

RALEIGH growth & development

CITY OF RALEIGH DEPARTMENT OF CITY PLANNING
SPRING 2009

REPORT



Executive Summary — 2009

Population

Raleigh's population as of January 1, 2009 is 385,507. Population growth of 11,187 persons in the period January 1, 2008 through January 1, 2009 represents a 2.99 percent annual growth rate. As of January 2009, population in Raleigh has increased approximately 40 percent since the last decennial census in April 2000, when Raleigh population was measured at 276,093 persons.

Housing Units

Census 2000 reports show that as of April 1, 2000 there were 120,699 housing units located in the City of Raleigh. As of January 1, 2009, there are an estimated 169,010 housing units in the City. Between April 2000 and January 1, 2009, 48,311 new units were added to the City, reflecting a 40 percent increase in housing units over this time period.

Residential Construction

During calendar year 2008, it is estimated that 4,919 new residential units were permitted in Raleigh's jurisdiction. Since Census 2000, an estimated 53,760 dwelling units have been permitted in the City of Raleigh.

Raleigh and ETJ Building Activity (New, privately owned, nonresidential construction)

For calendar year 2008 the value of new, privately owned building activity in Raleigh and the ETJ surpassed \$659 million. There was an increase in dollar value of non-residential institutional and office development in calendar year 2008 compared to calendar year 2007.

New and Expanding Companies in Raleigh

In calendar year 2008, 36 major companies announced either new operations or expansions of present operations in Raleigh with an announced estimated dollar investment of approximately \$402 million.

ACCRA Cost of Living Index

Compared to the National Average index of 100, for the fourth quarter of 2008 Raleigh had a Composite Index of 102.6. Among comparable metro areas, Raleigh had the seventh highest average sales price for existing and new homes during the fourth quarter of 2008 at \$309,417.

Employment

Raleigh's average annual unemployment rate of 4.5 percent was lower than the average annual unemployment rates for both the state of North Carolina (6.4 percent) and the US (5.8 percent) in calendar year 2008.

Tax Base

Raleigh had a real property tax base of over \$48.5 billion in FY 2007-2008. The City's tax base is approximately 31 percent commercial and 69 percent residential.

On the Inside

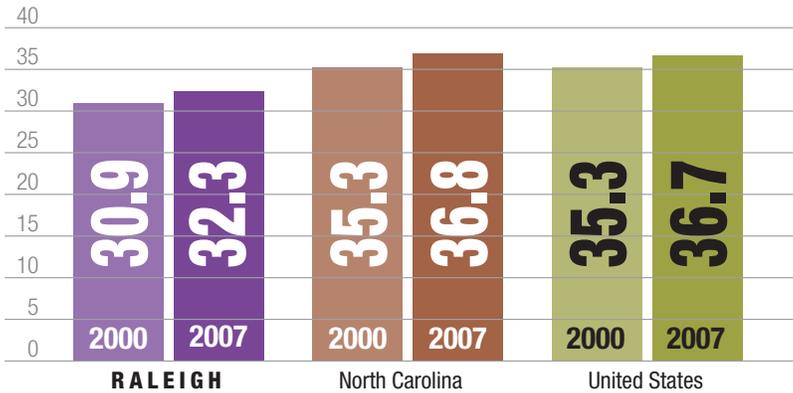
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demographics

