

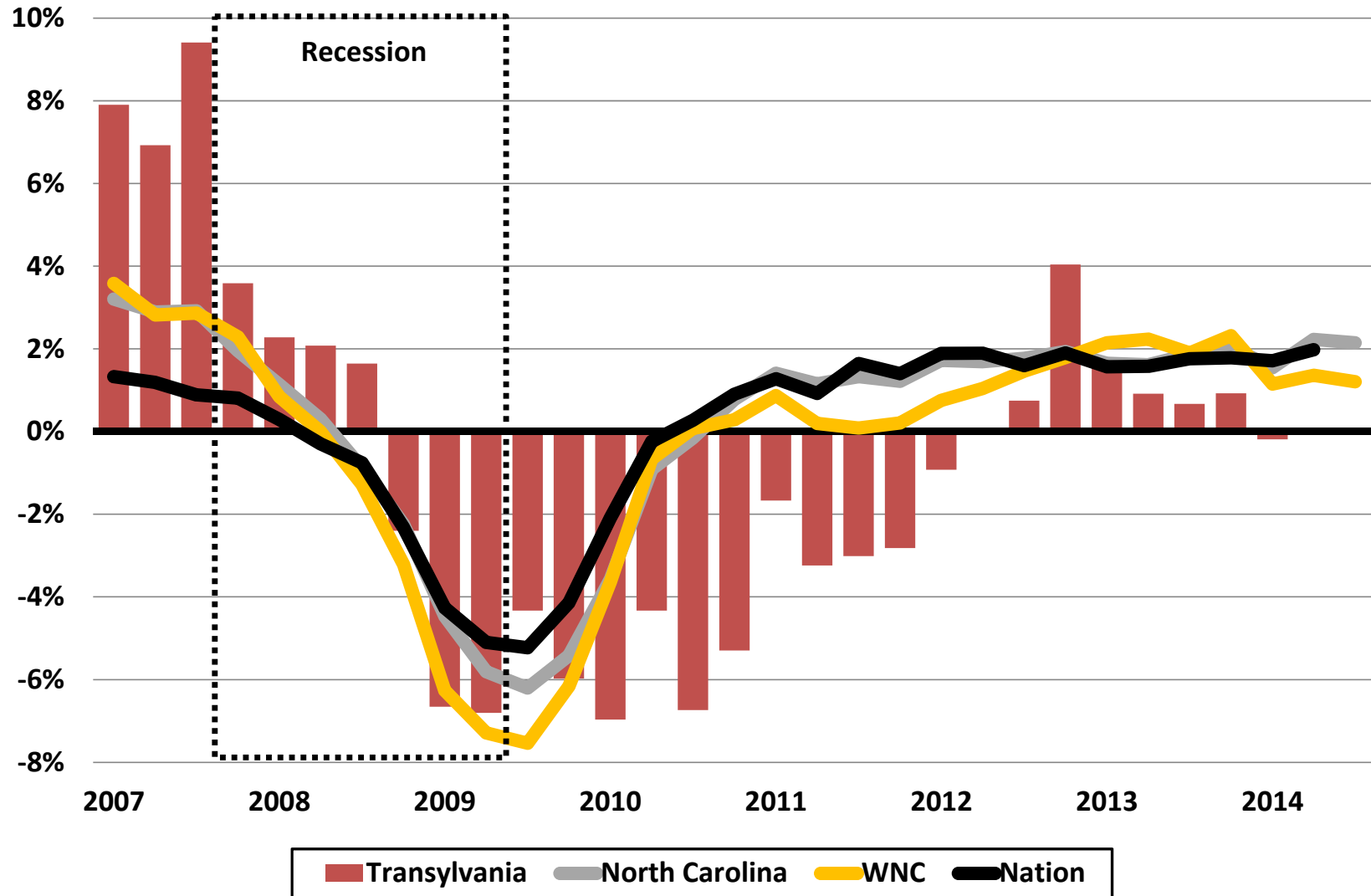
WNC & Transylvania Economic Update

2015 Transylvania Spring
Business Summit

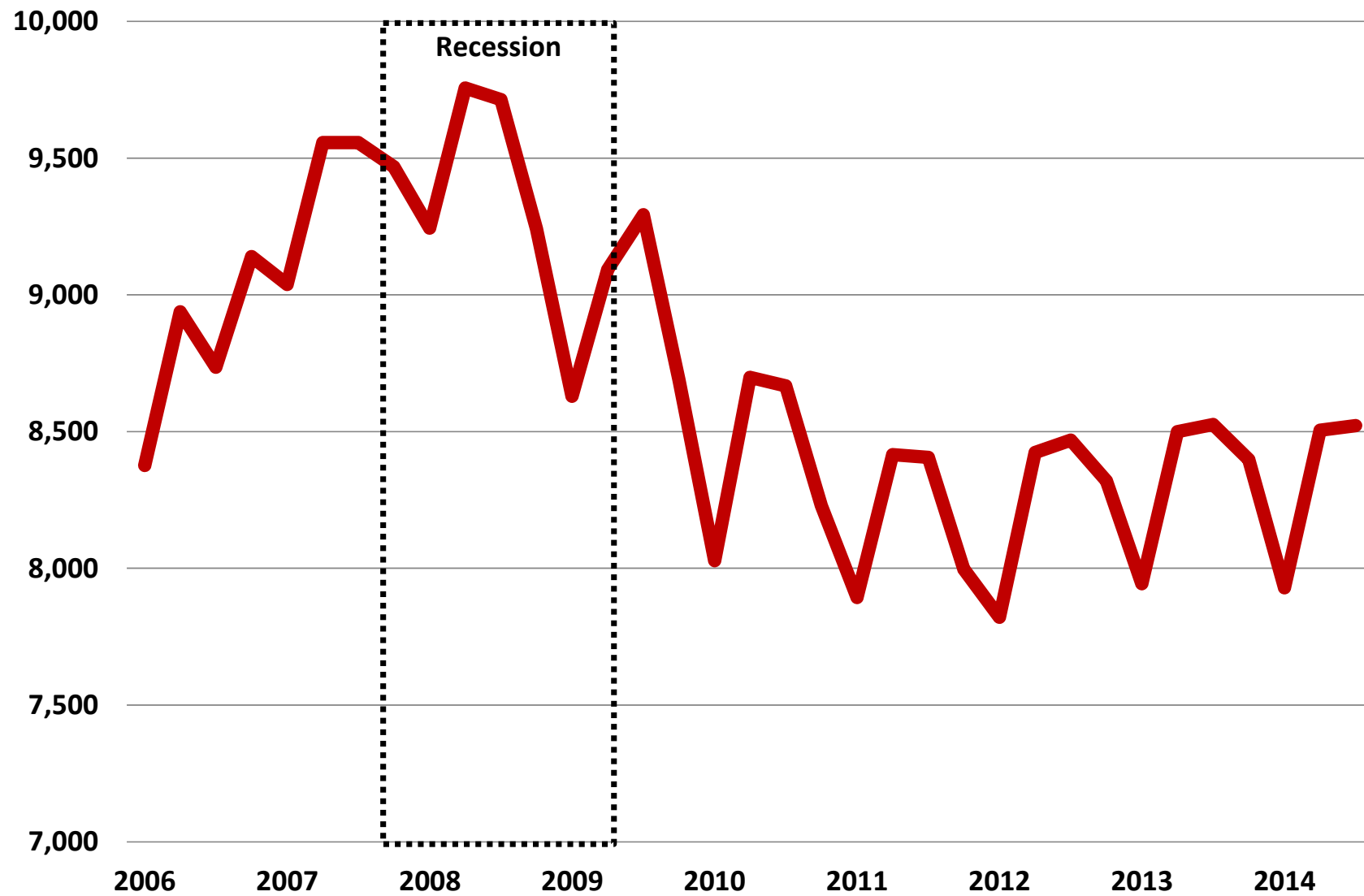
Friday March 6, 2015



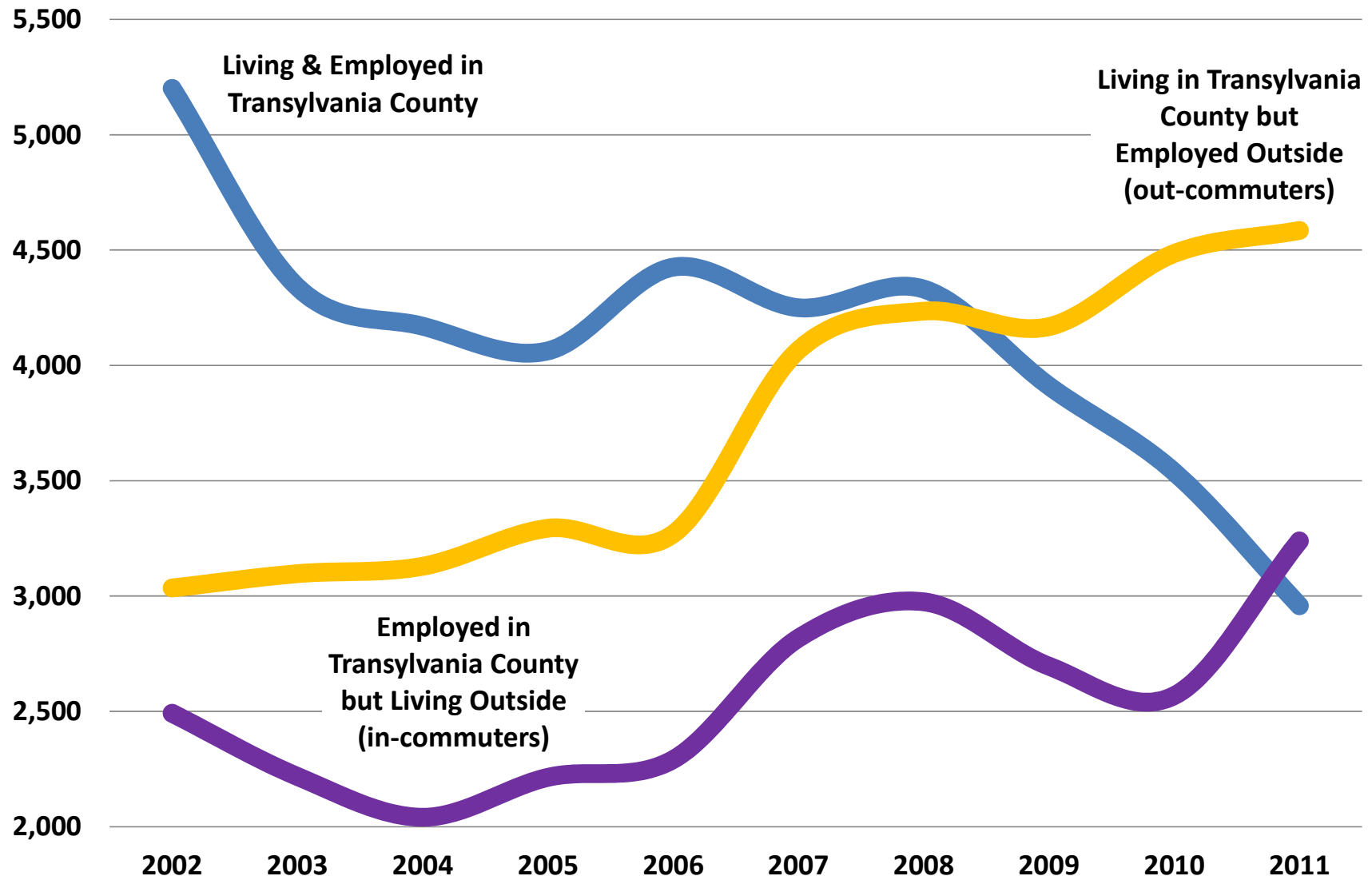
Annual Employment Change by Quarter (%)



