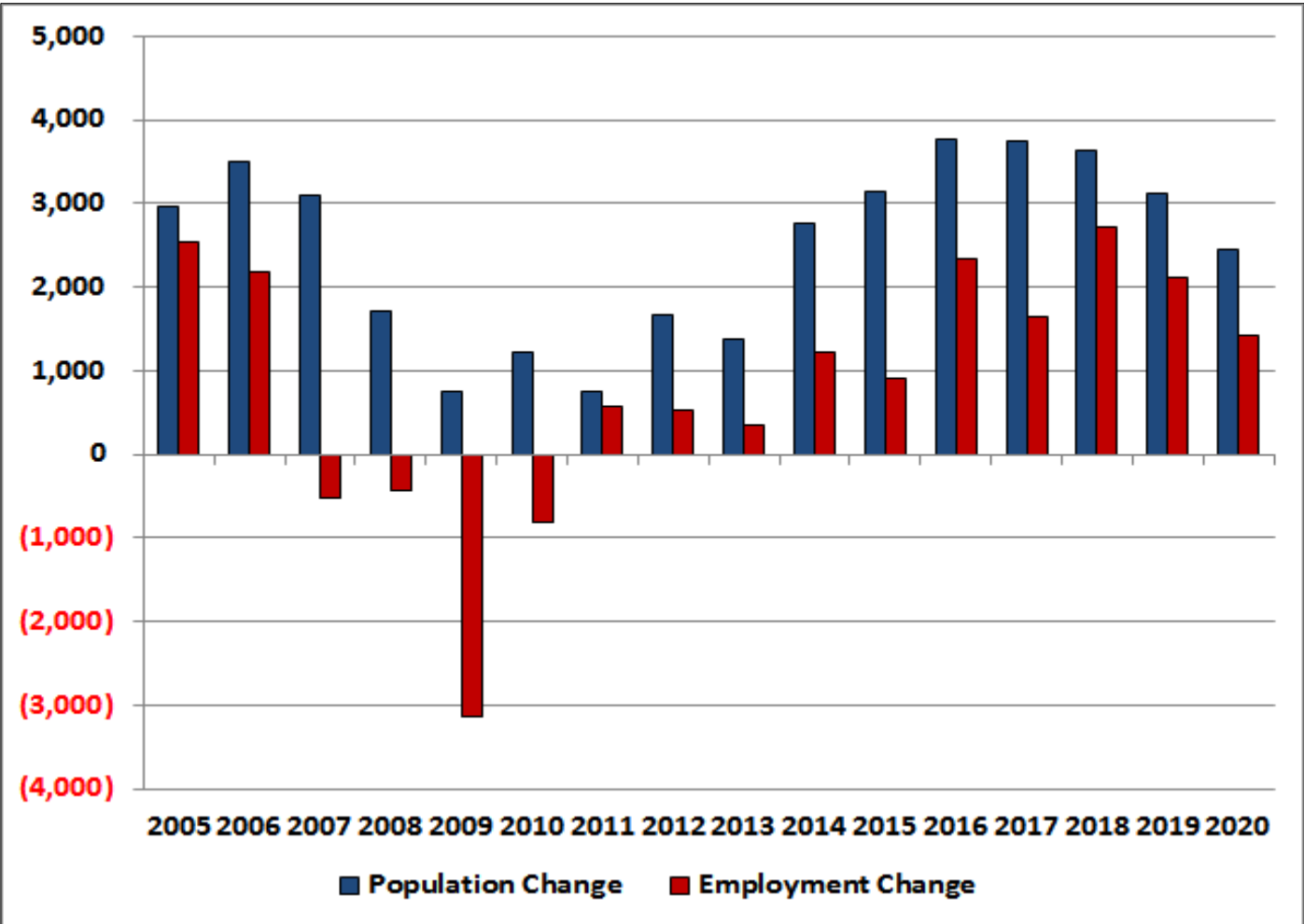


Sebastian – Vero Beach MSA Econocast

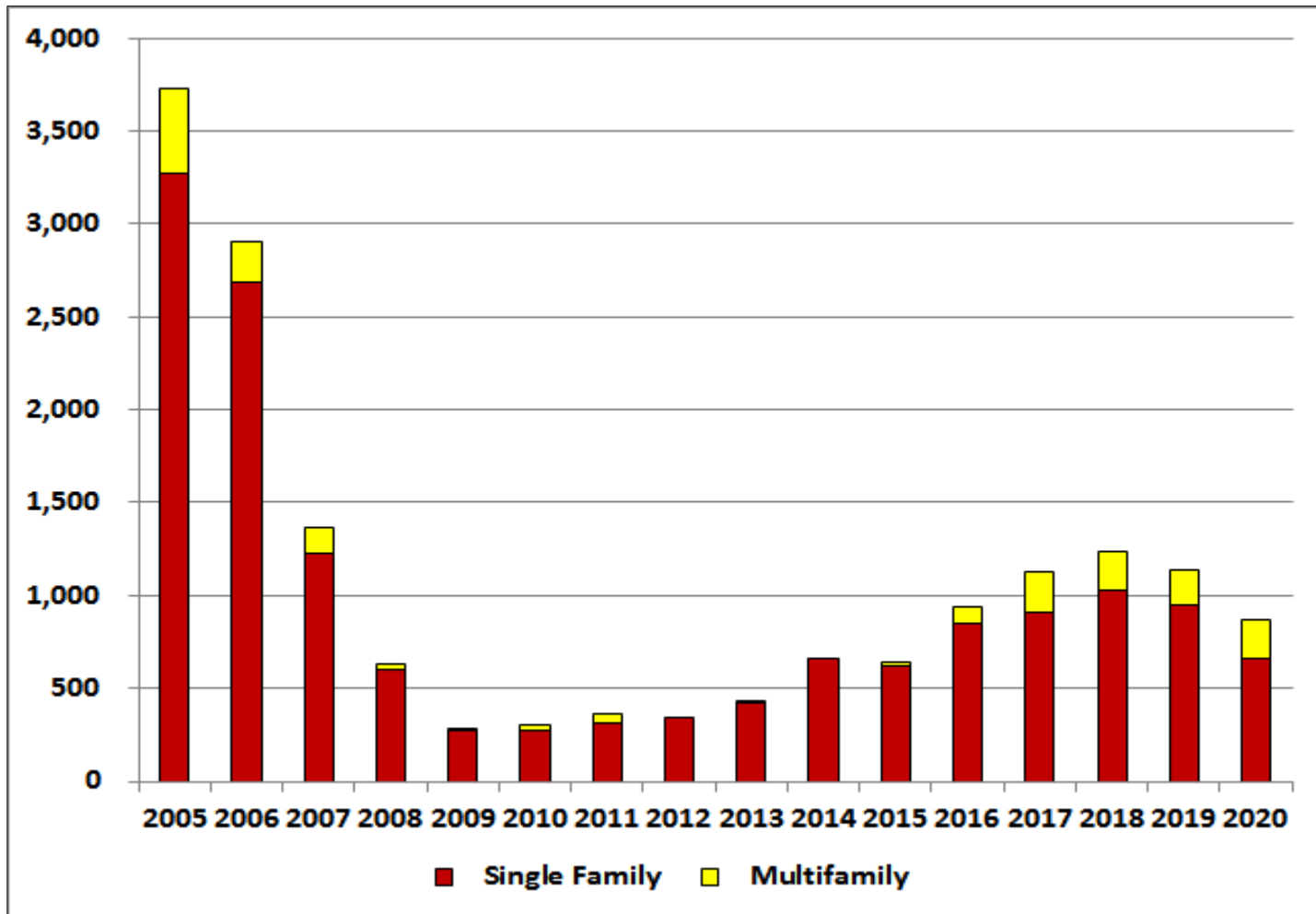
	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Population	144,772	147,919	151,674	155,415	159,052	162,168	164,621
Population Change	2,751	3,147	3,755	3,740	3,637	3,116	2,453
Employment	47,769	48,664	50,993	52,629	55,354	57,465	58,883
Employment Change	1,210	895	2,329	1,635	2,725	2,112	1,418
Per Capita Income	65,493	67,238	67,096	67,593	68,598	69,698	70,899
Unemployment Rate	7.9	6.8	4.0	3.1	3.1	5.5	8.7
Total Housing Starts	663	638	940	1,125	1,242	1,140	873
Single Family	663	625	848	910	1,027	946	663
Multifamily	0	13	92	215	215	194	211
New Single-Family Closings	492	619	806	1,022	1,125	1,248	1,294
New Single-Family Price	217,115	249,702	272,273	247,951	248,444	253,753	254,404
Existing Single-Family Closings	3,305	3,685	3,556	3,249	2,800	2,644	2,482
Existing Single-Family Price	282,400	296,536	297,644	261,929	267,097	269,639	277,670