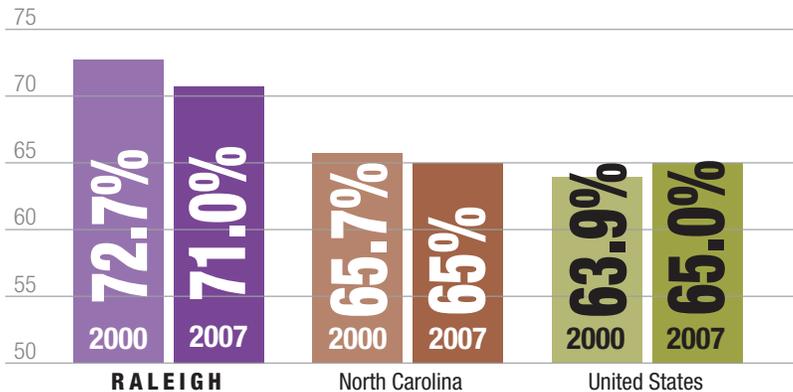
Key Socioeconomic Comparisons

Median Age — 2000 & 2007



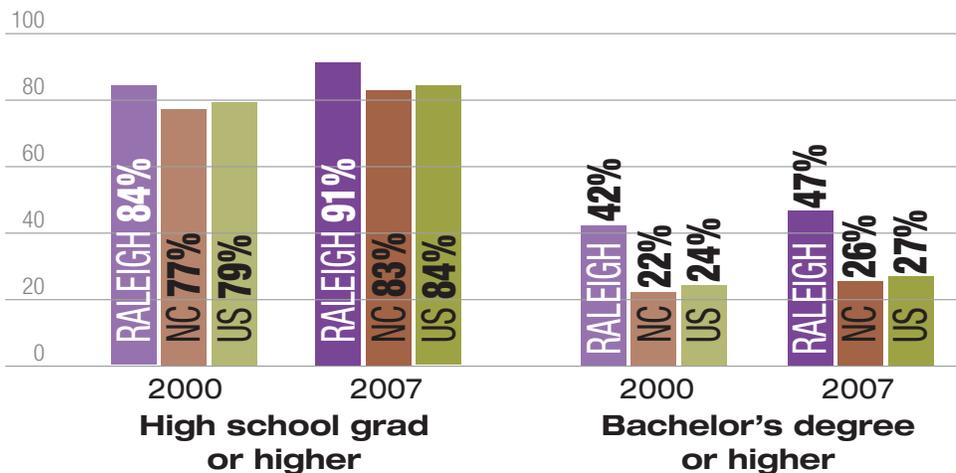
The median age in Raleigh, North Carolina, and the US has gradually increased between 2000 and 2007. North Carolina had the largest increase in the median age over the seven year time period at 1.5 years followed closely by Raleigh and the nation.

Labor Force Participation of Working Age People — 2000 & 2007



A significantly higher proportion of Raleigh's working age population participate in the labor force, compared with the state and the nation.

Educational Attainment — 2000 & 2007



Educational attainment in Raleigh is high. The proportion of people 25 years and over that were high school graduates or had a bachelor's degree or higher in Raleigh has remained higher than the percentages for both the state of NC and the nation.

General Profile of Raleigh

Demographic Characteristics

SEX AND AGE

Total population (July, 2006*)	354,188	
Male	174,939	49%
Female	179,249	51%
Median age (years)	32.3	

RACE

Total population	354,188	
One race	350,799	99.0%
White	204,275	57.7%
Black or African American	106,415	30.0%
American Indian and Alaska Native	1,232	0.3%
Asian	15,094	4.3%
Native Hawaiian and Other Pacific Islander	62	0.0%
Some other race	23,700	6.7%

HOUSEHOLDS

Total households	144,789
Average household size	2.32
Average family size	3.04

Social Characteristics

EDUCATIONAL ATTAINMENT

Population 25 years and over	255,158	
High school graduate (including equivalency)	42,667	18.9%
Associate degree	15,581	6.9%
Bachelor's degree	70,592	31.4%
Graduate or professional degree	35,091	15.6%
Percent high school graduate or higher	90.7	
Percent bachelor's degree	46.9	

PLACE OF BIRTH

Total population	354,188	
Native	306,471	86.5%
Foreign born	47,717	13.5%

PERCENTAGE
OF TOTAL

PERCENTAGE
OF TOTAL

Economic Characteristics

EMPLOYMENT STATUS

Population 16 years and over	282,237
In labor force	200,325
Civilian labor force	199,889
Employed	190,401
Unemployed	9,488
Armed Forces	436
Not in labor force	81,912

COMMUTING TO WORK

Workers 16 years and over	185,874
Mean travel time to work (minutes)	21.6

INCOME

Median household income (dollars)	51,071
Mean household income (dollars)	71,968

Housing Characteristics

HOUSING OCCUPANCY

Total housing units	158,227	
Owner-occupied units	79,877	50.5%
Average household size, owner-occupied units	2.42	
Median Value	\$197,700	
Renter-occupied units	64,912	41.0%
Average household size, renter-occupied units	2.19	
Median Rent	\$773	

YEAR STRUCTURES BUILT

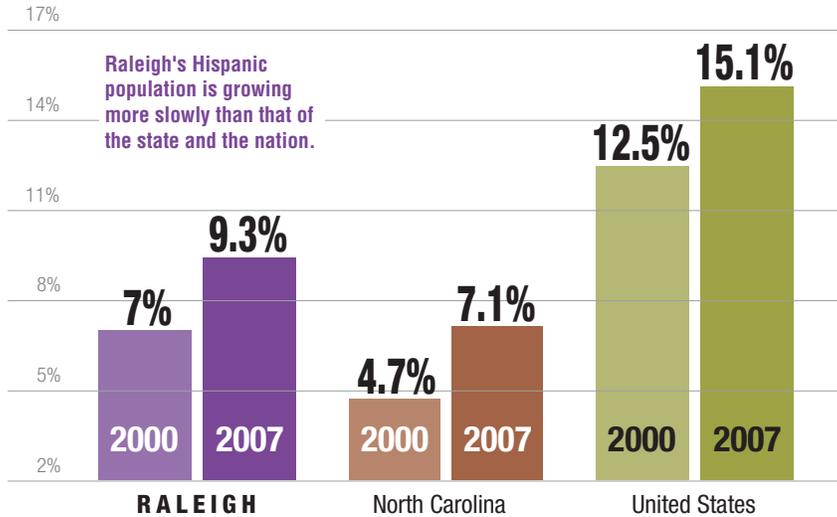
2005 or later	7,956	5%
2000 or later	33,212	21%
1990 to 1999	28,954	18%
1980 to 1989	31,698	20%
1970 to 1979	21,609	13%
1960 to 1969	15,755	10%
1950 to 1959	9,753	6%
1940 to 1949	3,879	2%
1939 or earlier	5,411	3%

PERCENTAGE
OF TOTAL

* Source: US Census Bureau 2007 American Community Survey, the most recent estimates for demographic characteristics made by US Census Bureau.

