



Below you will find the 20 fastest growing cities in the US. I would like you to notice how many times the state of Florida comes up in this list.

This is why my focus, my contacts, and my students are all concentrating on this area. The opportunity is huge as baby boomers are retiring, and properties there are still being sold under market value.

Source:

Forbes Feb 10 2017 by Samantha Sharf ([Link to Article](#)). Forbe's annual list of America's fastest-growing cities. Based on population growth, employment, wages, economic output and the use of home price growth as a proxy for wealth. These are the 20 metropolitan areas across the country experiencing the biggest surges, plus the growth rates and projections that got them on the list.



1. **Cape Coral-Fort Myers, FL**

Population Growth 2016: 3.39% (rank: #1)
Projected Pop. Growth 2017: 3.61% (1)
Job Growth 2016: 3.93% (5)
Proj. Job Growth 2017: 3.83% (1)
Real Gross Metro Product Growth 2016: 4.42% (4)
Proj. GMP Growth 2017: 6.82% (1)
Wage Growth 2016: 7.08% (4)
Proj. Wage Growth 2017: 7.75% (4)
Home Price Growth 2016: 10.66% (6)
Proj. Home Price Growth 2017: 7.56% (7)

2. **Orlando-Kissimmee-Sanford, FL**

Pop. Growth 2016: 2.95% (2)
Proj. Pop. Growth 2017: 3.14% (2)
Job Growth 2016: 4.57% (1)
Proj. Job Growth 2017: 3.54% (2)
GMP Growth 2016: 3.86% (6)
Proj. GMP Growth 2017: 6.31% (2)
Wage Growth 2016: 6.08% (12)
Proj. Wage Growth 2017: 8.22% (2)
Home Price Growth 2016: 9.52% (12)
Proj. Home Price Growth 2017: 8.64% (2)

3. Provo-Orem, UT

Pop. Growth 2016: 1.96% (9)
Proj. Pop. Growth 2017: 1.94% (11)
Job Growth 2016: 4.43% (2)
Proj. Job Growth 2017: 2.86% (6)
GMP Growth 2016: 5.11% (1)
Proj. GMP Growth 2017: 5.84% (3)
Wage Growth 2016: 7.50% (1)
Proj. Wage Growth 2017: 9.45% (1)
Home Price Growth 2016: 7.91% (18)
Proj. Home Price Growth 2017: 7.68% (6)

5. Jacksonville, FL

Pop. Growth 2016: 1.77% (14)
Proj. Pop. Growth 2017: 1.88% (13)
Job Growth 2016: 3.76% (6)
Proj. Job Growth 2017: 2.59% (9)
GMP Growth 2016: 3.10% (13)
Proj. GMP Growth 2017: 5.11% (7)
Wage Growth 2016: 6.42% (10)
Proj. Wage Growth 2017: 7.77% (3)
Home Price Growth 2016: 9.05% (15)
Proj. Home Price Growth 2017: 7.77% (5)

7. Seattle-Tacoma-Bellevue, WA

Pop. Growth 2016: 1.56% (18)
Proj. Pop. Growth 2017: 1.38% (19)
Job Growth 2016: 3.40% (9)
Proj. Job Growth 2017: 2.81% (7)
GMP Growth 2016: 2.99% (14)
Proj. GMP Growth 2017: 4.01% (17)
Wage Growth 2016: 7.35% (3)
Proj. Wage Growth 2017: 7.53% (6)
Home Price Growth 2016: 11.98% (3)
Proj. Home Price Growth 2017: 7.55% (8)

9. Portland-Vancouver-Hillsboro, OR-WA

Pop. Growth 2016: 1.20% (23)
Proj. Pop. Growth 2017: 1.11% (24)
Job Growth 2016: 2.84% (16)
Proj. Job Growth 2017: 2.29% (14)
GMP Growth 2016: 4.54% (2)
Proj. GMP Growth 2017: 5.45% (4)
Wage Growth 2016: 7.44% (2)
Proj. Wage Growth 2017: 7.05% (10)
Home Price Growth 2016: 12.18% (2)
Proj. Home Price Growth 2017: 5.99% (17)

