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DATA DIGEST 2023

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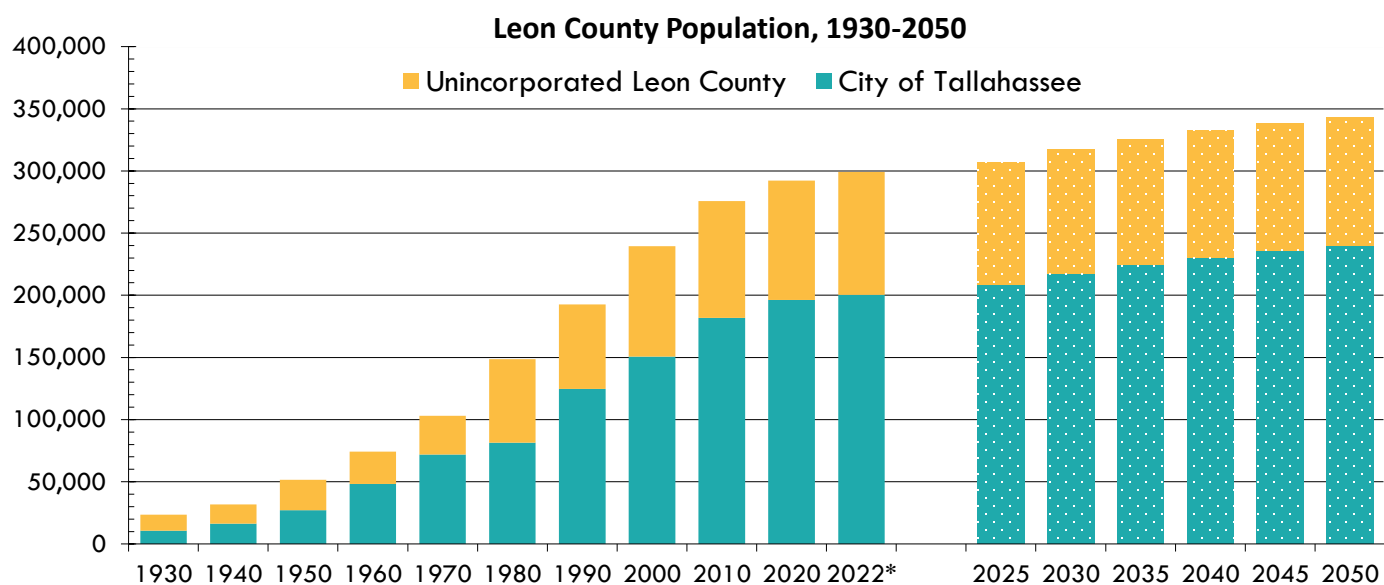
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Trend: In both the 2000s and 2010s, the City of Tallahassee accounted for 86% of Leon County's total population increase. In the 1990s, the City accounted for only 55% of total population growth.

Year	City of Tallahassee	Unincorporated Leon County	Leon County
1930	10,700	12,776	23,476
1940	16,240	15,406	31,646
1950	27,237	24,353	51,590
1960	48,174	26,051	74,225
1970	71,897	31,150	103,047
1980	81,548	67,107	148,655
1990	124,773	67,720	192,493
2000	150,624	88,828	239,452
2010	181,736	94,111	275,487
2020	196,169	96,029	292,198
2022*	200,289	98,841	299,130
2025	208,800	98,000	306,800
2030	217,800	99,400	317,200
2035	225,000	100,600	325,600
2040	230,700	101,500	332,200
2045	235,600	102,300	337,900
2050	240,000	103,000	343,000

*Estimate

Sources: University of Florida, Bureau of Economic and Business Research (2025-2050 Leon County projections); Tallahassee-Leon County Office of Economic Vitality (City of Tallahassee and Unincorporated Leon County 2025-2050) projections assuming continued annexations and share of population growth captured by the City between 2000 and 2020 will continue throughout the projected time horizon).



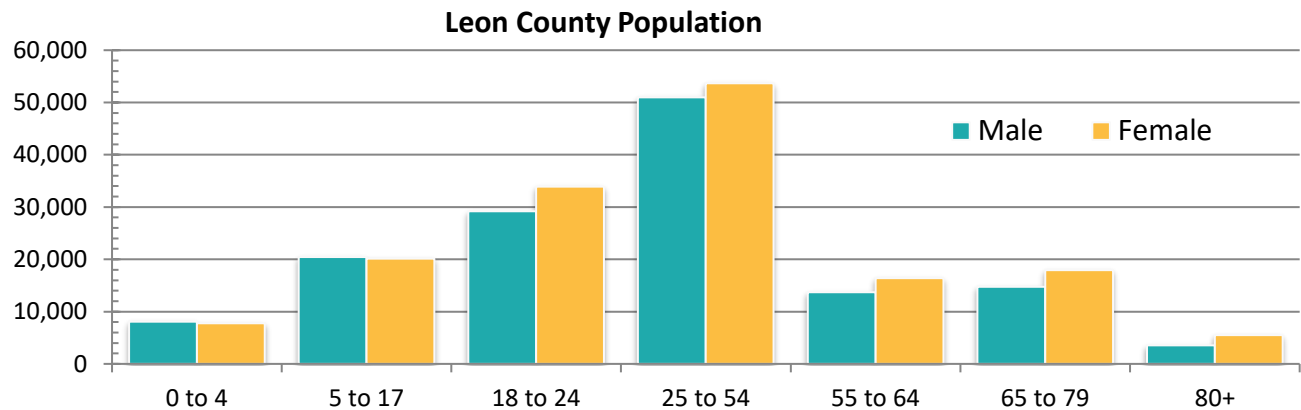


Demographics

Population: Age and Sex

Trend: Leon County has the second highest percentage of population between the ages of 18 and 24 in the state at 20.9% (behind Alachua County) and the fifth smallest percentage aged 65 and older at 14% (after Orange, Liberty, Union, and Osceola counties) in the State of Florida.

Age Group	Total Population	Percent of Population	Female	Percent of Population	Male	Percent of Population
0 to 4	15,824	5.3%	7,754	2.6%	8,070	2.7%
5 to 17	40,550	13.7%	20,111	6.8%	20,439	6.9%
18 to 24	63,072	21.3%	33,877	11.4%	29,195	9.9%
25 to 54	104,650	35.4%	53,690	18.1%	50,960	17.2%
55 to 64	30,082	10.2%	16,388	5.5%	13,694	4.6%
65 to 79	32,661	11.0%	17,917	6.1%	14,744	5.0%
80+	9,082	3.1%	5,511	1.9%	3,571	1.2%
Total	295,921	100.0%	155,248	52.5%	140,673	47.5%



Source: University of Florida, Bureau of Economic & Business Research, "Florida Population Studies, Bulletin 193", October 2022

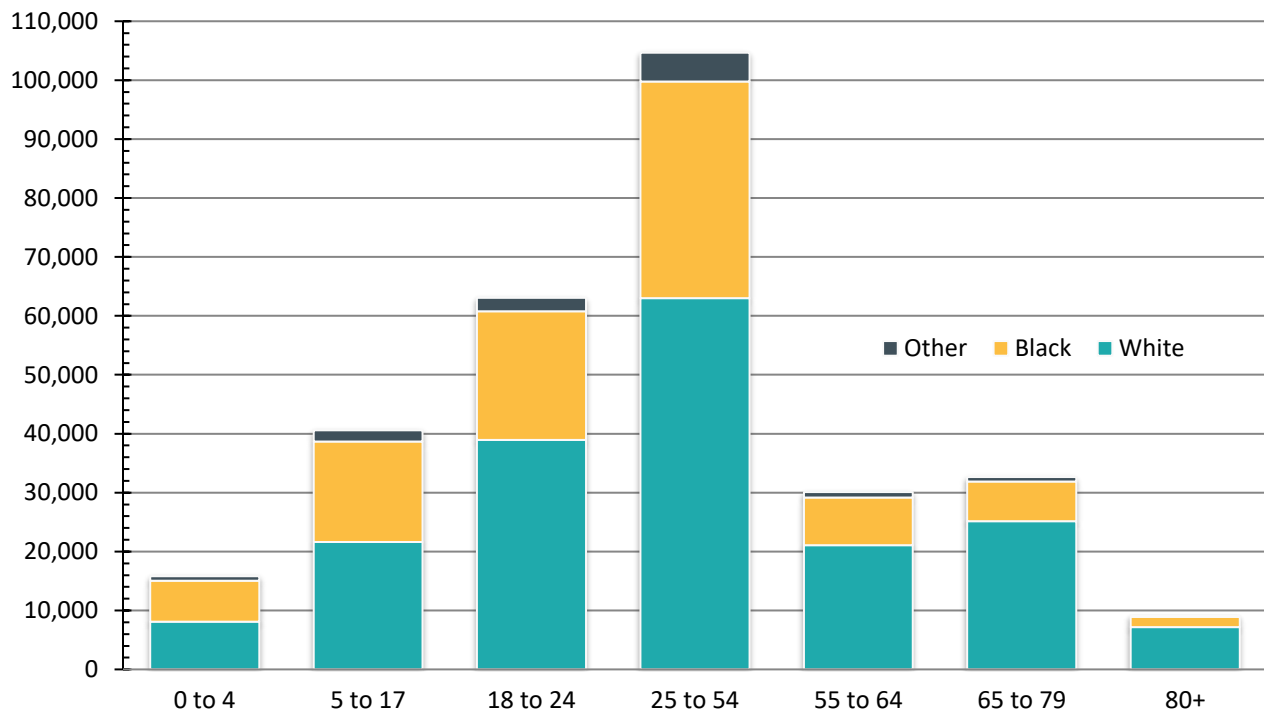
Trend: By race and ethnicity, Leon County's population includes 62.5% White, 33.5% Black, and 3.9% Other Races. Also, 7.8% of Leon County residents are of Hispanic origin.

Age Group	All Races	White	Black	Other	Hispanic Origin*
0 to 4	15,824	8,101	6,949	774	1,443
5 to 17	40,550	21,631	17,053	1,866	3,842
18 to 24	63,072	38,959	21,832	2,281	6,450
25 to 54	104,650	62,991	36,788	4,871	8,032
55 to 64	30,082	21,085	8,073	924	1,666
65 to 79	32,661	25,161	6,741	759	1,374
80+	9,082	7,160	1,770	152	340
Total	295,921	185,088	99,206	11,627	23,147

*"Hispanic" is an ethnic classification rather than a racial category; people can be identified both by Hispanic origin and race.

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 193, October 2022"

Age Group by Race





Demographics

Population:

Components of Change

Trend: The components of population change in Leon County during 2000-2010 changed considerably in comparison with 1990-2000. The percentage of Leon County's population growth associated with net migration dropped from 67.1% in 2000 to 56.1% in 2010. Between the 2010 Census and 2020 Census, an estimated 71.7% of Leon County's population growth was attributable to net natural increase (total births less total deaths). Since 2020, an estimated 90% of the population increase for Leon County was from net migration.

	Leon County	Tallahassee MSA	State of Florida
Total Population Change (2020-2022)	6,932	8,891	737,945
Net Natural Increase	696	104	-75,278
Births	5,709	7,597	425,357
Deaths	5,013	7,493	500,635
Net Migration	6,236	8,787	813,223
Percent due to Natural Increase	10.0%	1.2%	0.0%
Percent due to Net Migration	90.0%	98.8%	100.0%

Source: Source: University of Florida, Bureau of Economic and Business Research, Florida Estimates of Population, 2022



Demographics

Population:

Growth by Age Group

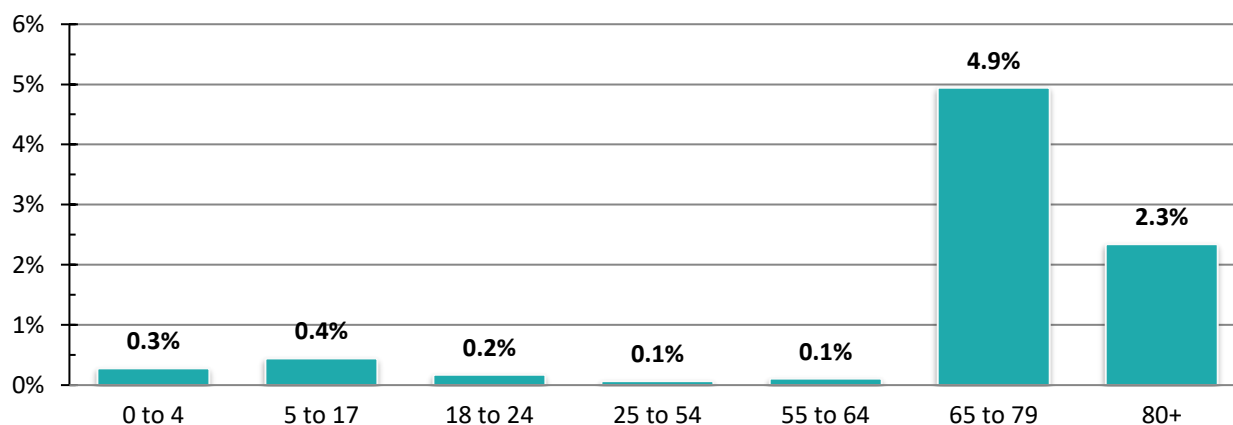
Trend: Although the 65-79 age group represents 11% of Leon County's total population, it is the fastest growing age group, growing at an annual rate of 4.9% per year during 2010-2021.

Age Group	2010 Population	2021 Population Estimate	Growth in Population 2010-2021	Percent Growth 2010-2021	Avg. Ann. Growth 2010-2021
0 to 4	15,350	15,824	474	3.0%	0.3%
5 to 17	38,623	40,550	1,927	4.9%	0.4%
18 to 24	61,897	63,072	1,175	1.9%	0.2%
25 to 54	103,907	104,650	743	0.7%	0.1%
55 to 64	29,730	30,082	352	1.2%	0.1%
65 to 79	18,962	32,661	13,699	54.4%	4.9%
80+	7,018	9,082	2,064	25.8%	2.3%
Total	275,487	295,921	20,434	7.2%	0.7%

Age Dependency Ratio* **40.9** **49.6**

*Ratio of population under age 18 and those age 65 and older, compared to population ages 18-64.

Age Group Average Annual Growth, 2010-2021



Source: University of Florida, Bureau of Economic & Business Research, "Florida Population Studies, Bulletin 193", October 2022



Demographics

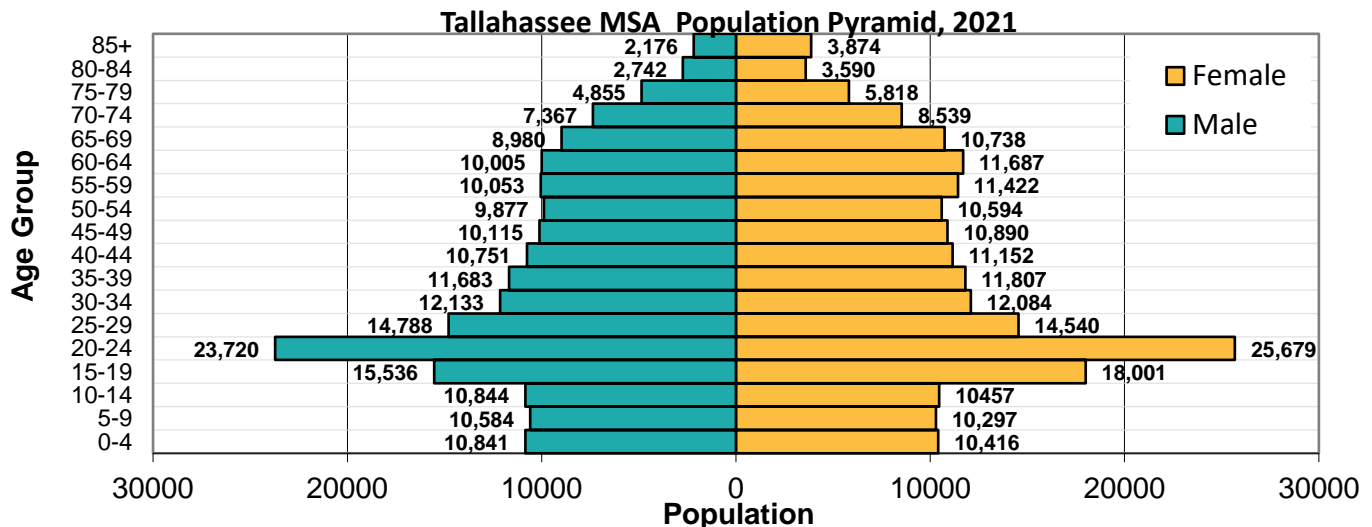
Population:

Tallahassee MSA by Age and Sex

Trend: Among the four counties of the Tallahassee MSA, the population of prime working age (25 to 64) accounts for 47% of the population; minors and college-age (24 and younger), 38%; and those 65 and older, 15%.

Age Group	Total Population	Percent of Population	Female	Percent of Population	Male	Percent of Population
0 to 4	21,257	5.5%	10,416	2.7%	10,841	2.8%
5 to 9	20,881	5.4%	10,297	2.6%	10,584	2.7%
10 to 14	21,301	5.5%	10,457	2.7%	10,844	2.8%
15 to 19	33,537	8.6%	18,001	4.6%	15,536	4.0%
20 to 24	49,399	12.7%	25,679	6.6%	23,720	6.1%
25 to 29	29,328	7.5%	14,540	3.7%	14,788	3.8%
30 to 34	24,217	6.2%	12,084	3.1%	12,133	3.1%
35 to 39	23,490	6.0%	11,807	3.0%	11,683	3.0%
40 to 44	21,903	5.6%	11,152	2.9%	10,751	2.8%
45 to 49	21,005	5.4%	10,890	2.8%	10,115	2.6%
50 to 54	20,471	5.3%	10,594	2.7%	9,877	2.5%
55 to 59	21,475	5.5%	11,422	2.9%	10,053	2.6%
60 to 64	21,692	5.6%	11,687	3.0%	10,005	2.6%
65 to 69	19,718	5.1%	10,738	2.8%	8,980	2.3%
70 to 74	15,906	4.1%	8,539	2.2%	7,367	1.9%
75 to 79	10,673	2.7%	5,818	1.5%	4,855	1.2%
80 to 84	6,332	1.6%	3,590	0.9%	2,742	0.7%
85+	6,050	1.6%	3,874	1.0%	2,176	0.6%
Total	388,635	100.0%	201,585	51.9%	187,050	48.1%

Source: University of Florida, Bureau of Economic & Business Research, "Florida Population Studies, Bulletin 193", October 2022





Demographics

Population: Metropolitan Area

Trend: The population of the Tallahassee MSA (Gadsden, Jefferson, Leon and Wakulla Counties) was estimated at 393,189 in 2022, up 2.3% from 2020. The Tallahassee MSA's annual rate of growth in the 2010s was about 0.5%, compared with 1.4% during the decade of the 2000s.

Metropolitan Area (County or Counties)	2022 Pop. Estimate	2020 Census Pop.	2010 Census Pop.	Percent Change 2010- 2020	Annual Growth Rate 2010- 2020	Percent Change 2020- 2022	Annual Growth Rate 2020- 2022
All Metropolitan Areas	21,584,681	20,854,370	18,119,272	15.1%	1.4%	3.5%	1.7%
Miami-Fort Lauderdale-West Palm Beach (Broward, Miami-Dade, Palm Beach)	6,244,843	6,138,333	5,564,657	10.3%	1.0%	1.7%	0.9%
Tampa-St. Petersburg-Clearwater (Hernando, Hillsborough, Pasco, Pinellas)	3,285,257	3,175,275	2,783,243	14.1%	1.3%	3.5%	1.7%
Orlando-Kissimmee-Sanford (Lake, Orange, Osceola, Seminole)	2,794,178	2,673,376	2,134,411	25.3%	2.3%	4.5%	2.2%
Jacksonville (Baker, Clay, Duval, Nassau, St. Johns)	1,679,695	1,605,848	1,345,596	19.3%	1.8%	4.6%	2.3%
North Port-Sarasota-Bradenton (Manatee, Sarasota)	874,146	833,716	702,281	18.7%	1.7%	4.8%	2.4%
Cape Coral-Fort Myers (Lee)	802,178	760,822	618,754	23.0%	2.1%	5.4%	2.7%
Lakeland-Winter Haven (Polk)	770,019	725,046	602,095	20.4%	1.9%	6.2%	3.1%
Deltona-Daytona Beach-Ormond Beach (Flagler, Volusia)	697,017	668,921	590,289	13.3%	1.3%	4.2%	2.1%
Palm Bay-Melbourne-Titusville (Brevard)	627,544	606,612	543,376	11.6%	1.1%	3.5%	1.7%
Pensacola-Ferry Pass-Brent (Escambia, Santa Rosa)	526,417	509,905	448,991	13.6%	1.3%	3.2%	1.6%
Port St. Lucie (Martin, St. Lucie)	512,173	487,657	424,107	15.0%	1.4%	5.0%	2.5%
Tallahassee (Gadsden, Jefferson, Leon, Wakulla)	393,189	384,298	367,413	4.6%	0.5%	2.3%	1.2%
Ocala (Marion)	391,983	375,908	331,303	13.5%	1.3%	4.3%	2.1%
Naples-Immokalee-Marco Island (Collier)	390,912	375,752	321,520	16.9%	1.6%	4.0%	2.0%
Gainesville (Alachua, Gilchrist, Levy)	351,001	339,247	305,076	11.2%	1.1%	3.5%	1.7%
Crestview-Fort Walton Beach-Destin (Okaloosa, Walton)	295,295	286,973	235,865	21.7%	2.0%	2.9%	1.4%



Demographics

Population:

Metropolitan Area

Trend: The population of the Tallahassee MSA (Gadsden, Jefferson, Leon and Wakulla Counties) was estimated at 393,189 in 2022, up 2.3% from 2020. The Tallahassee MSA's annual rate of growth in the 2010s was about 0.5%, compared with 1.4% during the decade of the 2000s.

Metropolitan Area (County or Counties)	2022 Pop. Estimate	2020 Census Pop.	2010 Census Pop.	Percent Change 2010- 2020	Annual Growth Rate 2010- 2020	Percent Change 2020- 2022	Annual Growth Rate 2020- 2022
Punta Gorda (Charlotte)	196,742	186,847	159,978	16.8%	1.6%	5.3%	2.6%
Panama City (Bay)	184,002	175,216	168,852	3.8%	0.4%	5.0%	2.5%
Sebastian-Vero Beach (Indian River)	165,559	159,788	138,028	15.8%	1.5%	3.6%	1.8%
Homosassa Springs (Citrus)	158,009	153,843	141,236	8.9%	0.9%	2.7%	1.3%
The Villages (Sumter)	141,420	129,752	93,420	38.9%	3.3%	9.0%	4.4%
Sebring (Highlands)	103,102	101,235	98,786	2.5%	0.2%	1.8%	0.9%

Sources: Executive Office of the President, U.S. Office of Management and Budget MSA definitions (OMB Bulletin No. 13.01); U.S. Department of Commerce, Bureau of the Census; University of Florida, Bureau of Economic and Business Research, Florida Estimates of Population, 2022



Demographics

Population:

Household Characteristics

Trend: The average household size decreased slightly in Leon County, from 2.35 persons per household in 2010 to 2.29 persons per household in 2020. In Leon County, the percentage of family households is higher in the unincorporated areas while the percentage of non-family households and one-person households is highest in the City of Tallahassee.