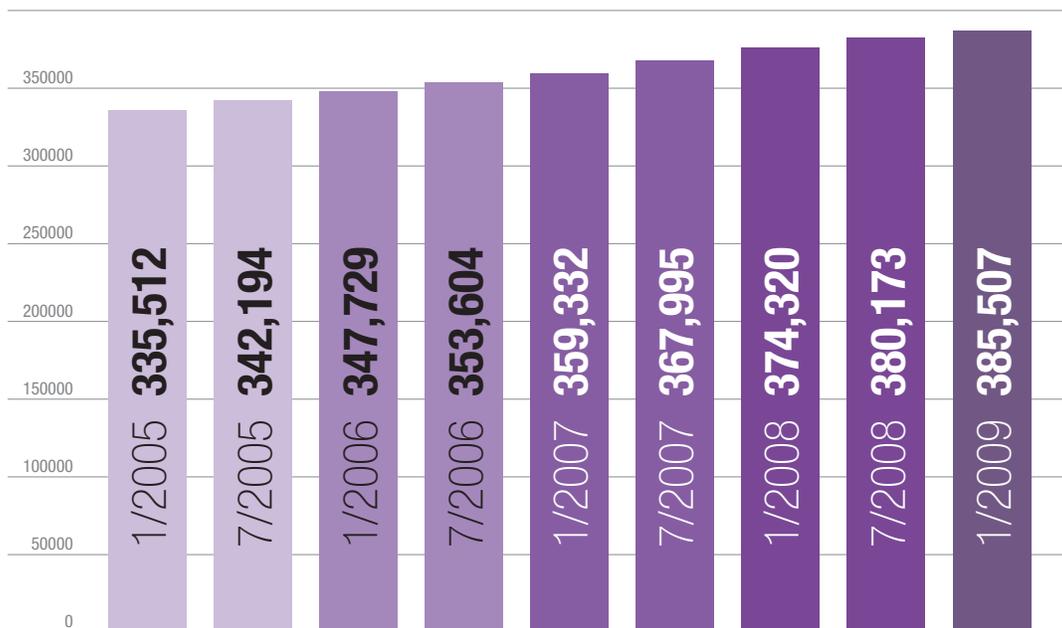
population

Hispanic or Latino Population — 2000 & 2006



Source: US Census Bureau, American Community Survey

Raleigh Population Estimates



Raleigh's estimated population on January 1, 2009 was 385,507. Growth in the six months from July 1, 2008 to January 1, 2009 represents a 1.4 percent increase. Growth in the year from January 1, 2008 to January 1, 2009 represents a 3 percent annual increase.

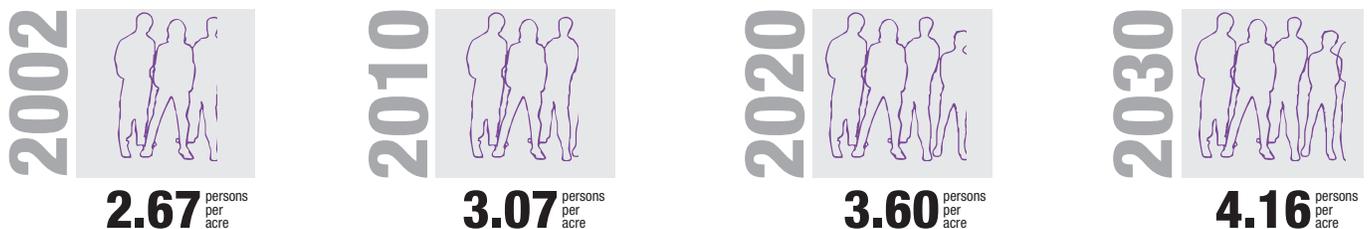
Source: City of Raleigh Inspections Department and Department of City Planning

Planning District Population Projections (2005 - 2035) — see Planning District map p. 8

	base year of study 2005	2010	2015	2020	2025	2030	2035	Growth 2005 to 2035	% Growth 2005 to 2035
Central	20,710	23,217	28,625	33,581	38,427	39,584	40,730	20,020	96.7%
East	10,338	10,546	10,879	11,008	11,126	11,163	11,193	855	8.3%
North	72,181	81,064	85,553	89,172	92,713	93,409	94,066	21,885	30.3%
North Hills	26,546	28,422	29,777	30,664	31,536	31,796	32,045	5,499	20.7%
Northeast	68,314	92,722	112,603	128,115	143,284	148,385	153,347	85,033	124.5%
Northwest	51,316	55,357	58,066	58,835	59,569	59,567	59,548	8,232	16.0%
Southeast	36,201	47,123	58,391	64,878	71,272	74,137	76,934	40,733	112.5%
Southwest	49,105	52,342	57,272	60,320	63,311	64,545	65,753	16,648	33.9%
Umstead	14,672	19,865	25,900	28,848	31,736	33,126	34,476	19,804	135.0%
University	22,060	22,327	22,696	22,718	22,727	22,594	22,468	408	1.8%
Totals	371,443	432,985	489,762	528,139	565,701	578,306	590,560	219,117	59.0%

