

Population Growth in Metro America since 1980: Putting the Volatile 2000s in Perspective

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Findings

An analysis of U.S. Census Bureau population data for the nation's 100 largest metropolitan areas from 1980 to 2010 reveals that:

- **Metropolitan growth in both the Sun Belt and Snow Belt tapered in the 2000s, after accelerating in the 1990s.** While 61 of the nation's 100 largest metro areas grew faster in the 1990s than during the 1980s, 69 grew slower in the 2000s than in the 1990s. Southern and Western metro areas still grew fastest in the 2000s, but exhibited the greatest growth slow-downs from the prior decade.
- **Growth slowed considerably during the latter part of the 2000s, especially in "bubble economy" metropolitan areas.** Population growth decelerated in 63 metro areas between the mid- and late-2000s, most markedly in mid-decade growth leaders such as Las Vegas, Phoenix, Boise City, Orlando, Cape Coral, and Lakeland.
- **Suburbs continued to grow more rapidly than cities in the 2000s, but growth rates for both types of places declined from their 1990s levels.** Most cities and suburbs of the 100 largest metro areas grew during the 2000s. Yet 73 suburbs and 58 primary cities grew more slowly in the 2000s than the 1990s. Denver, Atlanta, Miami, Salt Lake City, and Las Vegas ranked among the metro areas in which suburban growth slowed the most.
- **Exurban and outer suburban counties experienced a population boom and bust in the 2000s.** Aggregate population growth in counties near the metropolitan fringe peaked in 2005-2006, and declined more than half by 2009-2010. By contrast, growth rates in cities and dense inner suburbs rose in the latter half of the decade.
- **Hispanic dispersion to "new destination" metropolitan areas and suburbs dropped sharply in the late 2000s.** Charlotte, Raleigh, Atlanta, Provo, and Las Vegas were among the metro areas experiencing the steepest declines in Hispanic growth after 2007 as construction jobs dried up.

As U.S. job and housing markets stabilize and expand once again, population will likely return to interior Sun Belt metropolitan areas and suburban communities generally. However, the places that succeed in this new regime will probably not mirror the winners at either the middle or the end of the turbulent 2000s. Instead, metro areas with diversified, knowledge-based economies are likely to attract and retain population over the long run.

“From a national standpoint, large metropolitan areas, cities, and their suburbs grew less rapidly over the past decade than in the 1990s.”

Introduction

America has evolved into a metropolitan nation—more than 8 in 10 Americans live in metropolitan areas of all sizes. A good chunk of us—65 percent—live in large metro areas of over one-half million people, and fully 45 percent of the U.S. population resides in the suburbs of these large metro areas. Metropolitan areas, as well as their cities and suburbs, have seen long- and short-term shifts in patterns of growth and decline. Yet, compared with recent decades, the first decade of the 21st century was particularly volatile.

Metropolitan growth during this century's first decade seemed poised for a continued upward trajectory. The booming 1990s heralded the greatest growth the nation's large metropolitan areas had seen since the 1960s.¹ During the 1970s, deindustrialization and something of a rural renaissance sharply reduced metropolitan growth, especially in the industrial Midwest.² A small-but-mixed metropolitan growth revival occurred during the 1980s.³ But it was in the 1990s, when the nation's population growth swelled with active immigration and the rise of the millennials, that metropolitan growth showed a rebound, especially in new parts of the Sun Belt and in areas with diversifying economies.⁴ This revival was echoed in suburbs and large cities, where some urban centers showed gains after decades of population loss. Thus, the groundwork was laid for continued and pervasive metropolitan growth in the 2000s.

This expectation was at best only partially realized. From a national standpoint, large metropolitan areas, cities, and their suburbs grew less rapidly than in the 1990s. Volatile economic and non-economic forces triggered sharp geographic and temporal growth variations. Beginning with a modest recession at the end of the so-called "dot com" bust, the decade continued with a huge housing bubble prompted by easy credit and uncommon growth in selected parts of the country. Then the decade ended with a double whammy: a financial crisis that led to the near collapse of the housing market and a severe nationwide recession. Interspersed among these events, the 9/11 terrorist attack and Hurricane Katrina each had localized impacts on population shifts.

This report examines decade shifts in metropolitan growth trends, with particular attention to the volatile dynamics of the 2000s, to assess the current state of metropolitan, city, and suburb growth in the United States. Regional and metropolitan growth patterns over the past three decades are examined to put the first decade of the 21st century in perspective. Attention is then directed to cities and their suburbs, changing growth dynamics in the exurbs and a recent retrenchment in the nationwide dispersal of Hispanics.

Methodology

Data sources

Data for this study draw from U.S. decennial censuses of 1980, 1990, 2000, and 2010 and annual population data from July 2000 to July 2010, published by the Census Bureau's Population estimates program.⁵ The latter time series updates earlier such data and is based on results of the 2010 Census.

Geography

This analysis classifies the U.S. population by metropolitan and non-metropolitan status, consistent with the OMB definitions as of December 2009 using size classes determined by the 2010 Census.⁶ Data are classed by large metropolitan areas (populations exceeding 500,000), small metropolitan areas (with populations beneath 500,000), and non-metropolitan territory. Several analyses for individual metropolitan areas focus on the 100 largest metropolitan areas, each of which has populations exceeding 500,000 (Appendices A and B).⁷

These same 100 metropolitan areas are employed in the analyses of primary city and suburban components of metropolitan areas (Appendix C) using definitions as follows:

Primary cities within a metropolitan area combine the populations of up to three individual cities that are named in the official metropolitan area name. They include the first named city, the largest by population in the metro area, and up to two additional cities with populations of at least 100,000. For example, in the Washington-Arlington-Alexandria, DC-MD-VA-WV metropolitan area, the primary cities

include Washington D.C., Arlington, VA and Alexandria, VA. Because primary cities can be multiples of individual cities, the primary cities comprise 139 individual cities of the 100 largest metropolitan areas.⁸ *Suburbs* of metropolitan areas pertain to the portion of the metropolitan area’s population that lies outside the boundaries of the primary cities.

Because of interest in trends affecting individual large cities (versus primary cities, which can be aggregations of up to three cities), this report also presents data for the 50 largest cities nationwide (listed in Appendix D).

The analysis of urban and suburban types in Findings D and E classify counties within the largest 100 metropolitan areas according to the following categories: city/high density suburb, mature suburb, emerging suburb, and exurb.⁹ *City/high density suburbs* include counties that are coincident with cities (e.g. Philadelphia) plus counties with more than 95 percent of population located in urbanized areas. *Mature suburbs* are counties where 75 to 95 percent of population is located in urbanized areas; *Emerging suburbs* are counties where 25 to 75 percent of population is located in urbanized areas; and *Exurban* counties have less than 25 percent of population in urbanized areas. The latter tend to lie on the geographic periphery of metropolitan areas.

Racial and ethnic classifications

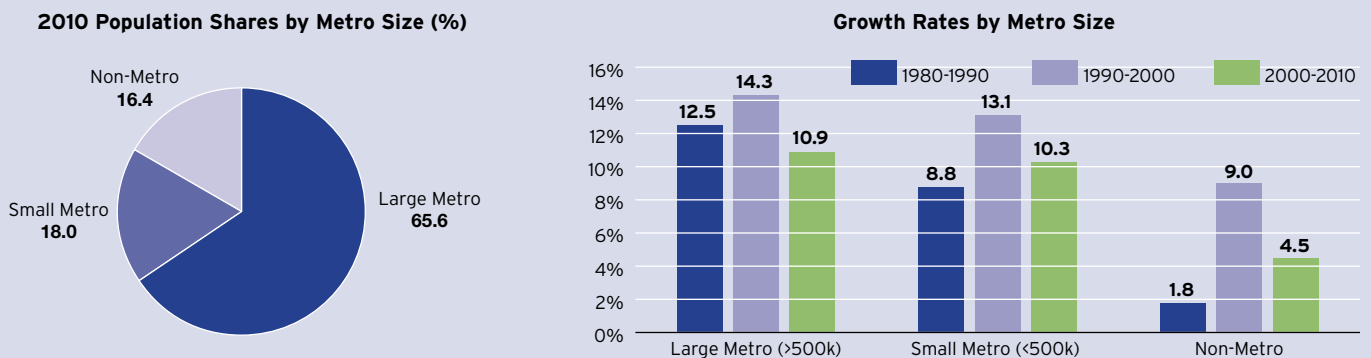
Finding E examines population shifts among Hispanics, blacks, Asians and whites. The decennial census asks two separate questions regarding race and ethnicity.¹⁰ The first asks the respondent whether he/she is of Hispanic or Latino origin. People who identify as Hispanic or Latino may be of any race. The second asks the respondent to identify his/her race; options on the 2010 decennial form include (among others) white, black/African American, American Indian, Asian (with several sub-categories), some other race and more than one race. In this report, Hispanics are defined as identified and race terms “black” and “Asian” and “white” refer to non-Hispanic members of those groups.

Findings

A. Metropolitan growth in both the Sun Belt and Snow Belt tapered in the 2000s, after accelerating in the 1990s.

Waves of metropolitan population growth coincided with broader economic rhythms over the past few decades. For metropolitan areas in most parts of the country, the 2000s subsided more than surged. This comes on the heels of the broadly prosperous 1990s, when U.S. population grew by 13.2 percent. The 1990s growth surge lay sandwiched between 9.8 percent growth in the 1980s and 9.7 percent growth in the 2000s. Growth in the 1990s was especially pronounced in the nation’s largest metropolitan areas, which continued to outpace smaller metro areas and non-metro areas (Figure 1).

Figure 1. U.S. Population by Metropolitan Size/Status, 1980-2010



Source: Author’s analysis of US Decennial Censuses, 1980-2010

1980s and 1990s Metropolitan Growth

The 1990s were a high point for large metropolitan growth. They followed what was then viewed to be a surge in the 1980s, after major metropolitan growth slowdowns in areas tied to heavy industry in the 1970s. Diversifying metro economies in the 1980s and 1990s experienced growth upticks, especially those with knowledge-based industries or recreation and amenities.¹¹ Large metropolitan area growth was highest in the South and West in the 1990s, but growth rates also increased sharply in the Northeast and Midwest (Figure 2). Among the 100 largest metropolitan areas, 61 showed higher growth during the 1990s than in the 1980s.

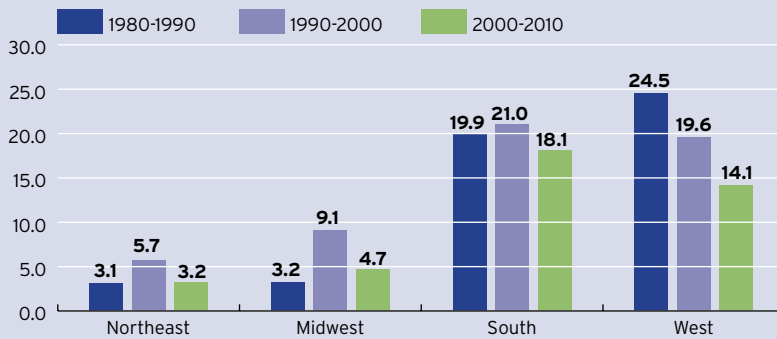
Shifts in the geography of fast-growing areas also occurred between the 1980s and 1990s. Comparing the list of fastest-growing metro areas in each period shows that the top 10 gainers through the two decades were located in Southern and Western “Sun Belt” states (Table 1). However, in the 1980s, eight of the 10 were located in traditional Sun Belt magnets—Florida, California, and Texas. This changed in the 1990s, when six of the 10 were located in the “interior Sun Belt,” including new additions Raleigh, Boise City, Provo, and Atlanta, as well as holdovers Las Vegas and Phoenix. Attractions of these new magnets included growing high tech or recreation industries as well as lower costs of living than in the “big three” Sun Belt states.

