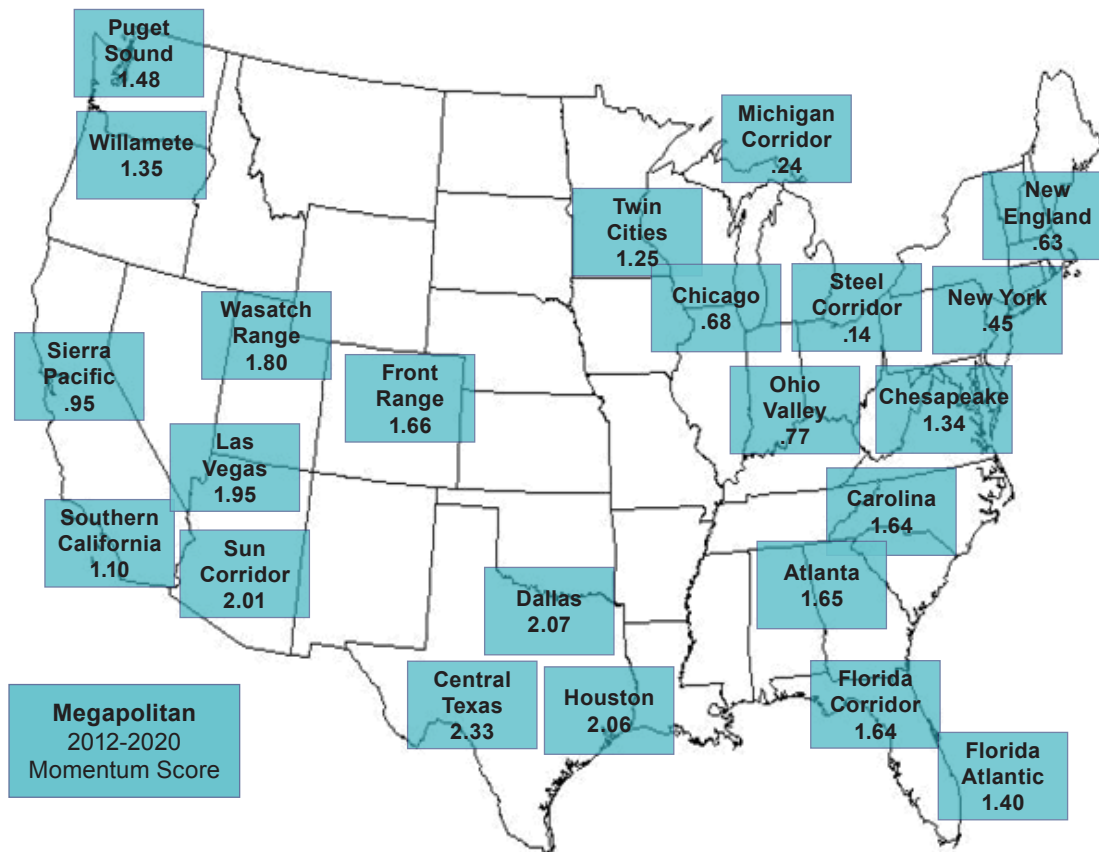## Top 10 Megapolitan Regions Gaining Market Share

December 4, 2013 | By Gregg Logan, Managing Director, and Steven Wang, Associate

In this Advisory we examine the regions in the U.S. that are likely to achieve the greatest growth momentum as a key measure of their vitality and attractiveness for development and investment. Regions with the strongest growth momentum are those forecasted to have the highest shares of population and employment growth from 2012-2020 relative to their 2012 population and employment. RCLCO has used that relationship to score each of the 23 megapolitan regions, identifying the 10 areas with the greatest growth momentum. Regions gaining market share have scores greater than 1.00; they are growing and attracting relatively more than their "fair share" of growth. Regions scoring less than 1.00 are losing share, although they are all still projected to grow between 2012 and 2020.

Figure 1. Population Growth Momentum Scores for the 23 Megapolitan Regions

Puget Sound 1.48
Willamete 1.35
Michigan Corridor .24
New England .63
Twin Cities 1.25
Wasatch Range 1.80
Sierra Pacific .95
Front Range 1.66
Chicago .68
Steel Corridor .14
New York .45
Ohio Valley .77
Chesapeake 1.34
Las Vegas 1.95
Carolina 1.64
Southern California 1.10
Sun Corridor 2.01
Atlanta 1.65
Dallas 2.07
Megapolitan 2012-2020 Momentum Score
Central Texas 2.33
Houston 2.06
Florida Corridor 1.64
Florida Atlantic 1.40

A score greater than 1.00 means the megapolitan region is gaining population share and a score less than 1.00 means the megapolitan region is losing population share relative to the rest of the U.S.

