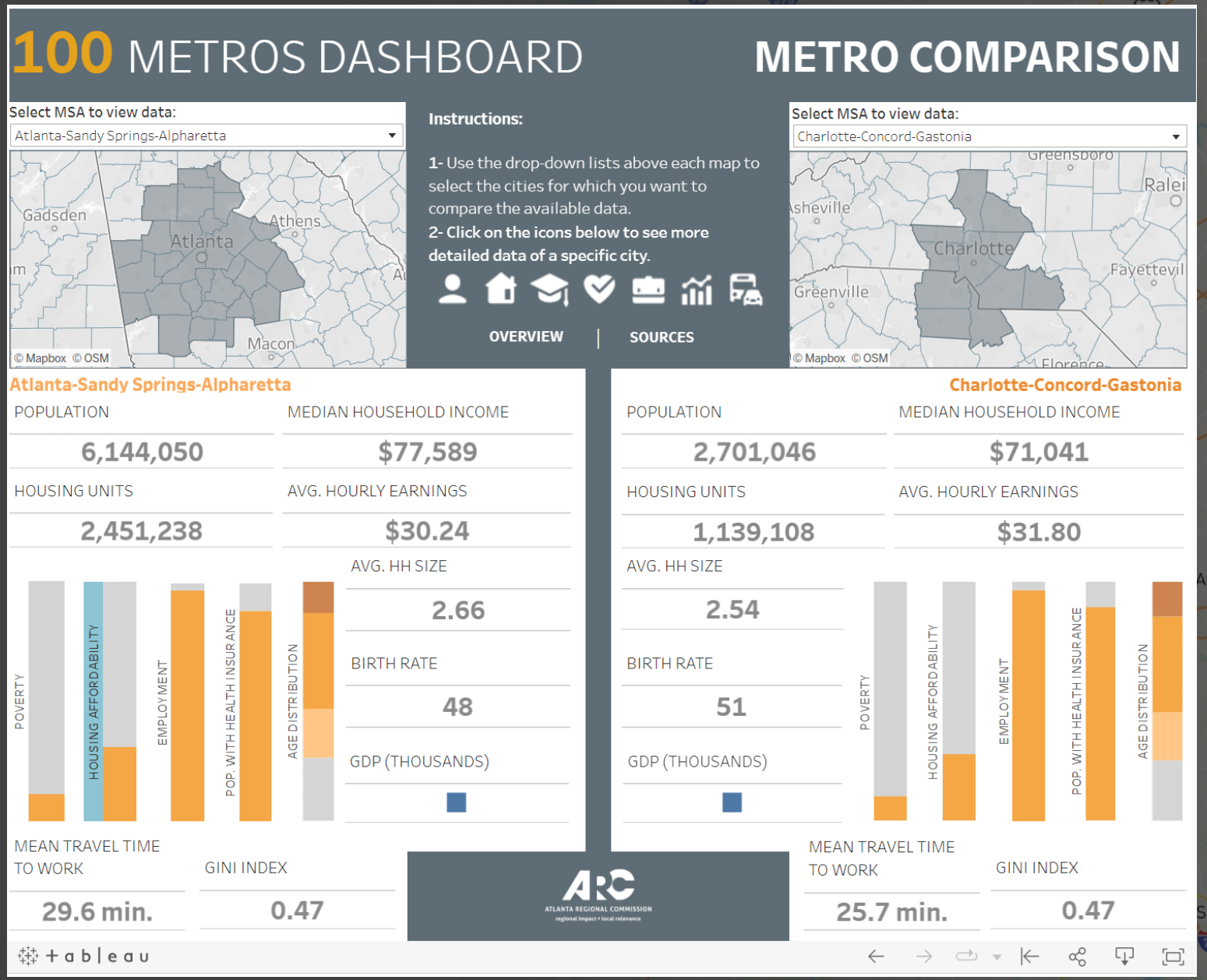
One of the most powerful aspects of the100 Metros Dashboard is its “comparisons” feature, which makes it simple to quickly see how the Atlanta MSA performs on critical indicators in relationship to other top 100 metros. The next section takes a look at how we stack up against our peer metros-- as they are defined in ARC’s CATLYST Economic Strategy.

Atlanta vs. Charlotte

The Atlanta MSA is over twice the size of the Charlotte MSA.

