

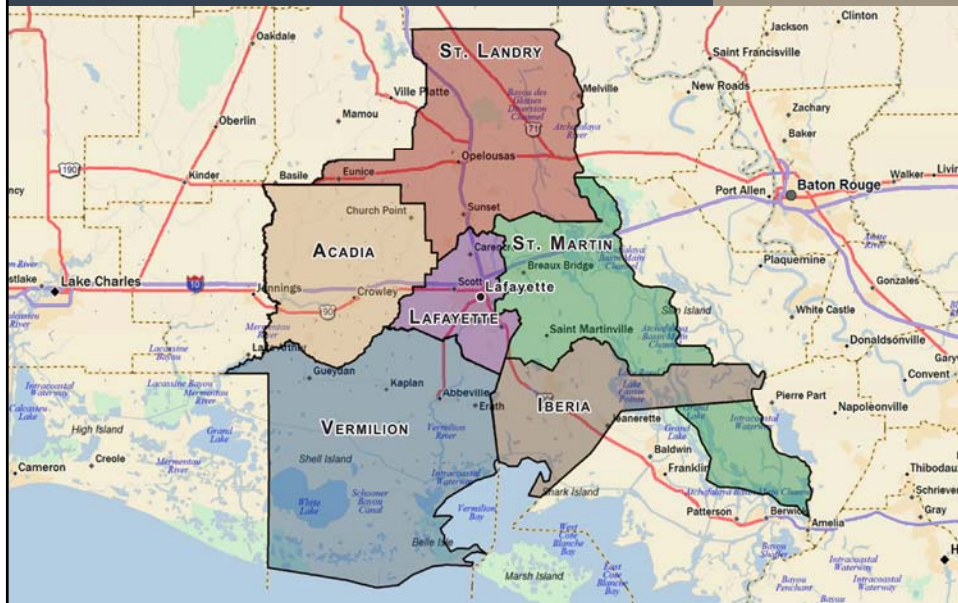


Market Watch

Lafayette Metro Market

September 2009

Lafayette Metro – Parish Map



MARKET WATCH: Lafayette Metro Market

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Parish Demographics



	<u>Lafayette</u>	<u>St. Martin</u>	<u>St. Landry</u>
Population			
2014 Projection	217,383	54,967	96,173
2009 Estimate	209,287	52,611	92,887
2000 Census	190,503	48,583	87,700
Growth 2009-2014	3.87%	4.48%	3.54%
Growth 2000-2009	9.86%	8.29%	5.91%
Growth 1990-2000	15.62%	10.47%	9.17%
Income			
2009 Average Household	\$62,203	\$52,674	\$39,401
5-Yr Projected Growth	11.0%	15.0%	9.9%
2009 Per Capita	\$24,745	\$19,471	\$14,859
2009 Households above \$75K	26.94%	22.88%	12.87%

Source: Claritas

MARKET WATCH: Lafayette Metro Market

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Parish Demographics



	<u>Iberia</u>	<u>Vermilion</u>	<u>Acadia</u>
Population			
2014 Projection	77,480	57,865	61,862
2009 Estimate	75,818	56,385	60,635
2000 Census	73,266	53,807	58,861
Growth 2009-2014	2.19%	2.62%	2.02%
Growth 2000-2009	3.48%	4.79%	3.01%
Growth 1990-2000	7.28%	7.50%	5.33%
Income			
2009 Average Household	\$53,590	\$50,290	\$50,982
5-Yr Projected Growth	13.3%	13.2%	15.2%
2009 Per Capita	\$19,131	\$19,100	\$18,975
2009 Households above \$75K	22.40%	20.90%	19.66%

Source: Claritas

MARKET WATCH: Lafayette Metro Market

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Parish Demographics



	<u>Lafayette</u>	<u>St. Martin</u>	<u>St. Landry</u>
Education (Population Age 25+)			
Bachelor's Degree	17.80%	5.69%	7.12%
Master's Degree	4.88%	2.01%	2.63%
Professional School Degree	2.00%	0.66%	0.87%
Doctorate Degree	0.80%	0.18%	0.23%
Bachelor's or More	25.48%	8.54%	10.85%
Housing			
Owner-Occupied	67.23%	82.10%	71.38%
Med. Owner-Occ. Value	\$138,823	\$84,109	\$82,569

Source: Claritas

MARKET WATCH: Lafayette Metro Market

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Parish Demographics



	<u>Iberia</u>	<u>Vermilion</u>	<u>Acadia</u>
Education (Population Age 25+)			
Bachelor's Degree	8.17%	7.66%	6.30%
Master's Degree	1.89%	2.09%	2.06%
Professional School Degree	0.91%	0.92%	0.85%
Doctorate Degree	0.24%	0.10%	0.26%
Bachelor's or More	11.20%	10.78%	9.47%
Housing			
Owner-Occupied	73.98%	77.71%	72.88%
Med. Owner-Occ. Value	\$86,867	\$83,997	\$78,789