Momentum Score = megapolitan region's share of U.S. population growth (2012-2020) ÷ megapolitan region's 2012 share of total U.S. population

Where megapolitan region's share of population growth = area's share of current Woods & Poole total population growth forecast for the entire U.S. 2012-2020

And megapolitan region's share of total population = area's share of the total existing U.S. population in 2012

Source: RCLCO, based on data from Woods & Poole

In evaluating real estate markets there is a tendency to focus on short-term market and economic trends—who's up, who's down, etc. As many investment and development decisions depend on short-term economic fundamentals, there's nothing wrong with that approach in many situations. But a longer-term perspective is critical for acquiring, entitling, or disposing of land; developing master-planned communities and resorts; and other long-range real estate activities. Population and employment growth are two very important long-term trends to consider, but just looking at absolute growth and growth rates is insufficient to understanding the real long-term potential of an area. Knowing which areas have growth momentum is an important high-level indication of where real estate opportunities may be strongest. RCLCO also uses this scoring system within megapolitan regions to understand directions of growth.

In their 2011 book *Megapolitan America*, Arthur Nelson and Robert Lang argue for a new understanding of the emerging economic geography, recognizing that many "urban areas of the United States are linked to each other, often creating systems of metropolitan areas functioning as their own economic engines."[1] There is a connection between geodemographics and economic growth, with population growth and economic development strongly related to each other over the long run. The Sun Corridor, comprised of the Phoenix and Tucson metropolitan areas, and greater Dallas-Ft. Worth, are well-known examples of these megapolitan regions. The megapolitan regions shown on the maps and tables are clusters of metropolitan areas characterized by the blurring of boundaries between them. This is as a result of their past and present growth and economic linkages. Understanding the future growth trajectory of these megapolitan regions is important to long-term real estate investment decisions, and critical for public sector coordination of investments and policies

pertaining to transportation, air quality, and water supply. These 23 megapolitan regions have been, or are predicted to be, the dominant regions for U.S. economic growth. To better understand the degree to which these expectations will hold true this decade, RCLCO analyzed population and employment growth forecasts for the counties that comprise these megapolitan regions, and scored them based on their relative shares of forecasted growth. A complete list of individual counties that comprise each of the megapolitan regions is in the Appendix.

The U.S. population overall is forecasted to increase by as much as 26,000,000 persons between 2012 and 2020.[2] A whopping 70% of this increase is forecasted to occur in the 23 megapolitan regions. But there's more to the story than that: while all of these areas are expected to grow, some megapolitan regions are expected to gain market share and others to lose share of population and employment growth between 2012 and 2020, which in turn will affect demand for various types of real estate.

A region is considered to be gaining momentum when it is forecasted to capture a greater percentage share of population or employment growth than its percentage share of current population or employment. While it is important to look at how much absolute growth an area is capturing, analyzing which areas have momentum provides a useful indication of which are the "up and coming" regions that growth is likely to continue to shift towards. Measuring momentum is also important because these areas are not always comparable in terms of area, population, or employment. So while the fact that one area is gaining more or less population or employment in absolute terms is important, it may also be in part a function of the size of the area and the number of market areas the megapolitan region contains. Momentum is a measure of the potential for each region to grow stronger and perhaps faster over time.

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[1] Arthur Nelson and Robert Lang, *Megapolitan America*, American Planning Association, 2011.

[2] Forecasters don't all agree on total 2020 U.S. population; Moody's Economy.com forecasts an increase of about 20 million, while Woods & Poole projects growth of 26 million; the base data in this analysis is from Woods & Poole.

Figure 2. Population Growth and Momentum Scores for the 23 Megapolitan Regions

Megapolitan Region	2012-2020 Momentum Score (Population)	2012-2020 Population Growth
Central Texas	2.33	872,118
Dallas-Fort Worth	2.07	1,298,901
Houston	2.06	1,194,260
Sun Corridor	2.01	922,183
Las Vegas	1.95	385,849
Wasatch Range	1.80	369,187
Front Range	1.66	572,392
Atlanta	1.65	1,053,404
Florida Corridor	1.64	1,121,833
Carolina	1.64	1,107,955
Puget Sound	1.48	561,646
Florida Atlantic	1.40	734,426
Willamette	1.35	376,605
Chesapeake	1.34	1,437,352
Twin Cities	1.25	457,332
Southern California	1.10	2,059,915
Sierra Pacific	0.95	988,418
Ohio Valley	0.77	346,074
Chicago	0.68	748,732
New England	0.63	440,944
New York-Philadelphia	0.45	1,266,856
Michigan Corridor	0.24	171,459
Steel Corridor	0.14	79,560
All Megapolitan Regions	**1.11**	**18,567,401**
Rest of U.S.	**0.79**	**7,327,762**

Source: RCLCO, based on data from Woods & Poole

In order to gauge the relative growth *momentum* of the 23 megapolitan regions, shown on the map and table, RCLCO calculated the degree to which each area is growing by more or less than its fair share, calculating Momentum Scores for population and employment growth for each region. Figure 2 shows the Momentum Scores for each megapolitan region and forecasted absolute population growth.

As shown in Figure 2, all of the areas are growing in absolute terms, but some are capturing more than their "fair share." As shown on the map and table, 16 of the 23 areas have Momentum Scores greater than 1.00, with four regions forecasted to capture over twice their fair share (a score of 2.00 means twice their fair share).