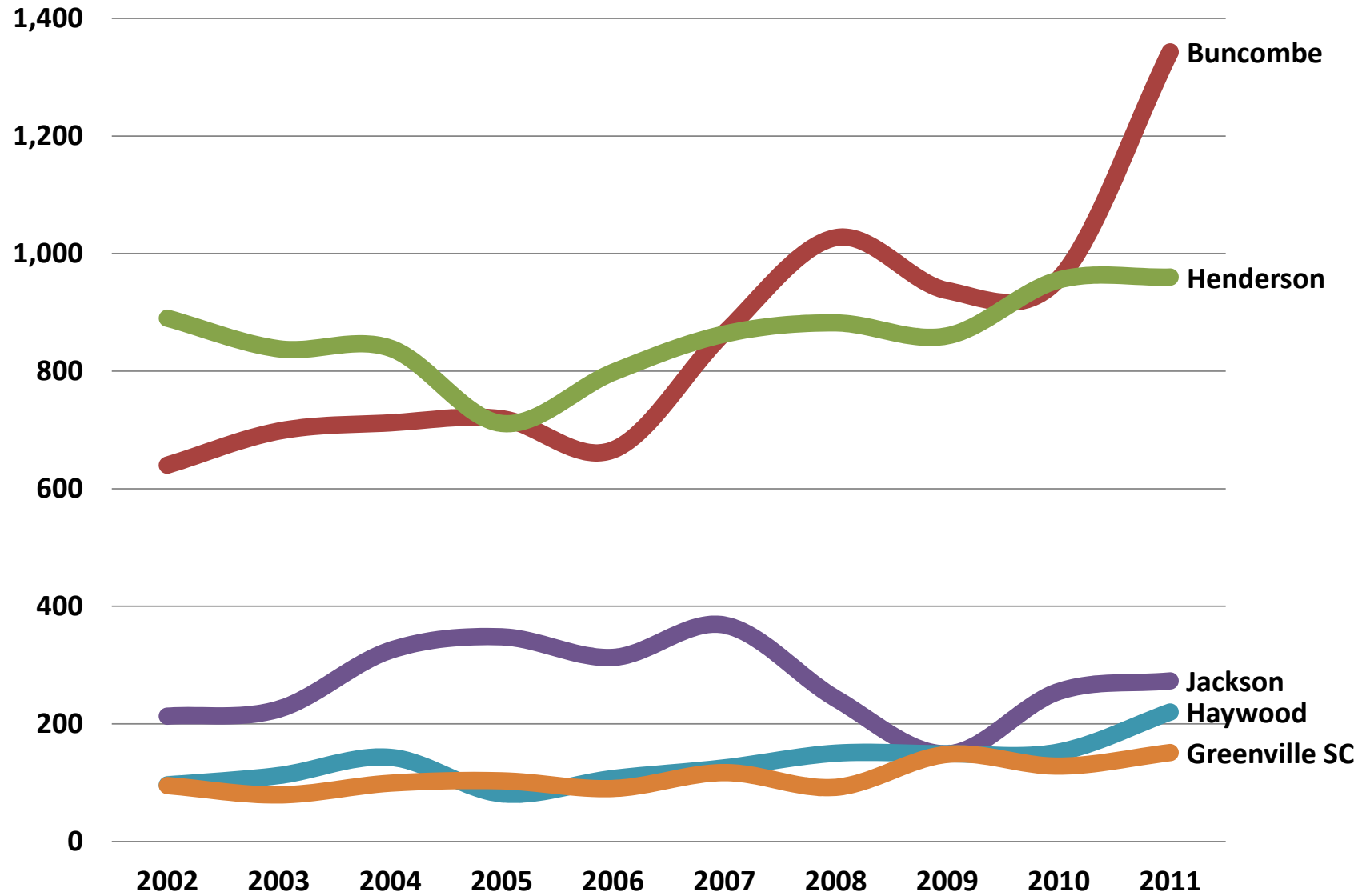
Total Employment - Transylvania County



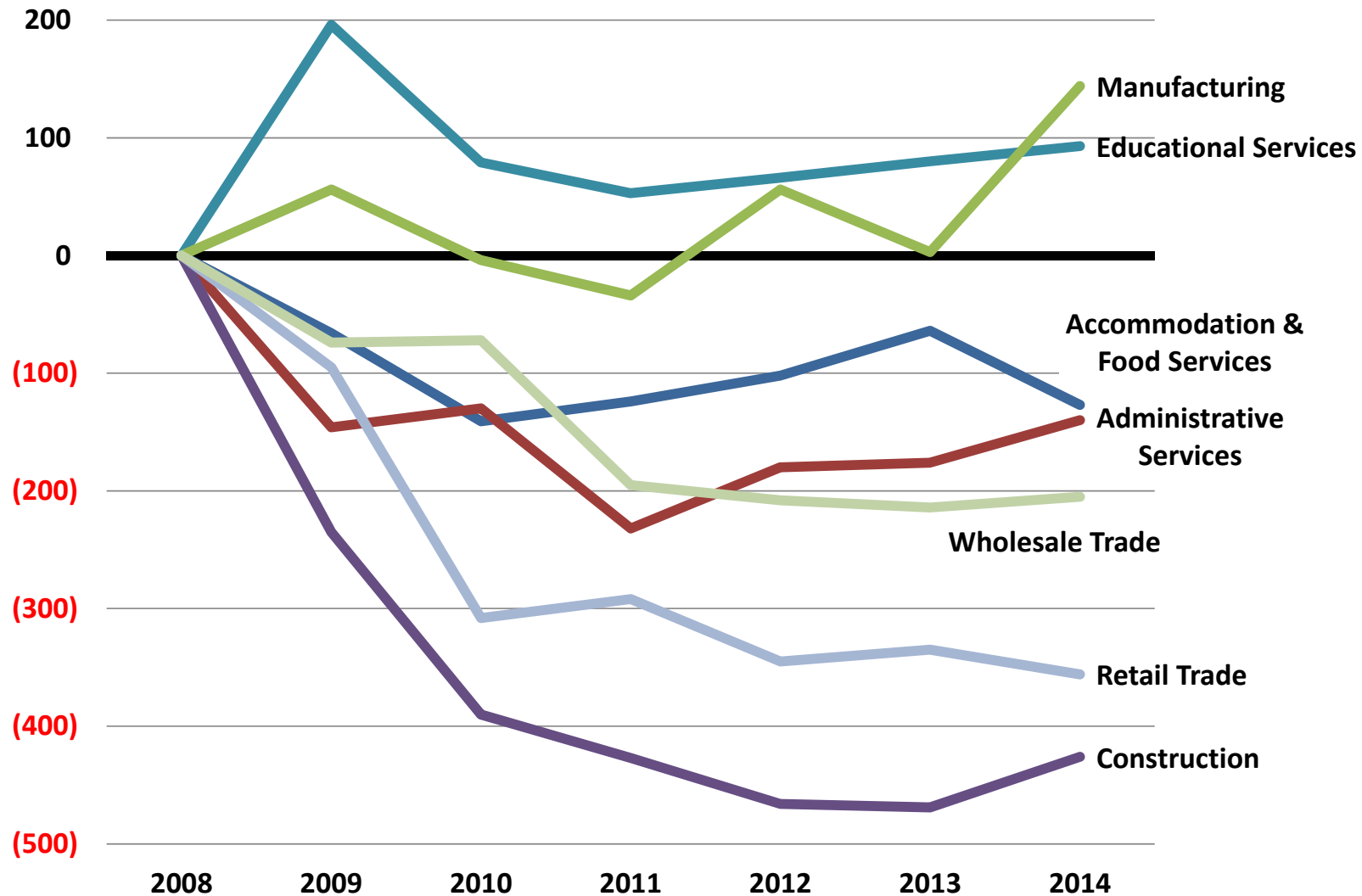
Workforce Commuting - Transylvania County



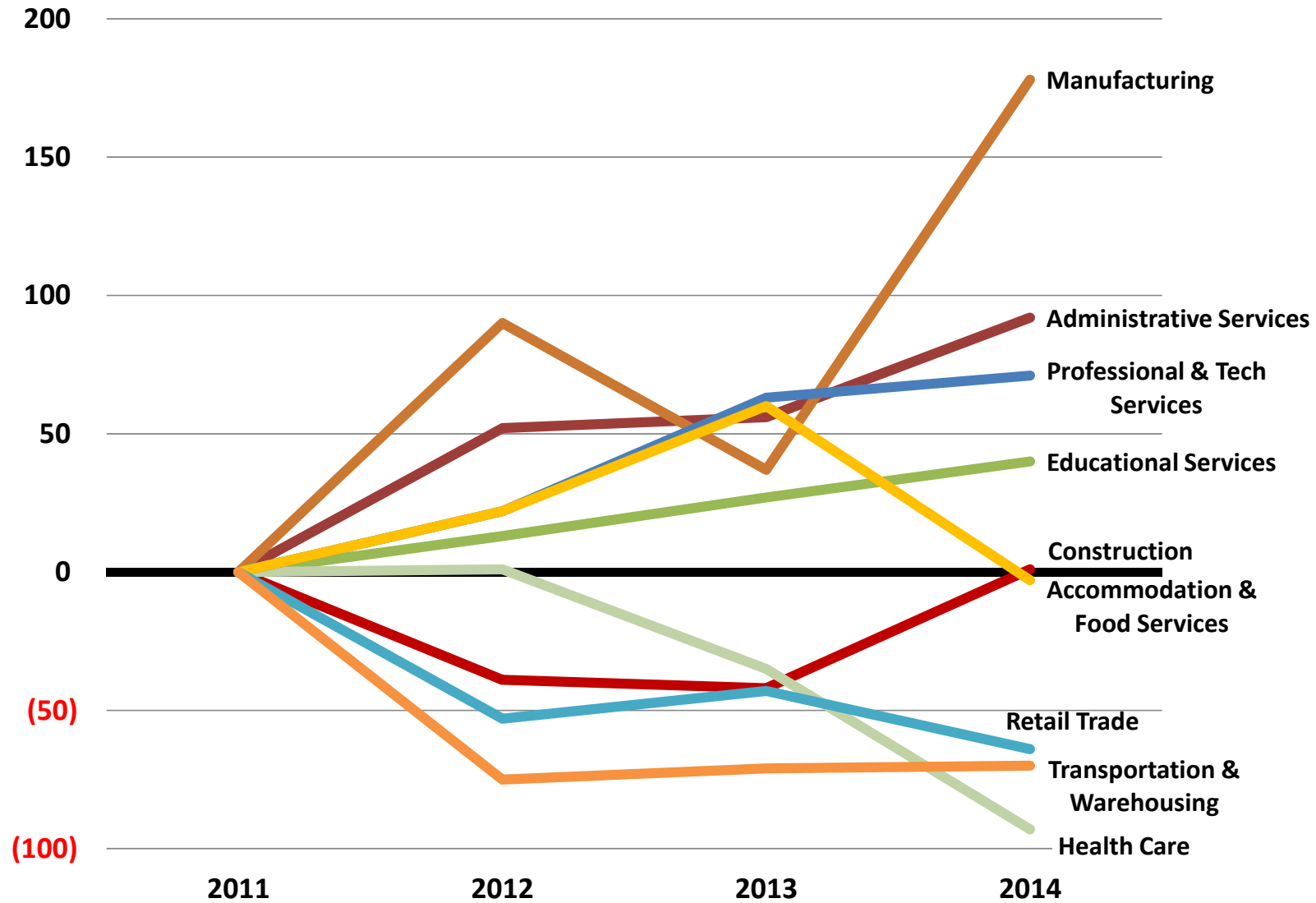
Workforce Out-Commuting - Transylvania County



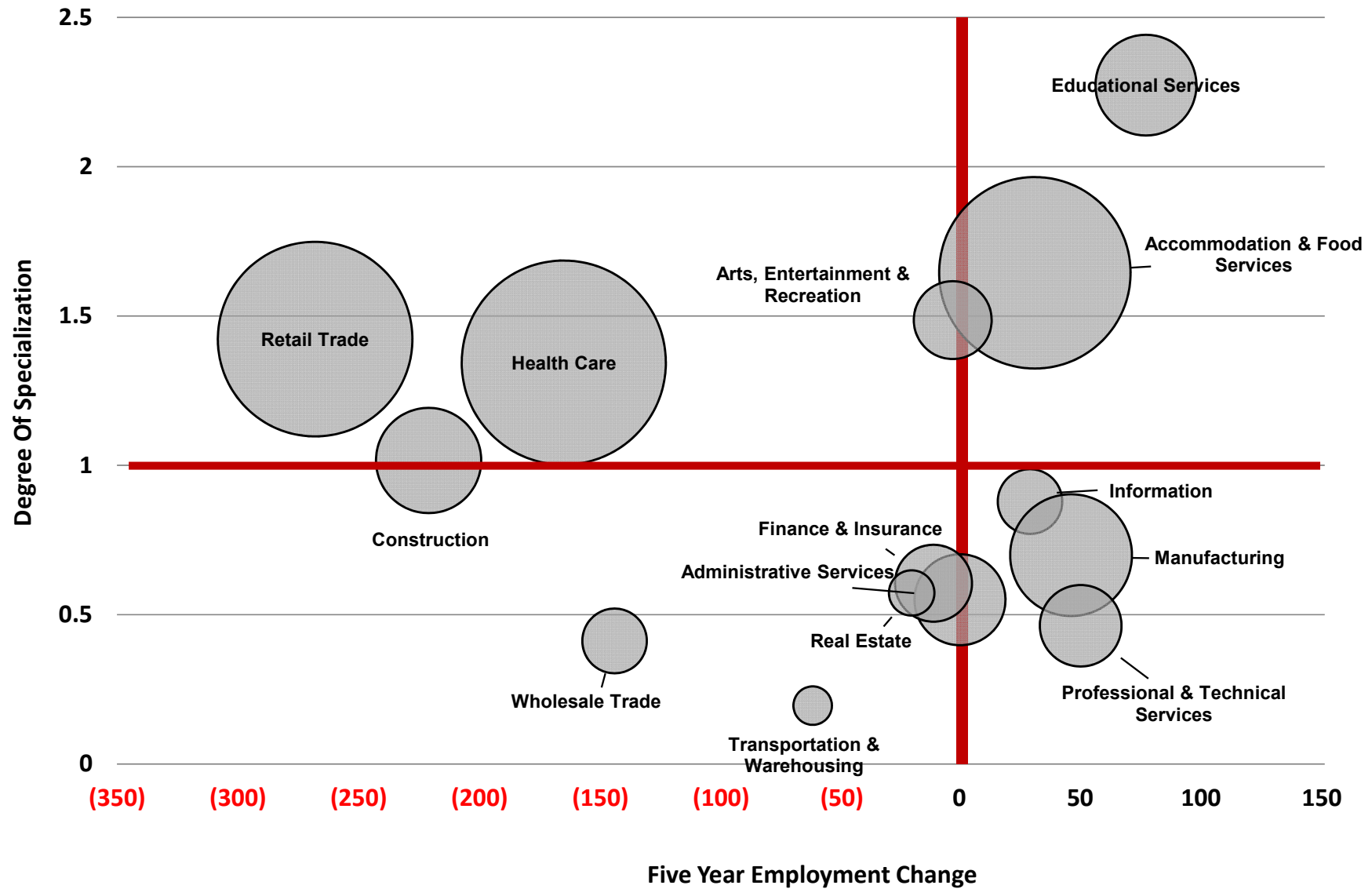
Major Employment Change Since 2008 - Transylvania County



