

ESRI's 2006/2011 Demographic Data Trends

Changes in the U.S. Demographic Landscape



The U.S. population is changing—people are establishing households, growing older, moving, buying second homes, and retiring. All this activity is dramatically altering the U.S. demographic landscape. The impact of the baby boom generation is yet to be felt as the first wave turns 60 this year and looks forward to retirement (or not).

Due to the catastrophic 2005 hurricane season and the addition of comprehensive data from new sources, ESRI's demographic data update models were completely revised to achieve a previously unattainable level of demographic data accuracy. Here are some demographic changes revealed in ESRI's 2006/2011 demographic data updates:

Demographic Changes

- Generation Y has matured into the household formation stage.
- Growth markets are typically found in suburban counties of thriving metro areas with affordable housing.
- Fastest growing U.S. counties are
 - Flagler County, Florida—9.3 percent annual growth
 - Loudoun County, Virginia—8.3 percent annual growth
 - Rockwall County, Texas—7.1 percent annual growth
 - Douglas County, Colorado—7.0 percent annual growth
- Baby boomers are investing in second homes and planning retirement via real estate.

Housing

- One of the few growth industries since 2000
- Source of household wealth
- Median home value in 2006 = \$181,000
 - Increased 8 percent annually since 2000
 - Most expensive: Hawaii—\$514,000 and California—\$497,000
 - Growth rates—from 3.9 percent to 16.5 percent
- New construction—additional 10.1 million units from 115.9 million in July 2005 to 126 million in July 2006
- Home value appreciation in Hawaii = 12 percent annually from 2000–2006
- Home value appreciation in California = slightly below 16 percent annually; decreasing
- Future of housing market
 - Mortgage rates rising
 - Inventories higher
 - Dwindling refinance opportunities
 - Household “wealth effect” slowing from home value appreciation
 - Potential for loan defaults rising in subprime lending market
 - Slower growth; new home sales already declining
 - Bright spot: Slowing appreciation could improve housing affordability

Economic Trends

- Real gross domestic product growing at 3.2 percent annually
- Core inflation growth modest at 3.25 percent annually
- Solid employment growth
 - Unemployment down to 6.6 percent
 - Productivity—grew at a rate of 2.7 percent, slower than the 2004 rate of 3.5 percent



Post-Hurricane Population Findings

Numbers Continue to Shift

2006 Updates for Gulf Coast Areas (Numbers current as of February 2006)

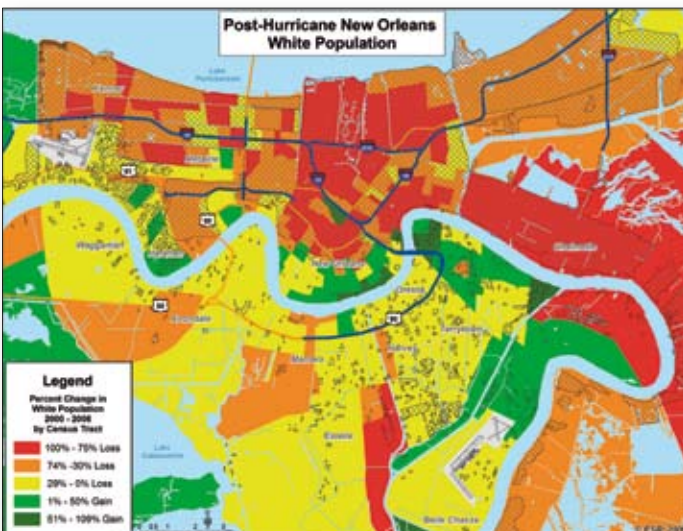
- Housing units destroyed or significantly damaged: more than 470,000
- Population evacuated: more than one million
- Evacuees in Louisiana: more than 400,000
- Evacuees in Mississippi: more than 100,000
- Evacuees in Texas: more than 200,000
- FEMA applications for assistance: more than 800,000
- Official death toll: 1,306 (as of November 2005)
- Population totals subject to change daily
- Expect more change in measurement as more data is released
- Provided as a starting point for neighborhood and characteristics analysis

2011 Forecast Assumptions

- Most areas are likely to be restored.
 - There is no precedence to the effects of Hurricanes Katrina, Rita, and Wilma.
 - Cleanup pace is different in areas outside New Orleans.
- Exceptions: Orleans and St. Bernard parishes
 - Reconstruction in these areas is expected to take longer.
 - Recovery is still insufficient to enable forecasting.
 - There are no 2011 forecasts for Orleans and St. Bernard parishes.



This map illustrates the gain or loss of the black population in and around New Orleans for 2000–2006.



This map illustrates the gain or loss of the white population in and around New Orleans for 2000–2006.



This map illustrates the gain or loss of median household income in and around New Orleans for 2000–2006.

For more information, call 1-800-292-2224. Visit ESRI's Web site at www.esri.com/data.



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