



United States Metropolitan Areas: Core City and Suburban Growth: 2000-2006 Metropolitan Areas over 1,000,000 Population in 2006

SUMMARY

| | 2000 | 2006 | Change | % | Share of Growth in Core Cities | Growth Rate Compared to Suburbs |
|----------------------|-------------|-------------|------------|------|-----------------------------------|---------------------------------------|
| Core City Population | 42,039,248 | 42,901,628 | 862,380 | 2.1% | 8.2% | -77.0% |
| Suburban Population | 108,716,342 | 118,410,852 | 9,694,510 | 8.9% | 91.8% | |
| Metropolitan (MSA) | 150,755,590 | 161,312,480 | 10,556,890 | 7.0% | 100.0% | |

COMPARISON: CORE CITY & SUBURBAN POPULATION GROWTH

| | Core City | Suburbs | Metropolitan Area | Core Growth Greater than Suburbs? | Share of Growth in Suburbs | Growth Rate Compared to Suburbs |
|--------------------------|-----------|---------|-------------------|---|-------------------------------|---------------------------------------|
| New York | 196,076 | 261,994 | 458,070 | NO | 57.2% | -3.5% |
| Los Angeles | 144,318 | 400,302 | 544,620 | NO | 73.5% | -15.3% |
| Chicago | (63,054) | 448,020 | 384,966 | NO | 116.4% | Core City Loss |
| Dallas-Fort Worth | 42,187 | 764,465 | 806,652 | NO | 94.8% | -81.4% |
| Philadelphia | (65,261) | 198,221 | 132,960 | NO | 149.1% | Core City Loss |
| Houston | 167,285 | 630,505 | 797,790 | NO | 79.0% | -62.9% |
| Miami | 40,644 | 393,924 | 434,568 | NO | 90.6% | 32.5% |
| Washington | 10,488 | 458,043 | 468,531 | NO | 97.8% | -83.0% |
| Atlanta | 69,620 | 786,646 | 856,266 | NO | 91.9% | -17.9% |
| Detroit | (76,789) | 87,119 | 10,330 | NO | 843.4% | Core City Loss |
| Boston | 1,700 | 51,669 | 53,369 | NO | 96.8% | -78.7% |
| San Francisco | (32,844) | 75,125 | 42,281 | NO | 177.7% | Core City Loss |
| Phoenix | 186,107 | 574,543 | 760,650 | NO | 75.5% | -52.4% |
| Riverside-San Bernardino | 35,951 | 710,887 | 746,838 | NO | 95.2% | -40.7% |
| Seattle | 18,272 | 192,658 | 210,930 | NO | 91.3% | -58.2% |
| Minneapolis-St. Paul | (9,546) | 203,105 | 193,559 | NO | 104.9% | Core City Loss |
| San Diego | 29,167 | 87,354 | 116,521 | NO | 75.0% | -56.6% |