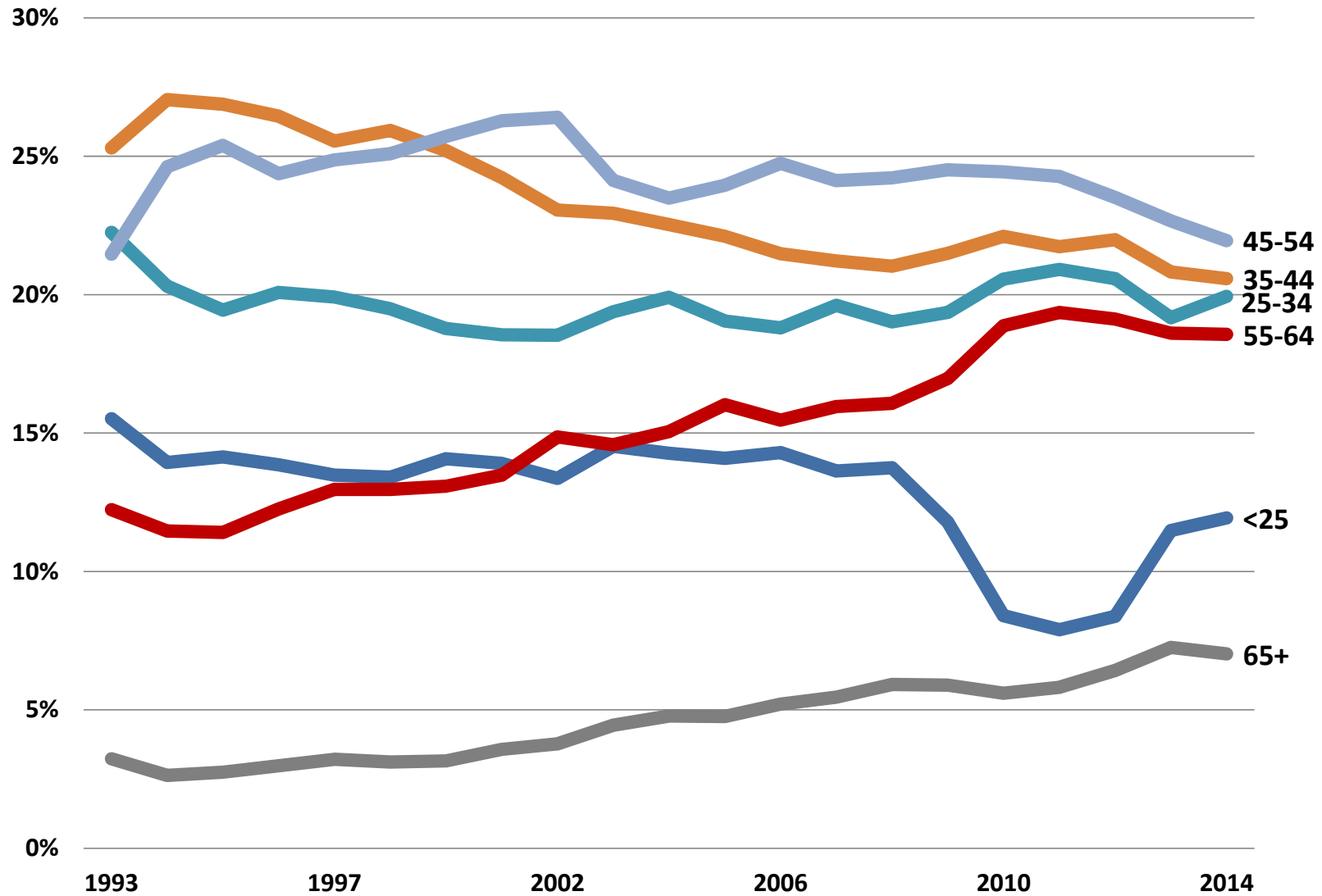
Major Employment Change Since 2011 - Transylvania County



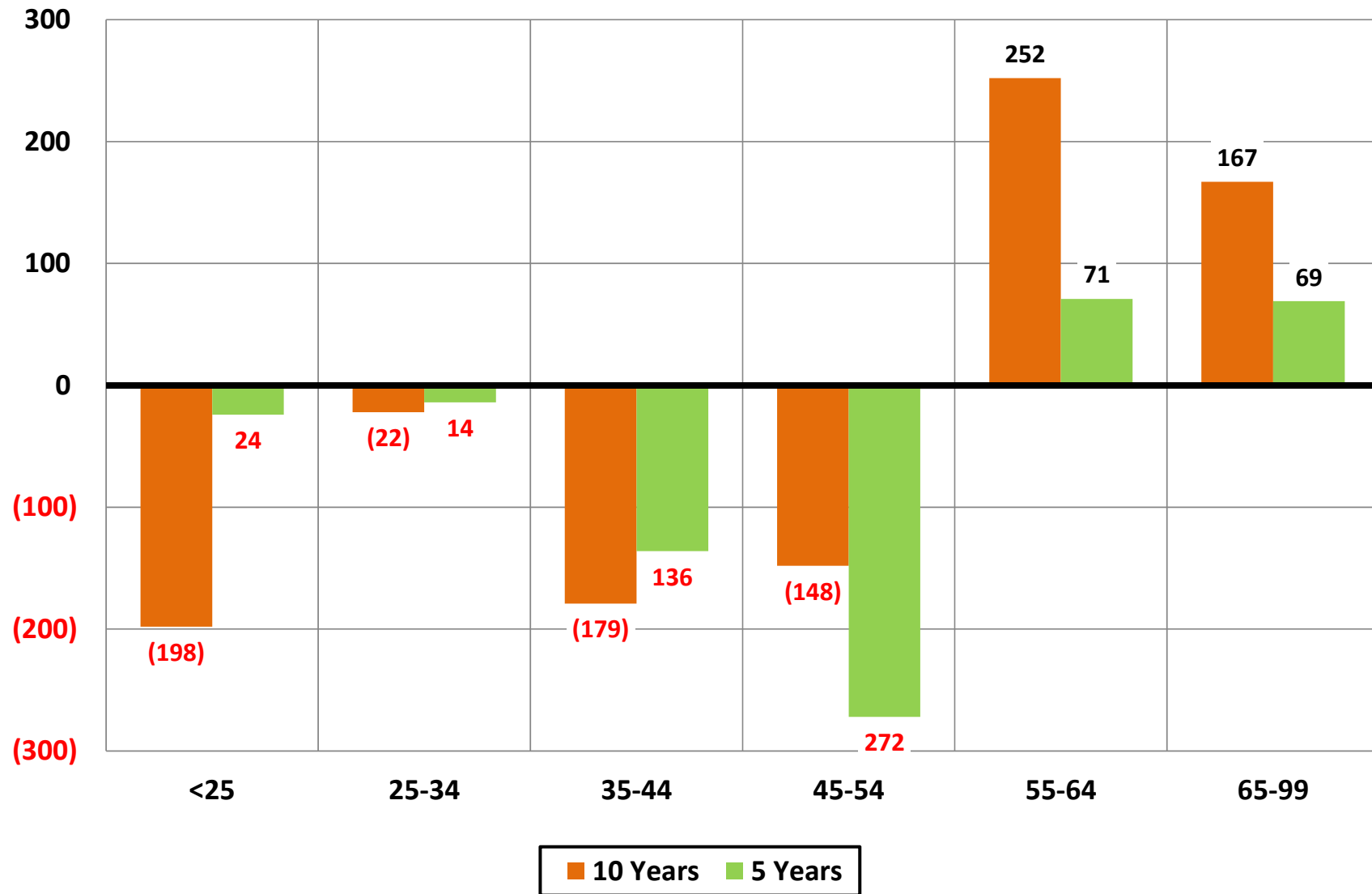
Major Industry Change & Specialization - Transylvania County



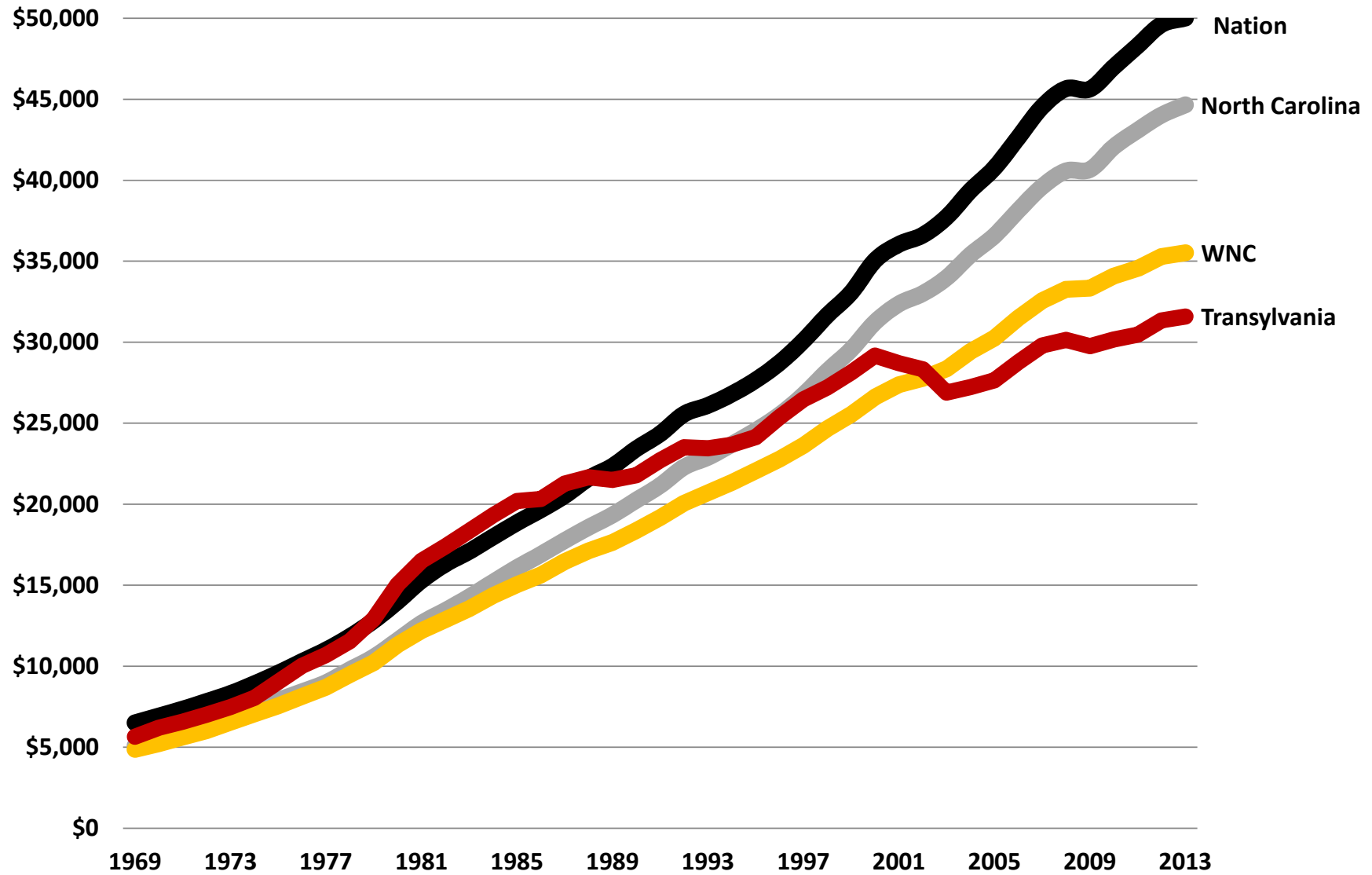
Employment By Age- Transylvania County



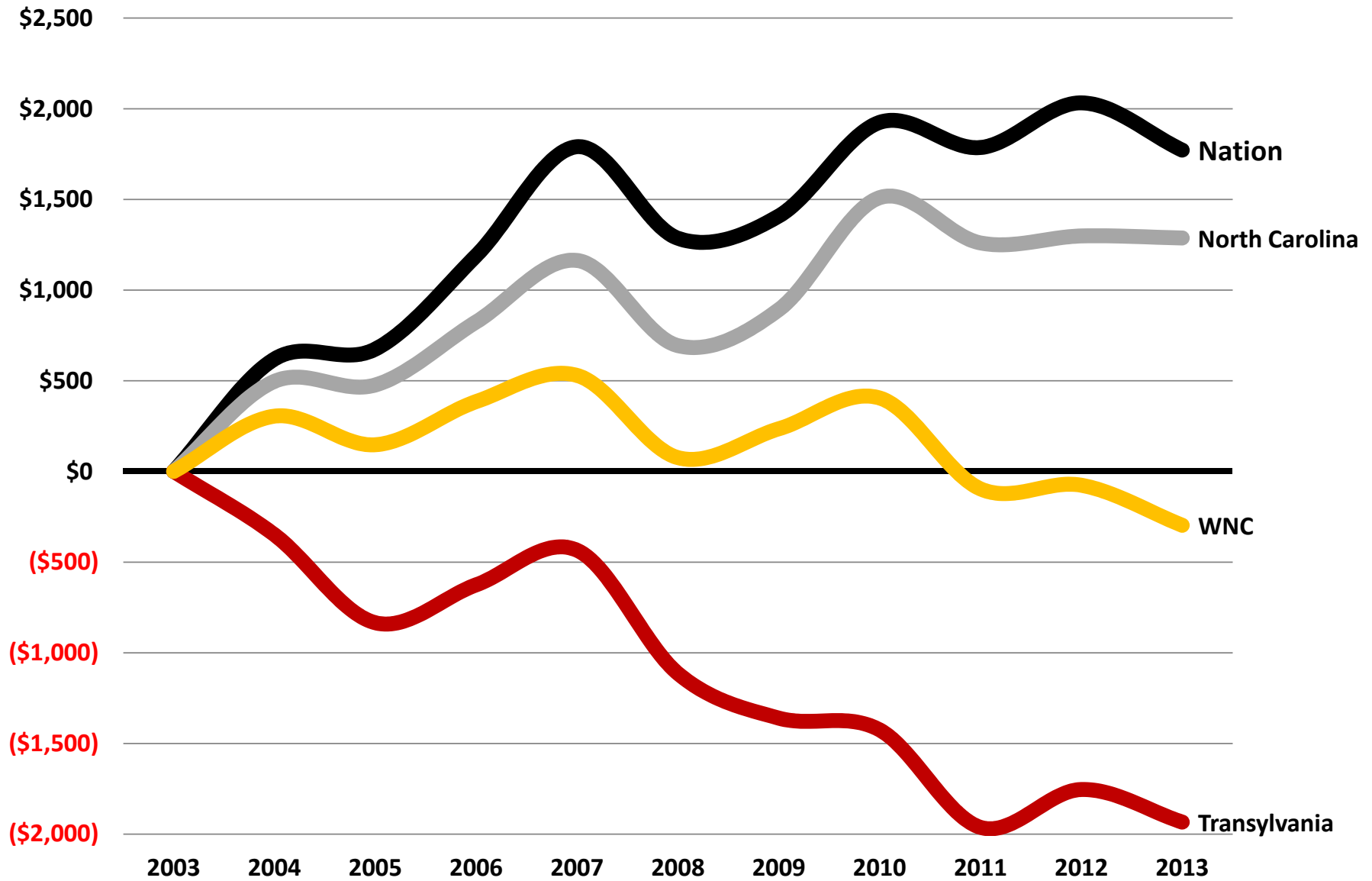
Net Change Employment By Age- Transylvania County



