

Table 1
Net Domestic Migration & Land Regulation by Severity of the Housing Bubble
Metropolitan Areas over 1,000,000 Population
Summary 2000-2009

Metropolitan Area	Net Domestic Migration: 2000-2009			Maximum Median Multiple: 2000-2009	More Prescriptive Land Use Regulation?
	Less Severe Housing Bubble (Maximum Median Multiple Under 4.5)	More Severe Housing Bubble (Maximum Median Multiple 4.5 & Over)	Share of 2000 Population		
Atlanta, GA	428,620		10.0%	3.1	NO
Austin, TX	234,239		18.5%	3.6	NO
Baltimore, MD		(36,407)	-1.4%	4.6	YES
Birmingham, AL	26,934		2.6%	4.0	NO
Boston, MA-NH		(235,915)	-5.4%	6.1	YES
Buffalo, NY	(55,162)		-4.7%	2.5	NO
Charlotte, NC-SC	248,379		18.5%	4.1	NO
Chicago, IL-IN-WI		(561,670)	-6.2%	4.9	YES
Cincinnati, OH-KY-IN	(17,648)		-0.9%	2.8	NO
Cleveland, OH	(136,943)		-6.4%	2.8	NO
Columbus, OH	34,204		2.1%	2.9	NO
Dallas-Fort Worth, TX	317,062		6.1%	2.9	NO
Denver, CO		66,269	3.0%	4.5	YES
Detroit, MI	(366,790)		-8.2%	3.2	NO
Hartford, CT	(9,349)		-0.8%	4.2	YES
Houston, TX	243,567		5.1%	3.0	NO
Indianapolis, IN	72,517		4.7%	2.4	NO
Jacksonville, FL	126,766		11.3%	3.6	YES
Kansas City, MO-KS	31,747		1.7%	3.1	NO
Las Vegas, NV		311,463	22.4%	5.9	YES
Los Angeles, CA		(1,365,120)	-11.0%	10.1	YES
Louisville, KY-IN	34,381		3.0%	3.1	NO
Memphis, TN-MS-AR	(8,583)		-0.7%	3.3	YES
Miami, FL		(287,135)	-5.7%	7.2	YES
Milwaukee, WI		(74,453)	-5.0%	4.8	YES
Minneapolis-St. Paul, MN-WI	(19,731)		-0.7%	3.7	YES
Nashville, TN	123,199		9.4%	3.6	NO
New York, NY-NJ-PA		(1,962,055)	-10.7%	7.7	YES
Oklahoma City, OK	41,082		3.7%	2.9	NO
Orlando, FL		225,259	13.6%	5.2	YES
Philadelphia, PA-NJ-DE-MD	(115,890)		-2.0%	4.2	NO
Phoenix, AZ		543,409	16.6%	4.7	YES
Pittsburgh, PA	(52,028)		-2.1%	2.8	NO
Portland, OR-WA		121,957	6.3%	5.4	YES
Providence, RI-MA		(49,168)	-3.1%	5.4	YES
Raleigh, NC	194,361		24.2%	4.2	NO
Richmond, VA	75,886		6.9%	4.2	NO

Riverside-San Bernardino, CA		469,093	14.3%	7.6	YES
Rochester, NY	(40,219)		-3.9%	2.4	NO
Sacramento, CA		141,117	7.8%	6.6	YES
Salt Lake City, UT	(34,428)		-3.5%	4.3	NO
San Antonio, TX	177,447		10.3%	3.3	NO
San Diego, CA		(126,860)	-4.5%	9.7	YES
San Francisco-Oakland, CA		(347,375)	-8.4%	11.2	YES
San Jose, CA		(240,012)	-13.8%	10.2	YES
Seattle, WA		40,741	1.3%	6.2	YES
St. Louis, MO-IL	(43,750)		-1.6%	3.0	NO
Tampa-St. Petersburg, FL		260,333	10.8%	4.8	YES
Virginia Beach-Norfolk, VA-NC		(20,005)	-1.3%	4.7	YES
Washington, DC-VA-MD-WV		(107,305)	-2.2%	5.7	YES
Total	1,509,870	(3,233,839)			
Other Locations	1,723,969				

NOTES

Data from US Bureau of the Census: Latest data available at 2011.08.15

Domestic migration: Moving within the United States

More severe housing bubbles: House prices rose to a Median Multiple of 4.5 or more (50% above the historic norm of 3.0).

Median Multiple: Median House Price Divided by Median Household Income (Historic Maximum Standard is 3.0)

More prescriptive markets include those classified as "growth management," "growth control," containment and "contain-lite" and "exclusions: in "From Traditional to Reformed A Review of the Land Use Regulations in the Nation's 50 largest Metropolitan Areas" (Brookings Institution, 2006) and markets with significant large lot zoning and land preservation restrictions (New York, Chicago, Hartford, Milwaukee, Minneapolis St Paul and Virginia Beach) Minneapolis-St. Paul, Beach). Less restrictive markets are all others, except for Nashville, the core county of which is exempt from the state prescriptive planning law.

New Orleans excluded due to effects of Hurricane Katrina

Tucson excluded (failed to reach 1,000,000 population in 2010, despite higher earlier estimates)

Table 2

Net Domestic Migration & Land Regulation by Severity of the Housing Bubble
 Metropolitan Areas over 1,000,000 Population
 Summary 2000-2009

	Net Domestic Migration		Land Use Regulation Classification		
	2000-2009	% of 2000 Population	More Prescriptive Markets	More Responsive Markets	% More Prescriptive Markets
Metropolitan Areas					
With Less Severe Housing Bubbles	1,509,870	2.6%	4	24	14.3%
With More Severe Housing Bubbles	(3,233,839)	-3.6%	22	0	100.0%
Outside Largest Metropolitan Areas	1,723,969	1.3%			
Total	0	0.0%	26	24	52.0%

Median Multiple: Median House Price/Median Household Income

Data from US Bureau of the Census: Latest data available at 2011.08.15

Additional notes at Table 1