

<b>Metropolitan Area</b>	<b>Share of Baby Boomers Movers to Movers of any age (2011-2013)</b>	<b>Housing Inventory Change (September 2013 to September 2014)</b>	<b>Housing Affordability (2013)</b>	<b>Cost of Living (2010)</b>	<b>Share of Baby Boomers Self-Employed to Total Population of Baby Boomers (2013)</b>	<b>Growth in Private Payroll Jobs (August 2013 to August 2014)</b>
Albuquerque, NM Metro Area	6.49%	7.40%	184	N/A	6.75%	-0.17%
Boise City-Nampa, ID Metro Area	7.85%	12.70%	192.5	97.2	9.47%	2.46%
Cape Coral-Fort Myers, FL Metro Area	16.84%	N/A	178.6	95.6	5.81%	1.69%
Denver-Aurora-Broomfield, CO Metro Area	5.65%	-18.60%	146.6	103.2	6.95%	2.21%
Greenville-Mauldin-Easley, SC Metro Area	6.23%	-1.20%	187.3	90.3	4.94%	1.93%
North Port-Bradenton-Sarasota, FL Metro Area	19.33%	0.00%	157.2	95.8	5.36%	N/A
Orlando-Kissimmee-Sanford, FL Metro Area	8.19%	25.80%	187.2	97.8	4.23%	3.78%
Phoenix-Mesa-Glendale, AZ Metro Area	10.38%	7.40%	179.5	100.7	6.21%	2.72%
Raleigh-Cary, NC Metro Area	5.92%	0.70%	206	98.2	5.20%	4.53%
Tucson, AZ Metro Area	13.10%	-5.70%	178.9	96.5	6.74%	2.33%
<b>Average of the 100 Metropolitan Areas</b>	<b>5.42%</b>	<b>-1.84%</b>	<b>198.46</b>	<b>104.1</b>	<b>6.00%</b>	<b>1.81%</b>
<i>Sources: Share of Baby Boomers Movers to Movers of any age (American Community Survey), Housing Affordability Index (NAR), Cost of Living (U.S. Census Bureau), Housing Inventory Change (realtor.com), Growth in Private Payroll Jobs (U.S. Bureau of Labor Statistics).</i>						

- **Albuquerque** has a large number of Baby Boomers moving to the city where many of them are self – employed. Inventory conditions in the city are favorable.
- Baby Boomers have been moving to **Boise City** where inventory choices are expanding. A high share of Baby Boomers living in the city is self – employed and job growth is strong.
- **Cape Coral-Fort Myers** is home to a large number of Baby Boomers. Although Florida is well known as a low-tax state, spending on Public Welfare, Hospitals, Health, Police Protection and Parks & Recreation as a share of expenditures ranks relatively high among the states.

- Baby Boomers have been moving to **Denver** and many of them remain active. The share of self-employed Baby Boomers is high while job growth remains strong. Colorado is also a tax-friendly state.
- **Greenville** has seen a solid inflow of Baby Boomers where many of them are self – employed. The cost of living in the city is relatively low as is the overall tax burden.
- Large numbers of Baby Boomers have been moving to **Sarasota** for many years. Job growth is strong and taxes in the state are relatively low.
- **Orlando** is another Florida city which attracts many Baby Boomers. The inventory of homes for sale is expanding and job growth is very strong.
- **Phoenix** has experienced a solid inflow of Baby Boomers for several years. It has a growing inventory of homes for sale and strong job growth. Arizona is also a tax-friendly state and it spends a higher than average share on Public Welfare, Hospitals, Health, Police Protection and Parks & Recreation.
- Baby Boomers have been moving to **Raleigh** where job growth is very strong and the inventory of homes for sale has been growing.
- **Tucson** has many Baby Boomers who are self-employed with promising job growth.