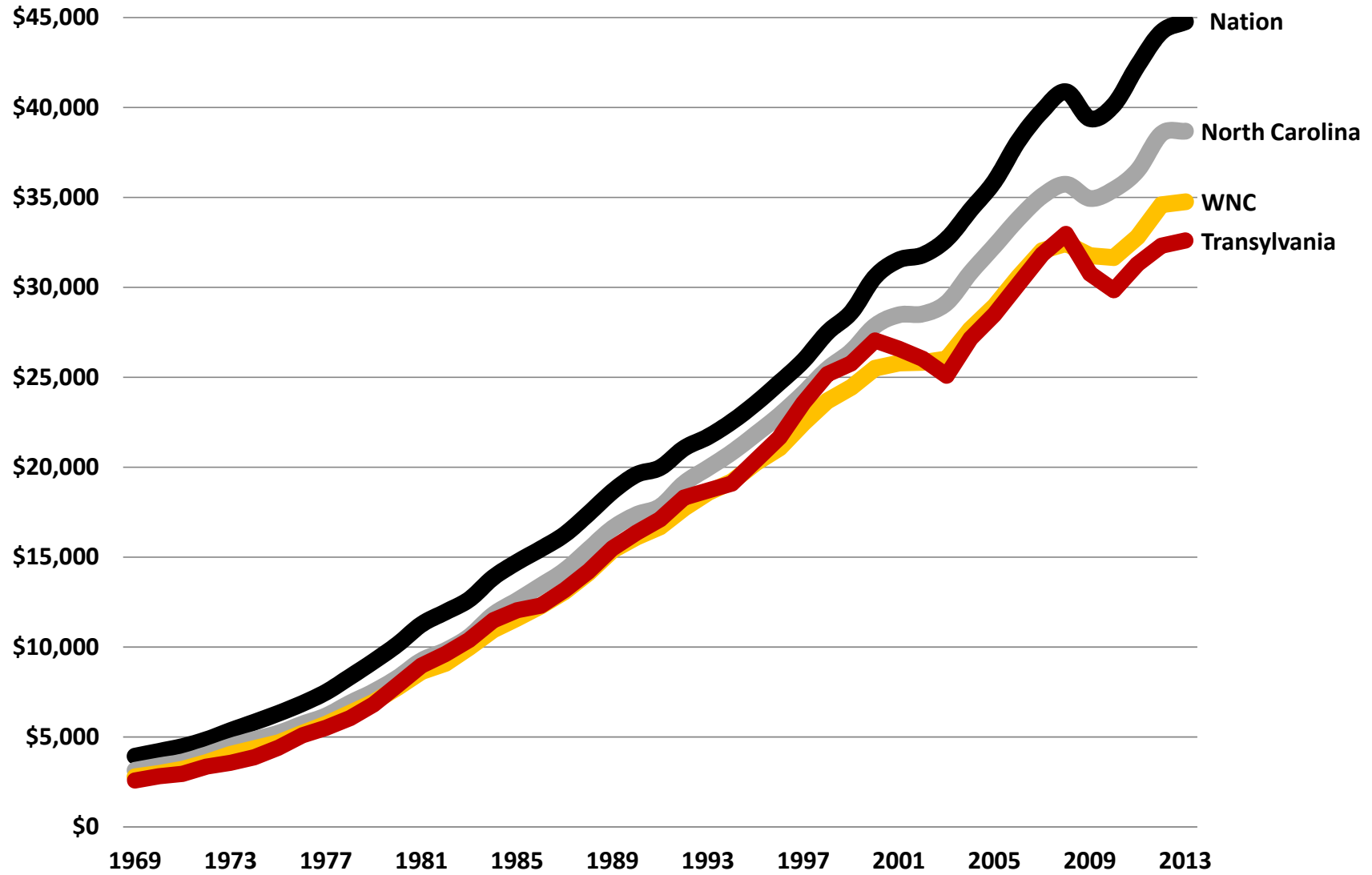
Average Annual Wage Per Job



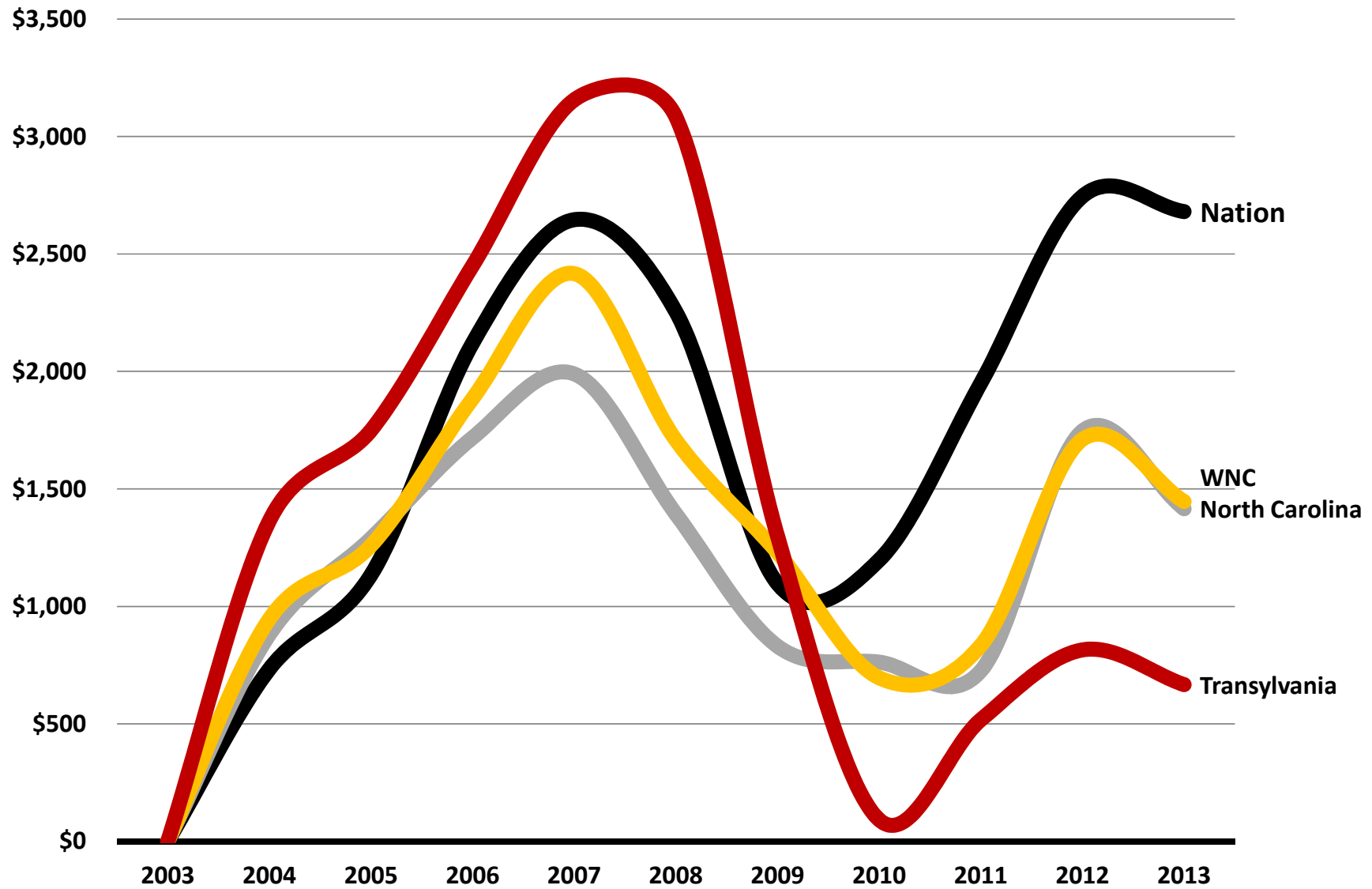
10-Year Change in Average Annual Wage Per Job (inflation adjusted)



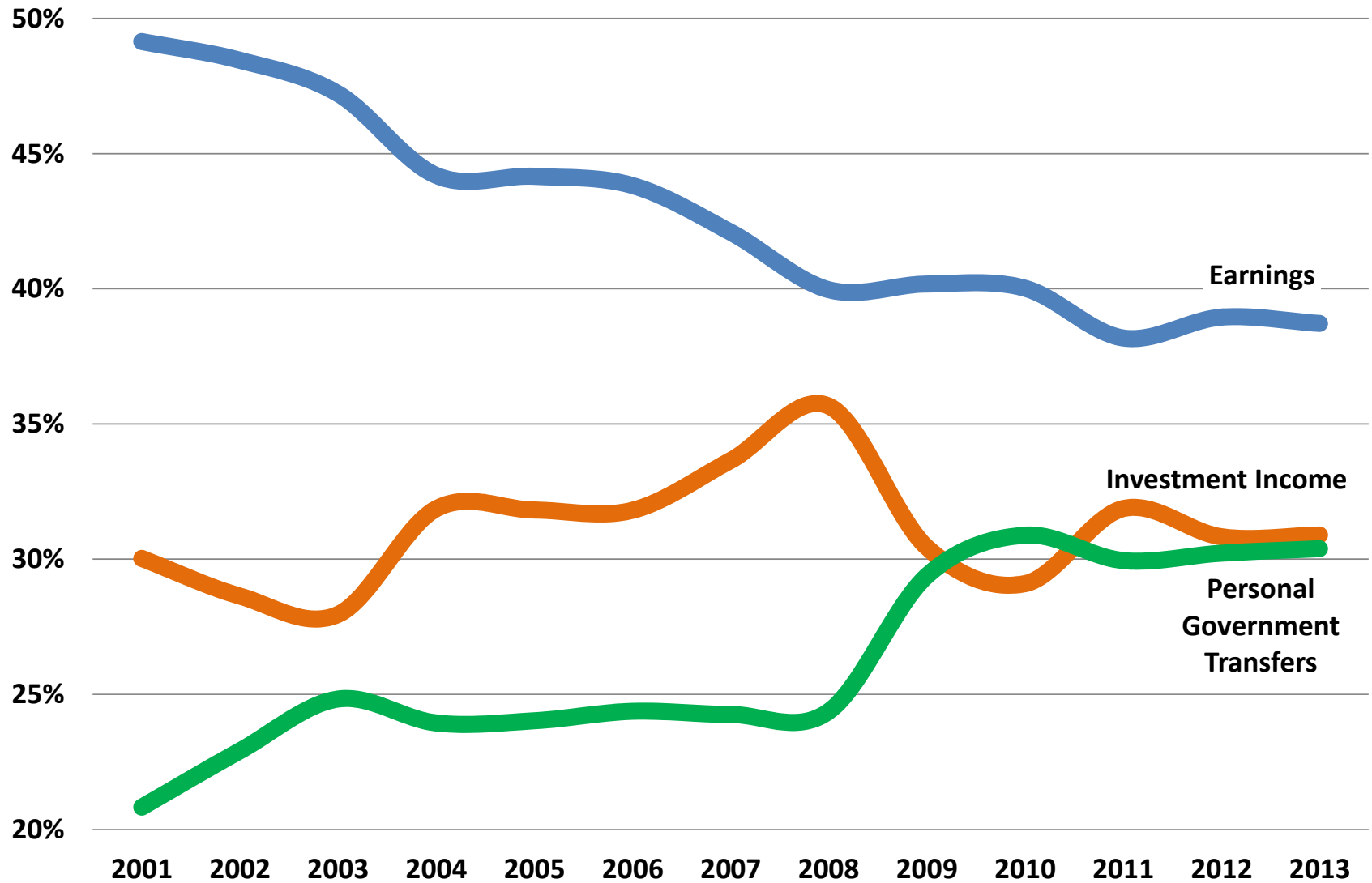
Per Capita Income



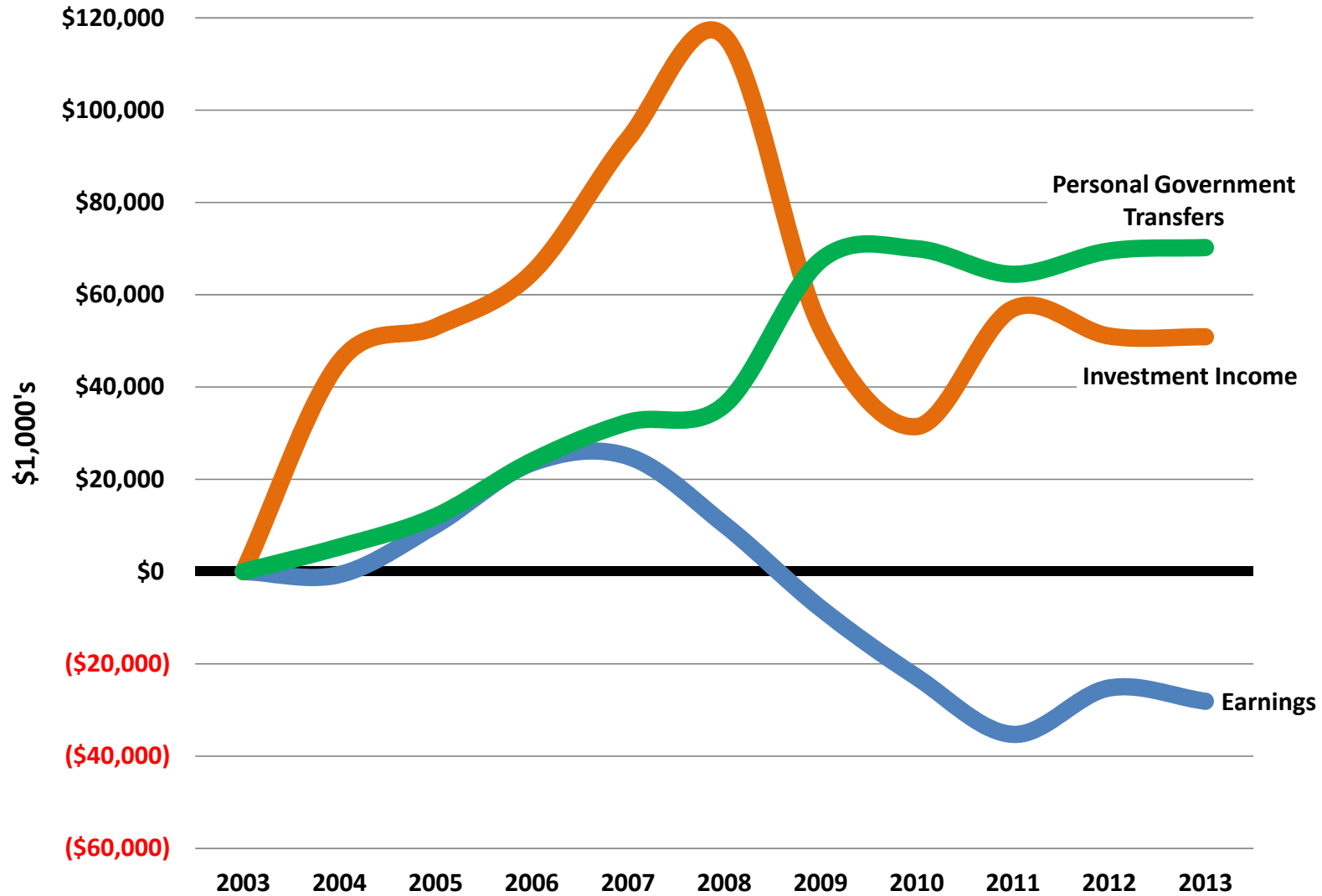
10-Year Change in Per Capita Income (inflation adjusted)



