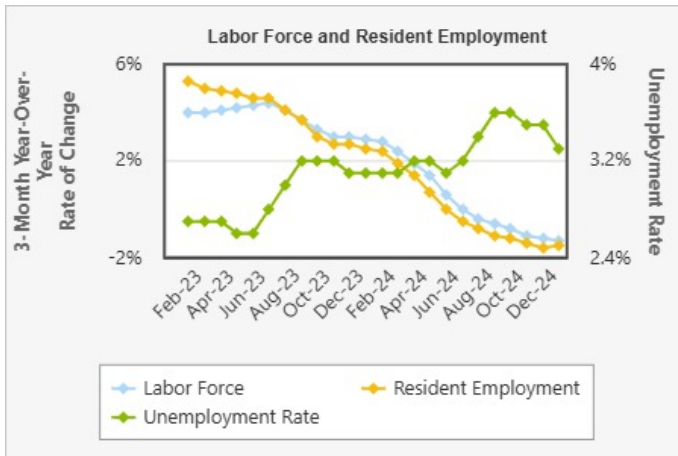
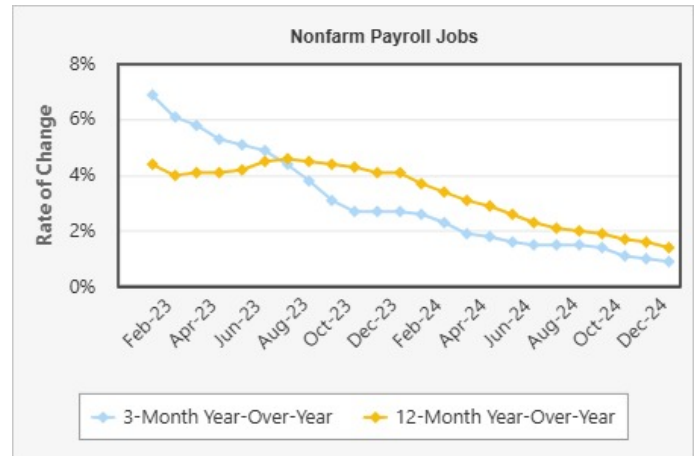


## ECONOMIC CONDITIONS



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			
	December 2022	December 2023	December 2024	December 2022 to December 2023		December 2023 to December 2024	
	Number	Number	Number	Number	Percent	Number	Percent
<b>Labor Force</b>	1,443,654	1,486,177	1,467,329	42,523	2.9	-18,848	-1.3
<b>Resident Employment</b>	1,404,867	1,440,638	1,418,335	35,771	2.5	-22,303	-1.5
<b>Unemployment Rate (%)</b>	2.7	3.1	3.3	n/a	n/a	n/a	n/a
<b>Nonfarm Payroll Jobs</b>	1,445,367	1,484,900	1,498,567	39,533	2.7	13,667	0.9

Data Source: U.S. Bureau of Labor Statistics

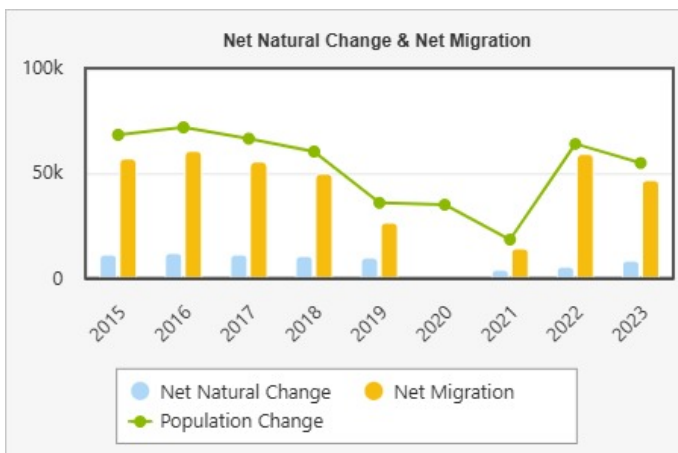
## POPULATION & HOUSEHOLDS

	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	2,134,411	2,673,376	53,897	2.3	2,698,960	2,763,017	2,817,933	64,057	2.4	54,916	2
Households	798,445	989,354	19,091	2.2	990,500	1,054,342	1,073,662	63,842	6.4	19,320	1.8

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

2 - 2010 Census; 2020 Census; 2021, 2022 and 2023 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.



