

HELEN ADAMS REALTY
 JANUARY 15, 2013
 2012 REVIEW & FORECAST

Charlotte Metro Report

Moody's Analytics - July 2012

2003	2004	2005	2006	2007	2008	2009	2010	2011	Indicators	2012	2013	2014	2015	2016
6.3	5.6	5.3	4.8	4.7	6.3	11.6	11.6	10.9	Unemployment Rate	9.5	9.4	8.7	8.0	7.5
1.43M	1.47M	1.51M	1.58M	1.65M	1.70M	1.74M	1.77M	1.8M	Population	1.83M	1.88M	1.92M	1.96M	2.01M
	+2.7%	+2.6%	+4.4%	+4.2%	+2.9%	+2.3%	+1.8%	+1.7%	Population Growth	+1.7%	+1.3%	+1.2%	+1.2%	+2.6%
15932	17722	19233	20298	15902	7300	4426	4338	4912	Single Family Permits	6218	9757	17473	1963	2009
2901	3829	2794	4863	5288	4936	2665	950	1534	Multi-Family Permits	3224	2412	2577	2287	1827
\$158k	\$167k	\$180k	\$190k	\$204k	\$197k	\$189k	\$190k	\$207k	Existing Home Price	\$208k	\$206k	\$215k	\$225k	\$235k
	+5.4%	+7.0%	+5.3%	+6.8%	-3.4%	-4.1%	0%	+1.09%	Home Price +/-	+0.01%	-0.10	+4.4%	+4.7%	+4.4%
19.4k	24.4k	36.2k	51.4k	51.5k	39.8k	23.9k	10.1k	18.4k	Net Migration	24.5k	28.1k	29.7k	31.3k	33.2
	13769	15336	17357	18950	11859	13966	11110	7509	Mortgage Originations (Million \$)	9245	5515	5833	5972	6669
	5348	7232	2643	3098	3414	4292	4430	3817	Personal Bankruptcies	3510	3380	3469	5507	3635