Number of Households and Average Household Size

	Leon County		Florida	
	Households	Average Household Size	Households	Average Household Size
2000 Census	96,521	2.34	6,338,075	2.46
2010 Census	110,945	2.35	7,420,802	2.48
2020 Census	121,085	2.29	8,529,067	2.47
2022 Estimate	124,446	2.28	8,838,661	2.47

Households by Type

	Families	Living Alone	Other Non-Families
Florida	65%	28%	7%
Tallahassee MSA	57%	31%	12%
Leon County	53%	33%	14%
City of Tallahassee	45%	37%	18%
Unincorporated Area	71%	23%	6%
Bradfordville CDP	83%	15%	2%
Woodville CDP	76%	19%	5%

Sources: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 194", December 2022; U.S. Department of Commerce, Bureau of the Census, 2021 5-Year American Community Survey, Table S2501

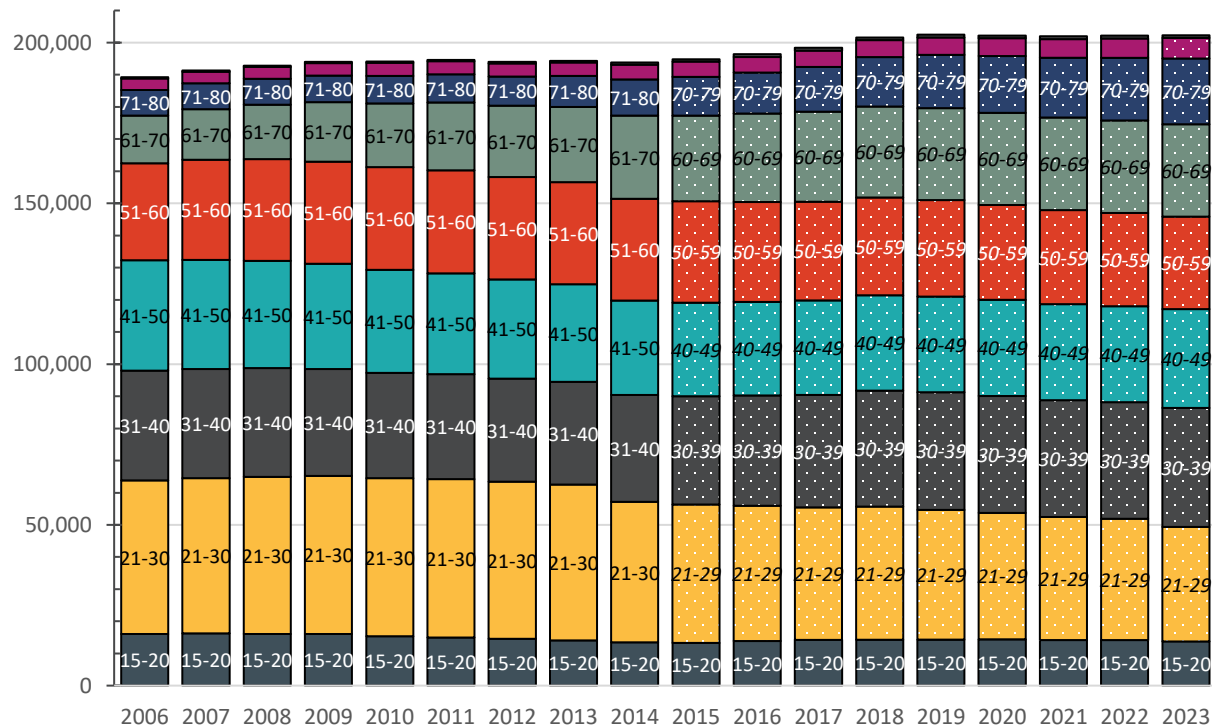
Trend: Between 2013 and 2023, the proportion of drivers licensed in Leon County age 60 or older increased from 19% to 28%, while the proportion age 30 or younger decreased from 32% to 24%. The proportion of female drivers has increased every year since 2006, and was 53.2% in 2023.

Year	15-20	21-30	31-40	41-50	51-60	61-70	71-80	81-90	91+	Female	Male
2006	16,065	47,730	34,189	34,328	30,194	14,829	7,978	3,590	318	97,179	92,042
2007	16,209	48,348	33,959	33,878	31,180	15,712	8,102	3,591	338	98,596	92,721
2008	16,038	48,921	33,844	33,329	31,591	16,949	8,128	3,678	330	99,647	93,161
2009	16,045	49,149	33,319	32,692	31,760	18,483	8,295	3,864	376	100,481	93,502
2010	15,395	49,096	32,836	31,990	31,947	19,831	8,534	4,059	422	100,834	93,276
2011	14,915	49,355	32,648	31,341	32,030	21,061	8,761	4,115	439	101,322	93,343
2012	14,546	48,846	32,099	30,828	31,884	22,172	9,107	4,063	455	101,209	92,791
2013	14,079	48,497	31,884	30,352	31,796	23,399	9,619	4,189	527	101,603	92,739
2014	13,438	43,732	33,229	29,387	31,670	25,807	11,244	4,599	709	101,377	92,438
2015	13,287	<i>43,048</i>	<i>33,675</i>	<i>29,099</i>	<i>31,565</i>	<i>26,623</i>	<i>12,052</i>	<i>4,737</i>	<i>784</i>	102,113	92,757
2016	13,869	<i>42,075</i>	<i>34,314</i>	<i>29,096</i>	<i>31,071</i>	<i>27,521</i>	<i>12,750</i>	<i>4,833</i>	<i>854</i>	102,962	93,421
2017	14,226	<i>41,212</i>	<i>34,980</i>	<i>29,398</i>	<i>30,697</i>	<i>28,007</i>	<i>13,926</i>	<i>5,062</i>	<i>860</i>	104,100	94,268
2018	14,271	<i>41,419</i>	<i>36,065</i>	<i>29,664</i>	<i>30,417</i>	<i>28,293</i>	<i>15,377</i>	<i>5,268</i>	<i>867</i>	105,830	95,811
2019	14,311	<i>40,353</i>	<i>36,596</i>	<i>29,752</i>	<i>30,015</i>	<i>28,593</i>	<i>16,580</i>	<i>5,403</i>	<i>883</i>	106,411	96,075
2020	14,408	<i>39,317</i>	<i>36,356</i>	<i>29,924</i>	<i>29,491</i>	<i>28,664</i>	<i>17,671</i>	<i>5,539</i>	<i>840</i>	106,441	95,769
2021	14,172	<i>38,279</i>	<i>36,334</i>	<i>29,869</i>	<i>29,260</i>	<i>28,800</i>	<i>18,588</i>	<i>5,782</i>	<i>877</i>	106,686	95,275
2022	14,169	<i>37,728</i>	<i>36,266</i>	<i>29,847</i>	<i>29,009</i>	<i>28,769</i>	<i>19,486</i>	<i>6,009</i>	<i>933</i>	107,291	94,925
2023	13,736	<i>35,631</i>	<i>37,010</i>	<i>30,739</i>	<i>28,765</i>	<i>28,732</i>	<i>20,452</i>	<i>6,385</i>	<i>841</i>	107,534	94,757

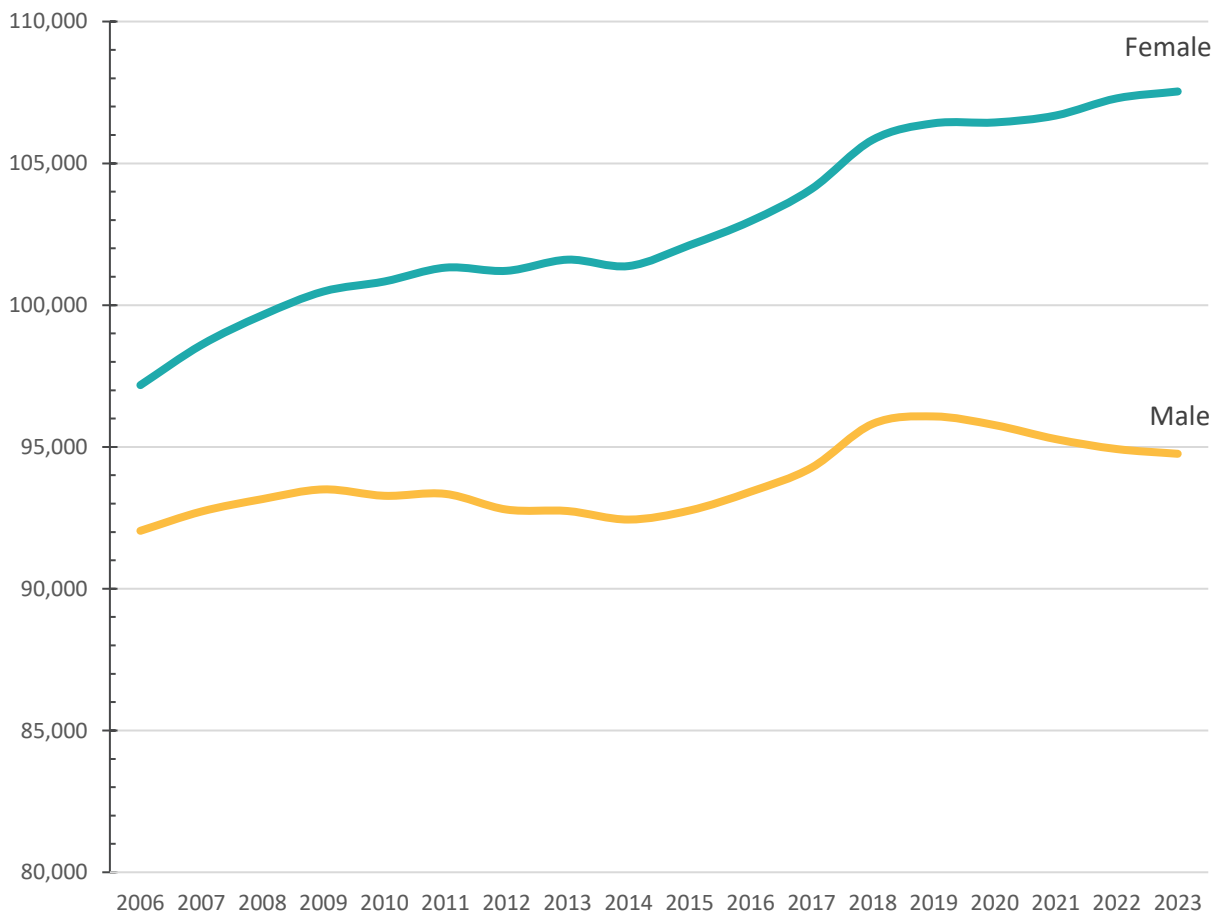
Source: Florida Department of Highway Safety and Motor Vehicles.

Note: Italics above indicates changes to age groups made in 2015. Ages 21-30 group became Ages 21-29, Ages 31-40 group became Ages 30-39, etc.

Motor Vehicle Licenses in Leon County by Age Group



Motor Vehicle Licenses in Leon County by Sex





Demographics

Population:

Origins of FSU and FAMU Students (Fall 2022)

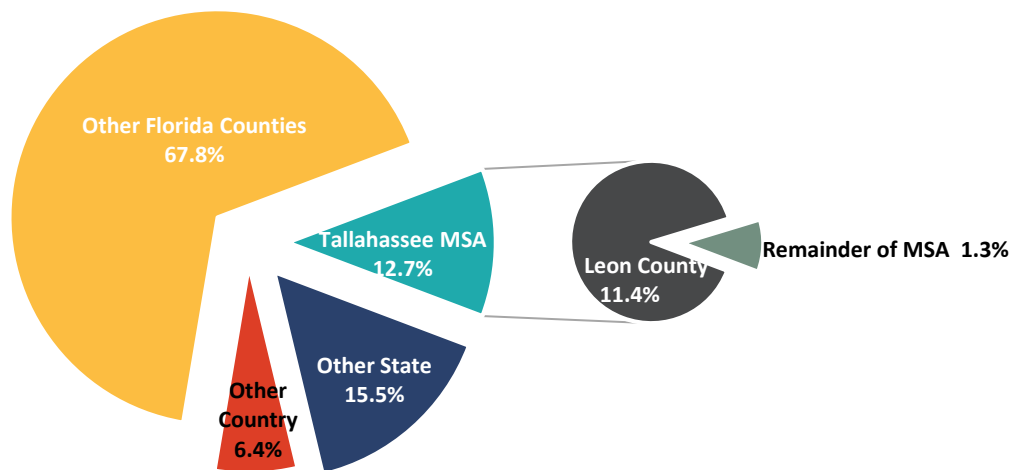
Trend: About 78-79% of FSU and FAMU students are Florida residents, with the Tallahassee metro area accounting for about 12%. Broward, Miami-Dade, Hillsborough, Palm Beach, and Orange counties together account for 33% of students. About 15% of students are from another state, and nearly 6% from another country.

Place of Origin	Students	Percent of Total
Florida	42,354	78.0%
Tallahassee MSA	6,226	11.5%
Leon County	5,581	10.3%
Remainder of Tallahassee MSA	645	1.2%
Outside Tallahassee MSA	36,128	66.6%
Broward	4,287	7.9%
Miami-Dade	4,116	7.6%
Hillsborough	3,190	5.9%
Palm Beach	3,178	5.9%
Orange	2,768	5.1%
Remainder of Florida Counties	18,589	34.2%
Other State	8,431	15.5%
Georgia	1,763	3.2%
New York	516	1.0%
Texas	475	0.9%
New Jersey	457	0.8%
Illinois	455	0.8%
Remainder of Other States	4,765	8.8%
Other Country	3,485	6.4%
China	416	0.8%
Panama	404	0.7%
India	374	0.7%
South Korea	151	0.3%
Brazil	127	0.2%
Remainder of Other Countries	2,013	3.7%

Note: Does not include <1% missing data. Category percentages may not sum due to rounding.

Source: State University System of Florida, Board of Governors, Student Instruction File, Fall 2022

Origins of FSU and FAMU Students, Fall 2022

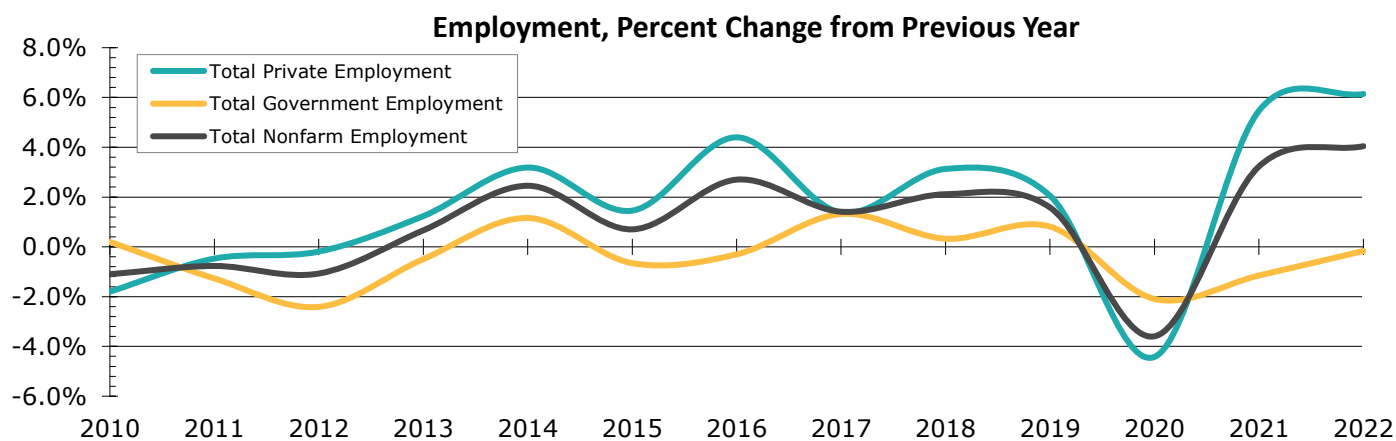
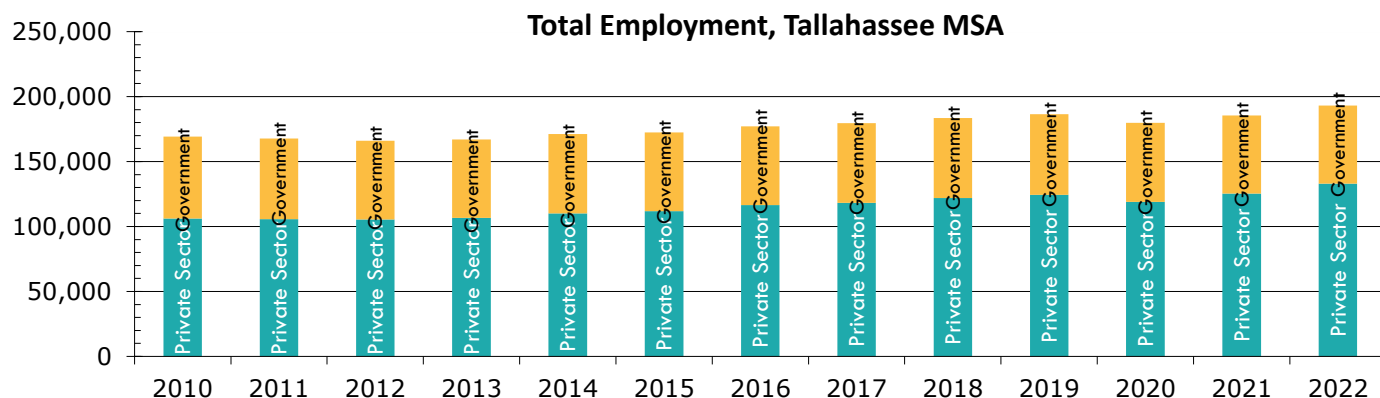


Tallahassee-Leon County
Office of Economic Vitality

Trend: Total non-farm employment for the Tallahassee MSA (not seasonally adjusted) in 2022 was 193,000, up 4.4% from 2021 (net increase of around 8,200 jobs). Total private employment was up 6.7% (gain of 8,400 jobs) in 2022 while government employment was down -0.3% over the year (loss of 200 jobs).

Year	Total Private Employment		Total Government Employment		Total Nonfarm Employment	
	Employment	Change from Previous Year	Employment	Change from Previous Year	Employment	Change from Previous Year
2010	106,100	-1.8%	63,000	0.2%	169,100	-1.1%
2011	105,600	-0.5%	62,200	-1.3%	167,800	-0.8%
2012	105,400	-0.2%	60,700	-2.4%	166,000	-1.1%
2013	106,700	1.2%	60,400	-0.5%	167,100	0.7%
2014	110,100	3.2%	61,100	1.2%	171,200	2.5%
2015	111,700	1.5%	60,700	-0.7%	172,400	0.7%
2016	116,600	4.4%	60,600	-0.3%	177,200	2.7%
2017	118,200	1.4%	61,400	1.3%	179,700	1.4%
2018	121,900	3.1%	61,600	0.3%	183,500	2.1%
2019	124,400	2.1%	62,100	0.8%	186,400	1.6%
2020	118,900	-4.4%	60,800	-2.1%	179,700	-3.6%
2021	125,400	5.5%	60,100	-1.2%	185,500	3.2%
2022	133,100	6.1%	60,000	-0.2%	193,000	4.0%

Source: Florida Dept. of Economic Opportunity, Labor Market Information, Current Employment Statistics Program





Workforce and Income

Unemployment Rate

Annual Average

Trend: The average unemployment rate for the Tallahassee metro area generally fell from 2011 to 2019. In 2022, the average unemployment rate for the Tallahassee metro area was 3.0%, down from 4.3% in 2021 and from 6.2% in 2020. For the State of Florida, the average unemployment rate in 2022 was 2.9%, down from 4.6% in 2021 and 8.1% in 2020.

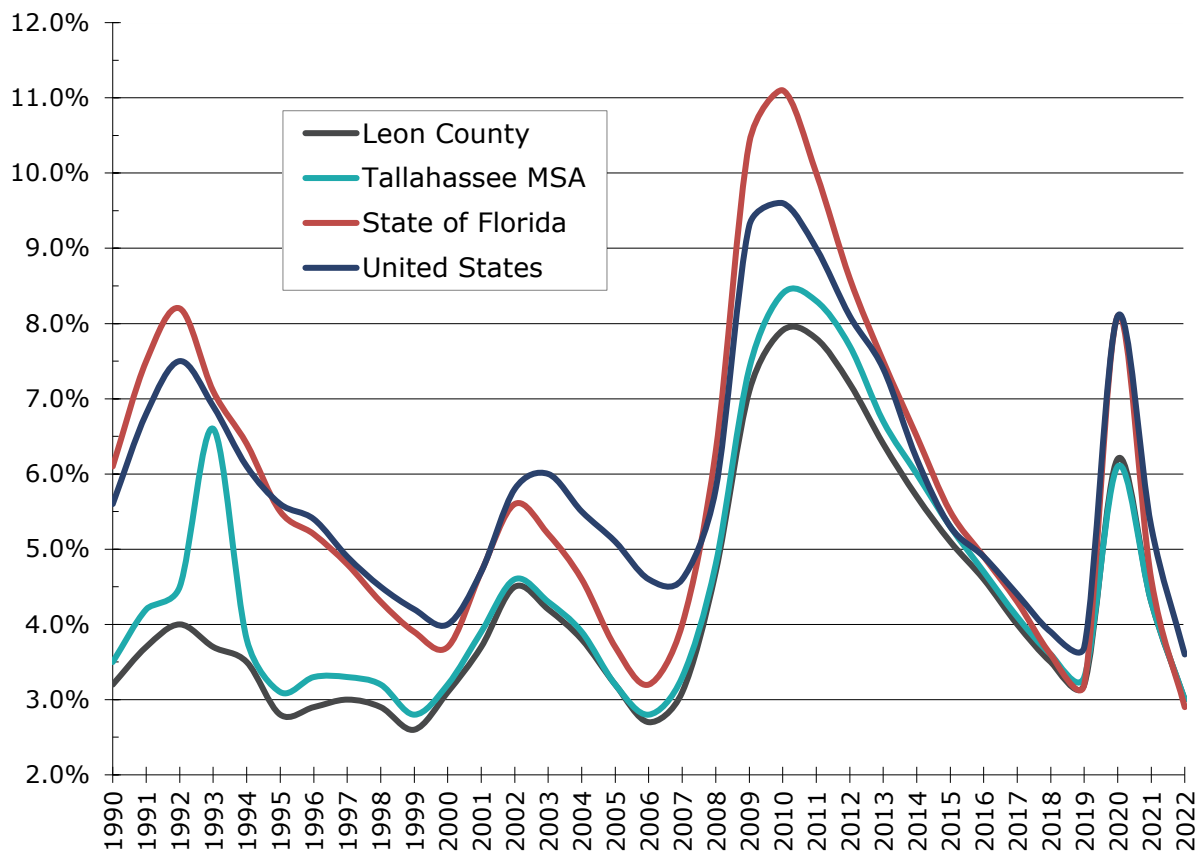
Year	Leon County	Tallahassee MSA	State of Florida	United States
1990	3.2%	3.5%	6.1%	5.6%
1991	3.7%	4.2%	7.5%	6.8%
1992	4.0%	4.5%	8.2%	7.5%
1993	3.7%	6.6%	7.1%	6.9%
1994	3.5%	3.8%	6.4%	6.1%
1995	2.8%	3.1%	5.5%	5.6%
1996	2.9%	3.3%	5.2%	5.4%
1997	3.0%	3.3%	4.8%	4.9%
1998	2.9%	3.2%	4.3%	4.5%
1999	2.6%	2.8%	3.9%	4.2%
2000	3.1%	3.2%	3.7%	4.0%
2001	3.7%	3.9%	4.7%	4.7%
2002	4.5%	4.6%	5.6%	5.8%
2003	4.2%	4.3%	5.2%	6.0%
2004	3.8%	3.9%	4.6%	5.5%
2005	3.2%	3.2%	3.7%	5.1%
2006	2.7%	2.8%	3.2%	4.6%
2007	3.1%	3.3%	4.0%	4.6%
2008	4.7%	4.8%	6.3%	5.8%
2009	7.1%	7.4%	10.4%	9.3%
2010	7.9%	8.4%	11.1%	9.6%
2011	7.8%	8.3%	10.0%	9.0%
2012	7.2%	7.7%	8.6%	8.1%
2013	6.4%	6.7%	7.5%	7.4%
2014	5.7%	6.0%	6.5%	6.2%
2015	5.1%	5.3%	5.5%	5.3%
2016	4.6%	4.7%	4.9%	4.9%
2017	4.0%	4.1%	4.3%	4.4%
2018	3.5%	3.6%	3.6%	3.9%
2019	3.2%	3.3%	3.2%	3.7%
2020	6.2%	6.1%	8.1%	8.1%
2021	4.3%	4.3%	4.6%	5.3%
2022	3.0%	3.0%	2.9%	3.6%

Note: Local Area Unemployment Statistics are a count of people employed by place of residence (not place of employment).



