

Citrus ECONOCAST

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Population	141,381	141,312	139,849	139,360	140,111	141,893	144,118
Population Change	(741)	(69)	(1,463)	(489)	751	1,782	2,225
Employment	32,091	32,259	31,301	32,971	34,270	35,078	36,574
Employment Change	(1,353)	167	(958)	1,670	1,299	808	1,496
Per Capita Income	30,784	31,299	31,993	31,498	31,676	32,405	33,049
Unemployment Rate	11.9	12.8	11.5	9.8	9.1	8.7	8.3
Total Housing Starts	430	425	231	165	353	758	1,187
Single Family	430	423	231	158	300	704	1,177
Multifamily	0	2	0	7	53	54	10
New Single-Family Closings	660	387	381	208	142	270	633
New Single-Family Price	158,958	164,328	167,209	168,118	171,291	176,853	180,909
Existing Single-Family Closings	1,742	1,919	1,884	2,170	2,248	2,457	2,399
Existing Single-Family Price	127,571	119,006	113,644	115,482	121,246	127,255	133,608
New Condominium Closings	2	0	0	1	0	1	1
New Condominium Price	117,500	0	0	215,000	0	0	107,913
Existing Condominium Closings	180	178	224	244	159	198	177
Existing Condominium Price	96,691	89,134	77,493	80,914	132,999	94,199	95,338
Foreclosures	1,793	1,307	859	1,332	744	438	289
Commercial Construction (Sq. Ft.)	228,722	207,319	111,827	156,954	98,076	232,718	290,571
Local Retail	77,651	39,971	24,036	10,484	6,551	15,545	19,409
Regional Retail	63,053	69,573	27,218	58,193	36,363	86,283	107,733
Office	31,894	39,991	29,818	17,863	11,162	26,485	33,069
Industrial	0	9,521	0	2,946	1,841	4,367	5,453
Warehouse	13,793	41,949	20,495	42,794	26,741	63,452	79,225
Hotel	14,218	0	0	774	484	1,148	1,434
Hospital	0	5,949	0	0	0	0	0
Inst./Govt.	28,113	365	10,260	23,900	14,935	35,437	44,247