| | | | | | | |
|----------------------|-----------|----------|-----------|-----|--------------|----------------|
| St. Louis | 404 | 94,049 | 94,453 | NO | 99.6% | -97.1% |
| Tampa-St. Petersburg | 28,758 | 264,538 | 293,296 | NO | 90.2% | -24.9% |
| Baltimore | (17,115) | 118,098 | 100,983 | NO | 116.9% | Core City Loss |
| Denver | 11,431 | 203,582 | 215,013 | NO | 94.7% | -83.4% |
| Pittsburgh | (20,985) | (37,600) | (58,585) | YES | Overall Loss | Core City Loss |
| Portland | 7,234 | 194,002 | 201,236 | NO | 96.4% | -90.1% |
| Cleveland | (32,281) | (1,802) | (34,083) | NO | Overall Loss | Core City Loss |
| Cincinnati | 946 | 88,647 | 89,593 | NO | 98.9% | -94.6% |
| Sacramento | 44,487 | 213,878 | 258,365 | NO | 82.8% | -28.9% |
| Orlando | 27,378 | 300,992 | 328,370 | NO | 91.7% | -30.9% |
| Kansas City | (2,986) | 127,426 | 124,440 | NO | 102.4% | Core City Loss |
| San Antonio | 132,768 | 89,983 | 222,751 | YES | 40.4% | -29.6% |
| San Jose | 31,534 | 14,833 | 46,367 | YES | 32.0% | 99.3% |
| Las Vegas | 68,165 | 315,993 | 384,158 | NO | 82.3% | -59.5% |
| Columbus | 19,139 | 87,390 | 106,529 | NO | 82.0% | -72.2% |
| Indianapolis | 3,760 | 131,208 | 134,968 | NO | 97.2% | -97.3% |
| Norfolk | (4,923) | 74,251 | 69,328 | NO | 107.1% | Core City Loss |
| Providence | 1,367 | 24,629 | 25,996 | NO | 94.7% | -54.9% |
| Charlotte | 65,740 | 177,259 | 242,999 | NO | 72.9% | -49.1% |
| Austin | 46,408 | 202,418 | 248,826 | NO | 81.3% | -79.2% |
| Milwaukee | (22,773) | 30,401 | 7,628 | NO | 398.5% | Core City Loss |
| Nashville | 6,535 | 131,227 | 137,762 | NO | 95.3% | -93.0% |
| Jacksonville | 58,073 | 93,676 | 151,749 | NO | 61.7% | -67.2% |
| Memphis | (11,592) | 78,022 | 66,430 | NO | 117.4% | Core City Loss |
| Louisville | 2,974 | 54,045 | 57,019 | NO | 94.8% | -93.9% |
| Richmond | (4,842) | 98,729 | 93,887 | NO | 105.2% | Core City Loss |
| Hartford | 319 | 37,417 | 37,736 | NO | 99.2% | -93.0% |
| Oklahoma City | 30,216 | 44,286 | 74,502 | NO | 59.4% | -20.6% |
| Buffalo | (16,114) | (15,379) | (31,493) | NO | Overall Loss | Core City Loss |
| Birmingham | (12,558) | 59,184 | 46,626 | NO | 126.9% | Core City Loss |
| Salt Lake City | (2,942) | 98,177 | 95,235 | NO | 103.1% | Core City Loss |
| Rochester | (10,352) | 7,266 | (3,086) | NO | Overall Loss | Core City Loss |
| New Orleans | (260,114) | (30,895) | (291,009) | NO | Overall Loss | Core City Loss |

CORE CITY POPULATION GROWTH: 2000-2006

| | 2000 | 2006 | Change | % Change | Share of Population: 2000 | Share of Population: 2007 |
|----------|-----------|-----------|---------|----------|---------------------------------|---------------------------------|
| New York | 8,018,350 | 8,214,426 | 196,076 | 2.4% | 43.7% | 43.7% |