Workforce and Income
Unemployment Rate
Annual Average

Average Annual Unemployment Rate



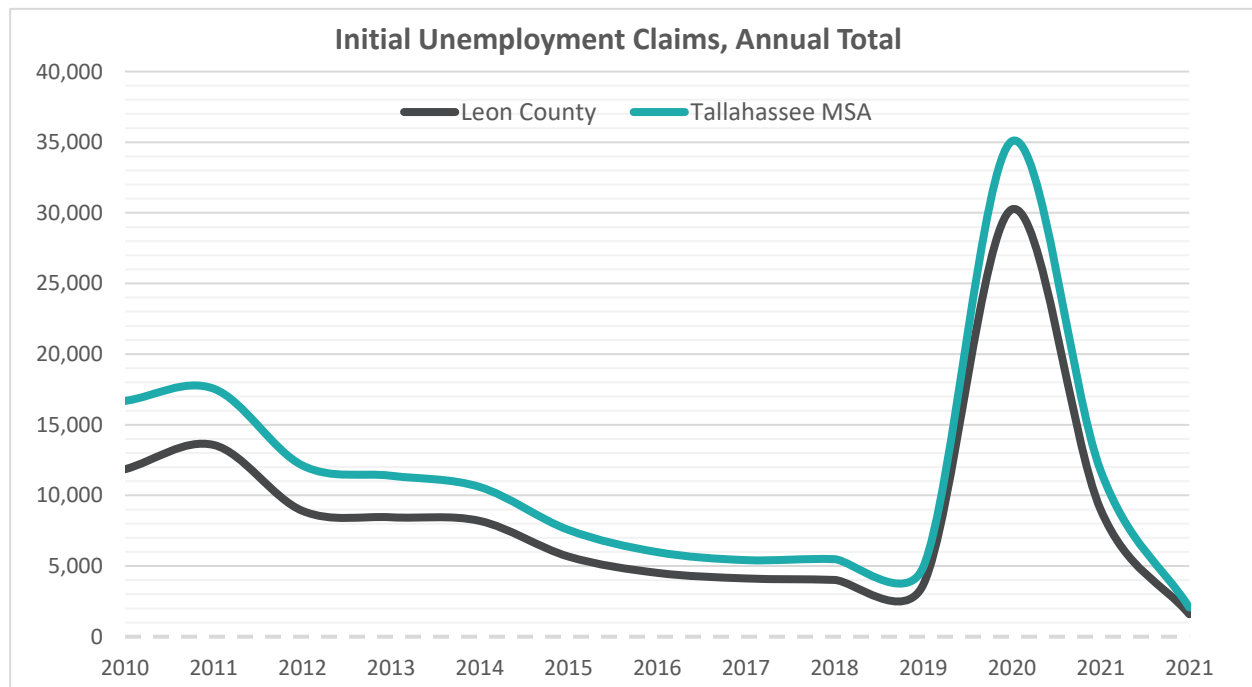
Source: Florida Dept. of Economic Opportunity, Labor Market Information, Local Area Unemployment Statistics

Trend: Initial claims for unemployment compensation in the Tallahassee MSA declined from 2011 to 2019 but reached an all-time high of 35,073 in 2020, with 65% occurring between April and July. In 2021, initial claims subsided to 11,763 (59% occurring in January). In 2022 there were 2,068 claims, down 82% from 2021.

Year	Leon County		Tallahassee MSA		State of Florida	
	Initial Unemployment Claims	Percent Change from Prior Year	Initial Unemployment Claims	Percent Change from Prior Year	Initial Unemployment Claims	Percent Change from Prior Year
2010	11,853	—	16,688	—	1,144,823	—
2011	13,570	14%	17,555	5%	909,713	-21%
2012	8,908	-34%	12,121	-31%	764,167	-16%
2013	8,452	-5%	11,392	-6%	697,457	-9%
2014	8,196	-3%	10,597	-7%	595,498	-15%
2015	5,673	-31%	7,559	-29%	424,955	-29%
2016	4,520	-20%	5,988	-21%	360,497	-15%
2017	4,123	-9%	5,419	-10%	401,324	11%
2018	4,017	-3%	5,486	1%	320,652	-20%
2019	3,680	-8%	4,923	-10%	286,735	-11%
2020	30,248	722%	35,073	612%	2,772,380	867%
2021	9,000	-70%	11,763	-66%	552,170	-80%
2021	1,590	-82%	2,068	-82%	121,104	-78%

Note: Local Area Unemployment Statistics are a count of people employed by place of residence (not place of employment).

Source: Florida Dept. of Economic Opportunity, Labor Market Information, Local Area Unemployment Statistics





Workforce and Income

Average Annual Employment/Wages

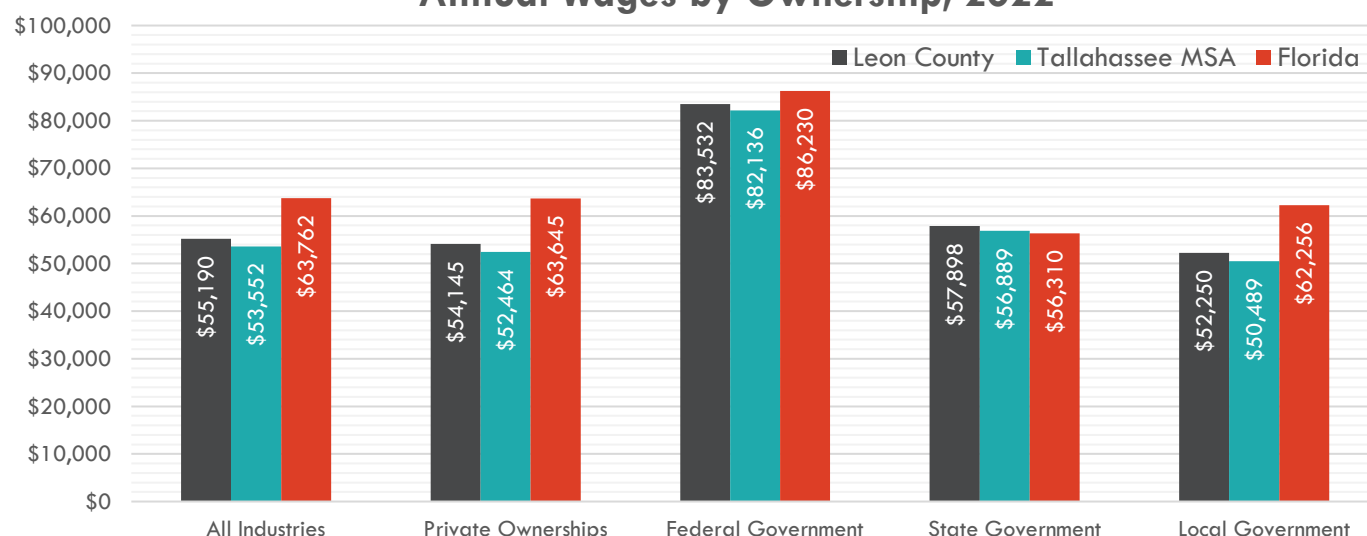
Annual Average Employment and Wages by Ownership

Trend: The average annual wage in Leon County in 2022 was \$55,190, 15% below the state average wage of \$63,762. The annual average state government wage was 3% higher in Leon County compared to the state average while the private sector wage in Leon County was 18% lower than the state's average.

Ownership Type	Annual Establishments	Annual Average Employment	Annual Average Weekly Wage	Annual Wages Per Employee
Leon County				
All Industries	10,128	155,882	\$1,061	\$55,190
Private Ownerships	9,888	108,898	\$1,041	\$54,145
Federal Government	42	1,938	\$1,606	\$83,532
State Government	176	33,886	\$1,113	\$57,898
Local Government	22	11,161	\$1,005	\$52,250
Tallahassee MSA				
All Industries	12,056	183,593	\$1,030	\$53,552
Private Ownerships	11,716	130,510	\$1,009	\$52,464
Federal Government	68	2,141	\$1,580	\$82,136
State Government	220	37,021	\$1,094	\$56,889
Local Government	52	13,922	\$971	\$50,489
Florida				
All Industries	856,347	9,356,094	\$1,226	\$63,762
Private Ownerships	850,441	8,308,166	\$1,224	\$63,645
Federal Government	2,017	149,755	\$1,658	\$86,230
State Government	2,237	207,400	\$1,030	\$56,310
Local Government	1,652	690,773	\$1,202	\$62,256

Source: U.S. Department of Labor, Bureau of Labor Statistics, Quarterly Census of Employment & Wages

Annual Wages by Ownership, 2022





Workforce and Income

Average Annual Employment/Wages

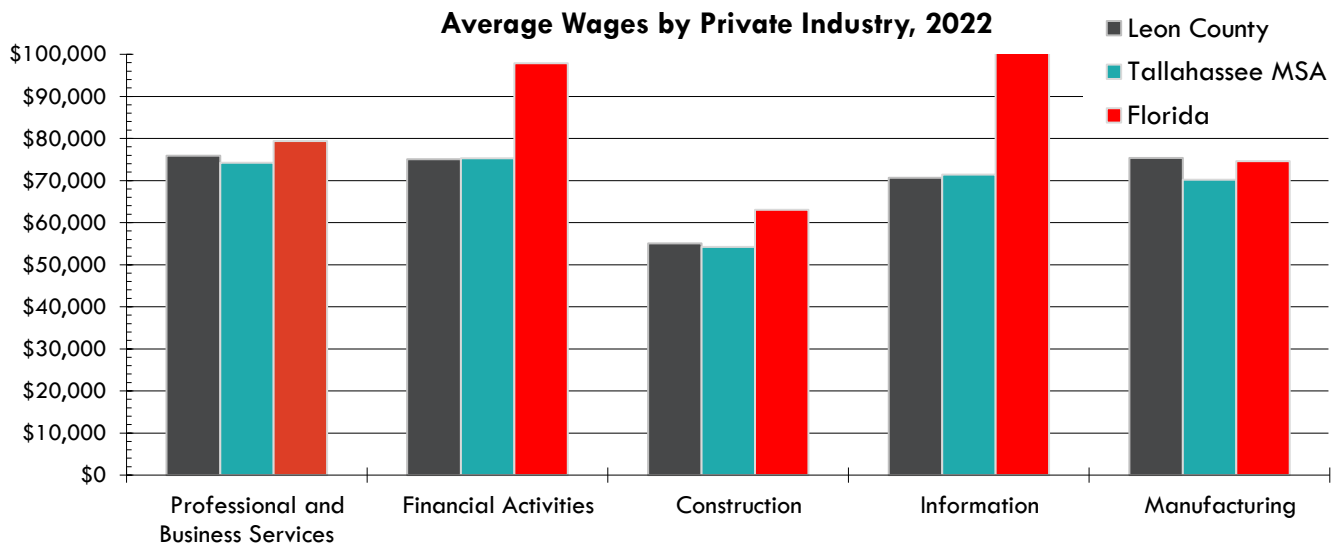
Average Annual Employment & Wages, Select Private Industries

Trend: The average private sector annual wage in Leon County in 2022 was \$54,145, 18% below the state average private wage of \$63,762. By industry type, Leon County's private average annual wage ranged from 35% lower than the state average for the Information industry sector to 1% higher than the state average for the Manufacturing industry.

Industry Type	Average Annual Reporting Units	Average Annual Employment	Average Annual Wage
Leon County			
Professional and Business Services	2,879	22,093	\$75,917
Financial Activities	985	7,096	\$75,071
Construction	866	6,542	\$55,066
Information	225	3,275	\$70,618
Manufacturing	151	2,076	\$75,398
Tallahassee MSA			
Professional and Business Services	3,149	23,925	\$74,199
Financial Activities	1,094	7,628	\$75,314
Construction	1,195	8,402	\$54,194
Information	248	3,396	\$71,377
Manufacturing	203	3,966	\$70,220
Florida			
Professional and Business Services	216,705	1,583,086	\$79,384
Financial Activities	93,258	653,779	\$97,848
Construction	81,231	600,762	\$63,012
Information	17,752	155,628	\$108,966
Manufacturing	24,179	408,290	\$74,590

*Undisclosed

Source: U.S. Department of Labor, Bureau of Labor Statistics, Quarterly Census of Employment & Wages



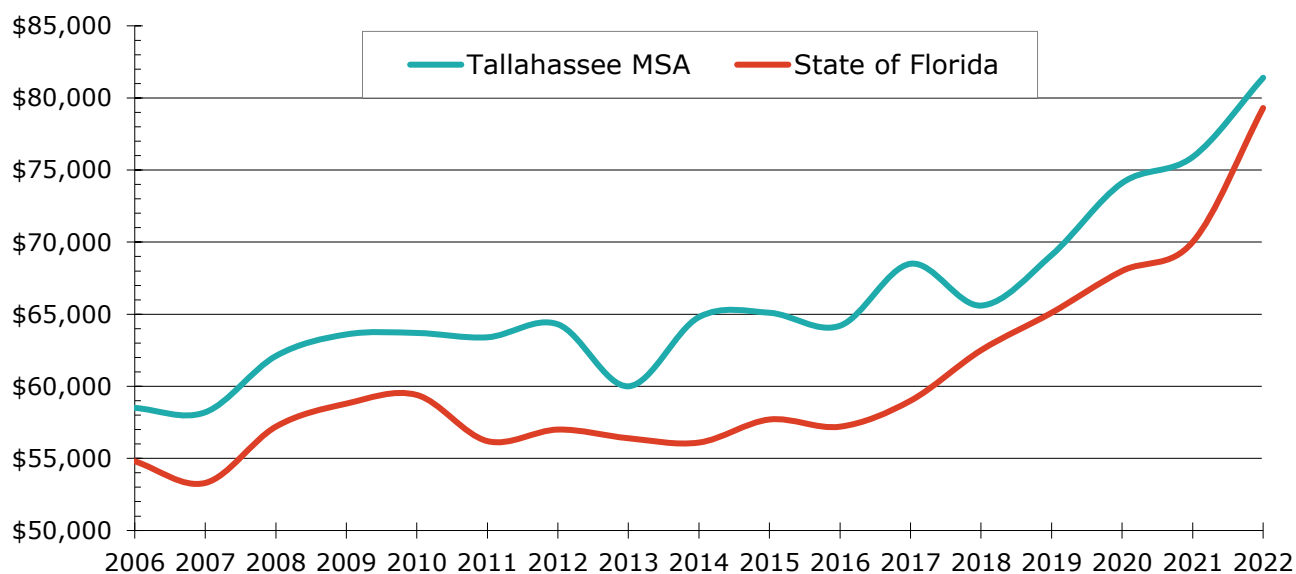
Trend: Median family income for the Tallahassee metro area was \$81,400 in 2022, according to the Federal Financial Institutions Examination Council. The median family income in 2021 in Leon County was \$82,152 according to the Census Bureau's 2017-2021 5-Year American Community Survey.

Year	Tallahassee MSA	State of Florida	Median Income of Tallahassee MSA Relative to State of Florida
2006	\$58,500	\$54,800	6.5% higher
2007	\$58,200	\$53,300	8.8% higher
2008	\$62,100	\$57,200	8.2% higher
2009	\$63,600	\$58,800	7.8% higher
2010	\$63,700	\$59,400	7.0% higher
2011	\$63,400	\$56,200	12.1% higher
2012	\$64,300	\$57,000	12.1% higher
2013	\$60,000	\$56,400	6.2% higher
2014	\$64,800	\$56,100	14.4% higher
2015	\$65,100	\$57,700	12.1% higher
2016	\$64,200	\$57,200	11.5% higher
2017	\$68,500	\$59,000	14.9% higher
2018	\$65,600	\$62,500	4.8% higher
2019	\$69,100	\$65,100	6.0% higher
2020	\$74,100	\$68,000	8.6% higher
2021	\$75,900	\$70,000	8.1% higher
2022	\$81,400	\$79,300	2.6% higher

Note: The Core-Based Statistical Area (CBSA) definition for median family income estimates for Tallahassee MSA includes Leon, Gadsden, Jefferson, and Wakulla counties.

Source: U.S. Department of Housing and Urban Development (HUD), 2006-2011; Federal Financial Institutions Examination Council (FFIEC), 2012 and forward.

Median Family Income





Workforce and Income

Median Family Income

Trend: Median family income for the Tallahassee metro area was \$81,400 in 2022, according to the Federal Financial Institutions Examination Council. The median family income in 2021 in Leon County was \$82,152 according to the Census Bureau's 2017-2021 5-Year American Community Survey.

Median Family Income 2021, by jurisdiction

	Median Family Income	Estimated Number of Families
Florida	\$74,237	5,274,491
Tallahassee MSA*	\$77,850	84,478
Leon County	\$82,152	62,356
City of Tallahassee	\$73,522	36,024
Bradfordville CDP	\$125,238	5,625
Woodville CDP	\$52,175	1,049

*Note: Tallahassee MSA includes Leon, Gadsden, Jefferson and Wakulla Counties.

Source: U.S. Census Bureau, 2017-2021 5-Year American Community Survey, Table S1901



Workforce and Income

Population:

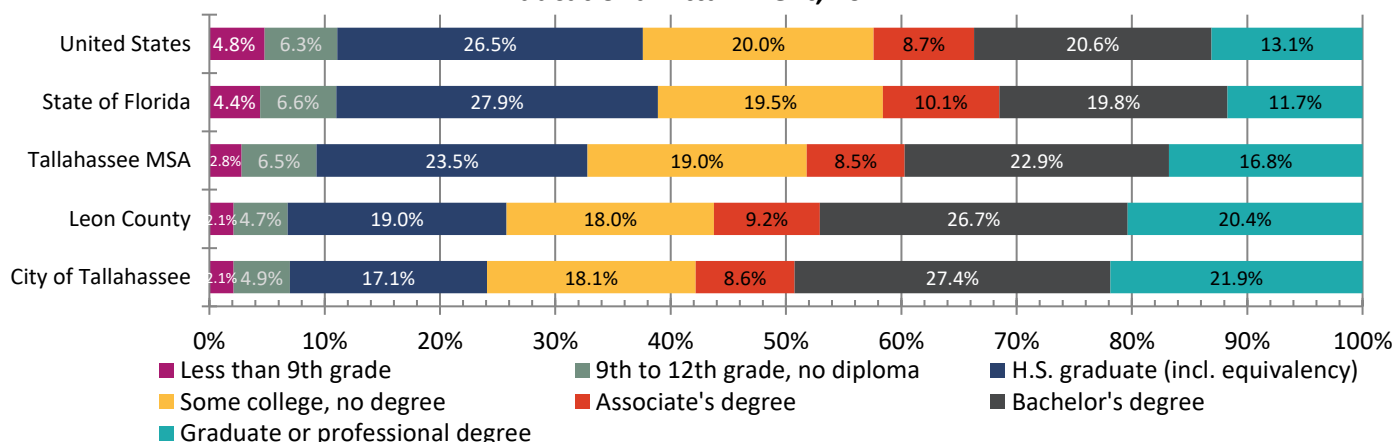
Educational Attainment

Trend: The level of educational attainment has steadily increased in Leon County. As of 2021, 47.1% of Leon County residents 25 years and over had obtained a Bachelor's degree or higher, up from 41.7% in 2000. In comparison, 31.5% of State of Florida residents and 33.7% of US residents 25 years and over had obtained a Bachelor's degree or higher. Some 49.3% of Tallahassee city residents had a bachelor's degree or higher.

Educational Attainment Level as of 2020*	City of Tallahassee	Leon County	Tallahassee MSA	State of Florida	United States
Less than 9th grade	2.1%	2.1%	2.8%	4.4%	4.8%
9th to 12th grade, no diploma	4.9%	4.7%	6.5%	6.6%	6.3%
H.S. graduate (incl. equivalency)	17.1%	19.0%	23.5%	27.9%	26.5%
Some college, no degree	18.1%	18.0%	19.0%	19.5%	20.0%
Associate's degree	8.6%	9.2%	8.5%	10.1%	8.7%
Bachelor's degree	27.4%	26.7%	22.9%	19.8%	20.6%
Graduate or professional degree	21.9%	20.4%	16.8%	11.7%	13.1%

* Population 25 years and older.

Educational Attainment, 2021



Source: U.S. Department of Commerce, Bureau of the Census, American Community Survey, 2017-2021, Table S1501

Educational Attainment in Leon County, Population 25 years and over

	2000	Percent 2000	2021	Percent 2021
Less than 9th grade	4,218	3.1%	3,618	2.1%
9th to 12th grade, no diploma	10,749	7.8%	8,246	4.7%
H.S. graduate (incl. equivalency)	25,963	18.9%	33,154	19.0%
Some college, no degree	27,956	20.3%	31,361	18.0%
Associate's degree	11,255	8.2%	15,977	9.2%
Bachelor's degree	33,040	24.0%	46,511	26.7%
Graduate or professional degree	24,356	17.7%	35,567	20.4%
Total	137,537		174,434	

Source: U.S. Department of Commerce, Bureau of the Census, 2000, American Community Survey, 2017-2021

Workforce and Income

Employment by Industry:

Tallahassee MSA Non-Agricultural Employment by Industry, 2017-2022

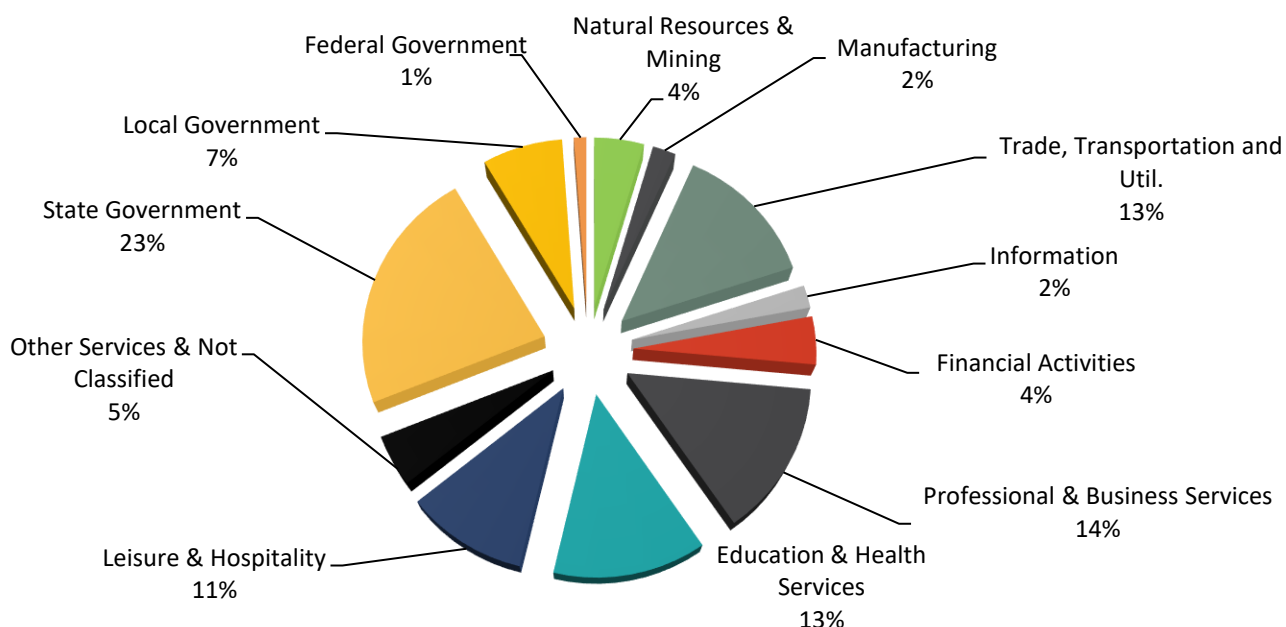
Trend: Non-agricultural jobs increased by 7,500 in 2022 compared to 2021, with the largest gains in Professional & Business Services (1,800), Leisure & Hospitality (1,600 jobs), and Transportation, Trade & Utilities (1,000). Job losses in 2022 included State Government (loss of 500 jobs).

