

RALEIGH growth & development

CITY OF RALEIGH PLANNING AND DEVELOPMENT DEPARTMENT
SPRING 2011

REPORT



Summary

Population *(see page 4)*

Raleigh's population as of April 1, 2010 was 403,892 according to the decennial Census. Over the preceding decade Raleigh added 127,799 persons to its corporate limits. This represents an increase of 46.3 percent over the April 2000 census count of 276,093.

Housing Units *(see page 6)*

The U.S. Census Bureau reports that as of Census day there were 176,124 housing units located in the City of Raleigh, compared with 120,699 as of April 1, 2000. Between the two census years, 55,425 new units were added to the City representing a 45.9 percent increase in housing units over the decade.

Residential Construction *(see page 7)*

During 2010, it is estimated that 1,234 new residential units valued at \$219 million received permits in Raleigh's jurisdiction.

Employment *(see page 9)*

Raleigh's average annual unemployment rate of 7.3 percent in 2010 was lower than the rates for both the state of North Carolina (10.5 percent) and the US (9.6 percent).

American Chamber of Commerce Researcher's Association (ACCRA) Cost of Living Index *(see page 10)*

Compared to the National Average index of 100, for 2010, Raleigh had a Composite Index of 98.1. Of nine comparable metro areas, Raleigh had the third highest average sales price for existing and new homes during 2010 at \$263,999.

Tax Base *(see page 11)*

Raleigh had a tax base of over \$50.6 billion in Fiscal Year 2010-2011. The City's tax base is approximately 31 percent commercial and 69 percent residential.

New and Expanding Companies in Raleigh and Wake County *(see page 11)*

In 2010, 44 major companies announced either new operations or expansions of present operations in Wake County with an announced estimated dollar investment of approximately \$220 million.

Raleigh and ETJ Non-Residential Building Activity *(see page 12)*

For 2010 the value of new, privately owned building activity in Raleigh's planning jurisdiction surpassed \$405 million. There was an increase in square footage of non-residential office and industrial development in 2010 compared to 2009. The total value of authorized construction (private and publicly-owned combined) was over \$1.1 billion for 2010.

On the Inside

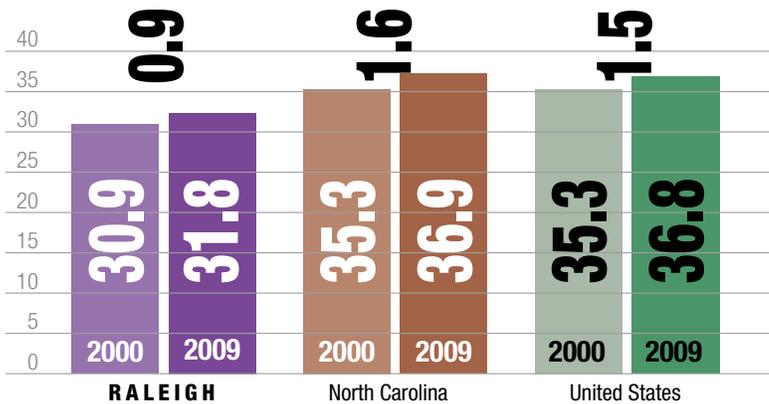
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demographics

Key Socioeconomic Comparisons 2009

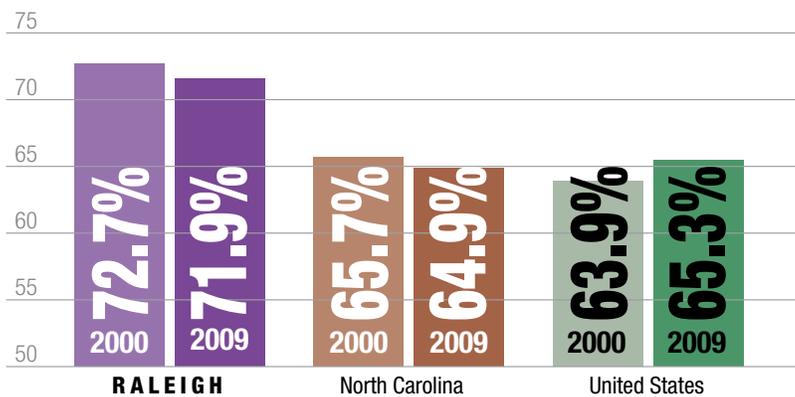
Median Age — 2000 & 2009



The median age increased by 1.5 and 1.6 years in the U.S. and North Carolina, respectively, compared with 0.9 years in Raleigh. Raleigh continues to have a significantly younger population than the state and the nation.

* Source: U.S. Census Bureau 2009 American Community Survey, the most recent estimates for demographic characteristics made by U.S. Census Bureau.

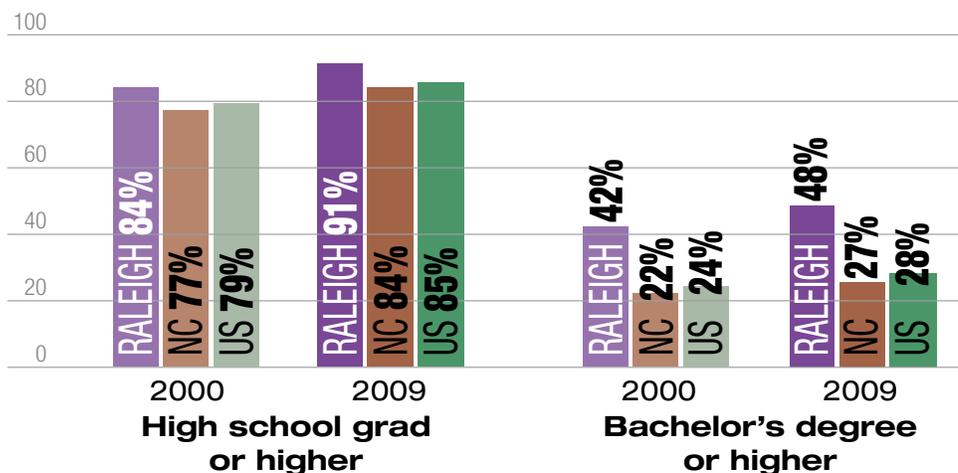
Labor Force Participation of Working Age People — 2000 & 2009



The labor force participation rate for Raleigh is significantly higher than that of the state and the nation, indicating a relatively strong labor market.

