

Charlotte

ECONOCAST

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Population	159,629	159,898	159,459	162,449	165,057	166,401	169,391
Population Change	(838)	269	(439)	2,990	2,608	1,344	2,990
Employment	39,601	39,937	40,604	41,176	41,556	42,716	44,804
Employment Change	(2,133)	336	667	572	380	1,160	2,088
Per Capita Income	33,631	33,679	34,427	33,682	34,610	35,054	36,828
Unemployment Rate	11.7	12.0	10.5	8.8	7.0	6.4	5.7
Total Housing Starts	266	259	293	371	773	1,197	1,628
Single Family	250	248	287	336	627	970	1,235
Multifamily	16	11	6	35	147	228	393
New Single-Family Closings	290	225	223	258	302	564	873
New Single-Family Price	191,838	151,824	166,887	160,421	174,630	183,459	192,788
Existing Single-Family Closings	3,374	3,441	3,822	3,638	3,742	3,810	3,478
Existing Single-Family Price	143,253	139,206	130,039	144,062	157,154	166,431	175,315
New Condominium Closings	89	96	55	64	47	59	60
New Condominium Price	217,885	159,046	153,322	175,522	194,413	204,428	213,960
Existing Condominium Closings	604	775	845	870	932	922	811
Existing Condominium Price	157,371	156,374	146,156	140,789	158,220	166,199	175,373
Foreclosures	4,680	2,700	1,699	1,713	1,296	797	661
Commercial Construction (Sq. Ft.)	722,862	197,691	104,472	271,782	442,858	570,553	800,845
Local Retail	185,573	59,942	26,688	46,072	75,073	96,720	129,103
Regional Retail	31,508	30,145	27,018	74,974	122,168	157,394	210,093
Office	149,870	13,269	26,604	42,029	68,485	88,232	157,032
Industrial	4,365	0	0	2,312	3,767	4,853	6,478
Warehouse	143,353	43,732	0	41,308	67,310	86,718	115,753
Hotel	98,834	0	0	8,912	14,522	18,709	24,973
Hospital	0	0	0	0	0	0	0
Inst./Govt.	109,359	50,603	24,162	56,174	91,534	117,927	157,412