Source: Capital Area Metropolitan Planning Organization (CAMPO)

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



Source: Capital Area Metropolitan Planning Organization (CAMPO)

Population Growth by Planning Districts — see Planning District map p. 8

Planning District	4/1/2000 Population	1/1/2009 Population	Growth to 1/1/09 4/1/00	% increase from 4/2000 to 1/1/09	persons per acre
Central	18,523	21,968	3,445	18.6	8.0
East	10,639	11,305	666	6.3	4.4
North	58,127	77,771	19,644	33.8	4.6
North Hills	26,081	28,679	2,598	10.0	3.8
Northeast	45,308	72,630	27,322	60.3	3.0
Northwest	41,631	55,437	13,806	33.2	4.0
Southeast	26,194	41,276	15,082	57.6	2.7
Southwest	40,652	53,435	12,783	31.4	3.3
Umstead	7,358	21,352	13,994	190.2	1.7
University	28,851	32,837	3,986	13.8	7.6
Total	303,364	416,690	113,326	37.4	3.6

Source: Capital Area Metropolitan Planning Organization (CAMPO)

Raleigh Growth & Development Report

City of Raleigh, North Carolina
Spring, 2009

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housing

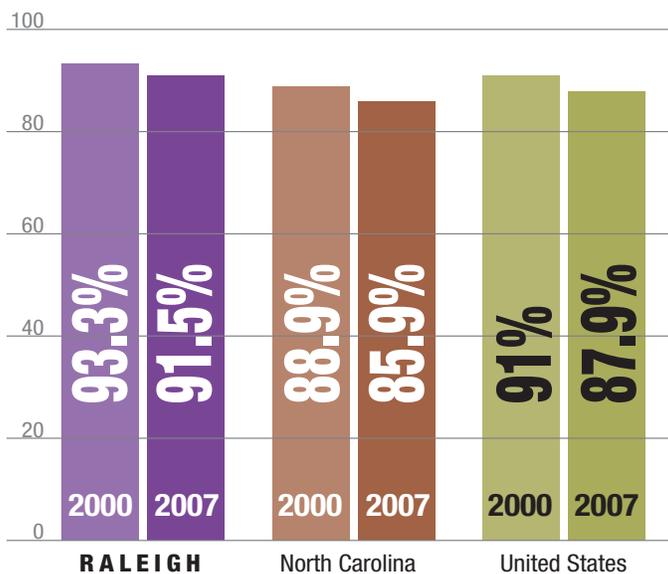
Raleigh Residential Sales by Price Range & Type of Unit — Calendar Year 2008*

Price Range	Single Family	Townhouse	Condo	All Units	% of Total Units
\$25,000 - \$100,000	119	99	143	361	5.9%
\$100,001 - \$150,000	589	708	241	1538	25.1%
\$150,001 - \$200,000	874	650	93	1617	26.4%
\$200,001 - \$250,000	595	232	69	896	14.6%
\$250,001 - \$300,000	396	132	58	586	9.6%
\$300,001 - \$350,000	218	36	35	289	4.7%
\$350,001 - \$400,000	162	16	27	205	3.3%
over \$400,000	544	39	60	64	10.5%

About 57 percent of all units sold in Raleigh in 2007 were purchased for \$200,000 and under.

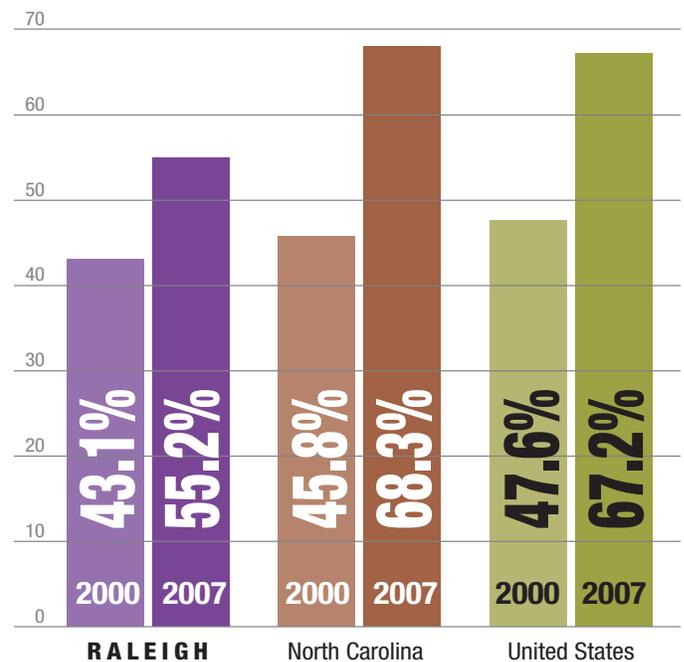
* Data are reflective of units located physically within the corporate limits of the City of Raleigh regardless of US Postal Service designations