Source: US Census Bureau, American Community Survey 2009

Educational Attainment — 2000 & 2009



The proportion of people 25 years and older that were high school graduates or had a bachelor's degree or higher in Raleigh have remained higher than the percentages for both the state of North Carolina and the nation.

Source: US Census Bureau, American Community Survey 2009

General Profile of Raleigh 2009

* Source: U.S. Census Bureau 2009 American Community Survey, the most recent estimates for demographic characteristics made by U.S. Census Bureau.

Demographic Characteristics

SEX AND AGE

Total population (July, 2008)	405,197	PERCENTAGE OF TOTAL	
Male	206,318		51%
Female	198,879		49%
Median age (years)	31.8		

RACE

Total population	405,197	
One race	399,326	98.6%
White	245,460	60.6%
Black or African American	121,238	29.9%
White (non-hispanic)	208,479	51.5%
Black or African American (non hispanic)	105,708	26.1%
American Indian and Alaska Native	1,091	0.3%
Asian	15,068	3.7%
Native Hawaiian and Other Pacific Islander	0	0.0%
Other	16,469	4.1%

HOUSEHOLDS

Total households	153,176
Average household size	2.53
Average family size	3.25

Household

A household includes all the people who occupy a housing unit as their usual place of residence.

Household size

The total number of people living in a housing unit.

Family

A group of two or more people who reside together and who are related by birth, marriage, or adoption.

Family size

Refers to the number of people in a family.

Social Characteristics

EDUCATIONAL ATTAINMENT

Population 25 years and over	254,772	PERCENTAGE OF TOTAL	
High school graduate (including equivalency)	43,006		16.9%
Associate degree	18,000		7.1%
Bachelor's degree	83,115		32.6%
Graduate or professional degree	38,683		15.2%
Percent high school graduate or higher	90.5		90.5
Percent bachelor's degree or higher	47.8	47.8	

PLACE OF BIRTH

Total population	405,197	
Native	352,053	86.9%
Foreign born	53,154	13.1%

Economic Characteristics

EMPLOYMENT STATUS

Population 16 years and over	317,092	PERCENTAGE OF TOTAL	
In labor force	227,944		71.9%
Civilian labor force	227,622		71.8%
Armed Forces	322		0.1%
Not in labor force	89,148		28.1%

COMMUTING TO WORK

Mean travel time to work (minutes)	21.8
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INCOME

Median household income (dollars)	51,969
Mean household income (dollars)	72,714

Housing Characteristics

HOUSING OCCUPANCY

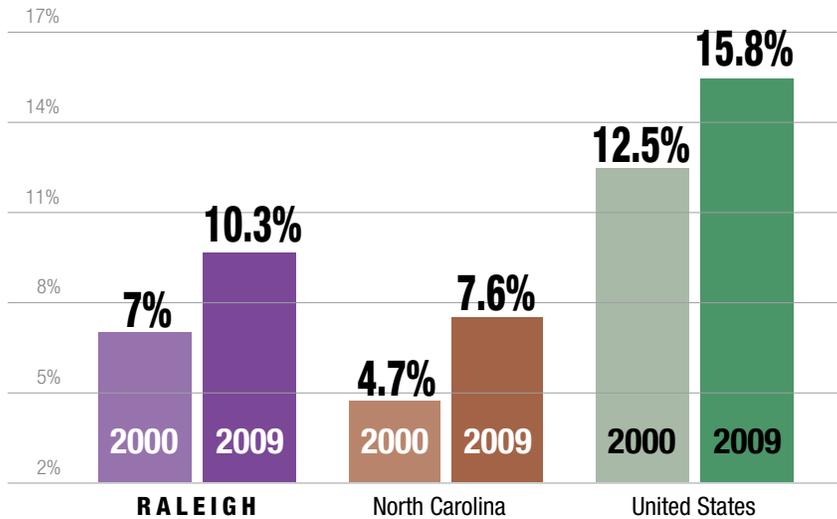
Total housing units	153,176	PERCENTAGE OF TOTAL	
Owner-occupied units	83,996		53.7%
Average household size, owner-occupied units	2.61		
Median Value	\$214,900		
Renter-occupied units	69,180	46.3%	
Average household size, renter-occupied units	2.43		
Median Rent	\$845		

YEAR STRUCTURES BUILT

2005 or later	15,782	9.2%
2000 to 2004	27,684	16.1%
1990 to 1999	35,331	20.6%
1980 to 1989	37,902	22.1%
1970 to 1979	19,672	11.5%
1960 to 1969	16,219	9.4%
1950 to 1959	10,064	5.9%
1940 to 1949	3,495	2.0%
1939 or earlier	5,519	3.2%

