

Twenty-Five Largest U.S. Cities by Population: General and Economic Information

	Resident Population ¹	Number of Daytime Commuters ²	% Change Due to Commuters	Median Household Income ³	Estimated Average Effective Rent ⁴	Estimated Median Gross Rent ⁵
New York	8,491,079	608,654	7.5	\$52,996	\$4,033	\$1,276
Los Angeles	3,928,864	170,093	4.5	\$50,544	\$1,751	\$1,214
Chicago	2,722,389	177,457	6.6	\$48,734	\$1,256	\$968
Houston	2,239,558	577,301	27.9	\$45,460	\$955	\$877
Philadelphia	1,560,297	106,246	7.1	\$39,043	\$1,159	\$936
Phoenix	1,537,058	132,212	9.1	\$47,929	\$811	\$883
San Antonio	1,436,697	102,964	8.0	\$45,339	\$848	\$873
San Diego	1,381,069	167,080	13.0	\$67,799	\$1,545	\$1,412
Dallas	1,281,047	243,613	20.5	\$43,003	\$908	\$861
San Jose	1,015,785	-50,414	-5.4	\$87,210	\$2,281	\$1,668
Austin	912,791	146,944	19.2	\$58,458	\$1,093	\$1,084
Jacksonville	853,382	75,547	9.3	\$44,591	\$832	\$937
San Francisco	852,469	162,455	20.6	\$85,070	\$2,701	\$1,587
Indianapolis	848,788	139,423	17.2	\$42,370	\$763	\$794
Columbus	835,957	80,099	10.4	\$46,481	\$794	\$845
Fort Worth	812,238	58,447	8.3	\$52,273	\$908	\$913
Charlotte	809,958	129,323	18.3	\$55,178	\$897	\$943
Detroit	680,250	49,568	6.5	\$25,769	\$830	\$737
El Paso	679,036	7,036	1.1	\$41,221	<i>No Data</i>	\$745
Seattle	668,342	157,587	26.5	\$70,975	\$1,279	\$1,202
Denver	663,862	156,130	27.0	\$54,941	\$1,210	\$993
Washington	658,893	461,636	79.0	\$71,648	\$1,570	\$1,360
Memphis	656,861	116,697	17.8	\$34,704	<i>No Data</i>	\$834
Boston	655,884	241,700	40.1	\$56,902	\$1,747	\$1,352
Nashville	644,014	102,114	17.4	\$47,211	\$954	\$887

Percent changes are rounded to the nearest tenth.

¹ Resident population estimates as of July 1, 2014, from the U.S. Census Bureau, Population Division's Annual Estimates of the Resident Population for Incorporated Places of 50,000 or More, Ranked by July 1, 2014 Population: April 1, 2010 to July 1, 2014.

Data Source: [U.S. Census Bureau, Population Division](#)

² Number of daytime commuters reflects a city's net increase (positive values) or decrease (negative values) in population due to work-related commuting. The numbers herein are averages over five years (2006-2010). Values are from the U.S. Census Bureau, Population Division's Journey to Work and Migration Statistics Branch.

Data Source: [U.S. Census Bureau, Commuter Adjusted Daytime Population: 2006-2010 5-Year ACS](#)

³ Data on median income come from the American Community Survey and reflect estimated median household income for 2013. Median household income refers to the total income of the householder and all other people 15 years and older in the household, regardless of familial relation. Income includes the sum of all regularly received income (e.g., wages, salary, rental income, interest, dividends, Social Security or Railroad Retirement income, Supplemental Security Income, public assistance, pensions, etc.).

Data Source: [U.S. Census Bureau, American FactFinder](#)

⁴ Average effective rent is an estimate for the year 2014. Effective rent is the rent asked, minus concessions (e.g., free rent, excess tenant improvement allowances, relocation allowances, etc.).

Data Source: [Marcus & Millichap, 2015 National Apartment Report: Real Estate Investment Research](#)

⁵ Data on gross rents are based on estimates in the 2014 American Community Survey. Gross rent is the amount of contract rent plus estimated average monthly utilities and fuel costs. It is intended to eliminate cost differentials stemming from varied practices regarding the inclusion of utilities and fuel costs in some rental payments.

Data Source: [U.S. Census Bureau, American FactFinder](#)