New Condominium Closings	12	17	10	156	219	226	202
New Condominium Price	211,645	420,126	340,481	302,102	386,378	378,986	402,121
Existing Condominium Closings	1,100	1,159	952	758	752	778	810
Existing Condominium Price	215,196	213,253	228,658	209,476	223,431	226,450	230,934
Foreclosures	576	333	364	267	602	649	650
Commercial Construction (Sq. Ft.)	42,586	300,686	358,819	510,558	496,405	425,370	334,816
Local Retail	18,591	33,869	40,417	57,509	55,915	47,913	37,713
Regional Retail	9,042	23,230	27,721	39,444	38,351	32,863	25,867
Office	4,617	35,768	42,683	60,732	59,049	50,599	39,827
Industrial	0	4,270	5,096	7,251	7,050	6,041	4,755
Warehouse	0	89,936	107,324	152,710	148,477	127,230	100,145
Hotel	0	6,187	7,383	10,505	10,214	8,752	6,889
Hospital	0	0	0	0	0	0	0
Inst./Govt.	10,336	107,426	128,195	182,407	177,350	151,972	119,619

Sebastian – Vero Beach MSA

GROWTH IN POPULATION & EMPLOYMENT



Sebastian – Vero Beach MSA HOUSING STARTS



Sebastian – Vero Beach MSA COMMERCIAL CONSTRUCTION