population

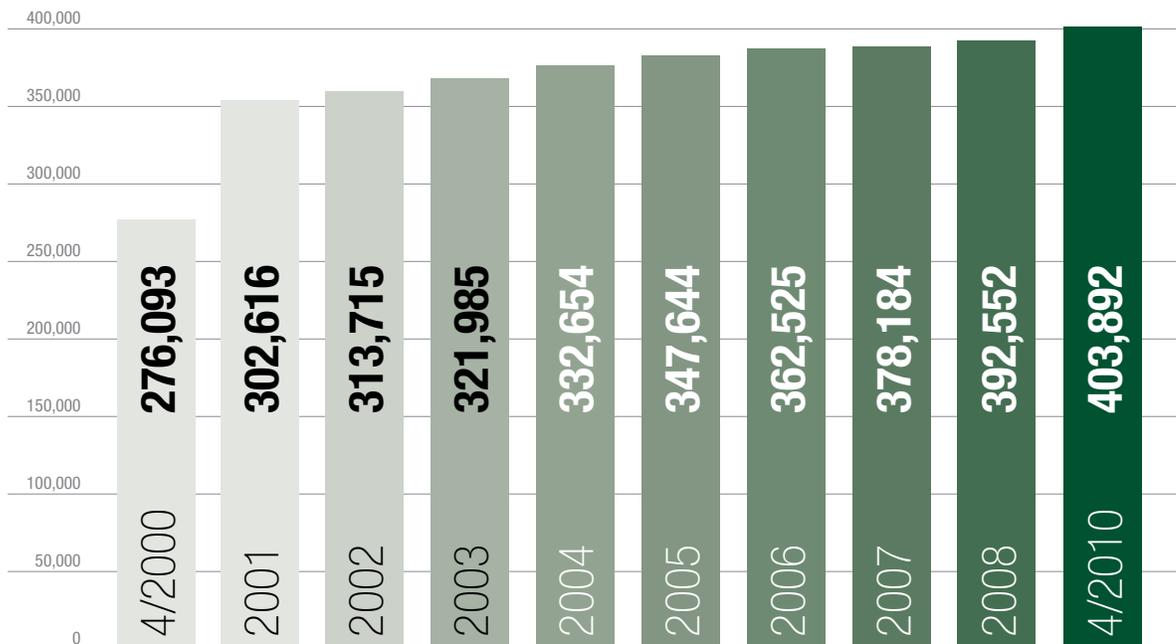
Hispanic or Latino Population — 2000 & 2009



The share of Hispanic or Latino population grew in Raleigh between 2000 and 2009, but significantly lags the national trend.

Source: US Census Bureau, American Community Survey 2009

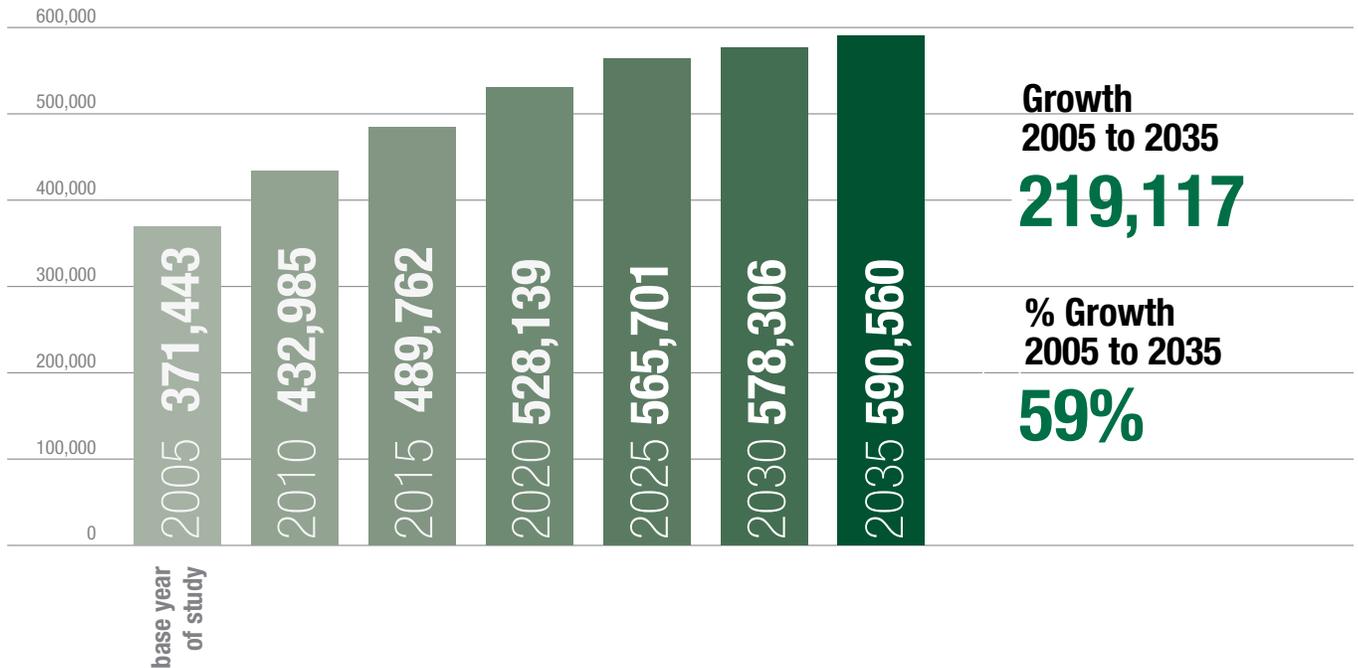
Raleigh Population Estimates



According to the U.S. Census, Raleigh's estimated population on April 1, 2010 was 403,892.

In a ten year time span Raleigh added over 127,000 people. Growth in the period from April 1, 2000 to April 1, 2010 represents a 68.35 percent increase and an average annual growth rate of 3.9 percent.

Population Projections (2005 - 2035)



Source: Capital Area Metropolitan Planning Organization (CAMPO)

Population Density Projections for Raleigh Planning Area, Including Ultimate Urban Services Areas



Raleigh Growth & Development Report

City of Raleigh, North Carolina
Spring, 2011

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Source: Capital Area Metropolitan Planning Organization (CAMPO)

housing

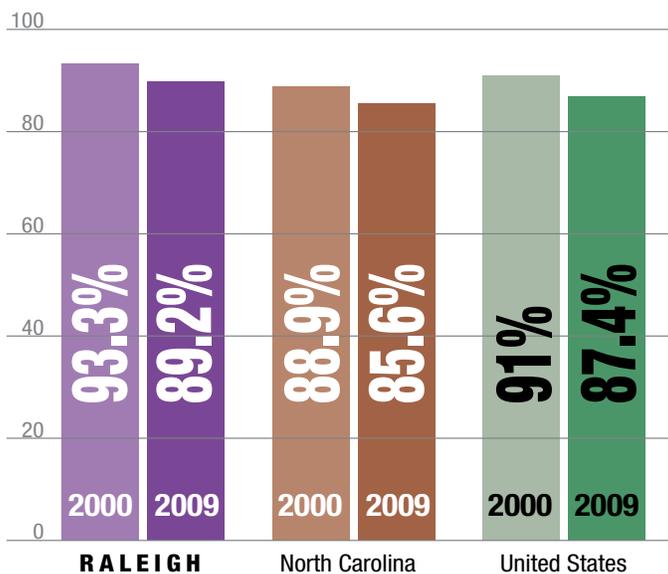
Raleigh Residential Sales by Price Range & Type of Unit — Calendar Year 2010*

