



Research from the Gaston County EDC

Economic Indicators

1st Quarter 2011

**Economic Indicators
Employment**

	Gaston County				Charlotte MSA				North Carolina			
	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>
January	84,068	84,501	86,898	93,037	754,272	746,055	760,991	791,496	4,024,540	4,035,898	4,111,353	4,272,980
February	84,174	84,545	85,921	92,973	754,691	746,352	752,122	790,819	4,030,035	4,038,559	4,094,182	4,255,847
March	85,130	86,021	85,341	93,466	763,204	758,662	746,753	795,984	4,043,437	4,056,953	4,060,874	4,280,356
April		87,070	86,351	93,945		768,029	755,609	799,919		4,079,873	4,088,271	4,302,076
May		87,195	85,773	93,835		769,072	752,255	799,659		4,095,438	4,060,124	4,297,274
June		86,681	85,516	93,855		764,848	747,682	800,544		4,089,199	4,052,943	4,316,413
July		86,297	85,702	94,774		760,037	748,885	807,439		4,069,658	4,033,903	4,344,800
August		86,827	85,702	93,376		766,817	753,849	795,767		4,054,885	4,032,601	4,280,113
September		86,531	86,238	93,252		763,571	753,504	795,102		4,046,670	4,041,114	4,271,774
October		86,390	86,745	93,095		762,369	756,479	799,916		4,041,337	4,034,708	4,285,345
November		85,789	86,470	91,788		757,465	753,956	783,428		4,033,611	4,047,720	4,205,375
December		85,843	85,424	89,500		758,029	745,584	764,728		4,031,490	4,016,382	4,148,975
% Change YTD	0.13%				0.04%				0.07%			
Annual Average *			% Change			% Change				% Change		
2010	86,141		0.15%		760,109		1.03%		4,056,131		0.00%	
2009	86,012		-8.21%		752,306		-5.51%		4,056,181		-5.32%	
2008	93,075		-0.83%		793,733		-0.52%		4,271,777		-0.86%	
2007	93,843		0.92%		797,896		1.22%		4,308,624		1.40%	
2006	92,979		2.44%		788,161		4.65%		4,248,490		3.14%	
2005	90,711		0.59%		751,477		2.68%		4,114,893		1.94%	
2004	90,175		-0.91%		731,325		1.13%		4,035,204		1.38%	
2003	90,993		-1.70%		723,058		0.56%		3,979,635		1.23%	
2002	92,543		-1.08%		719,012		0.66%		3,930,736		0.02%	
2001	93,545		-0.99%		714,287		0.69%		3,929,977		-1.00%	
2000	94,470		#REF!		709,332		#REF!		3,969,235		#REF!	

*Averages are the latest revised figures that may not match with historical monthly figures.
For example, 2006 & 2007 were benchmarked in 2008; 2002 - 2005 were benchmarked in 2007
Note: Historically these numbers are revised three times before a final number is available.

Source: NC Employment Security Commission

Economic Indicators Unemployment Rate

	Gaston County				Charlotte MSA				North Carolina			
	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>
January	11.6	14.4	13.1	6.1	11.2	12.8	10.5	5.4	9.8	11.1	9.7	5.3
February	11.3	14.5	15.2	6.2	10.9	12.8	11.7	5.4	9.8	11.2	10.7	5.4
March	11.1	13.3	14.7	6.2	10.4	11.9	11.6	5.2	9.7	11.1	10.8	5.2
April		11.9	14.8	6.1		11.2	11.4	5.2		10.8	10.7	5.1
May		11.7	14.8	6.7		11.1	12.0	5.9		10.4	11.1	5.8
June		11.6	15.0	7.9		11.1	12.5	6.3		10.0	11.0	6.2
July		11.1	14.4	8.0		11.3	12.4	6.9		9.8	10.9	6.9
August		10.6	13.9	7.8		11.1	11.8	7.1		9.7	10.8	6.8
September		10.2	13.3	7.7		10.6	11.8	6.9		9.7	10.8	6.6
October		10.3	13.3	9.2		10.2	12.0	7.2		9.6	10.9	6.7
November		10.9	13.3	10.0		11.0	11.9	8.1		9.7	10.7	7.8
December		10.7	13.9	11.4		10.7	12.1	8.9		9.8	11.2	8.5
% Change Last Year	10.7%	149.2%	21.9%		21.9%	116.7%	36.0%		15.5%	101.9%	31.8%	
Annual Average *												
2010		11.8				11.3				10.2		
2009		14.2				11.1				10.2		
2008		7.8				6.5				6.4		
2007		5.5				4.7				4.7		
2006		5.5				4.8				4.7		
2005		6.1				4.9				5.3		
2004		6.4				5.1				5.5		
2003		7.3				5.8				6.5		
2002		7.7				5.8				6.6		
2001		7.7				4.4				5.6		
2000		5.5				3.0				3.7		

