

DEMOGRAPHIC METRO-TO-METRO COMPARISONS

With regard to key demographics, Dallas-Fort Worth competes favorably with other world-class metropolitan areas across the United States, with a well-educated workforce. Its central location provides easy access to important markets on both coasts, without the higher prices and congestion of more traditional corporate markets such as Chicago, but with more depth than other fast-growing markets such as Denver or Phoenix.

The region's low cost of living means residents can enjoy a higher standard of living on a lower median household income than in many other large markets located on the East or West Coasts.

5-YEAR ESTIMATES: 2010-2014 [except for Total Population - 2014 Population Estimate]

DALLAS-FORT WORTH

DEMOGRAPHIC CHARACTERISTICS

Total Population	6,954,330
Median Age	34.1
Total Households	2,370,055
Average Household size	2.79

EDUCATION CHARACTERISTICS

% High School Graduate or Higher	84.1%
% Bachelor's Degree or Higher	32.0%

ECONOMIC CHARACTERISTICS

Median Household Income	\$59,175
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ATLANTA

DEMOGRAPHIC CHARACTERISTICS

Total Population	5,614,323
Median Age	35.4
Total Households	1,936,823
Average Household size	2.77

EDUCATION CHARACTERISTICS

% High School Graduate or Higher	87.9%
% Bachelor's Degree or Higher	35.3%

ECONOMIC CHARACTERISTICS

Median Household Income	\$56,618
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CHARLOTTE

DEMOGRAPHIC CHARACTERISTICS

Total Population	2,380,314
Median Age	36.7
Total Households	857,926
Average Household size	2.64

EDUCATION CHARACTERISTICS

% High School Graduate or Higher	86.9%
% Bachelor's Degree or Higher	31.4%

ECONOMIC CHARACTERISTICS

Median Household Income	\$52,591
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CHICAGO

DEMOGRAPHIC CHARACTERISTICS

Total Population	9,554,598
Median Age	36.3
Total Households	3,438,560
Average Household size	2.72

EDUCATION CHARACTERISTICS

% High School Graduate or Higher	86.9%
% Bachelor's Degree or Higher	35.1%

ECONOMIC CHARACTERISTICS

Median Household Income	\$61,497
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DENVER

DEMOGRAPHIC CHARACTERISTICS

Total Population	2,754,258
Median Age	36
Total Households	1,025,246
Average Household size	2.55

EDUCATION CHARACTERISTICS

% High School Graduate or Higher	89.8%
% Bachelor's Degree or Higher	39.8%

ECONOMIC CHARACTERISTICS

Median Household Income	\$64,206
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HOUSTON

DEMOGRAPHIC CHARACTERISTICS

Total Population	6,490,180
Median Age	33.5
Total Households	2,112,447
Average Household size	2.90

EDUCATION CHARACTERISTICS

% High School Graduate or Higher	81.5%
% Bachelor's Degree or Higher	30.0%

ECONOMIC CHARACTERISTICS

Median Household Income	\$58,689
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LOS ANGELES

DEMOGRAPHIC CHARACTERISTICS

Total Population	13,262,220
Median Age	35.6
Total Households	4,244,676
Average Household size	3.03

EDUCATION CHARACTERISTICS

% High School Graduate or Higher	78.5%
% Bachelor's Degree or Higher	31.7%

ECONOMIC CHARACTERISTICS

Median Household Income	\$60,337
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NEW YORK

DEMOGRAPHIC CHARACTERISTICS

Total Population	20,092,883
Median Age	37.8
Total Households	7,105,003
Average Household size	2.74

EDUCATION CHARACTERISTICS

% High School Graduate or Higher	85.1%
% Bachelor's Degree or Higher	37.0%

ECONOMIC CHARACTERISTICS

Median Household Income	\$66,902
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PHILADELPHIA

DEMOGRAPHIC CHARACTERISTICS

Total Population	6,051,170
Median Age	38.2
Total Households	2,229,039
Average Household size	2.63

EDUCATION CHARACTERISTICS

% High School Graduate or Higher	89.1%
% Bachelor's Degree or Higher	34.2%

ECONOMIC CHARACTERISTICS

Median Household Income	\$62,169
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PHOENIX

DEMOGRAPHIC CHARACTERISTICS

Total Population	4,489,109
Median Age	35.4
Total Households	1,550,372
Average Household size	2.75

EDUCATION CHARACTERISTICS

% High School Graduate or Higher	86.4%
% Bachelor's Degree or Higher	28.8%

ECONOMIC CHARACTERISTICS

Median Household Income	\$53,310
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SAN DIEGO

DEMOGRAPHIC CHARACTERISTICS

Total Population	3,263,431
Median Age	34.9
Total Households	1,083,811
Average Household size	2.85

EDUCATION CHARACTERISTICS

% High School Graduate or Higher	85.8%
% Bachelor's Degree or Higher	35.1%

ECONOMIC CHARACTERISTICS

Median Household Income	\$63,996
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SAN FRANCISCO