Industry Type	2017	2018	2019	2020	2021	2022	Avg. Ann. Rate Change 2017-2022
Mining, Logging & Construction	7,400	8,000	8,800	8,400	8,300	8,800	3.5%
Manufacturing	3,200	3,200	3,400	3,400	3,800	4,100	5.0%
Trade, Transportation and Util.	24,300	24,500	24,600	23,600	24,700	25,700	1.1%
Information	3,400	3,100	3,100	3,200	3,600	4,000	3.3%
Financial Activities	7,800	7,900	7,800	7,600	8,000	8,500	1.7%
Professional & Business Services	20,300	21,600	22,300	23,000	25,300	27,100	5.8%
Education & Health Services	23,200	23,800	24,600	24,300	24,600	25,500	1.9%
Leisure & Hospitality	20,000	20,400	20,900	16,800	18,800	20,400	0.4%
Other Services & Not Classified	8,900	9,400	9,000	8,700	8,500	9,100	0.4%
State Government	44,500	44,800	45,200	44,400	44,100	43,600	-0.4%
Local Government	14,900	14,700	14,800	14,200	13,900	14,200	-1.0%
Federal Government	2,100	2,000	2,100	2,200	2,100	2,200	0.9%
Total	180,000	183,400	186,600	179,800	185,700	193,200	1.4%

Source: U.S. Department of Labor, Bureau of Labor Statistics, Current Employment Statistics Program.

Prepared by: Florida Department of Economic Opportunity, Bureau of Labor Market Statistics

Non-Agricultural Employment by Industry, Tallahassee MSA (2022)



Employment

State Government Employees in Tallahassee MSA

Trend: Since 1990, State government employment in the Tallahassee metro area has only fluctuated between 38,000 and 46,000. Employment growth has come mostly from the private sector, so the proportion of State jobs to total employment for the Tallahassee metro area has steadily declined over the past 30 years. The proportion of State government employment to total employment for the Tallahassee MSA declined from 29.7% in the 1990s, to 26.9% in the 2000s, and to 25.3% in the 2010s.

Year	State Government Employees		All Other Employees		State Government Employees as Percent of Total	
	Annual Average	Change from Previous Year	Annual Average	Change from Previous Year	Annual Average	Change from Previous Year (pts.)
1990	39,300		88,500		30.8%	
1991	39,900	1.5%	88,700	0.2%	31.0%	0.3
1992	40,100	0.5%	90,900	2.5%	30.6%	-0.4
1993	41,200	2.7%	94,600	4.1%	30.3%	-0.3
1994	42,500	3.2%	99,000	4.7%	30.0%	-0.3
1995	43,300	1.9%	104,000	5.1%	29.4%	-0.6
1996	43,300	0.0%	105,100	1.1%	29.2%	-0.2
1997	43,700	0.9%	108,000	2.8%	28.8%	-0.4
1998	44,600	2.1%	111,600	3.3%	28.6%	-0.3
1999	45,500	2.0%	114,800	2.9%	28.4%	-0.2
2000	45,600	0.2%	118,800	3.5%	27.7%	-0.6
2001	45,600	0.0%	118,200	-0.5%	27.8%	0.1
2002	45,400	-0.4%	117,000	-1.0%	28.0%	0.1
2003	45,600	0.4%	118,100	0.9%	27.9%	-0.1
2004	45,300	-0.7%	121,000	2.5%	27.2%	-0.6
2005	44,800	-1.1%	126,300	4.4%	26.2%	-1.1
2006	45,200	0.9%	130,100	3.0%	25.8%	-0.4
2007	45,900	1.5%	131,500	1.1%	25.9%	0.1
2008	45,400	-1.1%	130,500	-0.8%	25.8%	-0.1
2009	45,400	0.0%	125,600	-3.8%	26.5%	0.7
2010	45,400	0.0%	123,600	-1.6%	26.9%	0.3
2011	44,300	-2.4%	123,500	-0.1%	26.4%	-0.5
2012	42,800	-3.4%	123,300	-0.2%	25.8%	-0.6
2013	42,800	0.0%	124,500	1.0%	25.6%	-0.2
2014	43,900	2.6%	127,400	2.3%	25.6%	0.0
2015	43,500	-0.9%	129,000	1.3%	25.2%	-0.4
2016	43,500	0.0%	133,800	3.7%	24.5%	-0.7
2017	44,500	2.3%	135,400	1.2%	24.7%	0.2
2018	44,800	0.7%	138,900	2.6%	24.4%	-0.3
2019	45,200	0.9%	141,500	1.9%	24.2%	-0.2
2020	44,400	-1.8%	135,200	-4.5%	24.7%	0.5
2021	44,100	-0.7%	140,900	4.2%	23.8%	-0.9
2022	44,000	-0.2%	147,500	4.7%	23.0%	-0.9

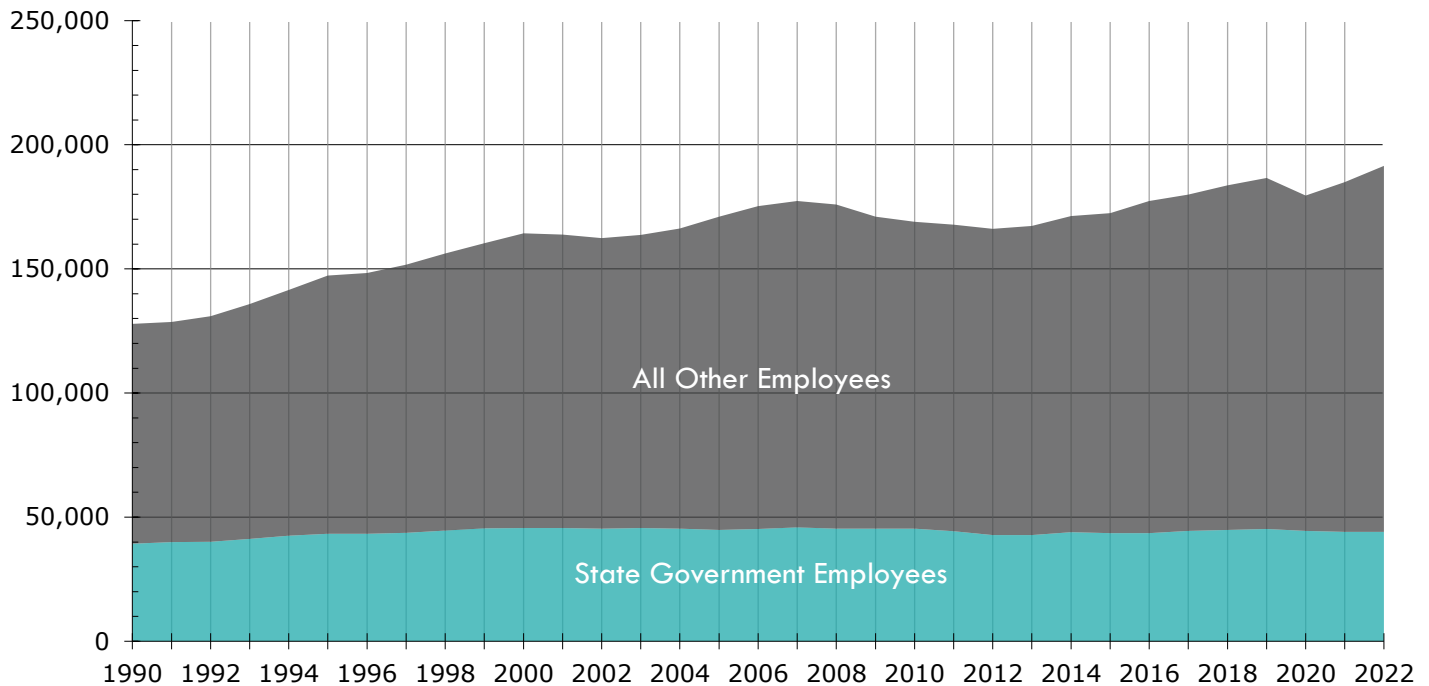
Source: US Bureau of Labor Statistics, Federal Bank of St Louis

Employment

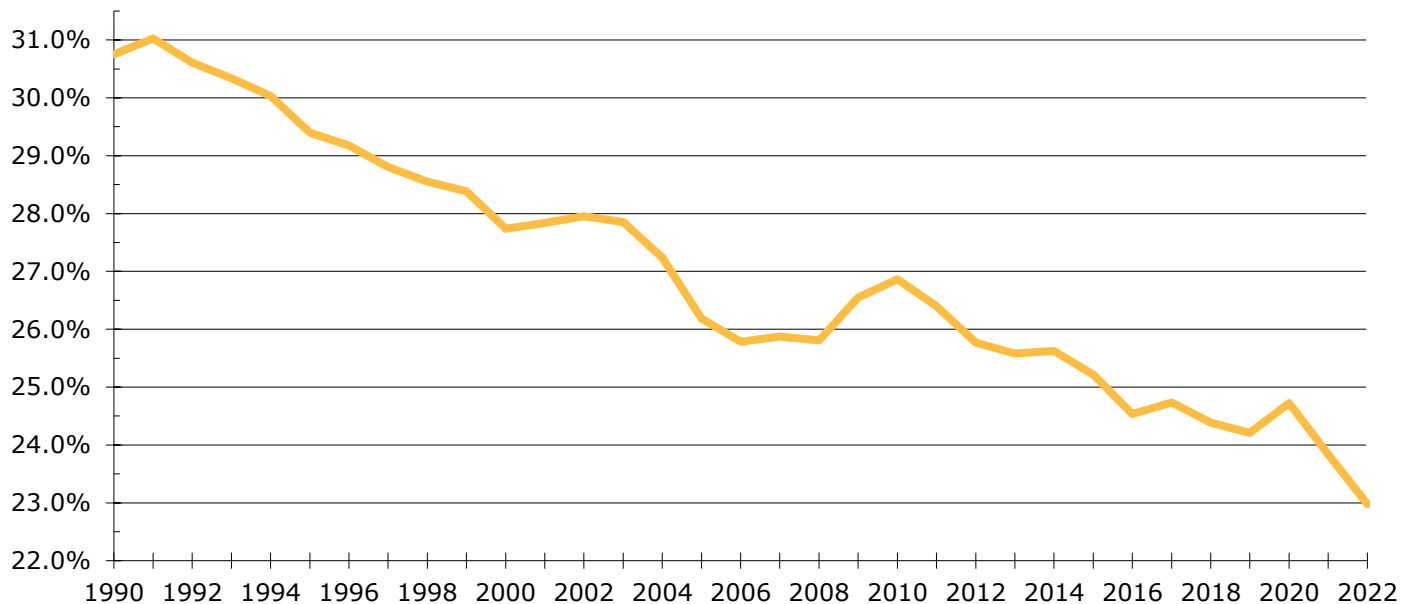
State Government Employees in Tallahassee MSA

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Total Employment, Tallahassee MSA



State Government Employees as Percent of Total Employees in Tallahassee MSA





Workforce and Income

Projected Employment by Occupation:

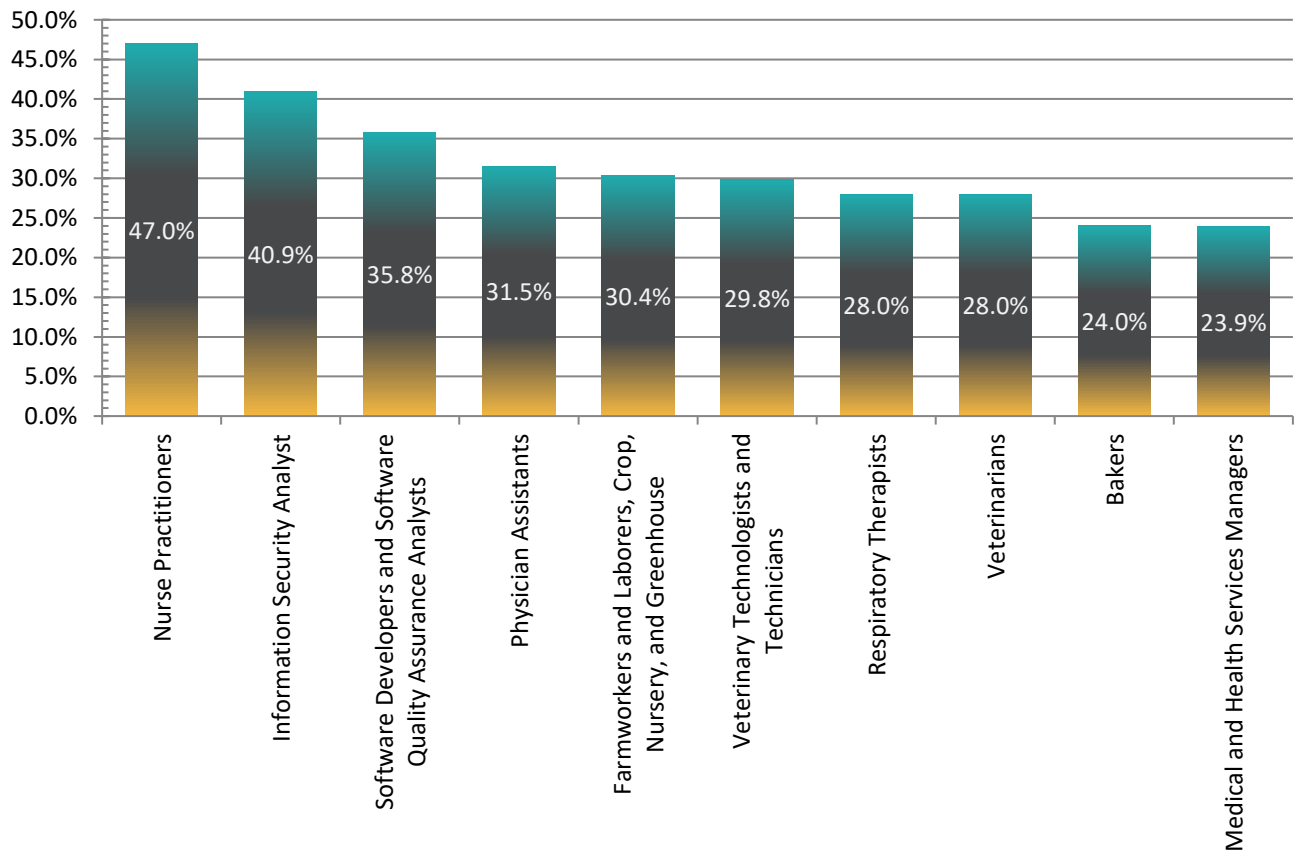
Fastest Growing Occupations in Capital Region (2022-2030)

Trend: The top occupation by projected annual percentage growth in the Capital Region (Gadsden, Leon, and Wakulla counties) is Nurse Practitioners.

Industry	2022 Employment	2030 Projected Employment	Total Employment Change	Percent Growth
Nurse Practitioners	279	410	131	47.0%
Information Security Analyst	291	410	119	40.9%
Software Developers and Software Quality Assurance Analysts	1,568	2,130	562	35.8%
Physician Assistants	203	267	64	31.5%
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	3,271	4,264	993	30.4%
Veterinary Technologists and Technicians	362	470	108	29.8%
Respiratory Therapists	143	183	40	28.0%
Veterinarians	236	302	66	28.0%
Bakers	221	274	53	24.0%
Medical and Health Services Managers	742	919	177	23.9%

Source: Florida Department of Economic Opportunity, Labor Market Information, Florida Employment Projections

Fastest Growing Occupations, Percent Growth 2022-2030





Workforce and Income

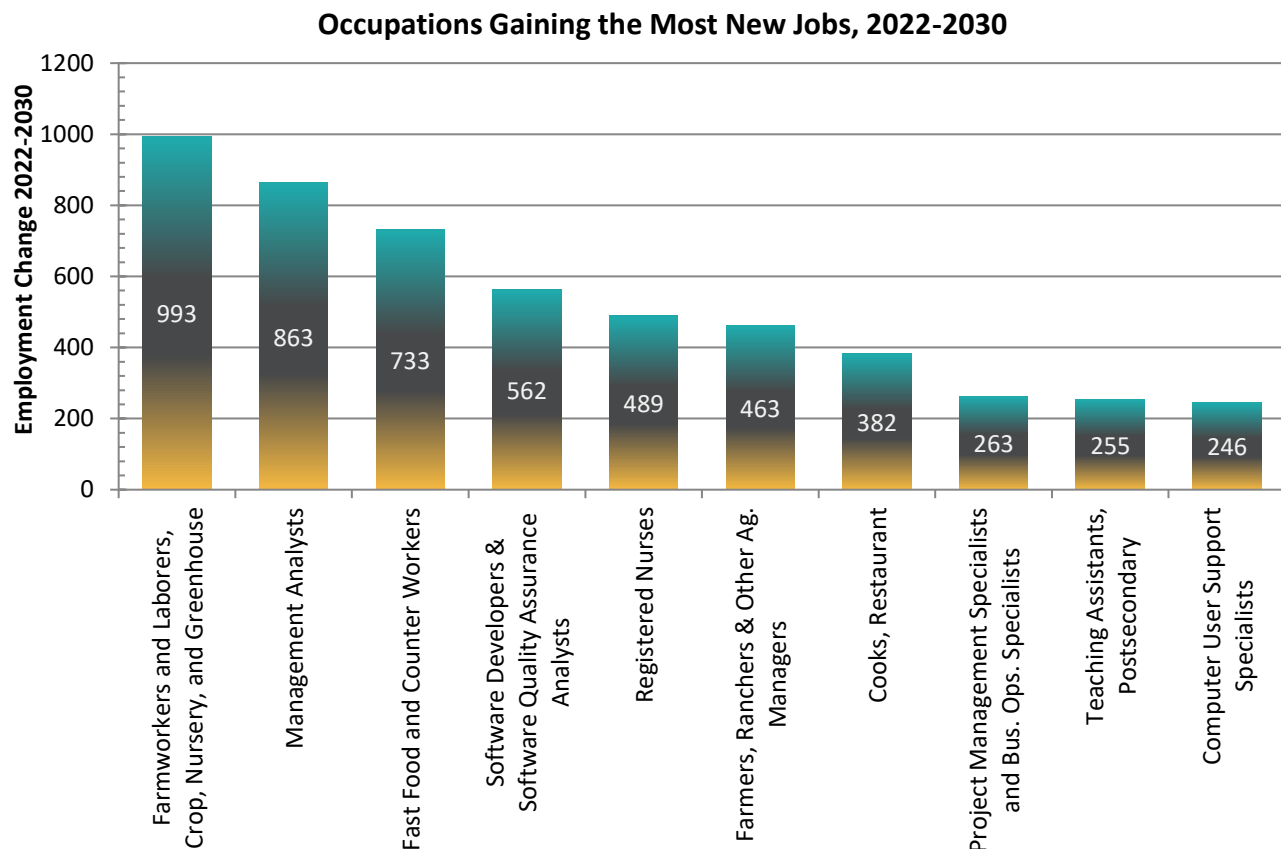
Projected Employment by Occupation:

Occupations Gaining the Most New Jobs (2022-2030)

Trend: By total employment change, Farmworkers and Laborers, Management Analysts, and Fast Food Workers are the occupations projected to add the most jobs in the Capital Region (Gadsden, Leon, and Wakulla counties) by 2030.

Industry	2022 Employment	2030 Projected Employment	Total Employment Change	Percent Growth
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	3,271	4,264	993	30.4%
Management Analysts	6,703	7,566	863	12.9%
Fast Food and Counter Workers	5,275	6,008	733	13.9%
Software Developers & Software Quality Assurance Analysts	1,568	2,130	562	35.8%
Registered Nurses	3,383	3,872	489	14.5%
Farmers, Ranchers & Other Ag. Managers	2,070	2,533	463	22.4%
Cooks, Restaurant	1,628	2,010	382	23.5%
Project Management Specialists and Bus. Ops. Specialists	2,891	3,154	263	9.1%
Teaching Assistants, Postsecondary	4,021	4,276	255	6.3%
Computer User Support Specialists	1,468	1,714	246	16.8%

Source: Florida Department of Economic Opportunity, Labor Market Information, Florida Employment Projections





Workforce and Income

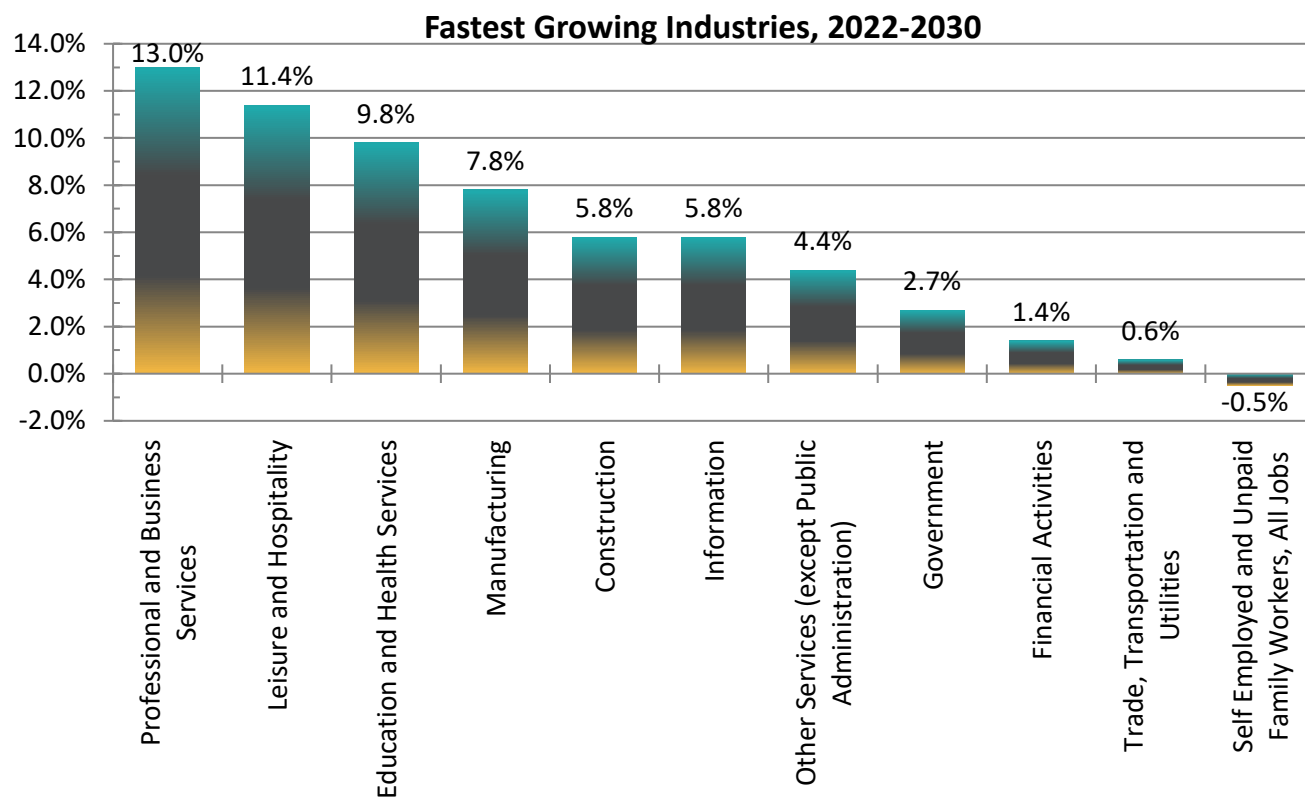
Projected Employment by Industry:

Fastest Growing Industries in Capital Region

Trend: In the Capital Region (Gadsden, Leon, and Wakulla counties), Education and Health Services, Professional and Business Services, and Leisure and Hospitality are projected to create the most jobs while Professional and Business Services is expected to experience the largest annual percentage growth in employment by major industry between 2022 and 2030.

