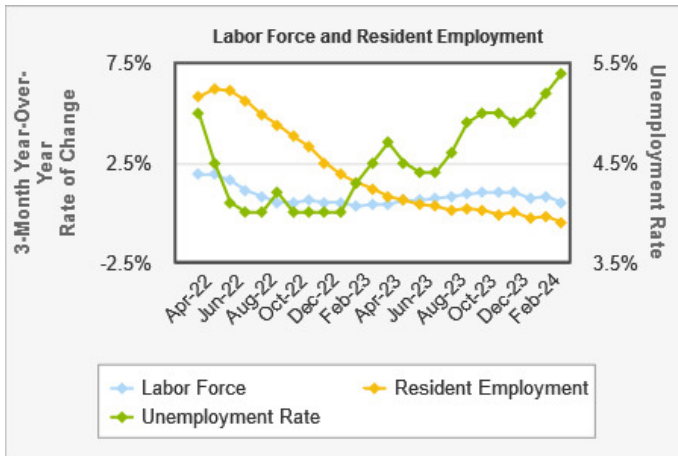
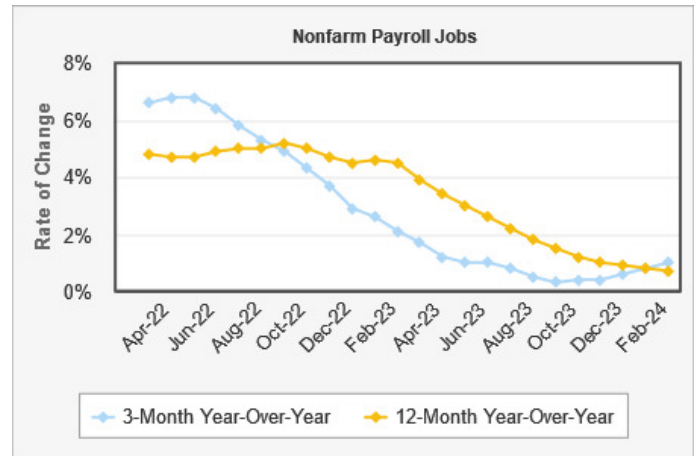


ECONOMIC CONDITIONS



Data Source: U.S. Bureau of Labor Statistics



Data Source: U.S. Bureau of Labor Statistics

	3-Month Average			3-Month Year-Over-Year Change			
	February 2022	February 2023	February 2024	February 2022 to February 2023	February 2023 to February 2024	Number	Percent
Labor Force	19,147,991	19,223,729	19,319,995	75,738	96,266	0.4	0.5
Resident Employment	18,150,993	18,361,255	18,268,087	210,262	-93,168	1.2	-0.5
Unemployment Rate (%)	5.2	4.5	5.4	n/a	n/a	n/a	n/a
Nonfarm Payroll Jobs	17,372,600	17,745,300	17,917,033	372,700	171,733	2.1	1

Data Source: U.S. Bureau of Labor Statistics

POPULATION & HOUSEHOLDS

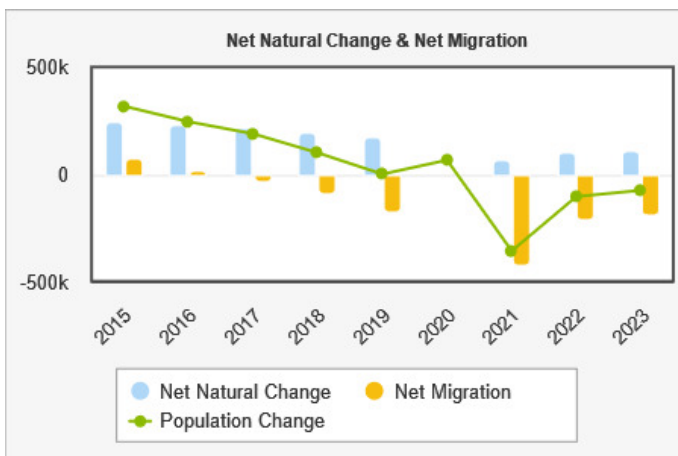
	Decennial Census				ACS & Population Estimates Program						
	April	April	Average Annual Change		July	July	July				
	2010	2020	2010 to 2020		2021	2022	2023	2021 to 2022		2022 to 2023	
			Number	Percent				Number	Percent	Number	Percent
Population	37,253,956	39,538,223	228,427	0.6	39,145,060	39,040,616	38,965,193	-104,444	-0.3	-75,423	-0.2
Households	12,577,498	13,475,623	89,813	0.7	13,429,063	13,550,586	n/a	121,523	0.9	n/a	n/a

Data Source: 1 - 2010 Census; 2020 Census; U.S. Census Bureau Population Estimates

2 - 2010 Census; 2020 Census; 2021, 2022 and 2021 American Community Surveys (1 - Year)

Note: 1 - Population estimates data shown here may not match those found on the Census website due to their use of the updated September 2018 OMB metro area definitions.

