

Table 1. Labor Force and Employment in the New Orleans-Metairie-Kenner MSA, 1990 Through February 2008

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	Previous 12 months ^a	Current 12 months ^b
New Orleans-Metairie-Kenner MSA																				
Labor Force	584,400	599,046	597,690	585,968	601,617	607,120	615,984	623,086	629,488	625,712	625,845	618,915	608,861	608,496	611,601	585,008	486,779	507,460	491,896	508,559
Employment	549,166	557,040	543,532	533,119	550,641	561,438	573,883	588,179	597,002	597,501	596,489	588,440	575,841	575,463	581,792	541,431	465,617	489,889	472,246	490,984
Unemployment	35,234	42,006	54,158	52,849	50,976	45,682	42,101	34,907	32,486	28,211	29,356	30,475	33,019	22,033	29,809	43,577	21,162	17,572	19,560	17,575
Unemployment Rate (%)	6.0	7.0	9.1	9.0	8.5	7.5	6.8	5.6	5.2	4.5	4.7	4.9	5.4	5.4	4.9	7.5	4.4	3.5	4.0	3.5
Jefferson Parish																				
Labor Force	228,891	235,537	234,783	228,640	234,112	235,106	237,740	240,452	242,118	240,482	231,695	228,325	223,957	223,590	224,798	216,542	214,975	223,899	217,061	224,364
Employment	216,761	220,624	215,376	210,403	216,562	219,989	224,209	228,840	231,532	230,889	221,739	218,098	212,874	212,410	214,649	199,295	206,036	216,776	208,969	217,261
Unemployment	12,130	14,913	19,407	18,237	17,550	15,117	13,531	11,612	10,586	9,593	9,956	10,227	11,084	11,180	10,149	17,248	8,939	7,123	8,092	7,103
Unemployment Rate (%)	5.3	6.3	8.3	8.0	7.5	6.4	5.7	4.8	4.4	4.0	4.3	4.5	5.0	5.0	4.5	8.0	4.2	3.2	3.7	3.2
Orleans Parish																				
Labor Force	207,466	209,556	206,887	201,508	205,519	206,075	207,130	206,440	206,804	203,103	210,684	206,521	200,895	198,335	196,107	181,098	95,701	99,718	96,822	99,907
Employment	193,596	193,700	186,964	181,853	185,950	187,942	189,617	192,272	193,480	192,240	199,940	195,280	188,784	186,325	185,251	169,767	90,483	95,199	91,771	95,412
Unemployment	13,870	15,856	19,923	19,655	19,569	18,133	17,513	14,168	13,324	10,863	10,744	11,241	12,110	12,010	10,856	11,331	5,218	4,519	5,051	4,495
Unemployment Rate (%)	6.7	7.6	9.6	9.8	9.5	8.8	8.5	6.9	6.4	5.3	5.1	5.4	6.0	6.1	5.5	6.3	5.5	4.5	5.2	4.5
Plaquemines Parish																				
Labor Force	10,198	10,380	10,610	10,113	10,393	10,455	10,523	10,854	11,080	11,083	11,006	11,016	10,939	11,127	11,543	10,980	8,962	9,346	9,060	9,365
Employment	9,605	9,688	9,474	9,126	9,389	9,627	9,881	10,288	10,497	10,479	10,047	10,439	10,281	10,483	10,951	10,183	8,580	9,027	8,702	9,047
