The Fastest-Growing Cities In The U.S.
Lower housing prices, shorter commutes and a more pro-business attitude are driving the cities on our list.

By Joel Kotkin, Forbes.com
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The U.S.’ emerging cities are not experiencing the kind of super-charged growth one sees in urban areas of the developing world, notably China and India. But unlike Europe, North America’s population is slated to expand by well over 100 million people by 2050—much of this growth in the U.S. and much of it driven by continued immigration.

In the course of the next 40 years, the biggest gainers won’t be behemoths like New York, Chicago and Los Angeles, but less populous, easier-to-manage cities that are both affordable and economically vibrant.

Americans may not be headed to small towns or back to the farms, but they are migrating to smaller cities. Over the past decade, the biggest migration of Americans has been to cities with between 100,000 and 1 million residents. In contrast, notes demographer Wendell Cox, regions with more than 10 million residents suffered a 10% rate of net outmigration, and those between 5 million and 10 million lost a net 2.4%.

In Pictures: America’s Fastest Growing Cities

In the U.S. it’s all about expanding options. A half-century ago, the bright and ambitious had relatively few choices: It was New York, Chicago or Los Angeles. In the 1990s a series of other, fast-growing cities--San Jose, Calif.; Miami; San Diego; Houston; Dallas-Fort Worth, Texas; and Phoenix--emerged with the capacity to accommodate national and even global businesses.

Now several relatively small-scale urban regions are reaching the big leagues. These include at least two cities in Texas: Austin and San Antonio. Economic vibrancy and growing populations drive these cities, which ranked first and second, respectively, among large cities on Forbes’ “Best Places For Jobs” list.

Austin and San Antonio are increasingly attractive to both companies and skilled workers seeking opportunity in a lower-cost, high-growth environment. Much the same can be said about the Raleigh-Durham area of North Carolina, and Salt Lake City, two other U.S. cities that have been growing rapidly and enjoy excellent prospects.

One key advantage for these areas is housing prices. Even after the real estate bust, according to the National Association of Homebuilders, barely one-third of median-income households in Los Angeles can afford to own a median-priced home; in New York only one-fourth can. In the four American cities on our list, between two-thirds and four-fifths of the median-income households can afford the American Dream.

Advocates of dense megacities often point out that many poorer places, including old Rust Belt cities, enjoy high levels of affordability, while more prosperous regions, such as New York, do not. But lack of affordability itself is a problem; areas with the lowest affordability, including New York,
also have suffered from high rates of domestic outmigration. The true success formula for a
dynamic region mixes affordability with a growing economy.

Our future cities also are often easier for workers and entrepreneurs alike. Despite the presence
of the nation’s best-developed mass transit systems, the longest commutes can be found in the
New York area; the worst are for people living in the boroughs of Queens and Staten Island. As a
general rule, commuting times tend to be longer than average in some other biggest cities,
including Chicago and Washington.

In contrast, the average commutes in places like Raleigh or San Antonio are as little as 22 minutes
on average—roughly one-third of the biggest-city commutes. Figure over a year, and moving to
these smaller cities can add 120 hours or more a year for the average commuter to do productive
work or spend time with the family.

In developing this list we have focused on many criteria—affordability, ease of transport and doing
business—that are often ignored on present and future “best places” lists. Yet ultimately it is these
often mundane things, not grandiose projects or hyped revivals of small downtown districts, that
drive talented people and companies to emerging places.

5 Fastest Growing Cities In America

Raleigh-Durham, N.C.
Even in hard times this low-density, wide-ranging urban area has repeatedly performed well on
Forbes’ list of the best cities for jobs. The area is a magnet for technology firms fleeing the more
expensive, congested and highly regulated northeast corridor. One big problem obstructing the
region’s ascendance has been air connections. But Delta recently announced a large-scale
expansion of flights there from around the country. Population growth will likely be lead by
educated millennials seeking affordable housing and employment opportunities. Today the region
has 1.7 million residents; the State of North Carolina projects it will grow to 2.4 million by 2025.