Price Range	Single Family	Townhouse	Condo	All Units
\$25,000 - 100,000	76	55	116	247
\$100,001 - \$150,000	359	380	132	871
\$150,001 - \$200,000	575	349	51	975
\$200,001 - \$250,000	406	175	38	621
\$250,001 - \$300,000	270	71	39	380
\$300,001 - \$350,000	157	36	17	210
\$350,001 - \$400,000	136	18	8	162
over \$400,000	420	11	37	468

* Data are reflective of units located physically within the corporate limits of the City of Raleigh regardless of U.S. Postal Service designations

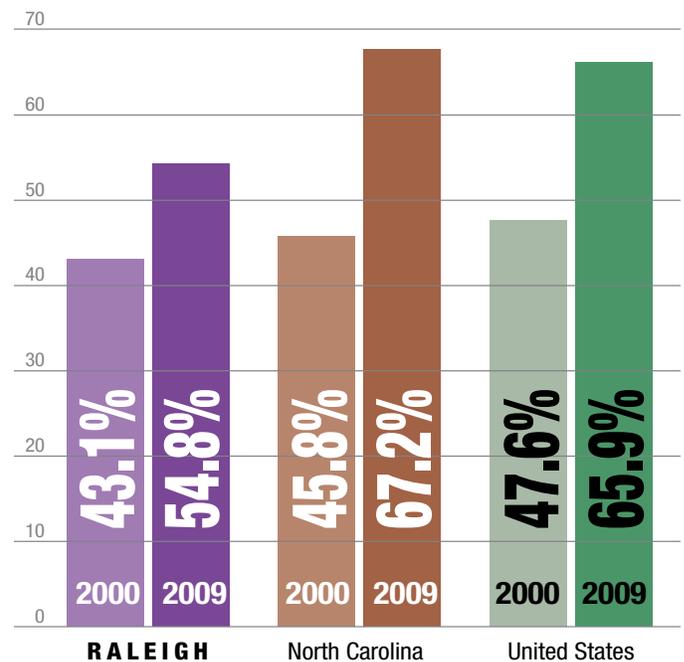
Source: Wake County Revenue Department

Occupied Housing Units — 2000 & 2009



Source: U.S. Census Bureau, American Community Survey 2009

Single-family Owner-occupied Homes — 2000 & 2009



Source: U.S. Census Bureau, American Community Survey 2009

Median Sales Price by Unit Type — City of Raleigh

	2009 Median Sales price	2010 Median Sales price	% change from 2009 to 2010	2009 total units sold	2010 total units sold	% change from 2009 to 2010
Detached	\$214,500	\$223,000	4.0	2,874	2,401	-16.5
Townhouse	\$156,000	\$162,000	3.8	1,555	1,095	-29.6
Condo	\$136,000	\$134,000	-1.5	563	433	-23.1

Source: Wake County Revenue Department

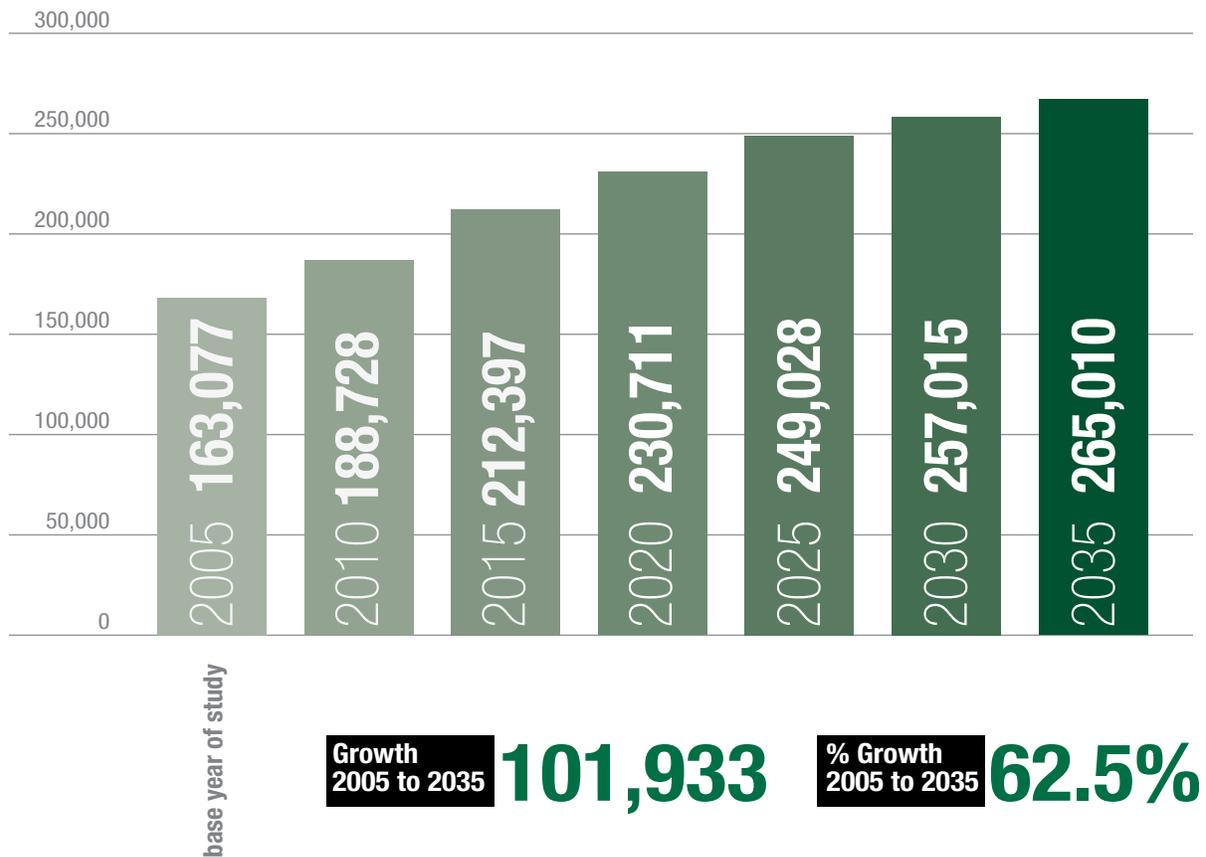
Raleigh Building Activity — Number of Dwelling Units Permitted 2000 to 2010