Unemployment	593	692	1,136	987	1,004	828	642	566	583	604	599	576	658	644	592	798	382	318	357	317
Unemployment Rate (%)	5.8	6.7	10.7	9.8	9.7	7.9	6.1	5.2	5.3	5.5	5.4	5.2	6.0	5.8	5.1	7.3	4.3	3.4	3.9	3.4
St. Bernard Parish																				
Labor Force	31,435	31,808	31,627	30,840	31,643	32,007	32,112	32,332	32,416	31,993	32,177	31,683	31,036	30,748	30,593	28,318	7,237	7,599	7,341	7,626
Employment	29,119	29,298	28,408	27,835	28,723	29,148	29,719	30,351	30,627	30,468	30,535	29,990	29,219	28,918	29,053	26,878	6,923	7,284	7,022	7,300
Unemployment	2,316	2,510	3,219	3,005	2,920	2,859	2,393	1,981	1,789	1,526	1,642	1,693	1,817	1,831	1,540	1,440	314	315	320	326
Unemployment Rate (%)	7.4	7.9	10.2	9.7	9.2	8.9	7.5	6.1	5.5	4.8	5.1	5.3	5.9	6.0	5.0	5.1	4.3	4.1	4.4	4.3
St. Charles Parish																				
Labor Force	19,761	20,591	21,000	21,049	21,596	21,927	22,671	23,089	23,641	23,903	23,892	23,757	23,578	26,630	23,975	23,913	25,311	26,443	25,586	26,503
Employment	18,627	19,162	18,872	18,785	19,679	20,269	21,045	21,877	22,476	22,732	22,646	22,552	22,298	22,341	22,805	21,474	24,284	25,550	24,630	25,607
Unemployment	1,134	1,429	2,128	2,264	1,917	1,658	1,626	1,212	1,165	1,171	1,246	1,206	1,280	1,289	1,170	2,440	1,027	893	957	896
Unemployment Rate (%)	5.7	6.9	10.1	10.8	8.9	7.6	7.2	5.2	4.9	4.9	5.2	5.1	5.4	5.5	4.9	10.2	4.1	3.4	3.7	3.4
St. John the Baptist Parish																				
Labor Force	18,019	18,871	18,792	18,960	19,134	19,313	19,900	19,742	20,097	20,235	19,988	2,0041	19,891	20,119	20,503	20,675	21,886	22,705	22,104	22,755
Employment	16,663	17,024	16,702	16,476	17,062	17,399	17,898	18,289	18,694	18,854	18,717	18,757	18,527	18,759	19,189	18,165	20,625	21,700	20,919	21,748
Unemployment	1,356	1,847	2,092	2,484	2,072	1,914	2,002	1,453	1,403	1,380	1,271	1,284	1,364	1,360	1,314	2,511	1,261	1,005	1,185	1,006
Unemployment Rate (%)	7.5	9.8	11.1	13.1	10.8	9.9	10.1	7.4	7.0	6.8	6.4	6.4	6.9	6.8	6.4	12.1	5.8	4.4	5.4	4.4
St. Tammany Parish																				
Labor Force	68,632	72,303	73,992	74,858	79,222	82,238	85,909	90,177	93,333	94,912	96,404	97,573	98,565	100,947	104,082	103,481	112,708	117,751	113,922	118,038
Employment	64,797	67,545	67,736	68,641	73,277	77,064	81,516	86,263	89,697	91,839	92,205	93,324	93,857	96,228	99,894	95,670	108,686	114,352	110,234	114,607
Unemployment	3,835	4,758	6,256	6,217	5,945	5,174	4,393	3,914	3,636	3,073	3,899	4,249	4,708	4,719	4,188	7,811	4,021	3,399	3,689	3,431
Unemployment Rate (%)	5.6	6.6	8.5	8.3	7.5	6.3	5.1	4.3	3.9	3.2	4.0	4.4	4.8	4.7	4.0	7.6	3.6	2.9	3.2	2.9