2 - 2019 ACS 1-Year data may not be available for some metro areas due to being dropped from the September 2018 OMB metro area definitions.



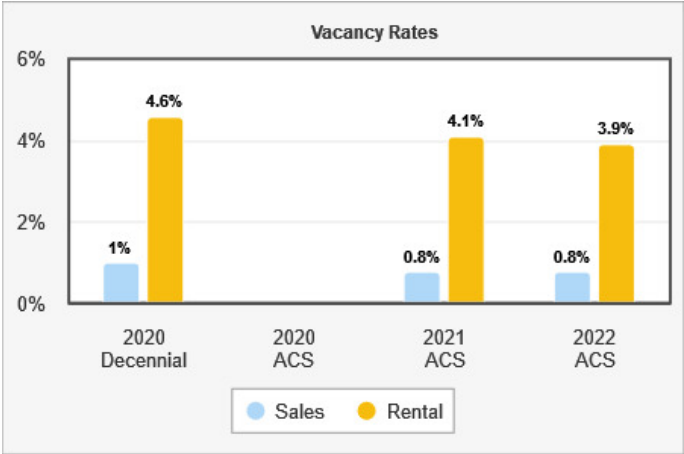
Data Source: U.S. Census Bureau Population Estimates

Notes: 1 - Values in chart reflect July year-to-year changes

2 - Net Migration includes residual population change

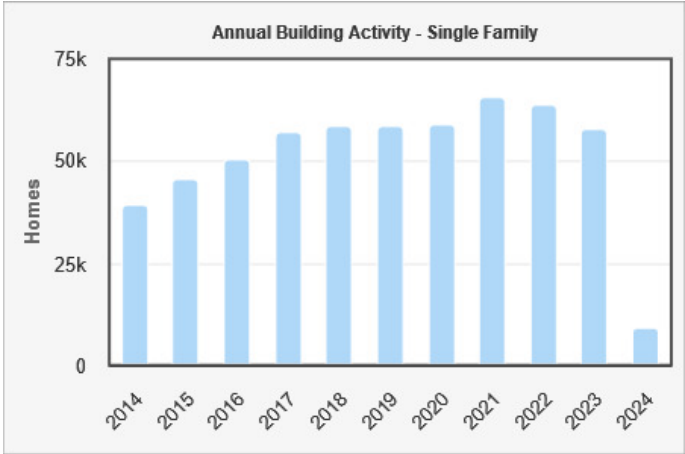
3 - Annual components of population change are not available for 2020

4 - Population estimates data shown here may not match those found on the Census website due to their use of the updated September 2018 OMB metro definitions.



Data Source: 2020 Census; 2020, 2021 and 2022 American Community Surveys (1 - Year)

Note: 2019 ACS 1-Year data may not be available for some metro areas due to being dropped from the September 2018 OMB metro area definitions



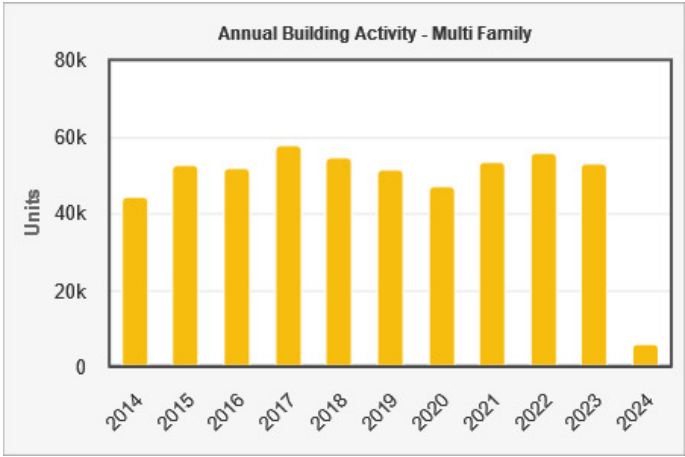
Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2023 and 2024 is preliminary, through February 2024

Housing Inventory by Tenure				
	2020 Decennial	2020 ACS	2021 ACS	2022 ACS
Total Housing Units	14,392,140	n/a	14,512,149	14,627,041
Occupied	13,475,623	n/a	13,429,063	13,550,586
Owners	7,348,329	n/a	7,502,706	7,565,502
% Owners	54.5	n/a	55.9	55.8
Renters	6,127,294	n/a	5,926,357	5,985,084
% Renters	45.5	n/a	44.1	44.2
Total Vacant	916,517	n/a	1,083,086	1,076,455
Available for Sale	74,379	n/a	56,721	59,469
Available for Rent	293,789	n/a	252,629	244,472
Other Vacant	548,349	n/a	773,736	772,514

Data Source: 2020 Census; 2020, 2021 and 2022 American Community Surveys (1 - Year)

Note: 2019 ACS 1-Year data may not be available for some metro areas due to being dropped from the September 2018 OMB metro area definitions



Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2023 and 2024 is preliminary, through February 2024