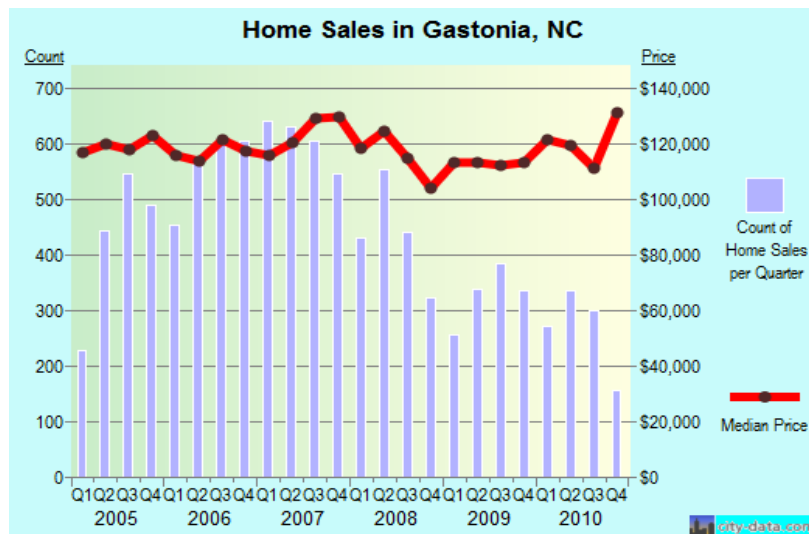
Source: NC Employment Security Commission

Economic Indicators Total Residential Units

	Single Family			Multi Family			Total Units		
	2011	2010	2009	2011	2010	2009	2011	2010	2009
January	24	40	22	0	-	-	90	40	22
February	44	37	30	1	-	-	45	37	30
March	21	62	34	0	4	-	21	66	34
April		41	56		1	-		42	56
May		32	45		-	-		32	45
June		44	55		0	5		44	60
July		48	52		-	-		48	52
August		44	47		-	-		44	47
September		19	75		-	-		19	75
October		18	23		-	-		18	23
November		17	58		-	7		17	65
December		29	35		-	-		29	35
Totals	89	431	532	1	5	12	156	436	544
YTD Comparison:	89	431	532	1	5	12	156	436	544
% Change YTD:	-79.35%			-80.00%			-64.22%		

Total		% Change		% Change		% Change
2010	431	-18.98%	5	-58.33%	436	-19.85%
2009	532	-30.28%	12	-33.33%	544	-30.35%
2008	763	-47.49%	18	20.00%	781	-46.80%
2007	1,453	4.38%	15	66.67%	1,468	4.78%
2006	1,392	5.78%	9	-85.71%	1,401	1.60%
2005	1,316	18.45%	63	96.88%	1,379	20.65%
2004	1,111	-2.80%	32	220.00%	1,143	-0.87%
2003	1,143	7.42%	10	-41.18%	1,153	6.66%
2002	1,064	12.00%	17	-63.04%	1,081	8.53%
2001	950		46		996	

Source: Gaston County and City of Gastonia Permitting Records



Economic Indicators Building Permits

	Residential Building Permits			Non-Residential Building Permits			Total Units Building Permits		
	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
January	95	108	96	22	20	35	117	117	131
February	128	109	128	24	28	28	152	152	156
March	144	173	122	24	26	26	168	168	148
April		140	167		25	39		165	206
May		127	137		24	46		151	183
June		153	185		22	49		175	234
July		119	169		10	46		129	215
August		109	156		26	28		135	184
September		110	180		21	30		131	210
October		133	124		17	23		150	147
November		106	130		23	27		129	157
December		129	101		18	28		147	129
Total	367	1,516	1,695	70	260	405	437	1,749	2,100
YTD Comparison	367	1,516	1,695	70	260	405	437	1,749	2,100
% Change YTD:	-75.79%			-73.08%			-75.01%		

	<u>Total</u>	<u>% Change</u>		<u>% Change</u>		<u>% Change</u>
2010	1,516	-10.56%	260	-35.80%	1,749	-16.71%
2009	1,695	-17.80%	405	12.81%	2,100	-13.29%
2008	2,062	-22.89%	359	13.97%	2,422	-19.51%
2007	2,674	11.00%	315	17.98%	3,009	12.44%
2006	2,409	-4.25%	267	-15.24%	2,676	-5.48%
2005	2,516	17.52%	315	-48.28%	2,831	2.95%
2004	2,141	-20.41%	609	30.13%	2,750	-12.92%
2003	2,690	12.88%	468	-8.77%	3,158	9.05%
2002	2,383	-5.32%	513	-2.66%	2,896	-4.86%
2001	2,517		527		3,044	

