



Real Estate

America's Fastest-Growing Suburbs

Matt Woolsey, 07.16.07, 6:00 PM ET

Los Angeles is sometimes called the "Sultan of Sprawl." But you wouldn't know it by looking at the country's fastest-growing suburbs. Not a single one falls in the L.A. metropolitan area.

Instead, Angelenos are packing their bags and heading 60 miles east to San Bernardino, where twelve of the country's 100 fastest-growing suburbs are located. Leading the pack? [Beaumont](#). It has experienced 130% growth since 2000.

It's easy to understand why. Home prices in the Riverside-San Bernardino metropolitan area are 30% less expensive than in L.A. Add comparable household incomes to the mix, and the move from the basin to the valley makes sense.

So much sense that San Bernardino's rate of net domestic migration has near quadrupled since 1990, while the Los Angeles metro posted negative net migration figures over that same period. Last year, it lost 72,000 more residents than it gained.

Our list was compiled using U.S. Census growth data from 2000 to 2006 and provided by Demographia, a St. Louis-based research firm. Since a city's metropolitan statistical area is defined by the counties it encompasses, Demographia excluded those outlying towns which were in suburban counties but didn't have significant economic and social ties to the big city. Suburbs included cities, townships and villages that had more than 10,000 people in 2000.

Behind The Numbers

The fastest-growing suburb in the country is [Lincoln, Calif.](#), just outside Sacramento. Its population jumped from 11,746 to 39,566, or an increase of 236%. The fastest-growing big suburb (with a population of 100,000 or more) is [Gilbert, Ariz.](#), outside Phoenix, which expanded from 112,766 people to 191,517.

While not cheap by national standards, the growth in Sacramento's outerlying areas is strong because it's a less-expensive alternative to Los Angeles, San Francisco or San Diego. The Phoenix area saw the greatest positive domestic migration of any American metro last year, with 115,000 more people moving into town than leaving. Affordable housing and a growing economy draw a lot of people to the city.

But with sprawl comes both pros and cons.

In Texas, for example, geographic growth is almost completely unregulated. Not surprisingly, the Lone Star State has the lion's share of the country's top-growth suburbs, 20, 12 of which are in the Dallas-Forth Worth metro area.

As a result, these areas have some of the most affordable homes in the nation, since there is plenty of supply to meet demand. But transportation expenses are often high. In Houston, such costs are the No. 1 household expense, according to the Brookings Institution.

Cities that engage in restrictive growth policies find themselves with different trade offs. In Boston's inner suburbs, including Chelsea and Cambridge, zoning and growth restrictions designed to prevent sprawl backfire because they force people to look farther outside the city for affordable housing. According to the same Brookings Institution study, metros with growth exclusion plans like Boston have the most expensive housing stock in the country since there is a limited supply of homes close to the city.

This becomes particularly problematic in northeastern and Rust-Belt cities that are losing population. Places like Phoenix and Las Vegas are spreading out faster than Boston, but they are doing so more efficiently, meaning with a more concentrated population.

Last year, just over 16,000 more people left the Boston metro area than moved in, yet the suburbs continued to expand geographically. The result is a thinning of the area, which makes Boston more of a sprawl, if sprawl is defined as the density of population over a geographic space.

Rounding out the top 10 fastest-growing suburbs after Lincoln were four Phoenix suburbs: [Buckeye](#), [Surprise](#), [Goodyear](#) and [Avondale](#); [Plainfield](#), outside of Chicago; [Beaumont](#), outside San Bernardino, Calif.; [Frisco](#) and [Wylie](#) outside of Dallas; and [Woodstock](#), outside of Atlanta.

RANK	CITY	STATE	2000	2006	%
1	Lincoln	California	11,746	39,566	236.8%
2	Buckeye	Arizona	10,147	29,615	191.9%
3	Surprise	Arizona	32,342	85,914	165.6%
4	Goodyear	Arizona	19,495	47,359	142.9%
5	Plainfield	Illinois	13,666	31,968	133.9%
6	Beaumont	California	11,549	26,625	130.5%
7	Frisco	Texas	35,299	80,499	128.0%
8	Wylie	Texas	15,619	32,696	109.3%
9	Avondale	Arizona	37,261	75,403	102.4%
10	Woodstock	Georgia	10,697	21,482	100.8%
11	Cedar Park	Texas	26,926	52,058	93.3%
12	Brentwood	California	24,757	47,547	92.1%
13	McKinney	Texas	56,087	107,530	91.7%
14	Oswego	Illinois	13,814	26,252	90.0%
15	Castle Rock	Colorado	20,907	39,682	89.8%
16	Commerce	Colorado	21,437	38,887	81.4%
17	Murrieta	California	51,678	90,457	75.0%
18	Holly Springs	North Carolina	10,017	17,425	74.0%
19	Winter Garden	Florida	15,590	27,045	73.5%
20	Wake Forest	North Carolina	13,080	22,651	73.2%
21	Rockwall	Texas	18,610	32,224	73.2%
22	Sachse	Texas	10,257	17,597	71.6%
23	Pflugerville	Texas	17,451	29,747	70.5%

