

# RALEIGH growth & development

CITY OF RALEIGH DEPARTMENT OF CITY PLANNING  
SPRING 2010

## REPORT



### Executive Summary — 2010

#### Population

Population- Raleigh's estimated population as of January 1, 2010 is 392,083. Population growth of 6,576 persons in the period January 1, 2009 through January 1, 2010 represents a 1.71% annual increase. As of January 2010, population in Raleigh has increased approximately 42% since the last decennial census in April 2000, when Raleigh's population was measured at 276, 093 persons.

#### Housing Units

Housing Units- Census 2000 reports show that of Census day there were 120,699 housing units located in the City of Raleigh. Recent housing units estimate as of 1/1/10 show that there are 172,020 housing units in the City. Between April 2000 and January 1, 2010 there were 51,321 new units added to the City reflecting a 42.5% increase in housing units for this time period.

#### Residential Construction

During calendar year 2009, it is estimated that 1,466 new residential units valued at \$247 million were permitted in Raleigh's jurisdiction. Since Census 2000, an estimated 55,226 dwelling units have been permitted in the City of Raleigh.

#### Employment

Raleigh's unemployment rate of 7.3% was lower than the average annual unemployment rates for both the state of North Carolina (10.8%) and the US (9.3%) in calendar year 2009.

#### Tax Base

Raleigh had a tax base of over \$49.5 billion in FY 2009-2010. The City's tax base is approximately 30% commercial and 70% residential.

#### ACCRA Cost of Living Index

Compared to the National Average index of 100, for third quarter 2009 Raleigh had a Composite Index of 101.3. Of nine comparable metro areas, Raleigh had the second highest average sales price for existing and new homes during the third quarter of 2009 at \$276,478.

#### New and Expanding Companies in Raleigh and Wake County

In calendar year 2009, 39 major companies announced either new operations or expansions of present operations in Wake County with an announced estimated dollar investment of approximately \$1.2 billion.

#### Raleigh and ETJ Non-Residential Building Activity

For calendar year 2009 the value of new, privately owned building activity in Raleigh and the ETJ surpassed \$243 million. There was an increase in square footage of non-residential Institutional development in calendar year 2009 compared to calendar year 2008. The total value of authorized construction (private and publicly-owned combined) was over \$759 million for calendar year 2009.

### On the Inside

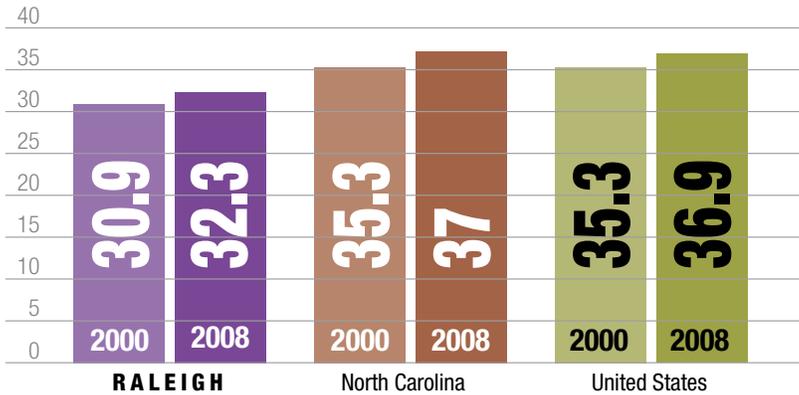
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# demographics

