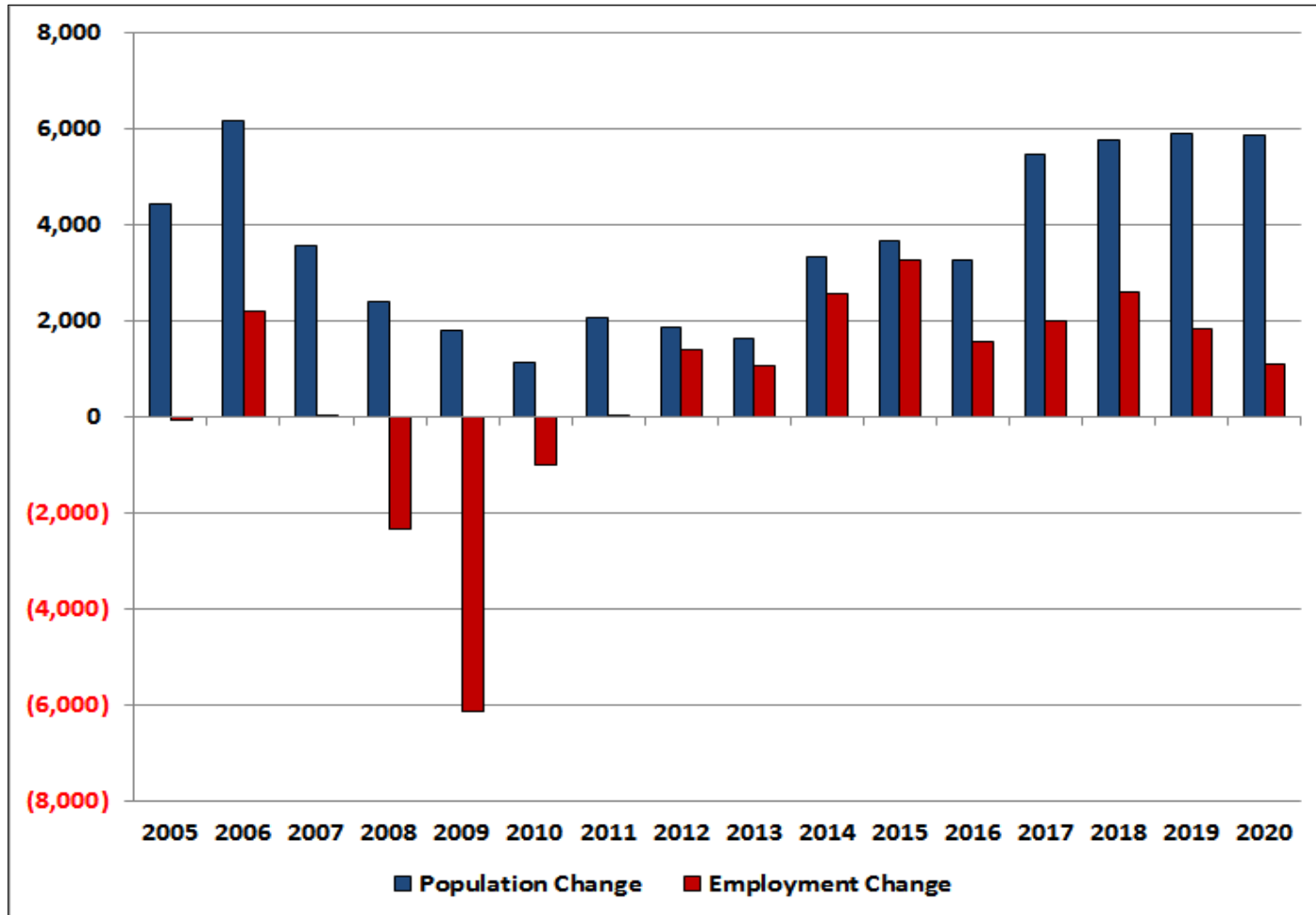


Gainesville MSA ECONOCAST

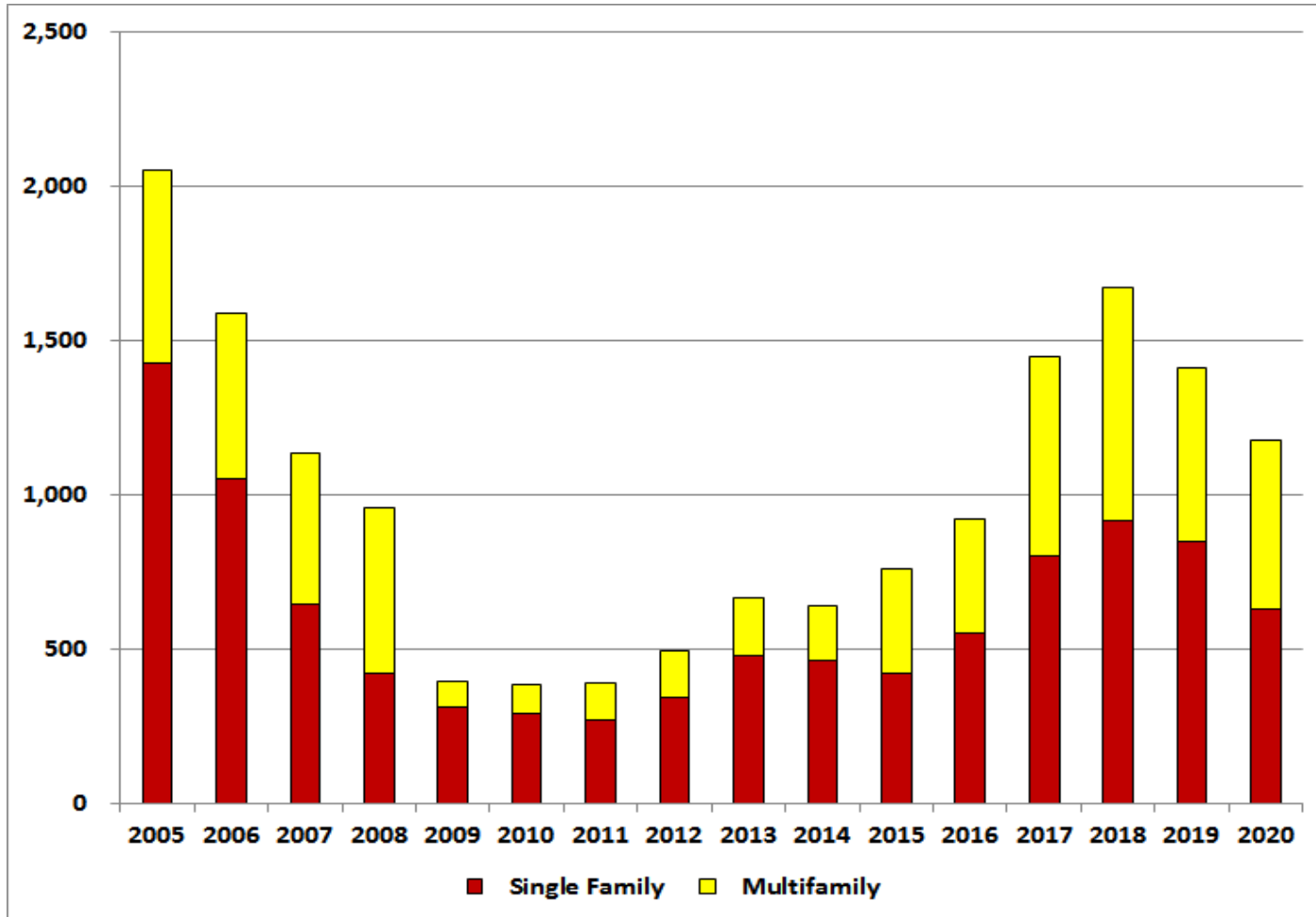
	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Population	273,495	277,163	280,414	285,882	291,659	297,548	303,424
Population Change	3,322	3,668	3,251	5,469	5,777	5,888	5,876
Employment	123,396	126,652	128,205	130,202	132,812	134,639	135,737
Employment Change	2,567	3,256	1,553	1,997	2,609	1,828	1,098
Per Capita Income	37,776	39,219	39,399	39,721	39,820	39,790	39,456
Unemployment Rate	5.3	4.6	4.1	3.4	3.4	4.9	6.6
Total Housing Starts	639	762	923	1,446	1,673	1,409	1,178
Single Family	464	423	554	802	915	849	629
Multifamily	175	339	369	644	758	561	549
New Single-Family Closings	243	269	428	661	835	991	1,047
New Single-Family Price	218,201	234,014	269,139	266,383	267,815	273,070	262,535
Existing Single-Family Closings	2,827	3,390	3,747	4,286	4,650	5,138	5,191
Existing Single-Family Price	166,149	173,899	189,328	188,125	187,388	185,474	172,243
