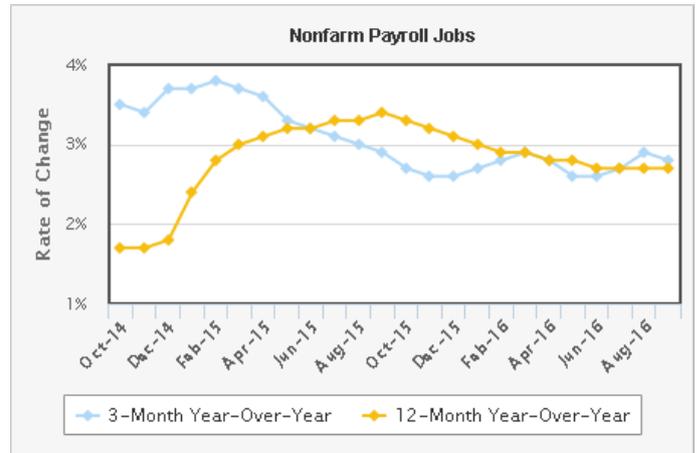
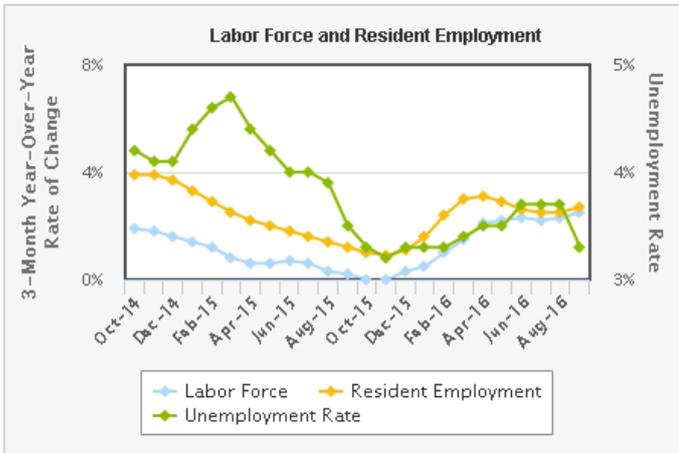


ECONOMIC CONDITIONS



Data Source: U.S. Bureau of Labor Statistics

Data Source: U.S. Bureau of Labor Statistics

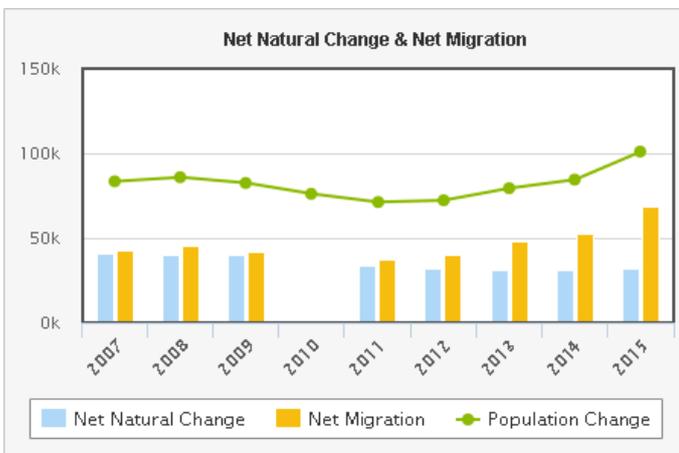
	3-Month Average			3-Month Year-Over-Year Change			
	September 2014	September 2015	September 2016	September 2014 to September 2015		September 2015 to September 2016	
	Number	Percent	Number	Number	Percent	Number	Percent
Labor Force	2,834,117	4.5	2,838,436	4,319	0.2	69,683	2.5
Resident Employment	2,706,872	4.5	2,738,146	31,274	1.2	73,509	2.7
Unemployment Rate (%)				n/a	n/a	n/a	n/a
Nonfarm Payroll Jobs	2,483,033	4.5	2,554,533	71,500	2.9	72,567	2.8