DEMOGRAPHIC CHARACTERISTICS

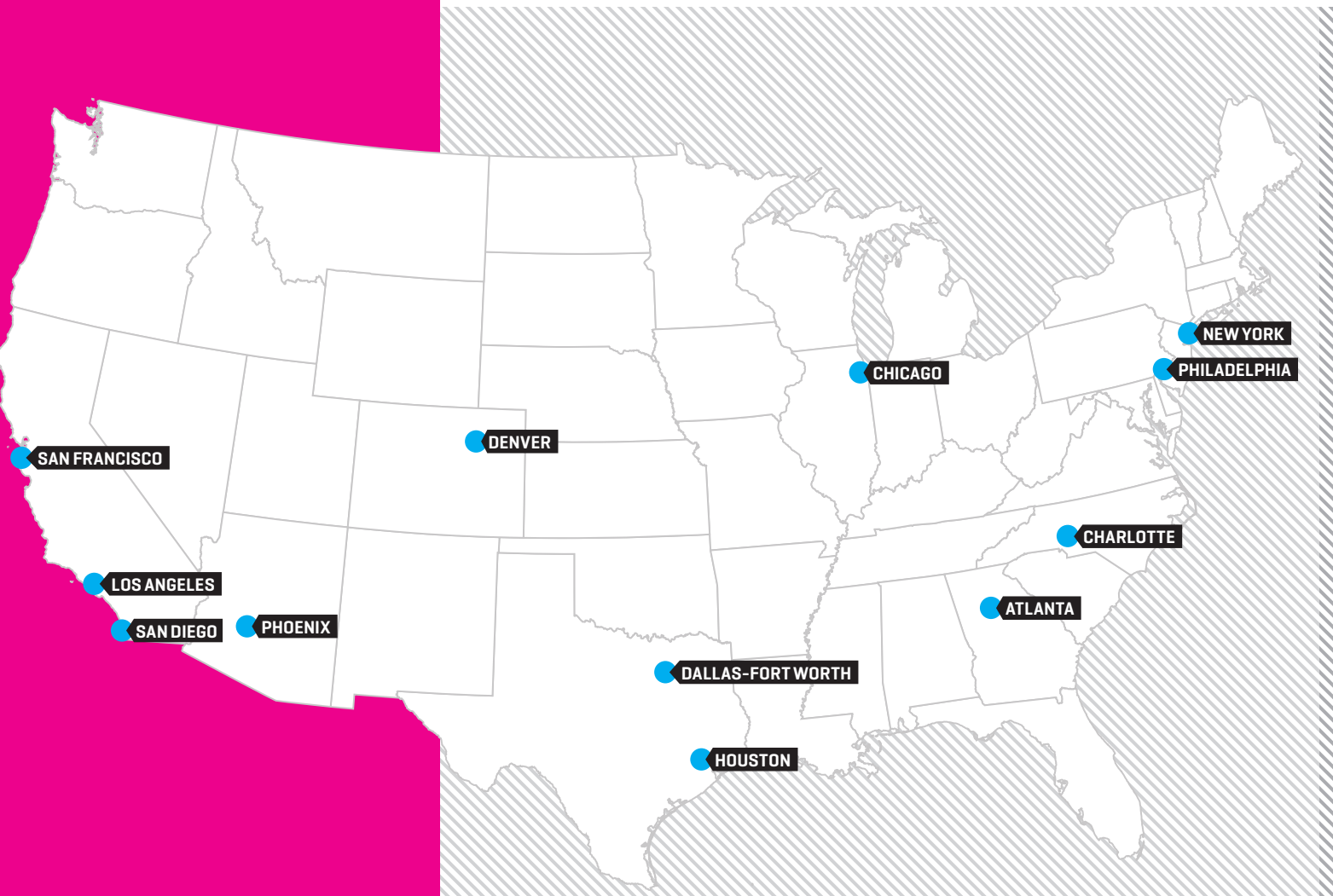
Total Population	4,594,060
Median Age	38.6
Total Households	1,642,466
Average Household size	2.67

EDUCATION CHARACTERISTICS

% High School Graduate or Higher	87.9%
% Bachelor's Degree or Higher	44.9%

ECONOMIC CHARACTERISTICS

Median Household Income	\$80,008
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COMPONENTS OF POPULATION CHANGE - JULY 1, 2013 TO JULY 1, 2014

METROPOLITAN STATISTICAL AREAS	TOTAL POPULATION CHANGE	VITAL EVENTS			NET MIGRATION		
		Natural increase	Births	Deaths	Total	International	Domestic
Atlanta	88,891	36,681	71,724	35,043	51,110	18,816	32,294
Charlotte	42,975	12,250	29,696	17,446	29,864	5,767	24,097
Chicago	9,802	49,346	119,405	70,059	-38,405	27,410	-65,815
Dallas-Fort Worth	131,217	55,875	97,026	41,151	74,176	24,773	49,403
Denver	54,508	18,324	35,245	16,921	35,693	6,307	29,386
Houston	156,371	57,776	94,872	37,096	98,133	32,283	65,850
Los Angeles	86,371	87,827	169,963	82,136	4,523	65,972	-61,449
New York	90,797	105,022	251,368	146,346	-16,011	146,892	-162,903
Philadelphia	14,942	18,038	72,217	54,179	-1,168	19,564	-20,732
Phoenix	84,980	29,297	59,914	30,617	51,843	10,716	41,127
San Diego	40,873	23,732	44,860	21,128	17,186	14,637	2,549
San Francisco	64,406	22,373	52,901	30,528	43,208	28,616	14,592

SOURCE: US Census Bureau