Occupied Housing Units — 2000 & 2007



Source: US Census Bureau, American Community Survey

Single-family Owner-occupied Homes — 2000 & 2007



Source: US Census Bureau, American Community Survey

Median Sales Price by Unit Type — City of Raleigh

	2007 Median Sales price	2008 Median Sales price	% change from 2007 to 2008	2007 total units sold	2008 total units sold	% change from 2007 to 2008
Detached	\$210,000	\$213,500	1.7	5,788	3,497	-65.5
Townhouse	\$157,000	\$158,000	0.6	2,711	1,912	-41.8
Condo	\$125,000	\$143,000	14.4	1,036	726	-42.7

Source: Wake County Revenue Department

Raleigh Building Activity — Number of Dwelling Units Permitted 1997 to 2008

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Single Family	2,197	2,346	2,763	2,243	2,700	2,901	2,621	3,021	2,690	2,350	2,462	892
Townhouse	320	644	992	1,067	1,342	1,118	1,168	1,642	1,776	1,401	1,783	793
2 Family	19	46	14	8	98	204	226	89	93	52	30	8
3 & 4 Family	2	0	0	0	32	78	49	11	14	24	8	0
Condominium	223	267	355	166	207	412	181	235	202	408	299	129
Apartment	374	1,077	2,356	3,311	2,817	453	1,610	1,266	187	2,239	1,547	3,097
Total	3,135	4,380	6,480	6,795	7,196	5,166	5,855	6,264	4,962	6,474	6,129	4,919

During calendar year 2008, 4,919 dwelling units were permitted by the City of Raleigh. Of these dwelling units permitted, 63% were apartments, 18% were single-family units, 16% townhouses and approximately 3% were Condominium or 2 family units.

Source: City of Raleigh Planning and Inspections Departments

Housing Unit Estimates & Projections by Planning Districts — 2005 to 2035 — see Planning District map p. 8

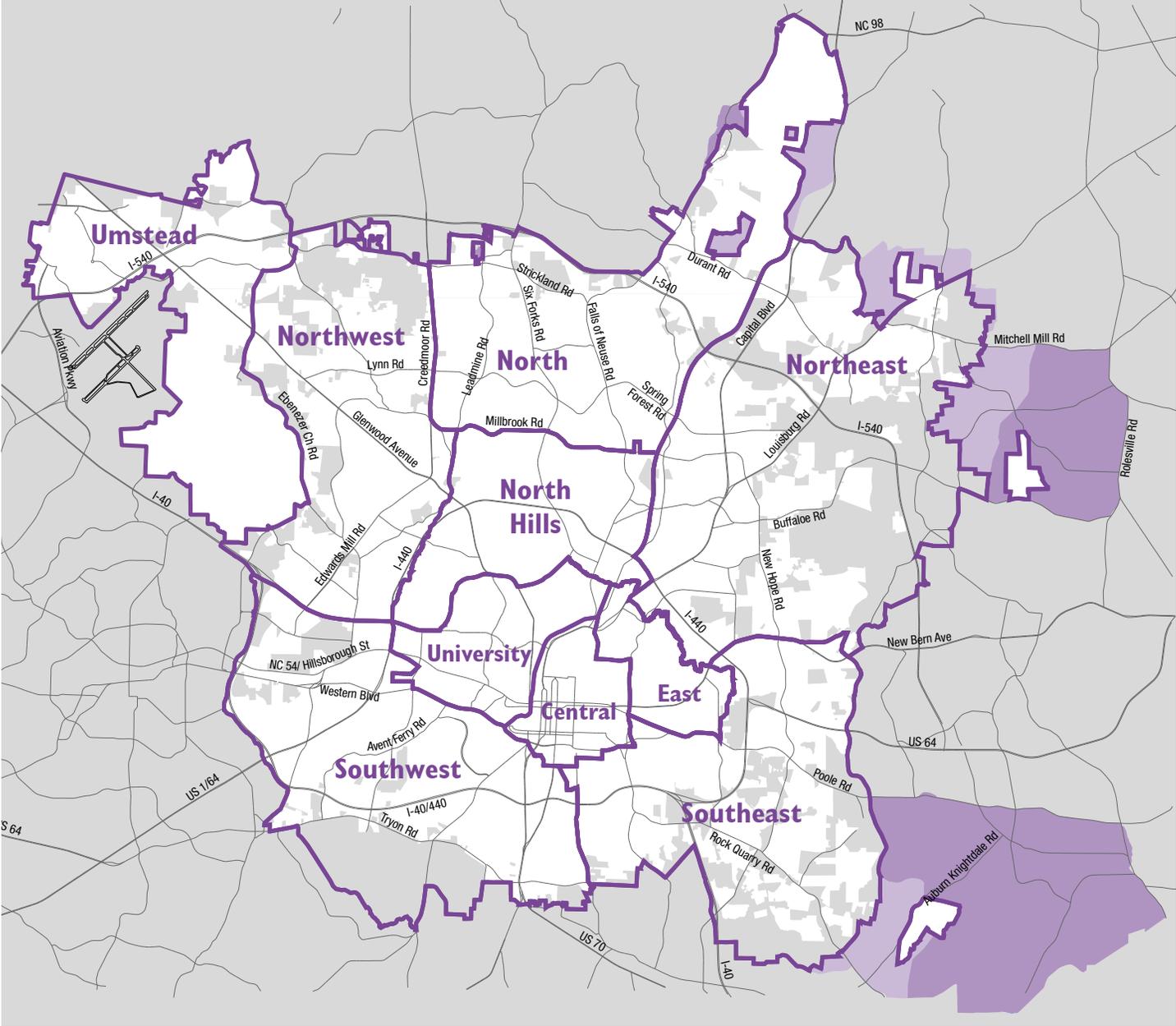
Planning District	base year of study							Growth 2005 to 2035	% Growth 2005 to 2035
	2005	2010	2015	2020	2025	2030	2035		
Central	8,378	9,438	11,594	13,560	15,514	16,144	16,782	8,404	100.3%
East	4,471	4,577	4,711	4,807	4,900	4,962	5,024	553	12.4%
North	31,820	35,584	37,415	39,339	41,271	41,979	42,684	10,864	34.1%
North Hills	11,998	12,763	13,362	13,883	14,406	14,663	14,923	2,925	24.4%
Northeast	28,662	38,699	46,932	54,045	61,162	64,016	66,862	38,200	133.3%
Northwest	25,199	27,104	28,438	29,097	29,760	30,061	30,363	5,164	20.5%
Southeast	13,900	18,223	22,663	25,539	28,421	29,911	31,406	17,506	125.9%
Southwest	21,348	22,632	24,863	26,545	28,226	29,126	30,026	8,678	40.7%
Umstead	5,813	8,009	10,494	11,825	13,156	13,884	14,614	8,801	151.4%
University	11,488	11,689	11,925	12,071	12,212	12,269	12,326	838	7.3%
Totals	163,077	188,718	212,397	230,711	249,028	257,015	265,010	101,933	62.5%