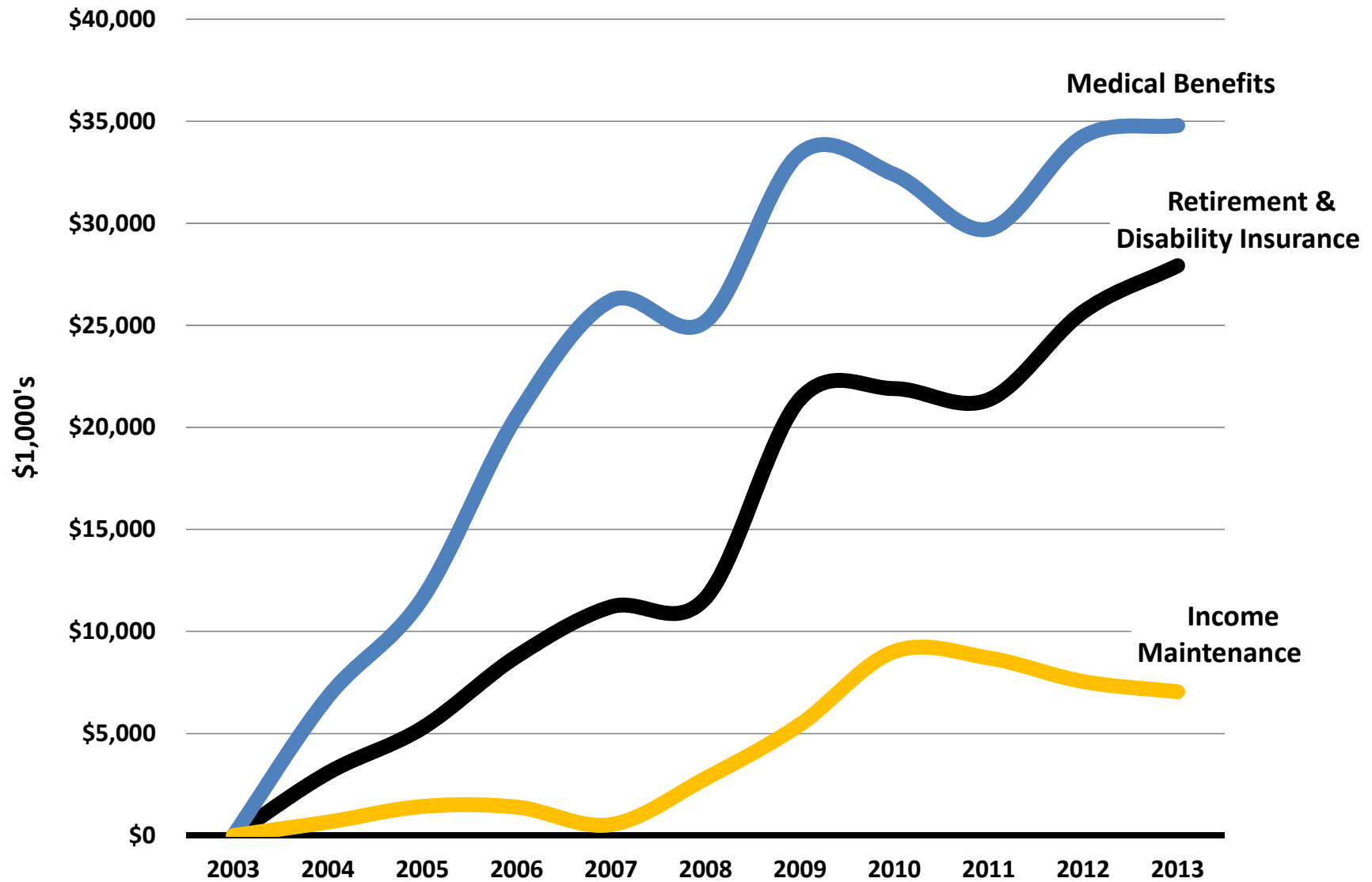
Source of Income (%) - Transylvania County



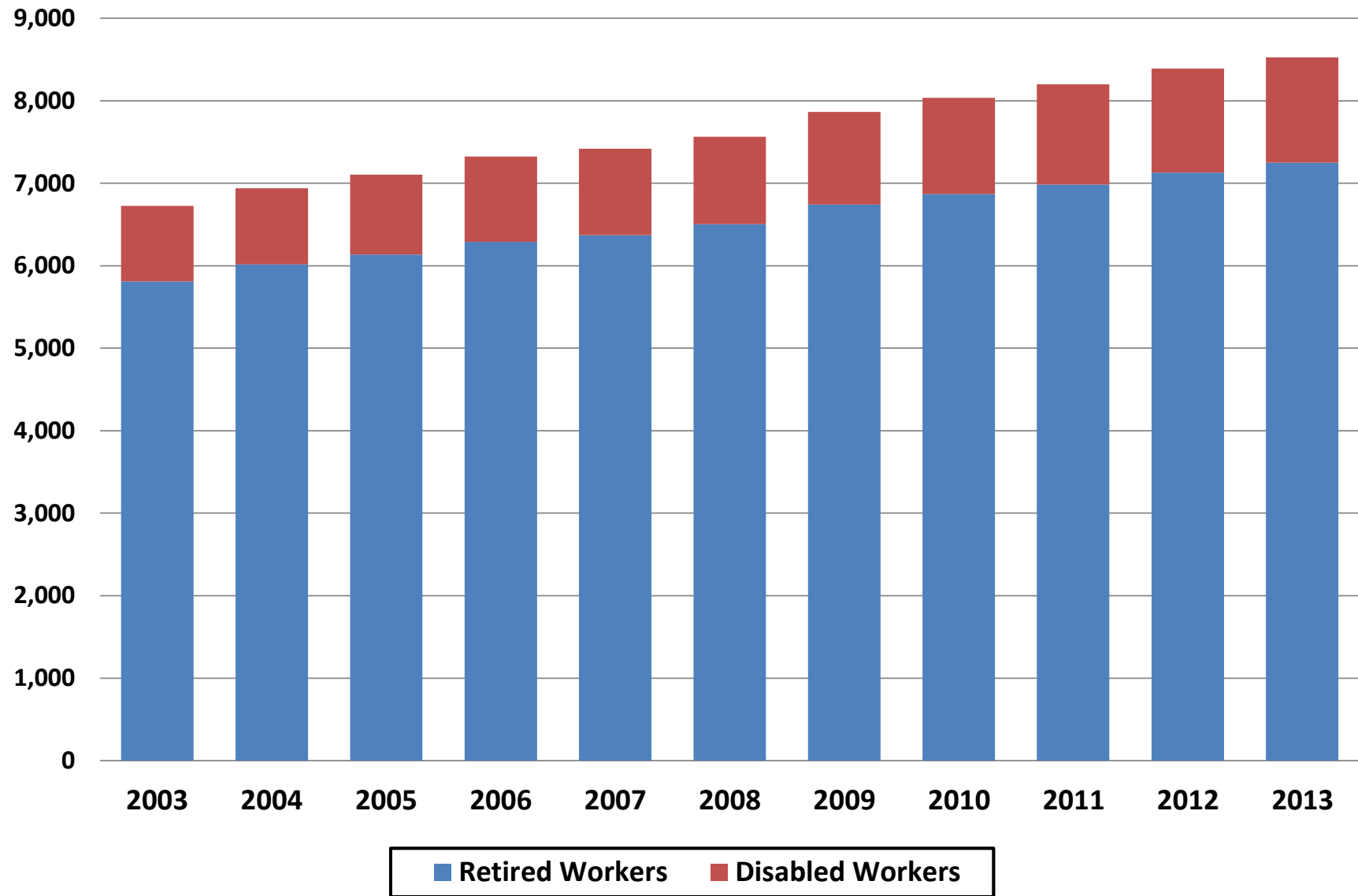
10-Year Change in Sources of Per Capita Income- Transylvania County (inflation adjusted)



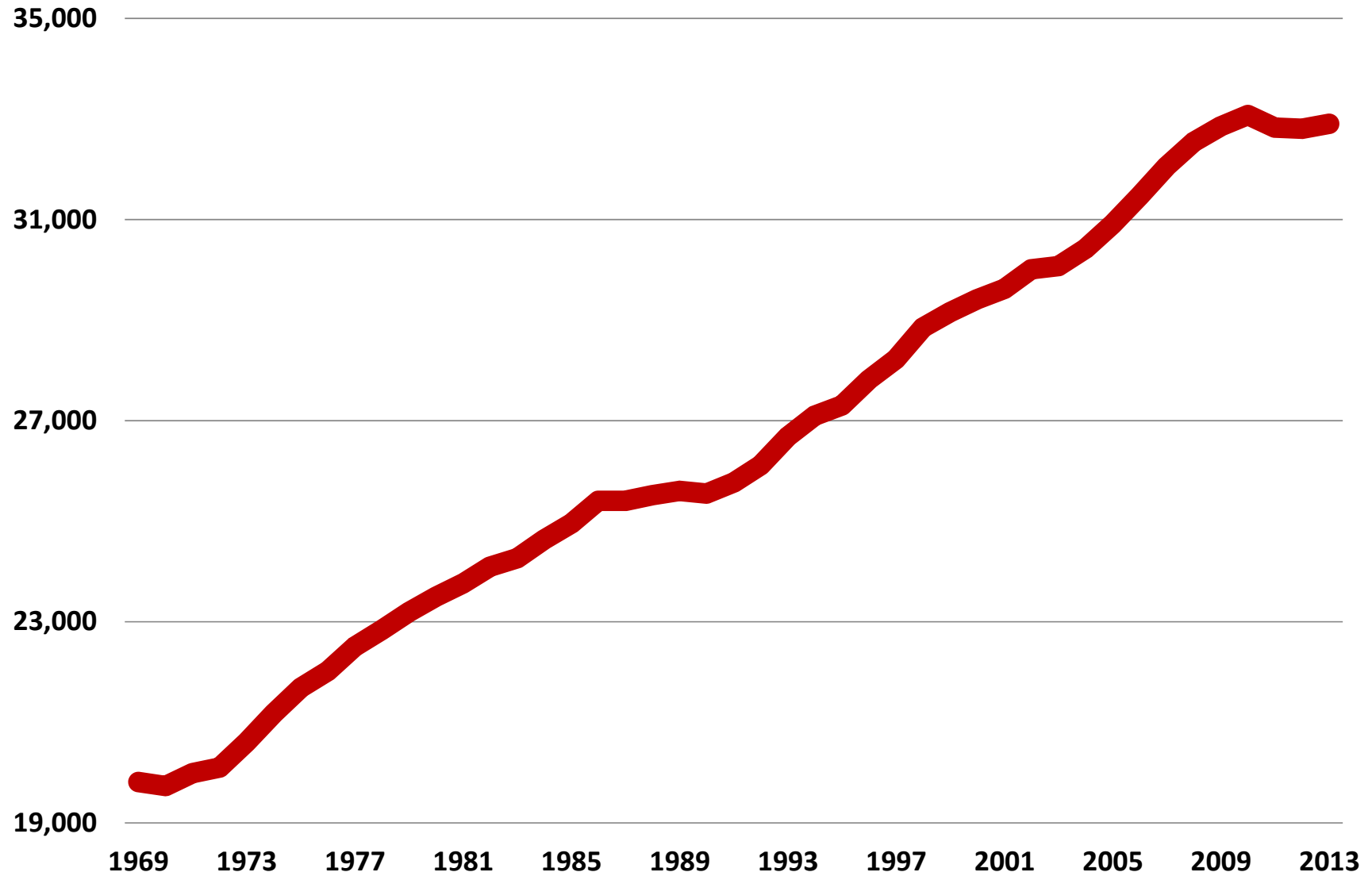
10-Year Change in Personal Government Transfers- Transylvania (inflation adjusted)