Table 1. Highest and Lowest Decade Growth Rates, 100 Largest Metropolitan Areas, 1980-2010

Rank	1980-1990		1990-2000		2000-2010	
	Metro Area	Rate	Metro Area	Rate	Metro Area	Rate
Fastest Growth Rates						
1	Riverside-San Bernardino-Ontario, CA	66.1	Las Vegas-Paradise, NV	85.5	Las Vegas-Paradise, NV	41.8
2	Cape Coral-Fort Myers, FL	63.3	McAllen-Edinburg-Mission, TX	48.5	Raleigh-Cary, NC	41.8
3	Las Vegas-Paradise, NV	60.1	Austin-Round Rock, TX	47.7	Cape Coral-Fort Myers, FL	40.3
4	Orlando-Kissimmee, FL	52.2	Raleigh-Cary, NC	47.3	Provo-Orem, UT	39.8
5	Palm Bay-Melbourne-Titusville, FL	46.2	Boise City-Nampa, ID	45.4	Austin-Round Rock, TX	37.3
6	Austin-Round Rock, TX	44.6	Phoenix-Mesa-Scottsdale, AZ	45.3	McAllen-Edinburg-Mission, TX	36.1
7	Phoenix-Mesa-Scottsdale, AZ	39.9	Provo-Orem, UT	39.9	Boise City-Nampa, ID	32.6
8	Bradenton-Sarasota-Venice, FL	39.6	Atlanta-Sandy Springs-Marietta, GA	38.4	Charlotte-Gastonia-Concord, NC-SC	32.1
9	Modesto, CA	39.3	Orlando-Kissimmee, FL	34.3	Riverside-San Bernardino-Ontario, CA	29.8
10	Stockton, CA	38.4	Cape Coral-Fort Myers, FL	31.6	Orlando-Kissimmee, FL	29.8
Slowest Growth/Decline Rates						
1	Youngstown-Warren-Boardman, OH-PA	(7.0)	Scranton--Wilkes-Barre, PA	(2.5)	New Orleans-Metairie-Kenner, LA	(11.3)
2	Pittsburgh, PA	(6.8)	Youngstown-Warren-Boardman, OH-PA	(1.7)	Youngstown-Warren-Boardman, OH-PA	(6.2)
3	Buffalo-Niagara Falls, NY	(4.3)	Buffalo-Niagara Falls, NY	(1.6)	Detroit-Warren-Livonia, MI	(3.5)
4	Scranton--Wilkes-Barre, PA	(3.7)	Pittsburgh, PA	(1.5)	Cleveland-Elyria-Mentor, OH	(3.3)
5	Cleveland-Elyria-Mentor, OH	(3.3)	Syracuse, NY	(1.5)	Pittsburgh, PA	(3.1)
6	Detroit-Warren-Livonia, MI	(2.4)	Dayton, OH	0.5	Buffalo-Niagara Falls, NY	(3.0)
7	New Orleans-Metairie-Kenner, LA	(1.4)	Toledo, OH	0.8	Toledo, OH	(1.2)
8	Toledo, OH	(0.4)	Springfield, MA	1.0	Dayton, OH	(0.8)
9	Akron, OH	(0.4)	Albany-Schenectady-Troy, NY	2.0	Scranton--Wilkes-Barre, PA	0.5
10	Louisville/Jefferson County, KY-IN	0.2	Cleveland-Elyria-Mentor, OH	2.2	Providence-New Bedford-Fall River, RI-MA	1.1

Source: Author's analysis of US Decennial Censuses, 1980-2010

Figure 2. Growth Rate by Decade, 100 Largest Metropolitan Areas by Region, 1980-2010



Source: Author's analysis of US Decennial Censuses, 1980-2010

The 2000-2010 Decade

Slower growth for metropolitan areas, both nationwide and within the four major regions, marked the past decade (Figures 1 and 2). As a group, metropolitan areas grew faster than the United States as a whole. Growth slowed more for large than small metro areas, and growth rates in both metro types were slightly above 10 percent. Among the nation's 100 largest metropolitan areas, 69 grew more slowly than in the 1990s, and most of those had populations exceeding 1 million. For the nation, especially in the South and the West, large metro growth in the 2000s was slower than in both the 1990s and the 1980s.

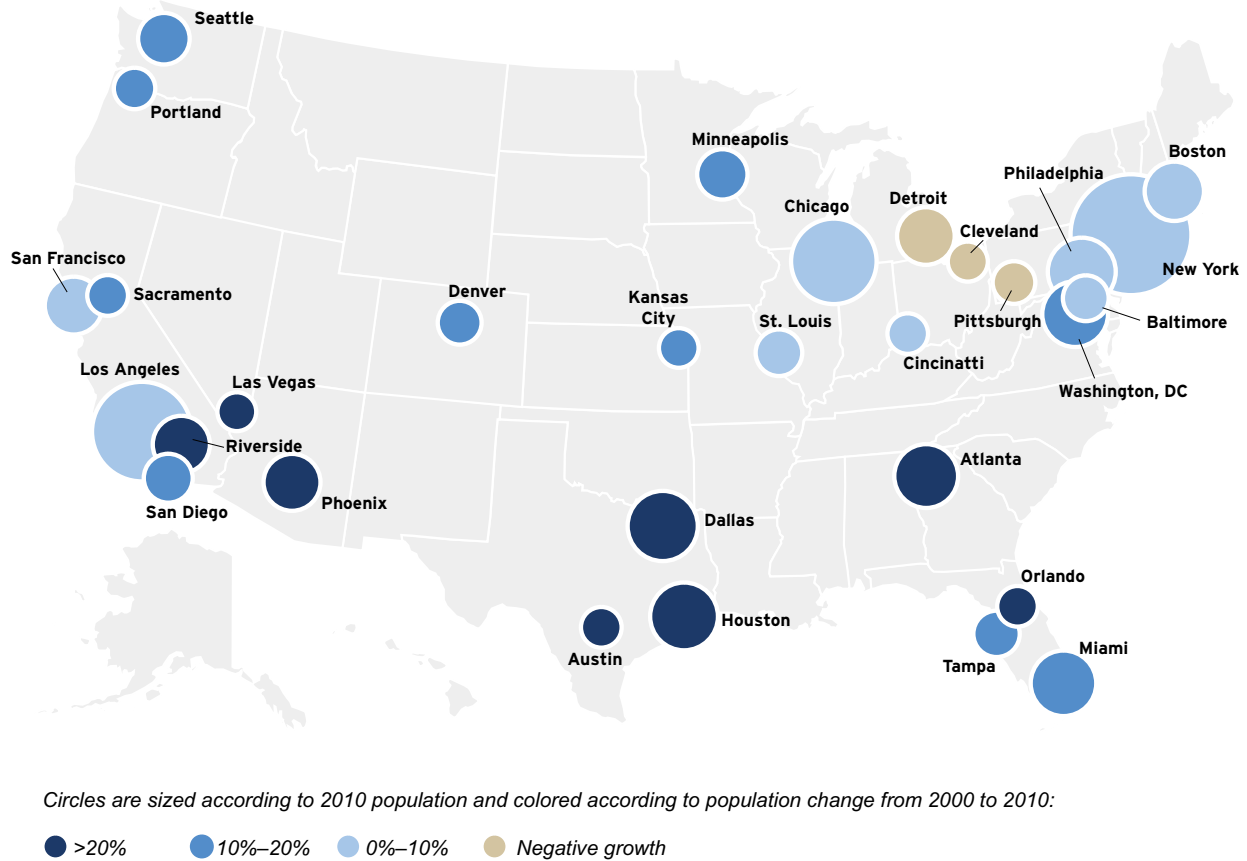
The downturn reflects key shifts in real estate and employment, which selectively rewarded and punished the economic performances of different regions.¹² Eight of the ten fastest-growing areas of the 1990s remained on the list in 2000-2010 (Phoenix and Atlanta moved out, while Charlotte and Riverside moved in). Still, of the 10 fastest gainers in the last decade, seven experienced slower growth than in the 1990s (Cape Coral, Charlotte, and Riverside were the exceptions).

Growth tended to slow most in large metro areas that grew quickly during the 1990s (See Appendix A). Las Vegas led all others, dropping from 85 percent growth in the 1990s to 42 percent growth in the 2000s. Growth rates also slowed by 12 percentage points or more in Phoenix, Denver, Atlanta, Boise City, McAllen, Miami, and New Orleans. Metro growth slowdowns were most prevalent in the South and West—regions where growth fluctuated wildly during the last decade (discussed in the next section). Yet metropolitan areas in all regions grew more slowly in the 2000s. Only four metro areas exceeded their 1990s gains by as much as 5 percent: Lakeland and Cape Coral, FL, Bakersfield, CA, and Charleston, SC.

At the other end of the spectrum, population declined in eight of the 100 largest metropolitan areas over the decade, compared to five in the 1990s and nine in the 1980s. A large overlap exists across the three-decade period among the 10 fastest declining or slowest-growing metro areas, with the Great Lakes and industrial Midwest heavily represented (Table 1). Pittsburgh, Buffalo and Youngstown lost residents in all three decades, while Cleveland, Detroit, Toledo, and New Orleans shrank in the 2000s and one of the two earlier decades.

Metropolitan growth slowed in all parts of the country during the 2000s, but there remains a broad Sun Belt-Snow Belt divide in growth patterns for the nation's major metropolitan areas (Map 1). The eight metro areas in which populations increased by more than one-fifth, led by Las Vegas, are located in the interior West (including inland California), Texas, and the Southeast. The 12 declining and slowest-growing areas are located in the Northeast and Midwest, with the exceptions of mature West Coast anchors Los Angeles and San Francisco.

Map 1. 30 Largest Metro Areas, 2010



Note: Metropolitan area names abbreviated

B. Growth slowed considerably during the latter part of the 2000s, especially in “bubble economy” metropolitan areas.

The decade-wide metropolitan growth patterns reviewed above mask sharp within-decade economic shifts that occurred from 2000 to 2010.

Early in the decade, metro areas heavily invested in technology suffered from the bursting of the 1990s “dot-com” bubble. The 9-11 terrorist attacks had modest demographic effects via reduced immigration to the United States, and subsequent slower growth in the metro areas that attract immigrants.

As the economy improved mid-decade, the housing market boomed, spurring considerable migration from expensive coastal areas to more affordable areas in the Mountain West, Florida, and the rest of the Southeast. In August 2005, hurricanes Katrina and Rita hit the Gulf Coast, prompting massive evacuation from New Orleans to metro areas in Texas and other states.¹³

From 2007 to 2010, the housing market collapse contributed to a financial crisis, making it difficult for potential buyers to obtain mortgages and potential sellers to find buyers. Accompanying this, a severe nationwide recession put many out of work. Both long- and short-distance migration rates fell to their lowest levels since at least 1948, putting a damper on growth achieved by many mid-decade high fliers.¹⁴

Within-decade population estimates reveal shifting metropolitan gainers and decliners across three distinct time periods: 2001-2004 (soft recession); 2004-2007 (housing boom); and 2007-2010 (housing market collapse and severe recession) (Table 2).

Table 2. Fastest and Slowest Growing Regions Among the 100 Largest Metropolitan Areas, Three-Year Periods, 2001-2010

Rank	2001-2004	2004-2007	2007-2010	Rate
	Metro Area	Metro Area	Metro Area	Rate
Fastest Growth Rates				
1	Las Vegas-Paradise, NV	Cape Coral-Fort Myers, FL	Provo-Orem, UT	10.7
2	Cape Coral-Fort Myers, FL	Raleigh-Cary, NC	Raleigh-Cary, NC	10.0
3	Riverside-San Bernardino-Ontario, CA	Provo-Orem, UT	Austin-Round Rock, TX	9.5
4	McAllen-Edinburg-Mission, TX	Las Vegas-Paradise, NV	New Orleans-Metairie-Kenner, LA	9.2
5	Orlando-Kissimmee, FL	Boise City-Nampa, ID	McAllen-Edinburg-Mission, TX	9.1
6	Raleigh-Cary, NC	Charlotte-Gastonia-Concord, NC-SC	Houston-Sugar Land-Baytown, TX	7.4
7	Bakersfield, CA	Austin-Round Rock, TX	San Antonio, TX	7.1
8	Stockton, CA	Lakeland-Winter Haven, FL	Charlotte-Gastonia-Concord, NC-SC	7.0
9	Boise City-Nampa, ID	Phoenix-Mesa-Scottsdale, AZ	Ogden-Clearfield, UT	6.8
10	Phoenix-Mesa-Scottsdale, AZ	Orlando-Kissimmee, FL	Colorado Springs, CO	6.7
Slowest Growth/Decline Rates				
1	Youngstown-Warren-Boardman, OH-PA	New Orleans-Metairie-Kenner, LA	Detroit-Warren-Livonia, MI	(1.9)
2	San Jose-Sunnyvale-Santa Clara, CA	Youngstown-Warren-Boardman, OH-PA	Youngstown-Warren-Boardman, OH-PA	(1.9)
3	Pittsburgh, PA	Buffalo-Niagara Falls, NY	Cleveland-Elyria-Mentor, OH	(0.8)
4	San Francisco-Oakland-Fremont, CA	Detroit-Warren-Livonia, MI	Toledo, OH	(0.6)
5	Cleveland-Elyria-Mentor, OH	Cleveland-Elyria-Mentor, OH	Dayton, OH	(0.4)
6	Buffalo-Niagara Falls, NY	Pittsburgh, PA	Buffalo-Niagara Falls, NY	(0.2)
7	Detroit-Warren-Livonia, MI	Providence-New Bedford-Fall River, RI-MA	Pittsburgh, PA	(0.1)
8	Scranton--Wilkes-Barre, PA	Los Angeles-Long Beach-Santa Ana, CA	Providence-New Bedford-Fall River, RI-MA	(0.1)
9	Boston-Cambridge-Quincy, MA-NH	Toledo, OH	Akron, OH	(0.1)
10	Toledo, OH	Dayton, OH	Grand Rapids-Wyoming, MI	0.3

Source: Author's analysis of US Census Bureau Estimates program data

2001 to 2004

In this early-decade period, fast growth was concentrated in the Mountain West (Las Vegas, Boise City, Phoenix), the Southeast (Cape Coral, Orlando, Raleigh) and Texas (McAllen). Population also relocated from high-tech centers (San Francisco, San Jose) as part of a general spread from costly coastal to affordable interior California (Riverside, Bakersfield, and Stockton). Other interior California metropolitan areas, including Sacramento, Modesto, and Fresno, also grew quickly during this period.