Source: Claritas

MARKET WATCH: Lafayette Metro Market

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Employment Outlook



	<u>2009</u>	<u>2010</u>	<u>2011</u>
EMPLOYMENT			
<i>Lafayette MSA</i> *	150,300	151,000	152,000
Absolute Change	-1,400	700	1,000
Percent Growth Rate	-0.9%	0.5%	0.7%

* Lafayette & St. Martin Parishes

Source: Louisiana Economic Outlook 2010 - 2011

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Employment




	<u>August 2009**</u>	<u>August 2008</u>
<i>Lafayette MSA</i> *		
Employed	127,645	132,829
Unemployed	9,111	5,244
Unemployment Rate	6.7%	3.8%
<i>Lafayette Parish</i>		
Employed	105,208	109,481
Unemployed	7,137	4,153
Unemployment Rate	6.4%	3.7%


* Lafayette & St. Martin Parishes

Source: Louisiana Department of Labor ** Preliminary

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Employment			
	<u>August 2009*</u>	<u>August 2008</u>	
<i>St. Martin Parish</i>			
Employed	22,437	23,348	
Unemployed	1,974	1,091	
Unemployment Rate	8.1%	4.5%	
<i>St. Landry Parish</i>			
Employed	35,338	36,347	
Unemployed	3,440	2,153	
Unemployment Rate	8.9%	5.6%	
<small>Source: Louisiana Department of Labor * Preliminary</small>			
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Employment			
	<u>August 2009*</u>	<u>August 2008</u>	
<i>Iberia Parish</i>			
Employed	33,681	33,106	
Unemployed	2,978	1,640	
Unemployment Rate	8.1%	4.7%	
<i>Vermilion Parish</i>			
Employed	23,321	23,335	
Unemployed	1,991	1,094	
Unemployment Rate	7.9%	4.5%	
<small>Source: Louisiana Department of Labor * Preliminary</small>			
<small>MARKET WATCH: Lafayette Metro Market</small>		<small>© 2009 Stirling Properties, LLC</small>	

Employment



	<u>August 2009*</u>	<u>August 2008</u>
Acadia Parish		
Employed	25,384	25,877
Unemployed	2,094	1,236
Unemployment Rate	7.6%	4.6%

Source: Louisiana Department of Labor * Preliminary

MARKET WATCH: Lafayette Metro Market

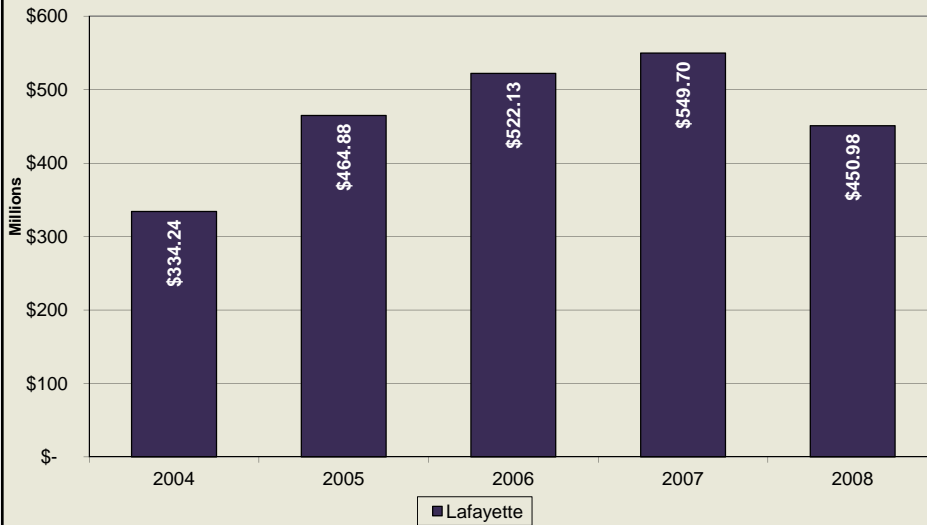
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Residential Sold Stats – Annual