According to projections, by the year 2035, 265,010 housing units will be located within the Raleigh Planning Jurisdiction. The Umstead, Northeast, Southeast and Central planning areas show the largest percentage increase in housing units.

Source: Capital Area Metropolitan Planning Organization (CAMPO)

geography

Raleigh Planning Districts & Urban Service Areas



- Short Range Urban Services Area
- Long Range Urban Services Area
- Raleigh City Limits
- Raleigh Planning District Boundaries

economy

Apartment & Housing Prices — 4th Quarter 2008

Urban Area	Apartment Rent	Home Price
Atlanta GA	\$777	\$288,736
Austin TX	\$1,000	\$238,501
Charlotte NC	\$655	\$252,303
Jacksonville FL	\$1,016	\$248,319
Orlando FL	\$828	\$267,648
Raleigh NC	\$710	\$309,417
Richmond VA	\$937	\$330,597
Rochester NY	\$903	\$268,095
San Jose CA	\$1,356	\$797,067

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.)

During fourth quarter 2008, San Jose CA had the highest average apartment rent (\$1,356 per month) in areas similar with Raleigh NC. Jacksonville FL had the second highest average apartment rent at (\$1,016 per month). Raleigh had the seventh highest average sales price for existing and new homes during the fourth quarter of 2008 at \$309,417. San Jose CA had the highest home price at \$797,067.

Source: ACCRA, 4th quarter 2008

Median Family Income — 2008

Asheville	\$52,500
Charlotte-Gastonia-Concord	\$64,300
Durham	\$62,100
Greensboro-High Point	\$56,100
Raleigh-Cary	\$74,900
Wilmington	\$56,600
Winston Salem	\$57,300
Atlanta-Sandy Springs-Marietta GA	\$69,200
Augusta-Richmond County GA-SC	\$54,300
Charleston-North Charleston SC	\$58,400
Columbia SC	\$59,200
Greenville-Mauldin-Easley, SC	\$55,100
Richmond VA	\$69,300
Virginia Beach-Norfolk-Newport News VA	\$65,100

The Raleigh-Cary MSA has the highest median family income in North Carolina surpassing the next highest region (Charlotte-Gastonia-Concord) by 16.4 percent or \$10,600. Durham had the next highest Median Family income at \$62,100 followed by Winston Salem at \$57,300.