The Atlanta MSA's median annual household income is higher than that of Charlotte.

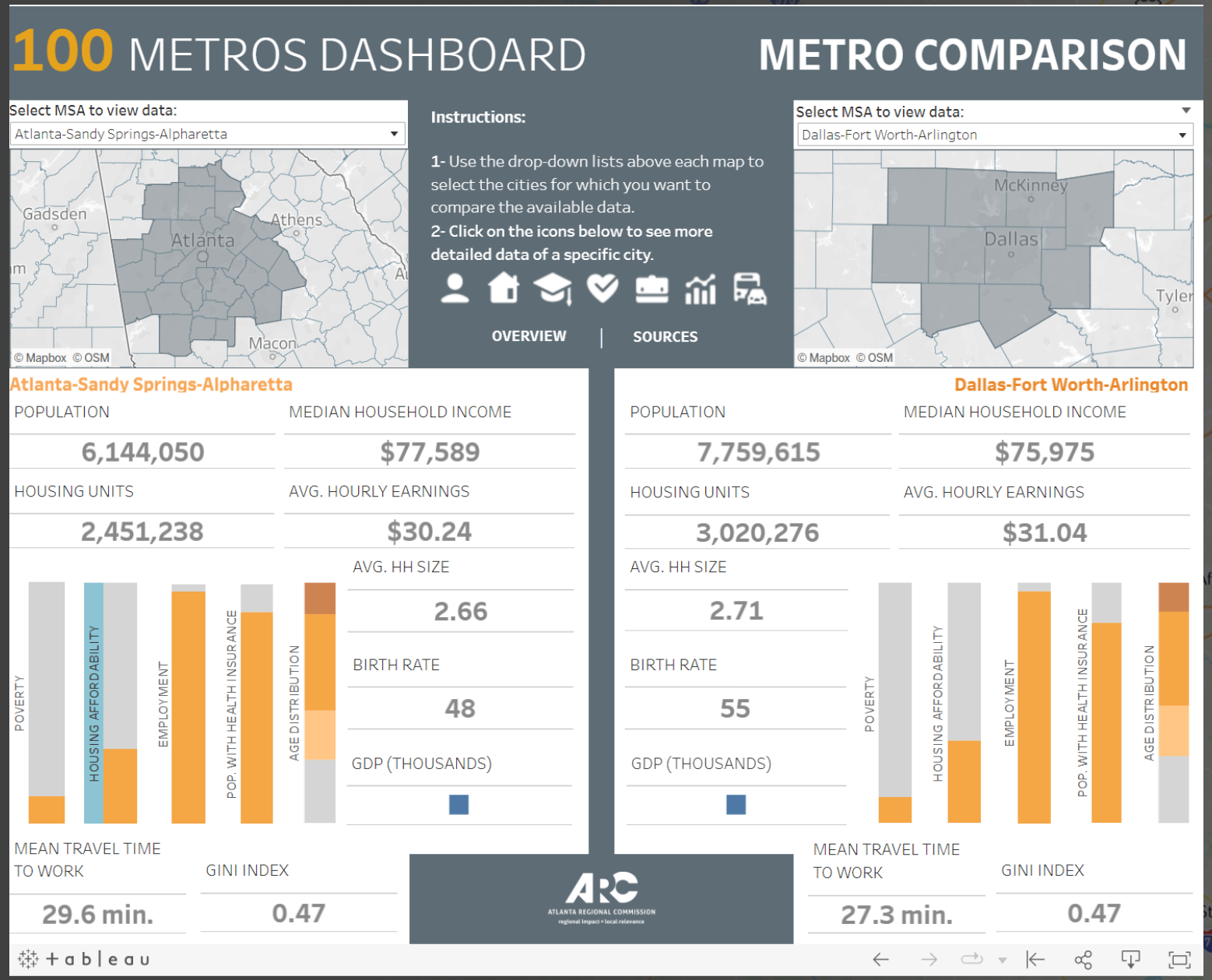
However, Atlanta's hourly earnings are slightly lower than Charlotte's.



Atlanta vs. Dallas

Although Dallas is a larger metro area with more housing units, Atlanta's mean travel time to work is over two minutes longer than that of Dallas.

