

# Highlands ECONOCAST

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Population	98,956	98,727	98,292	98,128	98,339	99,142	100,309
Population Change	(612)	(229)	(435)	(164)	211	803	1,167
Employment	27,694	26,253	27,484	29,225	29,539	29,918	30,358
Employment Change	(1,182)	(1,441)	1,232	1,741	314	379	440
Per Capita Income	27,901	28,768	29,187	28,594	29,416	29,841	30,220
Unemployment Rate	10.6	11.3	10.4	9.3	8.9	8.2	7.8
Total Housing Starts	73	147	79	30	180	350	464
Single Family	67	71	75	30	123	273	409
Multifamily	6	76	4	0	57	78	55
New Single-Family Closings	353	60	64	68	27	111	246
New Single-Family Price	99,874	154,753	103,236	120,931	125,892	131,052	136,138
Existing Single-Family Closings	1,093	1,312	1,357	1,616	2,164	2,361	2,244
Existing Single-Family Price	118,365	107,380	95,368	96,635	103,973	109,493	113,770
New Condominium Closings	1	1	3	3	5	12	14
New Condominium Price	25,000	199,000	98,333	100,433	105,482	118,679	131,002
Existing Condominium Closings	49	58	54	65	92	93	83
Existing Condominium Price	67,251	72,310	71,009	76,636	85,303	91,129	95,566
Foreclosures	1,735	1,092	406	357	280	203	197
Commercial Construction (Sq. Ft.)	135,773	317,860	206,026	155,990	53,948	205,310	298,377
Local Retail	5,253	15,538	0	6,452	2,232	8,492	12,342
Regional Retail	0	116,554	37,987	45,483	15,730	59,864	87,000
Office	8,122	35,456	0	19,368	6,698	25,492	37,047
Industrial	20,915	0	23,133	11,109	3,842	14,621	21,249
Warehouse	29,554	45,327	0	25,453	8,803	33,501	48,686
Hotel	29,050	0	0	4,093	1,415	5,387	7,828
Hospital	0	19,039	0	0	0	0	0
Inst./Govt.	42,879	85,946	144,906	44,032	15,228	57,953	84,224