



Fastest-Growing Places in the U.S. in 2021-2022

The fastest-growing cities in the country are determined by the net migration of each metro area, which is measured by the growth or decline of the population over the past five years. The percent increase in that period of time is how U.S. News determines the metro areas where the most people are moving.

<https://realestate.usnews.com/places/rankings/fastest-growing-places>

Top 15 Fastest Growing MSAs	Mvrtle Beach	Sarasota	Fort Myers	Naples	Lakeland	Ocala	Daytona Beach	Port St Lucie	Orlando	Melbourne	Fort Collins	Spartenburg	Austin	Boise	Tampa	US
Population	506,593	866,000	772,358	395,210	721,312	381,860	686,374	491,716	2,663,604	620,147	372,666	331,427	2,356,867	796,784	3,228,154	333,934,112
Households	213,470	380,135	321,730	165,046	269,314	156,771	285,049	197,712	984,592	259,727	149,530	127,634	894,088	291,031	1,314,808	126,470,675
Families	137,848	235,635	209,555	109,526	186,883	104,290	180,608	130,883	656,110	165,968	92,290	86,395	554,684	197,636	810,750	82,824,624
Average Household Size	2.35	2.25	2.37	2.37	2.63	2.38	2.35	2.45	2.66	2.36	2.43	2.54	2.59	2.69	2.42	2.58
Owner Occupied Housing Units	158,418	291,099	242,168	121,317	190,372	115,368	200,547	152,389	613,006	198,450	96,581	90,534	545,361	214,026	873,741	81,906,775
Renter Occupied Housing Units	55,052	89,036	79,562	43,729	78,942	41,403	84,502	45,323	371,586	61,277	52,949	37,100	348,727	77,005	441,067	44,563,900
Median Age	45.5	53.4	48.9	50.9	41.9	51.2	48.4	47.9	37.8	48.4	37.5	39.9	34.7	35.9	43.2	38.8
Trends: 2015 - 2020 Annual Rate																
Population	2.42%	1.72%	1.89%	1.67%	1.50%	1.26%	1.33%	1.36%	1.94%	1.23%	1.65%	1.36%	2.56%	2.15%	1.27%	0.71%
Households	2.47%	1.66%	1.84%	1.72%	1.43%	1.25%	1.31%	1.28%	1.87%	1.21%	1.67%	1.38%	2.57%	2.16%	1.18%	0.71%
Families	2.36%	1.60%	1.78%	1.66%	1.37%	1.19%	1.26%	1.24%	1.83%	1.14%	1.60%	1.27%	2.55%	2.04%	1.13%	0.64%
Owner HHs	2.63%	1.84%	1.79%	1.82%	1.67%	1.58%	1.43%	1.57%	2.01%	1.31%	1.94%	1.52%	2.79%	2.29%	1.36%	0.91%
Median Household Income	1.52%	2.53%	2.34%	2.32%	1.83%	1.57%	2.23%	2.40%	2.24%	2.32%	2.51%	1.58%	2.03%	2.61%	2.43%	2.41%
Households by Income																
<\$15,000	8.90%	6.40%	8.00%	8.40%	10.50%	10.40%	10.00%	9.10%	8.00%	7.80%	8.10%	10.80%	6.90%	7.10%	10.30%	9.80%
\$15,000 - \$24,999	8.10%	8.60%	8.30%	5.70%	11.20%	13.20%	10.30%	8.50%	8.00%	8.90%	7.30%	8.80%	5.70%	7.20%	8.80%	8.20%
\$25,000 - \$34,999	10.80%	8.20%	8.80%	8.70%	11.10%	9.40%	11.70%	10.60%	9.20%	9.90%	6.00%	9.90%	5.80%	9.10%	9.50%	8.40%
\$35,000 - \$49,999	15.70%	13.60%	12.90%	10.70%	14.20%	17.10%	13.40%	12.50%	14.20%	16.30%	10.20%	12.50%	11.10%	12.60%	13.80%	11.90%
\$50,000 - \$74,999	21.40%	19.20%	19.90%	15.70%	20.30%	21.20%	18.50%	19.00%	17.40%	18.80%	20.60%	16.20%	19.90%	18.80%	18.40%	17.30%
\$75,000 - \$99,999	13.20%	13.90%	14.60%	12.80%	13.70%	12.70%	14.00%	13.90%	13.70%	12.70%	13.70%	14.10%	12.70%	14.90%	13.00%	12.80%
\$100,000 - \$149,999	13.20%	16.10%	14.70%	17.20%	11.90%	9.90%	13.70%	14.80%	14.40%	13.60%	17.50%	13.70%	19.00%	16.00%	14.30%	15.80%