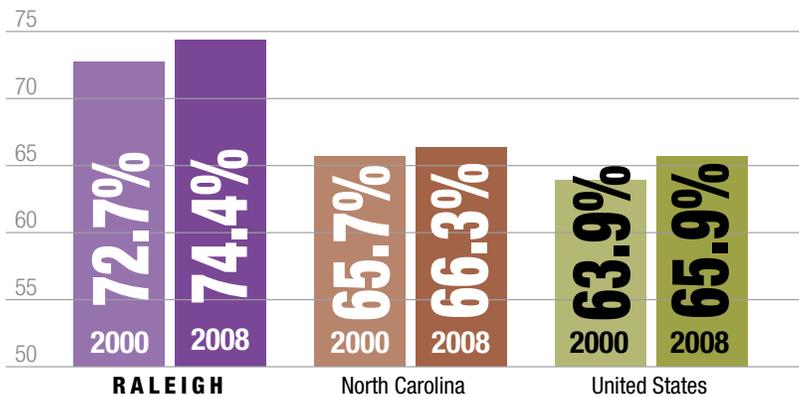
## Key Socioeconomic Comparisons

### Median Age — 2000 & 2008



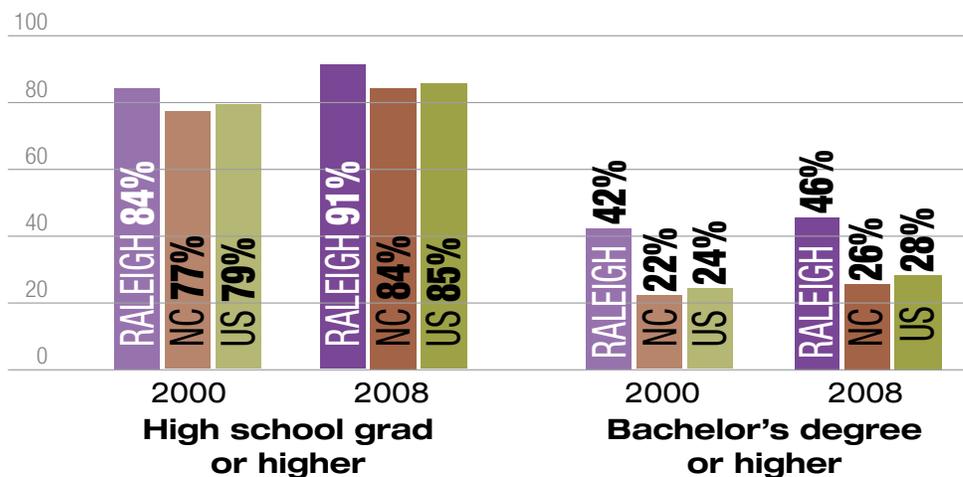
The median age in Raleigh, North Carolina and the US has gradually increased from 2000 to year 2008. North Carolina had the largest increase over the seven year time period in the median age at 1.7 years followed closely by the US and Raleigh.

### Labor Force Participation of Working Age People — 2000 & 2008



The labor force participation rate for Raleigh is higher than that of the state and the nation.

### Educational Attainment — 2000 & 2008



Percentages for the number of people 25 years and over 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 NC and the nation.

## General Profile of Raleigh

### Demographic Characteristics

#### SEX AND AGE

Total population (July, 2007*)	368,350	
Male	183,462	49%
Female	184,888	51%
Median age (years)	32.3	

#### RACE

Total population	368,350	
One race	363,395	98.7%
White	223,328	60.6%
Black or African American	107,050	29.1%
American Indian and Alaska Native	938	0.3%
Asian	12,392	3.4%
Native Hawaiian and Other Pacific Islander	42	0.0%
Some other race	19,645	5.3%

#### HOUSEHOLDS

Total households	144,709
Average household size	2.41
Average family size	3.15

### Social Characteristics

#### EDUCATIONAL ATTAINMENT

Population 25 years and over	232,134	
High school graduate (including equivalency)	38,574	16.6%
Associate degree	16,554	7.1%
Bachelor's degree	70,592	29.4%
Graduate or professional degree	35,091	16.8%
Percent high school graduate or higher	90.8	
Percent bachelor's degree	46.2	

#### PLACE OF BIRTH

Total population	368,350	
Native	322,827	87.6%
Foreign born	45,523	12.4%

PERCENTAGE  
OF TOTAL

PERCENTAGE  
OF TOTAL

### Economic Characteristics

#### EMPLOYMENT STATUS

Population 16 years and over	296,040
In labor force	220,285
Civilian labor force	219,701
Employed	207,576
Unemployed	12,125
Armed Forces	584
Not in labor force	75,755

#### COMMUTING TO WORK

Workers 16 years and over	203,476
Mean travel time to work (minutes)	21.5

#### INCOME

Median household income (dollars)	53,825
Mean household income (dollars)	75,045

### Housing Characteristics

#### HOUSING OCCUPANCY

Total housing units	144,709	
Owner-occupied units	77,775	53.7%
Average household size, owner-occupied units	2.50	
Median Value	\$216,900	
Renter-occupied units	66,934	46.3%
Average household size, renter-occupied units	2.31	
Median Rent	\$815	