2004 to 2007

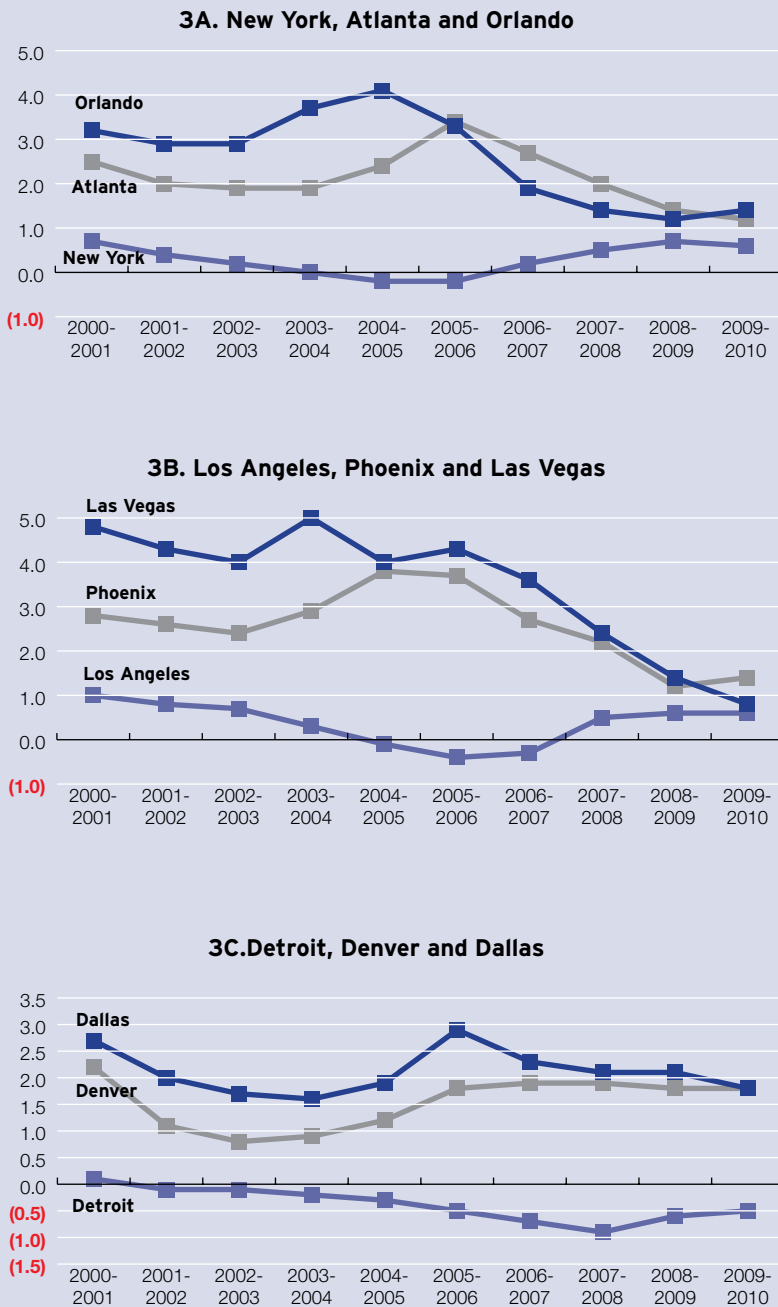
Metro areas in the Southeast and Mountain West dominated growth during the boom, with nine of the top 10 growers, and Austin, TX rounding out the list. Newcomers included Provo, Charlotte, and Lakeland, and eight of the top 10 gainers grew more rapidly in this period than earlier in the decade (exceptions were Las Vegas and Orlando).

The mid-decade boom did not lift all metropolitan boats, however. Growth accelerated among already faster-growing metro areas, many of which attracted migrants to affordable housing in an easy credit environment. Among the 40 fastest-growing metropolitan areas from 2004 to 2007, 34 grew faster than in the 2001-2004 period. Population growth quickened substantially in Austin, Charlotte, Raleigh, Provo, and Lakeland.

A different set of metropolitan areas lost migrants to these fast-growing areas (Figure 3). Of the 35 slowest-growing metropolitan areas from 2004 to 2007, 31 either grew more slowly or lost residents

faster than earlier in the decade. This is the case for all 12 metro areas that registered population losses during this period. New Orleans led all metro areas in losses during this period, a consequence of Hurricane Katrina. Although most of the rest were the usual Rust Belt decliners, the list also included New York and Los Angeles—expensive areas that provided a pipeline of migrants to affordable metro areas in the Southeast and Mountain West.¹⁵

Figure 3. Annual Population Growth Rate, Selected Metropolitan Areas, 2000-2010



Source: Author's analysis of US Census Bureau Estimates program data

2007 to 2010

The decade's end brought sharp shifts in locations for fast metropolitan growth. Gone from the top 10 gainer list from 2004-2007 were three Mountain West metro areas (Las Vegas, Phoenix, Boise City) and three Florida metro areas (Cape Coral, Lakeland, and Orlando) that were on the front lines of the housing market collapse. Cape Coral, the fastest mid-decade gainer, descended to number 61 in 2007-2010 as its growth rate declined from 15.8 to 2.6 percent. Likewise, Las Vegas' growth rate of 12.3 percent in 2004-2007 plummeted to 4.6 percent in 2007-2010.

Among the 100 largest metropolitan areas, 63 grew more slowly in the last three years of the decade than during the middle of the decade. Most of these were areas with high or modest growth in 2004-2007 and located in the Sun Belt. Slowdowns were pervasive in Florida metro areas, including (in addition to those listed above) Bradenton, Tampa, Jacksonville, and Palm Bay.

Although their growth slowed modestly from 2007 to 2010, three Texas metro areas (McAllen, Houston, San Antonio) joined the top 10 gainer list, and El Paso and Dallas ranked not far behind at 11th and 13th. On the whole, the Texas economy weathered the recession better than much of the nation, in part because the state did not experience the severe boom-bust housing market gyrations observed elsewhere. Also faring relatively well were Colorado metro areas Colorado Springs and Denver, where growth rates rose toward the end of the decade, and North Carolina metro areas Raleigh and Charlotte, which remained among the top 10 gainers.

The few metropolitan areas whose growth rates improved from 2007 to 2010 tended to have suffered bigger mid-decade declines. As the housing market cooled down and unemployment rose, outmigration slowed from "feeder" areas like New York, Los Angeles, and other coastal and industrial heartland metro areas (Figure 3, top and middle panels).¹⁶ In fact, among the 12 metropolitan areas

where population dropped from 2004 to 2007, all but one (Detroit) registered reduced losses, or actual gains from 2007 to 2010.

For some metro areas like Dallas, Denver, and Detroit, broad economic forces, either promising or challenging, kept late-decade growth patterns relatively stable (Figure 3, bottom panel). For most, however, the marked growth slowdown associated with the recession left their near-term growth scenarios very much in question.

C. Suburbs continued to grow more rapidly than cities in the 2000s, but growth rates for both types of places declined from their 1990s levels.

America continues to become more suburban. In the nation’s largest metropolitan areas, suburbanites now comprise nearly 7 in 10 residents. And within each U.S. region, the suburban portion of the population continued to rise in the 2000s (Figure 4A).

Growth Slowdowns for Primary Cities and Suburbs

As with large metropolitan populations overall, the pace of growth in both cities and suburbs slowed in the 2000s compared with the 1990s (Figure 4B). Slower national growth associated with aging of the population and reduced immigration, and a greater growth slowdown for large than small metropolitan areas contributed to the trend.

Since suburbs bore a disproportionate impact of the housing boom and bust of the mid-and late-2000s, they experienced a more pervasive growth slowdown. Within the 100 largest metro areas, more suburbs (73) than primary cities (58) registered slower growth in the 2000s than in the 1990s (Appendix C). Many were located in the South and West, including Las Vegas, Denver, Atlanta, Miami, Greensboro, and Salt Lake City.

Growth also slowed in many cities in Sun Belt boom-bust metro areas like Las Vegas and Phoenix. Others with sharp 1990s to 2000s shifts lay in growing metro areas with rapidly suburbanizing populations (Houston, Austin, and Provo). Still others were in slow-growing northern metropolitan areas like Detroit and Cleveland, which registered larger losses in the 2000s than the 1990s, or Chicago and Grand Rapids, whose primary cities flipped from gains to losses.

Nonetheless, most primary cities and suburbs showed population gains in both the 1990s and 2000s. Among the 100 primary cities, 74 gained population in the 1990s and 77 did so in the 2000s. For suburbs, all but two

Figure 4A. Share of Population in Suburbs, Large Metro Areas by Region, 1990-2010

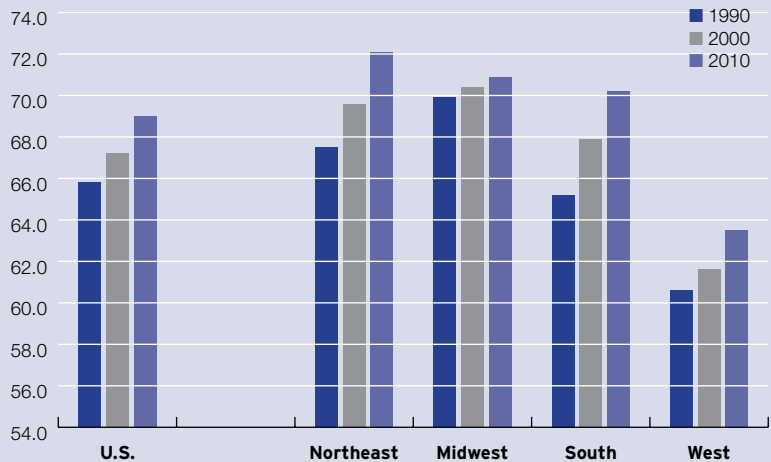
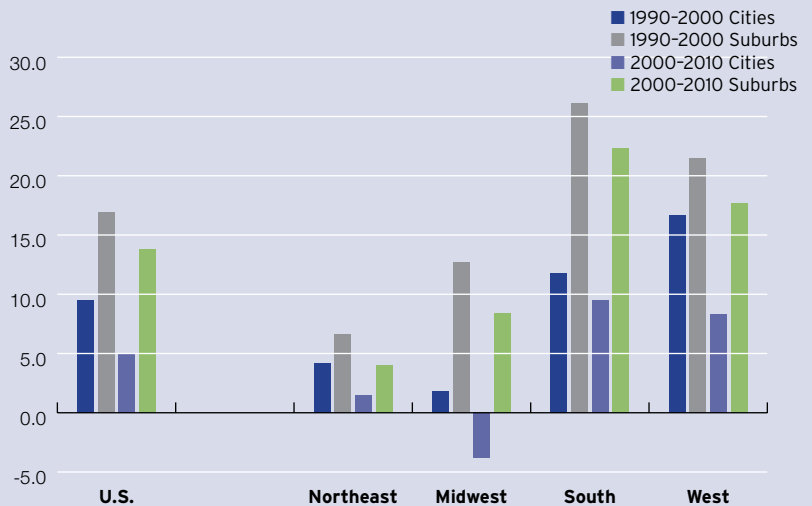


Figure 4B. Population Growth, Primary Cities versus Suburbs by Region, Large Metro Areas, 1990-2010



Source: Author’s analysis of US Decennial Censuses, 1990, 2000, 2010

(Pittsburgh and Scranton) registered growth in the 1990s and all but four (Youngstown, Pittsburgh, New Orleans, and Buffalo) grew in the 2000s.

In both decades, suburban growth exceeded city growth for most of the 100 largest metros—82 in the 1990s and 81 in the 2000s. Suburbs in Phoenix, Provo, Boise City, and Austin grew at least 35 percent faster than their cities. Among the areas where primary city growth exceeded suburban growth were Bakersfield, Greensboro, Charlotte, and San Jose. The fastest growing primary cities and suburbs overlap only modestly (Table 3). Charlotte, Orlando, Charleston, and Lakeland did grow at roughly the same pace as their suburbs. Yet their suburban growth rates, while high, do not rank them among the top 10.

There is more commonality between the slowest growing primary cities and suburbs. Many are located around the Great Lakes region, Pennsylvania, or New England (Table 1). Suburbs in these regions nonetheless show somewhat higher gains or lower losses than primary cities.