For example, the megapolitan regions of the energy-rich Texas Triangle are not just experiencing a lot of growth, they clearly have momentum, with all three megapolitan regions expected to gain more than twice their fair share of population growth between 2012 and 2020. Even during the downturn these Texas megapolitan regions remained strong migration destinations as they were not as affected by the broader economic decline. It is also worth noting that these Texas areas enjoy relatively moderate housing costs compared with other parts of the country, which may also be a factor, as indicated by comparing home prices in areas with much lower Momentum Scores, such as the Sierra Pacific (which includes the San Francisco area), New York, and New England. The Phoenix-Tucson Sun Corridor megapolitan region is similarly expected to gain twice its "fair share," and strong population growth momentum is the main driver behind Phoenix's revitalizing housing market. Much of that growth is migration coming from high-cost areas in southern California, whose megapolitan regions have much less momentum as indicated by their significantly lower Momentum Scores. The Las Vegas megapolitan region, which similarly to Phoenix was crushed by the bursting of the housing bubble, scores high due to its return to being a strong in-migration destination.

The megapolitan regions with very low Momentum Scores reflect the fact that momentum is not forever; for example, the Michigan Corridor and Steel Corridor megapolitan regions were once among the top growth areas in the country. Their low scores are a reflection of major shifts in the underlying economy, just as the high scores in the Wasatch Range, Front Range, Carolina, Atlanta, and Florida megapolitan regions reflect shifts in the opposite, positive direction. The high-scoring regions are an indication of the geography of current

and future growth prospects. There is a relationship between the high Momentum Scores in the Carolina, Atlanta, and Florida megapolitan regions and the low scores in the Midwest and Northeast megapolitan regions, as the high-scoring regions are drawing population from the low-scoring regions.

The chart above summarizes the data for the 10 megapolitan regions with the highest population Momentum Scores, ranked by forecasted population growth. Of the top 10 areas, seven are in the West, with the rest in the Southeast. Note that the Florida Corridor benefits from strong absolute population and employment growth, though its Momentum Score for employment growth is lower than many of the other areas (but still higher than the rest of the country). The Florida Corridor is different in that it will continue to benefit from retiree migration from the Midwest and Northeast, helping to revitalize the residential real estate market and create demand for health care and service sector employment. The Wasatch Range is another area with a much stronger population Momentum Score than employment Momentum Score, perhaps a reflection of its much higher birth rate

and larger family sizes than other areas of the country, and capacity for further job growth. Meanwhile, the Carolina megapolitan region, one of the country's largest centers for high-tech and biotech research (Raleigh) and banking and finance (Charlotte), also stands out for its strong growth momentum and strong absolute population and job growth forecast.

Figure 3. Top 10 Megapolitan Regions Ranked by Forecasted Population Change, 2012-2020

Megapolitan Region	Population Momentum Score	Population Change 2012-2020	Employment Momentum Score	Employment Change 2012-2020
1. Dallas-Fort Worth	2.07	1,298,901	1.40	721,825
2. Houston	2.06	1,194,260	1.42	653,340
3. Florida Corridor	1.64	1,121,833	1.23	588,893
4. Carolina	1.64	1,107,955	1.23	634,314
5. Atlanta	1.65	1,053,404	1.21	598,438
6. Sun Corridor	2.01	922,183	1.47	461,650
7. Central Texas	2.33	872,118	1.62	471,537
8. Front Range	1.66	572,392	1.22	357,141
9. Las Vegas	1.95	385,849	1.48	203,024
10. Wasatch Range	1.80	369,187	1.31	215,047

Source: RCLCO, based on data from Woods & Poole

Momentum Score Summary		
Top 10 Megapolitan Regions	**Next 13 Megapolitan Regions**	**Rest of U.S.**
Population 1.85	0.81	0.79
Employment 1.34	0.95	0.89

Source: RCLCO

As shown above in the Momentum Scores summary table, the top 10 megapolitan regions score 1.85 in terms of population growth, meaning they are expected to capture almost twice their fair share of population, and score 1.34 in terms of employment growth. This compares with the next 13 megapolitan regions, which in aggregate are forecasted to gain less than their fair share, with Momentum Scores of 0.81 (population) and 0.95 (employment). This is particularly because of seven low-scoring regions with population Momentum Scores of less than 1.00. However, there are six regions among the 13, including the Puget Sound, Florida Atlantic, and Willamette regions, that are gaining share, though at lower rates than the top 10. The remainder of the U.S. has aggregate Momentum Scores of 0.79 for population and 0.89 for employment—still growing, but losing market share to the top megapolitan regions.

While it has been generally observed that the long-term trend has been for the fastest-growing megapolitan regions to be located in the West and the South, with slower growth areas in the Northeast and Midwest, it's clear that the growth is strongest in just a few key megapolitan regions. The Momentum Scores provide a means of measuring the relative strength of that growth potential, reflecting the changes in the underlying economy that ultimately drive demand for real estate.