Industry	2022 Employment	2030 Projected Employment	Total Employment Change	Percent Growth
Professional and Business Services	25,115	28,386	3,271	13.0%
Leisure and Hospitality	20,305	22,619	2,314	11.4%
Education and Health Services	48,812	53,618	4,806	9.8%
Manufacturing	3,825	4,125	300	7.8%
Construction	7,921	8,384	463	5.8%
Information	3,695	3,911	216	5.8%
Other Services (except Public Administration)	7,909	8,258	349	4.4%
Government	54,869	56,327	1,458	2.7%
Financial Activities	8,261	8,376	115	1.4%
Trade, Transportation and Utilities	24,588	24,747	159	0.6%
Self Employed and Unpaid Family Workers, All Jobs	12,026	11,965	-61	-0.5%
Total All Industries	203,152	217,424	14,272	7.0%

Source: Florida Department of Economic Opportunity, Labor Market Information, Florida Employment Projections



Workforce and Income

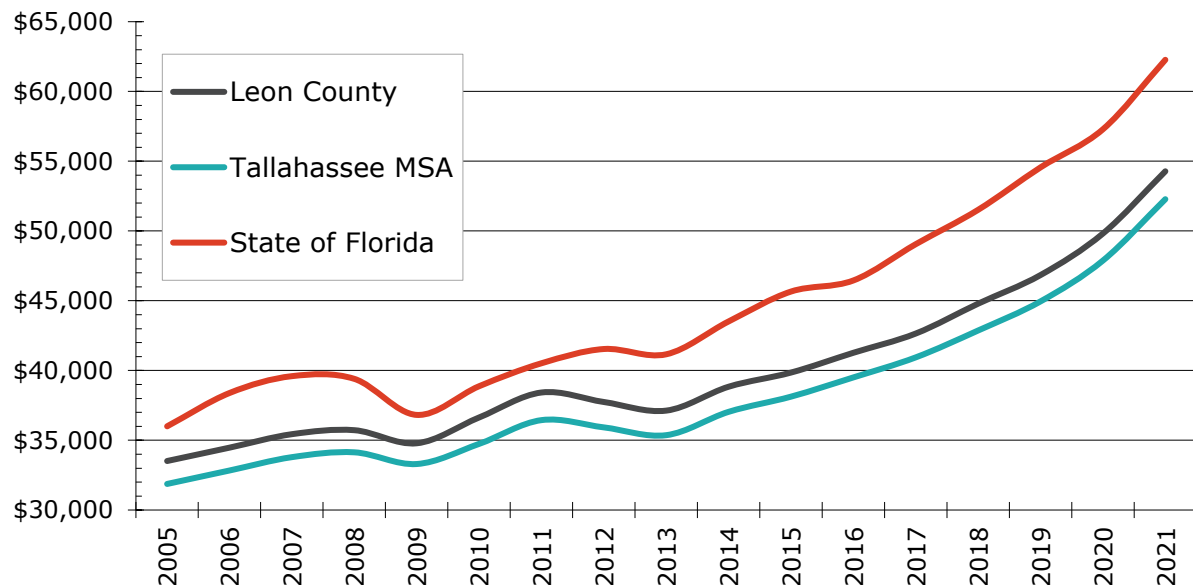
Per Capita Personal Income

Trend: Per capita personal income increased 8.9% in Leon County in 2021 and was 87% of the per capita income for the state. Since per capita personal income is calculated as the personal income of a given area divided by the resident population of the area, per capita personal income tends to be lower in Leon County and the Tallahassee MSA due to the large number of college students residing in our community.

Year	Leon County	Percent Change from Prior Year	Tallahassee MSA	Percent Change from Prior Year	State of Florida	Percent Change from Prior Year
2005	\$33,512	5.0%	\$31,869	4.9%	\$35,999	6.9%
2006	\$34,471	2.9%	\$32,833	3.0%	\$38,386	6.6%
2007	\$35,436	2.8%	\$33,789	2.9%	\$39,594	3.1%
2008	\$35,722	0.8%	\$34,136	1.0%	\$39,401	-0.5%
2009	\$34,784	-2.6%	\$33,297	-2.5%	\$36,818	-6.6%
2010	\$36,631	5.3%	\$34,739	4.3%	\$38,872	5.6%
2011	\$38,422	4.9%	\$36,443	4.9%	\$40,517	4.2%
2012	\$37,743	-1.8%	\$35,922	-1.4%	\$41,540	2.5%
2013	\$37,126	-1.6%	\$35,365	-1.6%	\$41,162	-0.9%
2014	\$38,838	4.6%	\$37,037	4.7%	\$43,516	5.7%
2015	\$39,852	2.6%	\$38,126	2.9%	\$45,659	4.9%
2016	\$41,270	3.6%	\$39,505	3.6%	\$46,454	1.7%
2017	\$42,650	3.3%	\$40,942	3.6%	\$49,055	5.6%
2018	\$44,791	5.0%	\$42,869	4.7%	\$51,520	5.0%
2019	\$46,842	4.6%	\$44,955	4.9%	\$54,560	5.9%
2020	\$49,821	6.4%	\$47,882	6.5%	\$57,292	5.0%
2021	\$54,277	8.9%	\$52,279	9.2%	\$62,270	8.7%

Source: U.S. Department of Commerce, Bureau of Economic Analysis, CAINC1 and SAINC1 Personal Income Summary

Per Capita Personal Income, 2005-2021

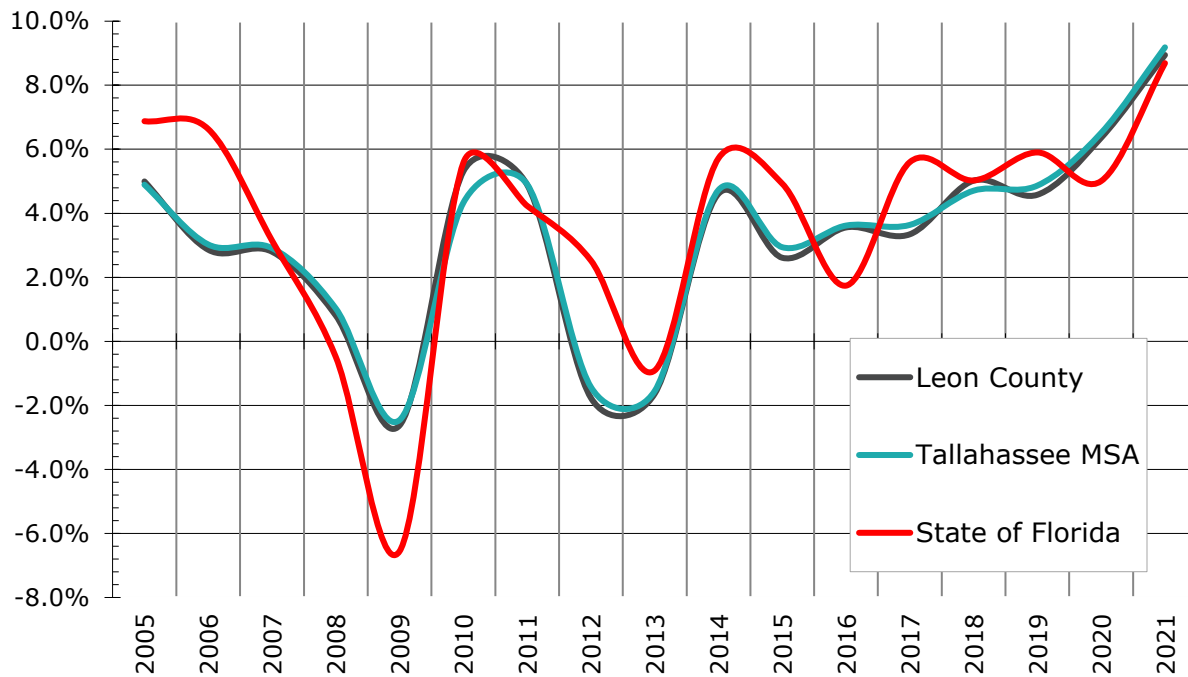


Workforce and Income

Per Capita Personal Income

Trend: Per capita personal income increased 8.9% in Leon County in 2021 and was 87% of the per capita income for the state. Since per capita personal income is calculated as the personal income of a given area divided by the resident population of the area, per capita personal income tends to be lower in Leon County and the Tallahassee MSA due to the large number of college students residing in our community.

Per Capita Personal Income Growth, 2005-2021



Workforce and Income

Graduate Retention

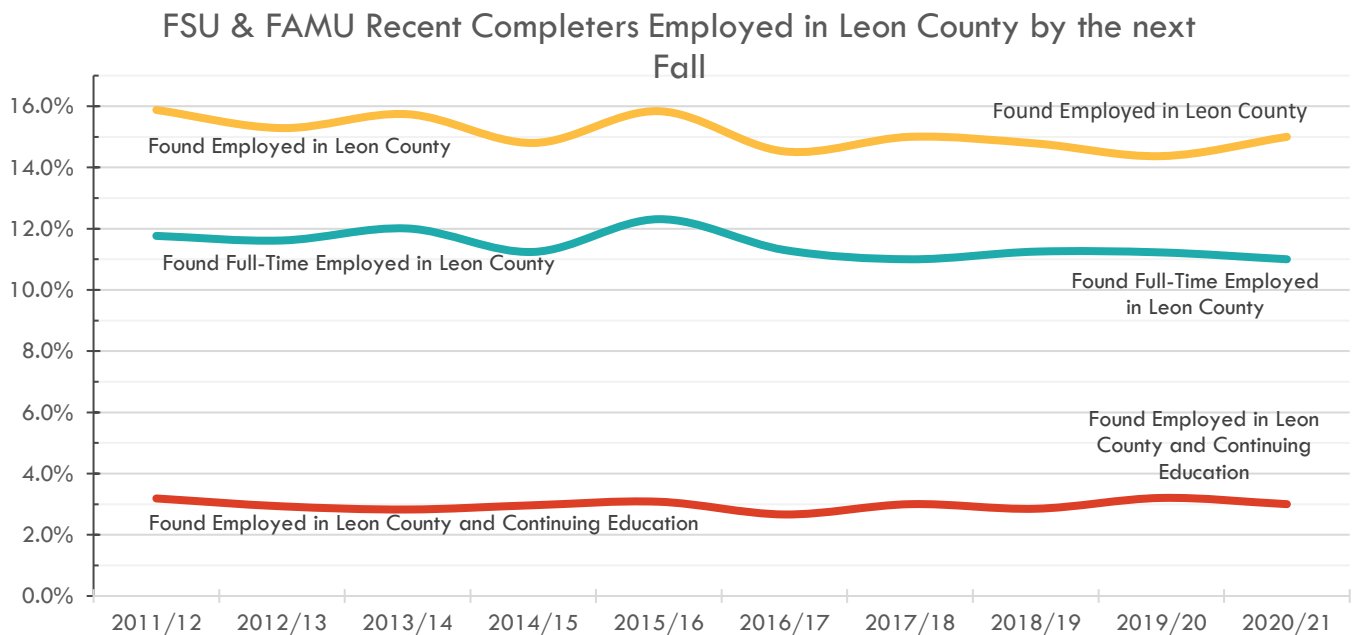
Recent Graduates Employed in Leon County by the next Fall

Trend: "Graduate Retention" is not easy to define. Higher education enrollment is driven by State, national, and international recruitment rather than by local labor market needs. The number of graduates and the skills they graduate with may not necessarily match the needs of Tallahassee's labor market. Each academic year, 12,000-13,000 graduates complete degrees at FSU and FAMU. Graduate retention is consistently around 15%, with 11-12% full-time employed in Leon County by the next Fall after graduation. The 12% of graduates found full-time employed in Leon County the following year is about the same as the proportion of incoming university students from Leon County. This 12% retention equilibrium for Leon County generates continuous renewal of the local workforce and is consistent with the tempo of growth in the local labor force and employment.

Academic Year	FSU/FAMU Combined Total Completers	Found Employed in Leon County		Found Full-Time Employed in Leon County		Found Employed in Leon County and Continuing Education		Found Employed in Leon County, Not Continuing Education	
		#	%	#	%	#	%	#	%
2011/12	12,394	1,968	15.9%	1,458	11.8%	395	3.2%	1,573	12.7%
2012/13	12,666	1,936	15.3%	1,471	11.6%	371	2.9%	1,565	12.4%
2013/14	12,777	2,011	15.7%	1,534	12.0%	361	2.8%	1,650	12.9%
2014/15	13,088	1,937	14.8%	1,471	11.2%	388	3.0%	1,549	11.8%
2015/16	13,347	2,114	15.8%	1,643	12.3%	411	3.1%	1,703	12.8%
2016/17	13,254	1,925	14.5%	1,498	11.3%	353	2.7%	1,572	11.9%
2017/18	13,260	1,931	15.0%	1,470	11.0%	332	3.0%	1,599	12.0%
2018/19	13,156	1,945	14.8%	1,480	11.2%	375	2.9%	1,570	11.9%
2019/20	13,828	1,987	14.4%	1,552	11.2%	443	3.2%	1,544	11.2%
2020/21	13,833	2,063	15.0%	1,542	11.0%	462	3.0%	1,601	12.0%

Note: Cohort tracking limited to graduates employed within Florida; does not include self-employed, very small employers, or federal employees.

Source: Florida Dept. of Education, Florida Education Training and Placement Information Program (FETPIP)

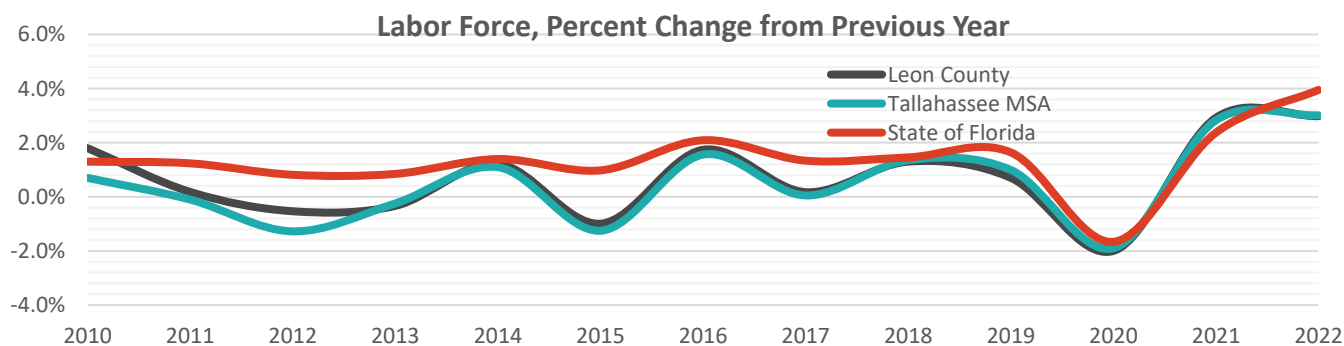
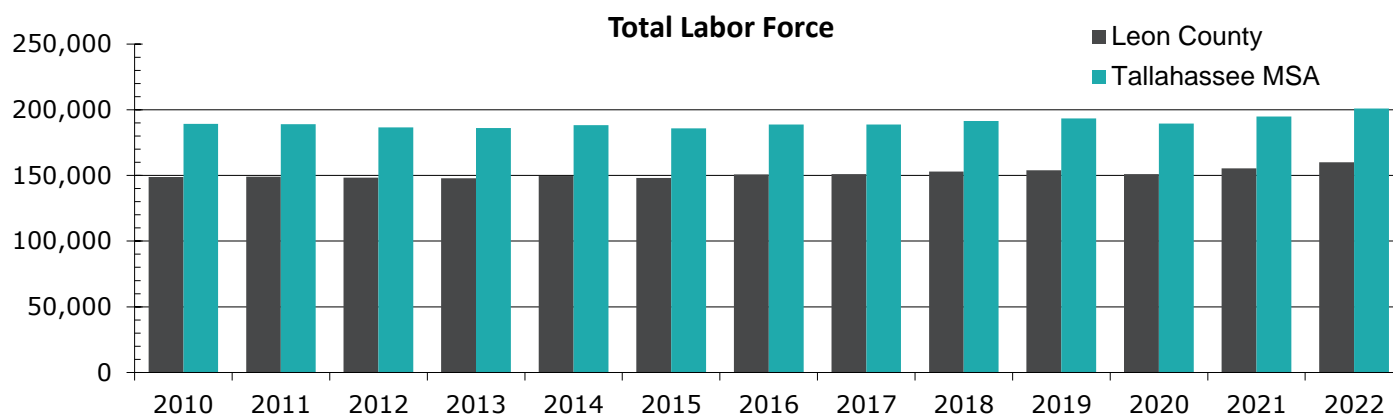


Trend: The Tallahassee MSA's labor force grew 6.4% between 2017 to 2022, with an average annual growth rate of around 1.8% per year.

Year	Leon County		Tallahassee MSA		State of Florida	
	Labor Force	Change from Previous Year	Labor Force	Change from Previous Year	Labor Force	Change from Previous Year
2010	148,825	1.8%	189,189	0.7%	9,147,100	1.3%
2011	149,095	0.2%	188,997	-0.1%	9,260,300	1.2%
2012	148,300	-0.5%	186,587	-1.3%	9,335,700	0.8%
2013	147,807	-0.3%	186,133	-0.2%	9,414,800	0.8%
2014	149,610	1.2%	188,174	1.1%	9,546,400	1.4%
2015	148,125	-1.0%	185,817	-1.3%	9,639,800	1.0%
2016	150,703	1.7%	188,717	1.6%	9,841,400	2.1%
2017	150,964	0.2%	188,814	0.1%	9,972,900	1.3%
2018	152,930	1.3%	191,371	1.4%	10,118,300	1.5%
2019	154,007	0.7%	193,274	1.0%	10,284,600	1.6%
2020	150,929	-2.0%	189,605	-1.9%	10,113,700	-1.7%
2021	155,337	2.9%	194,964	2.8%	10,353,400	2.4%
2022	159,970	3.0%	200,844	3.0%	10,762,300	3.9%

Note: Local Area Unemployment Statistics are a count of people employed by place of residence (not place of employment).

Source: Florida Dept. of Economic Opportunity, Labor Market Information, Local Area Unemployment Statistics





Labor Force and Income
Job Creation and Destruction
Tallahassee MSA

Trend: Job creation and job destruction are necessary for a dynamic, growing economy. Job Creation is the sum of all employment gains from expanding establishments from one year to the next including establishment startups. Job Destruction is the sum of all employment losses from contracting establishments from one year to the next including establishments shutting down. The net employment change equals the job creation minus job destruction. Trend lines use Hodrick-Prescott (HP) filter as a data-smoothing technique to remove short-term fluctuations and display long-term trends.

Year	Tallahassee MSA Job Creation	Tallahassee MSA Job Destruction	Tallahassee MSA Job Creation Trend	Tallahassee MSA Job Destruction Trend	Net Empl. Change
1998	6,660	6,419	7,841	7,150	241
1999	7,675	6,661	7,785	7,147	1,014
2000	8,389	8,191	7,717	7,136	198
2001	8,308	7,670	7,624	7,105	638
2002	7,698	6,478	7,500	7,053	1,220
2003	7,139	7,117	7,346	6,985	22
2004	7,578	7,135	7,165	6,897	443
2005	8,070	6,423	6,956	6,790	1,647
2006	7,126	6,671	6,725	6,666	455
2007	6,384	7,048	6,488	6,524	-664
2008	6,038	7,552	6,264	6,360	-1,514
2009	5,010	6,581	6,071	6,180	-1,571
2010	5,629	5,396	5,928	5,999	233
2011	5,401	5,179	5,839	5,835	222
2012	5,709	5,377	5,807	5,704	332
2013	5,559	5,012	5,832	5,610	547
2014	5,939	5,301	5,910	5,559	638
2015	5,679	5,160	6,037	5,548	519
2016	6,550	5,525	6,207	5,572	1,025
2017	6,128	5,657	6,412	5,623	471
2018	6,869	5,736	6,648	5,690	1,133
2019	6,738	5,955	6,905	5,765	783
2020	6,976	7,190	7,180	5,840	-214
2021	8,398	5,214	7,463	5,908	3,184

Note: Data for firms in private ownership; subject to annual revision.

Source: Quarterly Workforce Indicators, U.S. Census Bureau

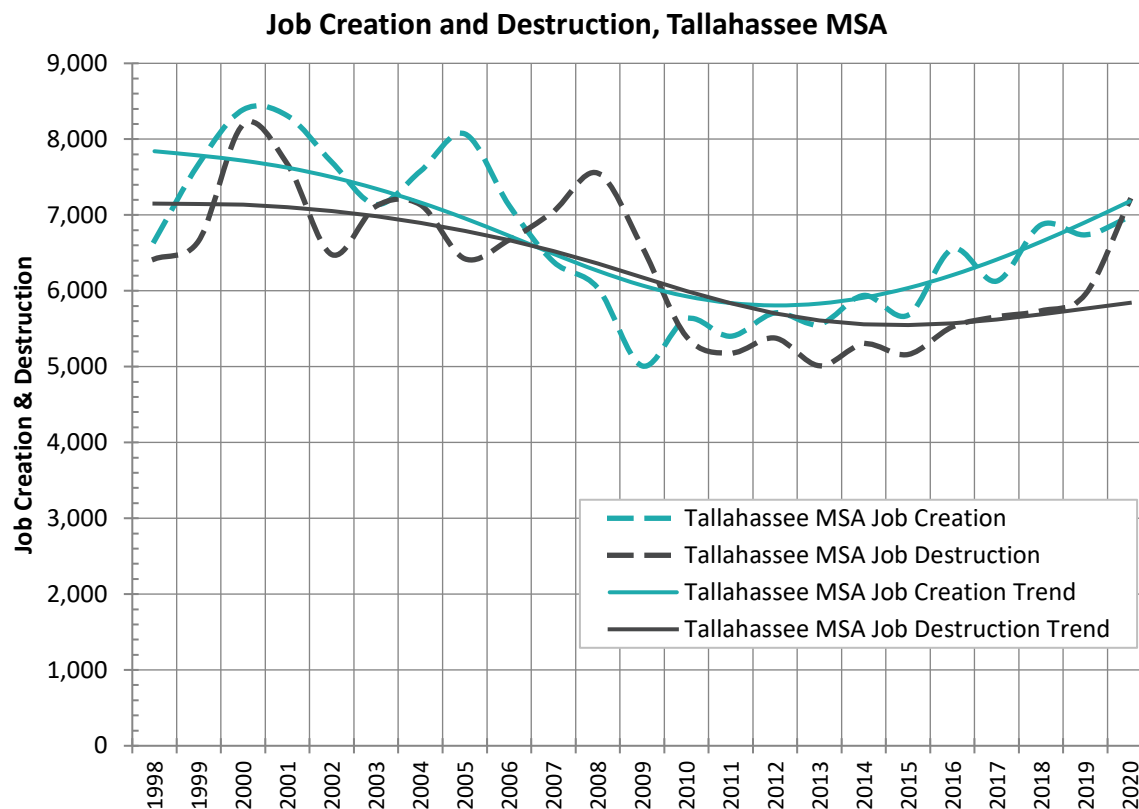


Labor Force and Income

Job Creation and Destruction

Tallahassee MSA

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Occupational Employment and Wages

Occupations with Employment of 1,000+ in Tallahassee MSA

Trend: The 2022 estimated average hourly wage for all occupations in the Tallahassee MSA was \$24.46, with an average wage of \$30.47 per hour for experienced workers in their occupation.

