

Franklin ECONOCAST

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Population	11,515	11,538	11,503	11,686	11,806	11,959	12,130
Population Change	31	23	(35)	183	120	153	171
Employment	3,105	3,207	3,308	3,609	3,717	3,788	3,891
Employment Change	(46)	103	100	301	108	71	103
Per Capita Income	26,943	28,249	28,539	29,311	30,718	30,743	31,462
Unemployment Rate	7.3	8.2	7.7	6.7	6.6	6.5	5.7
Total Housing Starts	3	4	4	4	35	55	55
Single Family	3	4	4	4	35	55	55
Multifamily	0	0	0	0	0	0	0
New Single-Family Closings	2	3	4	4	4	32	49
New Single-Family Price	0	0	0	100,000	151,298	185,166	196,866
Existing Single-Family Closings	0	0	0	0	11	29	34
Existing Single-Family Price	0	0	0	0	171,332	186,248	202,774
New Condominium Closings	0	0	0	0	0	0	0
New Condominium Price	0	0	0	0	0	0	0
Existing Condominium Closings	0	0	0	0	2	5	6
Existing Condominium Price	0	0	0	0	129,697	155,339	162,876
Foreclosures	244	156	103	92	86	75	67
Commercial Construction (Sq. Ft.)	5,808	8,911	200,261	24,329	13,291	16,927	19,000
Local Retail	5,808	0	14,455	5,391	883	1,125	1,262
Regional Retail	0	0	90,598	7,823	5,125	6,528	7,327
Office	0	8,911	51,761	3,386	2,219	2,826	3,172
Industrial	0	0	0	0	0	0	0
Warehouse	0	0	0	2,492	1,633	2,080	2,334
Hotel	0	0	0	1,013	664	845	949
Hospital	0	0	0	0	0	0	0
Inst./Govt.	0	0	43,447	4,224	2,767	3,524	3,956