#### YEAR STRUCTURES BUILT

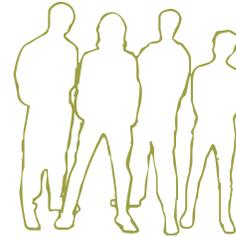
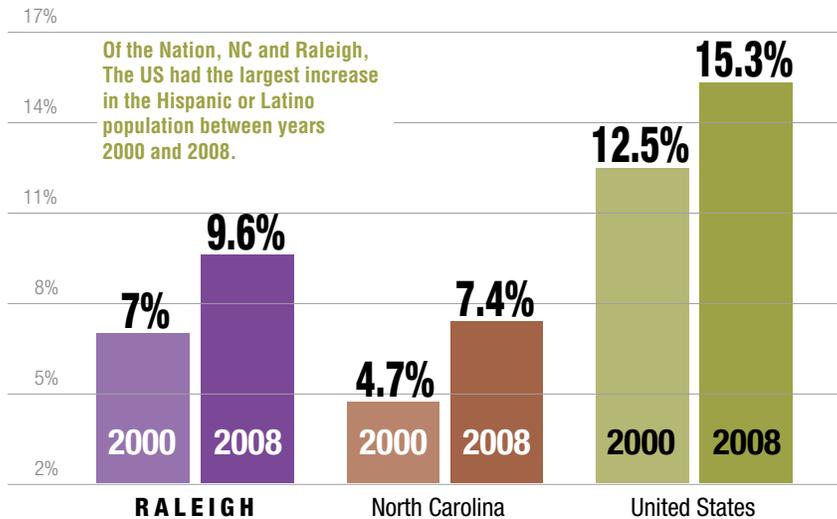
2005 or later	13,966	10%
2000 to 2004	25,731	18%
1990 to 1999	32,536	22%
1980 to 1989	29,821	21%
1970 to 1979	22,429	15%
1960 to 1969	14,592	10%
1950 to 1959	10,433	7%
1940 to 1949	4,222	3%
1939 or earlier	6,763	5%

PERCENTAGE  
OF TOTAL

\* Source: US Census Bureau 2008 American Community Survey, the most recent estimates for demographic characteristics made by US Census Bureau.

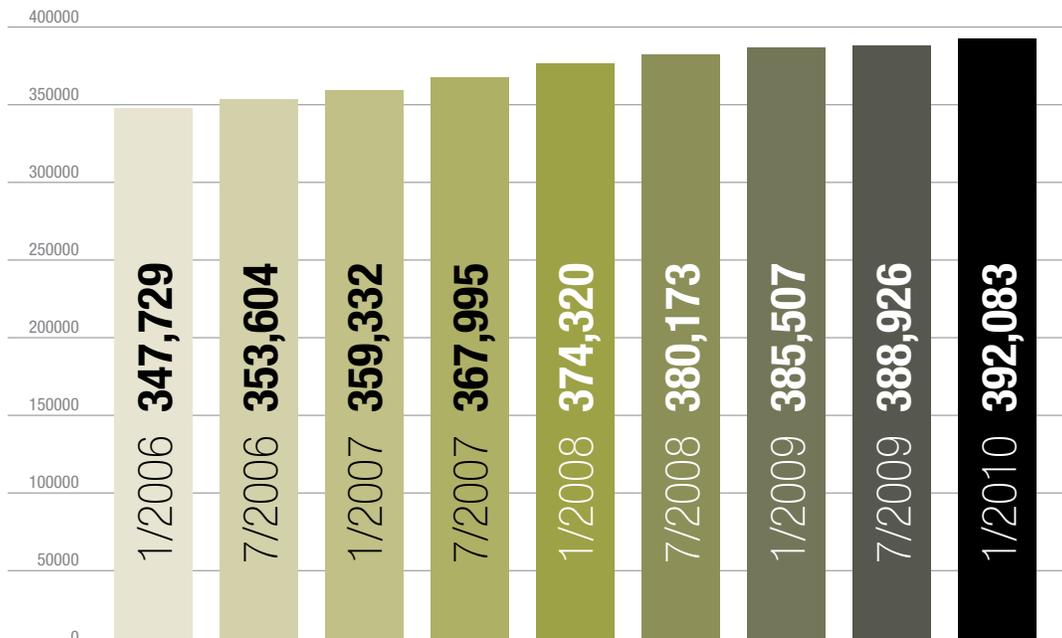
# population

## Hispanic or Latino Population — 2000 & 2008



Source: US Census Bureau, American Community Survey

## Raleigh Population Estimates



Raleigh's estimate population on January 1, 2010 was 392,083. The average annual growth since January 1, 2004 has been 3.33 percent