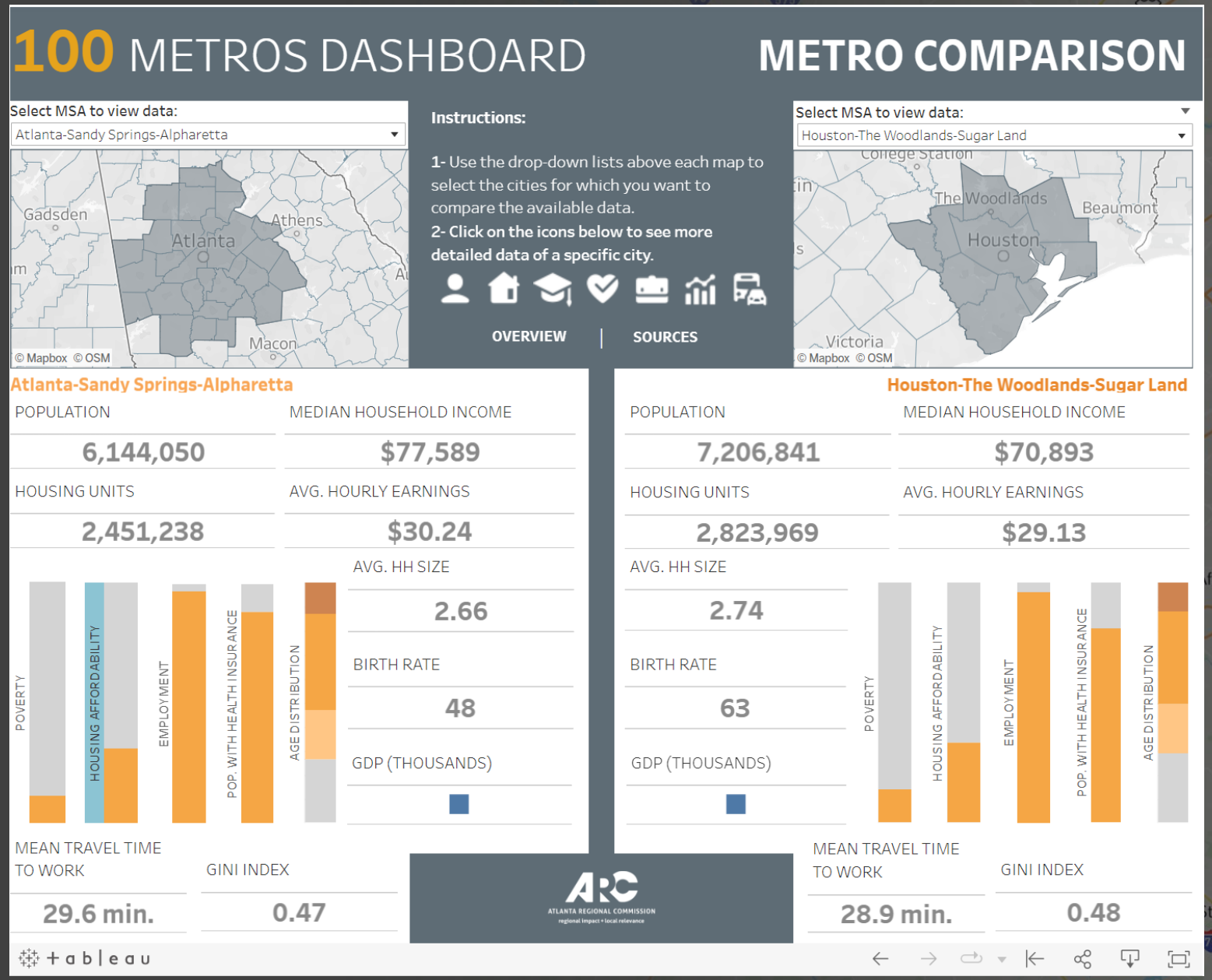
The median household income in Atlanta is slightly higher than in Dallas, but the population below poverty in Dallas is slightly lower than in Atlanta.



Atlanta vs. Houston

Both median household income and average hourly earnings are greater in Atlanta than in the Houston MSA.

Houston's high birth rate of 63 births per 1,000 women is 6th highest in the country, well above that of Atlanta (at 48 per 1,000).

