

DEMOGRAPHIA

Net Domestic Migration by Land Use Category: 2000-2008
Metropolitan Areas Over 1,000,000 Population

Metropolitan Area	Land Use Regulatory Category	
	Less Restrictive	More Restrictive
Atlanta	351,036	
Austin	162,991	
Baltimore		(22,619)
Birmingham	19,643	
Boston		(244,831)
Buffalo	(49,680)	
Charlotte	184,349	
Chicago		(464,632)
Cincinnati	(16,064)	
Cleveland	(111,823)	
Columbus	21,088	
Dallas-Fort Worth	216,820	
Denver		17,509
Detroit	(265,013)	
Hartford		(7,164)
Houston	153,443	
Indianapolis	55,409	
Jacksonville		117,371
Kansas City	21,113	
Las Vegas		284,862
Los Angeles		(1,124,229)
Louisville	23,523	
Memphis	2,114	
Miami		(173,550)
Milwaukee		(65,962)
Minneapolis-St. Paul		(22,318)
Nashville	93,202	
New Orleans		(325,918)
New York		(1,646,361)
Oklahoma City	26,616	
Orlando		226,886
Philadelphia	(86,448)	
Phoenix		478,170
Pittsburgh	(52,911)	
Portland		83,920
Providence		(36,909)
Raleigh	138,764	
Richmond	65,951	

Riverside-San Bernardino		468,221
Rochester	(39,552)	
Sacramento		127,578
Salt Lake City	(31,698)	
San Antonio	131,442	
San Diego		(114,246)
San Francisco		(355,142)
San Jose		(224,872)
Seattle		11,243
St. Louis	(33,410)	
Tampa-St. Petersburg		253,942
Tucson		64,696
Norfolk (Virginia Beach)		7,068
Washington		(103,092)
Total	980,905	(2,790,379)
Other Areas	1,809,474	

Notes

Data from US Bureau of the Census

Domestic migration: Moving within the United States

More restrictive land use includes compact development & smart growth

More restrictive markets include those classified as "growth management," "growth control," containment and "contain-lite" and "exclusions: in "From Traditional to Reformed A Review of the Land Use Regulations in the Nation's 50 largest Metropolitan Areas" (Brookings Institution, 2006) and markets with significant large lot zoning and land preservation restrictions (New York, Chicago, Hartford, Milwaukee, Minneapolis-St. Paul, and Virginia Beach).

Less restrictive markets are all others, except for Nashville and Memphis, where urban growth boundaries have been drawn far enough from the urban areas to have no perceivable impact on land prices.