Growth in the period from January 1, 2009 to January 1, 2010 represents a 1.71% 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%
<b>Totals</b>	<b>371,443</b>	<b>432,985</b>	<b>489,762</b>	<b>528,139</b>	<b>565,701</b>	<b>578,306</b>	<b>590,560</b>	<b>219,117</b>	<b>59.0%</b>

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
<b>Total</b>	<b>303,364</b>	<b>416,690</b>	<b>113,326</b>	<b>37.4</b>	<b>3.6</b>

**Raleigh Growth & Development Report**  
 City of Raleigh, North Carolina  
 Spring, 2010

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Source: Capital Area Metropolitan Planning Organization (CAMPO)

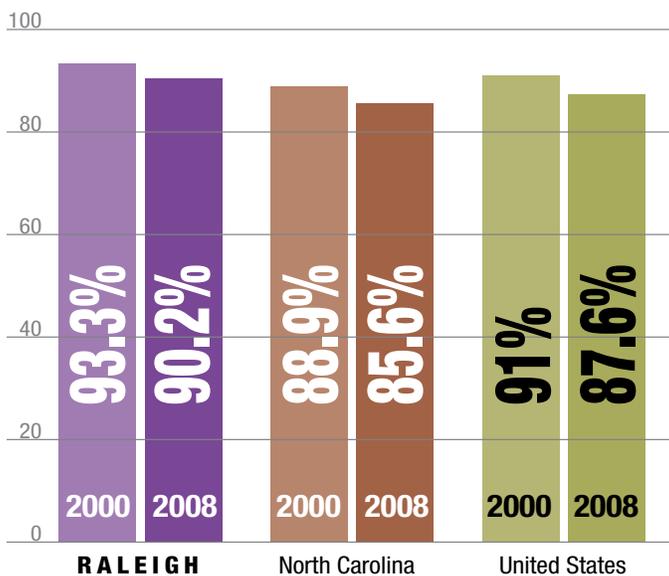
# housing

## Raleigh Residential Sales by Price Range & Type of Unit — Calendar Year 2009\*

Price Range	Single Family	Townhouse	Condo	All Units
\$25,000 - 100,000	71	81	117	269
\$100,001 - \$150,000	480	589	205	1274
\$150,001 - \$200,000	730	530	68	1328
\$200,001 - \$250,000	527	238	43	808
\$250,001 - \$300,000	337	59	41	437
\$300,001 - \$350,000	214	24	20	258
\$350,001 - \$400,000	143	11	21	175
over \$400,000	372	23	48	443

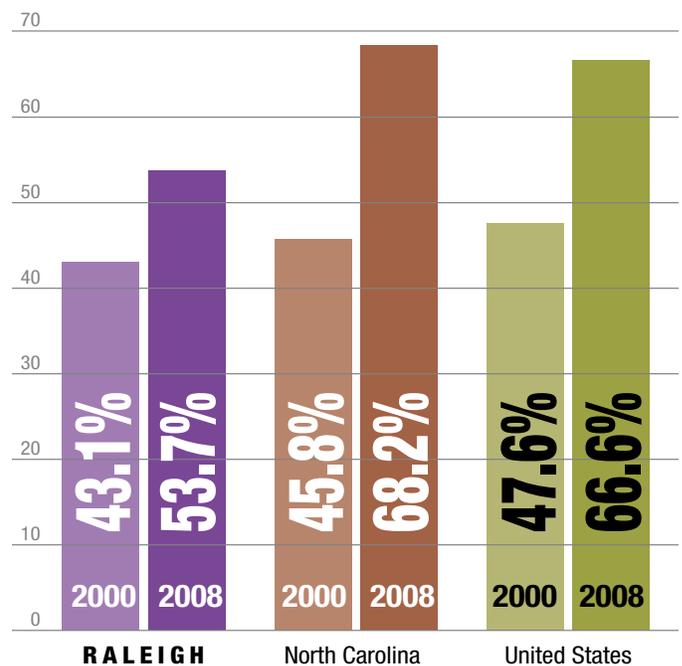
\* Data are reflective of units located physically within the corporate limits of the City of Raleigh regardless of US Postal Service designations