Occupational Title	Hourly Wage				
	2022	(2022 Wage Estimates in dollars)			
	Emp.	Mean	Median	Entry*	Exp.**
Total All Occupations	176,400	\$24.46	\$18.83	\$12.45	\$30.47
Office and Administrative Support Occupations	24,800	\$18.29	\$16.80	\$12.68	\$21.10
Business and Financial Operations Occupations	20,280	\$28.20	\$23.92	\$17.15	\$33.73
Food Preparation and Serving Related Occupations	17,250	\$13.60	\$12.67	\$10.31	\$15.24
Sales and Related Occupations	14,010	\$19.22	\$13.81	\$10.80	\$23.43
Management Occupations	12,430	\$47.18	\$39.31	\$24.05	\$58.75
Educational Instruction and Library Occupations	10,770	\$26.65	\$26.42	\$15.30	\$32.32
Healthcare Practitioners and Technical Occupations	10,610	\$41.27	\$29.76	\$17.85	\$52.97
Transportation and Material Moving Occupations	9,660	\$16.59	\$15.10	\$11.99	\$18.89
Computer and Mathematical Occupations	6,880	\$34.16	\$29.27	\$18.93	\$41.78
Healthcare Support Occupations	6,220	\$15.28	\$14.39	\$11.89	\$16.98
Installation, Maintenance, and Repair Occupations	5,930	\$21.38	\$18.97	\$14.18	\$24.98
Construction and Extraction Occupations	5,780	\$20.81	\$19.02	\$14.57	\$23.92
Management Analysts	5,650	\$27.07	\$24.04	\$19.53	\$30.83
Building and Grounds Cleaning and Maintenance Occupations	5,240	\$14.10	\$13.25	\$10.83	\$15.73
Protective Service Occupations	4,740	\$23.42	\$20.24	\$14.12	\$28.07
Fast Food and Counter Workers	4,600	\$11.40	\$10.89	\$10.23	\$11.99
Retail Salespersons	4,470	\$14.21	\$12.98	\$10.42	\$16.10
Production Occupations	3,990	\$17.88	\$16.11	\$12.11	\$20.76
Customer Service Representatives	3,930	\$15.70	\$14.44	\$11.73	\$17.68
Community and Social Service Occupations	3,780	\$21.22	\$19.85	\$15.02	\$24.33
General and Operations Managers	3,760	\$45.55	\$36.41	\$20.75	\$57.95
Cashiers	3,670	\$11.96	\$11.54	\$10.27	\$12.80
Office Clerks, General	3,600	\$17.21	\$15.47	\$12.22	\$19.71
Legal Occupations	3,470	\$41.44	\$30.29	\$19.92	\$52.20
Personal Care and Service Occupations	3,330	\$14.16	\$12.29	\$10.67	\$15.91
Registered Nurses	3,310	\$34.56	\$32.78	\$26.96	\$38.37
Waiters and Waitresses	3,050	\$14.37	\$12.61	\$10.00	\$16.56
Stockers and Order Fillers	2,790	\$14.77	\$14.13	\$12.28	\$16.01
Secretaries & Admin. Assistants, Except Legal, Medical, Exec.	2,630	\$17.62	\$16.74	\$13.30	\$19.78
Life, Physical, and Social Science Occupations	2,470	\$26.01	\$22.30	\$16.98	\$30.52
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	2,460	\$12.83	\$12.64	\$10.47	\$14.02
Accountants and Auditors	2,410	\$29.34	\$25.06	\$17.41	\$35.30
Arts, Design, Entertainment, Sports, and Media Occupations	2,270	\$29.34	\$22.01	\$14.69	\$36.67
Architecture and Engineering Occupations	2,170	\$34.18	\$30.27	\$19.60	\$41.48

Occupational Employment and Wages

Occupations with Employment of 1,000+ in Tallahassee MSA

Trend: The 2022 estimated average hourly wage for all occupations in the Tallahassee MSA was \$24.46, with an average wage of \$30.47 per hour for experienced workers in their occupation.

Occupational Title	Hourly Wage				
	2022	(2022 Wage Estimates in dollars)			
	Emp.	Mean	Median	Entry*	Exp.**
Office and Administrative Support Workers, All Other	2,040	\$17.61	\$16.61	\$13.00	\$19.91
Lawyers	1,950	\$46.93	\$38.91	\$25.76	\$57.52
Business Operations Specialists, All Other	1,890	\$29.75	\$25.30	\$17.35	\$35.95
Compliance Officers	1,730	\$25.07	\$16.88	\$13.83	\$30.69
Laborers and Freight, Stock, and Material Movers, Hand	1,710	\$14.67	\$14.35	\$11.70	\$16.16
First-Line Supervisors of Food Preparation and Serving Workers	1,660	\$17.35	\$16.44	\$12.67	\$19.69
Cooks, Restaurant	1,650	\$14.17	\$13.46	\$11.84	\$15.33
Medical Secretaries and Administrative Assistants	1,650	\$15.83	\$14.29	\$12.93	\$17.28
First-Line Supervisors of Office and Admin. Support Workers	1,570	\$27.74	\$25.75	\$17.86	\$32.67
Bookkeeping, Accounting, and Auditing Clerks	1,530	\$21.10	\$19.80	\$14.87	\$24.22
Maintenance and Repair Workers, General	1,500	\$18.30	\$17.36	\$13.32	\$20.79
Nursing Assistants	1,450	\$13.61	\$13.65	\$11.25	\$14.80
Home Health and Personal Care Aides	1,420	\$13.12	\$13.03	\$10.62	\$14.37
Food Preparation Workers	1,300	\$13.87	\$13.51	\$11.35	\$15.12
Computer Systems Analysts	1,250	\$32.59	\$28.45	\$21.32	\$38.23
Medical Assistants	1,210	\$16.79	\$16.81	\$14.11	\$18.13
First-Line Supervisors of Retail Sales Workers	1,180	\$22.08	\$19.65	\$13.75	\$26.25
Human Resources Specialists	1,170	\$25.55	\$23.56	\$17.22	\$29.71
Receptionists and Information Clerks	1,160	\$14.40	\$13.77	\$11.39	\$15.91
Elementary School Teachers, Except Special Education	1,150	\$57,876	\$63,021	\$45,140	\$64,244
Sales Rep., Exc. Advert., Insurance, Fin. Services, Travel	1,150	\$29.02	\$23.22	\$15.67	\$35.70
Landscaping and Groundskeeping Workers	1,120	\$14.80	\$14.13	\$12.52	\$15.94
Software Developers	1,100	\$47.55	\$45.15	\$26.72	\$57.97
Dining Room & Cafeteria Attendants & Bartender Helpers	1,090	\$12.79	\$12.65	\$10.18	\$14.09
Project Management Specialists	1,060	\$40.38	\$36.92	\$24.70	\$48.22
Paralegals and Legal Assistants	1,050	\$24.06	\$22.76	\$17.78	\$27.21
Light Truck Drivers	1,040	\$19.01	\$17.56	\$13.04	\$22.00
Computer User Support Specialists	1,030	\$22.38	\$19.87	\$14.90	\$26.12
Correctional Officers and Jailers	1,000	\$21.71	\$19.21	\$18.09	\$23.52
Financial Managers	1,000	\$53.45	\$42.62	\$29.03	\$65.66

* Entry Wage - This is the wage an entry-level worker might expect to make. It is defined as the average (mean) wage earned by the lowest third of all workers in a given occupation.

** Experienced Wage - This wage represents what an experienced worker might expect to make. It is defined as the average (mean) wage earned by the upper two-thirds of all workers in a given occupation.

Italics indicate annual wage.

Source: Florida Department of Economic Opportunity, Labor Market Information, Occ. Emp. Statistics & Wages

Major Employers

<u>SIZE</u>	<u>EMPLOYER</u>	<u>INDUSTRY</u>
<u>5,000+</u>	Florida State University	Education
	State of Florida	Government
	Tallahassee Memorial Healthcare, Inc.	Healthcare
<u>2,000 - 4,999</u>	City of Tallahassee	Government
	Florida A&M University	Education
	Leon County Schools	Education
<u>1,000 to 1,999</u>	Capital Regional Medical Center	Healthcare
	Leon County	Government
	Tallahassee Community College	Education
	Trulieve	Agriculture
<u>300 to 999</u>	Apalachee Center, Inc.	Healthcare
	Capital City Bank Group	Finance & Insurance
	Capital Health Plan	Healthcare
	Citizens Property Insurance Corporation	Business Services
	Coastal Forest Resources Company	Manufacturing
	Georgia Pacific	Manufacturing
	Goodwill Industries - Big Bend	Social Services
	Mainline Information Systems	Technology
	Sodexo	Food Services
	St. Marks Powder	Manufacturing
	The Florida Bar	Associations & Organizations
	VA Outpatient Clinic	Healthcare
<u>200-299</u>	Cone Distributing	Transportation
	Danfoss Turbocor	Manufacturing
	Envision Credit Union	Finance & Insurance
	General Dynamics Land Systems	Manufacturing
	McKenzie Tank Lines	Transportation
	Preferred Managing Agency	Finance & Insurance
	Radiology Associates	Healthcare
	Residential Elevators	Manufacturing
	Seven Hills Health & Rehabilitation Center	Healthcare
	Tallahassee Orthopedic Clinic	Healthcare
	Tallahassee Primary Care Associates	Healthcare
	Tri-Eagle Sales	Transportation
	Westminster Oaks	Healthcare

<u>100-199</u>	ALSCO	Business Services
	Automated Health Systems	Technology
	Bank of America	Finance & Insurance
	Big Bend Hospice	Healthcare
	Brandt Information Systems	Technology
	Bright Red (The Zimmerman Agency)	Business Services
	Capital Area Community Action Agency	Associations & Organizations
	Centre Point Health and Rehab	Healthcare
	CenturyLink	Telecommunications
	Coca Cola UNITED	Transportation
	Comcast Cable	Telecommunications
	Consulate Health Care	Healthcare
	CSG Systems	Technology
	Culpepper Construction	Construction
	DISC Village	
	FBMC Benefits Management	Business Services
	FedEx Ground	Transportation
	First Commerce Credit Union	Finance & Insurance
	Gadsden Tomato Company	Agriculture
	GT Technologies	Manufacturing
	HealthSouth Rehabilitation Hospital (Encompass)	Healthcare
	Home Instead Senior Care	Healthcare
	Iconic Group	
	Jimmie Crowder Excavating	Construction
	Kaye Scholer LLP	Business Services
	Maclay School	Education
	Marquis Software	Technology
	MCCi	Business Services
	Miracle Hill Nursing and Rehabilitation Center	Healthcare
	Municipal Code Corporation	Business Services
	North Florida Medical Centers	Healthcare
	North Florida Women's Care	Healthcare
	PatLive - Tresta	Technology
	Peavy & Son Construction	Construction
	Pensacola Care, Inc (Tallahassee Developmental Center)	Healthcare
	Select Specialty Hospital	Healthcare
	Syn-Tech Systems	Manufacturing
	Talquin Electric	Utilities
	Tapestry Senior Living	Healthcare
	TeligentEMS	Manufacturing
	T-Formation	Manufacturing
	Thomas Howell Ferguson, P.A. CPAs	Business Services

Data for this list was collected in conjunction with information from Office of Economic Vitality, feedback received from employer surveys, direct employer communication and Chamber database.

If your company information needs updating, please contact Dana Noles at dnoles@talchamber.com.



Economic Factors
Non-profit Organizations:
Annual Income over \$10 Million

Trend: Tallahassee has nearly 60 non-profit organizations whose gross receipts each annually exceed \$10 million, together employing over 14,000.

Name	Year of Formation	Internal Revenue Code Tax Exempt Status	Employees	Volunteers	Voting Board Members	Gross Receipts (\$ millions)
Capital Health Plan Inc	1978	501(c)(4)	495	–	9	\$1,127.8
Tallahassee Memorial Healthcare Inc	1979	501(c)(3)	6,822	350	16	\$773.9
Florida Healthy Kids Corp	1990	501(c)(3)	42	15	13	\$378.9
Florida Insurance Guaranty Assn Inc	1970	501(c)(6)	23	9	9	\$317.5
Florida Workers Compensation Insurance	1998	501(c)(3)	13	11	11	\$235.5
Florida State University Fdn Inc	1960	501(c)(3)	148	526	44	\$180.1
Florida Agricultural & Mechanical Univ Fdn	1966	501(c)(3)	0	30	33	\$130.5
Big Bend Community Based Care Inc	2002	501(c)(3)	173	0	11	\$121.8
Seminole Boosters Inc	1974	501(c)(3)	71	110	61	\$91.2
Triumph Gulf Coast Inc	2017	501(c)(3)	1	7	7	\$80.0
Florida Coalition Against Domestic Violence	1979	501(c)(3)	92	0	9	\$55.9
Healthy Start Momcare Network Inc	2012	501(c)(3)	15	8	8	\$51.8
Florida Tourism Industry Marketing Corps Inc	1995	501(c)(6)	152	25	25	\$48.2
School Board of Leon County Florida Voluntary Employee Benefits Trust	1982	501(c)(9)	0	5	5	\$44.9
Envision Credit Union	1954	501(c)(14)	296	12	5	\$41.6
Florida Network of Youth and Family	1976	501(c)(3)	16	15	18	\$40.1
First Commerce Credit Union	1940	501(c)(14)	217	12	7	\$36.6
Florida Education Assn	2000	501(c)(5)	75	164	15	\$36.4
Florida Endowment Fdn for Vocational Rehab	1991	501(c)(3)	9	0	0	\$34.1
Florida Assn of Rehabilitation Facilities Inc	1976	501(c)(3)	19	20	18	\$33.6
Community Fdn of North Florida Inc	1997	501(c)(3)	4	16	16	\$32.8
Apalachee Center Inc	1966	501(c)(3)	654	–	14	\$31.7
The Ounce of Prevention Fund of Florida Inc	1989	501(c)(3)	38	11	12	\$31.7
Institute for Intergovernmental Research	1978	501(c)(3)	188	1	7	\$30.3
Florida Assn of Court Clerks	1992	501(c)(6)	136	68	15	\$27.1
Barbara Bush Fdn for Family Literacy Inc	2007	501(c)(3)	16	1,250	12	\$27.1
America's Second Harvest of the Big Bend	1985	501(c)(3)	38	1,682	15	\$26.9
Goodwill Industries Big Bend Inc	1967	501(c)(3)	1,475	0	21	\$26.2
Early Learning Coalition of the Big Bend Region Inc	2000	501(c)(3)	41	120	15	\$25.2
Florida State University Research Fdn Inc	1993	501(c)(3)	0	0	9	\$24.1
Fish & Wildlife Fdn of Florida Inc	1994	501(c)(3)	8	0	21	\$23.1
Florida State University Intl Programs Assn	1992	501(c)(3)	0	0	12	\$22.9



Economic Factors

Non-profit Organizations:

Annual Income over \$10 Million

Trend: Tallahassee has nearly 60 non-profit organizations whose gross receipts each annually exceed \$10 million, together employing over 14,000.

Name	Year of Formation	Internal Revenue Code Tax Exempt Status	Employees	Volunteers	Voting Board Members	Gross Receipts (\$ millions)
Florida Surplus Lines Service Office	1998	501(c)(6)	28	9	9	\$22.2
Twin Oaks Juvenile Development Inc	1998	501(c)(3)	569	185	6	\$21.4
Big Bend Hospice Inc	1983	501(c)(3)	276	352	19	\$20.1
CareerSource Florida Inc	2000	501(c)(3)	26	22	22	\$20.1
Foundation for Excellence in Education Inc	2007	501(c)(3)	61	13	13	\$19.7
North Florida Medical Centers Inc	1978	501(c)(3)	231	–	11	\$18.8
Florida State University Credit Union	1954	501(c)(14)	117	17	14	\$18.2
Big Bend Cares Inc	1987	501(c)(3)	61	139	18	\$18.1
Tallahassee Memorial Healthcare Fdn Inc	1976	501(c)(3)	0	15	38	\$18.1
Alfred B. Maclay Jr. Day School	1967	501(c)(3)	361	50	15	\$18.0
Florida Alcohol & Drug Abuse Assn	1981	501(c)(3)	0	9	9	\$16.1
Florida Sheriffs Assn Inc	1910	501(c)(3)	33	17	17	\$15.5
Children's Forum Inc	1989	501(c)(3)	83	8	8	\$15.4
Tall Timbers Research Inc	1958	501(c)(3)	149	0	21	\$14.7
Florida LambdaRail	2003	501(c)(3)	0	12	12	\$13.4
Tall Timbers Fdn Inc	2000	501(c)(3)	0	0	5	\$13.1
FSU Financial Assistance Inc	1994	501(c)(3)	4	4	10	\$13.0
Big Bend Hospice Foundation Inc	1996	501(c)(3)	6	120	19	\$12.8
Florida Assn of Insurance Agents Inc	1904	501(c)(3)	32	225	14	\$12.8
Florida Assn of Healthy Start Coalitions Inc	1995	501(c)(3)	8	40	32	\$12.5
Florida First Capital Finance Corp Inc	1983	501(c)(4)	72	21	9	\$12.4
Neighborhood Medical Center Inc	1990	501(c)(3)	118	0	11	\$12.3
DISC Village Inc	1972	501(c)(3)	269	40	6	\$12.3
Florida Police Benevolent Assn Inc	1973	501(c)(5)	75	62	175	\$11.9
Capital Area Community Action Agency Inc	1965	501(c)(3)	118	410	8	\$11.3
Bond Community Health Center Inc	1984	501(c)(3)	117	1	13	\$11.2

Note: Gross Receipts is taken from the IRS Business Master File. Income, as reported in the Business Master File, is a gross figure that does not subtract rental expenses, costs, sales expenses, direct expenses, and costs of goods sold. Tax years is most recent available, 2018 to 2021.

Source: IRS Business Master File; Form 990 records obtained from GuideStar

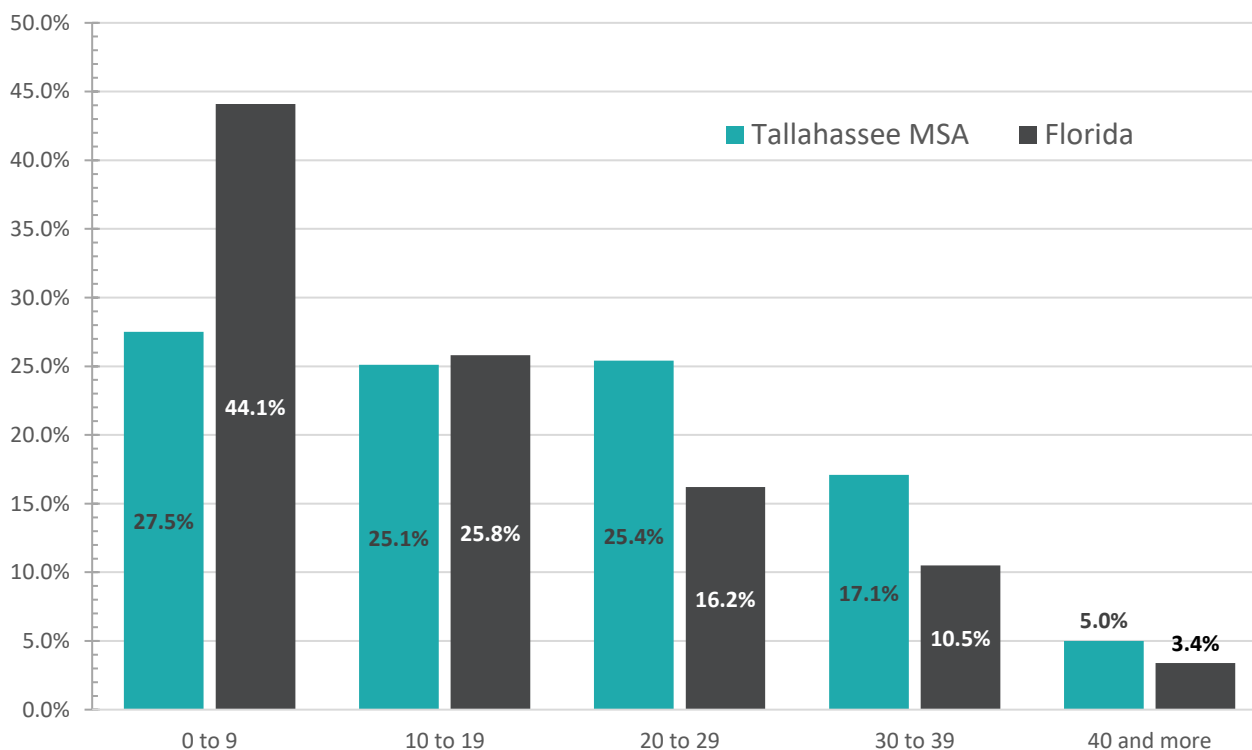
Trend: Professional Engineers (PEs) have an essential role in a community's economic development and redevelopment. Their education, experience, and professional obligations for protecting public health and safety place them in the vanguard of innovation for public infrastructure and private-sector development. Of the nearly 800 active PEs in the Tallahassee MSA, over 47% have 20 years of experience or more, compared to only 30% among all Florida PEs.

Years Experience	Tallahassee MSA		Florida	
	Number	Percent	Number	Percent
0 to 9	210	27.5%	16,369	44.1%
10 to 19	192	25.1%	9,586	25.8%
20 to 29	194	25.4%	6,008	16.2%
30 to 39	131	17.1%	3,903	10.5%
40 and more	38	5.0%	1,251	3.4%
Total	765	100.0%	37,117	100.0%

Note: Percentages may not sum to 100.0% due to rounding. Professional Engineers current and active as of August 2022.