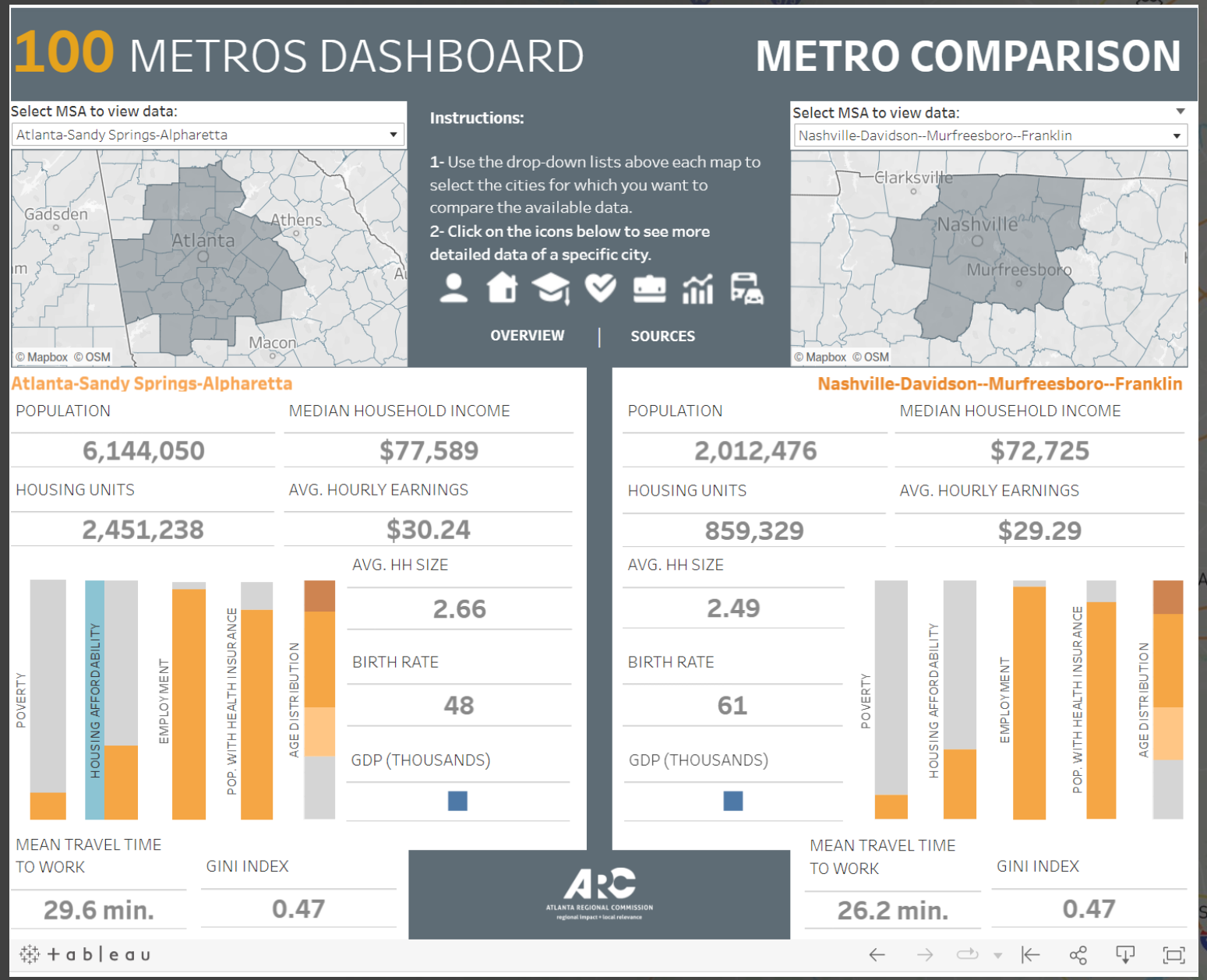


Atlanta vs. Nashville

With a little over 2 million residents, the Nashville MSA is roughly one-third the size of the Atlanta MSA.