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Single Family	2,243	2,700	2,901	2,621	3,021	2,690	2,350	2,462	892	582	570
Townhouse	1,067	1,342	1,118	1,168	1,642	1,776	1,401	1,783	793	453	427
2 Family	8	98	204	226	89	93	52	30	8	10	2
3 & 4 Family	0	32	78	49	11	14	24	8	0	0	0
Condominium	166	207	412	181	235	202	408	299	129	13	30
Apartment	3,311	2,817	453	1,610	1,266	187	2,239	1,547	3,097	411	205
Total	6,795	7,196	5,166	5,855	6,264	4,962	6,474	6,129	4,919	1,469	1,234

During calendar year 2010, 1,234 dwelling units were issued building permits by the City of Raleigh. Of these dwelling units, 42% were single-family, 35% were townhouse, 17% apartment units and approximately 2% were condominium units.

Source: City of Raleigh Planning & Development

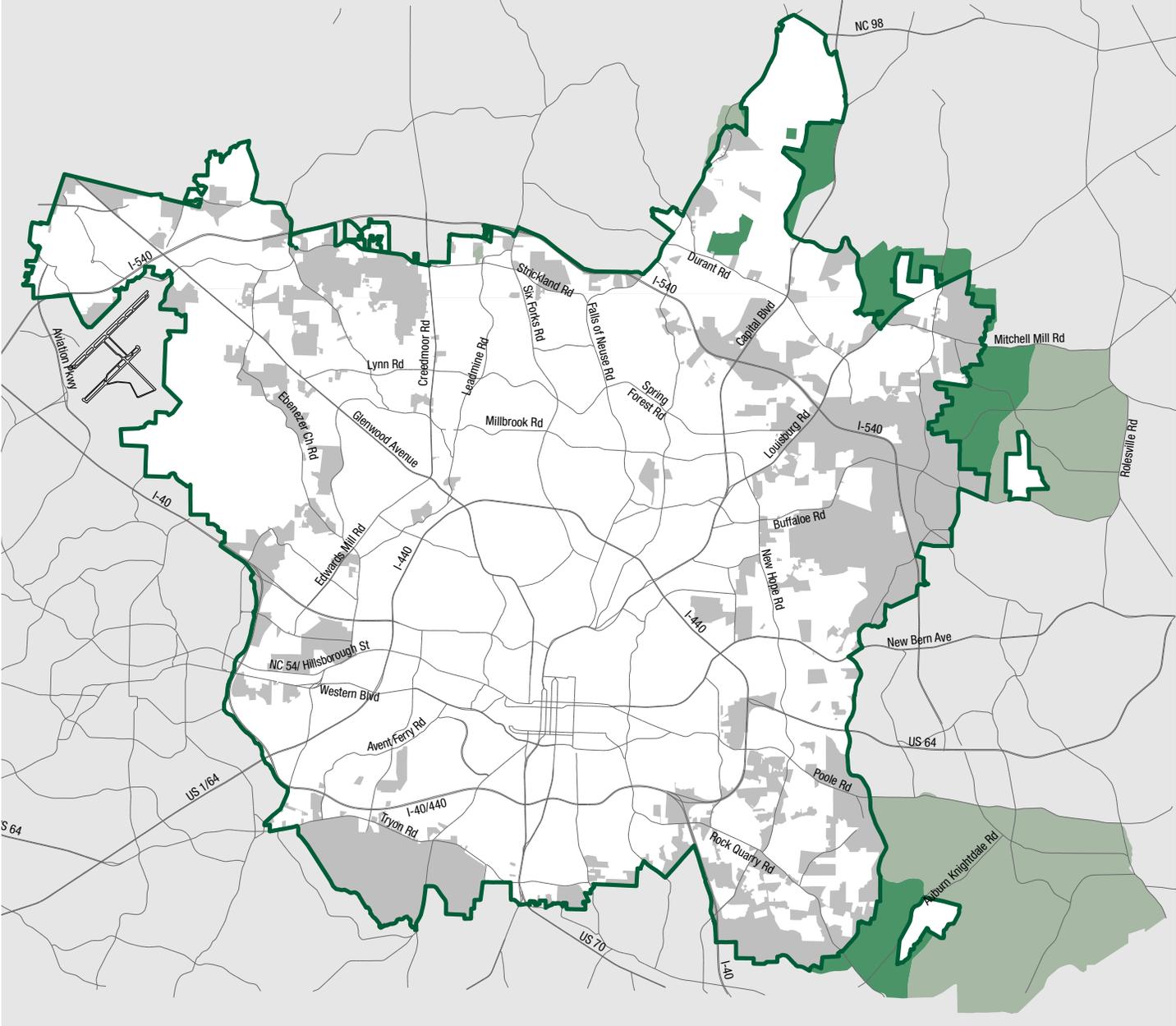
Housing Unit Estimates & Projections — 2005 to 2035