New Condominium Closings	247	193	200	420	441	423	341
New Condominium Price	218,148	226,678	223,598	226,850	221,625	208,520	199,956
Existing Condominium Closings	588	589	684	570	498	472	449
Existing Condominium Price	90,679	88,307	98,985	96,016	104,232	104,721	107,019
Foreclosures	512	237	380	376	383	443	447
Commercial Construction (Sq. Ft.)	237,251	548,796	690,364	1,181,794	1,250,891	1,278,185	1,279,376
Local Retail	42,705	83,409	104,044	182,183	193,310	198,154	199,081
Regional Retail	70,698	34,452	43,069	74,976	79,506	81,432	81,735
Office	25,333	120,827	150,849	263,532	279,559	286,473	287,706
Industrial	0	12,908	16,872	25,947	27,121	27,262	26,753
Warehouse	9,800	119,029	148,910	258,719	274,290	280,860	281,815
Hotel	53,016	29,655	36,929	64,956	68,957	70,728	71,111
Hospital	0	0	0	0	0	0	0
Inst./Govt.	35,699	148,517	189,689	311,480	328,148	333,274	331,175

Gainesville MSA

GROWTH IN POPULATION & EMPLOYMENT



Gainesville MSA HOUSING STARTS



Gainesville MSA COMMERCIAL CONSTRUCTION

