



METRO COMPARISONS

AUSTIN, LOS ANGELES, NEW YORK & SAN FRANCISCO

METRO COMPARISONS

Austin, Los Angeles, New York & San Francisco



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Population

	2020	2025	Difference	Percent change
Austin MSA	2,283,391	2,620,945	337,554	14.8%
Los Angeles MDiv	10,017,414	9,694,934	-322,480	-3.2
New York MDiv	12,451,725	12,300,480	-151,245	-1.2
San Francisco MSA	4,753,651	4,630,041	-123,610	-2.6
United States	-	-	-	3.1

Source: US Census Bureau, [Population Estimates](#)

Labor Force, Employment & Unemployment

2024

	Labor force	Employment	Unemployment	Unemp. rate
Austin MSA	1,504,019	1,451,040	52,979	3.5%
Los Angeles MDiv	5,109,754	4,812,580	297,174	5.8
New York MDiv	6,285,247	5,981,679	303,568	4.8
San Francisco MDiv	927,730	892,789	34,941	3.8
United States	-	-	-	4.0

Source: U.S. Bureau of Labor Statistics, [Local Area Unemployment Statistics](#).

Nonfarm Payroll Jobs & Job Growth

	2025	2020-2025		2024-2025	
		Difference	Percent ch.	Difference	Percent ch.
Austin MSA	1,402,900	311,500	28.5%	27,200	2.0%
Los Angeles Mdiv	4,592,700	424,600	10.2	-5,100	-0.1
New York Mdiv	6,395,500	828,600	14.9	24,500	0.4
San Francisco MSA	2,419,800	137,100	6.0	-16,700	-0.7
U.S. Metro	139,626,300	14,761,700	11.8	551,200	0.4
United States	158,457,000	16,271,000	11.4	764,000	0.5

Source: U.S. Bureau of Labor Statistics, [Current Employment Statistics](#).

Labor Force Participation Rate

2024

	Population 16 & over	Population 20 to 64 years	Population 25 to 64 years with a high school diploma	Population 25 to 64 years with a bachelor's degree or higher
Austin MSA	71.9%	84.1%	77.9%	89.4%
Los Angeles MDiv	65.6	80.4	76.9	89.0
New York MDiv	64.6	80.3	73.3	89.9
San Francisco MDiv	69.1	85.2	78.4	90.8
United States	64.0	80.0	73.8	88.4

Source: U.S. Bureau of the Census, [American Community Survey](#).

Educational Attainment

Population 25 years & older, 2024

	H.S. graduate or higher	At least some college	Bachelor's degree or higher	Graduate degree
Austin MSA	91.8%	75.4%	52.3%	20.6%
Los Angeles MDiv	81.4	61.2	37.2	13.4
New York MDiv	85.3	63.1	44.4	19.0
San Francisco MDiv	89.4	74.9	53.8	23.3
United States	89.9	64.2	36.8	14.7

Source: U.S. Census Bureau, [American Community Survey](#).



Median Age

2024

	Years
Austin MSA	36.2
Los Angeles MDiv	38.9
New York MDiv	38.7
San Francisco MDiv	41.0
United States	39.2

Source: U.S. Census Bureau, [American Community Survey](#).

Geographical Mobility in the Past Year

For current residence, population 1 year & older, 2024

	Total	Same house 1 year ago	Different house in the U.S. 1 year ago			Abroad 1 year ago	Moved from a different metro or nonmetro area in the U.S. or abroad	
			Total	Same MSA	Elsewhere in the U.S.		Total	%
Austin MSA	2,526,404	2,093,812	401,036	275,586	125,450	31,556	157,006	6.2%
Los Angeles MDiv	9,669,352	8,811,505	781,044	618,684	162,360	76,803	239,163	2.5
New York MDiv	12,042,980	10,908,323	992,159	798,043	194,116	142,498	336,614	2.8
San Francisco MDiv	1,554,368	1,347,762	189,950	131,977	57,973	16,656	74,629	4.8
United States	—	—	—	—	—	—	—	4.5

Source: U.S. Census Bureau, [American Community Survey](#).

Income

2024

	Median household income	Median family income	Per capita income
Austin MSA	\$99,897	\$127,479	\$59,403
Los Angeles MDiv	90,845	102,498	46,429
New York MDiv	88,804	102,699	54,628
San Francisco MDiv	148,994	187,137	88,998
United States	81,604	101,265	45,256

Source: U.S. Census Bureau, [American Community Survey](#).