MSA = metropolitan statistical area.

^a March 2006 through February 2007.^b March 2007 through February 2008.

Sources: Louisiana Department of Labor; U.S. Department of Labor, Bureau of Labor Statistics

Table 2. Nonfarm Employment by Industry in the New Orleans-Metairie-Kenner MSA, 1990 Through February 2008

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	Previous 12 months ^a	Current 12 months ^b
Total Nonfarm Employment	536.2	543.0	544.4	553.4	569.5	584.0	596.1	610.5	617.6	618.9	617.7	618.6	608.3	611.0	614.3	555.5	480.6	516.3	489.9	518.6
Goods Producing	91.2	93.5	88.6	84.9	86.7	87.9	90.0	94.7	97.1	92.6	88.0	85.3	80.5	79.8	77.7	73.3	75.0	77.1	75.6	77.6
Natural Resources & Mining	16.8	15.7	13.5	12.2	12.2	12.2	12.9	13.6	13.9	11.9	11.1	10.7	9.3	9.1	8.7	8.4	8.3	8.4	8.3	8.5
Construction	27.5	29.7	28.3	28.1	29.2	30.8	31.5	34.4	36.0	33.2	31.8	31.2	30.1	31.4	30.8	28.5	32.1	32.4	32.3	32.8
Manufacturing	46.9	48.1	46.8	44.6	45.3	44.8	45.6	46.7	47.1	47.5	45.1	43.4	41.0	39.3	38.7	36.3	34.7	36.3	35.1	36.4
Service Providing	445.1	449.5	455.8	468.6	482.8	496.2	506.1	515.8	520.5	526.2	529.8	533.3	527.8	531.2	536.6	482.2	405.6	439.2	414.2	440.9
Trade	96.9	94.7	93.7	95.7	96.0	97.4	98.0	98.8	98.6	99.3	99.0	97.4	94.6	94.0	94.5	84.4	78.7	83.3	80.4	83.2
Wholesale Trade	27.3	26.9	25.9	26.1	26.6	27.4	27.4	28.3	29.0	28.9	28.5	28.3	27.2	26.7	26.2	24.5	22.8	23.9	23.1	23.9
Retail Trade	69.6	67.8	67.8	69.6	69.4	70.0	70.6	70.5	69.6	70.4	70.5	69.1	67.4	67.3	68.3	59.9	55.9	59.4	57.3	59.4
Transportation & Utilities	33.8	33.3	31.8	32.5	32.7	30.7	30.3	30.5	30.0	29.3	29.0	29.8	29.3	27.9	28.3	26.2	24.1	24.7	24.4	24.7
Information	8.7	8.9	8.7	9.1	9.3	9.6	10.4	10.8	10.2	10.0	10.8	10.7	9.6	9.7	10.5	9.4	7.5	8.3	7.6	8.1
Financial Activities	38.9	36.8	35.0	34.4	33.7	33.4	33.7	34.3	34.2	34.4	33.7	34.0	34.8	34.6	34.2	30.8	26.2	27.4	26.5	27.4
Professional & Business Services	52.6	56.5	59.5	62.4	64.6	67.2	68.4	70.8	73.2	73.2	74.3	74.6	71.9	72.6	73.2	68.9	65.3	68.2	66.3	68.2
Education & Health Services	58.7	61.8	64.9	66.3	69.8	73.8	75.6	76.9	76.9	77.4	77.1	80.0	81.5	83.6	84.1	72.2	56.3	63.1	57.8	63.5
Leisure & Hospitality	56.4	55.7	57.8	59.4	64.5	70.2	73.5	74.2	74.7	77.1	80.8	81.6	80.3	81.9	84.3	72.5	57.7	66.1	60.1	66.7
Other Services	20.4	20.9	20.6	21.0	21.1	21.7	22.0	22.2	22.6	23.5	22.3	22.3	22.7	23.0	22.6	19.6	15.5	19.1	16.2	19.3
Government	78.6	80.9	84.1	87.9	91.1	92.3	94.3	97.3	100.1	102.0	102.9	103.0	103.2	103.9	104.8	98.2	74.3	79.1	75.0	79.9
Federal	16.4	16.5	16.7	16.7	16.3	16.0	16.1	15.9	15.9	15.9	16.2	16.2	16.0	16.2	15.9	15.3	12.6	12.0	12.4	12.0
State	21.6	22.2	22.4	23.7	25.1	25.6	25.7	25.3	25.1	24.9	24.7	24.9	25.2	25.7	26.6	25.5	16.8	18.9	17.1	19.4
Local	40.6	42.2	44.8	47.5	49.7	50.8	52.5	56.0	59.1	61.2	62.0	61.9	62.0	62.0	62.4	57.4	44.9	48.2	45.5	48.5

MSA = metropolitan statistical area.

^a March 2006 through February 2007.^b March 2007 through February 2008.

Notes: Figures are in thousands. Numbers may not add to totals due to rounding.