Data Source: U.S. Bureau of Labor Statistics

POPULATION & HOUSEHOLDS

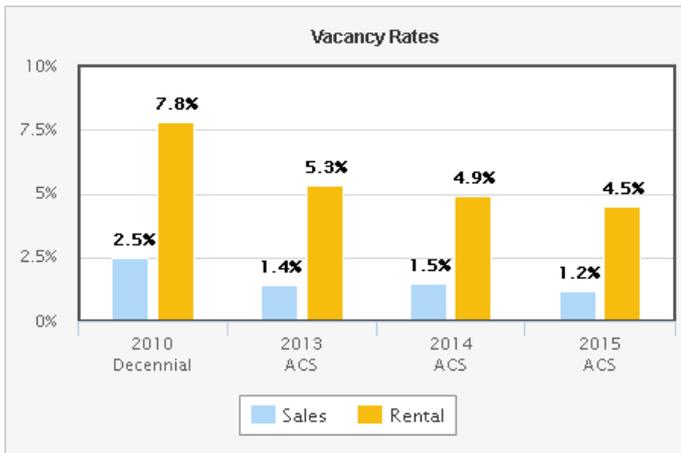
	Decennial Census				ACS & Population Estimates Program						
	April 2000	April 2010	Average Annual Change 2000 to 2010		July 2013	July 2014	July 2015	2013 to 2014		2014 to 2015	
			Number	Percent				Number	Percent	Number	Percent
Population	4,301,261	5,029,196	72,794	1.6	5,271,132	5,355,588	5,456,574	84,456	1.6	100,986	1.9
Households	1,658,238	1,972,868	31,463	1.8	2,002,800	2,039,592	2,074,735	36,792	1.8	35,143	1.7

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)

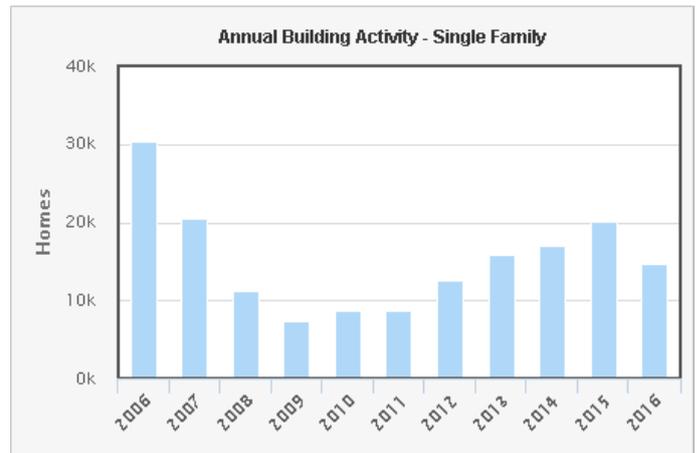


Data Source: U.S. Census Bureau Population Estimates

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)

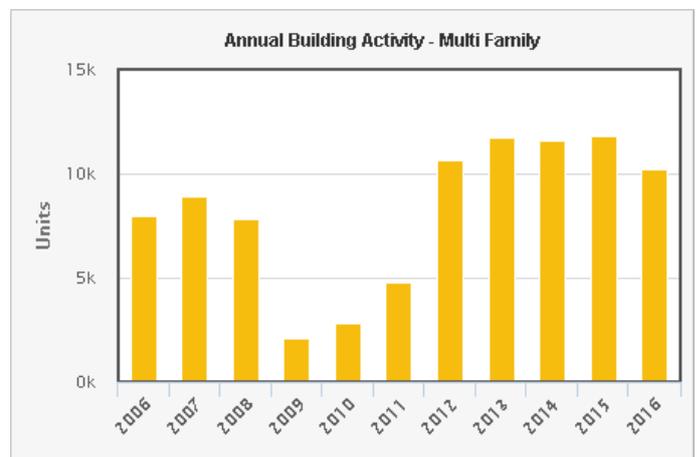


Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2016 is preliminary, through September 2016

Housing Inventory by Tenure				
	2010 Decennial	2013 ACS	2014 ACS	2015 ACS
Total Housing Units	2,212,898	2,247,291	2,276,280	2,309,122
Occupied	1,972,868	2,002,800	2,039,592	2,074,735
Owners	1,293,100	1,291,945	1,302,533	1,322,618
% Owners	65.5	64.5	63.9	63.7
Renters	679,768	710,855	737,059	752,117
% Renters	34.5	35.5	36.1	36.3
Total Vacant	240,030	244,491	236,688	234,387
Available for Sale	32,673	18,372	19,554	16,002
Available for Rent	57,644	40,015	38,047	35,768
Other Vacant	149,713	186,104	179,087	182,617

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 September 2016