| | | | | | | |
|--------------------------|-----------|-----------|----------|-------|-------|-------|
| Los Angeles | 3,705,060 | 3,849,378 | 144,318 | 3.9% | 29.9% | 29.7% |
| Chicago | 2,896,375 | 2,833,321 | (63,054) | -2.2% | 31.8% | 29.8% |
| Dallas-Fort Worth | 1,190,753 | 1,232,940 | 42,187 | 3.5% | 22.9% | 20.5% |
| Philadelphia | 1,513,655 | 1,448,394 | (65,261) | -4.3% | 26.6% | 24.9% |
| Houston | 1,977,206 | 2,144,491 | 167,285 | 8.5% | 41.7% | 38.7% |
| Miami | 363,404 | 404,048 | 40,644 | 11.2% | 7.2% | 7.4% |
| Washington | 571,042 | 581,530 | 10,488 | 1.8% | 11.8% | 11.0% |
| Atlanta | 416,791 | 486,411 | 69,620 | 16.7% | 9.7% | 9.5% |
| Detroit | 947,910 | 871,121 | (76,789) | -8.1% | 21.3% | 19.5% |
| Boston | 589,063 | 590,763 | 1,700 | 0.3% | 13.4% | 13.3% |
| San Francisco | 776,885 | 744,041 | (32,844) | -4.2% | 18.8% | 17.8% |
| Phoenix | 1,326,879 | 1,512,986 | 186,107 | 14.0% | 40.5% | 37.5% |
| Riverside-San Bernardino | 257,810 | 293,761 | 35,951 | 13.9% | 7.9% | 7.3% |
| Seattle | 564,182 | 582,454 | 18,272 | 3.2% | 18.5% | 17.8% |
| Minneapolis-St. Paul | 382,379 | 372,833 | (9,546) | -2.5% | 12.8% | 11.7% |
| San Diego | 1,227,784 | 1,256,951 | 29,167 | 2.4% | 43.5% | 42.7% |
| St. Louis | 346,777 | 347,181 | 404 | 0.1% | 12.8% | 12.4% |
| Tampa-St. Petersburg | 304,130 | 332,888 | 28,758 | 9.5% | 12.6% | 12.3% |
| Baltimore | 648,481 | 631,366 | (17,115) | -2.6% | 25.4% | 23.7% |
| Denver | 555,543 | 566,974 | 11,431 | 2.1% | 25.3% | 23.5% |
| Pittsburgh | 333,804 | 312,819 | (20,985) | -6.3% | 13.7% | 13.2% |
| Portland | 529,847 | 537,081 | 7,234 | 1.4% | 27.4% | 25.1% |
| Cleveland | 476,594 | 444,313 | (32,281) | -6.8% | 22.2% | 21.0% |
| Cincinnati | 331,306 | 332,252 | 946 | 0.3% | 16.4% | 15.8% |
| Sacramento | 409,294 | 453,781 | 44,487 | 10.9% | 22.6% | 22.0% |
| Orlando | 192,808 | 220,186 | 27,378 | 14.2% | 11.6% | 11.1% |
| Kansas City | 146,787 | 143,801 | (2,986) | -2.0% | 8.0% | 7.3% |
| San Antonio | 1,163,914 | 1,296,682 | 132,768 | 11.4% | 67.7% | 66.8% |
| San Jose | 898,402 | 929,936 | 31,534 | 3.5% | 51.6% | 52.0% |
| Las Vegas | 484,374 | 552,539 | 68,165 | 14.1% | 34.8% | 31.1% |
| Columbus | 714,064 | 733,203 | 19,139 | 2.7% | 44.1% | 42.5% |
| Indianapolis | 781,837 | 785,597 | 3,760 | 0.5% | 51.1% | 47.2% |
| Norfolk | 234,035 | 229,112 | (4,923) | -2.1% | 14.8% | 13.9% |
| Providence | 173,888 | 175,255 | 1,367 | 0.8% | 11.0% | 10.9% |
| Charlotte | 564,738 | 630,478 | 65,740 | 11.6% | 42.1% | 39.8% |
| Austin | 663,485 | 709,893 | 46,408 | 7.0% | 52.5% | 46.9% |
| Milwaukee | 596,131 | 573,358 | (22,773) | -3.8% | 39.7% | 38.0% |
| Nashville | 545,585 | 552,120 | 6,535 | 1.2% | 41.4% | 37.9% |
| Jacksonville | 736,482 | 794,555 | 58,073 | 7.9% | 65.4% | 62.2% |
| Memphis | 682,494 | 670,902 | (11,592) | -1.7% | 56.5% | 52.6% |