Source: U.S. Department of Labor, Bureau of Labor Statistics—North American Industry Classification System

Table 3. Population and Household Trends in the New Orleans-Metairie-Kenner MSA, April 1, 1990 to March 1, 2008

					Average Annual Change					
					1990 to 2000		2000 to 8/2005		8/2005 to 3/1/2008	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
New Orleans-Metairie-Kenner MSA	1,264,391	1,316,510	1,323,000	1,078,400	5,200	0.4	1,200	0.1	− 90,700	− 7.2
Jefferson Parish	448,306	455,466	454,900	453,800	720	0.2	− 100	− 0.0	3,610	0.8
Orleans Parish	496,938	484,674	456,700	233,900	− 1,225	− 0.2	− 5,150	− 1.1	− 104,560	− 28.3
Plaquemines Parish	25,575	26,757	29,200	23,800	120	0.5	450	1.6	− 2,240	− 8.1
St. Bernard Parish	66,631	67,229	65,300	16,260	60	0.1	360	− 0.5	− 20,350	− 43.8
St. Charles Parish	42,437	48,072	50,850	55,860	565	1.3	510	1.0	2,080	4.0
St. John the Baptist Parish	39,996	43,044	46,250	51,300	310	0.5	590	1.3	2,100	4.4
St. Tammany Parish	144,508	191,268	219,800	243,400	4,680	2.8	5,250	2.6	21,870	9.3
Households										
New Orleans-Metairie-Kenner MSA	463,391	498,587	514,300	412,000	3,520	0.7	2,900	0.6	− 42,450	− 8.8
Jefferson Parish	166,398	176,234	177,600	176,800	980	0.6	250	0.1	− 332	− 0.2
Orleans Parish	188,235	188,251	186,100	90,800	0	0.0	− 400	− 0.2	− 39,540	− 25.8
Plaquemines Parish	8,213	9,021	10,700	8,340	80	0.9	310	3.2	980	− 9.8
St. Bernard Parish	23,156	25,123	24,260	6,100	200	0.8	160	− 0.6	− 7,540	− 43.6
St. Charles Parish	14,333	16,422	17,260	19,150	210	1.4	160	0.9	780	4.4
St. John the Baptist Parish	12,710	14,283	15,680	17,100	160	1.2	260	1.7	590	3.7
St. Tammany Parish	50,346	69,253	82,700	93,700	1,900	3.2	2,500	3.3	4,560	5.3

MSA = metropolitan statistical area.

Note: Numbers may not add to totals due to rounding.

Sources: 1990 and 2000—U.S. Census; 8/2005 and 3/1/2008—estimates by analyst

Table 4. Housing Inventory, Tenure, and Vacancy in the New Orleans-Metairie-Kenner MSA, 1990, 2000, August 2005, and March 1, 2008

	New Orleans-Metairie-Kenner MSA				Jefferson Parish				Orleans Parish				Plaquemines Parish			
	1990	2000	8/2005	3/1/2008	1990	2000	8/2005	3/1/2008	1990	2000	8/2005	3/1/2008	1990	2000	8/2005	3/1/2008
Total Housing Inventory	533,488	548,629	568,100	442,490	185,072	187,907	191,100	183,000	225,573	215,091	215,000	105,300	9,432	10,481	11,080	9,480
Occupied Units	463,391	498,587	514,300	412,000	166,398	176,234	177,600	176,800	188,235	188,251	186,000	90,800	8,213	9,021	9,580	8,340
Owners	270,289	306,674	330,200	291,740	104,611	112,549	117,100	117,750	82,279	87,589	90,600	54,570	6,236	7,117	7,710	6,890
%	58.3	61.5	64.2	70.8	62.9	63.9	65.9	66.6	43.7	46.5	48.7	60.1	75.9	78.9	80.5	82.6
Renters	193,102	191,913	184,100	120,260	61,787	63,685	60,500	59,050	105,956	100,662	95,400	36,230	1,977	1,904	1,870	1,450
%	41.7	38.5	35.8	29.2	37.1	36.1	34.1	33.4	56.3	53.5	51.3	39.9	24.1	21.1	19.5	17.4
Vacant Units	70,097	50,042	53,800	30,470	18,674	11,673	13,500	6,220	37,338	26,840	29,000	14,450	1,219	1,776	1,500	1,140
For Sale	8,389	4,967	5,400	4,580	2,374	1,332	1,400	1,790	3,778	2,016	2,100	940	99	211	95	90
Rate (%)	3.0	1.6	1.6	1.6	2.2	1.2	1.2	1.5	4.4	2.3	2.3	1.7	1.6	2.9	1.2	1.2
For Rent	29,928	16,413	16,800	4,140	8,889	4,956	5,800	1,830	17,043	8,648	9,100	1,510	271	386	150	50
Rate (%)	13.4	7.9	8.4	3.3	12.5	7.2	8.7	3.0	13.9	7.9	8.8	4.0	12.1	16.8	6.0	3.0
Other Vacant	31,780	28,662	31,600	21,750	7,411	5,385	6,300	2,600	16,517	16,176	17,800	12,000	849	1,179	1,255	1,000