Mean Travel Time to Work

2024

	Minutes
Austin MSA	28.2
Los Angeles MDiv	31.7
New York MDiv	38.5
San Francisco MDiv	29.8
United States	27.2

Source: U.S. Census Bureau, [American Community Survey](#).

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Austin, Los Angeles, New York & San Francisco



Crime

Rate per 100,000 population, 2023

	Violent crime	Property crime
Austin MSA	321.4	2,138.2
Los Angeles MDiv ¹	NA	NA
New York MDiv	1,708.4	6,648.2
San Francisco MDiv	534.5	3,978.6
United States Metros	392.2	2,029.5
United States	363.8	1,916.7

Source: U.S. Federal Bureau of Investigation, [Crime in the United States](#).

Gross Domestic Product

	GDP 2024 (millions)	Real growth rates		
		2020-2022	2022-2024	2020-2024
Austin MSA	\$268,445	24.7%	14.5%	35.7%
Los Angeles MSA	1,354,718	15.5	9.6	23.6
New York MSA	2,442,500	14.4	10.7	23.5
San Francisco MSA	801,311	14.2	10.5	23.2
U.S. Metros	25,517,825	17.4	10.3	35.0

Source: U.S. Bureau of Economic Analysis, [GDP by County, Metro & Other Areas](#).

Patent Activity

	Population 2010	Patents 2005-2015	Patents per 10,000 population
Austin MSA	1,716,289	25,163	146.61
Los Angeles MSA	12,828,837	54,608	42.57
New York MSA	18,897,109	65,824	34.83
San Francisco MSA	4,335,391	70,416	162.42
U.S. Metros	—	—	42.95

Source: U.S. Patent & Trademark Office, [Calendar Year Patent Statistics](#).

Employment in STEM Occupations

May 2024

	Total employment	Non-STEM occupations	STEM occupations	STEM of total
Austin MSA	1,260,220	1,120,400	139,820	11.1%
Los Angeles MSA	6,199,940	5,845,520	354,420	5.7
New York MSA	9,363,010	8,799,550	563,460	6.0
San Francisco MSA	2,405,740	2,098,390	307,350	12.8
U.S. metro areas	—	—	—	6.8
United States	—	—	—	6.7

Note: Excludes self-employed.

Source: U.S. Bureau of Labor Statistics, [Occupational Employment Statistics](#).

¹ The FBI's data for 2023 does not include Los Angeles. In 2020, the Los Angeles MDiv's violent crime rate was 549.0 and its property crime rate was 2,147.1.



Average Hourly Earnings

Private nonfarm payrolls

	2022	2023	2024	Percent change	
				2022-2023	2023-2024
Austin MSA	\$32.69	\$33.70	\$34.74	3.1%	3.1%
Los Angeles MDiv	36.33	37.47	38.40	3.1	2.5
New York MDiv	38.48	38.92	39.82	1.1	2.3
San Francisco MDiv	51.03	51.60	51.46	1.1	-0.3
United States	32.26	33.72	35.05	4.5	4.0

Source: U.S. Bureau of Labor Statistics, [Current Employment Statistics](#).