America's largest cities

While metropolitan areas align best with economic structure,¹⁷ the nation's largest individual cities offer another important illustration of population change.¹⁸

Most of the nation's 10 largest cities continued to gain population in the 2000s, though at a slower pace than in the 1990s. Eight registered gains in each of the past three decades, and nine gained population from 2000 to 2010, as Philadelphia added residents for the first decade since the 1940s. Among the top 10, only Chicago lost population, after expanding in the 1990s. Over the past three

Table 3. Fastest Growing Primary Cities and Suburbs, 100 Largest Metro Areas, 2000-2010

Rank	Primary Cities of Metro Area	2000-2010 Rate (%)	Suburbs of Metro Area	2000-2010 Rate (%)
Fastest Growth Rates				
1	Cape Coral-Fort Myers, FL	50.9	Phoenix-Mesa-Scottsdale, AZ	57.0
2	Raleigh-Cary, NC	45.5	Austin-Round Rock, TX	56.1
3	Bakersfield, CA	40.6	Provo-Orem, UT	52.5
4	Charlotte-Gastonia-Concord, NC-SC	35.2	Las Vegas-Paradise, NV	52.4
5	Palm Bay-Melbourne-Titusville, FL	29.9	Boise City-Nampa, ID	47.2
6	Orlando-Kissimmee, FL	28.2	San Antonio, TX	43.7
7	Charleston-North Charleston-Summerville, SC	24.2	Houston-Sugar Land-Baytown, TX	39.3
8	Lakeland-Winter Haven, FL	24.2	McAllen-Edinburg-Mission, TX	39.3
9	McAllen-Edinburg-Mission, TX	22.0	Raleigh-Cary, NC	38.7
10	Las Vegas-Paradise, NV	22.0	Cape Coral-Fort Myers, FL	37.2
Slowest Growth/Decline Rates				
1	New Orleans-Metairie-Kenner, LA	(29.1)	Youngstown-Warren-Boardman, OH-PA	(4.3)
2	Detroit-Warren-Livonia, MI	(22.2)	Pittsburgh, PA	(2.2)
3	Youngstown-Warren-Boardman, OH-PA	(18.3)	New Orleans-Metairie-Kenner, LA	(0.9)
4	Cleveland-Elyria-Mentor, OH	(17.1)	Buffalo-Niagara Falls, NY	(0.4)
5	Dayton, OH	(14.8)	Cleveland-Elyria-Mentor, OH	0.6
6	Birmingham-Hoover, AL	(12.6)	Scranton--Wilkes-Barre, PA	0.7
7	Buffalo-Niagara Falls, NY	(10.7)	Providence-New Bedford-Fall River, RI-MA	1.0
8	Cincinnati-Middletown, OH-KY-IN	(10.4)	Springfield, MA	2.3
9	Pittsburgh, PA	(8.6)	Detroit-Warren-Livonia, MI	2.5
10	Toledo, OH	(8.4)	Dayton, OH	2.6

Source: Author's analysis of US Decennial Censuses, 2000, 2010

decades, six of these cities had their greatest growth in the 1990s, and three California cities (Los Angeles, San Diego, and San Jose) had their greatest growth in the 1980s.

Phoenix, San Antonio, and Houston grew fastest among the 10 largest cities in the 2000s, and each gained in rank since 1980, as did Los Angeles and San Jose. San Antonio joined the top 10 cities in 1990, as did San Jose in 2010. Baltimore dropped out of the top 10 cities in 1990 (now ranked 22nd), and Detroit dropped out in 2010 (now ranked 19th).

Among the 50 most populous cities, 37 gained population in the 1980s, 43 in the 1990s, and 41 in the 2000s (Appendix D). However, during the past decade, 36 either grew more slowly, or declined faster, than during the 1990s.¹⁹

D. Exurban and outer suburban counties experienced a population boom and bust in the 2000s.

Sharply fluctuating metropolitan growth patterns over the 2000s affected population movement within metro areas. These shifts were most evident for outer, less urbanized parts of metropolitan areas often thought of as outer suburbs or exurbs.

While not officially classified by the Census Bureau, low-density outer suburbs and exurbs are typically contrasted with inner, more urbanized suburbs that have many of the attributes of core cities. These outer suburbs often contain more residents (many commuters) than workers, and have typically been the frontiers of population growth in both fast and modestly growing metropolitan areas, often due to more new and affordable homeownership opportunities.²⁰

With more homes than businesses, outer suburban and exurban portions of metropolitan areas were most vulnerable to the downturn in the housing market in last part of the decade (Figure 5). Population growth rates in the outer edges of metro areas peaked in the housing boom year 2005-2006—the same year that cities and dense suburbs registered a population decline.²¹ After this peak, emerging suburb and exurb growth rates declined sharply, to roughly the levels for mature suburbs by 2009-2010.

Table 4. Population Growth by Decade, 10 Largest U.S. Cities, 1980-2010

Rank 2010	Rank 1980	City	2010 Population (1000s)	Decade Population Growth,		
				1980-1990	1990-2000	2000-2010
1	1	New York City	8,175	3.5	9.4	2.1
2	3	Los Angeles	3,793	17.5	6.0	2.6
3	2	Chicago	2,696	(7.4)	4.0	(6.9)
4	5	Houston	2,099	2.2	19.8	7.5
5	4	Philadelphia	1,526	(6.1)	(4.3)	0.6
6	9	Phoenix	1,446	24.5	34.3	9.4
7	11	San Antonio	1,327	19.1	22.3	16.0
8	8	San Diego	1,307	26.8	10.2	6.9
9	7	Dallas	1,198	11.4	18.0	0.8
10	17	San Jose	946	24.3	14.4	5.7

Source: Author's analysis of US Decennial Censuses 1980-2010

The late-decade growth slowdown was evident in emerging suburban and exurban counties that grew fastest over the entire 2000-2010 decade (Table 5). These counties exist in slow-growing metro areas such as Kendall County, IL (Chicago metropolitan area), as well as in fast-growing metro areas, such as Forsyth, Paulding, Henry and Newton counties in Georgia (Atlanta metropolitan area). Among the 126 emerging suburban and exurban counties that grew by more than 20 percent in the 2000s, 115 grew more slowly in 2009-2010 than in 2006-2007.

By contrast, the near collapse of the housing market yielded “windfall” population gains for cities and inner suburbs, which held on to migrants that might have moved outward. City and dense suburban counties grew progressively faster after 2005-2006 (Figure 5). Census estimates through 2009 showed that of 34 cities with populations over 1 million, 23 grew faster in 2008-2009 than in 2005-06, with several (such as Dallas, Seattle, and Washington, D.C.) growing faster than in any year earlier in the decade.²²

The central counties of the Philadelphia, Chicago, Atlanta, and Denver metro areas illustrate this urban rebound (Figure 6). In all except Chicago, the central counties’ growth rates eclipsed those of the remainder of the area toward the end of the decade, as suburban growth waned. The same general pattern can be seen for Cook County (which contains the city of Chicago), though suburban growth still remained slightly higher at the end of the decade.

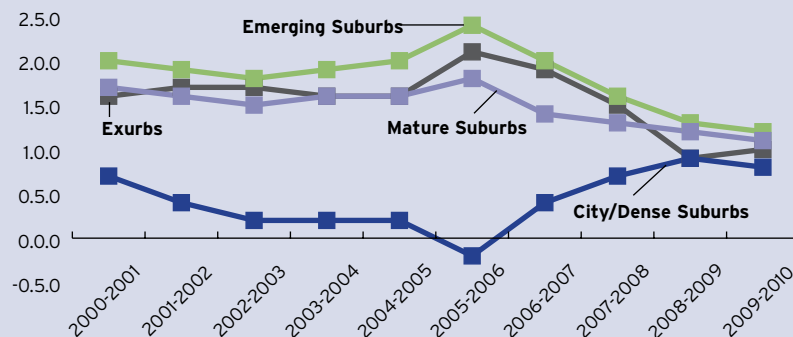
Thus, the end-of-decade economic doldrums—and especially the declining housing market—had substantial impacts on the growth of outer suburban and urban counties in all regions of the country. It remains to be seen if these patterns will persist after the housing market revives.

E. Hispanic dispersion to “new destination” metropolitan areas and suburbs dropped sharply in the late 2000s.

One of the most important findings from the 2010 Census was the growth and widespread dispersion of Hispanics throughout the nation.²³ The Hispanic population grew by 43 percent over the 2000s and totals more than 50 million, the nation’s largest minority group. Moreover, Hispanics accounted for more than one-half of overall U.S. population growth from 2000 to 2010. The eight large metro areas that housed 47 percent of the Hispanic population in 2000 accounted for only one-third of the nation’s 2000-2010 growth in the Hispanic population. Over that decade, 107 of the nation’s 358 other metro areas, both large and small, more than doubled their Hispanic populations. Much of this growth was associated with the demand for workers in construction and other low-skilled industries in rapidly growing parts of the country.

Yet late-decade economic woes led to a sharp retrenchment of Hispanic growth in these new destinations (Figure 7). Annual Hispanic population growth rates in areas outside of high concentrations hovered between 4.5 and 5.0 percent through 2006-2007, then dropped steadily to just 3.3 percent

Figure 5. Annual Growth Rate by County Urbanization, Large Metro Areas, 2000-2010



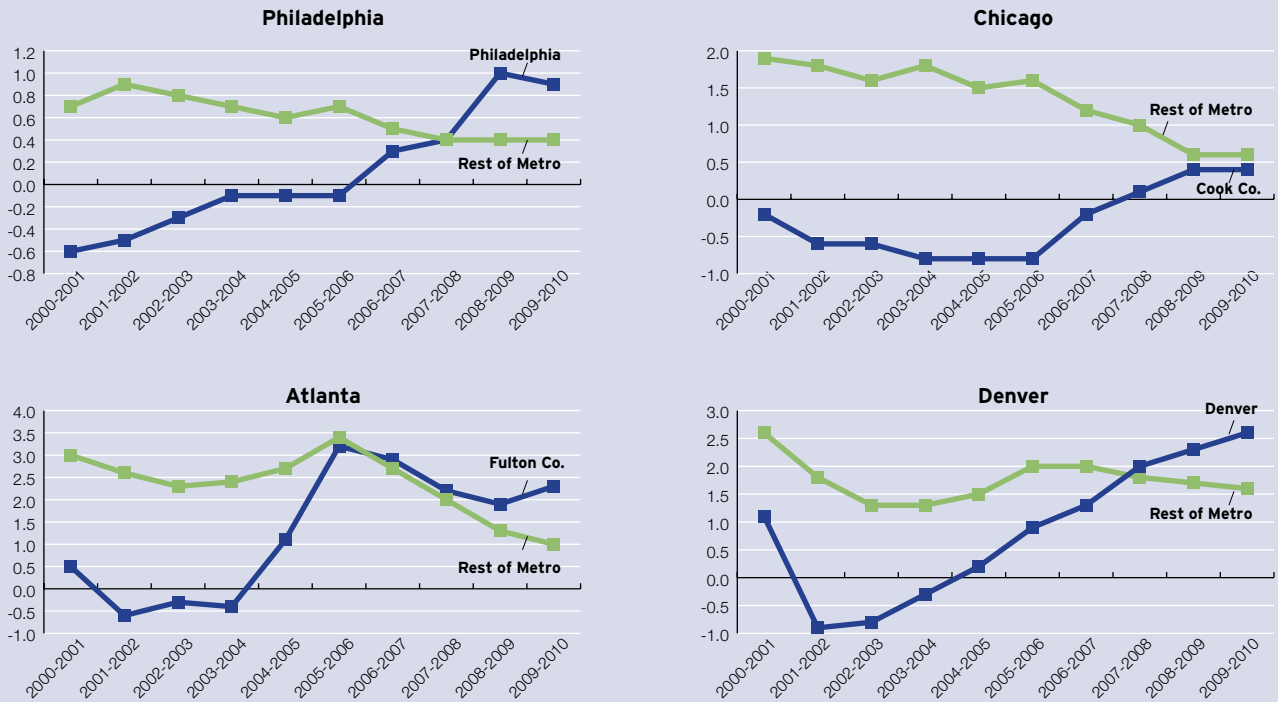
Source: Author’s analysis of US Census Bureau Estimates program data

Table 5. Annual Growth Rates, Fastest Growing Exurban and Emerging Suburban Counties, 2000-2010

		Annual Growth Rates											Decade Growth
		■ highest annual rate ■ lowest annual rate over decade											
Rank	County	Inside Metro Area	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	
1	Kendall Co, IL	Chicago-Naperville-Joliet, IL-IN-WI	5.7	7.0	8.3	8.8	10.0	11.9	11.2	7.6	3.6	2.5	110
2	Pinal Co, AZ	Phoenix-Mesa-Scottsdale, AZ	3.6	5.0	5.5	5.6	7.4	15.1	12.8	9.5	4.3	9.7	109
3	Rockwall Co, TX	Dallas-Fort Worth-Arlington, TX	6.7	7.2	6.6	5.8	6.9	9.6	7.2	4.3	3.7	3.1	82
4	Forsyth Co, GA	Atlanta-Sandy Springs-Marietta, GA	8.1	6.7	6.0	5.7	6.2	7.0	6.7	5.9	3.4	2.8	78
5	Paulding Co, GA	Atlanta-Sandy Springs-Marietta, GA	7.1	6.4	6.1	6.0	6.4	8.4	7.0	4.5	2.7	1.4	74
6	Henry Co, GA	Atlanta-Sandy Springs-Marietta, GA	7.6	7.4	7.2	6.0	6.0	6.3	4.7	3.1	2.6	2.8	71
7	Williamson Co, TX	Austin-Round Rock, TX	8.4	4.8	4.4	4.5	4.9	6.0	6.2	5.8	3.9	3.9	69
8	Union Co, NC	Charlotte-Gastonia-Concord, NC-SC	4.8	5.1	4.3	5.0	6.2	7.3	7.1	4.8	2.5	1.9	63
9	Douglas Co, CO	Denver-Aurora, CO	9.3	6.2	5.5	5.5	4.6	5.4	4.3	3.1	2.1	2.0	62
10	Dallas Co, IA	Des Moines-West Des Moines, IA	4.2	4.1	4.8	6.9	5.3	5.9	5.4	5.0	3.8	3.3	62
11	Newton Co, GA	Atlanta-Sandy Springs-Marietta, GA	6.5	6.4	6.3	6.6	6.3	5.8	5.6	2.7	1.3	0.6	61
12	Hays Co, TX	Austin-Round Rock, TX	5.5	6.4	3.8	3.2	4.9	5.4	6.3	5.1	4.0	3.1	61

Source: Author's analysis of US Census Bureau Estimates program data

Figure 6. A-D Annual Growth Rate, Urban Counties versus Rest of Metro Area, 2000-2010 (Philadelphia, Atlanta, Denver, Chicago)



Source: Author's analysis of US Census Bureau Estimates program data

in 2009-2010. In contrast, Hispanic growth rates in the eight major settlement areas rose slightly as Hispanics venture out less from these metro areas as employment opportunities dried up.

