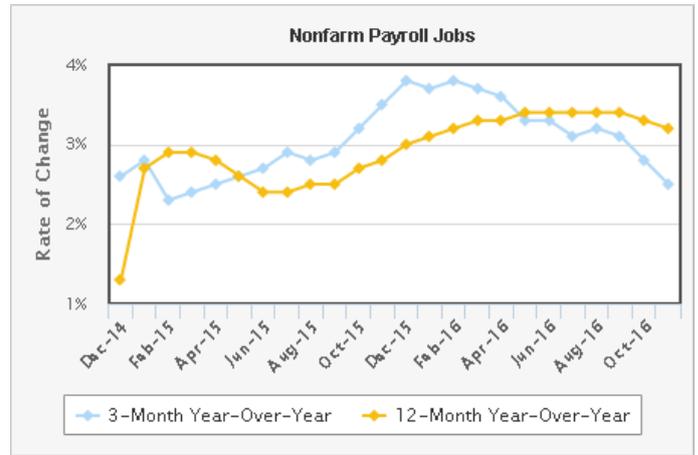
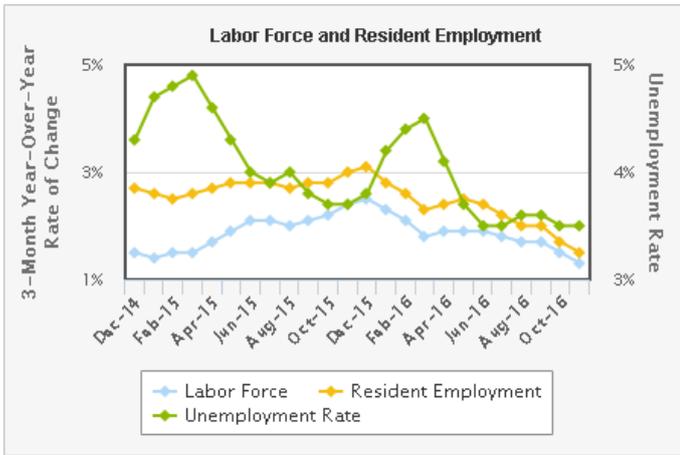


## ECONOMIC CONDITIONS



Data Source: U.S. Bureau of Labor Statistics

Data Source: U.S. Bureau of Labor Statistics

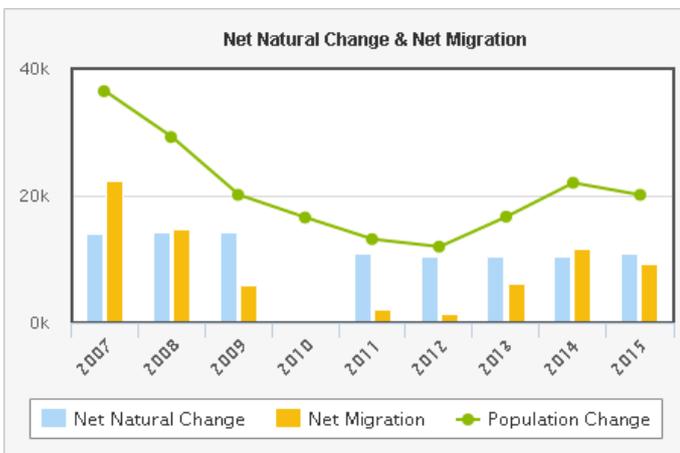
	3-Month Average			3-Month Year-Over-Year Change			
	November 2014	November 2015	November 2016	November 2014 to November 2015		November 2015 to November 2016	
	Number	Percent	Number	Number	Percent	Number	Percent
<b>Labor Force</b>	782,646	801,327	811,759	18,681	2.4	10,432	1.3
<b>Resident Employment</b>	749,578	771,824	783,404	22,246	3	11,580	1.5
<b>Unemployment Rate (%)</b>	4.2	3.7	3.5	n/a	n/a	n/a	n/a
<b>Nonfarm Payroll Jobs</b>	663,200	686,633	704,067	23,433	3.5	17,434	2.5

