

Lee ECONOCAST

| | <u>2009</u> | <u>2010</u> | <u>2011</u> | <u>2012</u> | <u>2013</u> | <u>2014</u> | <u>2015</u> |
|-----------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Population | 612,297 | 620,601 | 631,602 | 645,293 | 660,831 | 677,922 | 695,936 |
| Population Change | 1,313 | 8,304 | 11,001 | 13,691 | 15,538 | 17,091 | 18,014 |
| Employment | 194,003 | 192,484 | 196,914 | 202,119 | 205,736 | 211,641 | 219,759 |
| Employment Change | (14,461) | (1,519) | 4,430 | 5,205 | 3,617 | 5,905 | 8,118 |
| Per Capita Income | 40,091 | 41,424 | 42,124 | 42,242 | 43,580 | 44,867 | 45,871 |
| Unemployment Rate | 12.1 | 12.6 | 10.9 | 8.9 | 7.0 | 6.7 | 6.0 |
| Total Housing Starts | 853 | 1,082 | 1,395 | 1,953 | 4,485 | 6,771 | 8,937 |
| Single Family | 815 | 995 | 1,201 | 1,640 | 3,277 | 4,908 | 6,716 |
| Multifamily | 38 | 87 | 194 | 313 | 1,208 | 1,863 | 2,222 |
| New Single-Family Closings | 1,027 | 734 | 896 | 1,081 | 1,476 | 2,949 | 4,417 |
| New Single-Family Price | 188,655 | 195,151 | 160,129 | 212,727 | 235,537 | 247,267 | 260,059 |
| Existing Single-Family Closings | 17,575 | 17,250 | 16,462 | 14,536 | 17,364 | 18,483 | 18,915 |
| Existing Single-Family Price | 147,246 | 151,696 | 166,159 | 193,007 | 219,488 | 231,659 | 243,136 |
| New Condominium Closings | 342 | 639 | 389 | 287 | 803 | 972 | 1,073 |
| New Condominium Price | 199,105 | 197,318 | 216,721 | 232,056 | 242,278 | 253,152 | 265,041 |
| Existing Condominium Closings | 4,256 | 5,447 | 5,846 | 5,931 | 6,531 | 6,273 | 5,791 |
| Existing Condominium Price | 171,204 | 161,971 | 167,987 | 178,666 | 195,763 | 211,250 | 221,780 |
| Foreclosures | 25,508 | 11,459 | 6,459 | 6,557 | 4,256 | 3,819 | 3,026 |
| Commercial Construction (Sq. Ft.) | 3,446,649 | 872,025 | 620,482 | 1,332,714 | 2,474,553 | 3,062,116 | 3,566,319 |
| Local Retail | 813,284 | 259,014 | 128,704 | 355,907 | 603,662 | 746,997 | 874,821 |
| Regional Retail | 38,894 | 64,847 | 55,770 | 154,462 | 261,986 | 324,193 | 379,668 |
| Office | 490,892 | 205,336 | 212,638 | 221,226 | 375,227 | 464,321 | 543,775 |
| Industrial | 22,771 | 0 | 11,154 | 26,429 | 44,827 | 55,470 | 64,962 |
| Warehouse | 569,011 | 36,894 | 113,294 | 157,582 | 467,736 | 578,796 | 677,838 |
| Hotel | 746,322 | 0 | 0 | 87,273 | 148,026 | 183,174 | 214,518 |
| Hospital | 0 | 30,957 | 0 | 0 | 13,647 | 16,887 | 0 |
| Inst./Govt. | 765,475 | 274,977 | 98,922 | 329,836 | 559,442 | 692,278 | 810,738 |