| | | | | | | |
|----------------|---------|---------|-----------|--------|-------|-------|
| Louisville | 551,522 | 554,496 | 2,974 | 0.5% | 47.3% | 45.4% |
| Richmond | 197,755 | 192,913 | (4,842) | -2.4% | 18.0% | 16.2% |
| Hartford | 124,193 | 124,512 | 319 | 0.3% | 10.8% | 10.5% |
| Oklahoma City | 507,518 | 537,734 | 30,216 | 6.0% | 46.2% | 45.9% |
| Buffalo | 292,173 | 276,059 | (16,114) | -5.5% | 25.0% | 24.3% |
| Birmingham | 241,982 | 229,424 | (12,558) | -5.2% | 23.0% | 20.9% |
| Salt Lake City | 181,800 | 178,858 | (2,942) | -1.6% | 18.7% | 16.8% |
| Rochester | 218,475 | 208,123 | (10,352) | -4.7% | 21.0% | 20.1% |
| New Orleans | 483,502 | 223,388 | (260,114) | -53.8% | 36.7% | 21.8% |

SUBURBAN POPULATION GROWTH: 2000-2006

| | 2000 | 2006 | Change | % Change | Share of Population: 2000 | Share of Population: 2007 |
|--------------------------|------------|------------|----------|----------|---------------------------------|---------------------------------|
| New York | 10,342,116 | 10,604,110 | 261,994 | 2.5% | 56.3% | 56.3% |
| Los Angeles | 8,700,449 | 9,100,751 | 400,302 | 4.6% | 70.1% | 70.3% |
| Chicago | 6,224,407 | 6,672,427 | 448,020 | 7.2% | 68.2% | 70.2% |
| Dallas-Fort Worth | 4,006,562 | 4,771,027 | 764,465 | 19.1% | 77.1% | 79.5% |
| Philadelphia | 4,180,127 | 4,378,348 | 198,221 | 4.7% | 73.4% | 75.1% |
| Houston | 2,764,953 | 3,395,458 | 630,505 | 22.8% | 58.3% | 61.3% |
| Miami | 4,665,885 | 5,059,809 | 393,924 | 8.4% | 92.8% | 92.6% |
| Washington | 4,250,827 | 4,708,870 | 458,043 | 10.8% | 88.2% | 89.0% |
| Atlanta | 3,865,166 | 4,651,812 | 786,646 | 20.4% | 90.3% | 90.5% |
| Detroit | 3,510,726 | 3,597,845 | 87,119 | 2.5% | 78.7% | 80.5% |
| Boston | 3,812,785 | 3,864,454 | 51,669 | 1.4% | 86.6% | 86.7% |
| San Francisco | 3,360,861 | 3,435,986 | 75,125 | 2.2% | 81.2% | 82.2% |
| Phoenix | 1,951,653 | 2,526,196 | 574,543 | 29.4% | 59.5% | 62.5% |
| Riverside-San Bernardino | 3,021,487 | 3,732,374 | 710,887 | 23.5% | 92.1% | 92.7% |
| Seattle | 2,488,385 | 2,681,043 | 192,658 | 7.7% | 81.5% | 82.2% |
| Minneapolis-St. Paul | 2,599,103 | 2,802,208 | 203,105 | 7.8% | 87.2% | 88.3% |
| San Diego | 1,597,149 | 1,684,503 | 87,354 | 5.5% | 56.5% | 57.3% |
| St. Louis | 2,355,138 | 2,449,187 | 94,049 | 4.0% | 87.2% | 87.6% |
| Tampa-St. Petersburg | 2,100,305 | 2,364,843 | 264,538 | 12.6% | 87.4% | 87.7% |
| Baltimore | 1,908,941 | 2,027,039 | 118,098 | 6.2% | 74.6% | 76.3% |
| Denver | 1,638,194 | 1,841,776 | 203,582 | 12.4% | 74.7% | 76.5% |
| Pittsburgh | 2,095,557 | 2,057,957 | (37,600) | -1.8% | 86.3% | 86.8% |
| Portland | 1,406,482 | 1,600,484 | 194,002 | 13.8% | 72.6% | 74.9% |
| Cleveland | 1,671,644 | 1,669,842 | (1,802) | -0.1% | 77.8% | 79.0% |
| Cincinnati | 1,683,319 | 1,771,966 | 88,647 | 5.3% | 83.6% | 84.2% |