Single-Family Attached & Detached



Total Sold Dollar Volume by Parish



Source: Realtor Association of Acadiana for the period 1/1/04 – 12/31/08

MARKET WATCH: Lafayette Metro Market

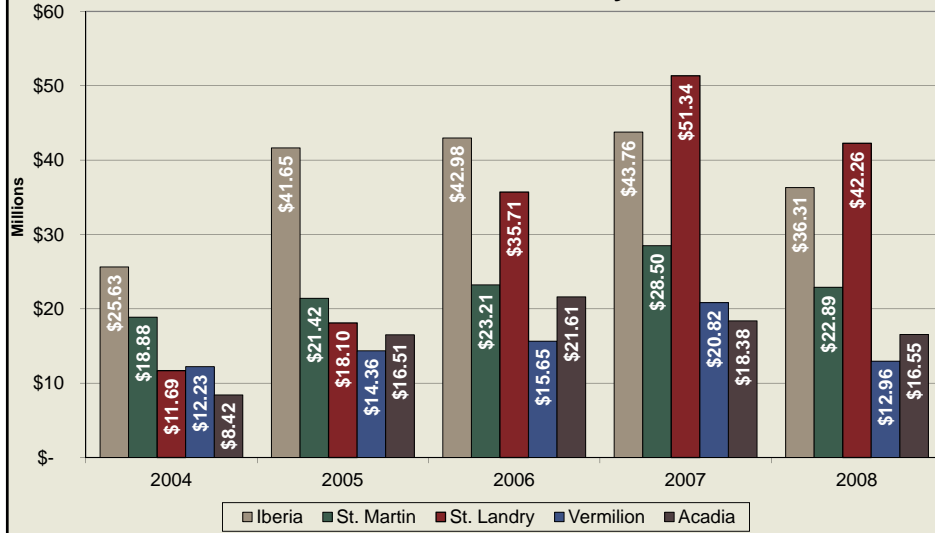
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Residential Sold Stats – Annual

Single-Family Attached & Detached



Total Sold Dollar Volume by Parish



Source: Realtor Association of Acadiana for the period 1/1/04 – 12/31/08

MARKET WATCH: Lafayette Metro Market

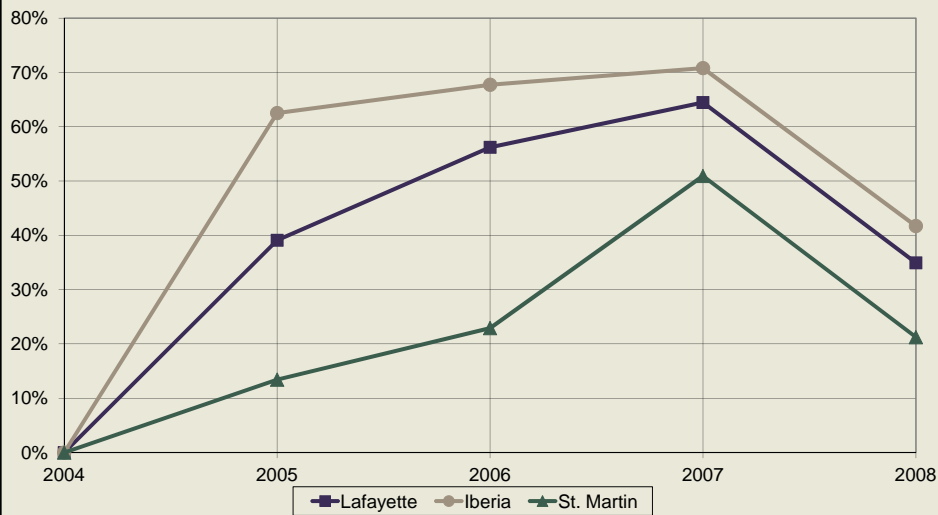
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Residential Sold Stats – Annual

Single-Family Attached & Detached



Total Sold Dollar Volume by Parish: % Change from 2004



Source: Realtor Association of Acadiana for the period 1/1/04 – 12/31/08

MARKET WATCH: Lafayette Metro Market

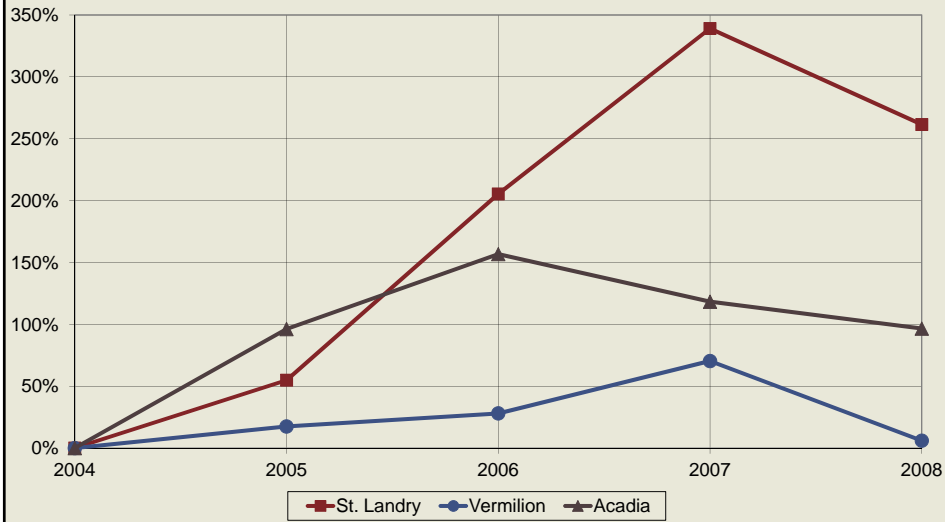
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Residential Sold Stats – Annual

Single-Family Attached & Detached



Total Sold Dollar Volume by Parish: % Change from 2004



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MARKET WATCH: Lafayette Metro Market