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Appendix

These are the counties that define each of the Megapolitan Regions

Megapolitan Region	County	State
Puget Sound	Island	WA
Puget Sound	King	WA
Puget Sound	Kitsap	WA
Puget Sound	Lewis	WA
Puget Sound	Mason	WA
Puget Sound	Pierce	WA
Puget Sound	Skagit	WA
Puget Sound	Snohomish	WA
Puget Sound	Thurston	WA
Puget Sound	Whatcom	WA
Willamette	Benton	OR
Willamette	Clackamas	OR
Willamette	Columbia	OR
Willamette	Hood River	OR
Willamette	Lane	OR
Willamette	Linn	OR
Willamette	Marion	OR
Willamette	Multnomah	OR
Willamette	Polk	OR
Willamette	Washington	OR
Willamette	Yamhill	OR
Willamette	Clark	WA
Willamette	Cowlitz	WA
Willamette	Skamania	WA
Sierra Pacific	Alameda	CA
Sierra Pacific	Contra Costa	CA
Sierra Pacific	El Dorado	CA
Sierra Pacific	Marin	CA
Sierra Pacific	Merced	CA
Sierra Pacific	Monterey	CA
Sierra Pacific	Napa	CA
Sierra Pacific	Nevada	CA
Sierra Pacific	Placer	CA
Sierra Pacific	Sacramento	CA
Sierra Pacific	San Benito	CA
Sierra Pacific	San Francisco	CA
Sierra Pacific	San Joaquin	CA
Sierra Pacific	San Mateo	CA
Sierra Pacific	Santa Clara	CA
Sierra Pacific	Santa Cruz	CA
Sierra Pacific	Solano	CA
Sierra Pacific	Sonoma	CA
Sierra Pacific	Stanislaus	CA
Sierra Pacific	Sutter	CA
Sierra Pacific	Yolo	CA
Sierra Pacific	Yuba	CA

Megapolitan Region	County	State
Sierra Pacific	Douglas	NV
Sierra Pacific	Lyon	NV
Sierra Pacific	Storey	NV
Sierra Pacific	Washoe	NV
Sierra Pacific	Carson City (Independent City)	NV
Southern California	Kern	CA
Southern California	Los Angeles	CA
Southern California	Orange	CA
Southern California	Riverside	CA
Southern California	San Bernardino	CA
Southern California	San Diego	CA
Southern California	Santa Barbara	CA
Southern California	Ventura	CA
Las Vegas	Mohave	AZ
Las Vegas	Clark	NV
Las Vegas	Nye	NV
Las Vegas	Washington	UT
Sun Corridor	Maricopa	AZ
Sun Corridor	Pima	AZ
Sun Corridor	Pinal	AZ
Sun Corridor	Yavapai	AZ
Wasatch Range	Franklin	ID
Wasatch Range	Box Elder	UT
Wasatch Range	Cache	UT
Wasatch Range	Davis	UT
Wasatch Range	Juab	UT
Wasatch Range	Morgan	UT
Wasatch Range	Salt Lake	UT
Wasatch Range	Summit	UT
Wasatch Range	Tooele	UT
Wasatch Range	Utah	UT
Wasatch Range	Wasatch	UT
Wasatch Range	Weber	UT
Front Range	Adams	CO
Front Range	Arapahoe	CO
Front Range	Boulder	CO
Front Range	Broomfield	CO
Front Range	Clear Creek	CO
Front Range	Denver	CO
Front Range	Douglas	CO
Front Range	Elbert	CO
Front Range	El Paso	CO
Front Range	Gilpin	CO
Front Range	Jefferson	CO
Front Range	Larimer	CO
Front Range	Park	CO
Front Range	Teller	CO
Front Range	Weld	CO
Dallas-Fort Worth	Carter	OK
Dallas-Fort Worth	Love	OK

Megapolitan Region	County	State
Dallas-Fort Worth	Collin	TX
Dallas-Fort Worth	Cooke	TX
Dallas-Fort Worth	Dallas	TX
Dallas-Fort Worth	Delta	TX
Dallas-Fort Worth	Denton	TX
Dallas-Fort Worth	Ellis	TX
Dallas-Fort Worth	Erath	TX
Dallas-Fort Worth	Fannin	TX
Dallas-Fort Worth	Grayson	TX
Dallas-Fort Worth	Henderson	TX
Dallas-Fort Worth	Hill	TX
Dallas-Fort Worth	Hood	TX
Dallas-Fort Worth	Hopkins	TX
Dallas-Fort Worth	Hunt	TX
Dallas-Fort Worth	Johnson	TX
Dallas-Fort Worth	Kaufman	TX
Dallas-Fort Worth	Lamar	TX
Dallas-Fort Worth	McLennan	TX
Dallas-Fort Worth	Navarro	TX
Dallas-Fort Worth	Palo Pinto	TX
Dallas-Fort Worth	Parker	TX
Dallas-Fort Worth	Rains	TX
Dallas-Fort Worth	Rockwall	TX
Dallas-Fort Worth	Somervell	TX
Dallas-Fort Worth	Tarrant	TX
Dallas-Fort Worth	Van Zandt	TX
Dallas-Fort Worth	Wise	TX
Central Texas	Atascosa	TX
Central Texas	Bandera	TX
Central Texas	Bastrop	TX
Central Texas	Bell	TX
Central Texas	Bexar	TX
Central Texas	Caldwell	TX
Central Texas	Comal	TX
Central Texas	Coryell	TX
Central Texas	Guadalupe	TX
Central Texas	Hays	TX
Central Texas	Kendall	TX
Central Texas	Kerr	TX
Central Texas	Lampasas	TX
Central Texas	Medina	TX
Central Texas	Travis	TX
Central Texas	Williamson	TX
Central Texas	Wilson	TX
Houston	Austin	TX
Houston	Brazoria	TX
Houston	Brazos	TX
Houston	Burleson	TX
Houston	Chambers	TX
Houston	Fort Bend	TX

