

Clay ECONOCAST

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Population	189,101	191,434	192,287	194,345	197,068	201,571	206,741
Population Change	1,812	2,333	853	2,058	2,723	4,503	5,170
Employment	43,421	42,915	41,905	43,060	45,363	48,378	51,077
Employment Change	(2,548)	(506)	(1,009)	1,154	2,303	3,015	2,699
Per Capita Income	32,415	32,143	32,777	33,534	34,640	34,972	35,359
Unemployment Rate	9.1	10.2	9.1	7.6	5.9	5.2	4.9
Total Housing Starts	456	500	454	625	1,022	1,428	1,823
Single Family	440	478	449	608	878	1,143	1,389
Multifamily	16	22	5	17	144	284	434
New Single-Family Closings	518	396	430	404	547	790	1,029
New Single-Family Price	222,938	190,825	131,681	136,401	144,872	151,653	160,627
Existing Single-Family Closings	1,755	1,894	2,001	1,765	1,618	2,024	2,303
Existing Single-Family Price	181,821	162,354	158,017	153,014	159,077	164,197	169,176
New Condominium Closings	12	1	3	1	14	26	36
New Condominium Price	135,867	125,000	121,333	119,900	132,364	138,208	144,908
Existing Condominium Closings	66	96	122	130	154	123	105
Existing Condominium Price	111,068	79,415	63,342	70,762	78,473	82,608	85,921
Foreclosures	2,715	1,803	1,278	1,728	1,135	868	819
Commercial Construction (Sq. Ft.)	652,537	194,675	248,228	210,377	379,594	697,479	842,785
Local Retail	134,075	74,252	37,574	54,522	84,903	156,005	179,113
Regional Retail	83,441	54,800	29,238	46,589	72,549	133,304	153,050
Office	50,150	1,043	0	20,604	64,169	117,905	135,370
Industrial	0	42,327	75,519	10,806	16,828	30,920	35,500
Warehouse	351,057	0	0	25,566	59,718	109,728	167,975
Hotel	0	0	0	6,017	9,369	17,216	19,766
Hospital	0	0	0	0	0	0	0
Inst./Govt.	33,814	22,253	105,897	46,273	72,057	132,401	152,012