

# Polk ECONOCAST

|                                   | <u>2009</u> | <u>2010</u> | <u>2011</u> | <u>2012</u> | <u>2013</u> | <u>2014</u> | <u>2015</u> |
|-----------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Population                        | 598,683     | 603,343     | 609,823     | 616,158     | 625,056     | 636,468     | 649,296     |
| Population Change                 | 3,882       | 4,660       | 6,480       | 6,335       | 8,898       | 11,412      | 12,828      |
| Employment                        | 192,037     | 189,559     | 188,617     | 189,814     | 192,367     | 195,923     | 201,300     |
| Employment Change                 | (9,755)     | (2,478)     | (942)       | 1,197       | 2,553       | 3,556       | 5,377       |
| Per Capita Income                 | 30,970      | 32,325      | 32,749      | 33,598      | 33,979      | 34,275      | 34,432      |
| Unemployment Rate                 | 11.1        | 12.2        | 11.5        | 9.8         | 7.9         | 7.4         | 6.8         |
| Total Housing Starts              | 1,058       | 1,112       | 1,104       | 1,425       | 2,668       | 3,434       | 4,030       |
| Single Family                     | 1,058       | 1,036       | 1,027       | 1,308       | 2,099       | 2,680       | 3,003       |
| Multifamily                       | 0           | 76          | 77          | 117         | 569         | 755         | 1,027       |
| New Single-Family Closings        | 1,901       | 952         | 932         | 924         | 1,177       | 1,889       | 2,412       |
| New Single-Family Price           | 188,405     | 173,178     | 160,656     | 165,288     | 177,817     | 185,611     | 194,609     |
| Existing Single-Family Closings   | 6,396       | 7,114       | 6,919       | 7,251       | 8,916       | 9,398       | 9,551       |
| Existing Single-Family Price      | 122,983     | 116,031     | 111,050     | 116,902     | 128,083     | 134,477     | 141,686     |
| New Condominium Closings          | 56          | 56          | 83          | 5           | 15          | 35          | 43          |
| New Condominium Price             | 129,650     | 80,768      | 87,251      | 95,980      | 101,823     | 107,040     | 113,493     |
| Existing Condominium Closings     | 305         | 492         | 437         | 410         | 472         | 496         | 485         |
| Existing Condominium Price        | 75,739      | 68,803      | 63,554      | 64,782      | 66,784      | 70,037      | 74,267      |
| Foreclosures                      | 11,097      | 6,930       | 3,364       | 5,681       | 3,708       | 1,777       | 1,540       |
| Commercial Construction (Sq. Ft.) | 1,764,376   | 530,814     | 747,375     | 739,938     | 1,359,086   | 1,743,076   | 2,591,367   |
| Local Retail                      | 231,579     | 79,694      | 309,479     | 127,315     | 233,847     | 299,917     | 337,130     |
| Regional Retail                   | 177,233     | 238,882     | 94,902      | 156,426     | 287,316     | 368,493     | 414,215     |
| Office                            | 331,080     | 84,134      | 174,880     | 98,417      | 180,768     | 231,842     | 260,609     |
| Industrial                        | 312,782     | 582         | 0           | 71,647      | 131,599     | 168,780     | 189,722     |
| Warehouse                         | 503,824     | 23,712      | 124,034     | 238,675     | 438,387     | 562,247     | 1,264,021   |
| Hotel                             | 120,860     | 40,783      | 0           | 26,238      | 48,193      | 61,809      | 69,478      |
| Hospital                          | 0           | 0           | 0           | 0           | 0           | 0           | 0           |
| Inst./Govt.                       | 87,018      | 63,027      | 44,080      | 21,220      | 38,977      | 49,989      | 56,192      |