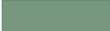
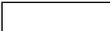
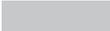


Source: Capital Area Metropolitan Planning Organization (CAMPO)

geography

Raleigh City Limits & Urban Service Areas



-  Short Range Urban Services Area
-  Long Range Urban Services Area
-  Raleigh City Limits
-  Extraterritorial Jurisdiction
-  Raleigh Extraterritorial Boundary

economy

ACCRA Apartment & Housing Prices — Annual 2010

Urban Area	Apartment Rent	Home Price
Atlanta GA	\$790	\$261,224
Austin TX	\$926	\$232,060
Charlotte NC	\$636	\$238,497
Jacksonville FL	\$933	\$205,252
Nashville-Franklin TN	\$795	\$195,042
Orlando FL	\$803	\$238,078
Raleigh NC	\$676	\$263,999
Richmond VA	\$958	\$297,373
Rochester NY	\$824	\$268,508

Each quarter ACCRA (American Chamber of Commerce Researcher's Association) collects data and publishes cost of living information for participating Metro-Micro Urban Areas in the United States.

For calendar year 2010, Richmond Virginia had the highest average apartment rent (\$958 per month) among metro areas similar to Raleigh NC. Jacksonville Florida had the second highest average apartment rent at (\$933 per month). Raleigh had the third highest average sales price for existing and new homes for calendar year 2010 at \$263,999. Richmond VA had the highest home price at \$297,373.

Source: ACCRA, Annual Average 2010

Median Family Income — 2010

Asheville	\$55,400
Augusta-Richmond County GA-SC	\$55,600
Greensboro-High Point	\$58,000
Greenville-Mauldin-Easley, SC	\$58,000
Wilmington	\$59,200
Winston-Salem	\$59,800
Charleston-North Charleston-Summerville SC	\$62,100
Columbia SC	\$62,400
Durham-Chapel Hill NC	\$66,500
Charlotte-Gastonia-Rock Hill NC-SC	\$67,200
Virginia Beach-Norfolk-Newport News VA	\$68,200
Atlanta-Sandy Springs-Marietta GA	\$71,800
Richmond VA	\$73,900

The Raleigh-Cary MSA had a median family income of \$77,700 for 2010

The Raleigh-Cary MSA has the highest median family income in North Carolina surpassing the next highest region (Charlotte-Gastonia-Rock Hill) by 15.6 percent or \$10,500. Durham had the next highest Median Family income at \$66,500 followed by Winston-Salem at \$59,800.

Source: U.S. Department of Housing and Urban Development

Average Annual Unemployment Rates — 2001 to 2010

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Raleigh	3.4%	5.3%	5.2%	4.7%	3.8%	3.5%	3.3%	4.5%	7.3%	7.3%
Wake County	3.3%	5.3%	4.7%	3.6%	4.0%	3.6%	3.5%	4.7%	8.3%	8.2%
Raleigh-Cary MSA	3.3%	5.1%	4.7%	4.3%	4.0%	3.7%	3.6%	5.0%	8.7%	8.4%
North Carolina	5.5%	6.7%	6.5%	5.5%	5.2%	4.8%	4.7%	6.4%	10.8%	10.5%
United States	4.7%	5.8%	6.0%	5.5%	5.4%	4.6%	4.6%	5.8%	9.3%	9.6%
Research Triangle Regional Partnership*	4.6%	6.0%	5.8%	4.8%	4.5%	4.1%	4.0%	5.4%	10.1%	8.6%

Raleigh's unemployment has consistently been lower than the North Carolina and national rates. In 2010 unemployment rates in Raleigh, Wake County and the Raleigh-Cary MSA, remained lower than the US unemployment rate.

* **Research Triangle Regional Partnership** is a business-driven, public-private partnership dedicated to keeping the 13-county Research Triangle Region economically competitive through business, government and educational collaboration. RTRP comprises economic development agencies across the region, who work with the N.C. Department of Commerce and a wide range of partners to market the 13-county region for new investment and direct strategic efforts to ensure the region remains economically competitive.

Source: Employment Security Commission, Labor Market Information.

ACCRA Cost of Living Index — Annual 2010

Metro/Micro Urban Area and State	100% Composite Index	Grocery Items	Housing	Utilities	Transportation	Health Care	Misc. Goods & Services
Atlanta, GA (Atlanta-Sandy Springs-Marietta GA Metro)	95.5	96.1	90.5	86.5	99.3	103.1	100.3
Austin, TX (Austin-Round Rock TX Metro)	95.5	89.3	84.9	111.0	100.2	100.1	100.5
Charlotte, NC (Charlotte-Gastonia-Concord NC-SC Metro)	93.2	97.1	79.3	91.4	95.7	110.1	101.4
Jacksonville, FL (Jacksonville FL Metro)	92.9	102.8	79.8	92.1	103.6	94.3	97.3
Nashville-Franklin, TN (Nashville-Davidson-Murfreesboro TN Metro)	88.9	91.7	71.1	82.8	92.5	87.1	104.5
Orlando, FL (Orlando-Kissimmee FL Metro)	97.7	97.8	85.2	108.8	101.8	95.4	104.5
Raleigh, NC (Raleigh-Cary NC Metro)	98.1	104.2	88.6	105.8	96.7	100.8	101.8
Richmond, VA (Richmond VA Metro)	104.4	103.6	102.9	114.1	100.8	112.4	103.1
Rochester, NY (Rochester, NY Metro)	99.9	94.6	94.0	114.7	108.8	99.5	100.2

Each quarter ACCRA (American Chamber of Commerce Researcher's Association) collects data and publishes cost of living information for participating Metro-Micro Urban Areas in the United States. To determine overall cost of living, the relative affordability of certain items (groceries, housing, utilities, transportation, health care, and miscellaneous goods and services) are indexed and a composite figure is calculated and then compared to the national average of 100. (Since the index does not measure inflation and each quarterly report is a "snap shot" of a single point in time, index data from different quarters should not be compared.) For calendar year 2010, Raleigh, NC had a Composite Index of 98.1, with a high individual index of 105.8 for Utilities and a low individual index of 88.6 for Housing.