Megapolitan Region	County	State
Houston	Galveston	TX
Houston	Grimes	TX
Houston	Hardin	TX
Houston	Harris	TX
Houston	Jefferson	TX
Houston	Liberty	TX
Houston	Matagorda	TX
Houston	Montgomery	TX
Houston	Orange	TX
Houston	Robertson	TX
Houston	San Jacinto	TX
Houston	Walker	TX
Houston	Waller	TX
Houston	Washington	TX
Houston	Wharton	TX
Twin Cities	Anoka	MN
Twin Cities	Benton	MN
Twin Cities	Blue Earth	MN
Twin Cities	Carver	MN
Twin Cities	Chisago	MN
Twin Cities	Dakota	MN
Twin Cities	Dodge	MN
Twin Cities	Goodhue	MN
Twin Cities	Hennepin	MN
Twin Cities	Isanti	MN
Twin Cities	Le Sueur	MN
Twin Cities	McLeod	MN
Twin Cities	Meeker	MN
Twin Cities	Nicollet	MN
Twin Cities	Olmsted	MN
Twin Cities	Ramsey	MN
Twin Cities	Rice	MN
Twin Cities	Scott	MN
Twin Cities	Sherburne	MN
Twin Cities	Sibley	MN
Twin Cities	Stearns	MN
Twin Cities	Steele	MN
Twin Cities	Wabasha	MN
Twin Cities	Waseca	MN
Twin Cities	Washington	MN
Twin Cities	Winona	MN
Twin Cities	Wright	MN
Twin Cities	Buffalo	WI
Twin Cities	Chippewa	WI
Twin Cities	Dunn	WI
Twin Cities	Eau Claire	WI
Twin Cities	Pepin	WI
Twin Cities	Pierce	WI
Twin Cities	Polk	WI
Twin Cities	St. Croix	WI

Megapolitan Region	County	State
Chicago	Boone	IL
Chicago	Cook	IL
Chicago	DeKalb	IL
Chicago	DuPage	IL
Chicago	Grundy	IL
Chicago	Kane	IL
Chicago	Kankakee	IL
Chicago	Kendall	IL
Chicago	Lake	IL
Chicago	McHenry	IL
Chicago	Ogle	IL
Chicago	Stephenson	IL
Chicago	Will	IL
Chicago	Winnebago	IL
Chicago	Jasper	IN
Chicago	La Porte	IN
Chicago	Lake	IN
Chicago	Newton	IN
Chicago	Porter	IN
Chicago	Columbia	WI
Chicago	Dane	WI
Chicago	Dodge	WI
Chicago	Fond du Lac	WI
Chicago	Iowa	WI
Chicago	Jefferson	WI
Chicago	Kenosha	WI
Chicago	Milwaukee	WI
Chicago	Ozaukee	WI
Chicago	Racine	WI
Chicago	Rock	WI
Chicago	Sauk	WI
Chicago	Sheboygan	WI
Chicago	Walworth	WI
Chicago	Washington	WI
Chicago	Waukesha	WI
Michigan Corridor	Allegan	MI
Michigan Corridor	Barry	MI
Michigan Corridor	Bay	MI
Michigan Corridor	Calhoun	MI
Michigan Corridor	Clinton	MI
Michigan Corridor	Eaton	MI
Michigan Corridor	Genesee	MI
Michigan Corridor	Ingham	MI
Michigan Corridor	Ionia	MI
Michigan Corridor	Jackson	MI
Michigan Corridor	Kalamazoo	MI
Michigan Corridor	Kent	MI
Michigan Corridor	Lapeer	MI
Michigan Corridor	Lenawee	MI
Michigan Corridor	Livingston	MI