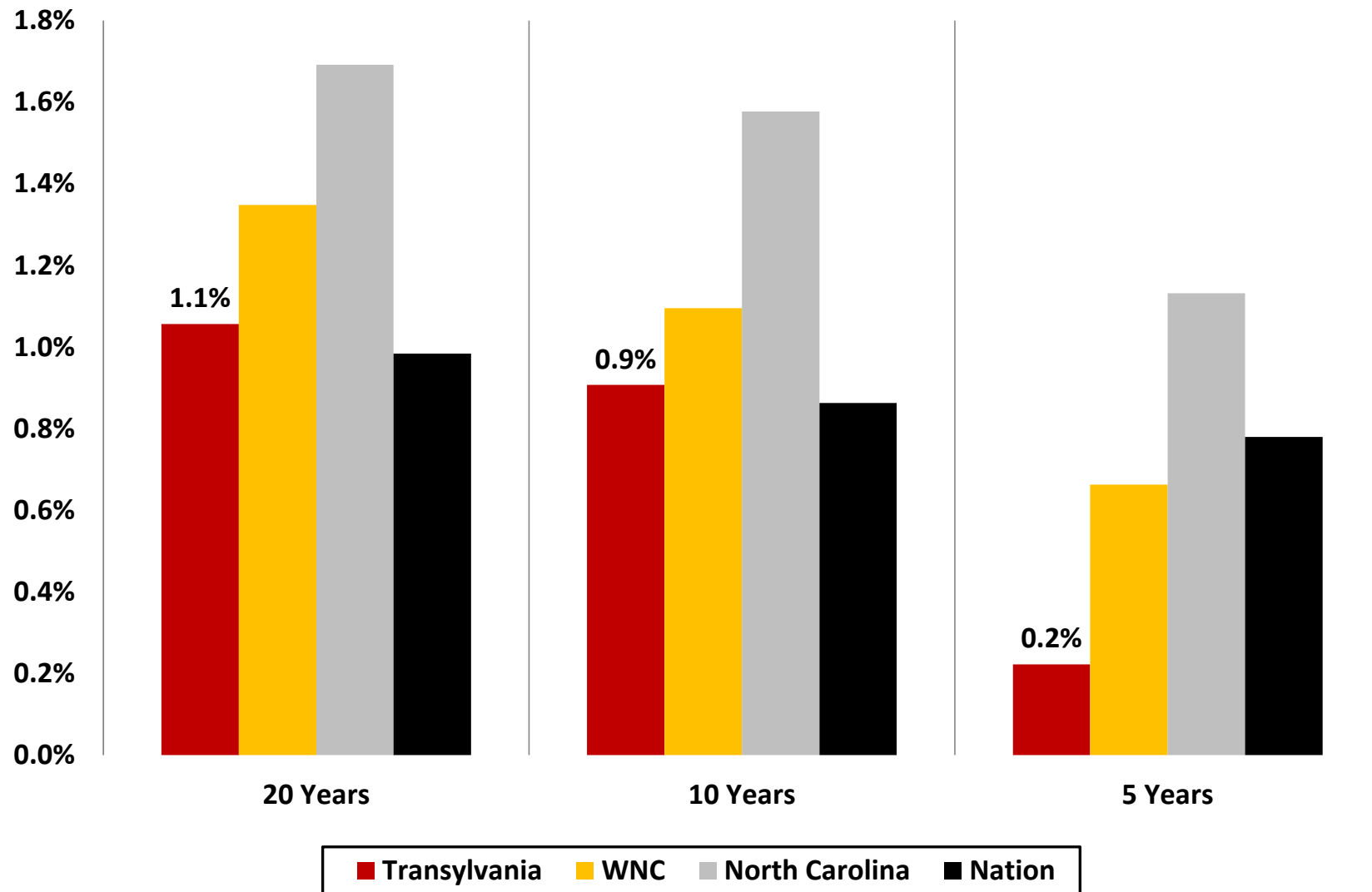
Primary Retirement & Disability Recipients - Transylvania