\$150,000 - \$199,999	4.60%	5.80%	3.70%	7.50%	3.70%	3.00%	4.40%	6.20%	6.20%	6.50%	10.30%	4.40%	11.00%	6.00%	5.40%	7.20%
\$200,000+	4.10%	8.20%	7.30%	13.10%	3.30%	3.00%	4.10%	5.40%	6.60%	5.50%	9.50%	4.10%	11.60%	6.70%	6.60%	8.50%
Median Household Income	\$55,446	\$64,997	\$62,671	\$76,136	\$52,507	\$49,779	\$54,524	\$59,816	\$60,993	\$57,195	\$76,337	\$56,200	\$81,998	\$65,481	\$58,049	\$64,730
Average Household Income	\$74,594	\$92,589	\$88,415	\$111,489	\$68,539	\$65,012	\$73,565	\$82,000	\$84,820	\$81,039	\$100,706	\$73,705	\$110,038	\$87,515	\$82,576	\$92,435
Per Capita Income	\$31,458	\$40,671	\$36,890	\$46,592	\$25,640	\$26,763	\$30,674	\$33,007	\$31,427	\$34,014	\$40,479	\$28,445	\$41,805	\$32,006	\$33,696	\$35,106
Population by Age																
0 - 4	4.90%	4.10%	4.70%	4.60%	5.80%	4.50%	4.40%	4.80%	5.70%	4.40%	5.30%	5.90%	6.60%	7.10%	5.10%	5.90%
5 - 9	5.10%	4.30%	4.90%	4.90%	5.90%	4.70%	4.60%	5.00%	5.80%	4.70%	5.40%	6.30%	6.80%	7.20%	5.30%	6.10%
10 - 14	5.20%	4.60%	4.90%	5.00%	5.90%	4.90%	4.90%	5.30%	5.90%	5.10%	5.60%	6.30%	6.70%	7.20%	5.50%	6.20%
15 - 19	5.30%	4.50%	4.90%	4.70%	5.80%	4.70%	5.10%	5.00%	6.10%	5.10%	7.00%	6.20%	6.70%	6.80%	5.40%	6.30%
20 - 24	5.20%	4.30%	4.80%	4.50%	5.60%	4.50%	5.20%	4.90%	7.00%	4.80%	9.00%	6.00%	8.00%	6.40%	5.80%	6.50%
25 - 34	12.00%	9.70%	11.30%	10.40%	12.90%	10.60%	11.50%	11.50%	15.70%	11.40%	14.40%	13.30%	15.60%	14.00%	13.00%	14.00%
35 - 44	11.80%	9.40%	10.50%	10.00%	11.60%	9.80%	10.50%	10.30%	13.00%	10.60%	12.20%	12.30%	14.90%	13.50%	12.00%	12.80%
45 - 54	11.40%	10.70%	10.70%	10.30%	11.20%	10.60%	11.60%	11.50%	12.20%	12.30%	11.30%	12.60%	12.00%	11.80%	12.30%	12.10%
55 - 64	14.60%	15.00%	14.10%	13.90%	12.90%	14.10%	15.20%	14.50%	12.40%	15.90%	13.10%	13.30%	10.80%	11.50%	13.90%	13.00%
65 - 74	15.30%	16.90%	16.20%	16.40%	12.60%	17.30%	14.90%	14.20%	9.50%	13.90%	10.20%	10.90%	7.60%	8.90%	12.10%	10.20%
75 - 84	7.20%	11.40%	9.60%	11.10%	7.20%	10.60%	8.60%	9.20%	4.80%	8.40%	4.50%	5.30%	3.20%	4.00%	6.80%	5.00%
85+	2.00%	4.90%	3.40%	4.10%	2.50%	3.80%	3.50%	3.80%	1.80%	3.30%	1.90%	1.80%	1.10%	1.50%	2.90%	2.00%
Race and Ethnicity																
White Alone	76.90%	84.40%	80.30%	81.70%	70.50%	77.80%	79.80%	73.30%	65.60%	80.50%	88.80%	71.00%	68.10%	85.90%	75.00%	69.20%
Black Alone	14.40%	6.60%	8.70%	7.10%	15.60%	13.20%	11.00%	16.00%	17.30%	10.50%	1.10%	19.80%	7.90%	1.20%	12.80%	13.00%
American Indian Alone	0.70%	0.30%	0.30%	0.30%	0.50%	0.50%	0.40%	0.40%	0.40%	0.40%	0.80%	0.30%	0.70%	0.90%	0.40%	1.00%
Asian Alone	1.50%	2.10%	1.70%	1.80%	1.80%	1.70%	2.00%	1.80%	4.40%	2.60%	2.30%	2.60%	7.20%	2.10%	3.70%	5.90%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%	0.10%	0.20%
Some Other Race Alone	3.60%	4.30%	6.30%	7.00%	8.20%	3.90%	3.80%	5.40%	8.10%	2.40%	3.60%	3.90%	11.90%	6.10%	4.60%	7.10%
Two or More Races	2.80%	2.30%	2.60%	2.20%	3.30%	2.80%	2.90%	3.00%	4.00%	3.50%	3.30%	2.30%	4.00%	3.60%	3.40%	3.60%
Hispanic Origin (Any Race)	7.20%	13.60%	23.70%	29.40%	26.50%	15.10%	15.30%	18.90%	33.50%	11.70%	11.90%	7.50%	34.60%	14.40%	21.70%	18.90%