4. Deltona-Daytona Beach-Ormond Beach, FL

Pop. Growth 2016: 2.41% (6)
Proj. Pop. Growth 2017: 2.57% (6)
Job Growth 2016: 4.11% (4)
Proj. Job Growth 2017: 3.16% (5)
GMP Growth 2016: 3.90% (5)
Proj. GMP Growth 2017: 5.33% (6)
Wage Growth 2016: 5.60% (15)
Proj. Wage Growth 2017: 6.92% (11)
Home Price Growth 2016: 9.57% (11)
Proj. Home Price Growth 2017: 7.49% (9)

6. North Port-Sarasota-Bradenton, FL

Pop. Growth 2016: 2.67% (3)
Proj. Pop. Growth 2017: 2.59% (5)
Job Growth 2016: 2.68% (18)
Proj. Job Growth 2017: 2.79% (8)
GMP Growth 2016: 2.48% (23)
Proj. GMP Growth 2017: 5.41% (5)
Wage Growth 2016: 5.89% (13)
Proj. Wage Growth 2017: 7.45% (7)
Home Price Growth 2016: 11.97% (4)
Proj. Home Price Growth 2017: 8.09% (4)

8. Tampa-St. Petersburg-Clearwater, FL

Pop. Growth 2016: 1.65% (17)
Proj. Pop. Growth 2017: 1.76% (15)
Job Growth 2016: 3.03% (12)
Proj. Job Growth 2017: 2.43% (12)
GMP Growth 2016: 2.83% (16)
Proj. GMP Growth 2017: 4.75% (9)
Wage Growth 2016: 6.42% (9)
Proj. Wage Growth 2017: 7.60% (5)
Home Price Growth 2016: 9.98% (7)
Proj. Home Price Growth 2017: 7.10% (10)

10. Salt Lake City, UT

Pop. Growth 2016: 1.24% (22)
Proj. Pop. Growth 2017: 1.23% (22)
Job Growth 2016: 3.02% (13)
Proj. Job Growth 2017: 3.28% (3)
GMP Growth 2016: 3.73% (9)
Proj. GMP Growth 2017: 4.43% (12)
Wage Growth 2016: 6.76% (8)
Proj. Wage Growth 2017: 7.21% (8)
Home Price Growth 2016: 7.85% (19)
Proj. Home Price Growth 2017: 6.78% (12)

11. Boise City, ID

Pop. Growth 2016: 1.83% (10)
Proj. Pop. Growth 2017: 1.69% (17)
Job Growth 2016: 3.37% (10)
Proj. Job Growth 2017: 2.46% (11)
GMP Growth 2016: 2.52% (22)
Proj. GMP Growth 2017: 5.08% (8)
Wage Growth 2016: 5.52% (19)
Proj. Wage Growth 2017: 6.54% (15)
Home Price Growth 2016: 9.36% (13)
Proj. Home Price Growth 2017: 5.98% (18)

13. Ogden-Clearfield, UT

Pop. Growth 2016: 1.34% (20)
Proj. Pop. Growth 2017: 1.33% (20)
Job Growth 2016: 4.32% (3)
Proj. Job Growth 2017: 1.89% (22)
GMP Growth 2016: 4.43% (3)
Proj. GMP Growth 2017: 4.20% (15)
Wage Growth 2016: 6.38% (11)
Proj. Wage Growth 2017: 6.20% (17)
Home Price Growth 2016: 7.68% (20)
Proj. Home Price Growth 2017: 7.03% (11)

15. Palm Bay-Melbourne-Titusville, FL

Pop. Growth 2016: 1.56% (19)
Proj. Pop. Growth 2017: 1.70% (16)
Job Growth 2016: 1.39% (25)
Proj. Job Growth 2017: 2.48% (10)
GMP Growth 2016: 2.16% (24)
Proj. GMP Growth 2017: 4.40% (14)
Wage Growth 2016: 5.61% (14)
Proj. Wage Growth 2017: 6.60% (14)
Home Price Growth 2016: 13.47% (1)
Proj. Home Price Growth 2017: 8.32% (3)

