

DEMOGRAPHIA

INTERNAL MIGRATION & HOUSING AFFORDABILITY: MSA'S OVER 1,000,000

Metropolitan Statistical Area	Net Internal Migration: 2000-2006	Rank	Rate Based on 2000 Population	Rank	Population: 2000.07.01	Population: 2006.07.01	Multiple (Median House Price/ Median Household Income)
Atlanta	261,955	3	6.1%	10	4,281,957	5,138,223	2.9
Austin	98,927	13	7.8%	8	1,264,739	1,513,565	3.1
Baltimore	(14,789)	28	-0.6%	28	2,557,422	2,658,405	4.7
Birmingham	16,067	19	1.5%	18	1,053,393	1,100,019	3.4
Boston	(260,520)	45	-5.9%	45	4,401,848	4,455,217	6.2
Buffalo	(40,157)	35	-3.4%	38	1,169,013	1,137,520	2.3
Charlotte	134,719	9	10.1%	5	1,340,017	1,583,016	3.7
Chicago	(407,558)	47	-4.5%	44	9,120,782	9,505,748	4.5
Cincinnati	(15,777)	29	-0.8%	29	2,014,625	2,104,218	2.7
Cleveland	(89,991)	41	-4.2%	42	2,148,238	2,114,155	2.8
Columbus	3,713	24	0.2%	24	1,619,041	1,725,570	2.9
Dallas-Fort Worth	159,726	7	3.1%	15	5,197,315	6,003,967	2.7
Denver	(4,452)	26	-0.2%	26	2,193,737	2,408,750	4.3
Detroit	(187,522)	43	-4.2%	43	4,458,636	4,468,966	2.7
Hartford	(792)	25	-0.1%	25	1,151,105	1,188,841	4.1
Houston	143,960	8	3.0%	16	4,742,159	5,539,949	2.9
Indianapolis	42,153	17	2.8%	17	1,531,064	1,666,032	2.3
Jacksonville	103,670	11	9.2%	7	1,126,248	1,277,997	3.8
Kansas City	18,258	18	1.0%	21	1,842,965	1,967,405	2.8
Las Vegas	247,507	4	17.8%	1	1,393,381	1,777,539	6.5
Los Angeles	(910,060)	48	-7.3%	46	12,405,509	12,950,129	11.4
Louisville	16,048	20	1.4%	20	1,165,197	1,222,216	2.9
Memphis	5,736	23	0.5%	23	1,208,274	1,274,704	3.1
Miami	(80,370)	39	-1.6%	34	5,029,289	5,463,857	7.6
Milwaukee	(59,404)	37	-4.0%	40	1,502,353	1,509,981	4.0
Minneapolis-St. Paul	(25,207)	32	-0.8%	31	2,981,482	3,175,041	3.6
Nashville	63,564	15	4.8%	13	1,317,335	1,455,097	3.4
New York	(1,406,530)	49	-7.7%	47	18,360,466	18,818,536	7.2
Oklahoma City	15,294	21	1.4%	19	1,097,837	1,172,339	2.9
Orlando	199,773	6	12.1%	3	1,656,485	1,984,855	5.4
Philadelphia	(64,918)	38	-1.1%	32	5,693,782	5,826,742	4.0
Phoenix	386,589	2	11.8%	4	3,278,532	4,039,182	5.1
Pittsburgh	(45,275)	36	-1.9%	36	2,429,361	2,370,776	2.6
Portland	63,610	14	3.3%	14	1,936,329	2,137,565	5.0
Providence	(22,584)	31	-1.4%	33	1,586,993	1,612,989	5.7
Richmond	53,093	16	4.8%	12	1,100,121	1,194,008	4.1
Riverside-San Bernardino	462,116	1	14.1%	2	3,279,297	4,026,135	7.9
Rochester	(31,622)	33	-3.0%	37	1,038,521	1,035,435	2.3
Sacramento	121,817	10	6.7%	9	1,808,752	2,067,117	6.6
Salt Lake City	(37,551)	34	-3.9%	39	972,487	1,067,722	4.0
San Antonio	102,392	12	6.0%	11	1,719,466	1,942,217	3.1
San Diego	(118,251)	42	-4.2%	41	2,824,933	2,941,454	10.5
San Francisco	(345,303)	46	-8.3%	48	4,137,746	4,180,027	10.1
San Jose	(217,100)	44	-12.5%	49	1,740,756	1,787,123	8.4
Seattle	(7,932)	27	-0.3%	27	3,052,567	3,263,497	5.8
St. Louis	(22,044)	30	-0.8%	30	2,701,915	2,796,368	2.8
Tampa-St. Petersburg	236,482	5	9.8%	6	2,404,435	2,697,731	5.2
Virginia Beach	8,917	22	0.6%	22	1,580,129	1,649,457	4.7
Washington	(82,821)	40	-1.7%	35	4,821,869	5,290,400	5.6
TOTAL	(1,532,444)				149,439,903	160,287,802	
EXHIBIT							
New Orleans	(329,685)		-25.1%		1,315,687	1,024,678	4.0

Calculated from US Bureau of the Census Estimates
 County based metropolitan areas.
 Internal migration: Movement within the nation. Does not include international migration, births or deaths.

INTERNAL MIGRATION BY HOUSING AFFORDABILITY: "SAFETY VALVE" MARKETS SHOWN SEPARATELY	
Markets	Net Internal Migration: 2000-2006
Median Multiple: 4.0+: Excluding "Safety Valve" Markets	(3,970,993)
Median Multiple: 4.0+:"Safety Valve" Markets	1,709,962
Median Multiple Under 4.0	728,587
Smaller Markets & New Orleans	1,532,444
<i>Safety Valve Markets: Las Vegas, Phoenix, Sacramento, Riverside-San Bernardino, Seattle, Portland. Orlando & Tampa-St. Petersburg (principal migration destinations from most expensive markets)</i>	