## Occupied Housing Units — 2000 & 2008



Source: US Census Bureau, American Community Survey

## Single-family Owner-occupied Homes — 2000 & 2008



Source: US Census Bureau, American Community Survey

## Median Sales Price by Unit Type — City of Raleigh

	2008 Median Sales price	2009 Median Sales price	% change from 2008 to 2009	2008 total units sold	2009 total units sold	% change from 2008 to 2009
Detached	\$213,500	\$214,500	0.5	3,497	2,874	-21.7
Townhouse	\$158,000	\$156,000	-1.3	1,912	1,555	-23.0
Condo	\$143,000	\$136,000	-4.9	726	563	-29.0

Source: Wake County Revenue Department

## Raleigh Building Activity — Number of Dwelling Units Permitted 1998 to 2009

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Single Family	2,346	2,763	2,243	2,700	2,901	2,621	3,021	2,690	2,350	2,462	892	582
Townhouse	644	992	1,067	1,342	1,118	1,168	1,642	1,776	1,401	1,783	793	450
2 Family	46	14	8	98	204	226	89	93	52	30	8	10
3 & 4 Family	0	0	0	32	78	49	11	14	24	8	0	0
Condominium	267	355	166	207	412	181	235	202	408	299	129	13
Apartment	1,077	2,356	3,311	2,817	453	1,610	1,266	187	2,239	1,547	3,097	411
<b>Total</b>	<b>4,380</b>	<b>6,480</b>	<b>6,795</b>	<b>7,196</b>	<b>5,166</b>	<b>5,855</b>	<b>6,264</b>	<b>4,962</b>	<b>6,474</b>	<b>6,129</b>	<b>4,919</b>	<b>1,466</b>

During calendar year 2009, 1466 dwelling units were permitted by the City of Raleigh. Of these dwelling units permitted, 39% were single-family, 30% were townhouse, 28% apartment units and approximately 3% were Condominium 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

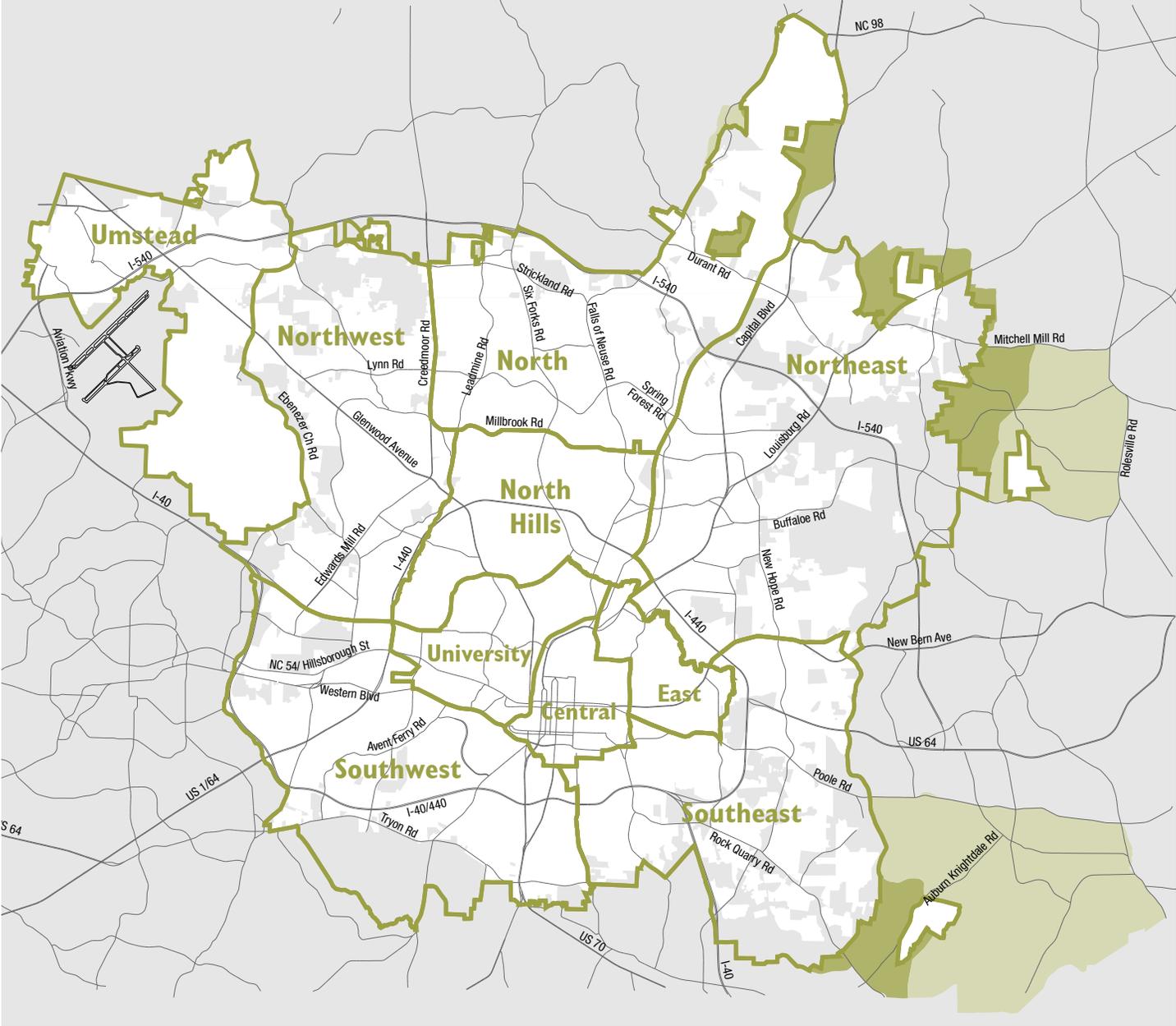
Planning District	base year							Growth	% Growth
	of study	2010	2015	2020	2025	2030	2035	2005 to 2035	2005 to 2035
	2005								
Central	8,378	9,438	11,594	13,560	15,514	16,144	16,782	8,404	100.3%
East	4,471	4,577	4,711	4,807	4,900	4,962	5,024	553	12.4%
North	31,820	35,584	37,415	39,339	41,271	41,979	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%
<b>Totals</b>	<b>163,077</b>	<b>188,718</b>	<b>212,397</b>	<b>230,711</b>	<b>249,028</b>	<b>257,015</b>	<b>265,010</b>	<b>101,933</b>	<b>62.5%</b>