| | | | | | | |
|----------------|-----------|-----------|----------|-------|-------|-------|
| Sacramento | 1,399,458 | 1,613,336 | 213,878 | 15.3% | 77.4% | 78.0% |
| Orlando | 1,463,677 | 1,764,669 | 300,992 | 20.6% | 88.4% | 88.9% |
| Kansas City | 1,696,178 | 1,823,604 | 127,426 | 7.5% | 92.0% | 92.7% |
| San Antonio | 555,552 | 645,535 | 89,983 | 16.2% | 32.3% | 33.2% |
| San Jose | 842,354 | 857,187 | 14,833 | 1.8% | 48.4% | 48.0% |
| Las Vegas | 909,007 | 1,225,000 | 315,993 | 34.8% | 65.2% | 68.9% |
| Columbus | 904,977 | 992,367 | 87,390 | 9.7% | 55.9% | 57.5% |
| Indianapolis | 749,227 | 880,435 | 131,208 | 17.5% | 48.9% | 52.8% |
| Norfolk | 1,346,094 | 1,420,345 | 74,251 | 5.5% | 85.2% | 86.1% |
| Providence | 1,413,105 | 1,437,734 | 24,629 | 1.7% | 89.0% | 89.1% |
| Charlotte | 775,279 | 952,538 | 177,259 | 22.9% | 57.9% | 60.2% |
| Austin | 601,254 | 803,672 | 202,418 | 33.7% | 47.5% | 53.1% |
| Milwaukee | 906,222 | 936,623 | 30,401 | 3.4% | 60.3% | 62.0% |
| Nashville | 771,750 | 902,977 | 131,227 | 17.0% | 58.6% | 62.1% |
| Jacksonville | 389,766 | 483,442 | 93,676 | 24.0% | 34.6% | 37.8% |
| Memphis | 525,780 | 603,802 | 78,022 | 14.8% | 43.5% | 47.4% |
| Louisville | 613,675 | 667,720 | 54,045 | 8.8% | 52.7% | 54.6% |
| Richmond | 902,366 | 1,001,095 | 98,729 | 10.9% | 82.0% | 83.8% |
| Hartford | 1,026,912 | 1,064,329 | 37,417 | 3.6% | 89.2% | 89.5% |
| Oklahoma City | 590,319 | 634,605 | 44,286 | 7.5% | 53.8% | 54.1% |
| Buffalo | 876,840 | 861,461 | (15,379) | -1.8% | 75.0% | 75.7% |
| Birmingham | 811,411 | 870,595 | 59,184 | 7.3% | 77.0% | 79.1% |
| Salt Lake City | 790,687 | 888,864 | 98,177 | 12.4% | 81.3% | 83.2% |
| Rochester | 820,046 | 827,312 | 7,266 | 0.9% | 79.0% | 79.9% |
| New Orleans | 832,185 | 801,290 | (30,895) | -3.7% | 63.3% | 78.2% |

METROPOLITAN AREA POPULATION GROWTH: 2000-2006

| | 2000 | 2006 | Change | % Change |
|-------------------|------------|------------|---------|----------|
| New York | 18,360,466 | 18,818,536 | 458,070 | 2.5% |
| Los Angeles | 12,405,509 | 12,950,129 | 544,620 | 4.4% |
| Chicago | 9,120,782 | 9,505,748 | 384,966 | 4.2% |
| Dallas-Fort Worth | 5,197,315 | 6,003,967 | 806,652 | 15.5% |
| Philadelphia | 5,693,782 | 5,826,742 | 132,960 | 2.3% |
| Houston | 4,742,159 | 5,539,949 | 797,790 | 16.8% |
| Miami | 5,029,289 | 5,463,857 | 434,568 | 8.6% |
| Washington | 4,821,869 | 5,290,400 | 468,531 | 9.7% |
| Atlanta | 4,281,957 | 5,138,223 | 856,266 | 20.0% |
| Detroit | 4,458,636 | 4,468,966 | 10,330 | 0.2% |
| Boston | 4,401,848 | 4,455,217 | 53,369 | 1.2% |