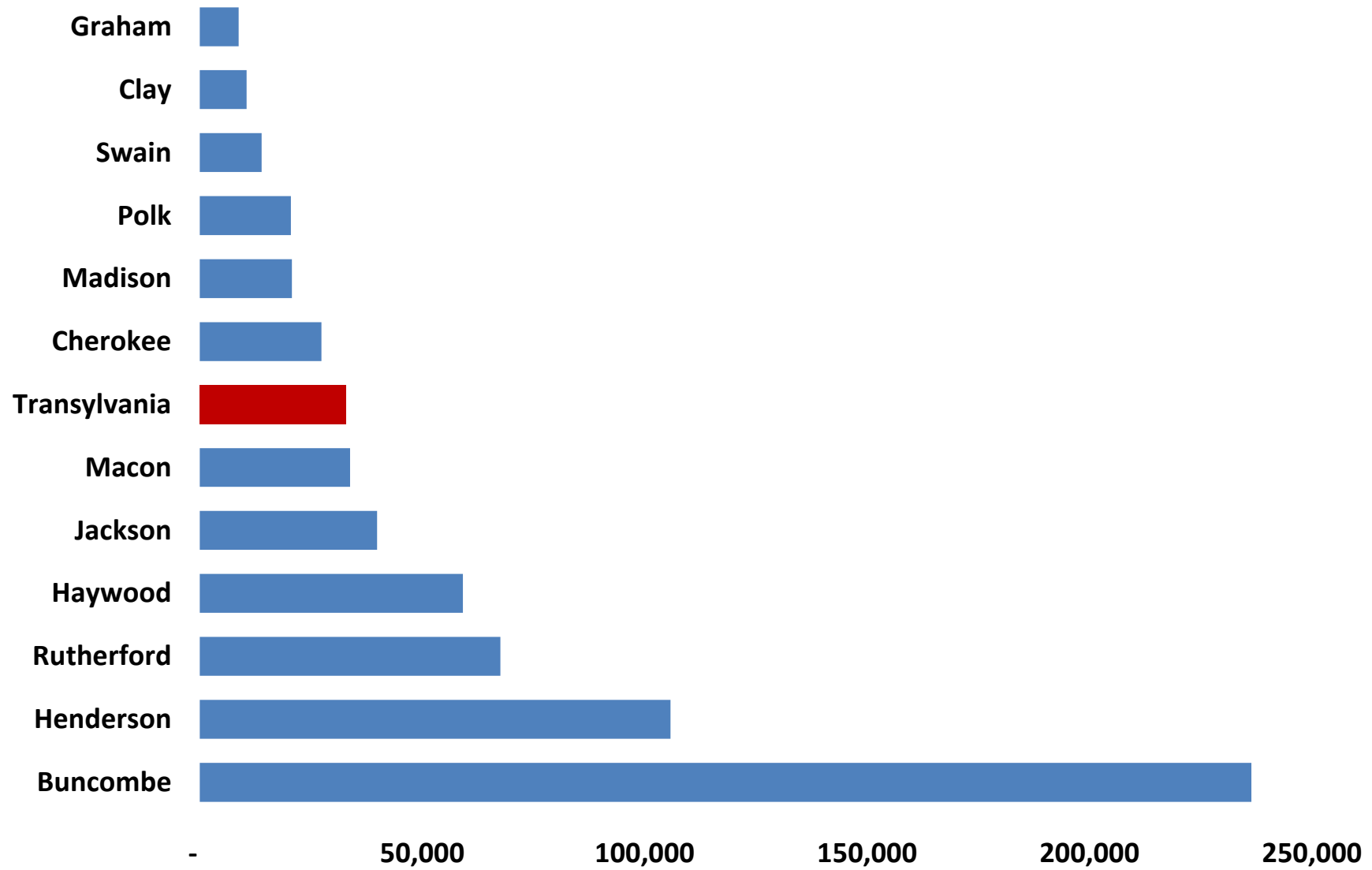
Total Population - Transylvania County



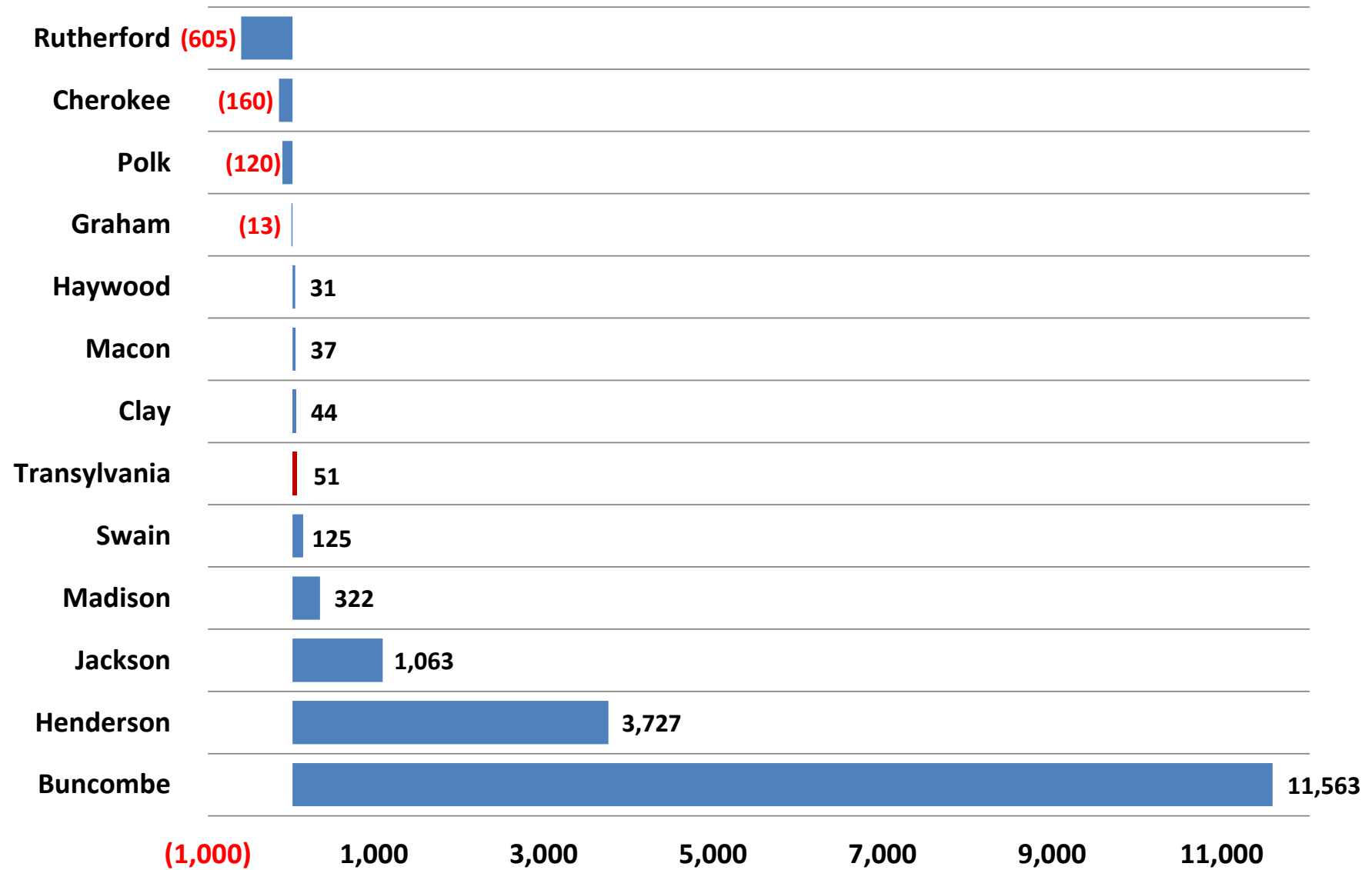
Average Annual Population Growth Rate



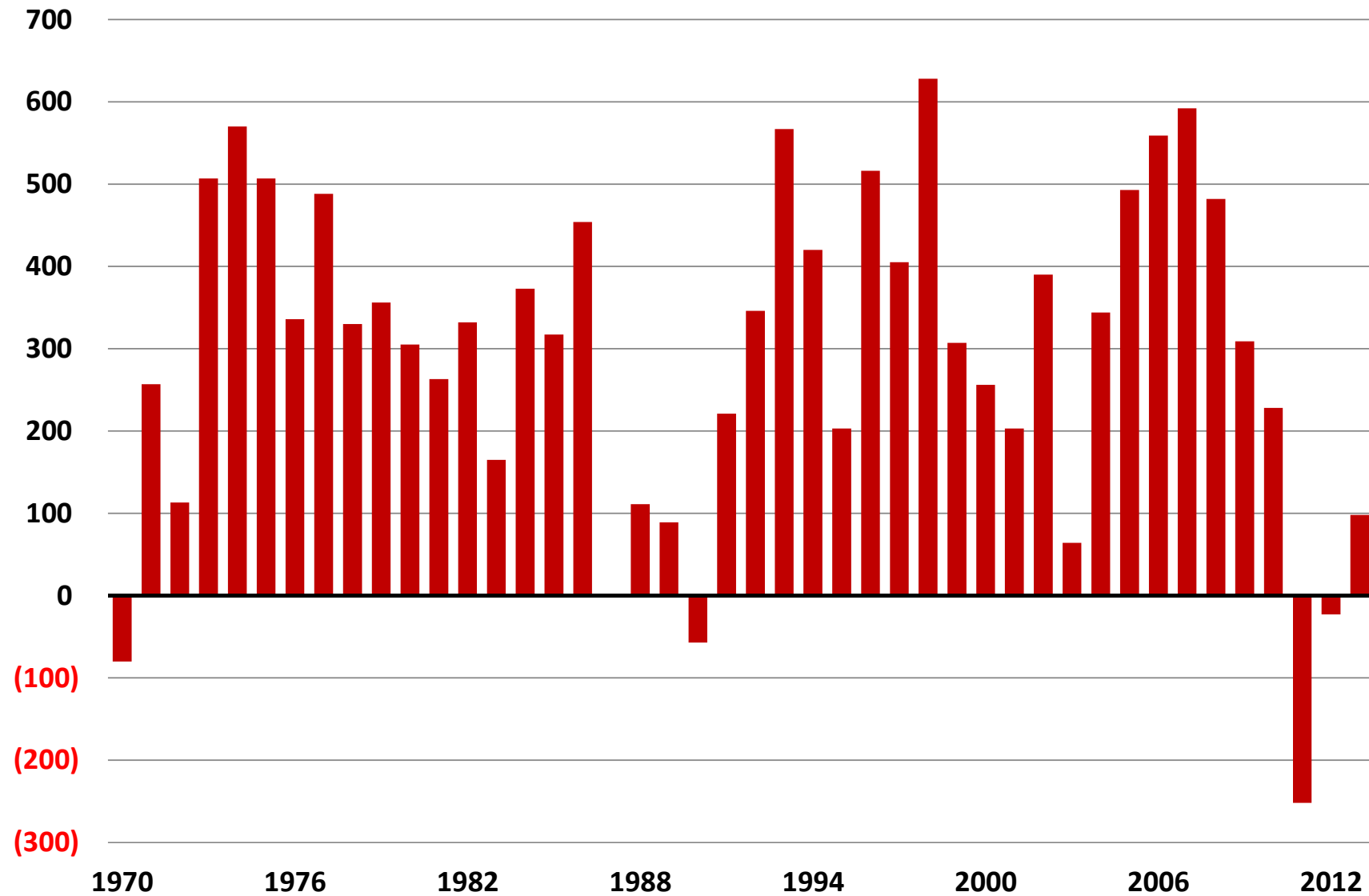
WNC Total Population - 2013



WNC 5-Year Population Change

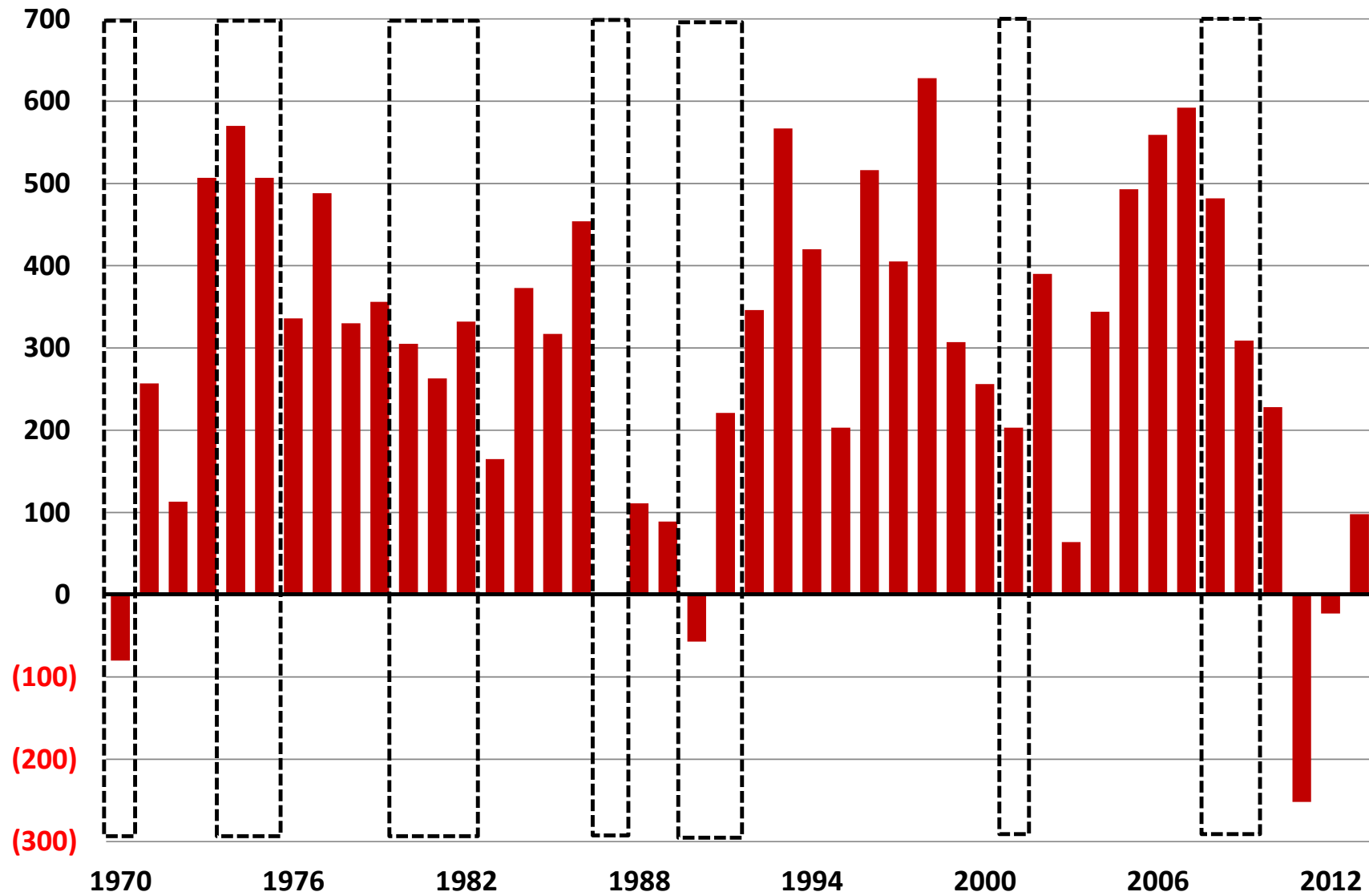


Annual Net Population Change - Transylvania County

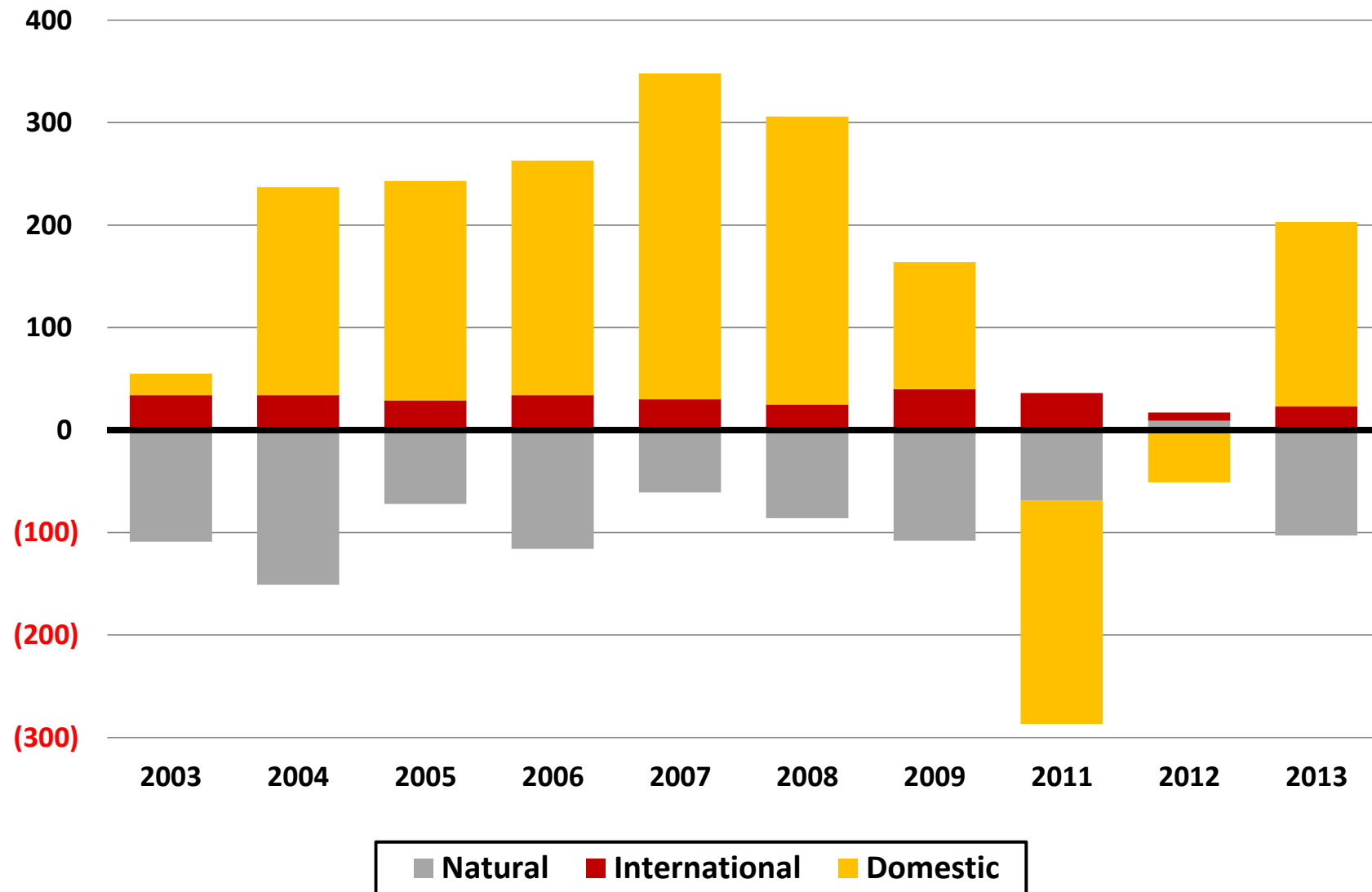


Annual Net Population Change - Transylvania County

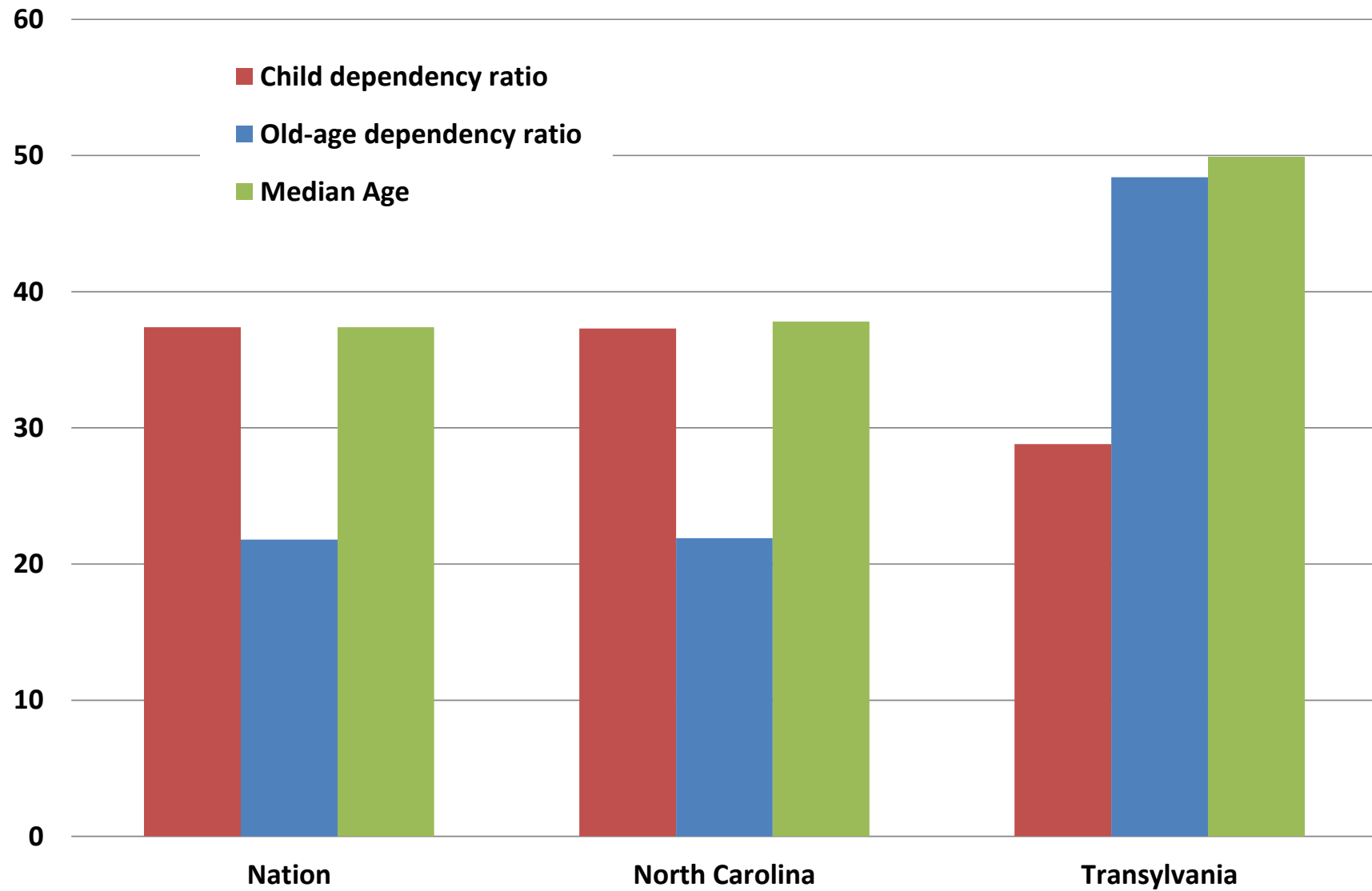
(with recessions)



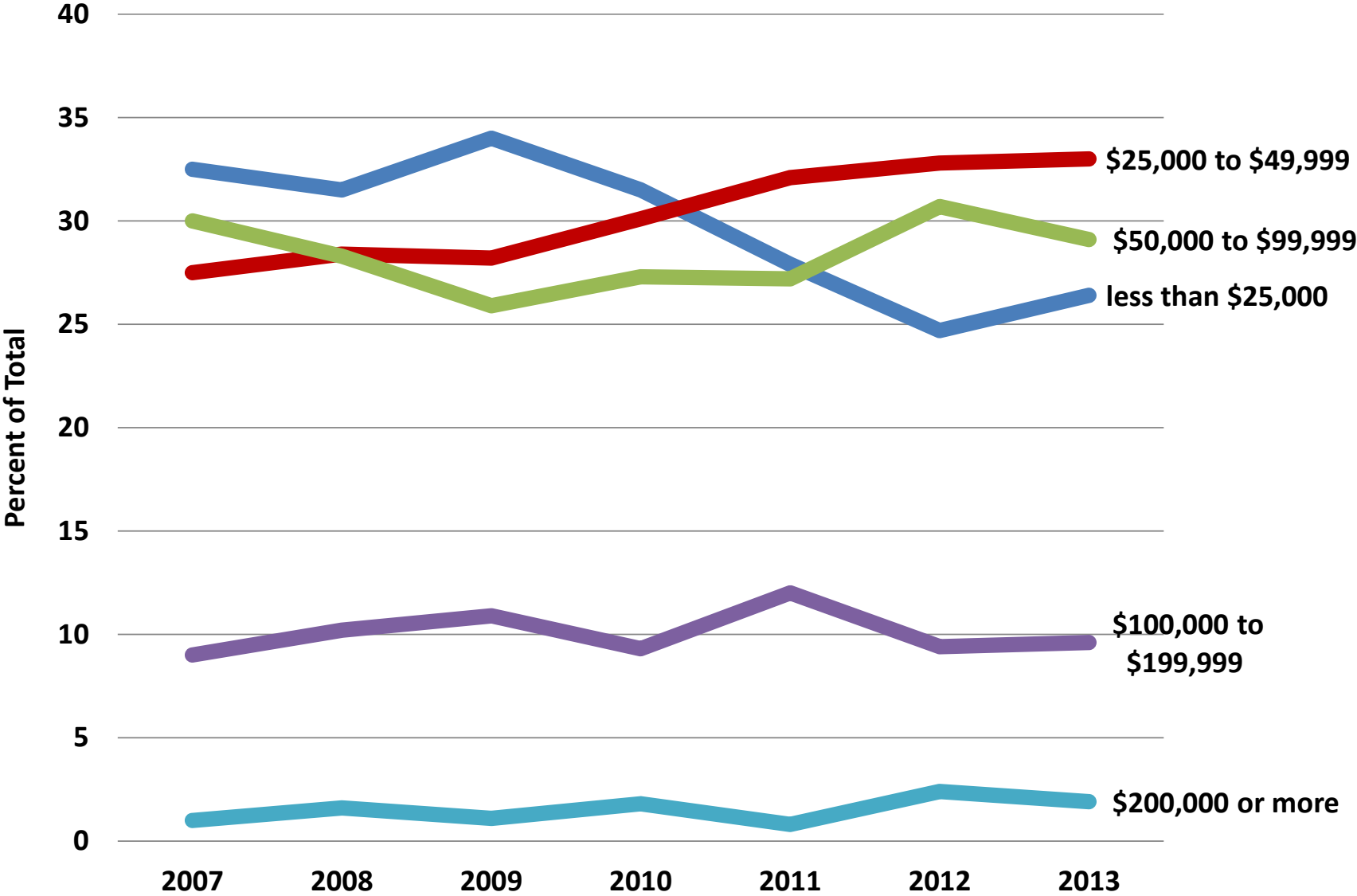
Sources of Net Population Change - Transylvania County