Source: Florida Department of Business and Professional Regulation

Professional Engineers in Tallahassee MSA and Florida, Years Licensed





Workforce and Income

Certified Public Accountants in Tallahassee MSA

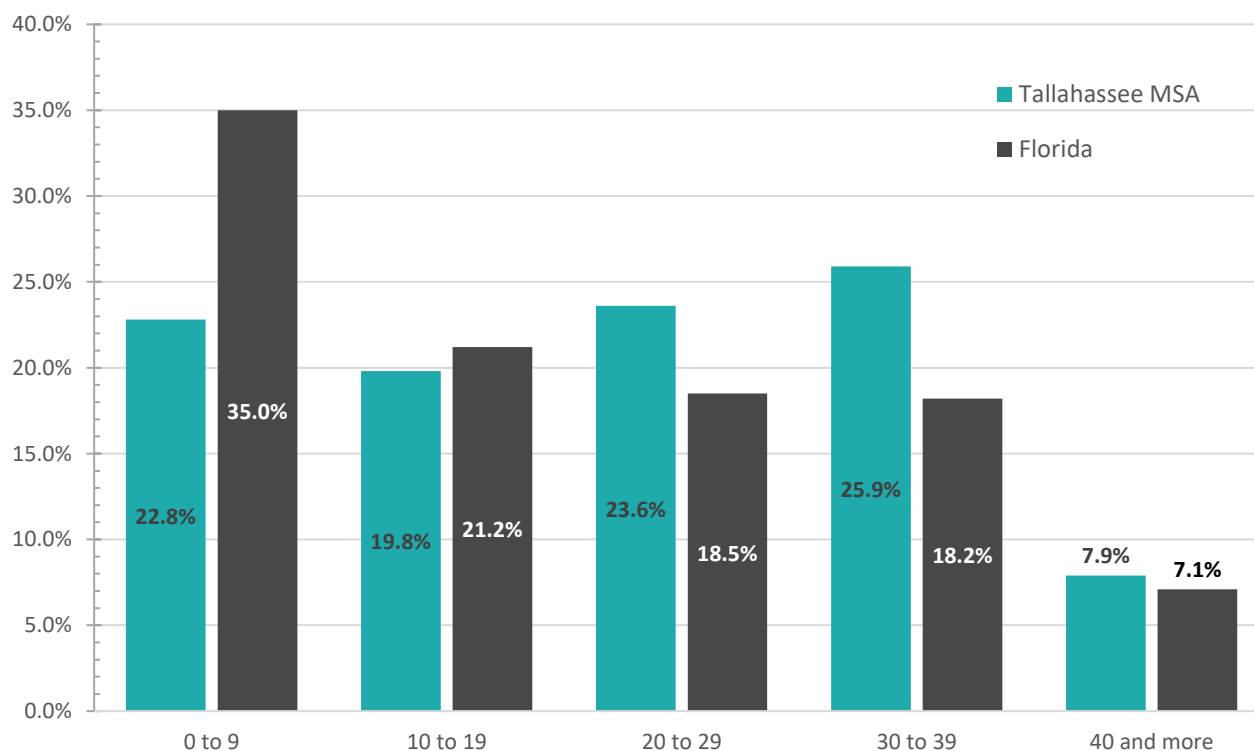
Trend: Certified Public Accountants (CPAs) analyze and plan how money is used by businesses, nonprofit organizations, governments, and individuals. CPAs perform vital functions in economic development by preparing financial statements, evaluating investments, performing cost analyses, and detecting fraud. Of the nearly 800 active CPAs in the Tallahassee MSA, 57% have 20 years of experience or more, compared to about 44% statewide.

Years Experience	Tallahassee MSA		Florida	
	Number	Percent	Number	Percent
0 to 9	179	22.8%	9,836	35.0%
10 to 19	155	19.8%	5,970	21.2%
20 to 29	185	23.6%	5,194	18.5%
30 to 39	203	25.9%	5,114	18.2%
40 and more	62	7.9%	1,987	7.1%
Total	784	100.0%	28,101	100.0%

Note: Percentages may not sum to 100.0% due to rounding. Certified Public Accountants current and active in Florida as of August 2021.

Source: Florida Department of Business and Professional Regulation

Certified Public Accountants in Tallahassee MSA and Florida, Years Licensed



Real Gross Domestic Product by Metro Area

(\$ billions and percent change from previous year)

Trend: In 2021, the Tallahassee Metropolitan Area's (MSA) Real Gross Domestic Product (GDP) was \$16.4 billion, up 4.5% from 2020, less than Florida's Real GDP increase 8.4% in 2021 and less than the overall 5.9% increase for the US. In 2021, the Tallahassee MSA had the 13th largest Real GDP among Florida's 22 metro areas, and the annual rate of growth that year was 21st.

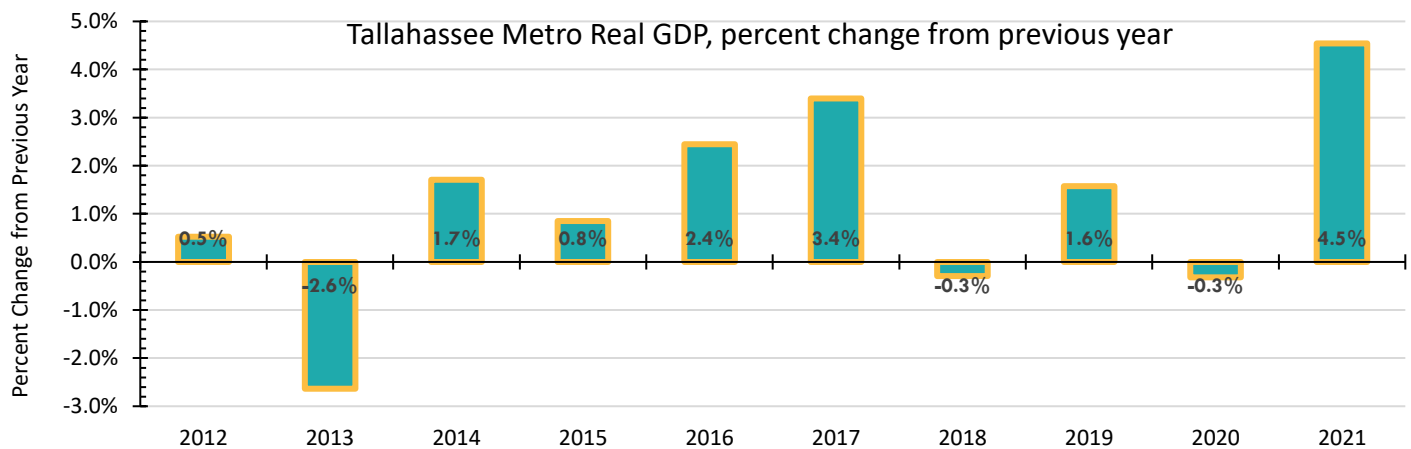
Real GDP (\$ billions, in chained 2012 dollars)

Metro Area	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Albany, NY	49.7	50.2	50.9	52.2	53.5	54.7	54.9	58.1	56.2	60.2
Baton Rouge, LA	52.4	52.3	57.9	57.6	55.2	52.2	54.8	53.7	48.9	49.4
Columbia, SC	33.0	33.8	35.0	36.0	36.9	37.3	37.7	38.4	37.8	39.5
Gainesville, FL	11.7	11.8	12.2	12.4	12.7	13.1	13.5	13.8	14.1	15.0
Greenville, SC	34.0	35.0	36.2	37.6	38.6	39.6	40.8	41.6	40.4	43.1
Jackson, MS	24.3	24.8	25.1	25.3	25.1	24.9	24.7	24.7	24.5	25.4
Little Rock, AR	32.3	32.4	32.6	33.2	33.3	33.1	33.6	34.1	33.9	35.2
Montgomery, AL	16.0	15.9	15.7	15.9	16.3	16.3	16.3	16.3	16.0	16.7
Pensacola, FL	16.1	16.2	16.4	17.0	17.6	18.2	18.3	18.7	18.7	19.8
Sacramento, CA	103.3	106.0	108.5	112.7	114.8	117.9	122.7	126.5	123.6	130.7
Tallahassee, FL	14.7	14.3	14.5	14.7	15.0	15.5	15.5	15.7	15.7	16.4

Percent Change from Previous Year

Metro Area	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Albany, NY	0.2%	1.1%	1.2%	2.6%	2.5%	2.3%	0.4%	5.8%	-3.2%	7.2%
Baton Rouge, LA	0.0%	-0.1%	10.7%	-0.5%	-4.1%	-5.5%	5.0%	-1.9%	-8.9%	0.9%
Columbia, SC	-0.4%	2.5%	3.5%	2.7%	2.6%	1.0%	1.1%	1.9%	-1.5%	4.4%
Gainesville, FL	-0.4%	0.8%	3.2%	1.8%	2.1%	3.7%	3.1%	2.0%	2.2%	6.1%
Greenville, SC	1.1%	3.0%	3.4%	4.0%	2.6%	2.6%	3.0%	2.1%	-2.9%	6.6%
Jackson, MS	0.9%	2.2%	1.3%	0.6%	-0.7%	-0.7%	-0.7%	-0.1%	-0.9%	3.7%
Little Rock, AR	0.1%	0.2%	0.7%	1.7%	0.4%	-0.7%	1.6%	1.5%	-0.7%	3.9%
Montgomery, AL	1.4%	-0.8%	-1.2%	1.6%	2.7%	-0.2%	-0.1%	0.3%	-2.0%	4.1%
Pensacola, FL	-0.7%	1.1%	0.9%	3.6%	3.5%	3.6%	0.4%	2.1%	0.0%	5.8%
Sacramento, CA	0.7%	2.7%	2.3%	3.9%	1.8%	2.7%	4.1%	3.0%	-2.3%	5.7%
Tallahassee, FL	0.5%	-2.6%	1.7%	0.8%	2.4%	3.4%	-0.3%	1.6%	-0.3%	4.5%

Source: U.S. Department of Commerce, Bureau of Economic Analysis





Economic Factors

Productivity

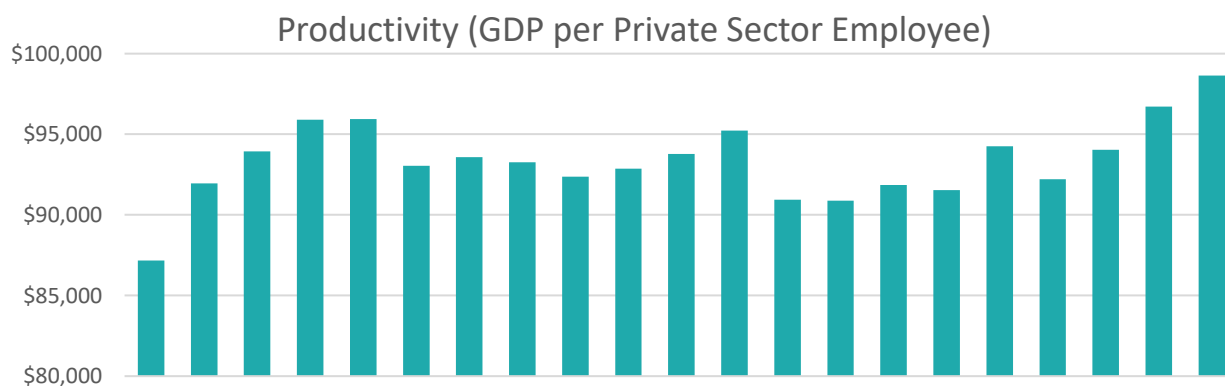
Real GDP per Private Sector Employee, Tallahassee MSA

Trend: The broadest proxy for Productivity in metropolitan areas is to measure the Gross Domestic Product (GDP) of private industries per private sector employee. GDP per employee is calculated by dividing GDP by total employment, in inflation-adjusted (chained 2012) dollars. Annual changes in productivity for the Tallahassee metro area have fluctuated between a low of -4.6% between 2012 and 2013 to a high of 5.3% from 2001 to 2002.

Year	Private Industries Real GDP (\$ millions)	Avg. Monthly Private Employment	Productivity (Private Real GDP per Private Sector Employee)	Productivity Change from Prior Year
2001	\$8,848	101,500	\$87,172	
2002	\$9,222	100,300	\$91,946	5.3%
2003	\$9,507	101,200	\$93,941	2.1%
2004	\$9,964	103,900	\$95,898	2.1%
2005	\$10,457	109,000	\$95,937	0.0%
2006	\$10,486	112,700	\$93,045	-3.1%
2007	\$10,649	113,800	\$93,580	0.6%
2008	\$10,521	112,800	\$93,270	-0.3%
2009	\$9,994	108,200	\$92,367	-1.0%
2010	\$9,861	106,200	\$92,857	0.5%
2011	\$9,921	105,800	\$93,770	1.0%
2012	\$10,055	105,600	\$95,221	1.5%
2013	\$9,731	107,000	\$90,947	-4.6%
2014	\$10,032	110,400	\$90,873	-0.1%
2015	\$10,298	112,100	\$91,860	1.1%
2016	\$10,701	116,900	\$91,539	-0.3%
2017	\$11,180	118,600	\$94,263	2.9%
2018	\$11,323	122,800	\$92,209	-2.2%
2019	\$11,726	124,700	\$94,032	2.0%
2020	\$11,490	118,800	\$96,714	2.8%
2021	\$12,301	124,700	\$98,645	2.0%

Sources: US Department of Commerce, Bureau of Economic Analysis; Florida Department of Economic Opportunity, Bureau of Labor Market Statistics.

Note: Dollar values expressed as chained 2012 dollars.





Economic Factors

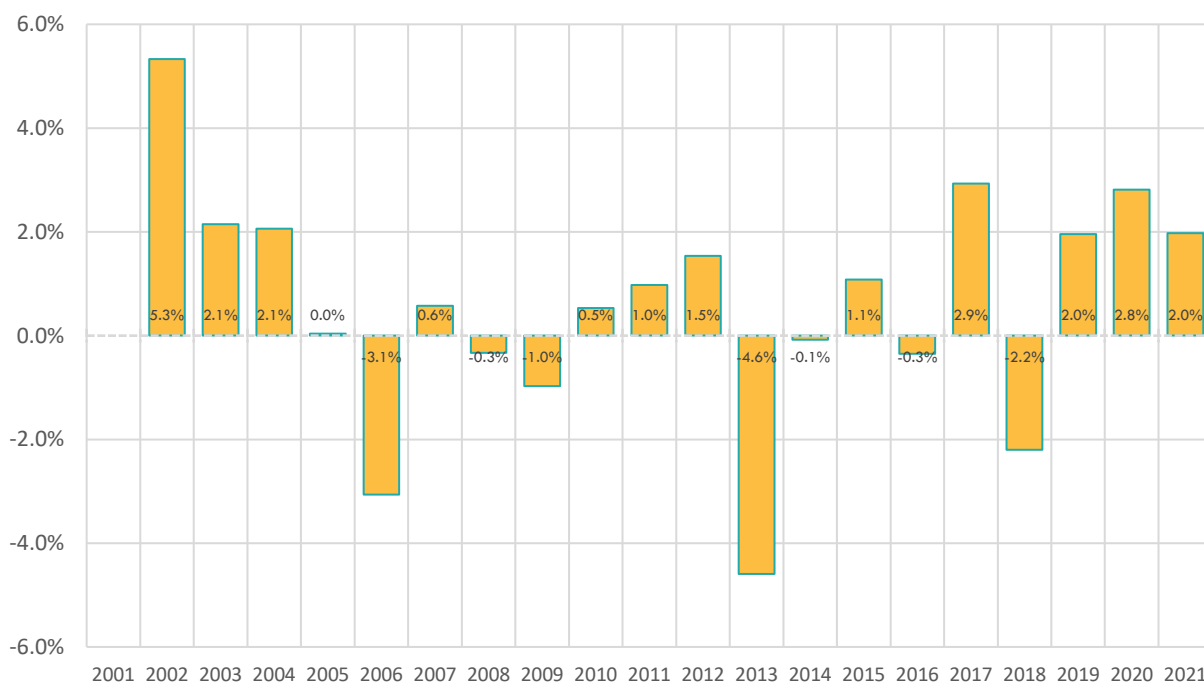
Productivity

Real GDP per Private Sector Employee, Tallahassee MSA

Trend: The broadest proxy for Productivity in metropolitan areas is to measure the Gross Domestic Product (GDP) of private industries per private sector employee. GDP per employee is calculated by dividing GDP by total employment, in inflation-adjusted (chained 2012) dollars. Annual changes in productivity for the Tallahassee metro area have fluctuated between a low of -4.6% between 2012 and 2013 to a high of 5.3% from 2001 to 2002.

2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021

Productivity Change from Prior Year





Economic Factors

Exports from Tallahassee MSA

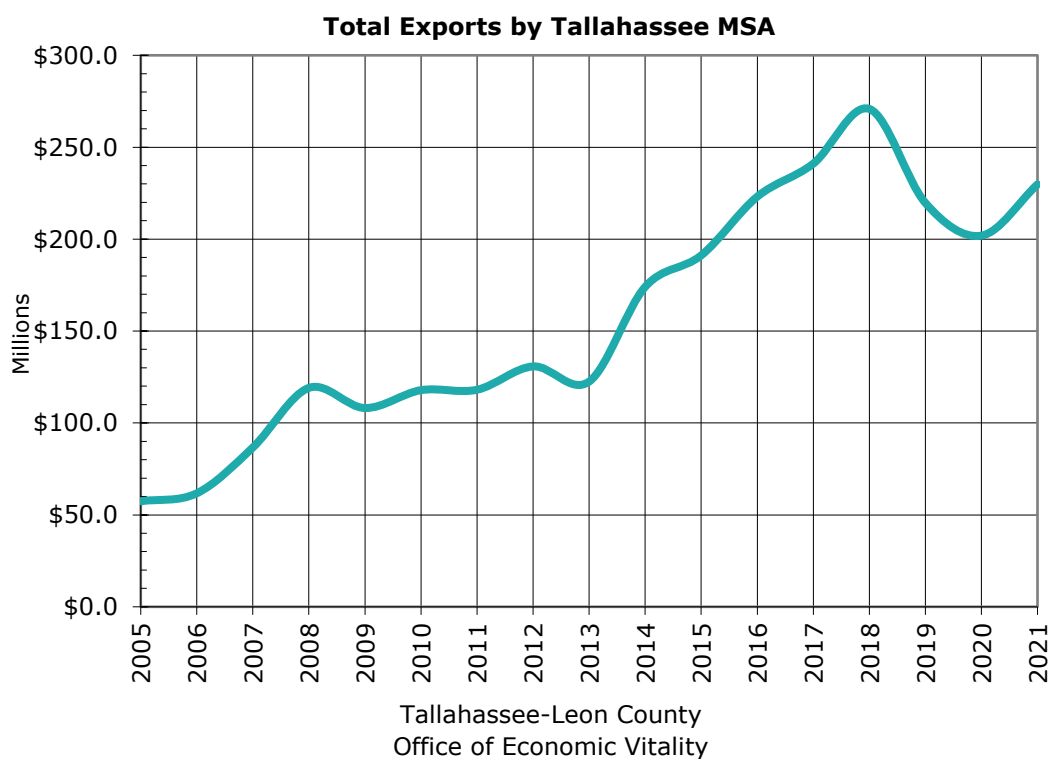
Total Merchandise Exports

Trend: Between 2012 and 2021, total merchandise exports from Tallahassee MSA grew by more than 75%, with an average annual growth rate around 8%. Tallahassee accounts for approximately 0.4% of Florida's total exports.

Year	Total Exports	% Change from Previous Year
2005	\$57,423,563	
2006	\$61,748,645	7.5%
2007	\$86,658,732	40.3%
2008	\$119,097,860	37.4%
2009	\$108,127,019	-9.2%
2010	\$117,844,974	9.0%
2011	\$118,059,725	0.2%
2012	\$130,752,507	10.8%
2013	\$122,502,739	-6.3%
2014	\$174,044,413	42.1%
2015	\$191,154,966	9.8%
2016	\$223,095,711	16.7%
2017	\$241,077,190	8.1%
2018	\$270,831,143	12.3%
2019	\$219,695,001	-18.9%
2020	\$201,905,854	-8.1%
2021	\$229,771,361	13.8%

Note: Current dollars, not adjusted for inflation.

Source: U.S. Department of Commerce, International Trade Administration, Office of Trade and Economic Analysis (OTEA)





Economic Factors

Airport Traffic Statistics

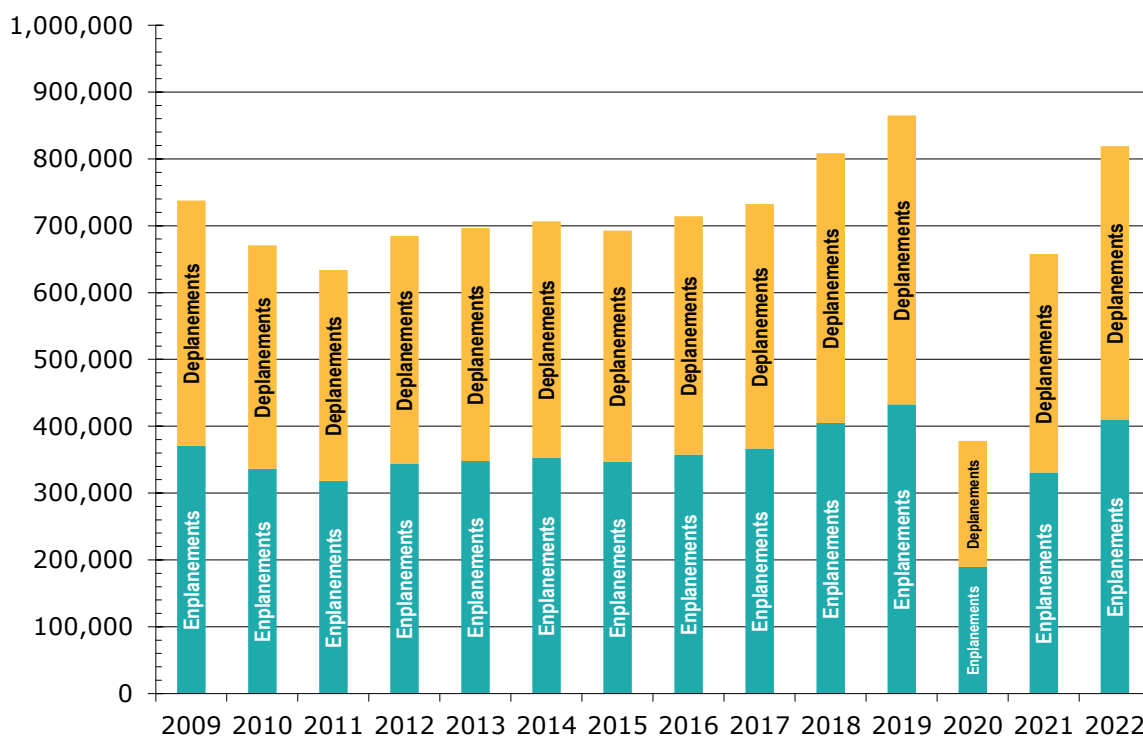
Total Passengers at TLH

Trend: Passenger traffic at Tallahassee International Airport in 2022 increased by 25% compared to 2021, which had increased by 74% compared to 2020.