Megapolitan Region	County	State
Michigan Corridor	Macomb	MI
Michigan Corridor	Monroe	MI
Michigan Corridor	Muskegon	MI
Michigan Corridor	Newaygo	MI
Michigan Corridor	Oakland	MI
Michigan Corridor	Ottawa	MI
Michigan Corridor	Saginaw	MI
Michigan Corridor	Shiawassee	MI
Michigan Corridor	St. Clair	MI
Michigan Corridor	Van Buren	MI
Michigan Corridor	Washtenaw	MI
Michigan Corridor	Wayne	MI
Michigan Corridor	Fulton	OH
Michigan Corridor	Lucas	OH
Michigan Corridor	Ottawa	OH
Michigan Corridor	Sandusky	OH
Michigan Corridor	Wood	OH
Ohio Valley	Dearborn	IN
Ohio Valley	Franklin	IN
Ohio Valley	Ohio	IN
Ohio Valley	Boone	KY
Ohio Valley	Bracken	KY
Ohio Valley	Campbell	KY
Ohio Valley	Gallatin	KY
Ohio Valley	Grant	KY
Ohio Valley	Kenton	KY
Ohio Valley	Pendleton	KY
Ohio Valley	Brown	OH
Ohio Valley	Butler	OH
Ohio Valley	Champaign	OH
Ohio Valley	Clark	OH
Ohio Valley	Clermont	OH
Ohio Valley	Clinton	OH
Ohio Valley	Darke	OH
Ohio Valley	Delaware	OH
Ohio Valley	Fairfield	OH
Ohio Valley	Fayette	OH
Ohio Valley	Franklin	OH
Ohio Valley	Greene	OH
Ohio Valley	Hamilton	OH
Ohio Valley	Knox	OH
Ohio Valley	Licking	OH
Ohio Valley	Logan	OH
Ohio Valley	Madison	OH
Ohio Valley	Miami	OH
Ohio Valley	Montgomery	OH
Ohio Valley	Morrow	OH
Ohio Valley	Pickaway	OH
Ohio Valley	Preble	OH
Ohio Valley	Ross	OH

Megapolitan Region	County	State
Ohio Valley	Shelby	OH
Ohio Valley	Union	OH
Ohio Valley	Marion	OH
Ohio Valley	Warren	OH
Steel Corridor	Ashtabula	OH
Steel Corridor	Belmont	OH
Steel Corridor	Carroll	OH
Steel Corridor	Columbiana	OH
Steel Corridor	Cuyahoga	OH
Steel Corridor	Geauga	OH
Steel Corridor	Jefferson	OH
Steel Corridor	Lake	OH
Steel Corridor	Lorain	OH
Steel Corridor	Mahoning	OH
Steel Corridor	Medina	OH
Steel Corridor	Portage	OH
Steel Corridor	Stark	OH
Steel Corridor	Summit	OH
Steel Corridor	Trumbull	OH
Steel Corridor	Wayne	OH
Steel Corridor	Allegheny	PA
Steel Corridor	Armstrong	PA
Steel Corridor	Beaver	PA
Steel Corridor	Butler	PA
Steel Corridor	Fayette	PA
Steel Corridor	Greene	PA
Steel Corridor	Lawrence	PA
Steel Corridor	Mercer	PA
Steel Corridor	Washington	PA
Steel Corridor	Westmoreland	PA
Steel Corridor	Brooke	WV
Steel Corridor	Hancock	WV
Steel Corridor	Marshall	WV
Steel Corridor	Ohio	WV
Florida Corridor	Brevard	FL
Florida Corridor	Charlotte	FL
Florida Corridor	Citrus	FL
Florida Corridor	Flagler	FL
Florida Corridor	Hernando	FL
Florida Corridor	Hillsborough	FL
Florida Corridor	Lake	FL
Florida Corridor	Manatee	FL
Florida Corridor	Marion	FL
Florida Corridor	Orange	FL
Florida Corridor	Osceola	FL
Florida Corridor	Pasco	FL
Florida Corridor	Pinellas	FL
Florida Corridor	Polk	FL
Florida Corridor	Sarasota	FL
Florida Corridor	Seminole	FL

Megapolitan Region	County	State
Florida Corridor	Sumter	FL
Florida Corridor	Volusia	FL
Florida Atlantic	Broward	FL
Florida Atlantic	Indian River	FL
Florida Atlantic	Martin	FL
Florida Atlantic	Miami-Dade	FL
Florida Atlantic	Okeechobee	FL
Florida Atlantic	Palm Beach	FL
Florida Atlantic	St. Lucie	FL
Atlanta	Cleburne	AL
Atlanta	Banks	GA
Atlanta	Barrow	GA
Atlanta	Bartow	GA
Atlanta	Bibb	GA
Atlanta	Butts	GA
Atlanta	Carroll	GA
Atlanta	Catoosa	GA
Atlanta	Chattooga	GA
Atlanta	Cherokee	GA
Atlanta	Clarke	GA
Atlanta	Clayton	GA
Atlanta	Cobb	GA
Atlanta	Coweta	GA
Atlanta	Crawford	GA
Atlanta	Dade	GA
Atlanta	Dawson	GA
Atlanta	De Kalb	GA
Atlanta	Douglas	GA
Atlanta	Fannin	GA
Atlanta	Fayette	GA
Atlanta	Floyd	GA
Atlanta	Forsyth	GA
Atlanta	Franklin	GA
Atlanta	Fulton	GA
Atlanta	Gilmer	GA
Atlanta	Gordon	GA
Atlanta	Gwinnett	GA
Atlanta	Habersham	GA
Atlanta	Hall	GA
Atlanta	Haralson	GA
Atlanta	Heard	GA
Atlanta	Henry	GA
Atlanta	Houston	GA
Atlanta	Jackson	GA
Atlanta	Jasper	GA
Atlanta	Jones	GA
Atlanta	Lamar	GA
Atlanta	Lumpkin	GA
Atlanta	Madison	GA
Atlanta	Meriwether	GA