Source: US Department of Housing and Urban Development

Average Annual Unemployment Rates — 2001 to 2008

	2001	2002	2003	2004	2005	2006	2007	2008	3/2009
Raleigh	3.4%	5.3%	5.2%	4.7%	3.8%	3.5%	3.3%	4.5%	7.1%
Wake County	3.3%	5.3%	4.7%	3.6%	4.0%	3.6%	3.5%	4.7%	8.2%
Raleigh-Cary MSA	3.3%	5.1%	4.7%	4.3%	4.0%	3.7%	3.6%	5.0%	8.6%
North Carolina	5.5%	6.7%	6.5%	5.5%	5.2%	4.8%	4.7%	6.4%	10.8%
United States	4.7%	5.8%	6.0%	5.5%	5.4%	4.6%	4.6%	5.8%	8.5%
Research Triangle Regional Partnership	4.6%	6.0%	5.8%	4.8%	4.5%	4.1%	4.0%	5.4%	8.9%

Raleigh's unemployment has consistently been lower than the North Carolina and national rates. For 2008, unemployment rates in Raleigh, Wake County and the Raleigh-Cary MSA were lower than the US unemployment rate.

Source: Employment Security Commission, Labor Market Information.

ACCRA Cost of Living Index — 4th Quarter 2008

Metro/Mico 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)	97.2	98.9	91.3	87.6	103	102	102.1
Austin TX (Austin-Round Rock TX Metro)	95.5	92.5	84.9	88.4	98	96.5	107.2
Charlotte NC (Charlotte-Gastonia-Concord NC-SC Metro)	94.2	102.2	79.9	91.8	97.1	109.5	101.7
Jacksonville FL (Jacksonville FL Metro)	97.1	100.2	88.4	87.4	106.5	99.1	103.2
Orlando FL (Orlando-Kissimmee FL Metro)	101	101.5	89.9	102.1	104.6	96.3	109.6
Raleigh NC (Raleigh-Cary NC Metro)	102.6	104.1	99.3	94.3	97.8	107.3	108.4
Richmond VA (Richmond VA Metro)	104.2	97.1	109.4	108.5	104.6	108.2	100.4
Rochester NY (Rochester, NY Metro)	104.1	95	92.3	138.6	106.6	104.6	106.6
San Jose CA (San Jose-Sunnyvale-Santa Clara CA Metro)	156	138.9	249.5	113.5	114.2	119.3	111.3

Source: ACCRA 4th Quarter, 2008

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 the fourth quarter of 2008, Raleigh had a Composite Index of 102.6, with a high individual index of 107.3 for Health Care and a low individual index of 94.3 for utilities.

Employment by (Primary Economic Activity) Sector in Wake County

Sectors	2002	2005	2007	2nd qtr. 2008	% of total
Natural Resources & Mining	2,225	1,011	1,489	1,459	0.32%
Construction	27,605	29,625	34,021	32,472	7.12%
Manufacturing	24,020	21,480	22,989	23,876	5.24%
Goods-Producing Domain	53,850	52,116	58,499	57,807	12.67%
Trade, Transportation & Utilities	76,155	80,037	85,333	84,241	18.47%
Information	17,434	16,668	16,203	16,612	19.72%
Financial Activities	22,101	22,171	24,521	25,563	5.60%
Professional & Business Services	64,967	72,796	83,755	83,011	18.20%
Education & Health Services	65,069	73,673	82,388	85,512	18.75%
Leisure & Hospitality	35,575	37,370	42,847	44,636	9.79%
Other Services	12,214	13,094	15,012	15,358	3.37%
Public Administration	32,676	36,373	38,646	39,512	8.66%
Unclassified	352	1,441	2,384	3,817	0.84%
Service-Providing Domain	326,543	353,623	391,091	398,271	87.33%
Total	380,393	405,739	449,590	456,078	100%

Activity types — Trade, Transportation and Utilities; Professional & Business Services; and Education & Health Services comprise over 57 percent of Wake County's total insured employment. The dominance of these three sectors contribute to the county's overall economic stability. By ownership type, 17.3% of employment in Wake County is government versus 82.7% of employment in private industry.

Employment by Ownership Type in Wake County

Government (Local, State, Federal)	69,127	76,289	82,072	78,775	17.27%
Private Industry	312,261	329,447	367,518	377,303	82.73%
Total	381,388	405,736	449,590	456,078	100%

economy

New & Expanding Companies in Wake County 2001 to 2008

	new companies			expanding companies		
	Number of New Companies	Investment (\$ millions)	Projected Employee Increase	Number of Expansions	Investment (\$ millions)	Projected Employee Increase
2001	20	\$28	653	35	\$143	1,437
2002	36	\$196	1,143	33	\$305	874
2003	12	\$28	585	41	\$182	1,854
2004	30	\$116	1,906	19	\$63	663
2005	12	\$200	878	29	\$273	1,854
2006	10	\$372	2,676	26	\$73	1,554
2007	24	\$44	1,580	33	\$293	3,381
2008	11	\$24	1,027	25	\$403	2,339

In 2008, 36 major companies announced either new operations or expansions of present operations in Wake County with an announced estimated dollar investment of \$426 million. This represents an estimated 3,366 new jobs added to the workforce in Wake County. For 2008, 11 new companies have announced new operations with a projected employment of 1,027 persons in Wake County. During this same time period there were 25 company expansions announced in Wake County with a projected employment of 2,339 persons and an announced estimated dollar investment of \$402,500,000.