| | | | | |
|--------------------------|-----------|-----------|-----------|--------|
| San Francisco | 4,137,746 | 4,180,027 | 42,281 | 1.0% |
| Phoenix | 3,278,532 | 4,039,182 | 760,650 | 23.2% |
| Riverside-San Bernardino | 3,279,297 | 4,026,135 | 746,838 | 22.8% |
| Seattle | 3,052,567 | 3,263,497 | 210,930 | 6.9% |
| Minneapolis-St. Paul | 2,981,482 | 3,175,041 | 193,559 | 6.5% |
| San Diego | 2,824,933 | 2,941,454 | 116,521 | 4.1% |
| St. Louis | 2,701,915 | 2,796,368 | 94,453 | 3.5% |
| Tampa-St. Petersburg | 2,404,435 | 2,697,731 | 293,296 | 12.2% |
| Baltimore | 2,557,422 | 2,658,405 | 100,983 | 3.9% |
| Denver | 2,193,737 | 2,408,750 | 215,013 | 9.8% |
| Pittsburgh | 2,429,361 | 2,370,776 | (58,585) | -2.4% |
| Portland | 1,936,329 | 2,137,565 | 201,236 | 10.4% |
| Cleveland | 2,148,238 | 2,114,155 | (34,083) | -1.6% |
| Cincinnati | 2,014,625 | 2,104,218 | 89,593 | 4.4% |
| Sacramento | 1,808,752 | 2,067,117 | 258,365 | 14.3% |
| Orlando | 1,656,485 | 1,984,855 | 328,370 | 19.8% |
| Kansas City | 1,842,965 | 1,967,405 | 124,440 | 6.8% |
| San Antonio | 1,719,466 | 1,942,217 | 222,751 | 13.0% |
| San Jose | 1,740,756 | 1,787,123 | 46,367 | 2.7% |
| Las Vegas | 1,393,381 | 1,777,539 | 384,158 | 27.6% |
| Columbus | 1,619,041 | 1,725,570 | 106,529 | 6.6% |
| Indianapolis | 1,531,064 | 1,666,032 | 134,968 | 8.8% |
| Norfolk | 1,580,129 | 1,649,457 | 69,328 | 4.4% |
| Providence | 1,586,993 | 1,612,989 | 25,996 | 1.6% |
| Charlotte | 1,340,017 | 1,583,016 | 242,999 | 18.1% |
| Austin | 1,264,739 | 1,513,565 | 248,826 | 19.7% |
| Milwaukee | 1,502,353 | 1,509,981 | 7,628 | 0.5% |
| Nashville | 1,317,335 | 1,455,097 | 137,762 | 10.5% |
| Jacksonville | 1,126,248 | 1,277,997 | 151,749 | 13.5% |
| Memphis | 1,208,274 | 1,274,704 | 66,430 | 5.5% |
| Louisville | 1,165,197 | 1,222,216 | 57,019 | 4.9% |
| Richmond | 1,100,121 | 1,194,008 | 93,887 | 8.5% |
| Hartford | 1,151,105 | 1,188,841 | 37,736 | 3.3% |
| Oklahoma City | 1,097,837 | 1,172,339 | 74,502 | 6.8% |
| Buffalo | 1,169,013 | 1,137,520 | (31,493) | -2.7% |
| Birmingham | 1,053,393 | 1,100,019 | 46,626 | 4.4% |
| Salt Lake City | 972,487 | 1,067,722 | 95,235 | 9.8% |
| Rochester | 1,038,521 | 1,035,435 | (3,086) | -0.3% |
| New Orleans | 1,315,687 | 1,024,678 | (291,009) | -22.1% |

Derived from US Bureau of the Census data (latest available at 20080406)

Core city is a single city in each metropolitan area. Each such core city was the largest city in 1950.

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2008.04.06