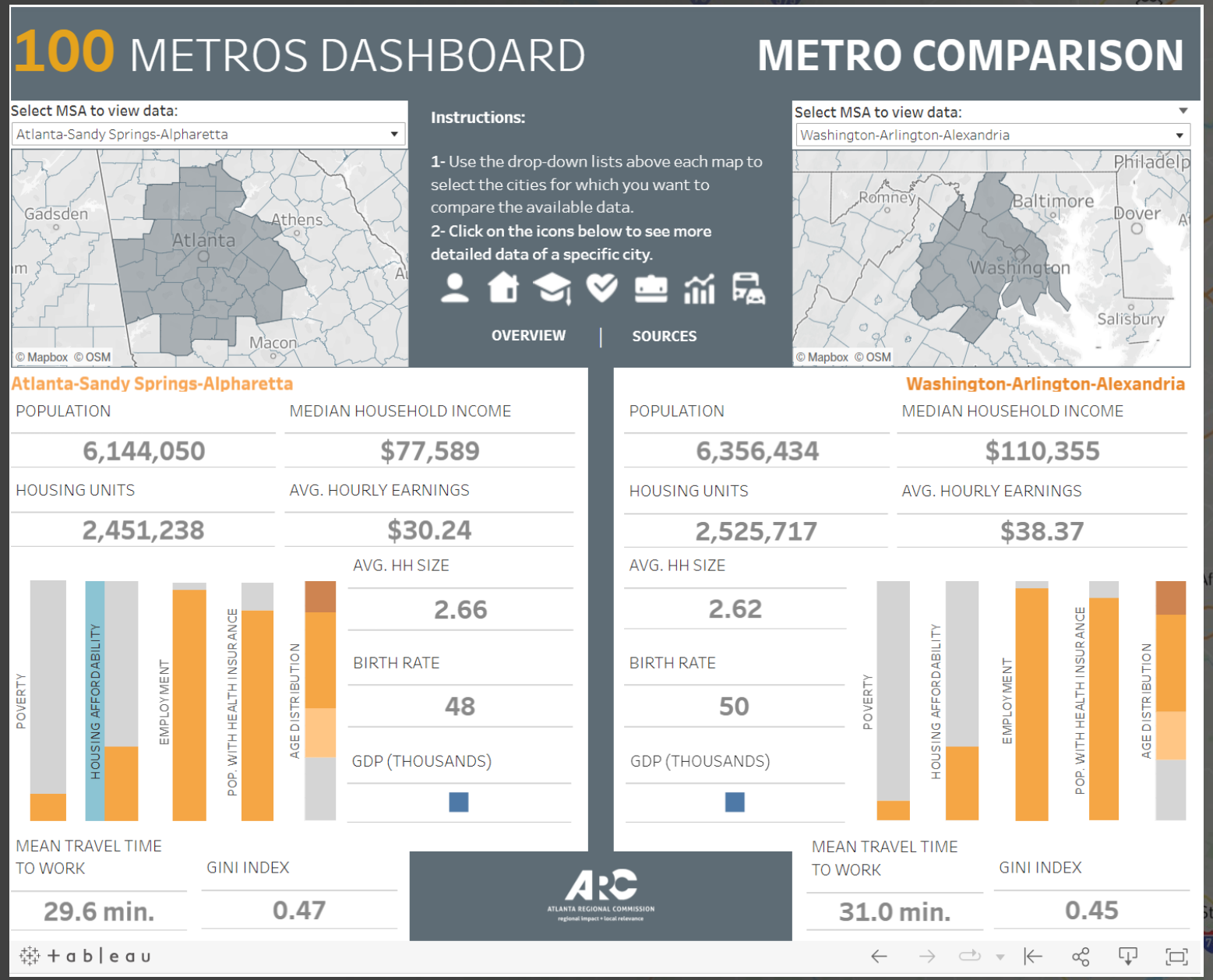
Nashville has a modestly higher share of its population with health insurance at 91.1% when compared to Atlanta's insured population share of 88.2%.

Nashville has a smaller average household size than Atlanta, but a higher birth rate



Atlanta vs. Washington, D.C.

The Atlanta and Washington, D.C. metro areas are roughly equal in overall population.

The D.C. metro at just over $110,000 has a much greater median household income than Atlanta's $77,600. Similarly, the average hourly earnings in D.C. top $38, compared to Atlanta's average rate of $30.24.

D.C. commuters do spend more time in the car, as evidenced by a mean travel to work time of 31 minutes, compared to 29.6 minutes for Atlanta commuters.