Source: Gaston County and City of Gastonia Permitting Records

**Economic Indicators
Construction Permit Value**

	Residential Construction Value (Dollars)			Non-Residential Construction Value (Dollars)			Total Construction Value (Dollars)		
	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
January	6,282,161	10,712,742	7,045,910	13,430,083	2,642,615	1,631,698	19,712,244	13,355,357	13,355,357
February	7,275,442	8,790,925	7,703,835	7,050,208	3,105,554	1,477,249	14,325,650	11,896,479	11,896,479
March	7,438,588	16,018,800	9,869,008	2,623,825	670,980	4,715,669	10,062,413	16,689,780	16,689,780
April		13,321,667	14,977,995		5,469,435	12,882,074	0	18,791,102	18,791,102
May		8,967,841	11,613,085		4,979,685	4,309,770	0	13,947,526	13,947,526
June		12,000,763	25,442,060		10,361,357	29,174,154	0	22,362,120	22,362,120
July		11,764,307	12,589,725		193,293	3,049,399	0	11,957,600	11,957,600
August		12,111,735	12,506,309		6,106,631	4,736,685	0	18,218,366	18,218,366
September		5,895,673	20,073,001		2,834,153	1,792,668	0	8,729,826	8,729,826
October		5,292,343	7,498,538		1,603,579	7,498,538	0	6,895,922	6,895,922
November		5,261,996	16,028,649		51,685,777	4,028,482	0	56,947,773	56,947,773
December		9,490,074	8,656,895		4,273,718	4,830,180	0	13,763,792	13,763,792
Total	20,996,191	119,628,866	154,005,010	23,104,116	93,926,777	80,126,566	44,100,307	213,555,643	234,131,576
YTD Comparison	20,996,191	119,628,866	154,005,010	23,104,116	93,926,777	80,126,566	44,100,307	213,555,643	213,555,643
% Change YTD:	-82.45%	-22.32%		-75.40%	17.22%		-79.35%	0.00%	
Annual Total		% Change			% Change			% Change	
2010	119,628,866	-22.32%		93,926,777	17.22%		213,555,643	-8.79%	
2009	154,005,010	-29.57%		80,126,566	-27.12%		234,131,576	-28.75%	
2008	218,676,593	-39.11%		109,946,930	-26.08%		328,623,523	-35.29%	
2007	359,114,329	4.58%		148,741,411	-13.76%		507,855,740	-1.55%	
2006	343,392,767	31.27%		172,477,038	86.46%		515,869,805	45.69%	
2005	261,592,094	91.51%		92,502,396	24.21%		354,094,490	67.77%	
2004	136,591,728	-2.68%		74,472,847	2.63%		211,064,575	-0.87%	
2003	140,355,271	-12.89%		72,561,729	-45.80%		212,917,000	-27.83%	
2002	161,117,011	-6.54%		133,888,096	8.62%		295,005,107	-0.22%	
2001	172,389,029			123,261,240			295,650,269		

Source: Gaston County and City of Gastonia Permitting Records

Economic Indicators Gross Retail Sales

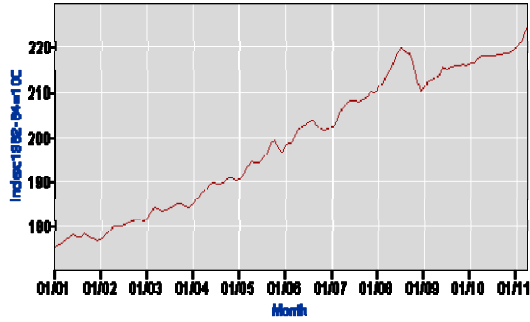
	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>
January	156,908,586	143,587,960	171,049,464	139,006,049	135,990,580
February	108,014,375	101,920,278	105,073,689	103,692,894	137,264,921
March	120,003,479	118,057,874	104,999,568	144,475,779	126,369,917
April		122,621,077	110,005,308	124,589,996	121,921,606
May		123,126,973	110,731,599	123,124,953	117,781,043
June		121,044,036	109,570,131	139,398,903	128,426,523
July		125,196,881	112,189,368	117,349,851	94,994,718
August		115,052,884	101,731,241	112,971,932	136,868,854
September		114,747,168	104,332,064	126,826,495	88,792,104
October		118,324,479	109,684,590	100,927,822	115,343,383
November		114,213,195	115,615,481	94,950,696	134,799,690
December		121,519,358	111,421,299	171,049,464	137,825,802
Total	384,926,440	1,439,412,163	1,366,403,802	1,498,364,834	1,476,379,141
YTD Comparison	384,926,440	1,439,412,163	1,029,682,432	1,131,436,852	1,088,410,266
% Change YTD:	-73.26%	39.79%	-8.99%	3.95%	
	2010	1,439,412,163			
	2009	1,366,403,802			
	2008	1,131,436,852			
	2007	1,476,379,041			
	2006	1,393,163,887			
	2005	1,781,348,238			
	2004	2,259,848,351			
	2003	2,156,437,181			
	2002	2,149,669,189			
	2001	2,019,683,592			
	2000	2,189,412,729			