Data Source: U.S. Census Bureau Population Estimates

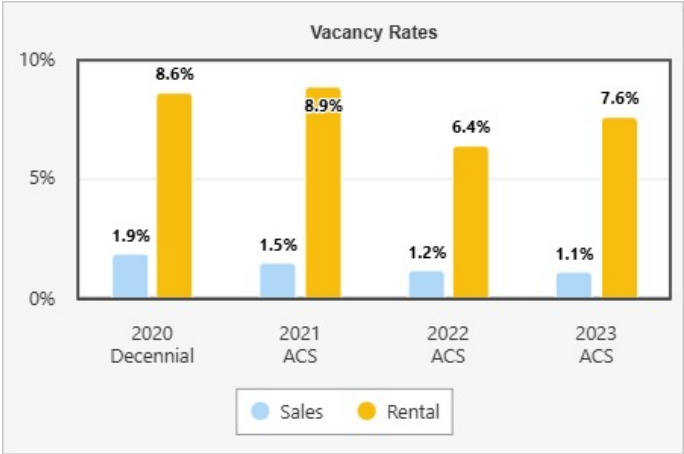
Notes: 1 - Values in chart reflect July year-to-year changes

2 - Net Migration includes residual population change

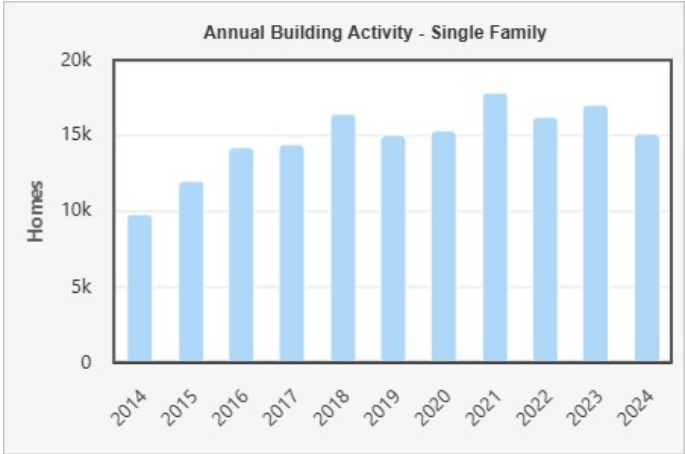
3 - Annual components of population change are not available for 2020

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.

HOUSING MARKET CONDITIONS



Data Source: 2020 Census; 2021, 2022 and 2023 American Community Surveys (1 - Year)

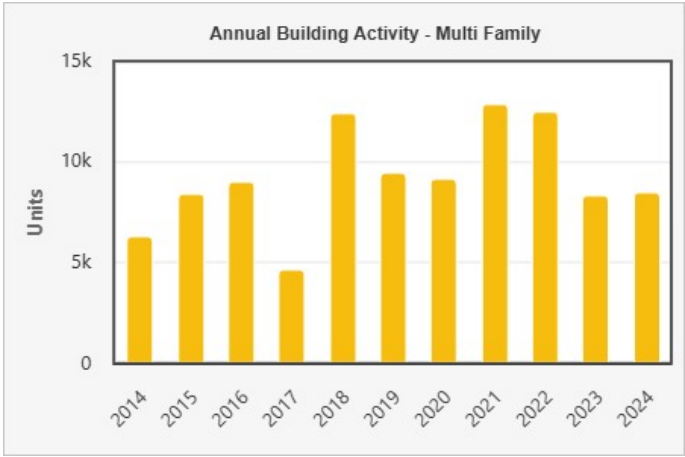


Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2024 and 2025 is preliminary, through January 2025

Housing Inventory by Tenure				
	2020	2021	2022	2023
	Decennial	ACS	ACS	ACS
Total Housing Units	1,087,949	1,117,189	1,146,572	1,173,622
Occupied	989,354	990,500	1,054,342	1,073,662
Owners	591,691	626,752	652,919	670,080
% Owners	59.8	63.3	61.9	62.4
Renters	397,663	363,748	401,423	403,582
% Renters	40.2	36.7	38.1	37.6
Total Vacant	98,595	126,689	92,230	99,960
Available for Sale	11,494	9,437	8,108	7,454
Available for Rent	37,574	35,584	27,520	33,235
Other Vacant	49,527	81,668	56,602	59,271

Data Source: 2020 Census; 2021, 2022 and 2023 American Community Surveys (1 - Year)



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

Note: Data for 2024 and 2025 is preliminary, through January 2025