Megapolitan Region	County	State
Atlanta	Monroe	GA
Atlanta	Morgan	GA
Atlanta	Murray	GA
Atlanta	Newton	GA
Atlanta	Oconee	GA
Atlanta	Oglethorpe	GA
Atlanta	Paulding	GA
Atlanta	Peach	GA
Atlanta	Pickens	GA
Atlanta	Pike	GA
Atlanta	Polk	GA
Atlanta	Rockdale	GA
Atlanta	Spalding	GA
Atlanta	Stephens	GA
Atlanta	Troup	GA
Atlanta	Twiggs	GA
Atlanta	Upson	GA
Atlanta	Walker	GA
Atlanta	Walton	GA
Atlanta	White	GA
Atlanta	Whitfield	GA
Atlanta	Bradley	TN
Atlanta	Hamilton	TN
Atlanta	McMinn	TN
Atlanta	Marion	TN
Atlanta	Polk	TN
Atlanta	Sequatchie	TN
Carolina	Alamance	NC
Carolina	Alexander	NC
Carolina	Anson	NC
Carolina	Burke	NC
Carolina	Cabarrus	NC
Carolina	Caldwell	NC
Carolina	Caswell	NC
Carolina	Catawba	NC
Carolina	Chatham	NC
Carolina	Cleveland	NC
Carolina	Davidson	NC
Carolina	Davie	NC
Carolina	Durham	NC
Carolina	Edgecombe	NC
Carolina	Forsyth	NC
Carolina	Franklin	NC
Carolina	Gaston	NC
Carolina	Granville	NC
Carolina	Guilford	NC
Carolina	Harnett	NC
Carolina	Iredell	NC
Carolina	Johnston	NC
Carolina	Lee	NC

Megapolitan Region	County	State
Carolina	Lincoln	NC
Carolina	Mecklenburg	NC
Carolina	Nash	NC
Carolina	Orange	NC
Carolina	Person	NC
Carolina	Randolph	NC
Carolina	Rockingham	NC
Carolina	Rowan	NC
Carolina	Rutherford	NC
Carolina	Stanly	NC
Carolina	Stokes	NC
Carolina	Surry	NC
Carolina	Union	NC
Carolina	Vance	NC
Carolina	Wake	NC
Carolina	Watauga	NC
Carolina	Wilkes	NC
Carolina	Wilson	NC
Carolina	Yadkin	NC
Carolina	Anderson	SC
Carolina	Cherokee	SC
Carolina	Chester	SC
Carolina	Greenville	SC
Carolina	Lancaster	SC
Carolina	Laurens	SC
Carolina	Oconee	SC
Carolina	Pickens	SC
Carolina	Spartanburg	SC
Carolina	Union	SC
Carolina	York	SC
Chesapeake	District of Columbia	
Chesapeake	Anne Arundel	MD
Chesapeake	Baltimore	MD
Chesapeake	Calvert	MD
Chesapeake	Caroline	MD
Chesapeake	Carroll	MD
Chesapeake	Charles	MD
Chesapeake	Dorchester	MD
Chesapeake	Frederick	MD
Chesapeake	Harford	MD
Chesapeake	Howard	MD
Chesapeake	Kent	MD
Chesapeake	Montgomery	MD
Chesapeake	Prince George's	MD
Chesapeake	Queen Anne's	MD
Chesapeake	St. Mary's	MD
Chesapeake	Talbot	MD
Chesapeake	Washington	MD
Chesapeake	Baltimore (independent city)	MD
Chesapeake	Adams	PA

Megapolitan Region	County	State
Chesapeake	Franklin	PA
Chesapeake	York	PA
Chesapeake	Amelia	VA
Chesapeake	Arlington	VA
Chesapeake	Caroline	VA
Chesapeake	Charles City	VA
Chesapeake	Chesterfield	VA
Chesapeake	Clarke	VA
Chesapeake	Culpeper	VA
Chesapeake	Cumberland	VA
Chesapeake	Essex	VA
Chesapeake	Fauquier	VA
Chesapeake	Gloucester	VA
Chesapeake	Goochland	VA
Chesapeake	Hanover	VA
Chesapeake	Henrico	VA
Chesapeake	Isle of Wight	VA
Chesapeake	James City + Williamsburg	VA
Chesapeake	King and Queen	VA
Chesapeake	King George	VA
Chesapeake	King William	VA
Chesapeake	Lancaster	VA
Chesapeake	Loudoun	VA
Chesapeake	Louisa	VA
Chesapeake	Mathews	VA
Chesapeake	Middlesex	VA
Chesapeake	New Kent	VA
Chesapeake	Northumberland	VA
Chesapeake	Nottoway	VA
Chesapeake	Powhatan	VA
Chesapeake	Rappahannock	VA
Chesapeake	Richmond	VA
Chesapeake	Southampton + Franklin	VA
Chesapeake	Stafford	VA
Chesapeake	Surry	VA
Chesapeake	Warren	VA
Chesapeake	Westmoreland	VA
Chesapeake	Alexandria (independent city)	VA
Chesapeake	Chesapeake (independent city)	VA
Chesapeake	Fairfax + Fairfax City + Falls Church	VA
Chesapeake	Hampton (independent city)	VA
Chesapeake	Newport News (independent city)	VA
Chesapeake	Norfolk (independent city)	VA
Chesapeake	York + Poquoson	VA
Chesapeake	Portsmouth (independent city)	VA
Chesapeake	Richmond (independent city)	VA
Chesapeake	Suffolk (independent city)	VA
Chesapeake	Virginia Beach (independent city)	VA
Chesapeake	Dinwiddie + Colonial Heights + Petersburg	VA
Chesapeake	Frederick + Winchester	VA