17. Nashville-Davidson--Murfreesboro--Franklin, TN

Pop. Growth 2016: 1.32% (21)
Proj. Pop. Growth 2017: 1.32% (21)
Job Growth 2016: 3.02% (14)
Proj. Job Growth 2017: 2.03% (21)
GMP Growth 2016: 3.42% (12)
Proj. GMP Growth 2017: 3.92% (18)
Wage Growth 2016: 4.09% (23)
Proj. Wage Growth 2017: 6.68% (12)
Home Price Growth 2016: 9.14% (14)
Proj. Home Price Growth 2017: 4.55%

12. Miami-Fort Lauderdale-West Palm Beach, FL

Pop. Growth 2016: 1.73% (15)
Proj. Pop. Growth 2017: 1.85% (14)
Job Growth 2016: 2.52% (21)
Proj. Job Growth 2017: 2.37% (13)
GMP Growth 2016: 2.57% (21)
Proj. GMP Growth 2017: 4.64% (10)
Wage Growth 2016: 5.57% (16)
Proj. Wage Growth 2017: 6.67% (13)
Home Price Growth 2016: 9.83% (9)
Proj. Home Price Growth 2017: 6.36% (13)

14. Raleigh, NC

Pop. Growth 2016: 2.43% (5)
Proj. Pop. Growth 2017: 3.09% (3)
Job Growth 2016: 2.94% (15)
Proj. Job Growth 2017: 2.04% (20)
GMP Growth 2016: 3.72% (10)
Proj. GMP Growth 2017: 4.41% (13)
Wage Growth 2016: 6.78% (7)
Proj. Wage Growth 2017: 5.83% (22)
Home Price Growth 2016: 6.56% (25)
Proj. Home Price Growth 2017: 4.55% (23)

16. Phoenix-Mesa-Scottsdale, AZ (tie)

Pop. Growth 2016: 2.35% (7)
Proj. Pop. Growth 2017: 2.32% (7)
Job Growth 2016: 2.63% (19)
Proj. Job Growth 2017: 2.05% (19)
GMP Growth 2016: 3.50% (11)
Proj. GMP Growth 2017: 4.57% (11)
Wage Growth 2016: 4.83% (22)
Proj. Wage Growth 2017: 7.19% (9)
Home Price Growth 2016: 7.47% (23)
Proj. Home Price Growth 2017: 4.19% (25)

18. Las Vegas-Henderson-Paradise, NV (tie)

Pop. Growth 2016: 2.43% (4)
Proj. Pop. Growth 2017: 2.60% (4)
Job Growth 2016: 2.49% (22)
Proj. Job Growth 2017: 2.27% (16)
GMP Growth 2016: 2.64% (20)
Proj. GMP Growth 2017: 4.12% (16)
Wage Growth 2016: 5.26% (20)
Proj. Wage Growth 2017: 6.03% (18)
Home Price Growth 2016: 7.93% (17)
Proj. Home Price Growth 2017: 5.01%

19. **Lakeland-Winter Haven, FL**

Pop. Growth 2016: 1.82% (11)

Proj. Pop. Growth 2017: 1.94% (12)

Job Growth 2016: 2.01% (24)

Proj. Job Growth 2017: 1.63% (25)

GMP Growth 2016: 2.78% (18)

Proj. GMP Growth 2017: 3.87% (19)

Wage Growth 2016: 5.24% (21)

Proj. Wage Growth 2017: 5.88% (21)

Home Price Growth 2016: 9.81% (10)

Proj. Home Price Growth 2017: 9.58% (1)

20. **Charlotte-Concord-Gastonia, NC-SC**

Pop. Growth 2016: 1.78% (13)

Proj. Pop. Growth 2017: 2.04% (9)

Job Growth 2016: 2.35% (23)

Proj. Job Growth 2017: 1.76% (24)

GMP Growth 2016: 2.92% (15)

Proj. GMP Growth 2017: 3.46% (20)

Wage Growth 2016: 5.54% (18)

Proj. Wage Growth 2017: 6.38% (16)

Home Price Growth 2016: 7.47% (24)

Proj. Home Price Growth 2017: 5.73%