Value of All Authorized Construction in City of Raleigh — 1996 to 2008

Year	Value (in millions)
1997.....	\$743
1998.....	\$884
1999.....	\$1,160
2000.....	\$1,187
2001.....	\$1,301
2002.....	\$1,001
2003.....	\$1,191
2004.....	\$1,319
2005.....	\$1,449
2006.....	\$1,904
2007.....	\$2,136
2008.....	\$1,952

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 nine consecutive years, total construction in Raleigh has been over \$1 billion. For calendar year 2008 over \$1.9 billion in total construction was authorized in Raleigh.

Wake County Tax Base Components by Municipality — 2007 to 2008

Jurisdiction	Percent Commercial	Percent Residential	Total Value	\$ per capita
Apex	23%	77%	\$4,201,014,327	\$132,948
Cary**	26%	74%	\$19,354,276,268	\$158,907
Fuquay Varina**	28%	72%	\$2,151,778,971	\$139,780
Garner	39%	61%	\$2,950,650,295	\$116,429
Holly Springs	13%	87%	\$2,586,510,067	\$131,402
Knightdale	33%	67%	\$1,126,503,307	\$152,292
Morrisville	44%	56%	\$3,056,244,383	\$228,744
Raleigh**	31%	69%	\$48,564,264,977	\$129,227
Rolesville	21%	79%	\$436,275,737	\$194,592
Wake Forest	24%	76%	\$3,374,478,236	\$133,226
Wendell	26%	74%	\$449,134,989	\$87,177
Zebulon	70%	30%	\$814,329,193	\$180,601
Wake County	28%	72%	\$117,177,430,232	\$140,674

As of January 1, 2008 the tax base of Wake County was over \$117 billion. The City of Raleigh's tax base of over \$48.5 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 70 percent and 44 percent, respectively. Holly Springs at 87% had the highest residential tax base.

*Includes business and residential personal property values for 2007-2008 and real property values as of 1-1-08
 ** A small portion of the municipal boundary is in an adjoining county.

economy

Local & Wake County Tax Rates — 2001 to 2008

	2001	2002	2003	2004	2005	2006	2007	2008	
Angier ²	n/a	n/a	n/a	0.46	0.50	0.53	0.53	0.53	The 2008 tax rates were adjusted downward 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 2008-2009 is 0.9075 per \$100 in value.
Apex	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.34	
Cary	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.33	
Fuquay Varina	0.49	0.52	0.52	0.52	0.52	0.52	0.52	0.39	
Garner	0.52	0.56	0.56	0.56	0.56	0.575	0.575	0.49	
Holly Springs	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.42	
Knightdale	0.44	0.46	0.48	0.50	0.50	0.50	0.50	0.40	
Morrisville	0.47	0.47	0.47	0.47	0.4677	0.4677	0.4677	0.3665	
Raleigh ²	0.385	0.385	0.385	0.395	0.395	0.435	0.435	0.3735	
Rolesville	0.485	0.485	0.485	0.485	0.485	0.485	0.515	0.42	
Wake Forest ²	0.52	0.52	0.53	0.54	0.54	0.54	0.55	0.51	
Wendell ³	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.49	
Zebulon	0.46	0.48	0.48	0.48	0.49	0.50	0.55	0.51	
Wake County ¹	0.564	0.564	0.604	0.604	0.604	0.634	0.678	0.534	

1 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.

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

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

Raleigh & ETJ New Non-Residential Building Activity — 2002 to 2008

YEAR	o f f i c e			i n d u s t r i a l			i n s t i t u t i o n a l			c o m m e r c i a l			o t h e r *		
	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)
2002	43	713	\$40	28	398	\$11	43	523	\$43	41	520	\$28	72	196	\$8
2003	27	1,102	\$54	39	440	\$46	27	537	\$30	94	2,025	\$103	95	799	\$21
2004	59	820	\$103	25	454	\$13	60	765	\$66	58	847	\$50	92	343	\$9
2005	58	1,663	\$104	33	407	\$21	105	1,943	\$182	38	413	\$36	83	370	\$16
2006	88	1,861	\$125	39	360	\$18	67	1,368	\$165	60	1,179	\$101	82	1,343	\$84
2007	55	1,074	\$81	40	660	\$37	56	592	\$81	56	1,357	\$190	171	1,814	\$65
2008	48	2,270	\$179	12	152	\$9	68	4,508	\$155	4	1,495	\$150	135	1,990	\$660
Total	378	9,503	\$687	216	2,801	\$157	426	10,236	\$721	351	7,836	\$658	730	6,855	\$863

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

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