The annual growth rates for 12 of these new destination metros showed healthy Hispanic growth rates in the 2004-2005 to 2006-2007 period, and then declined noticeably in the last three years, often to half or less of their peak growth levels (Table 6). For example, in Charlotte NC, Hispanic growth dropped from 11.9 percent in 2006-2007 to 4.3 percent in 2009-2010. In Las Vegas, it dropped

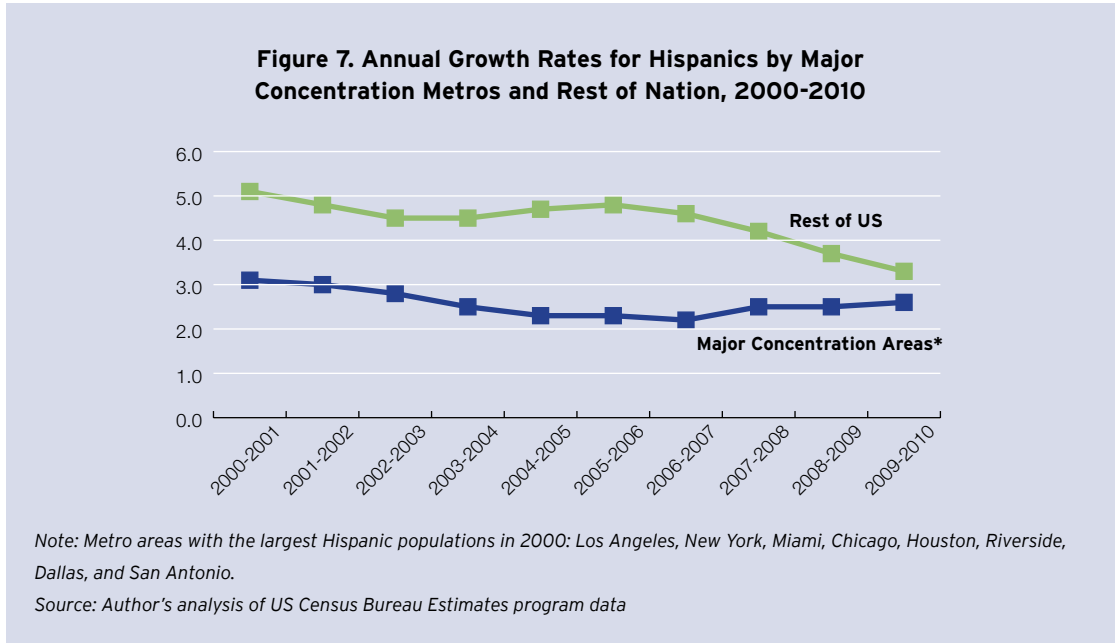


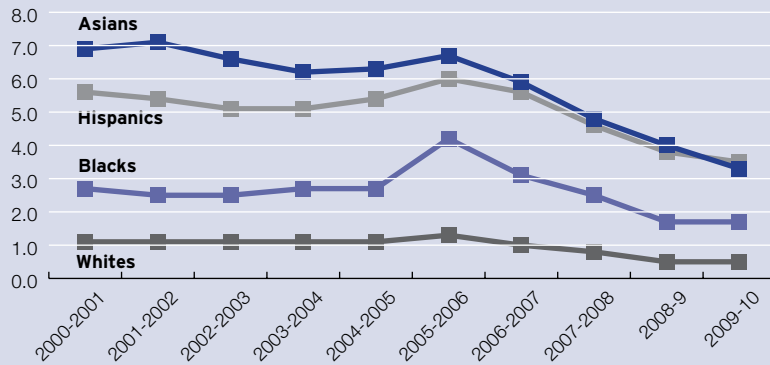
Table 6. Hispanics: Annual Growth Rates, 2004-2005 to 2009-2010 for Large Metro Areas with Greatest Hispanic Decade Growth*

Rank	Metro Area*	Hispanic Share of Population	Annual Hispanic Growth Rates					Decade Hispanic Growth	
			2004-2005	2005-2006	2006-2007	2007-2008	2008-2009		2009-2010
1	Cape Coral-Fort Myers, FL	18	18.5	18.4	13.6	3.4	0.7	3.3	170
2	Charlotte-Gastonia-Concord, NC-SC	10	10.4	11.5	11.9	9.5	5.8	4.3	153
3	Raleigh-Cary, NC	10	10.2	11.1	10.8	10.2	7.1	5.5	152
4	Lakeland-Winter Haven, FL	18	13.3	14.5	11.7	6.3	3.3	3.7	132
5	Provo-Orem, UT	11	7.5	9.7	11.5	8.1	7.4	5.5	116
6	Atlanta-Sandy Springs-Marietta, GA	10	8.2	8.8	8.1	6.2	4.6	3.6	102
7	North Port-Bradenton-Sarasota, FL	11	9.8	8.2	7.1	4.9	3.6	4.0	102
8	Orlando-Kissimmee, FL	25	10.0	8.9	5.9	5.0	3.8	3.7	98
9	Allentown-Bethlehem-Easton, PA-NJ	13	7.9	8.7	8.1	6.6	4.8	4.4	96
10	Oklahoma City, OK	11	7.3	7.0	6.8	5.6	6.3	5.4	94
11	Las Vegas-Paradise, NV	29	7.7	8.0	6.9	4.6	3.3	2.4	88
12	Boise City-Nampa, ID	13	7.4	9.5	8.4	5.6	3.5	3.3	86

Source: Author's analysis of US Census Bureau Estimates program data

*Large Metro Areas with Greatest Hispanic Growth, 2000-10, among areas where Hispanics account for at least 10 percent of 2010 population

Figure 8. Annual Growth Rates by Race/Ethnicity in Emerging Suburban and Exurban Counties, 2000-2010



Source: Author's analysis of US Census Bureau Estimates program data

from a peak of 8 percent in 2005-2006 down to 2.4 percent in 2009-2010. Among the 107 metros that doubled their Hispanic population in the 2000s, all but one showed lower Hispanic growth in 2009-2010 than in 2005-2006, reflecting the pervasive slowdown in Hispanic population dispersal.

Some of the slowdown in Hispanic dispersal can be attributed to a sharp drop in immigration to the United States over the last part of the decade. However, much of it has to do with a retrenchment to major Hispanic settlement areas. Each of the two largest such areas, Los Angeles and New York, showed noticeable increases in Hispanic population in the last three years of the decade.

One additional element of this retrenchment is the slowdown in Hispanic growth in the outer suburbs of large metro areas. Hispanics, along with Asians, showed higher rates of outer suburban growth than whites over the 2000-2010 decade, as their participation in construction and related work, and desire for suburban residence, attracted them to these communities in large numbers.²⁴ As discussed in the previous section, however, overall population growth levels declined substantially in these areas in the late part of the decade. Hispanic, Asian, and to a lesser extent, black, population growth was even more sensitive to the forces that slowed late-decade growth in the outer suburbs than was the case for whites (Figure 8). While these outer suburbs are still predominantly white, they represent yet another place that had attracted Hispanic dispersion through much of the decade.

Conclusion

Clearly, the 2000s were less kind to America's large metro areas than were the robust 1990s, or in some cases, even the 1980s. Most metropolitan areas grew more slowly in the recent decade, and this was especially the case for the nation's 100 largest metropolitan areas. Some of this downturn can be attributed to slower nationwide growth associated with reduced immigration and the lower fertility of an aging population. Yet there was also a slight shift toward smaller metro areas where the growth slowdown was less severe.

Nonetheless, there was a continued sharp shift to the Sun Belt, especially toward metro areas in the interior West and Southeast. While growing at slower rates than the 1990s, decade growth rates for interior metro areas like Las Vegas, Raleigh, Provo, and Austin exceeded 35 percent. Stagnating and declining metropolitan areas such as Detroit, Cleveland, Pittsburgh, and Buffalo, continued to be located primarily in industrial areas of the Northeast and Midwest.

The first decade of the 21st century showed particularly topsy-turvy metropolitan growth patterns associated with the ups and downs of the housing and job markets. The boom in many metropolitan areas during the middle part of the decade, when housing bubble growth centers like Las Vegas, Phoenix, Boise City, and Orlando (among others in Florida) were ranked among the nation's fastest-growing metropolitan areas, set up the inevitable bust. By late decade, when the bubble burst, growth in housing-dependent metro areas slowed sharply, leaving more economically diversified areas in Texas, Colorado, and North Carolina near the top of the fast-growing list. Yet growth in even those diversified metro areas slowed in the last three years.

Most cities and suburbs experienced population gains in the 2000s, though to a lesser degree than in the 1990s. As the housing boom and strong economy helped propel outer suburban and exurban growth through mid-decade, the subsequent mortgage meltdown led to pervasive growth slowdowns in the outer suburbs in many metro areas, and "windfall" gains for many inner cities and suburbs.

A significant aspect of the 2000-2010 dynamic is the metropolitan dispersion—and then retrenchment—of the Hispanic population, an increasingly important driver of national population growth. While the 2000s were clearly marked by the growth and movement of Hispanics to new "new destinations" and the suburbs, both of these growth patterns scaled back considerably in the last three years of the decade. Because both high-skilled and low-skilled Hispanic workers will be important components of metropolitan growth in the future, it is important to find ways to continue their dispersal to unfamiliar communities when the economy revives.

The onset of the Great Recession on the heels of a near collapse of the housing market places the nation's metropolitan areas on a different course than was suggested with a simple ten-year snapshot. The areas of the country that have done the best to survive the rocky economic finish of the 2000s—Texas, some parts of the Sun Belt, and some cities—are quite different than the "bubble areas" that led growth during mid decade.

When both the job and housing markets stabilize, interior Sun Belt metropolitan growth will pick up as will new gains in many suburban communities. However, the specific places that will do best in this new regime are not likely to be fueled by growth or housing bubbles alone, and will probably not mimic the growth patterns seen at either the middle or end of this century's first decade. Metro areas with diversified, knowledge-based economies are likely to fare best in the long run, though predicting which areas these will be is hardly an exact science. Thus, neither the decade-wide trends as charted by the last two decennial censuses, nor the down economy population change patterns of the past several years, are particularly good indicators of where rapid metropolitan growth will occur in the decade to come.



Appendix A. Population Growth Rates and Rankings, 1980-2010, 100 Largest Metro Areas

Metro Area	2010	Growth Rate*			Growth Rate Rank		
	Population	1980-1990	1990-2000	2000-2010	1980-1990	1990-2000	2000-2010
Akron, OH	703,200	(0.4)	5.7	1.2	92	80	90
Albany-Schenectady-Troy, NY	870,716	4.9	2.0	5.4	77	92	75
Albuquerque, NM	887,077	14.6	21.7	21.6	42	24	20
Allentown-Bethlehem-Easton, PA-NJ	821,173	8.1	7.8	10.9	64	74	53
Atlanta-Sandy Springs-Marietta, GA	5,268,860	31.9	38.4	24.0	17	8	16
Augusta-Richmond County, GA-SC	556,877	13.8	14.7	11.4	44	48	51
Austin-Round Rock, TX	1,716,289	44.6	47.7	37.3	6	3	5
Bakersfield, CA	839,631	34.8	21.7	26.9	12	23	12
Baltimore-Towson, MD	2,710,489	8.3	7.2	6.2	62	76	70
Baton Rouge, LA	802,484	5.5	13.2	13.7	74	51	45
Birmingham-Hoover, AL	1,128,047	2.9	10.0	7.2	84	67	68
Boise City-Nampa, ID	616,561	14.1	45.4	32.6	43	5	7
Boston-Cambridge-Quincy, MA-NH	4,552,402	5.0	6.2	3.7	76	78	85
Bradenton-Sarasota-Venice, FL	702,281	39.6	20.5	19.0	8	29	26
Bridgeport-Stamford-Norwalk, CT	916,829	2.5	6.6	3.9	86	77	82
Buffalo-Niagara Falls, NY	1,135,509	(4.3)	(1.6)	(3.0)	98	98	95
Cape Coral-Fort Myers, FL	618,754	63.3	31.6	40.3	2	10	3
Charleston-North Charleston-Summerville, SC	664,607	17.8	8.3	21.1	36	73	22
Charlotte-Gastonia-Concord, NC-SC	1,758,038	19.8	29.8	32.1	33	13	8
Chattanooga, TN-GA	528,143	1.6	10.0	10.8	90	66	55
Chicago-Naperville-Joliet, IL-IN-WI	9,461,105	1.6	11.2	4.0	89	64	81
Cincinnati-Middletown, OH-KY-IN	2,130,151	5.2	8.9	6.0	75	70	72
Cleveland-Elyria-Mentor, OH	2,077,240	(3.3)	2.2	(3.3)	96	91	97
Colorado Springs, CO	645,613	29.0	31.3	20.1	19	11	23
Columbia, SC	767,598	10.1	18.0	18.6	55	36	27
Columbus, OH	1,836,536	10.6	14.8	13.9	54	47	43
Dallas-Fort Worth-Arlington, TX	6,371,773	32.2	29.4	23.4	16	14	18
Dayton, OH	841,502	1.7	0.5	(0.8)	88	95	93
Denver-Aurora, CO	2,543,482	13.8	30.7	15.3	45	12	36
Des Moines-West Des Moines, IA	569,633	6.2	15.6	18.3	71	43	28
Detroit-Warren-Livonia, MI	4,296,250	(2.4)	4.8	(3.5)	95	82	98
El Paso, TX	800,647	23.3	14.9	17.8	26	46	29
Fresno, CA	930,450	29.7	19.8	16.4	18	30	30
Grand Rapids-Wyoming, MI	774,160	11.9	14.6	4.5	51	49	79
Greensboro-High Point, NC	723,801	9.7	19.1	12.5	57	33	50
Greenville-Mauldin-Easley, SC	636,986	12.6	18.6	13.8	49	35	44
Harrisburg-Carlisle, PA	549,475	6.2	7.3	7.9	69	75	66
Hartford-West Hartford-East Hartford, CT	1,212,381	6.9	2.2	5.6	68	90	74
Honolulu, HI	953,207	9.7	4.8	8.8	58	84	64
Houston-Sugar Land-Baytown, TX	5,946,800	19.6	25.2	26.1	34	20	13
Indianapolis-Carmel, IN	1,756,241	7.1	17.8	15.2	65	37	37
Jackson, MS	539,057	8.5	11.2	8.4	61	63	65
Jacksonville, FL	1,345,596	25.4	21.4	19.8	25	26	24
Kansas City, MO-KS	2,035,334	8.8	12.2	10.9	60	58	54
Knoxville, TN	698,030	5.9	15.2	13.3	72	45	47
Lakeland-Winter Haven, FL	602,095	26.0	19.4	24.4	22	31	15
Lancaster, PA	519,445	16.7	11.3	10.4	38	62	58
Las Vegas-Paradise, NV	1,951,269	60.1	85.5	41.8	3	1	1
Little Rock-North Little Rock-Conway, AR	699,757	8.1	14.1	14.6	63	50	40
Los Angeles-Long Beach-Santa Ana, CA	12,828,837	19.8	9.7	3.7	32	68	83
Louisville/Jefferson County, KY-IN	1,283,566	0.2	10.0	10.5	91	65	57
Madison, WI	568,593	11.8	16.1	13.3	52	41	46