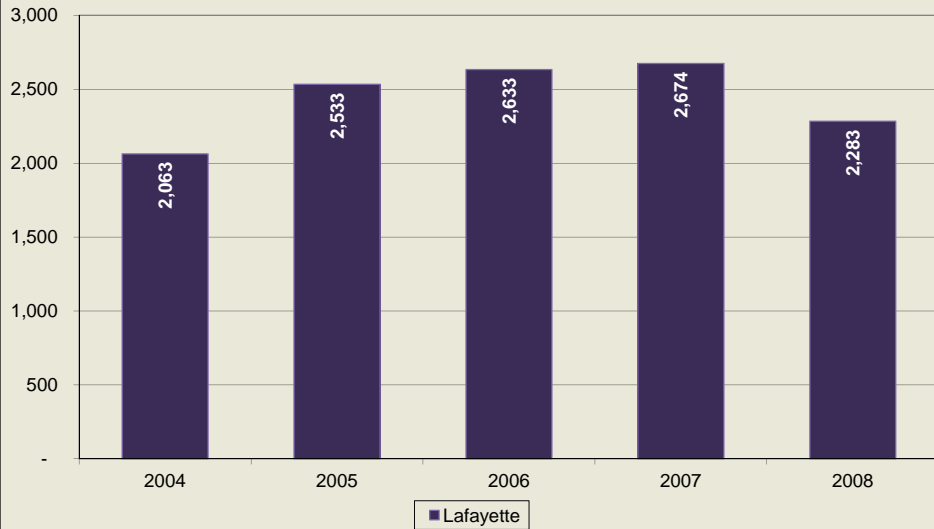
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Residential Sold Stats – Annual

Single-Family Attached & Detached



Units Sold by Parish



Source: Realtor Association of Acadiana for the period 1/1/04 – 12/31/08

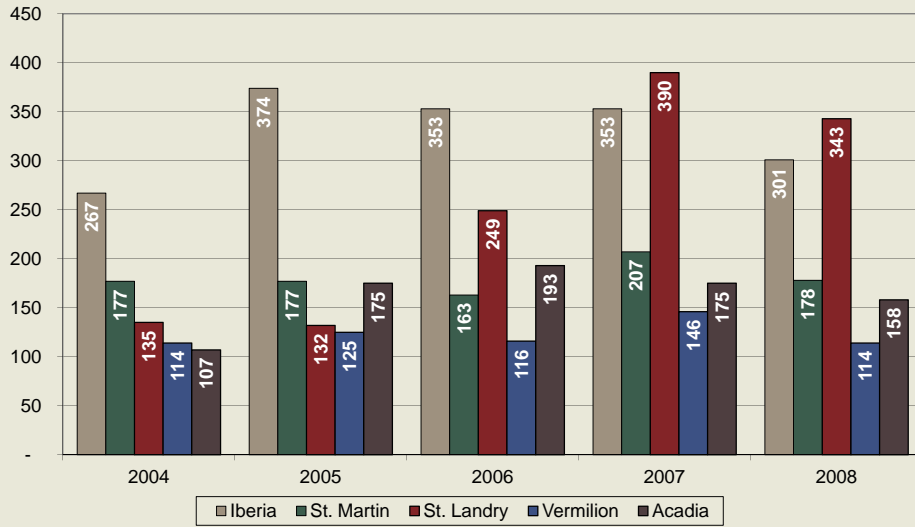
MARKET WATCH: Lafayette Metro Market

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Residential Sold Stats – Annual Single-Family Attached & Detached



Units Sold by Parish



Source: Realtor Association of Acadiana for the period 1/1/04 – 12/31/08

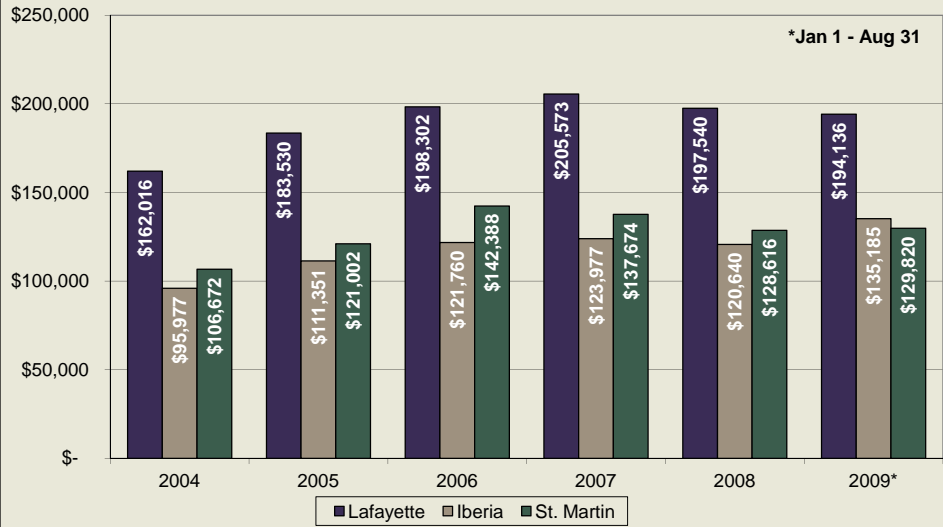
MARKET WATCH: Lafayette Metro Market

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Residential Sold Stats – Annual Single-Family Attached & Detached