Median Salaries & Salary Indexes for Major Occupational Groups

May 2024

Occupation	Austin MSA	Los Angeles MSA	New York MSA	San Fran. MSA	United States	Index, U.S.=100			
						Aus.	LA	NY	SF
All Occupations	\$52,610	\$53,490	60,460	\$72,050	\$73,960	106	108	122	149
Management	126,190	131,930	167,610	171,350	174,140	103	108	137	143
Business & Financial Operations	79,400	89,470	102,390	104,950	110,180	98	111	127	136
Computer & Mathematical	108,150	121,480	128,980	163,890	165,760	102	115	122	157
Architecture & Engineering	92,210	106,540	100,560	126,310	130,940	95	109	103	135
Life, Physical & Social Science	74,260	96,480	83,810	120,350	126,190	94	122	106	160
Community & Social Service	57,220	62,700	63,950	64,830	72,290	99	109	111	126
Legal	99,270	128,680	140,050	158,410	156,870	99	129	140	157
Education, Training & Library	59,210	65,520	76,210	75,130	73,410	100	111	129	124
Arts, Design, Entertainment, Sports & Media	58,930	82,490	84,160	90,900	91,680	98	137	140	152
Healthcare Practitioners & Technical	81,010	105,750	104,120	139,340	137,270	97	127	125	165
Healthcare Support	37,200	34,860	38,920	34,490	36,740	100	94	105	99
Protective Service	51,020	47,340	53,700	56,240	56,490	101	94	106	112
Food Preparation & Serving Related	31,200	36,960	37,560	39,200	42,100	91	108	110	123
Building & Grounds Cleaning & Maintenance	36,340	39,030	44,220	45,250	45,760	99	106	120	124
Personal Care & Service	32,360	37,040	37,120	43,400	43,390	92	105	106	124
Sales & Related	38,780	43,950	46,640	49,390	50,110	104	117	125	134
Office & Administrative Support	46,710	50,930	53,100	59,630	61,090	101	110	115	132
Farming, Fishing & Forestry	35,010	43,680	42,560	45,230	47,440	95	119	116	129
Construction & Extraction	49,590	69,600	75,110	77,850	79,000	85	119	129	135
Installation, Maintenance & Repair	55,640	63,270	63,730	72,490	74,870	96	109	109	129
Production	43,370	45,710	46,020	50,040	52,330	94	99	100	114
Transportation & Material Moving	39,980	43,720	45,670	48,150	49,310	94	102	107	115

Source: U.S. Bureau of Labor Statistics, [Occupational Employment & Wages Statistics](#).



State & Local Tax Burden

2023

	Taxes per capita						Taxes per \$1000 of personal income
	Taxes	Property	Sales & gross receipts	Individual income	Corporate income	Other	
California	\$8,989	\$2,364	\$2,710	\$2,473	\$768	\$673	\$111
New York	12,601	3,484	2,915	3,841	1,680	682	153
Texas	5,721	2,330	2,901	0	0	489	86
United States	7,049	2,037	2,512	1,541	458	501	101

Source: U.S. Bureau of the Census, [State & Local Government Finances](#).

Corporate Income Tax

	Tax year 2024
California	8.84%
New York	5.9-7.25 ²
Texas	Texas has no corporate income tax. However, Texas does have a franchise tax. The franchise tax (or “margins tax”) is a tax of 0.75% (retailers’ and wholesalers’ rate is 0.375%) on the lesser of total revenue minus cost of goods sold, total revenue minus compensation, total revenue minus \$1 million, or 70% of total revenue. Sole proprietorships and general partnerships are exempt. Businesses are also exempt if revenues are under \$2,470,000.

Sources: Federation of Tax Administrators, [State Corporate Tax Rates](#); Tax Foundation, [State Corporate Income Tax Rates & Brackets](#); Texas Comptroller of Public Accounts, [Franchise Tax](#).

Individual Income Tax

	Maximum rate, tax year 2024
California	13.3%
New York	10.9
Texas	None

Source: Federation of Tax Administrators, [State Individual Income Tax Rates](#); Tax Foundation, [State Individual Income Tax Rates & Brackets](#).

Unemployment Insurance

Taxable wage bases & tax rates, July 2025

	Taxable wage base	Minimum rate	Maximum rate ³	New employer rate ⁴
California	\$7,000	1.50%	6.20%	3.40%
New York	12,800	2.025	9.825	4.025
Texas	9,000	0.00	6.00	2.70

Source: U.S. Employment & Training Administration, [Significant Provisions of State Unemployment Insurance Laws](#).

Average employer contribution rates, 2024

	Tax rate as a % of taxable wages	Tax rate as a % of total wages
California	3.14%	0.35%
New York	3.00	0.50
Texas	1.77	0.32
United States	2.03	0.47

Source: U.S. Employment & Training Administration, [Average Employer Contribution Rates by State](#).

² Certain qualified New York manufacturers pay 0%. New York also imposes a Corporate Stocks Tax of 0.1875%.

³ Rates apply only to experience rated employers and do not include applicable non UI-taxes, surtaxes, penalties, or surcharges.

⁴ New employer rate shown is the basic rate. Higher rates may apply depending on industry classification and/or other factors in state law. Most commonly, states impose a higher rate or industry average or surcharge on new construction employers.