Appendix A. Population Growth Rates and Rankings, 1980-2010, 100 Largest Metro Areas (continued)

Metro Area	2010 Population	Growth Rate*			Growth Rate Rank		
		1980- 1990	1990- 2000	2000- 2010	1980- 1990	1990- 2000	2000- 2010
McAllen-Edinburg-Mission, TX	774,769	35.4	48.5	36.1	11	2	6
Memphis, TN-MS-AR	1,316,100	7.0	12.9	9.2	66	54	61
Miami-Fort Lauderdale-Pompano Beach, FL	5,564,635	25.9	23.5	11.1	23	22	52
Milwaukee-Waukesha-West Allis, WI	1,555,908	2.5	4.8	3.7	87	83	84
Minneapolis-St. Paul-Bloomington, MN-WI	3,279,833	15.5	16.9	10.5	40	39	56
Modesto, CA	514,453	39.3	20.6	15.1	9	28	38
Nashville-Davidson--Murfreesboro--Franklin, TN	1,589,934	14.9	25.1	21.2	41	21	21
New Haven-Milford, CT	862,477	5.6	2.5	4.7	73	89	78
New Orleans-Metairie-Kenner, LA	1,167,764	(1.4)	4.1	(11.3)	94	87	100
New York-Northern New Jersey-Long Island, NY-NJ-PA	18,897,109	2.9	8.8	3.1	83	71	86
Ogden-Clearfield, UT	547,184	18.8	25.8	23.6	35	18	17
Oklahoma City, OK	1,252,987	11.4	12.8	14.4	53	55	41
Omaha-Council Bluffs, NE-IA	865,350	4.9	11.8	12.8	78	60	49
Orlando-Kissimmee, FL	2,134,411	52.2	34.3	29.8	4	9	10
Oxnard-Thousand Oaks-Ventura, CA	823,318	26.4	12.6	9.3	21	57	60
Palm Bay-Melbourne-Titusville, FL	543,376	46.2	19.4	14.1	5	32	42
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	5,965,343	3.7	4.6	4.9	80	85	77
Phoenix-Mesa-Scottsdale, AZ	4,192,887	39.9	45.3	28.9	7	6	11
Pittsburgh, PA	2,356,285	(6.8)	(1.5)	(3.1)	99	97	96
Portland-Vancouver-Beaverton, OR-WA	2,226,009	13.6	26.5	15.5	46	15	35
Poughkeepsie-Newburgh-Middletown, NY	670,301	12.4	9.6	7.8	50	69	67
Providence-New Bedford-Fall River, RI-MA	1,600,852	6.2	4.8	1.1	70	81	91
Provo-Orem, UT	526,810	20.5	39.9	39.8	30	7	4
Raleigh-Cary, NC	1,130,490	34.6	47.3	41.8	14	4	2
Richmond, VA	1,258,251	13.1	15.6	14.7	48	44	39
Riverside-San Bernardino-Ontario, CA	4,224,851	66.1	25.7	29.8	1	19	9
Rochester, NY	1,054,323	3.2	3.5	1.6	81	88	89
Sacramento--Arden-Arcade--Roseville, CA	2,149,127	34.7	21.3	19.6	13	27	25
Salt Lake City, UT	1,124,197	17.2	26.1	16.0	37	17	34
San Antonio, TX	2,142,508	21.9	21.6	25.2	28	25	14
San Diego-Carlsbad-San Marcos, CA	3,095,313	34.2	12.6	10.0	15	56	59
San Francisco-Oakland-Fremont, CA	4,335,391	13.4	11.9	5.1	47	59	76
San Jose-Sunnyvale-Santa Clara, CA	1,836,911	16.2	13.1	5.8	39	52	73
Scranton--Wilkes-Barre, PA	563,631	(3.7)	(2.5)	0.5	97	100	92
Seattle-Tacoma-Bellevue, WA	3,439,809	22.3	18.9	13.0	27	34	48
Springfield, MA	692,942	4.2	1.0	1.9	79	93	88
St. Louis, MO-IL	2,812,896	3.1	4.6	4.2	82	86	80
Stockton, CA	685,306	38.4	17.3	21.6	10	38	19
Syracuse, NY	662,577	2.6	(1.5)	1.9	85	96	87
Tampa-St. Petersburg-Clearwater, FL	2,783,243	28.2	15.9	16.2	20	42	33
Toledo, OH	651,429	(0.4)	0.8	(1.2)	93	94	94
Tucson, AZ	980,263	25.5	26.5	16.2	24	16	32
Tulsa, OK	937,478	6.9	12.9	9.1	67	53	63
Virginia Beach-Norfolk-Newport News, VA-NC	1,671,683	20.1	8.8	6.0	31	72	71
Washington-Arlington-Alexandria, DC-VA-MD-WV	5,582,170	21.3	16.3	16.4	29	40	31
Wichita, KS	623,061	9.5	11.7	9.1	59	61	62
Worcester, MA	798,552	9.8	5.8	6.3	56	79	69
Youngstown-Warren-Boardman, OH-PA	565,773	(7.0)	(1.7)	(6.2)	100	99	99

*Decade growth based on US Decennial Censuses, 1980 through 2010.



**Appendix B. Three-Year Population Growth Rates and Rankings 2001-2004, 2004-2007, 2007-2010:
100 Largest Metro Areas**

Metro Area	2010 Population	Growth Rate*			Growth Rate Rank		
		2001- 2004	2004- 2007	2007- 2010	2001- 2004	2004- 2007	2007- 2010
Akron, OH	703,200	0.5	0.2	(0.1)	88	86	92
Albany-Schenectady-Troy, NY	870,716	2.3	1.5	0.9	64	69	86
Albuquerque, NM	887,077	6.4	7.7	4.8	20	19	23
Allentown-Bethlehem-Easton, PA-NJ	821,173	3.8	3.9	1.8	40	47	70
Atlanta-Sandy Springs-Marietta, GA	5,268,860	5.8	8.7	4.7	25	13	24
Augusta-Richmond County, GA-SC	556,877	2.8	3.6	4.0	55	51	37
Austin-Round Rock, TX	1,716,289	6.7	11.9	9.5	16	7	3
Bakersfield, CA	839,631	8.8	9.1	4.8	7	12	21
Baltimore-Towson, MD	2,710,489	2.2	1.4	1.7	67	70	72
Baton Rouge, LA	802,484	2.7	6.9	3.2	61	23	49
Birmingham-Hoover, AL	1,128,047	1.8	2.7	2.0	72	64	66
Boise City-Nampa, ID	616,561	8.2	12.2	4.7	9	5	25
Boston-Cambridge-Quincy, MA-NH	4,552,402	(0.2)	0.5	2.5	92	84	62
Bradenton-Sarasota-Venice, FL	702,281	7.9	5.8	1.7	11	27	74
Bridgeport-Stamford-Norwalk, CT	916,829	0.9	0.0	2.4	85	88	64
Buffalo-Niagara Falls, NY	1,135,509	(0.8)	(1.6)	(0.2)	95	98	95
Cape Coral-Fort Myers, FL	618,754	13.3	15.8	2.6	2	1	61
Charleston-North Charleston-Summerville, SC	664,607	5.4	7.0	6.3	27	21	12
Charlotte-Gastonia-Concord, NC-SC	1,758,038	7.0	12.1	7.0	15	6	8
Chattanooga, TN-GA	528,143	2.7	3.7	3.1	60	49	51
Chicago-Naperville-Joliet, IL-IN-WI	9,461,105	1.0	0.8	1.5	84	80	78
Cincinnati-Middletown, OH-KY-IN	2,130,151	1.5	2.0	1.5	79	65	75
Cleveland-Elyria-Mentor, OH	2,077,240	(0.9)	(1.5)	(0.8)	96	96	98
Colorado Springs, CO	645,613	3.8	5.4	6.7	39	30	10
Columbia, SC	767,598	4.7	5.8	5.4	31	26	16
Columbus, OH	1,836,536	3.7	4.2	3.6	41	42	42
Dallas-Fort Worth-Arlington, TX	6,371,773	5.4	7.3	6.2	28	20	13
Dayton, OH	841,502	0.2	(0.5)	(0.4)	90	91	96
Denver-Aurora, CO	2,543,482	2.8	4.9	5.7	54	36	14
Des Moines-West Des Moines, IA	569,633	4.4	6.3	5.2	34	24	19
Detroit-Warren-Livonia, MI	4,296,250	(0.4)	(1.5)	(1.9)	94	97	100
El Paso, TX	800,647	4.1	5.3	6.5	37	33	11
Fresno, CA	930,450	5.9	4.1	4.2	23	43	34
Grand Rapids-Wyoming, MI	774,160	1.7	1.3	0.3	75	74	91
Greensboro-High Point, NC	723,801	2.3	4.9	3.5	65	37	43
Greenville-Mauldin-Easley, SC	636,986	2.4	5.4	4.3	63	29	33
Harrisburg-Carlisle, PA	549,475	2.1	2.9	2.4	71	61	63
Hartford-West Hartford-East Hartford, CT	1,212,381	2.1	1.3	1.2	70	73	81
Honolulu, HI	953,207	2.9	1.9	3.3	53	66	46
Houston-Sugar Land-Baytown, TX	5,946,800	6.5	7.9	7.4	18	16	6
Indianapolis-Carmel, IN	1,756,241	4.2	4.7	3.9	36	40	39
Jackson, MS	539,057	2.7	3.2	1.8	58	58	69
Jacksonville, FL	1,345,596	6.5	6.9	3.2	19	22	47
Kansas City, MO-KS	2,035,334	3.0	3.3	3.0	52	55	53
Knoxville, TN	698,030	3.3	5.2	3.1	47	34	50
Lakeland-Winter Haven, FL	602,095	7.1	11.0	2.9	14	8	57
Lancaster, PA	519,445	3.0	3.4	2.7	51	54	60
Las Vegas-Paradise, NV	1,951,269	13.8	12.3	4.6	1	4	26
Little Rock-North Little Rock-Conway, AR	699,757	3.5	5.0	4.6	45	35	27
Los Angeles-Long Beach-Santa Ana, CA	12,828,837	1.8	(0.8)	1.7	73	93	73
Louisville/Jefferson County, KY-IN	1,283,566	2.8	3.5	2.9	57	52	56



**Appendix B. Three-Year Population Growth Rates and Rankings 2001-2004, 2004-2007, 2007-2010:
100 Largest Metro Areas (continued)**