Average Sold Price by Parish



Source: Realtor Association of Acadiana for the period 1/1/04 – 8/31/09

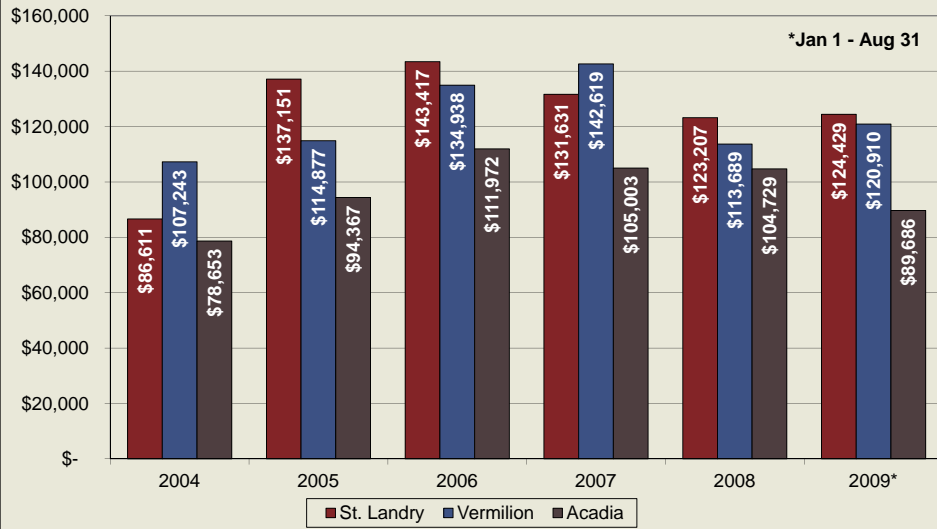
MARKET WATCH: Lafayette Metro Market

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Residential Sold Stats – Annual Single-Family Attached & Detached



Average Sold Price by Parish



Source: Realtor Association of Acadiana for the period 1/1/04 – 8/31/09

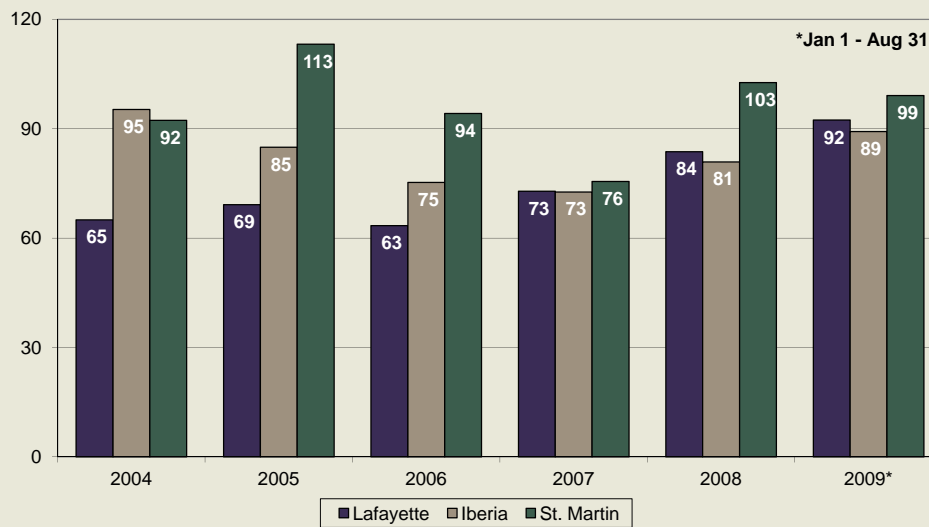
MARKET WATCH: Lafayette Metro Market

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Residential Sold Stats – Annual Single-Family Attached & Detached