Source: ACCRA Annual Average 2010

Employment by (Primary Economic Activity) Sector in Wake County and North Carolina

Sectors	2000		2007		2009		2010		2010	
	Wake Co.	N. Carolina	Wake Co. 3rd. Qtr % of Total	N. Carolina 3rd. Qtr % of Total						
Natural Resources & Mining	1,724	35,634	1,489	33,596	1,446	32,379	1,045	35,165	0.24%	0.93%
Construction	27,779	231,439	34,021	254,686	25,266	192,613	24,722	179,646	5.69%	4.76%
Manufacturing	28,257	759,026	22,989	537,919	20,720	448,566	19,086	434,019	4.39%	11.49%
Goods-Producing Domain	57,760	1,026,099	58,499	826,201	47,432	673,558	44,853	648,830	10.32%	17.18%
Trade, Transportation & Utilities	82,394	786,278	85,333	807,377	80,068	749,606	79,716	741,330	18.34%	19.63%
Information	18,110	85,270	16,203	74,069	16,461	71,002	16,347	69,383	3.76%	1.84%
Financial Activities	20,760	174,401	24,521	207,217	25,375	197,752	25,541	196,699	5.88%	5.21%
Professional & Business Services	70,459	464,496	83,755	503,332	78,475	471,342	81,622	495,101	18.78%	13.11%
Education & Health Services	56,196	690,503	82,388	897,126	85,466	924,484	84,232	873,681	19.38%	23.13%
Leisure & Hospitality	33,902	328,832	42,847	399,928	45,285	397,559	47,649	412,827	10.97%	10.93%
Other Services	12,298	99,037	15,012	104,202	13,066	93,886	13,412	94,110	3.09%	2.49%
Public Administration	32,424	216,294	38,646	228,583	39,550	238,574	40,898	243,725	9.41%	6.45%
Unclassified	*	*	2,384	16,953	1,257	8,002	281	1,789	0.06%	0.05%
Service-Providing Domain	326,543	2,845,111	391,091	3,238,787	384,997	3,152,207	389,698	3,128,645	89.68%	82.82%
Total	384,303	3,871,210	449,590	4,064,988	432,429	3,825,765	434,551	3,777,475	100%	100%

Employment by Ownership Type in Wake County and North Carolina

	Wake Co.	N. Carolina	Wake Co. 3rd. Qtr % of Total	N. Carolina 3rd. Qtr % of Total						
Government (Local, State, Federal)	66,558	603,170	82,072	674,093	75,983	685,913	76,615	646,658	17.63%	17.12%
Private Industry	317,742	3,268,039	367,518	3,390,888	356,446	3,139,838	357,936	3,130,817	82.37%	82.88%
Total	384,300	3,871,209	449,590	4,064,981	432,429	3,825,751	434,551	3,777,475	100%	100%

*** In table indicates disclosure suppression.

Source: Employment Security Commission, "Employment and Wages in North Carolina"

By activity type (3rd quarter 2010), The Trade, Transportation and Utilities, Professional & Business Services and Education & Health Services sectors comprise over 56 percent of Wake County's total insured employment and 56 percent of North Carolina's total insured employment. The dominance of these three sectors contribute to the county and state's overall economic stability. By ownership type (3rd quarter 2010), 17.63% of employment in Wake County is government versus 82.37% of employment in private industry. Statewide, 17.12% of employment is government versus 82.88% of employment is in private industry.

economy

New & Expanding Companies in Wake County 2003 to 2010

	new companies			expanding companies		
	Number of New Companies	Investment (\$ millions)	Projected Employee Increase	Number of Expansions	Investment (\$ millions)	Projected Employee Increase
2003	12	\$27	585	41	\$182	1,854
2004	30	\$116	1,906	19	\$62	663
2005	12	\$200	878	29	\$273	1,854
2006	10	\$372	2,676	26	\$73	1,554
2007	24	\$43	1,580	33	\$292	3,381
2008	11	\$23	1,027	25	\$402	2,339
2009	9	\$8	647	30	\$1,192	2,000
2010	12	\$6	151	32	\$213	2,194

In 2010, 44 major companies announced either new operations or expansions of present operations in Wake County with an announced estimated dollar investment of over \$220 million. This represents an estimated 2,345 new jobs added to the workforce in Wake County. For 2010, 12 new companies have announced new operations with a projected employment of 151 persons in Wake County. During this same time period there were 32 company expansions announced in Wake County with a projected employment of 2,194 persons and an announced estimated dollar investment of \$213,800,000.

Source: Greater Raleigh Chamber of Commerce

Value of All Authorized Construction in City of Raleigh — 1998 to 2010

Year	Value
1998.....	\$884,444,844
1999.....	\$1,161,501,578
2000.....	\$1,187,362,277
2001.....	\$1,301,590,138
2002.....	\$1,001,613,936
2003.....	\$1,191,743,536
2004.....	\$1,319,440,632
2005.....	\$1,448,825,323
2006.....	\$1,904,562,218
2007.....	\$2,136,336,763
2008.....	\$1,952,273,920
2009.....	\$759,551,219
2010.....	\$1,115,704,262

The total value of construction authorized in the City of Raleigh is derived from the value of building permits for new construction, new commercial construction (private and publicly-owned), residential and commercial alterations and additions, and other (such as demolitions). For calendar year 2010 over \$1.1 billion in total construction was authorized in Raleigh. That figure is an increase of over \$356 million more above the 2009 total of \$759 million.