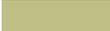
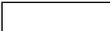
According to projections, by the year 2035, 265,010 housing units will be located within the Raleigh Planning Jurisdiction. The Umstead, Northeast, Southeast and Central planning areas show the largest percentage increase in housing units.

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 — 3rd Quarter 2009

Urban Area	Apartment Rent	Home Price
Atlanta GA	\$745	\$267,548
Austin TX	\$1,039	\$225,774
Charlotte NC	\$626	\$249,351
Jacksonville FL	\$977	\$208,112
Nashville-Franklin TN	\$766	\$202,884
Orlando FL	\$812	\$252,099
Raleigh NC	\$700	\$276,478
Richmond VA	\$931	\$312,477
Rochester NY	\$845	\$270,841

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 third quarter of 2009, Raleigh, NC had a Composite Index of 101.3, with a high individual index of 108.9 for Grocery Items and a low individual index of 91.0 for Housing.

Source: ACCRA, 3rd quarter 2009

## Median Family Income — 2009

Asheville	\$55,700
Atlanta-Sandy Springs-Marietta GA	\$71,700
Wilmington	\$57,600
Augusta-Richmond County GA-SC	\$55,500
Greensboro-High Point	\$58,500
Charleston-North Charleston SC	\$60,300
Winston Salem	\$59,700
Columbia SC	\$62,100
Durham	\$65,500
Greenville-Mauldin-Easley, SC	\$57,200
Charlotte-Gastonia-Concord	\$66,500
Richmond VA	\$73,200
<b>Raleigh-Cary</b>	<b>\$76,900</b>
Virginia Beach-Norfolk-Newport News VA	\$67,900

The Raleigh-Cary MSA has the highest median family income in North Carolina surpassing the next highest region (Charlotte-Gastonia-Concord) by 15.6 percent or \$10,400.

Durham had the next highest Median Family income at \$65,500 followed by Winston Salem at \$59,700.