24	Gilbert	Arizona	112,766	191,517	69.8%
25	Homestead	Florida	31,950	53,767	68.3%
26	La Quinta	California	24,606	41,328	68.0%
27	Parker	Colorado	24,717	41,406	67.5%
28	North Las Vegas	Nevada	117,953	197,567	67.5%
29	Romeoville	Illinois	22,000	36,837	67.4%
30	Corinth	Texas	11,738	19,556	66.6%
31	Newnan	Georgia	16,451	27,097	64.7%
32	Parkland	Florida	14,209	23,329	64.2%
33	Allen	Texas	45,097	73,298	62.5%
34	Pearland	Texas	42,276	68,305	61.6%
35	Fishers	Indiana	38,921	61,840	58.9%
36	Frankfort	Illinois	10,670	16,928	58.7%
37	Elk Grove	California	81,707	129,184	58.1%
38	Coachella	California	22,881	36,145	58.0%
39	Shakopee	Minnesota	21,098	32,865	55.8%
40	Indio	California	49,618	76,896	55.0%
41	Lockport	Illinois	15,467	23,840	54.1%
42	Lake Elsinore	California	29,241	45,033	54.0%
43	Victorville	California	64,589	98,662	52.8%
44	Crest Hill	Illinois	13,640	20,516	50.4%
45	Adelanto	California	18,199	27,105	48.9%
46	Huntersville	North Carolina	26,086	38,796	48.7%
47	The Colony	Texas	27,073	40,206	48.5%
48	South Jordan	Utah	29,710	44,009	48.1%
49	Round Rock	Texas	62,572	92,392	47.7%
50	Saginaw	Texas	12,704	18,739	47.5%
51	Cornelius	North Carolina	13,890	20,449	47.2%
52	Raymore	Missouri	11,290	16,544	46.5%
53	San Jacinto	California	23,955	35,060	46.4%
54	Mansfield	Texas	28,424	41,564	46.2%
55	George	Texas	29,128	42,467	45.8%
56	Miramar	Florida	74,531	108,072	45.0%
57	Kennesaw	Georgia	21,362	30,936	44.8%
58	Burleson	Texas	21,887	31,660	44.7%
59	Draper	Utah	25,518	36,873	44.5%
60	O'Fallon	Missouri	50,351	72,477	43.9%
61	La Vergne	Tennessee	18,935	27,255	43.9%
62	Farmington	Minnesota	12,655	18,207	43.9%

63	Apex	North Carolina	21,042	30,208	43.6%
64	Douglasville	Georgia	20,148	28,870	43.3%
65	League	Texas	45,929	65,351	42.3%
66	Sherwood	Oregon	11,998	17,068	42.3%
67	Avon	Ohio	11,608	16,455	41.8%
68	Royal Palm Beach	Florida	21,838	30,851	41.3%
69	Perris	California	36,402	51,397	41.2%
70	Riverton	Utah	25,242	35,543	40.8%
71	Southaven	Mississippi	29,483	41,295	40.1%
72	Wellington	Florida	39,297	54,993	39.9%
73	Union	Georgia	11,728	16,407	39.9%
74	Brighton	Colorado	21,294	29,750	39.7%
75	Prior Lake	Minnesota	16,331	22,674	38.8%
76	Temecula	California	64,580	89,392	38.4%
77	Rosemount	Minnesota	14,826	20,468	38.1%
78	Missouri	Texas	53,372	73,679	38.0%
79	West Sacramento	California	32,035	44,162	37.9%
80	Sugar Hill	Georgia	11,753	16,170	37.6%
81	San Marcos	California	55,793	76,501	37.1%
82	Desert Hot Springs	California	16,648	22,824	37.1%
83	Mount Juliet	Tennessee	14,160	19,369	36.8%
84	Dublin	California	30,659	41,840	36.5%
85	Acworth	Georgia	13,801	18,790	36.1%
86	Noblesville	Indiana	29,489	40,115	36.0%
87	North Aurora	Illinois	10,987	14,930	35.9%
88	Camas	Washington	12,914	17,480	35.4%
89	Issaquah	Washington	13,586	18,373	35.2%
90	Rocklin	California	37,264	50,131	34.5%
91	Schertz	Texas	21,030	28,289	34.5%
92	Buffalo	Minnesota	10,308	13,853	34.4%
93	Palm Beach Gardens	Florida	36,397	48,914	34.4%
94	Henderson	Nevada	179,193	240,614	34.3%
95	Lake St. Louis	Missouri	10,209	13,708	34.3%
96	Terrell	Texas	13,799	18,506	34.1%
97	Chandler	Arizona	179,752	240,595	33.8%
98	Springboro	Ohio	12,694	16,963	33.6%
99	Independence	Kentucky	15,169	20,254	33.5%
100	Elk River	Minnesota	16,700	22,285	33.4%