Source: City of Raleigh - Inspections Department

Wake County Tax Base Components by Municipality — 2010 to 2011

Jurisdiction	Percent Commercial	Percent Residential	Total Value*	per Capita
Angier	17%	83%	\$24,901,946	\$5,725
Apex	23%	77%	\$4,345,722,559	\$115,960
Cary	25%	75%	\$20,471,543,661	\$151,379
Fuquay Varina	32%	68%	\$2,102,879,021	\$117,237
Garner	40%	60%	\$3,062,944,099	\$118,972
Holly Springs	20%	80%	\$2,990,381,007	\$121,260
Knightdale	36%	64%	\$1,263,404,900	\$110,815
Morrisville	44%	56%	\$3,296,082,072	\$177,438
Raleigh**	31%	69%	\$50,646,601,103	\$125,396
Rolesville	21%	79%	\$473,087,064	\$124,957
Wake Forest	24%	76%	\$3,599,746,934	\$119,525
Wendell	25%	75%	\$465,964,174	\$79,720
Zebulon	72%	28%	\$859,711,816	\$193,935
Wake County	28%	72%	\$120,491,828,385	\$133,732

As of January 1, 2011 the tax base of Wake County was over \$120 billion. The City of Raleigh's tax base of over \$50.6 billion is the largest of all municipalities in the County. Raleigh's tax base is 31 percent commercial/industrial and 69 percent residential. Zebulon and Morrisville had the highest percentage of commercial/industrial base at 72 percent and 44 percent, respectively. Angier at 83% and Holly Springs at 80% had the highest residential tax base shares.

*Includes business and residential personal property values for 2010-2011 and real property values as of 1-1-11

** A small portion of the municipal boundary is in an adjacent county

economy

Local & Wake County Tax Rates — 2002 to 2009

	2002	2003	2004	2005	2006	2007	2008*	2009	
Angier ¹	n/a	0.4600	0.5000	0.5300	0.5300	0.5300	0.5340	0.5300	The 2008 tax rates were adjusted from the 2007 rate to offset the effects of the real property revaluation, which Wake County is required to do every eight years. The adopted tax rates are "revenue neutral", so that revenues brought in by property taxes in a revaluation year would be the same as if a revaluation had not taken place. The combined City/County tax rate of the City of Raleigh residents for FY 2010-2011 is 0.9075 per \$100 in value.
Apex	0.4000	0.4000	0.4000	0.4000	0.4000	0.3400	0.3400	0.3400	
Cary	0.4200	0.4200	0.4200	0.4200	0.4200	0.3300	0.3300	0.3300	
Clayton	n/a	n/a	n/a	0.4900	0.5400	0.5400	0.5400	0.5400	
Fuquay Varina	0.5200	0.5200	0.5200	0.5200	0.5200	0.3850	0.3850	0.3850	
Garner	0.5600	0.5600	0.5600	0.5750	0.5750	0.4900	0.4900	0.4900	
Holly Springs	0.5300	0.5300	0.5300	0.5300	0.5300	0.4150	0.4150	0.4150	
Knightdale	0.4800	0.5000	0.5000	0.5000	0.5000	0.4000	0.4000	0.4100	
Morrisville	0.4700	0.4700	0.4677	0.4677	0.4677	0.3665	0.3665	0.3665	
Raleigh¹	0.3850	0.3950	0.3950	0.4350	0.4350	0.3735	0.3735	0.3735	
Rolesville	0.4850	0.4850	0.4850	0.4850	0.5150	0.4200	0.4200	0.4200	
Wake Forest ¹	0.5300	0.5400	0.5400	0.5400	0.5500	0.5100	0.5100	0.5100	
Wake County ²	0.6040	0.6040	0.6040	0.6340	0.6780	0.5340	0.5340	0.5340	
Wendell ³	0.5400	0.5400	0.5400	0.5400	0.5400	0.4900	0.4900	0.4900	
Zebulon	0.4800	0.4800	0.4900	0.5000	0.5500	0.5100	0.5000	0.5000	

* Real Estate reappraisal effective

¹ May be subject to a special district tax in addition to the municipal rate.

² Properties not located within a municipality may be subject to a fire district tax and the RTP special district tax in addition to county taxes.

³ All property within this municipality is also subject to the current fire district tax.

Source: Wake County Reserve Department

Raleigh & ETJ New Non-Residential Building Activity — 2003 to 2010

YEAR	office			industrial			institutional			commercial			other*		
	NUMBER OF PERMITS	SQUARE FEET (1000'S)	CONST. VALUE (\$ MILLIONS)	NUMBER OF PERMITS	SQUARE FEET (1000'S)	CONST. VALUE (\$ MILLIONS)	NUMBER OF PERMITS	SQUARE FEET (1000'S)	CONST. VALUE (\$ MILLIONS)	NUMBER OF PERMITS	SQUARE FEET (1000'S)	CONST. VALUE (\$ MILLIONS)	NUMBER OF PERMITS	SQUARE FEET (1000'S)	CONST. VALUE (\$ MILLIONS)
2003	27	1,102	\$54	39	439	\$46	27	537	\$30	94	2,025	\$102	95	799	\$21
2004	59	820	\$103	25	453	\$12	60	765	\$65	58	846	\$49	92	342	\$9
2005	58	1,662	\$104	33	406	\$20	105	1,942	\$181	38	412	\$36	83	369	\$16
2006	88	1,861	\$125	39	360	\$18	67	1,367	\$164	60	1,178	\$101	82	1,343	\$83
2007	55	1,073	\$81	40	659	\$37	56	592	\$80	56	1,357	\$190	171	1,813	\$65
2008	48	2,269	\$178	12	151	\$9	68	482	\$158	47	1,494	\$150	135	1,989	\$166
2009	30	517	\$44	9	141	\$7	27	697	\$59	30	691	\$101	76	1,040	\$31
2010	11	1,077	\$237	7	170	\$10	29	415	\$49	25	669	\$99	72	255	\$8
Total	376	10,384	\$928	204	2,785	\$163	439	6,800	\$790	408	8,676	\$831	806	7,954	\$402

* Other includes parking garages, out buildings, cell towers, etc.

Source: City of Raleigh Inspections Department and Planning and Development Department. Figures do not include alterations or fit-ups.

Total Value for 2010
\$ 402,614,289