

Full List: America's Fastest-Growing Cities 2017

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I write about real estate-- amazing homes, market trends and cities.

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Forbes' annual list of America's fastest-growing cities provides a holistic picture of places on the upswing. We look at growth of population, employment, wages, economic output and use home price growth as a proxy for wealth. Here are the 25 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)

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)

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)

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)

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)

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)

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)

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)