Average Days on Market by Parish



Source: Realtor Association of Acadiana for the period 1/1/04 – 8/31/09

MARKET WATCH: Lafayette Metro Market

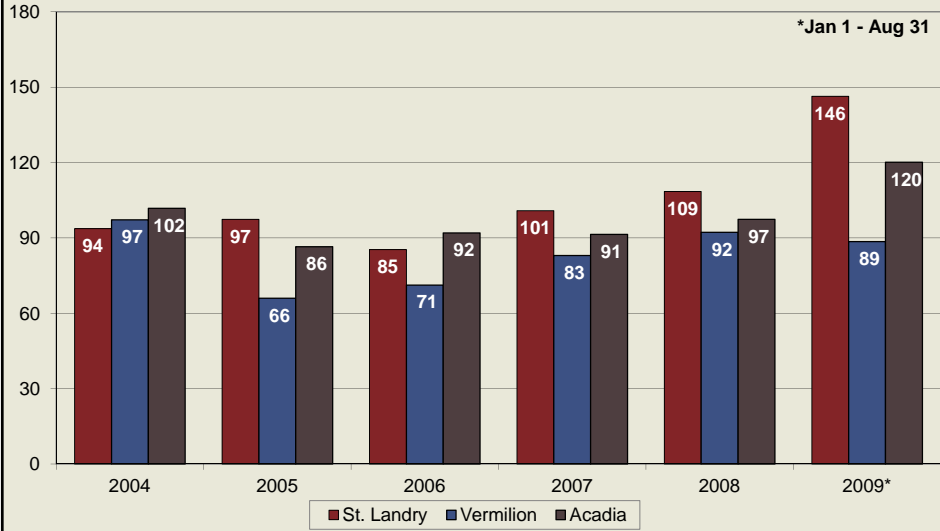
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Residential Sold Stats – Annual

Single-Family Attached & Detached



Average Days on Market by Parish



MARKET WATCH: Lafayette Metro Market

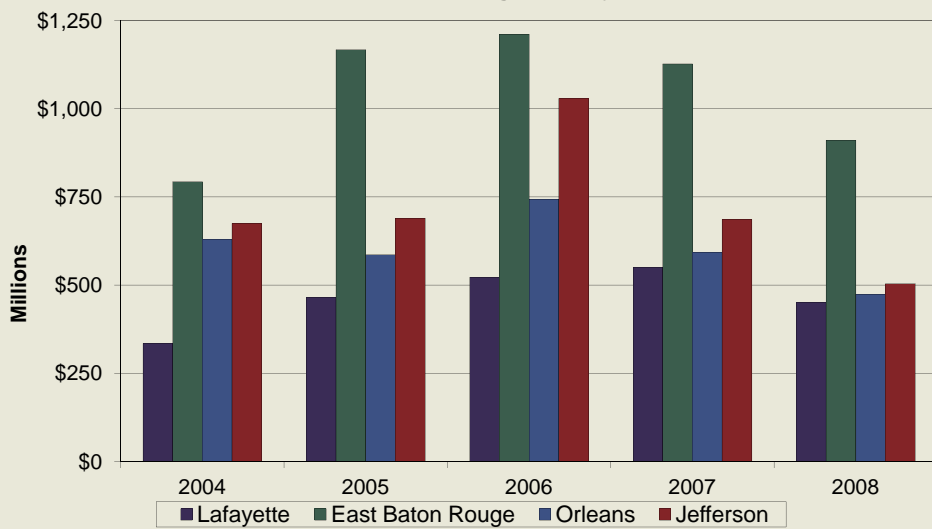
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Residential Market Comparison

Select Parishes



Total Sold Dollar Volume – Single-Family Attached & Detached



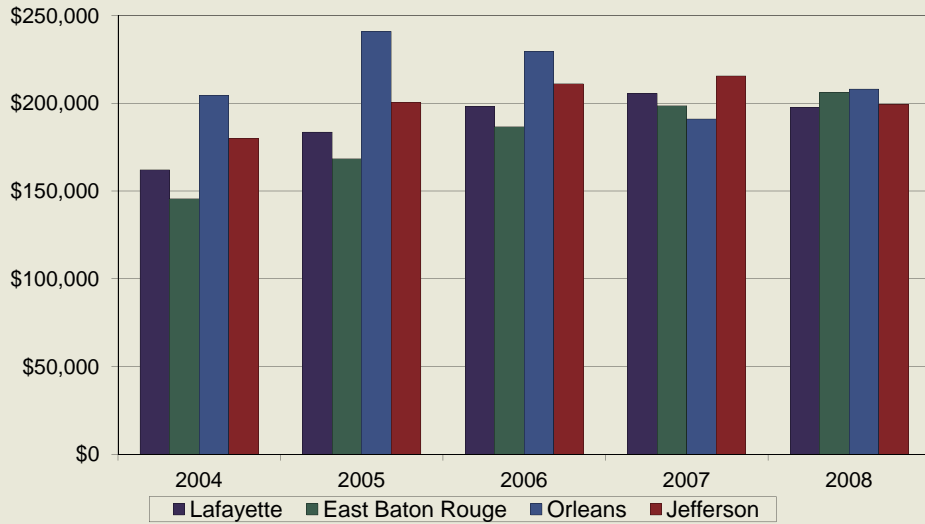
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Residential Market Comparison Select Parishes