	St. Bernard Parish				St. Charles Parish				St. John the Baptist Parish				St. Tammany Parish			
	1990	2000	8/2005	3/1/2008	1990	2000	8/2005	3/1/2008	1990	2000	8/2005	3/1/2008	1990	2000	8/2005	3/1/2008
Total Housing Inventory	25,147	26,790	27,090	7,710	16,016	17,430	17,910	20,040	14,255	15,532	17,340	17,810	57,993	75,398	88,500	99,150
Occupied Units	23,156	25,123	25,420	6,100	14,333	16,422	16,880	19,150	12,710	14,283	16,070	17,100	50,346	69,253	82,700	93,700
Owners	17,556	18,753	19,290	4,550	11,302	13,374	13,980	16,140	10,128	11,573	13,520	14,900	38,177	55,719	68,000	76,930
%	75.8	74.6	75.9	74.6	78.9	81.4	82.8	84.3	79.7	81.0	84.2	82.3	75.8	80.5	82.3	82.1
Renters	5,600	6,370	6,130	1,550	3,031	3,048	2,900	3,010	2,582	2,710	2,550	2,200	12,169	13,534	14,700	16,770
%	24.2	25.4	24.1	25.4	21.1	18.6	17.2	15.7	20.3	19.0	15.8	17.7	24.2	19.5	17.7	17.9
Vacant Units	1,991	1,667	1,670	1,610	1,683	1,008	1,030	890	1,545	1,249	1,270	710	7,647	6,145	5,800	5,450
For Sale	228	211	225	60	286	144	140	200	317	164	200	170	1,307	1,004	1,200	1,330
Rate (%)	1.3	1.1	1.2	1.2	2.5	1.1	1.2	1.2	3.0	1.4	1.2	1.2	3.3	1.8	1.8	1.7
For Rent	872	386	360	50	589	251	260	90	451	341	250	90	1,813	1,646	940	520
Rate (%)	13.5	5.7	6.0	3.0	16.2	7.6	8.5	3.0	14.9	11.2	8.5	3.0	12.9	10.8	6.0	3.0
Other Vacant	891	1,070	1,085	1,500	808	613	630	600	777	744	820	450	4,527	3,495	3,660	3,600

MSA = metropolitan statistical area.

Note: Numbers may not add to totals due to rounding.

Sources: 1990 and 2000—U.S. Census Bureau; 8/2005 and 3/1/2008—estimates by analyst

Table 5. Residential Building Permit Activity in the New Orleans-Metairie-Kenner MSA, 1990 Through February 2008