Metro Area	2010 Population	Growth Rate*			Growth Rate Rank		
		2001- 2004	2004- 2007	2007- 2010	2001- 2004	2004- 2007	2007- 2010
Madison, WI	568,593	4.1	3.7	3.3	38	48	45
McAllen-Edinburg-Mission, TX	774,769	10.8	9.4	9.1	4	11	5
Memphis, TN-MS-AR	1,316,100	2.8	3.4	1.9	56	53	67
Miami-Fort Lauderdale-Pompano Beach, FL	5,564,635	4.4	1.6	2.9	33	67	55
Milwaukee-Waukesha-West Allis, WI	1,555,908	1.0	0.5	1.7	83	83	71
Minneapolis-St. Paul-Bloomington, MN-WI	3,279,833	2.7	3.1	2.7	59	60	59
Modesto, CA	514,453	6.2	3.1	1.5	22	59	77
Nashville-Davidson--Murfreesboro--Franklin, TN	1,589,934	4.9	7.8	5.3	29	17	17
New Haven-Milford, CT	862,477	1.8	1.1	1.1	74	79	82
New Orleans-Metairie-Kenner, LA	1,167,764	2.5	(20.8)	9.2	62	100	4
New York-Northern New Jersey-Long Island, NY-NJ-PA	18,897,109	0.7	(0.1)	1.9	87	90	68
Ogden-Clearfield, UT	547,184	5.7	7.7	6.8	26	18	9
Oklahoma City, OK	1,252,987	3.3	4.7	4.8	48	39	20
Omaha-Council Bluffs, NE-IA	865,350	3.5	3.9	4.0	44	46	35
Orlando-Kissimmee, FL	2,134,411	9.8	9.6	4.0	5	10	36
Oxnard-Thousand Oaks-Ventura, CA	823,318	3.6	0.8	3.2	43	82	48
Palm Bay-Melbourne-Titusville, FL	543,376	6.6	4.0	0.7	17	44	88
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	5,965,343	1.6	1.3	1.5	76	72	76
Phoenix-Mesa-Scottsdale, AZ	4,192,887	8.1	10.5	4.8	10	9	22
Pittsburgh, PA	2,356,285	(1.2)	(1.3)	(0.1)	98	95	94
Portland-Vancouver-Beaverton, OR-WA	2,226,009	3.5	4.8	4.5	46	38	28
Poughkeepsie-Newburgh-Middletown, NY	670,301	3.7	1.2	1.1	42	76	83
Providence-New Bedford-Fall River, RI-MA	1,600,852	1.6	(1.1)	(0.1)	78	94	93
Provo-Orem, UT	526,810	7.9	12.7	10.7	12	3	1
Raleigh-Cary, NC	1,130,490	9.2	13.7	10.0	6	2	2
Richmond, VA	1,258,251	4.3	5.4	3.1	35	32	52
Riverside-San Bernardino-Ontario, CA	4,224,851	11.2	8.3	4.4	3	14	29
Rochester, NY	1,054,323	0.4	(0.1)	0.7	89	89	87
Sacramento--Arden-Arcade--Roseville, CA	2,149,127	7.6	3.7	3.5	13	50	44
Salt Lake City, UT	1,124,197	3.1	5.6	5.3	49	28	18
San Antonio, TX	2,142,508	6.3	8.3	7.1	21	15	7
San Diego-Carlsbad-San Marcos, CA	3,095,313	2.1	1.6	4.4	69	68	30
San Francisco-Oakland-Fremont, CA	4,335,391	(1.0)	1.2	3.9	97	77	40
San Jose-Sunnyvale-Santa Clara, CA	1,836,911	(1.4)	2.8	4.4	99	62	32
Scranton--Wilkes-Barre, PA	563,631	(0.4)	0.8	0.6	93	81	89
Seattle-Tacoma-Bellevue, WA	3,439,809	2.1	4.6	4.4	68	41	31
Springfield, MA	692,942	1.0	0.3	0.5	82	85	90
St. Louis, MO-IL	2,812,896	1.2	1.3	1.2	81	75	80
Stockton, CA	685,306	8.7	3.9	2.9	8	45	54
Syracuse, NY	662,577	0.8	0.0	1.0	86	87	84
Tampa-St. Petersburg-Clearwater, FL	2,783,243	5.9	5.4	2.3	24	31	65
Toledo, OH	651,429	(0.0)	(0.7)	(0.6)	91	92	97
Tucson, AZ	980,263	4.9	6.0	2.7	30	25	58
Tulsa, OK	937,478	1.2	3.2	3.7	80	57	41
Virginia Beach-Norfolk-Newport News, VA-NC	1,671,683	3.1	1.2	1.0	50	78	85
Washington-Arlington-Alexandria, DC-VA-MD-WV	5,582,170	4.6	3.2	5.5	32	56	15
Wichita, KS	623,061	1.6	2.8	3.9	77	63	38
Worcester, MA	798,552	2.2	1.3	1.4	66	71	79
Youngstown-Warren-Boardman, OH-PA	565,773	(1.8)	(2.2)	(1.9)	100	99	99

* pertains to change between July 1 of first year and July 1 of last year in three year period, based on US Census Bureau population estimates (discussed in text)

**Appendix C. Decade Growth Rates and Rankings, 1990-2010: Primary Cities and Suburbs
of 100 Largest Metro Areas**

Metro Area	Suburban Share of 2010 Metro Population	Primary City of Metro Area*				Suburbs of Metro Area*			
		Growth Rate**		Growth Rate Rank		Growth Rate**		Growth Rate Rank	
		1990- 2000	2000- 2010	1990- 2000	2000- 2010	1990- 2000	2000- 2010	1990- 2000	2000- 2010
Akron, OH	72	(2.7)	(8.3)	77	89	10.0	5.5	71	80
Albany-Schenectady-Troy, NY	89	(5.4)	2.3	84	67	3.1	5.8	93	79
Albuquerque, NM	38	16.6	21.7	25	11	30.9	21.4	18	26
Allentown-Bethlehem-Easton, PA-NJ	86	1.5	10.7	71	32	9.0	10.9	76	62
Atlanta-Sandy Springs-Marietta, GA	92	5.7	0.8	54	72	43.2	26.6	9	22
Augusta-Richmond County, GA-SC	64	5.3	0.4	56	76	21.9	18.8	31	37
Austin-Round Rock, TX	54	41.0	20.4	5	13	55.9	56.1	3	2
Bakersfield, CA	59	41.3	40.6	4	3	12.5	18.7	65	38
Baltimore-Towson, MD	77	(11.5)	(4.6)	97	85	15.5	9.9	58	65
Baton Rouge, LA	71	3.8	0.7	61	73	18.3	19.8	51	34
Birmingham-Hoover, AL	81	(8.7)	(12.6)	91	95	17.2	13.1	55	56
Boise City-Nampa, ID	67	47.8	10.7	2	31	43.9	47.2	8	5
Boston-Cambridge-Quincy, MA-NH	84	3.0	4.7	63	54	6.8	3.5	86	88
Bradenton-Sarasota-Venice, FL	93	13.1	0.1	36	77	21.3	20.8	35	29
Bridgeport-Stamford-Norwalk, CT	71	2.8	4.0	65	58	8.3	3.8	79	87
Buffalo-Niagara Falls, NY	77	(10.8)	(10.7)	96	94	1.9	(0.4)	96	97
Cape Coral-Fort Myers, FL	75	36.4	50.9	9	1	30.2	37.2	19	10
Charleston-North Charleston-Summerville, SC	82	20.2	24.2	19	7	6.1	20.4	88	32
Charlotte-Gastonia-Concord, NC-SC	58	36.6	35.2	8	4	25.6	30.0	26	15
Chattanooga, TN-GA	68	2.0	7.8	67	37	14.3	12.3	60	58
Chicago-Naperville-Joliet, IL-IN-WI	68	6.3	(4.7)	53	86	14.0	8.5	61	68
Cincinnati-Middletown, OH-KY-IN	86	(9.0)	(10.4)	93	93	13.3	9.2	63	66
Cleveland-Elyria-Mentor, OH	81	(5.4)	(17.1)	85	97	4.6	0.6	89	96
Colorado Springs, CO	35	28.4	15.4	10	18	37.6	29.8	11	17
Columbia, SC	83	18.6	11.2	23	27	17.9	20.2	53	33
Columbus, OH	57	12.4	10.6	38	33	16.7	16.5	56	48
Dallas-Fort Worth-Arlington, TX	64	19.8	12.1	22	24	36.6	31.0	14	13
Dayton, OH	83	(8.7)	(14.8)	92	96	3.0	2.6	94	91
Denver-Aurora, CO	63	20.5	11.3	18	26	38.1	17.8	10	42
Des Moines-West Des Moines, IA	64	2.8	2.4	64	66	26.7	29.5	25	18
Detroit-Warren-Livonia, MI	80	(7.1)	(22.2)	90	99	9.3	2.5	74	92
El Paso, TX	19	9.4	15.2	43	19	52.0	30.7	5	14
Fresno, CA	47	20.7	15.7	17	17	18.7	17.2	47	45
Grand Rapids-Wyoming, MI	76	4.6	(4.9)	57	87	18.8	8.0	46	69



**Appendix C. Decade Growth Rates and Rankings, 1990-2010: Primary Cities and Suburbs
of 100 Largest Metro Areas (continued)**

Metro Area	Suburban Share of 2010 Metro Population	Primary City of Metro Area*				Suburbs of Metro Area*			
		Growth Rate**		Growth Rate Rank		Growth Rate**		Growth Rate Rank	
		1990- 2000	2000- 2010	1990- 2000	2000- 2010	1990- 2000	2000- 2010	1990- 2000	2000- 2010
Greensboro-High Point, NC	48	22.4	20.8	13	12	16.3	4.8	57	82
Greenville-Mauldin-Easley, SC	91	(3.9)	4.3	79	55	21.8	14.8	33	51
Harrisburg-Carlisle, PA	91	(6.5)	1.2	88	71	9.1	8.7	75	67
Hartford-West Hartford-East Hartford, CT	90	(13.0)	2.6	99	62	4.4	5.9	91	78
Honolulu, HI	59	1.7	4.2	69	57	7.1	12.2	84	59
Houston-Sugar Land-Baytown, TX	65	19.8	7.5	21	38	29.2	39.3	21	7
Indianapolis-Carmel, IN	53	6.9	4.9	50	51	32.0	25.9	17	23
Jackson, MS	68	(6.3)	(5.8)	87	88	25.0	16.8	28	47
Jacksonville, FL	39	15.8	11.7	27	25	33.5	35.3	16	11
Kansas City, MO-KS	70	0.6	2.9	73	60	18.6	14.6	48	52
Knoxville, TN	74	5.3	2.9	55	61	19.6	17.4	44	43
Lakeland-Winter Haven, FL	84	11.2	24.2	40	8	21.1	24.5	37	24
Lancaster, PA	89	1.4	5.3	72	49	12.8	11.1	64	60
Las Vegas-Paradise, NV	70	85.2	22.0	1	10	85.7	52.4	1	4
Little Rock-North Little Rock-Conway, AR	72	4.2	5.7	60	48	19.0	18.4	45	40
Los Angeles-Long Beach-Santa Ana, CA	64	6.8	1.9	51	70	11.4	4.8	69	83
Louisville/Jefferson County, KY-IN***	42	4.3	6.8	59	44	19.8	15.8	42	49
Madison, WI	59	8.8	12.1	45	23	21.8	14.2	32	54
McAllen-Edinburg-Mission, TX	83	26.7	22.0	12	9	54.6	39.3	4	8
Memphis, TN-MS-AR	51	6.5	(0.5)	52	82	21.5	20.6	34	31
Miami-Fort Lauderdale-Pompano Beach, FL	88	2.2	12.1	66	22	27.0	11.0	23	61
Milwaukee-Waukesha-West Allis, WI	62	(5.0)	(0.4)	81	80	12.4	6.3	66	75
Minneapolis-St. Paul-Bloomington, MN-WI	80	4.6	(0.3)	58	79	21.1	13.6	36	55
Modesto, CA	61	14.6	6.5	29	46	25.4	21.4	27	27
Nashville-Davidson--Murfreesboro--Franklin, TN	62	11.7	10.2	39	34	36.9	29.0	13	19
New Haven-Milford, CT	85	(5.2)	5.0	83	50	4.0	4.6	92	84
New Orleans-Metairie-Kenner, LA	71	(2.5)	(29.1)	75	100	8.4	(0.9)	78	98
New York-Northern New Jersey-Long Island, NY-NJ-PA	55	9.0	2.1	44	69	8.6	4.0	77	86
Ogden-Clearfield, UT	85	20.8	7.3	16	40	26.9	27.1	24	21
Oklahoma City, OK	54	13.8	14.6	32	20	12.0	14.2	68	53
Omaha-Council Bluffs, NE-IA	53	16.1	4.9	26	53	7.7	21.0	81	28
Orlando-Kissimmee, FL	89	12.9	28.2	37	6	37.6	30.0	12	16
Oxnard-Thousand Oaks-Ventura, CA	48	14.5	11.0	30	29	10.6	7.5	70	71
Palm Bay-Melbourne-Titusville, FL	81	26.8	29.9	11	5	18.0	10.9	52	63

**Appendix C. Decade Growth Rates and Rankings, 1990-2010: Primary Cities and Suburbs
of 100 Largest Metro Areas (continued)**