Megapolitan Region	County	State
Chesapeake	Prince George + Hopewell	VA
Chesapeake	Prince William + Manassas + Manassas Park	VA
Chesapeake	Spotsylvania + Fredericksburg	VA
Chesapeake	Sussex	VA
Chesapeake	Berkeley	WV
Chesapeake	Hampshire	WV
Chesapeake	Jefferson	WV
Chesapeake	Morgan	WV
New York-Philadelphia	Fairfield	CT
New York-Philadelphia	Hartford	CT
New York-Philadelphia	Litchfield	CT
New York-Philadelphia	Middlesex	CT
New York-Philadelphia	New Haven	CT
New York-Philadelphia	New London	CT
New York-Philadelphia	Tolland	CT
New York-Philadelphia	Windham	CT
New York-Philadelphia	Kent	DE
New York-Philadelphia	New Castle	DE
New York-Philadelphia	Cecil	MD
New York-Philadelphia	Franklin	MA
New York-Philadelphia	Hampden	MA
New York-Philadelphia	Hampshire	MA
New York-Philadelphia	Atlantic	NJ
New York-Philadelphia	Bergen	NJ
New York-Philadelphia	Burlington	NJ
New York-Philadelphia	Camden	NJ
New York-Philadelphia	Cape May	NJ
New York-Philadelphia	Cumberland	NJ
New York-Philadelphia	Essex	NJ
New York-Philadelphia	Gloucester	NJ
New York-Philadelphia	Hudson	NJ
New York-Philadelphia	Hunterdon	NJ
New York-Philadelphia	Mercer	NJ
New York-Philadelphia	Middlesex	NJ
New York-Philadelphia	Monmouth	NJ
New York-Philadelphia	Morris	NJ
New York-Philadelphia	Ocean	NJ
New York-Philadelphia	Passaic	NJ
New York-Philadelphia	Salem	NJ
New York-Philadelphia	Somerset	NJ
New York-Philadelphia	Sussex	NJ
New York-Philadelphia	Union	NJ
New York-Philadelphia	Warren	NJ
New York-Philadelphia	Bronx	NY
New York-Philadelphia	Dutchess	NY
New York-Philadelphia	Kings	NY
New York-Philadelphia	Nassau	NY
New York-Philadelphia	New York	NY
New York-Philadelphia	Orange	NY
New York-Philadelphia	Putnam	NY

Megapolitan Region	County	State
New York-Philadelphia	Queens	NY
New York-Philadelphia	Richmond	NY
New York-Philadelphia	Rockland	NY
New York-Philadelphia	Suffolk	NY
New York-Philadelphia	Sullivan	NY
New York-Philadelphia	Ulster	NY
New York-Philadelphia	Westchester	NY
New York-Philadelphia	Berks	PA
New York-Philadelphia	Bucks	PA
New York-Philadelphia	Carbon	PA
New York-Philadelphia	Chester	PA
New York-Philadelphia	Cumberland	PA
New York-Philadelphia	Dauphin	PA
New York-Philadelphia	Delaware	PA
New York-Philadelphia	Lancaster	PA
New York-Philadelphia	Lebanon	PA
New York-Philadelphia	Lehigh	PA
New York-Philadelphia	Monroe	PA
New York-Philadelphia	Montgomery	PA
New York-Philadelphia	Northampton	PA
New York-Philadelphia	Perry	PA
New York-Philadelphia	Philadelphia	PA
New York-Philadelphia	Pike	PA
New England	Androscoggin	ME
New England	Cumberland	ME
New England	Sagadahoc	ME
New England	York	ME
New England	Barnstable	MA
New England	Bristol	MA
New England	Essex	MA
New England	Middlesex	MA
New England	Norfolk	MA
New England	Plymouth	MA
New England	Suffolk	MA
New England	Worcester	MA
New England	Belknap	NH
New England	Hillsborough	NH
New England	Merrimack	NH
New England	Rockingham	NH
New England	Strafford	NH
New England	Bristol	RI
New England	Kent	RI
New England	Newport	RI
New England	Providence	RI
New England	Washington	RI