**Starting with the December 2001 report, monthly sales and use tax reports are not comparable to previous monthly reports. Effective October 16, 2001, the general state sales and use tax rate increased from 4% to 4.5% requiring changes to the return. Prior to the change, use taxes were separately stated and taxable sales were not calculated for use taxes. The new return combines sales and use taxes, and the taxable sales are computed on the total. Therefore, gross collections reflect the 1/2% tax rate increase, and gross retail sales reflect taxable sales computed on the combined total of sales and use taxes.*

***Monthly sales and use tax reports are not comparable to monthly reports for periods prior to July 2005. In Fiscal Year 2005-2006 the Streamlined Sales Tax Agreement required a change in the Sales & Use Tax return so that not all taxpayers report Gross Retail Sales. Beginning with the report for July 2005, we report only Gross collections and Taxable Sales.*

****Beginning with the November Sales and Use Tax report, the Department of Revenue no longer receives Sales and Use Tax Form E-543. Therefore, in order to prepare monthly Sales and Use Tax reports we now rely on a different form for the necessary information. Switching to this new form has required reprogramming, in the course of which we have encountered unforeseen issues. As a result we still do not have the information needed to produce monthly reports. We are working to correct the issues and anticipate beginning to receive correct information soon. At that point we will resume publication beginning with the November 2009 report and expect to publish one report about every three weeks until we have caught up. We sincerely regret the delay in the publication of the reports and apologize for any problems this delay may have caused. Source: NC Department of Commerce*

Economic Indicators
Consumer Price Index: 2000 - 2010
U. S. City Average - All Urban Consumers
Base Period: 1982 - 84= 100



Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2000	168.8	169.8	171.2	171.3	171.5	172.4	172.8	172.8	173.7	174	174.1	174	172.2	170.8	173.6
2001	175.1	175.8	176.2	176.9	177.7	178	177.5	177.5	178.3	177.7	177.4	176.7	177.1	176.6	177.5
2002	177.1	177.8	178.8	179.8	179.8	179.9	180.1	180.7	181	181.3	181.3	180.9	179.9	178.9	180.9
2003	181.7	183.1	184.2	183.8	183.5	183.7	183.9	184.6	185.2	185	184.5	184.3	184	183.3	184.6
2004	185.2	186.2	187.4	188	189.1	189.7	189.4	189.5	189.9	190.9	191	190.3	188.9	187.6	190.2
2005	190.7	191.8	193.3	194.6	194.4	194.5	195.4	196.4	198.8	199.2	197.6	196.8	195.3	193.2	197.4
2006	198.3	198.7	199.8	201.5	202.5	202.9	203.5	203.9	202.9	201.8	201.5	201.8	201.6	200.6	202.6
2007	202.416	203.499	205.352	206.686	207.949	208.352	208.299	207.917	208.49	208.936	210.177	210.036	207.342	205.709	208.976
2008	211.08	211.693	213.528	214.823	216.632	218.815	219.964	219.086	218.783	216.573	212.425	210.228	215.303	214.429	216.177
2009	211.143	212.193	212.709	213.24	213.856	215.693	215.351	215.834	215.969	216.177	216.33	215.949	214.537	213.139	215.935
2010	216.687	216.741	217.631	218.009	218.178	217.965	218.011	218.312	218.439	218.711	218.803	219.179	218.056	217.535	218.576
2011	216.687	216.741	217.631												

Source: Bureau of Labor Statics

ACCRA Cost of Living Index

City/Town	State	2009 Population	100% Composite Index
Dothan	AL	67,525	90.1
Gastonia	NC	72,934	92.7
Johnson City	TN	63,141	88.1
Decatur	AL	56,411	90.2
Jackson	TN	63,732	90.8
Tuscaloosa	AL	93,138	94.5
Charleston	WV	50,268	93.3
Roanoke	VA	94,482	91.5
Murfreesboro	TN	105,209	87.8
Marietta	GA	66,953	96.3
Asheville	NC	76,636	103.6
Charleston	SC	115,638	99.6
Greenville	NC	81,798	97.7
Wilmington	NC	101,350	99.0
Wilmington	DE	73,069	107.3
Miami Beach	FL	88,065	107.7
Sarasota	FL	52,025	100.3

1st Qtr. Report 2011, ACCRA Cost of Living Data Report