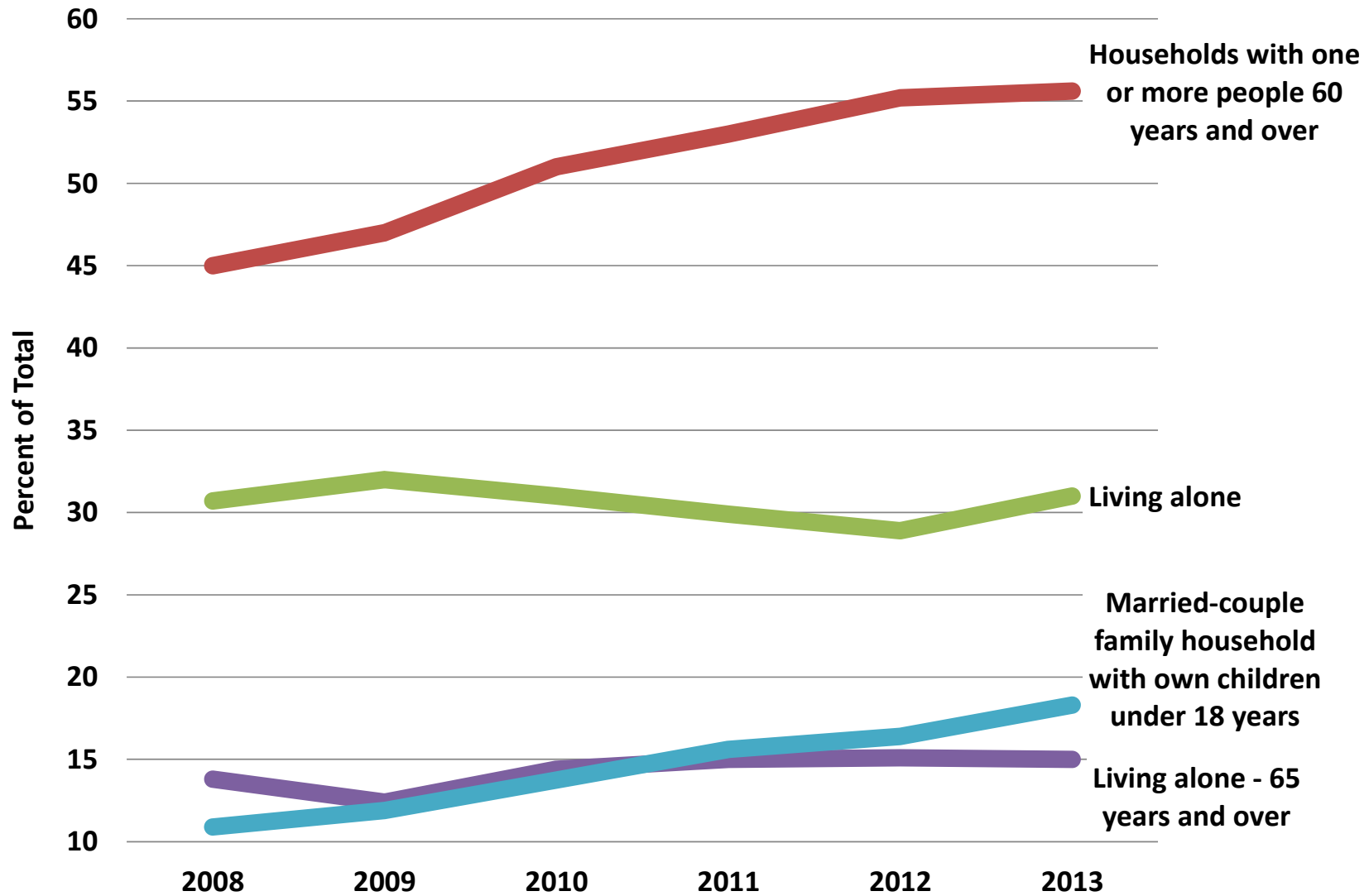
Age Comparisons



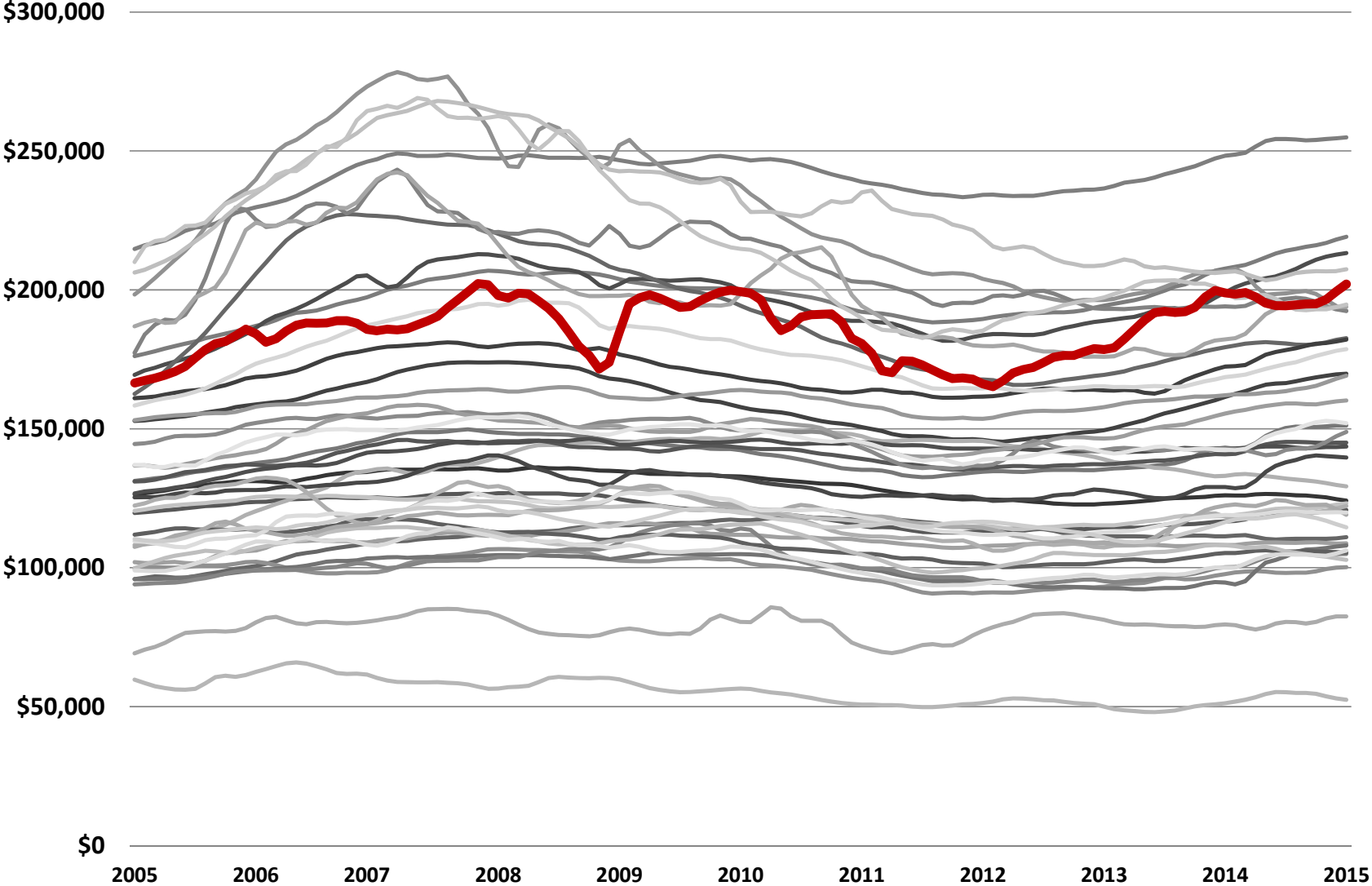
Household Income Groups- Transylvania County



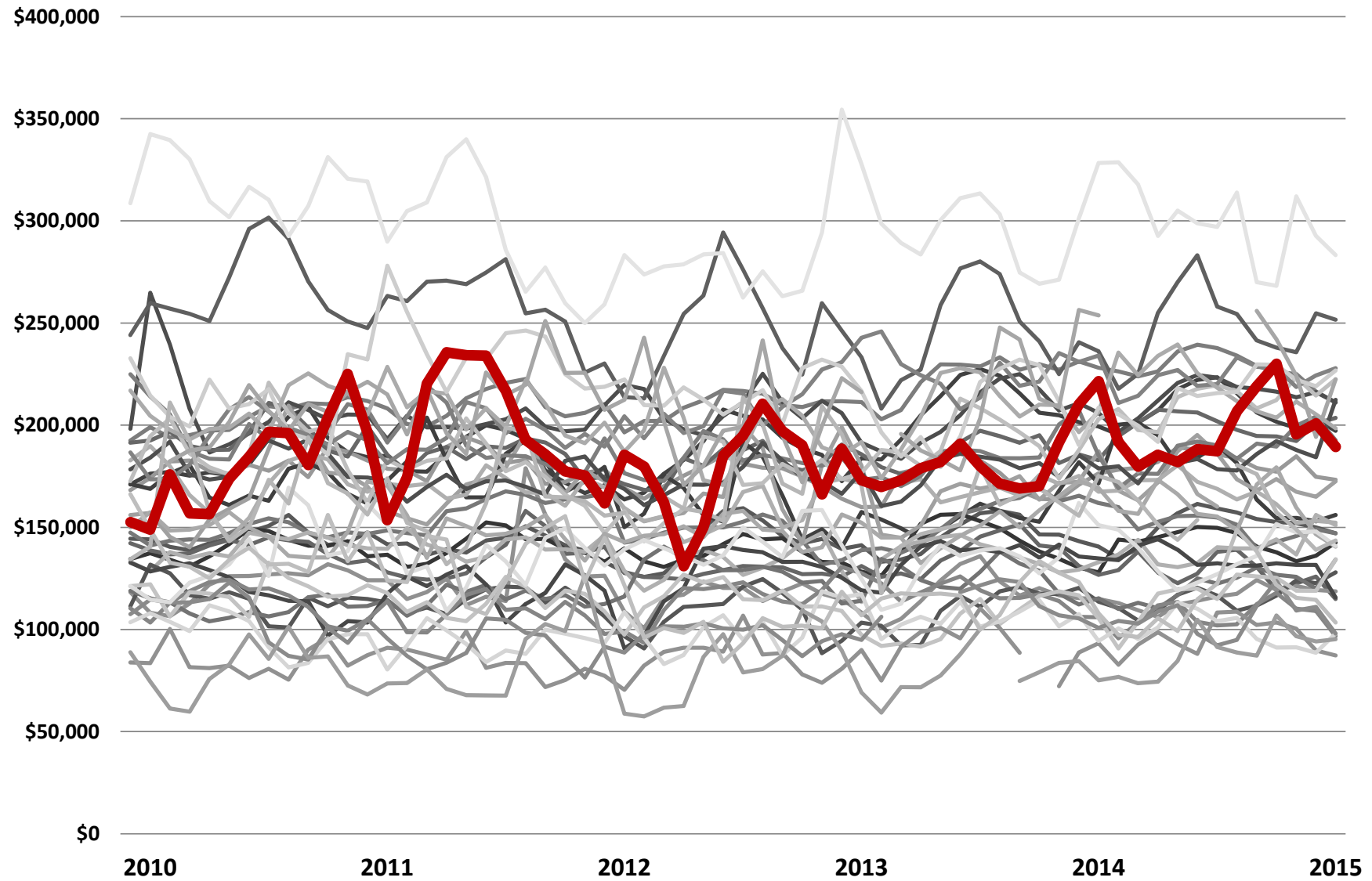
Household Types- Transylvania County



Median Home Value-North Carolina County Markets



Median Home Sold Prices-North Carolina County Markets



Review of Observations

Low job growth, **nearly flat**

Pre-recession **employment gap remains**

Growth of **out-commuters**

A **few bright spots**: Manufacturing, Admin Services, Professional & Tech Services

Education & Tourism remain specialties

Older workforce grows

Wages lag

Incomes benefit from **government transfers & investments**

Population growth slows, but in-migration returns

Older population differentiates

Sources:

US Bureau of Economic Analysis

US Census Bureau

US Bureau of Labor Statistics

Social Security Administration

N.C. Department of Commerce

Zillow