Source: US Department of Housing and Urban Development

## Average Annual Unemployment Rates — 2001 to 2008

	2001	2002	2003	2004	2005	2006	2007	2008	2009
Raleigh	3.4%	5.3%	5.2%	4.7%	3.8%	3.5%	3.3%	4.5%	7.3%
Wake County	3.3%	5.3%	4.7%	3.6%	4.0%	3.6%	3.5%	4.7%	8.3%
Raleigh-Cary MSA	3.3%	5.1%	4.7%	4.3%	4.0%	3.7%	3.6%	5.0%	8.7%
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%	9.3%
Research Triangle Regional Partnership	4.6%	6.0%	5.8%	4.8%	4.5%	4.1%	4.0%	5.4%	10.1%

Raleigh's unemployment has consistently been lower than the North Carolina and national rates. For 2009 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 — 3rd Quarter 2009

Metro/Mico Urban Area and State	100% Composite Index	Grocery Items	Housing	Utilities	Transportation	Health Care	Misc. Goods & Services
<b>Atlanta, GA</b> (Atlanta-Sandy Springs-Marietta GA Metro)	94.2	100.6	88.6	82.5	97.7	103.7	97.8
<b>Austin TX</b> (Austin-Round Rock TX Metro)	96.5	91.8	84.2	90.3	96.9	94.8	111.7
<b>Charlotte NC</b> (Charlotte-Gastonia-Concord NC-SC Metro)	93.3	96.5	79.7	96.9	98.8	107.3	99.2
<b>Jacksonville FL</b> (Jacksonville FL Metro)	93.8	103.0	80.3	91.6	106.6	99.1	97.6
<b>Nashville-Franklin, TN</b> (Nashville-Davidson-Murfreesboro TN Metro)	88.5	91.8	72.4	89.2	88.9	90.0	101.1
<b>Orlando FL</b> (Orlando-Kissimmee FL Metro)	98.4	98.1	87.5	103.9	104.4	95.7	104.7
<b>Raleigh NC</b> (Raleigh-Cary NC Metro)	<b>101.3</b>	<b>108.9</b>	<b>91.0</b>	<b>100.6</b>	<b>99.5</b>	<b>106.1</b>	<b>108.0</b>
<b>Richmond VA</b> (Richmond VA Metro)	106.7	105.2	105.2	115.4	99.4	110.9	108.0
<b>Rochester NY</b> (Rochester, NY Metro)	100.1	93.8	93.6	121.7	108.5	103.4	98.16

Source: ACCRA 3rd Quarter, 2009

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By activity type, The 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 (Primary Economic Activity) Sector in Wake County

Sectors	2002	2006	2007	2nd qtr. 2008	% of total
Natural Resources & Mining	2,225	1,343	1,489	1,459	0.32%
Construction	27,605	29,625	31,558	32,472	7.12%
Manufacturing	24,020	21,719	22,989	23,876	5.24%
<b>Goods-Producing Domain</b>	<b>53,850</b>	<b>54,619</b>	<b>58,499</b>	<b>57,807</b>	<b>12.67%</b>
Trade, Transportation & Utilities	76,155	81,660	85,333	84,241	18.47%
Information	17,434	16,629	16,203	16,612	19.72%
Financial Activities	22,101	23,363	24,521	25,563	5.60%
Professional & Business Services	64,967	78,535	83,755	83,011	18.20%
Education & Health Services	65,069	77,734	82,388	85,512	18.75%
Leisure & Hospitality	35,575	40,049	42,847	44,636	9.79%
Other Services	12,214	14,048	15,012	15,358	3.37%
Public Administration	32,676	37,222	38,646	39,512	8.66%
Unclassified	352	2,160	2,384	3,817	0.84%
<b>Service-Providing Domain</b>	<b>326,543</b>	<b>371,395</b>	<b>391,091</b>	<b>398,271</b>	<b>87.33%</b>
<b>Total</b>	<b>380,393</b>	<b>426,014</b>	<b>449,590</b>	<b>456,078</b>	<b>100%</b>

## Employment by Ownership Type in Wake County

Government (Local, State, Federal)	69,127	78,937	82,072	78,775	17.27%
Private Industry	312,261	347,077	367,518	377,303	82.73%
<b>Total</b>	<b>381,388</b>	<b>426,014</b>	<b>449,590</b>	<b>456,078</b>	<b>100%</b>

# 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
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
2009	9	\$9	647	30	\$1,192	2,000

New and Expanding Companies in Raleigh and Wake County calendar year 2009 In 2009, 39 major companies announced either new operations or expansions of present operations in Wake County with an announced estimated dollar investment of \$1.2 billion. This represents an estimated 2,647 new jobs added to the workforce in Wake County. For 2009, 9 new companies have announced new operations with a projected employment of 647 persons in Wake County. During this same time period there were 30 company expansions announced in Wake County with a projected employment of 2,000 persons and an announced estimated dollar investment of \$1,192,069,006.