Workers' Compensation

Employer cost per \$100 of covered wages

	2020	2021	2022	Percent change 2020-2022
California	\$1.45	\$1.34	\$1.43	-1.4%
New York	1.29	1.15	1.17	-9.3
Texas	0.46	0.41	0.41	-10.9
United States	1.08	1.01	1.00	-7.4

Note: Estimates of employer costs are equal to the sum of: premiums and deductibles paid to private insurers and state funds; benefits and administrative costs paid by self-insured employers; and assessments paid to special funds (e.g., second-injury funds).

Source: National Academy of Social Insurance, [Workers' Compensation: Benefits, Coverage, and Costs 2022](#), November 2024.

Employment-Based Health Insurance

Average annual cost, 2024

	Single premium	Employee-plus-one premium	Family premium
California	\$8,965	\$16,982	\$24,143
New York	9,589	19,431	27,188
Texas	7,833	15,734	24,106
United States	8,486	16,931	24,540

Sources: U.S. Agency for Healthcare Research & Quality, Center for Financing, Access & Cost Trends, [2023 Medical Expenditure Panel Survey—Insurance Component](#), July 2024.

Electric Utility Service

Average retail price to ultimate consumers by end-use sector (cents per kWh)

	Residential		Commercial		Industrial		All Sectors	
	2023	2024	2023	2024	2023	2024	2023	2024
California	29.51¢	31.86¢	23.91¢	25.29¢	18.64¢	21.98¢	24.87¢	27.00¢
New York	22.24	24.37	18.01	18.83	6.87	9.11	18.28	19.66
Texas	14.46	14.94	8.82	8.81	6.60	6.26	10.04	10.05
United States	16.00	16.48	12.59	12.85	8.04	8.15	12.68	12.99

Source: U.S. Energy Information Administration, [Electricity Data Browser](#).

Natural Gas Utility Service

Dollars per 1,000 cubic feet

	Residential price		Commercial				Industrial			
	2023	2024	Price		% of deliveries		Price		% of deliveries	
			2023	2024	2023	2024	2023	2024	2023	2024
California	\$21.85	N/A	\$17.21	\$13.86	54%	46%	\$14.07	\$11.38	5%	5%
New York	16.90	16.57	9.64	NA	100	NA	6.71	5.48	5	5
Texas	17.36	17.99	10.06	NA	70	NA	9.99	7.75	29	31
U.S.	15.39	14.59	11.07	10.14	65	64	NA	NA	13	14

Note: Natural gas price data is based on varying reported proportions of total sales in each sector and each state. Percent (%) above is the percentage of total deliveries to customer group represented by each price. Residential price estimates are based on about 100% of residential deliveries, but commercial and industrial price estimates are based on data for varying portions of total deliveries to those customers.

Source: Energy Information Administration, [Natural Gas Monthly](#).

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Office & Industrial Real Estate

Office, March 2026

	Vacancy rate	Lease rate			Inventory (millions of sq. ft.)	
		Total market	Class A	Class B	Existing	Under construction
Austin MSA	16.7%	\$42.93	\$52.44	\$37.87	139.01	1.27
Los Angeles MSA	16.0	42.21	48.10	40.67	441.45	2.60
New York MSA	13.1	64.23	81.40	49.42	863.63	6.25
San Francisco MSA	21.6	53.53	60.63	48.50	195.01	1.46

Industrial, March 2026

	Vacancy rate	Lease rate				Inventory (millions of sq. ft.)	
		Total market	Flex	Logistics	Specialized	Existing	Under construc.
Austin MSA	14.4%	\$14.06	\$18.57	\$12.56	\$15.52	179.64	14.60
Los Angeles MSA	6.6	17.59	25.27	17.04	17.33	965.53	2.88
New York MSA	7.5	22.83	26.71	22.54	22.39	562.20	3.36
San Francisco MSA	13.3	28.81	39.08	22.34	24.82	103.76	0.49

Source: Costar.

Building Cost Index

2025

	Residential	Commercial
Austin	84	86
Los Angeles	115	116
New York	130	126
San Francisco	131	129

Source: R.S. Means, [Square Foot Costs](#).

Cost of Living Index

U.S.=100, 2025

	Composite	Grocery items [15.29%]	Housing [28.36%]	Utilities [8.38%]	Transportation [8.80%]	Health-care [4.70%]	Misc. [34.47%]
Austin	95.6	95.0	96.8	99.0	95.0	90.3	94.9
Los Angeles	152.3	109.3	235.4	108.9	137.9	96.4	121.0
New York (Manhattan)	238.9	116.3	511.3	117.2	118.7	142.9	129.5
San Francisco	163.6	115.5	254.1	149.4	141.3	124.1	120.4

Source: The Council for Community & Economic Research, [Cost of Living Index](#).