Average Sold Price - Single-Family Attached & Detached



Source: RAA, GBRAR, & NOMAR for the period 1/1/04 - 12/31/08

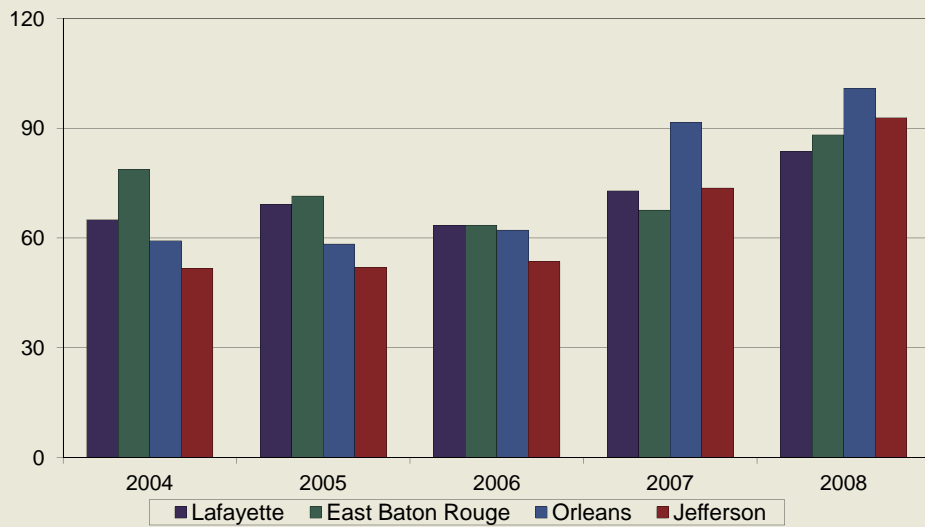
MARKET WATCH: Lafayette Metro Market

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Residential Market Comparison Select Parishes



Average Days on the Market - Single-Family Attached & Detached



Source: RAA, GBRAR, & NOMAR for the period 1/1/04 - 12/31/08

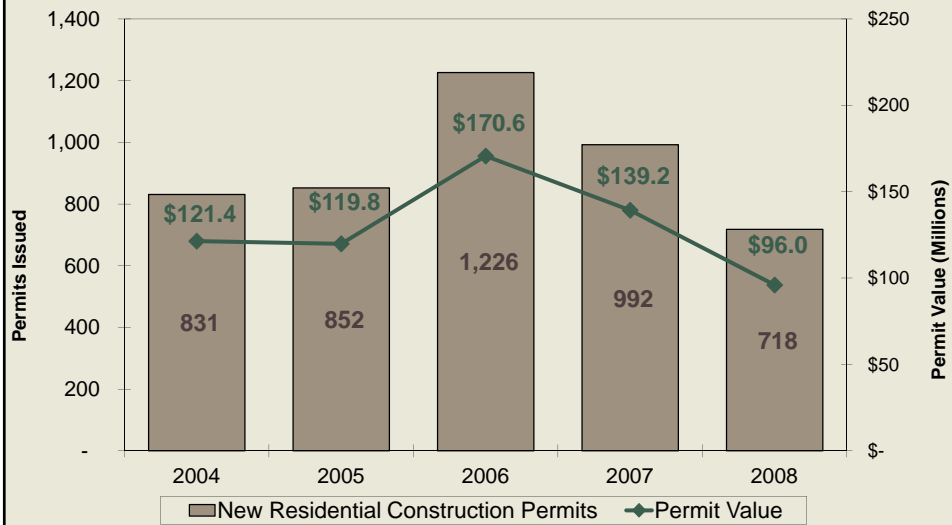
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Single-Family Building Permits



Lafayette Parish* – New Construction Permits



*Includes City of Lafayette & unincorporated Lafayette Parish Source: LEDA; Lafayette Consolidated Govt. Planning & Zoning Dept.
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Single-Family Building Permits



St. Martin Parish* – New Construction Permits



*Includes all permit-issuing jurisdictions in the parish Source: Residential Construction Branch, US Census Bureau
 MARKET WATCH: Lafayette Metro Market © 2009 Stirling Properties, LLC

Single-Family Building Permits



St. Landry Parish* – New Construction Permits



*Includes all permit-issuing jurisdictions in the parish Source: Residential Construction Branch, US Census Bureau

MARKET WATCH: Lafayette Metro Market

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Single-Family Building Permits



Iberia Parish* – New Construction Permits



*Includes all permit-issuing jurisdictions in the parish Source: Residential Construction Branch, US Census Bureau