## Value of All Authorized Construction in City of Raleigh — 1998 to 2009

Year	Value (in millions)
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
2009.....	\$760

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 2009 over \$759 million in total construction was authorized in Raleigh.

## Wake County Tax Base Components by Municipality — 2009 to 2010

Jurisdiction	Percent Commercial	Percent Residential	Total Value*
Angier	17%	83%	\$24,006,118
Apex	22%	78%	\$4,248,812,565
Cary	26%	74%	\$20,102,490,875
Fuquay Varina	31%	69%	\$2,046,475,312
Garner	39%	61%	\$3,045,040,255
Holly Springs	18%	82%	\$2,876,774,109
Knightdale	36%	64%	\$1,227,318,524
Morrisville	44%	56%	\$3,228,350,841
<b>Raleigh**</b>	<b>30%</b>	<b>70%</b>	<b>\$49,504,326,084</b>
Rolesville	19%	81%	\$461,311,544
Wake Forest	23%	77%	\$3,508,688,743
Wendell	25%	75%	\$454,730,562
Zebulon	74%	26%	\$953,205,706
Wake County	28%	72%	\$118,902,257,193

As of January 1, 2010 the tax base of Wake County was over \$118 billion. The City of Raleigh's tax base of over \$49.5 billion is the largest of all municipalities in the County. Raleigh's tax base is 30 percent commercial/industrial and 70 percent residential. Zebulon and Morrisville had the highest percentage of commercial/industrial base at 74 percent and 44 percent, respectively. Angier at 83% and Holly Springs at 82% had the highest residential tax base.

\*Includes business and residential personal property values for 2009-2010 and real property values as of 1-1-10

\*\* A small portion of the municipal boundary is in an adjoining county.

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## Local & Wake County Tax Rates — 2002 to 2009

	2002	2003	2004	2005	2006	2007	2008*	2009	
Angier <sup>2</sup>	n/a	n/a	0.46	0.50	0.53	0.53	0.53	0.534	<p>The 2000 tax rates were adjusted downward from the 1999 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 2009-2010 is 0.9375 per \$100 in value.</p>
Apex	0.40	0.40	0.40	0.40	0.40	0.40	0.34	0.34	
Cary	0.42	0.42	0.42	0.42	0.42	0.42	0.33	0.33	
Fuquay Varina	0.52	0.52	0.52	0.52	0.52	0.52	0.39	0.385	
Garner	0.56	0.56	0.56	0.56	0.575	0.575	0.49	0.49	
Holly Springs	0.53	0.53	0.53	0.53	0.53	0.53	0.42	0.415	
Knightdale	0.46	0.48	0.50	0.50	0.50	0.50	0.40	0.40	
Morrisville	0.47	0.47	0.47	0.4677	0.4677	0.4677	0.3665	0.3665	
<b>Raleigh <sup>2</sup></b>	<b>0.385</b>	<b>0.385</b>	<b>0.395</b>	<b>0.395</b>	<b>0.435</b>	<b>0.435</b>	<b>0.3735</b>	<b>0.3735</b>	
Rolesville	0.485	0.485	0.485	0.485	0.485	0.515	0.4	0.422	
Wake Forest <sup>2</sup>	0.52	0.53	0.54	0.54	0.54	0.55	0.51	0.51	
Wendell <sup>3</sup>	0.54	0.54	0.54	0.54	0.54	0.54	0.49	0.49	
Zebulon	0.48	0.48	0.48	0.49	0.50	0.55	0.51	0.50	
Wake County <sup>1</sup>	0.564	0.604	0.604	0.604	0.634	0.678	0.534	0.564	

\* Real Estate appraisal effective

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 — 2003 to 2009

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)
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	482	\$159	47	1,495	\$150	135	1,990	\$660
2009	30	517	\$44	9	142	\$8	27	697	\$59	30	692	\$101	76	1,041	\$32
<b>Total</b>	<b>378</b>	<b>9,503</b>	<b>\$687</b>	<b>216</b>	<b>2,801</b>	<b>\$157</b>	<b>426</b>	<b>6,210</b>	<b>\$725</b>	<b>394</b>	<b>7,836</b>	<b>\$658</b>	<b>730</b>	<b>6,855</b>	<b>\$863</b>

\* 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.