Median Apartment Rents

2025

	1 bedroom	2 bedrooms	3 bedrooms
Austin MSA	\$1,783	\$2,106	\$2,684
Los Angeles MSA	2,358	2,925	3,779
New York MDiv	2,475	2,753	3,425
San Francisco MDiv	3,158	3,769	4,701
U.S. Metros	1,616	1,930	2,495
United States	1,509	1,809	2,341

Source: U.S. Department of Housing & Urban Development, [50th Percentile Rent Estimates](#).



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Median Home Price

Existing single-family homes

	2022	2023	2024	Percent Change	
				2022-2023	2023-2024
Austin MSA	\$555,400	\$481,200	\$479,500	-13.4%	-0.4%
Los Angeles MDiv	849,400	833,400	906,000	-1.9	8.7
New York MDiv	607,600	636,900	701,400	4.8	10.1
San Francisco MSA	1,350,000	1,272,500	1,350,000	-5.7	6.1
United States	392,800	394,100	412,500	0.3	4.7

Source: National Association of Realtors, [Metropolitan Median Home Prices & Affordability](#).

Typical⁵ Home Price, 3-Bedroom Homes

	City ⁶	Year ending Dec. 2025
Austin MSA	San Marcos	\$431,739
	Pflugerville	378,328
	Round Rock	413,009
	Georgetown	431,739
	Cedar Park	472,427
	Austin	504,854
Los Angeles MDiv	Lancaster	\$463,991
	Santa Clarita	794,780
	Whittier	808,249
	Long Beach	842,640
	Los Angeles	941,935
	Glendale	1,179,017
New York MDiv	Paterson	\$522,550
	Clifton	592,940
	Yonkers	663,364
	Jersey City	650,180
	White Plains	750,378
	New York	804,071
San Francisco MDiv	Daly City	\$1,099,006
	South San Francisco	1,212,996
	San Bruno	1,290,258
	San Francisco	1,272,099
	San Mateo	1,621,746
	Redwood City	1,827,154

Source: [Zillow](#).

Cost of Housing Index

2025 Q2

	Cost of housing index (CHI) ⁷	Median family income	Median home price
Austin MSA	35%	\$133,800	\$491,800
Los Angeles MDiv	NA	NA	NA
New York MSA	54	130,300	756,800
San Francisco MDiv	69	159,800	1,315,600
United States	36	104,200	410,800

Source: National Association of Home Builders, [NAHB/ Wells Fargo Cost of Housing Index](#).

⁵ Zillow's Home Value Index represents the typical value for mid-tier (35th-65th percentile) homes.

⁶ Selection represents the 6 largest reported cities in each metro.

⁷ Cost of housing index represents the typical family's income for a mortgage payment

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Metropolitan Area Definitions

Austin-Round Rock, TX Metropolitan Statistical Area (MSA)

Bastrop County
Caldwell County
Hays County
Travis County
Williamson County

Los Angeles-Long Beach-Anaheim, CA MSA

Anaheim-Santa Ana-Irvine, CA Metropolitan Division (MDiv)
Orange County
Los Angeles-Long Beach-Glendale, CA MDiv
Los Angeles County

New York-Newark-Jersey City, NY-NJ-PA MSA

Nassau County-Suffolk County, NY MDiv

Nassau County
Suffolk County

Newark, NJ-PA MDiv

Essex County, NJ
Hunterdon County, NJ
Morris County, NJ
Sussex County, NJ
Union County, NJ
Pike County, PA

New Brunswick-Lakewood, NJ MDiv

Middlesex County
Monmouth County
Ocean County
Somerset County

New York-Jersey City-White Plains, NY-NJ MDiv

Bergen County, NJ
Hudson County, NJ
Passaic County, NJ
Bronx County, NY
Kings County, NY
New York County, NY
Putnam County, NY
Queens County, NY
Richmond County, NY
Rockland County, NY
Westchester County, NY

San Francisco-Oakland-Berkeley, CA MSA

Oakland-Berkeley-Livermore, CA

Alameda County
Contra Costa County

San Francisco-San Mateo-Redwood City, CA

San Francisco County
San Mateo County

San Rafael, CA

Marin County