Data Source: U.S. Bureau of Labor Statistics

## POPULATION & HOUSEHOLDS

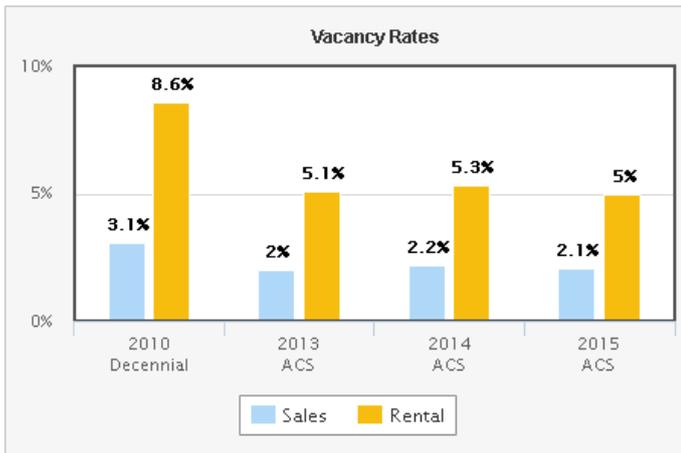
	Decennial Census				ACS & Population Estimates Program						
	April 2000	April 2010	Average Annual Change 2000 to 2010		July 2013	July 2014	July 2015	2013 to 2014		2014 to 2015	
			Number	Percent				Number	Percent	Number	Percent
<b>Population</b>	1,293,953	1,567,582	27,363	1.9	1,612,785	1,634,806	1,654,930	22,021	1.4	20,124	1.2
<b>Households</b>	469,645	579,408	10,976	2.1	588,489	591,587	597,421	3,098	0.5	5,834	1

Data Source: 1 - 2000 Census; 2010 Census; U.S. Census Bureau Population Estimates  
2 - 2000 Census; 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)

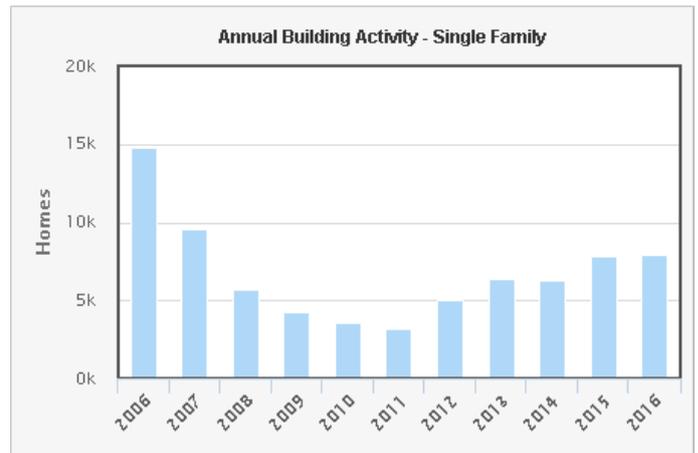


Data Source: U.S. Census Bureau Population Estimates

Notes: 1 - Values in chart reflect July year-to-year changes  
2 - Net Migration includes residual population change



Data Source: 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)

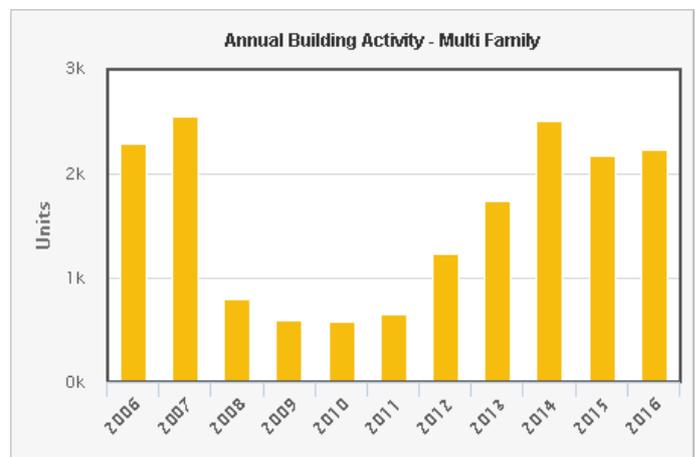


Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2016 is preliminary, through November 2016

Housing Inventory by Tenure				
	2010 Decennial	2013 ACS	2014 ACS	2015 ACS
<b>Total Housing Units</b>	667,796	676,192	685,098	692,482
<b>Occupied</b>	579,408	588,489	591,587	597,421
<b>Owners</b>	404,903	408,174	402,394	411,958
<b>% Owners</b>	69.9	69.4	68.0	69.0
<b>Renters</b>	174,505	180,315	189,193	185,463
<b>% Renters</b>	30.1	30.6	32.0	31.0
<b>Total Vacant</b>	88,388	87,703	93,511	95,061
<b>Available for Sale</b>	12,814	8,426	8,877	8,722
<b>Available for Rent</b>	16,360	9,730	10,592	9,845
<b>Other Vacant</b>	59,214	69,547	74,042	76,494

Data Source: 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)



Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2016 is preliminary, through November 2016