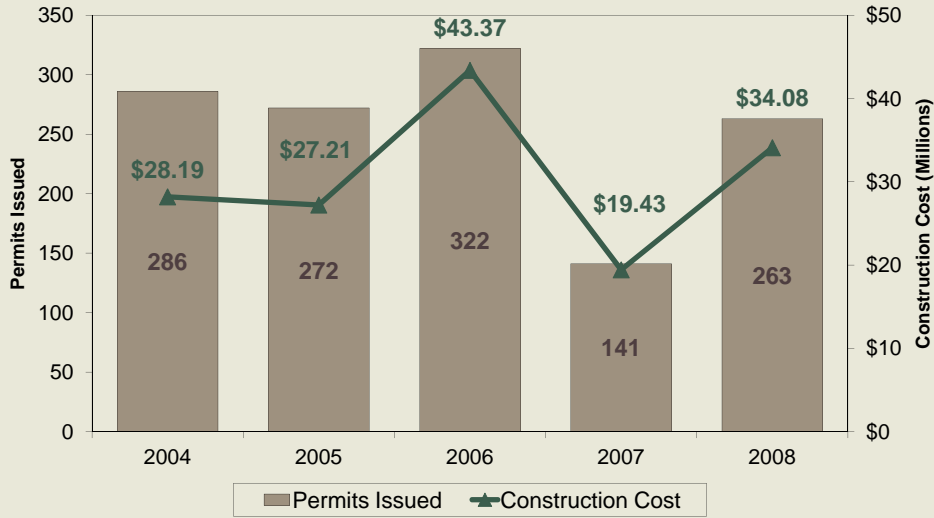
MARKET WATCH: Lafayette Metro Market

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Single-Family Building Permits



Vermilion Parish* – New Construction Permits



*Includes all permit-issuing jurisdictions in the parish Source: Residential Construction Branch, US Census Bureau

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Single-Family Building Permits



Acadia Parish* – New Construction Permits



*Includes all permit-issuing jurisdictions in the parish Source: Residential Construction Branch, US Census Bureau

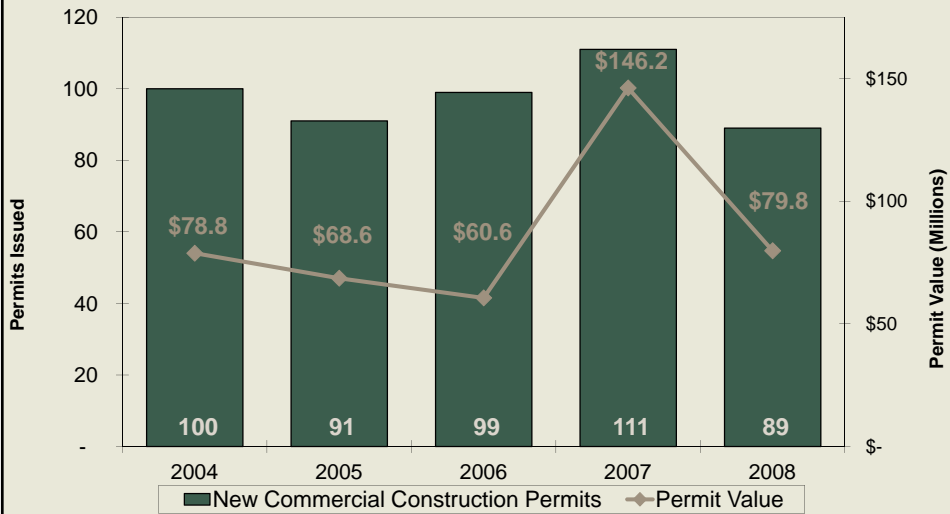
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Commercial Building Permits



Lafayette Parish* – New Construction Permits



*Includes City of Lafayette & unincorporated Lafayette Parish Source: LEDA; Lafayette Consolidated Govt. Planning & Zoning Dept.

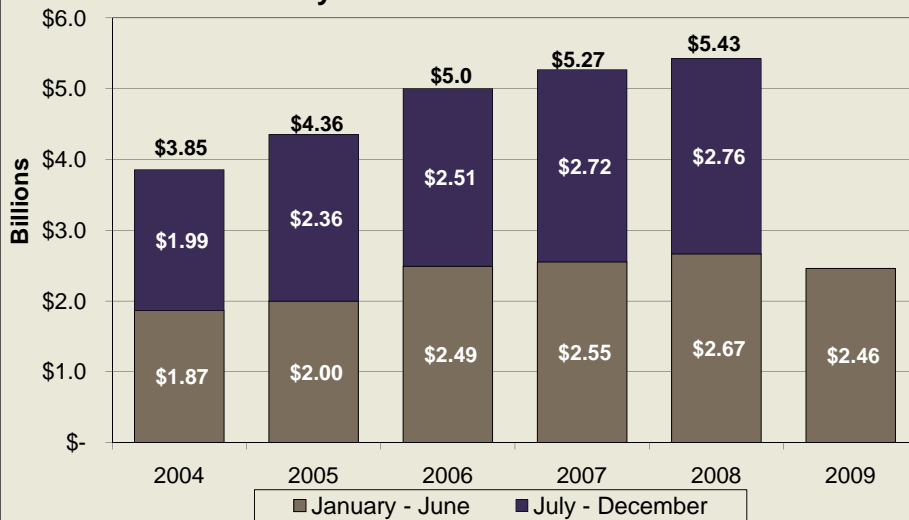
MARKET WATCH: Lafayette Metro Market

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Retail Sales



Lafayette Parish – Annual Sales



Source: Louisiana Economic Development Authority, Lafayette Parish School Board - Sales Tax Division

MARKET WATCH: Lafayette Metro Market

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