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	Previous 12 months ^a	Current 12 months ^b
New Orleans-Metairie-Kenner MSA																				
Total	2,273	2,450	3,266	3,621	4,114	4,008	4,718	4,112	4,359	4,907	4,167	4,438	5,383	6,129	6,400	4,781	5,534	7,025	5,964	7,162
Single-family	1,970	2,312	3,005	3,361	3,606	3,256	3,661	3,575	3,678	3,728	3,475	3,499	4,326	5,357	5,698	4,488	4,915	4,000	5,011	3,946
Multifamily	303	138	261	260	508	752	1,057	537	681	1,179	692	939	1,057	772	702	293	619	3,025	953	3,216
Jefferson Parish																				
Total	705	648	876	874	1,127	920	848	739	1,055	920	817	1,236	1,304	1,195	1,217	944	716	877	784	1,071
Single-family	517	646	726	714	826	657	626	635	722	820	699	715	937	1,168	1,173	912	707	798	773	896
Multifamily	188	2	150	160	301	263	222	104	333	100	118	521	367	27	44	32	9	79	11	175
Orleans Parish																				
Total	204	151	182	194	229	276	991	395	335	1,151	679	627	616	917	887	617	823	3,246	972	3,610
Single-family	185	147	178	180	215	253	350	346	324	369	348	455	438	530	552	413	468	1,026	575	1,050
Multifamily	19	4	4	14	14	23	641	49	11	782	331	172	178	387	335	204	355	2,220	397	2,560
Plaquemines Parish																				
Total	0	0	0	0	105	116	135	132	134	151	118	125	113	202	157	75	102	160	119	156
Single-family	0	0	0	0	101	109	122	121	123	142	118	125	107	202	155	73	99	147	116	143
Multifamily	0	0	0	0	4	7	13	11	11	9	0	0	6	0	2	2	3	13	3	13
St. Bernard Parish																				
Total	272	291	235	217	213	262	212	208	157	154	108	163	112	108	97	46	129	218	167	203
Single-family	186	189	215	173	149	138	160	151	130	138	96	117	104	98	95	46	125	214	161	201
Multifamily	86	102	20	44	64	124	52	57	27	16	12	46	8	10	2	0	4	4	6	2
St. Charles Parish																				
Total	162	175	257	244	244	215	208	150	239	227	176	196	223	319	335	323	590	126	577	124
Single-family	162	175	257	240	244	215	208	150	239	223	174	196	216	319	319	309	574	126	561	124
Multifamily	0	0	0	4	0	0	0	0	0	4	2	0	7	0	16	14	16	0	16	0
St. John the Baptist Parish																				
Total	0	0	0	0	0	0	158	205	209	241	250	250	288	265	267	267	307	57	277	75
Single-family	0	0	0	0	0	0	158	205	209	241	242	243	280	265	237	267	283	57	253	75
Multifamily	0	0	0	0	0	0	0	0	0	0	8	7	8	0	30	0	24	0	24	0
St. Tammany Parish																				
Total	930	1,185	1,716	2,092	2,196	2,219	2,166	2,283	2,230	2,063	2,019	1,841	2,727	3,123	3,440	2,509	2,867	2,341	3,068	1,923
Single-family	920	1,155	1,629	2,054	2,071	1,884	2,037	1,967	1,931	1,795	1,798	1,648	2,244	2,775	3,167	2,468	2,659	1,632	2,572	1,457
Multifamily	10	30	87	38	125	335	129	316	299	268	221	193	483	348	273	41	208	709	496	466

MSA = metropolitan statistical area.

^a March 2006 through February 2007.^b March 2007 through February 2008.

Source: U.S. Census Bureau, Building Permit Survey

Table 6. Residential Sales Activity in the New Orleans-Metairie-Kenner MSA, 1996 Through February 2008

Year	New Orleans-Metairie-Kenner MSA			Orleans Parish			Jefferson Parish		
	No. of Sales	Average Sales Price (\$)	Annual Change (%)	No. of Sales	Average Sales Price (\$)	Annual Change (%)	No. of Sales	Average Sales Price (\$)	Annual Change (%)
1996	10,214	116,712	NA	2,716	121,419	NA	3,404	113,513	11.1
1997	10,533	125,607	7.6	2,917	124,995	2.9	3,410	123,526	8.8
1998	11,072	132,495	5.5	2,999	136,330	9.1	3,643	127,887	3.5
1999	10,887	139,460	5.3	2,915	145,281	6.6	3,440	138,783	8.5
2000	10,665	147,161	5.5	2,818	162,265	11.7	3,395	142,370	2.6
2001	10,710	148,907	1.2	2,682	163,484	0.8	3,384	143,635	0.9
2002	10,796	161,191	8.3	2,762	184,192	12.7	3,422	154,152	7.3
2003	11,660	170,092	5.5	3,048	192,352	4.4	3,345	164,905	7.0
2004	11,631	183,592	7.9	3,045	201,798	4.9	3,153	185,181	12.3
2005	11,933	209,757	14.3	2,471	238,591	18.2	2,976	207,983	12.3
2006	13,600	222,495	8.7	3,114	230,107	- 20.0	4,640	215,090	7.1
2007	10,281	221,233	- 4.4	3,016	190,970	- 17.0	3,081	215,526	0.2
Previous 12 months ^a	13,175	219,020	NA	3,202	210,382	NA	4,341	216,610	NA
Current 12 months ^b	9,871	214,169	- 2.2	2,927	191,712	- 8.9	3,002	213,913	- 1.2