Metro Area	Suburban Share of 2010 Metro Population	Primary City of Metro Area*				Suburbs of Metro Area*			
		Growth Rate**		Growth Rate Rank		Growth Rate**		Growth Rate Rank	
		1990- 2000	2000- 2010	1990- 2000	2000- 2010	1990- 2000	2000- 2010	1990- 2000	2000- 2010
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	74	(4.3)	0.6	80	75	8.3	6.5	80	74
Phoenix-Mesa-Scottsdale, AZ	50	37.0	9.5	7	36	59.1	57.0	2	1
Pittsburgh, PA	87	(9.5)	(8.6)	94	92	(0.1)	(2.2)	99	99
Portland-Vancouver-Beaverton, OR-WA	67	39.1	10.8	6	30	20.7	17.9	39	41
Poughkeepsie-Newburgh-Middletown, NY	95	3.6	9.6	62	35	9.9	7.8	72	70
Providence-New Bedford-Fall River, RI-MA	89	8.0	2.5	47	65	4.5	1.0	90	94
Provo-Orem, UT	79	21.1	7.0	15	41	48.8	52.5	6	3
Raleigh-Cary, NC	52	47.2	45.5	3	2	47.4	38.7	7	9
Richmond, VA	84	(2.6)	3.2	76	59	20.5	17.2	40	44
Riverside-San Bernardino-Ontario, CA	84	14.3	13.2	31	21	28.6	33.5	22	12
Rochester, NY	80	(5.1)	(4.2)	82	84	6.1	3.1	87	89
Sacramento--Arden-Arcade--Roseville, CA	73	17.6	20.2	24	14	22.8	19.4	29	35
Salt Lake City, UT	83	13.6	2.6	34	64	29.4	19.1	20	36
San Antonio, TX	38	22.3	16.0	14	16	20.2	43.7	41	6
San Diego-Carlsbad-San Marcos, CA	58	10.2	6.9	42	42	14.6	12.4	59	57
San Francisco-Oakland-Fremont, CA	67	8.7	2.2	46	68	13.5	6.6	62	73
San Jose-Sunnyvale-Santa Clara, CA	35	13.7	6.5	33	47	12.1	4.6	67	85
Scranton--Wilkes-Barre, PA	87	(6.6)	(0.4)	89	81	(1.9)	0.7	100	95
Seattle-Tacoma-Bellevue, WA	73	11.1	7.3	41	39	22.4	15.3	30	50
Springfield, MA	78	(3.1)	0.6	78	74	2.3	2.3	95	93
St. Louis, MO-IL	89	(12.2)	(8.3)	98	90	7.6	6.1	82	76
Stockton, CA	57	15.6	19.7	28	15	18.6	23.1	49	25
Syracuse, NY	78	(10.1)	(1.5)	95	83	1.4	2.9	97	90
Tampa-St. Petersburg-Clearwater, FL	75	7.0	4.2	49	56	19.6	20.7	43	30
Toledo, OH	56	(5.8)	(8.4)	86	91	7.6	5.4	83	81
Tucson, AZ	47	20.1	6.9	20	43	36.5	28.9	15	20
Tulsa, OK	58	7.0	(0.3)	48	78	18.5	17.0	50	46
Virginia Beach-Norfolk-Newport News, VA-NC	48	1.9	2.6	68	63	17.8	10.0	54	64
Washington-Arlington-Alexandria, DC-VA-MD-WV	83	0.1	6.7	74	45	20.8	18.6	38	39
Wichita, KS	39	13.2	11.1	35	28	9.6	6.1	73	77
Worcester, MA	77	1.7	4.9	70	52	7.1	6.8	85	72
Youngstown-Warren-Boardman, OH-PA	88	(14.3)	(18.3)	100	98	0.6	(4.3)	98	100

* Primary cities can be one or more cities combined, as defined in text. Suburbs pertain to portion of metropolitan area outside primary cities.

** Decade growth based on US Decennial Censuses, 1980 through 2010.

*** The primary city of the Louisville/Jefferson Co KY-IN metro area is defined as Jefferson Co KY, consistent with the city/county consolidation that took place after 2000



Appendix D. Population Size, Size Ranks and Decade Growth, for 50 Largest Cities in 2010

Cities ranked by 2010 Population	City Size Rank*				Growth Rate*			
	2010 Population	1980	1990	2000	2010	1980-1990	1990-2000	2000-2010
New York City, New York	8,175,133	1	1	1	1	3.5	9.4	2.1
Los Angeles City, California	3,792,621	3	2	2	2	17.5	6.0	2.6
Chicago City, Illinois	2,695,598	2	3	3	3	(7.4)	4.0	(6.9)
Houston City, Texas	2,099,451	5	4	4	4	2.2	19.8	7.5
Philadelphia City, Pennsylvania	1,526,006	4	5	5	5	(6.1)	(4.3)	0.6
Phoenix City, Arizona	1,445,632	9	9	6	6	24.5	34.3	9.4
San Antonio City, Texas	1,327,407	11	10	9	7	19.1	22.3	16.0
San Diego City, California	1,307,402	8	6	7	8	26.8	10.2	6.9
Dallas City, Texas	1,197,816	7	8	8	9	11.4	18.0	0.8
San Jose City, California	945,942	17	11	11	10	24.3	14.4	5.7
Jacksonville City, Florida	821,784	23	15	14	11	17.4	15.8	11.7
Indianapolis City, Indiana	820,445	12	13	12	12	4.4	6.9	4.9
San Francisco City, California	805,235	13	14	13	13	6.6	7.3	3.7
Austin City, Texas	790,390	41	27	16	14	34.8	41.0	20.4
Columbus City, Ohio	787,033	19	16	15	15	12.0	12.4	10.6
Fort Worth City, Texas	741,206	33	28	27	16	16.2	19.5	38.6
Louisville, Kentucky**	741,096	48	57	65	17	(9.8)	(4.8)	6.8
Charlotte City, North Carolina	731,424	46	35	26	18	25.9	36.6	35.2
Detroit City, Michigan	713,777	6	7	10	19	(14.6)	(7.5)	(25.0)
El Paso City, Texas	649,121	29	22	22	20	21.2	9.4	15.2
Memphis City, Tennessee	646,889	14	18	18	21	(5.6)	6.5	(0.5)
Baltimore City, Maryland	620,961	10	12	17	22	(6.5)	(11.5)	(4.6)
Boston City, Massachusetts	617,594	21	20	20	23	2.0	2.6	4.8
Seattle City, Washington	608,660	24	21	23	24	4.5	9.1	8.0
Washington City, District of Columbia	601,723	15	19	21	25	(4.9)	(5.7)	5.2
Nashville-Davidson, Tennessee	601,222	26	25	25	26	7.2	11.7	10.2
Denver City, Colorado	600,158	25	26	24	27	(5.0)	18.6	8.2
Milwaukee City, Wisconsin	594,833	16	17	19	28	(1.3)	(5.0)	(0.4)
Portland City, Oregon	583,776	35	30	28	29	19.4	21.0	10.3
Las Vegas City, Nevada	583,756	64	60	32	30	56.9	85.2	22.0
Oklahoma City City, Oklahoma	579,999	32	29	29	31	10.3	13.8	14.6
Albuquerque City, New Mexico	545,852	43	38	35	32	16.0	16.6	21.7
Tucson City, Arizona	520,116	44	33	30	33	22.6	20.1	6.9
Fresno City, California	494,665	56	46	37	34	62.3	20.7	15.7
Sacramento City, California	466,488	50	41	40	35	34.0	10.2	14.6
Long Beach City, California	462,257	36	32	34	36	18.8	7.5	0.2
Kansas City City, Missouri	459,787	28	31	36	37	(2.9)	1.5	4.1
Mesa City, Arizona	439,041	68	52	42	38	89.0	37.6	10.8

Appendix D. Population Size, Size Ranks and Decade Growth, for 50 Largest Cities in 2010

Cities ranked by 2010 Population	2010 Population	City Size Rank*			Growth Rate*			
		1980	1990	2000	2010	1980-1990	1990-2000	2000-2010
Virginia Beach City, Virginia	437,994	53	37	38	39	49.9	8.2	3.0
Atlanta City, Georgia	420,003	30	36	39	40	(7.3)	5.7	0.8
Colorado Springs City, Colorado	416,427	57	53	47	41	30.7	28.4	15.4
Omaha City, Nebraska	408,958	47	47	44	42	6.9	16.1	4.9
Raleigh City, North Carolina	403,892	69	67	61	43	38.4	32.8	46.3
Miami City, Florida	399,457	40	45	46	44	3.4	1.1	10.2
Cleveland City, Ohio	396,815	20	23	33	45	(10.5)	(5.4)	(17.1)
Tulsa City, Oklahoma	391,906	37	43	43	46	1.8	7.0	(0.3)
Oakland City, California	390,724	42	39	41	47	9.7	7.3	(2.2)
Minneapolis City, Minnesota	382,578	34	42	45	48	(0.7)	3.9	(0.0)
Wichita City, Kansas	382,368	49	50	49	49	8.9	13.2	11.1
Arlington City, Texas	365,438	65	59	52	50	63.5	27.2	9.8

* City Size and decade growth based on US Decennial Censuses, 1980 through 2010.

** The city of Louisville KY was consolidated into the boundaries of Jefferson County KY after the 2000 Census which substantially enlarged its size.

(The Louisville city population was 256,000 in 2000 and the Louisville/Jefferson Co population was 741,096 in 2010 for percent change of 189.2)

The table above adjusts the 2000-2010 growth for the constant 2010 city boundary yielding a growth rate of 6.8 percent. Growth rates for the two prior decades pertain to the earlier boundaries of Louisville.

Endnotes

1. William H Frey, "Metro America in the New Century: Metropolitan and Demographic Shifts Since 2000" (Washington: The Brookings Institution, 2005).
2. William H. Frey and Alden Speare, Jr., *Regional and Metropolitan Growth and Decline in the United States* (New York: The Russell Sage Foundation, 1988); Calvin Beale, "The Revival of Widespread Population Growth in Nonmetropolitan America" (Washington: USDA Economic Research Service, 1975); A. G Champion, *Counterurbanization: The Changing Pace and Nature of Population Deconcentration* (London: Edward Arnold, 1989).
3. William H Frey, "The New Urban Revival in the United States" *Urban Studies* 30 (Vol 4-5) (1993) pp 741-774.
4. Frey, 2005
5. U.S. Census Bureau Population Estimates Program, "Intercensal Population Estimates, 2000-2010" (Washington DC, U.S. Census Bureau, Sept. 2011), online at <http://www.census.gov/popest/data/intercensal/index.html> (accessed February 2012).
6. OMB Bulletin 10-02 "Update on Statistical Area Definitions and Guidance on their Uses (Washington DC: Executive Office of the President, OMB, Dec 1, 2009) online at <http://www.whitehouse.gov/sites/default/files/omb/assets/bulletins/b10-02.pdf> (accessed February 2012).
7. Two metropolitan areas with populations exceeding 500,000 are not included among the 100 largest metropolitan areas: Modesto, CA and Portland-South Portland-Biddeford, ME.
8. Our definition of "primary cities" differs from "principal cities" that are defined by OMB for metropolitan areas. Principal cities include the largest city in each, plus additional cities that meet specific population size and employment requirements. (See William H. Frey and others, "Tracking Metropolitan America Into the 21st Century: A Field Guide to the New Metropolitan and Micropolitan Definitions (Washington: Brookings Institution, 2004). Many principal cities, while important destinations or residences for local populations, do not accord with what most Americans would regard to be a "city." For instance, the Los Angeles-Long Beach-Santa Ana, CA metro area—which is composed of Los Angeles and Orange counties—contains 25 OMB-designated principal cities. The cities examined in this report are termed "primary cities" to distinguish them from OMB's concept.
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16. William H Frey "Migration Declines Further: Stalling Brain Gains and Ambitions" Web-Ed (Washington: The Brookings Institution, 2011b) online at http://www.brookings.edu/opinions/2011/0112_migration_frey.aspx (accessed February 2012).
17. William H. Frey, Alan Berube, Jill H. Wilson and Audrey Singer, "Tracking Metropolitan and Micropolitan America in to the 21st Century: A Field guide to the New Metropolitan and Micropolitan Definitions" (Washington: The Brookings Institution, 2004)
18. The individual cities discussed in this section differ from the primary cities examined earlier. The latter represent core groups of one or more cities for the metropolitan area. Thus, the single city of Chicago is discussed here, in contrast to the combined primary cities of Chicago, Naperville, and Joliet, IL, of Chicago metropolitan area, used earlier.
19. It should be noted that Louisville, KY underwent an extensive change in its boundaries since the 2000 census in its consolidation with Jefferson Co which nearly tripled its population.

20. Alan Berube, Audrey Singer, Jill H. Wilson and William H. Frey, "Finding Exurbia, America's Fast Growing Communities at the Metropolitan Fringe" (Washington: The Brookings Institution, 2006).
21. Some of this decline, registered between July 2005 and July 2006, can be attributed to the Hurricane Katrina-related population loss for the city of New Orleans.
22. This is based on an analysis of the most recent Census Bureau intercensal estimates for cities as of 2009. ("Census Bureau Releases 2009 City Population Estimates 'U.S. Census Bureau, June 22, 2010. Online at <http://www.census.gov/newsroom/releases/archives/population/cb10-90.html> (accessed February 2012).
The Census Bureau did not produce intercensal estimates of cities tied to the 2010 census unless they were also counties. The latter data, discussed in the Methodology section, were used for the analysis shown in Figure 6 for the central counties of Philadelphia, PA, Cook, IL, Fulton, GA and Denver, CO (the counties of Philadelphia and Denver are coincident with the cities of the same name).
23. William H. Frey, "The New Metropolitan Minority Map: Regional Shifts in Hispanics, Asians and Blacks from Census 2010" (Washington: The Brookings Institution, 2011c)
24. William H. Frey, "Melting Pot Cities and Suburbs: Race and Ethnic Change in Metropolitan America in the 2000s" (Washington: The Brookings Institution, 2011d)

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