

Gadsden ECONOCAST

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Population	46,264	47,751	47,253	46,528	46,684	46,967	47,275
Population Change	(55)	1,487	(498)	(725)	156	282	308
Employment	13,659	13,235	12,744	12,560	12,891	13,023	13,340
Employment Change	(993)	(424)	(492)	(183)	331	131	317
Per Capita Income	26,465	26,386	27,198	27,564	28,011	28,270	28,491
Unemployment Rate	9.8	10.7	10.2	9.1	7.2	6.6	6.1
Total Housing Starts	95	85	87	70	96	130	152
Single Family	95	85	87	70	96	130	152
Multifamily	0	0	0	0	0	0	0
New Single-Family Closings	145	86	77	78	63	86	117
New Single-Family Price	165,414	129,633	139,900	145,000	151,414	156,059	156,705
Existing Single-Family Closings	134	160	62	63	77	150	188
Existing Single-Family Price	121,662	120,293	134,590	121,633	123,512	126,893	131,835
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	0	0	0
Existing Condominium Price	0	0	0	0	0	0	0
Foreclosures	258	223	88	96	54	40	54
Commercial Construction (Sq. Ft.)	64,752	7,704	107,837	42,806	53,370	115,631	126,243
Local Retail	3,073	2,334	0	2,229	2,779	6,020	6,573
Regional Retail	5,904	3,118	67,614	2,903	3,620	7,843	8,563
Office	0	0	19,209	2,430	3,030	6,565	7,168
Industrial	0	0	0	6,734	8,395	18,190	19,859
Warehouse	23,133	0	0	15,109	18,837	40,813	44,559
Hotel	0	0	0	1,417	1,766	3,827	4,178
Hospital	0	0	0	0	0	0	0
Inst./Govt.	32,642	2,252	21,014	11,984	14,942	32,373	35,344