Year	St. Tammany Parish			St. Bernard and Plaquemines Parishes			St. Charles, St. James, and St. John the Baptist Parishes		
	No. of Sales	Average Sales Price (\$)	Annual Change (%)	No. of Sales	Average Sales Price (\$)	Annual Change (%)	No. of Sales	Average Sales Price (\$)	Annual Change (%)
1996	2,782	128,049	NA	511	77,061	NA	801	100,265	NA
1997	2,954	141,478	10.5	459	83,732	8.7	793	101,924	1.7
1998	3,112	145,988	3.2	419	89,359	6.7	899	111,770	9.7
1999	3,182	148,278	1.6	479	94,775	6.1	871	115,015	2.9
2000	3,138	153,789	3.7	501	100,844	6.4	813	117,777	2.4
2001	3,218	156,928	2.0	537	101,732	0.9	889	124,457	5.7
2002	3,286	166,541	6.1	475	107,827	6.0	851	123,979	- 0.4
2003	3,709	174,580	4.8	546	117,924	9.4	1,012	131,892	6.4
2004	3,887	187,233	7.2	557	123,042	4.3	989	142,264	7.9
2005	4,779	214,877	14.8	470	146,811	19.3	1,237	160,563	12.9
2006	4,501	239,072	13.2	310	157,709	7.4	1,045	200,403	25.5
2007	3,005	247,782	3.6	421	113,247	- 28.2	782	195,321	- 2.5
Previous 12 months ^a	4,267	241,848	NA	368	138,976	NA	1,025	201,030	NA
Current 12 months ^b	2,844	249,556	3.2	414	117,591	- 15.4	762	194,175	- 3.4

MSA = metropolitan statistical area.

NA = Not applicable.

^a March 2006 through February 2007.^b March 2007 through February 2008.

Notes: New Orleans-Metairie-Kenner MSA includes all seven parishes in addition to St. James Parish. Sales in St. James Parish are less than 5 percent of the total.

Based on information from Gulf South Real Estate Information Network, Inc. (GSREIN) for the period 1994 through February 2008.

Sources: New Orleans Metropolitan Association of REALTORS®; GSREIN

Table 7. Median Income in the New Orleans-Metairie-Kenner MSA, 1989, 1999, and 2008

	1989	1999	2008	Average Annual Change (%)	
				1989 to 1999	1999 to 2008
Median Family Income (\$)					
New Orleans-Metairie-Kenner MSA	29,304	42,626	59,800	NA	2,216
Jefferson Parish	32,446	45,834	NA	1,339	NA
Orleans Parish	22,182	32,338	NA	1,016	NA
Plaquemines Parish	26,523	42,610	NA	1,609	NA
St. Bernard Parish	29,234	42,785	NA	1,355	NA
St. Charles Parish	35,355	50,562	NA	1,521	NA
St. John the Baptist Parish	32,209	43,925	NA	1,172	NA
St. Tammany Parish	35,033	55,346	NA	2,031	NA
Median Household Income (\$)					
New Orleans-Metairie-Kenner MSA	24,442	35,317	NA	NA	NA
Jefferson Parish	27,916	38,435	NA	1,052	NA
Orleans Parish	18,477	27,133	NA	866	NA
Plaquemines Parish	24,076	38,173	NA	1,410	NA
St. Bernard Parish	25,482	35,939	NA	1,046	NA
St. Charles Parish	31,777	45,139	NA	1,336	NA
St. John the Baptist Parish	29,035	39,456	NA	1,042	NA
St. Tammany Parish	30,656	47,883	NA	1,723	NA

MSA = metropolitan statistical area.

NA = Data are not available.

Note: 1989 and 1999 Census data for the MSA are not compatible because of geographic changes.

Sources: 1989 and 1999—1990 Census and 2000 Census; 2008—U.S. Department of Housing and Urban Development, Office of Policy Development and Research