Austin, Texas
Austinites tend to be smug, but they have good reason. The central Texas city ranked as the No.1 large urban area for jobs in our last Forbes survey. Along with Raleigh-Durham, Austin is an
emerging challenger for high-tech supremacy with Silicon Valley. The current area’s population is
1.7 million and is expected to grow rapidly in the coming decades. Austin owes much both to its
public sector institutions (the state government and the main Campus of the University of Texas)
and its expanding ranks of private companies—including foreign ones--swarming into the city’s
surrounding suburban belt.

Salt Lake City, Utah
Once seen as a Mormon enclave, the greater Salt Lake urban area—with roughly 1 million people--
has every sign of emerging as a major world player with a wider appeal. The church still plays a
critical role, in part by financing a massive redevelopment of the city’s now rather dowdy city core.
The area’s population has doubled since the early 1970s and will grow another 100,000 by 2025
to well over 1.1 million. New companies are flocking to this business-friendly region, particularly
from self-imploding California. Increasing national and global connections through Delta’s hub will
tie this once isolated city closer with the wider world economy.

San Antonio, Texas
Last year this historic Texas metropolis—home to the Alamo--ranked second on our list “best cities
for jobs” among larger cities. The region has been growing rapidly to well over 2.1 million. As the
economy, particularly in Texas, recovers, an already strong health care sector will be joined by an
expanding industrial base. One key factor in San Antonio’s favor: stable house prices--even by
Texas standards. PMI Mortgage Insurance Co.’s most recent risk index, which is a two-year
measure, lists San Antonio as having the lowest risk from falling prices among large Texas cities.

Oklahoma City, Okla.
Oklahoma City—with its business-friendly environment and abundant oil and natural gas reserves--
ranked No. 11 in Forbes’ list of the best big cities for jobs. A KPMG study named it the least costly
metro area to do business among U.S. cities with populations between 1 million and 2 million, and
according to the Census Bureau Community Survey, it has the third-shortest commute time among
the 52 largest cities. Such factors--plus its exciting new basketball star, Kevin Durant--have
definitely attracted plenty of new residents. An article in the Sacramento Bee reported that many Californians were migrating to the former Dust Bowl town in search of jobs and more stable housing prices, and its population, at 1.2 million, is expected to grow 9.8% in the next 10 years, according to the Greater Oklahoma City Partnership.
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Joel Kotkin is a distinguished presidential fellow in urban futures at Chapman University. He is also an adjunct fellow at the Legatum Institute in London and serves as executive editor of newgeography.com. He writes the weekly New Geographer column for Forbes. His latest book, The Next Hundred Million: America in 2050, was published in February 2010 by Penguin Press.

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We are, of course, talking about the fastest growing cities in America. These hot pockets of demand that you better snatch up while still possible. For reference, America’s annual population growth rate during this time period was .75% good for 4.5% overall, so anything over that grew really fast. These are the top ten fastest growing cities in the US For 2019Â – In fact, it seems like people have been listening to our rankings as many of the best places in each state are in the top ten here. So maybe that whole price of houses thing might eventually correlate with city growth as it seems to have done in Frisco. Batam is the fastest-growing city in the world by population, according to US-based consultancy Demographia, which bases its annual Demographia World Urban Areas ranking largely on the United Nations’ 2010-20 world population forecasts but only includes cities with a population of 1 million or more.Â Mogadishu’s growth is driven by its improving security situation and economic prospects after decades of civil war. The fourth and fifth fastest-growing cities in the world are both in China, with Xiamen growing at 6.7% with a population of 4.4 million and Yinchuan growing at 6.1% with a population of 1.6 million. Thriving cities tend to have a few things in common: a hot job market, a vibrant downtown, and maybe even a stellar school district. But if there’s one clear sign that a city is on the up and up, it’s that people want to move there. Whether it’s for new economic opportunities or the promise of greener pastures, certain cities attract new residents like moths to a flameÂ—and of course, these popular cities are always changing. To identify the fastest growing cities in America as of late, we used data from the U.S. Census Bureau. Comparing populations from 2016 to 2017, we noted which cities grew