Year	Enplanements	Deplanements	Total Passengers	Percent Change from Previous Year
2009	371,106	366,579	737,685	-11.2%
2010	336,598	334,099	670,697	-9.1%
2011	318,172	315,619	633,791	-5.5%
2012	344,078	340,533	684,611	8.0%
2013	348,185	348,539	696,724	1.8%
2014	353,253	353,275	706,528	1.4%
2015	346,992	345,857	692,849	-1.9%
2016	357,579	356,407	713,986	3.1%
2017	366,408	365,827	732,235	2.6%
2018	404,807	403,806	808,613	10.4%
2019	432,845	431,960	864,805	6.9%
2020	189,549	188,511	378,060	-56.3%
2021	330,827	326,642	657,469	73.9%
2022	410,118	408,891	819,009	24.6%

Source: Tallahassee International Airport

Total Passengers at Tallahassee International Airport

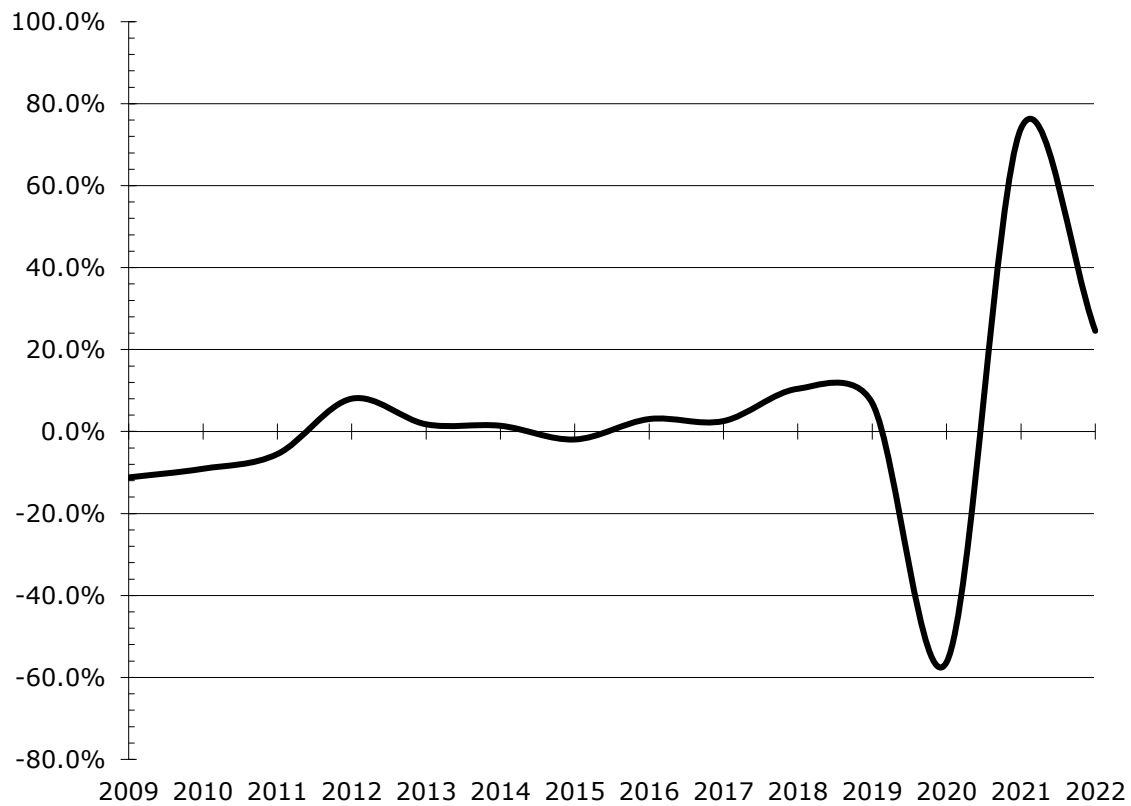




Economic Factors
Airport Traffic Statistics
Total Passengers at TLH

Trend: Passenger traffic at Tallahassee International Airport in 2022 increased by 25% compared to 2021, which had increased by 74% compared to 2020.

Total Passengers, Percent Change from Previous Year



Air Freight

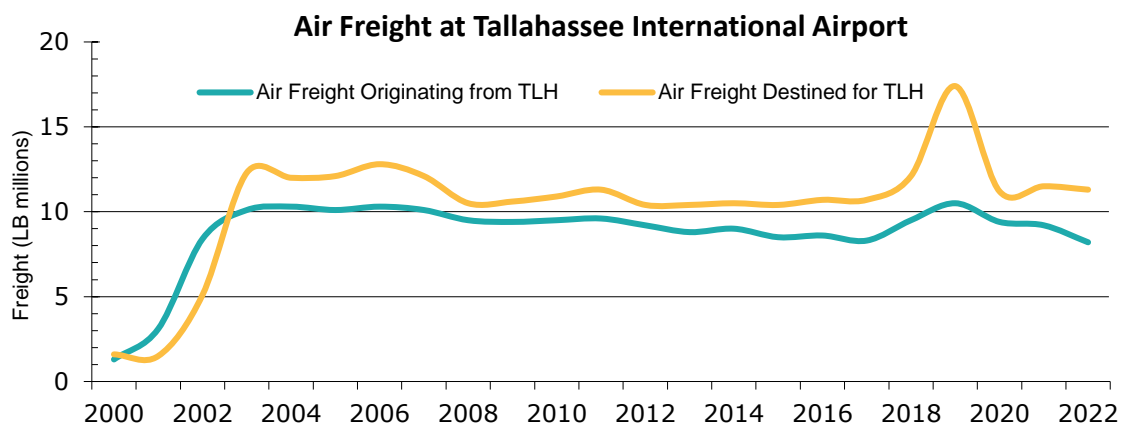
Total Air Freight at TLH

In 2022, 8.2M pounds of air freight originated from Tallahassee International Airport, with 88% destined for Memphis, TN. That year, 11.3M pounds of inbound air freight arrived at TLH, with 93% originating from Memphis, TN.

Year	Air Freight Originating from TLH	Air Freight Destined for TLH	Air Freight Handled	Percent Change from Previous Year
2000	1.3	1.6	2.9	—
2001	3.1	1.5	4.6	59%
2002	8.4	5.1	13.5	193%
2003	10.1	12.3	22.4	66%
2004	10.3	12	22.3	<-1%
2005	10.1	12.1	22.2	<-1%
2006	10.3	12.8	23.1	4%
2007	10.1	12.1	22.2	-4%
2008	9.5	10.5	20.0	-10%
2009	9.4	10.6	20.0	~0%
2010	9.5	10.9	20.4	2%
2011	9.6	11.3	20.9	2%
2012	9.2	10.4	19.6	-6%
2013	8.8	10.4	19.2	-2%
2014	9.0	10.5	19.5	2%
2015	8.5	10.4	18.9	-3%
2016	8.6	10.7	19.3	2%
2017	8.3	10.7	19.0	-2%
2018	9.5	12.1	21.6	14%
2019	10.5	17.4	27.9	29%
2020	9.4	11.2	20.6	-26%
2021	9.2	11.5	20.7	<1%
2022	8.2	11.3	19.5	-6%

Note: Air Freight in millions of pounds.

Source: US Department of Transportation, Bureau of Transportation Statistics





Economic Factors

Leon County Tourism

Visitors, Visitor Spending and Economic Impact

Trend: In FY 2022, Leon County had 2.33 million visitors, up 34% from FY 2021. Direct expenditures of visitors amounted to \$729 million in FY 2022, an increase of 30.4% from FY 2021.

Fiscal Year*	Visitors	Direct Expenditures (\$ millions)	Total Economic Impact (\$ millions)
2015	2,326,769	\$531.6	\$763.1
2016	2,312,120	\$532.5	\$771.3
2017	2,358,833	\$566.9	\$895.8
2018	2,368,988	\$576.2	\$910.2
2019	2,438,959	\$659.1	\$1,041.7
2020	1,683,041	\$484.9	\$766.2
2021	1,740,868	\$559.1	\$879.9
2022	2,333,400	\$729.0	\$1,151.8

Note: Direct Expenditures includes spending for accommodations, restaurants, entertainment, shopping, transportation, groceries, and other expenses.

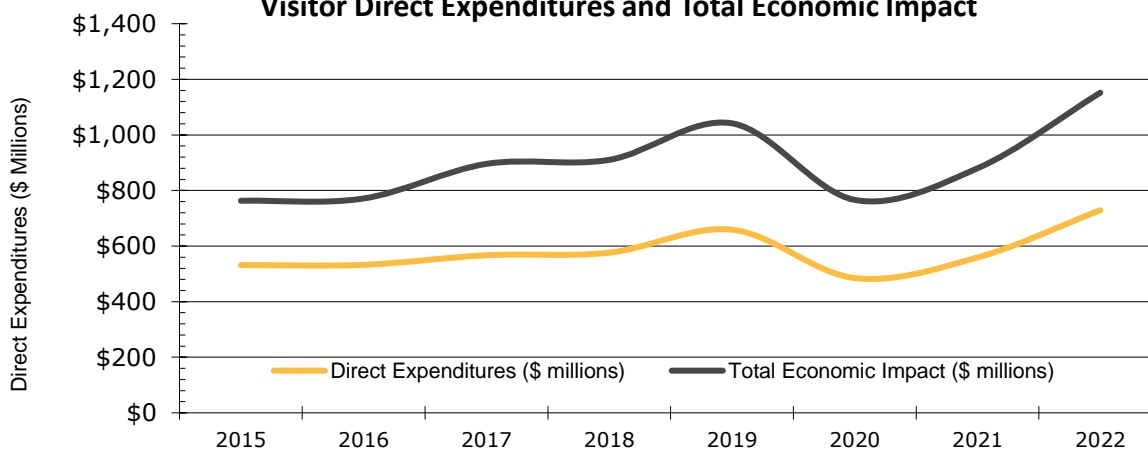
* Fiscal Year is October 1 to September 30.

Source: Visit Tallahassee and Downs & St. Germain Research

Annual Visitors



Visitor Direct Expenditures and Total Economic Impact





Economic Factors

Leon County Tourism

Visitors, Visitor Spending and Economic Impact

Trend: In FY 2022, Leon County had 2.33 million visitors, up 34% from FY 2021. Direct expenditures of visitors amounted to \$729 million in FY 2022, an increase of 30.4% from FY 2021.

Person-Visits to Leon County, 1997-2014

(For Reference Only, Not Compatible with Visitors Data)

Year	Person-Visits	Annual Visitor Spending (\$ millions)
1997	1,851,000	\$429
1998	1,940,000	\$613
1999	2,133,000	\$701
2000	2,433,000	\$988
2001	2,203,000	\$853
2002	2,352,000	\$874
2003	2,571,000	\$774
2004	2,784,000	\$805
2005	2,751,000	\$772
2006	2,545,000	\$749
2007	2,402,000	\$641
2008	2,270,000	\$587
2009	—	—
2010	2,266,000	\$518
2011	2,564,000	\$577
2012	2,430,000	\$624
2013	2,778,000	\$914
2014	2,200,000	\$573

Note: 1997-2014 Person-Visits data not compatible with Visitors data for 2015 and forward.

Source: Leon County Tourism Development Council; Bonn Marketing Research Group, Inc.



Economic Factors

Tourism

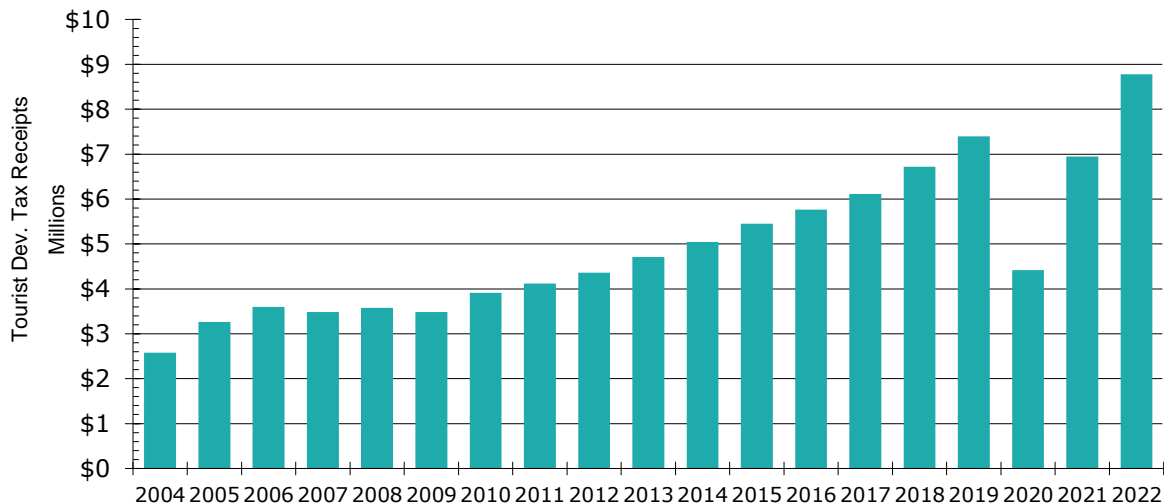
Tourist Development Tax Receipts

The tourist development tax is a local option tax based on the total payment received for the rental or lease of living quarters and accommodations rented for six months or less. This includes hotels, apartment-hotels, motels, resort motels, rooming houses, tourist or trailer camps, cooperatively-owned apartments, multiple-unit structures, mobile homes, trailers, single-family dwellings, beach houses, cottages and condominiums.

Year	MSA Tourist Development Tax Receipts	Change from Prior Year	Percent Change from Prior Year
2004	\$2,578,331		
2005	\$3,259,787	\$681,455	26.4%
2006	\$3,597,718	\$337,931	10.4%
2007	\$3,481,604	-\$116,113	-3.2%
2008	\$3,572,862	\$91,257	2.6%
2009	\$3,480,221	-\$92,640	-2.6%
2010	\$3,910,069	\$429,847	12.4%
2011	\$4,120,371	\$210,303	5.4%
2012	\$4,361,077	\$240,705	5.8%
2013	\$4,709,404	\$348,327	8.0%
2014	\$5,045,033	\$335,629	7.1%
2015	\$5,450,052	\$405,020	8.0%
2016	\$5,764,106	\$314,053	5.8%
2017	\$6,110,324	\$346,218	6.0%
2018	\$6,719,017	\$608,693	10.0%
2019	\$7,392,072	\$673,055	10.0%
2020	\$4,417,804	-\$2,974,268	-40.2%
2021	\$6,948,665	\$2,530,861	57.3%
2022	\$8,778,625	\$1,829,960	26.3%

Source: Florida Department of Revenue

Tallahassee Metro Area Tourist Development Tax Receipts





Economic Factors

Taxable Sales:

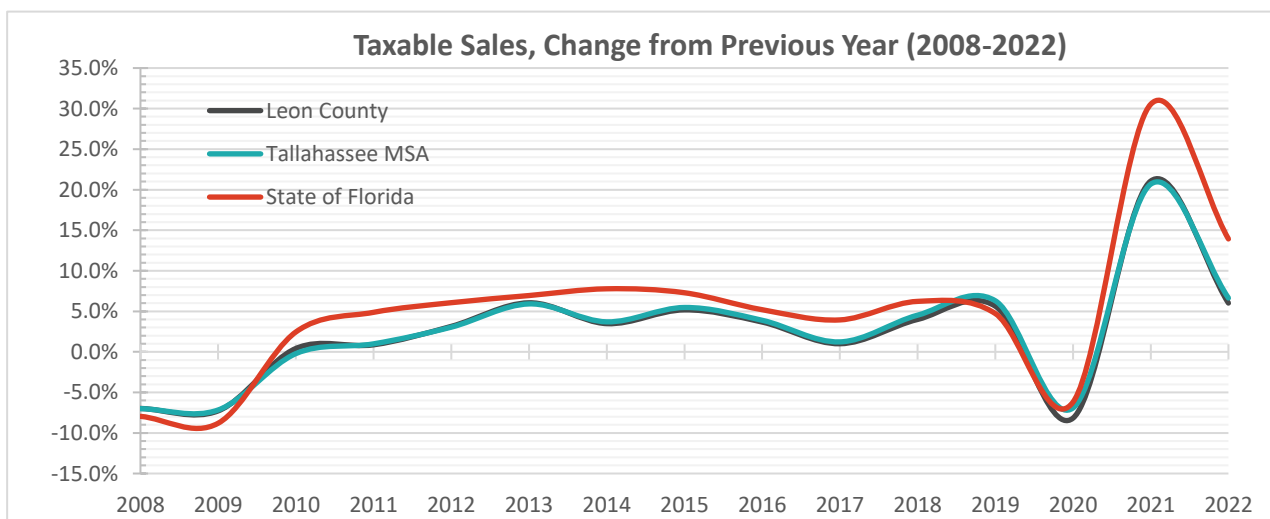
Annual Taxable Sales, Change from Previous Year (\$ millions)

Trend: Taxable sales data for various Metropolitan Statistical Areas (MSAs) are popularly used as one indicator of regional economic activity. These data are derived from sales tax returns remitted to the state Department of Revenue each month. Taxable sales are those sales subject to Chapter 212, Florida Statutes. Sales tax is levied generally on sales of goods, but not services, although there are some taxable services. The overall level of taxable sales increased 6.6% in the Tallahassee MSA in 2022. Taxable sales for the State of Florida were up 13.9% in 2022 compared with 2021.

Year	Leon County	Change from Previous Year	Tallahassee MSA	Change from Previous Year	State of Florida	Change from Previous Year
2008	\$3,596.8	-7.0%	\$4,087.9	-7.0%	\$303,001.0	-7.9%
2009	\$3,335.1	-7.3%	\$3,795.1	-7.2%	\$276,339.4	-8.8%
2010	\$3,349.2	0.4%	\$3,787.1	-0.2%	\$283,130.0	2.5%
2011	\$3,378.4	0.9%	\$3,824.7	1.0%	\$296,943.7	4.9%
2012	\$3,484.6	3.1%	\$3,941.4	3.1%	\$314,951.3	6.1%
2013	\$3,695.4	6.1%	\$4,174.5	5.9%	\$336,825.7	6.9%
2014	\$3,824.1	3.5%	\$4,329.1	3.7%	\$363,026.3	7.8%
2015	\$4,022.2	5.2%	\$4,566.1	5.5%	\$389,498.2	7.3%
2016	\$4,170.1	3.7%	\$4,743.9	3.9%	\$409,754.3	5.2%
2017	\$4,212.0	1.0%	\$4,802.3	1.2%	\$425,904.6	3.9%
2018	\$4,380.5	4.0%	\$5,019.7	4.5%	\$452,421.8	6.2%
2019	\$4,627.5	5.6%	\$5,336.1	6.3%	\$473,808.9	4.7%
2020	\$4,249.5	-8.2%	\$4,967.2	-6.9%	\$444,454.7	-6.2%
2021	\$5,144.5	21.1%	\$5,994.3	20.7%	\$580,146.8	30.5%
2022	\$5,454.1	6.0%	\$6,392.5	6.6%	\$660,943.8	13.9%

Note: Taxable sales in millions of dollars; Tallahassee MSA includes Leon, Gadsden, Jefferson, and Wakulla counties.

Source: Florida Department of Revenue





Economic Factors

Taxable Sales:

Annual Taxable Sales (\$ millions),

Tallahassee MSA by Category

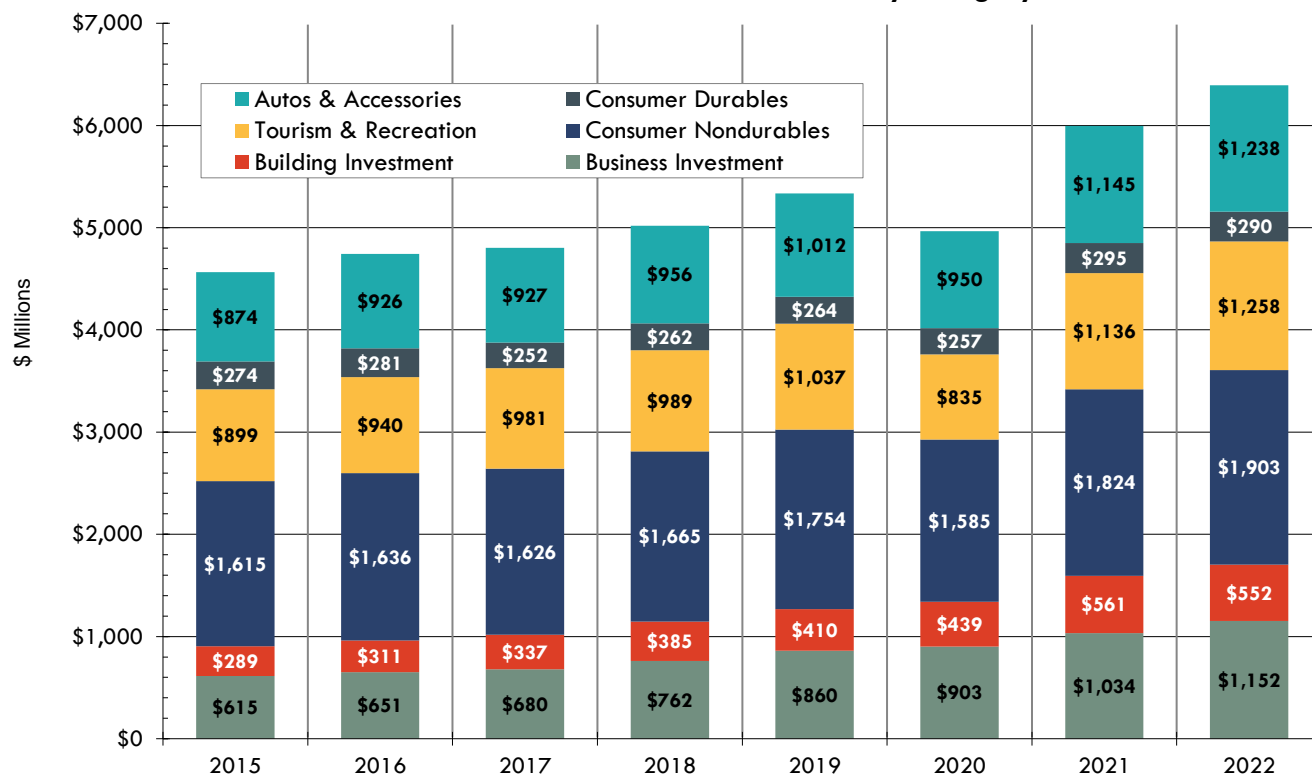
Trend: For the Tallahassee MSA, only one of the six categories exhibited an increase in taxable sales each year between 2015 and 2022: Business Investment, which had an average annual growth rate of 9.4% per year. The average annual growth rate for other categories included: Building Investment, 10.0%; Tourism & Recreation, 6.0%; Autos & Accessories, 5.4%; Consumer Nondurables, 2.6%; and Consumer Durables, 1.0%. Taxable sales make up an estimated 40-45% of all retail sales.

Category	2015	2016	2017	2018	2019	2020	2021	2022
Autos & Accessories	\$874.3	\$925.5	\$926.6	\$955.9	\$1,012.3	\$949.5	\$1,144.8	\$1,238.5
Consumer Durables	\$274.3	\$280.5	\$251.5	\$262.0	\$264.1	\$256.6	\$295.0	\$290.0
Tourism & Recreation	\$898.7	\$939.7	\$981.2	\$989.2	\$1,036.7	\$834.7	\$1,135.8	\$1,258.5
Consumer Nondurables	\$1,615.1	\$1,636.1	\$1,626.3	\$1,665.3	\$1,753.5	\$1,585.1	\$1,823.6	\$1,903.2
Building Investment	\$288.7	\$310.9	\$337.0	\$385.0	\$409.6	\$438.7	\$561.3	\$551.9
Business Investment	\$615.1	\$651.3	\$679.7	\$762.3	\$859.8	\$902.5	\$1,033.8	\$1,151.8
TOTAL	\$4,566.2	\$4,744.0	\$4,802.3	\$5,019.7	\$5,336.1	\$4,967.1	\$5,994.3	\$6,393.8

Note: Taxable sales in millions of dollars; Tallahassee MSA includes Leon, Gadsden, Jefferson & Wakulla County.

Source: Florida Department of Revenue; Florida Legislature's Office of Economic & Demographic Research

Annual Taxable Sales in Tallahassee MSA, by Category



Annual Change in Consumer Price Index

The Consumer Price Index for all Urban Consumers (cost of living) increased 8% in 2022, the largest annual increase since 1981.

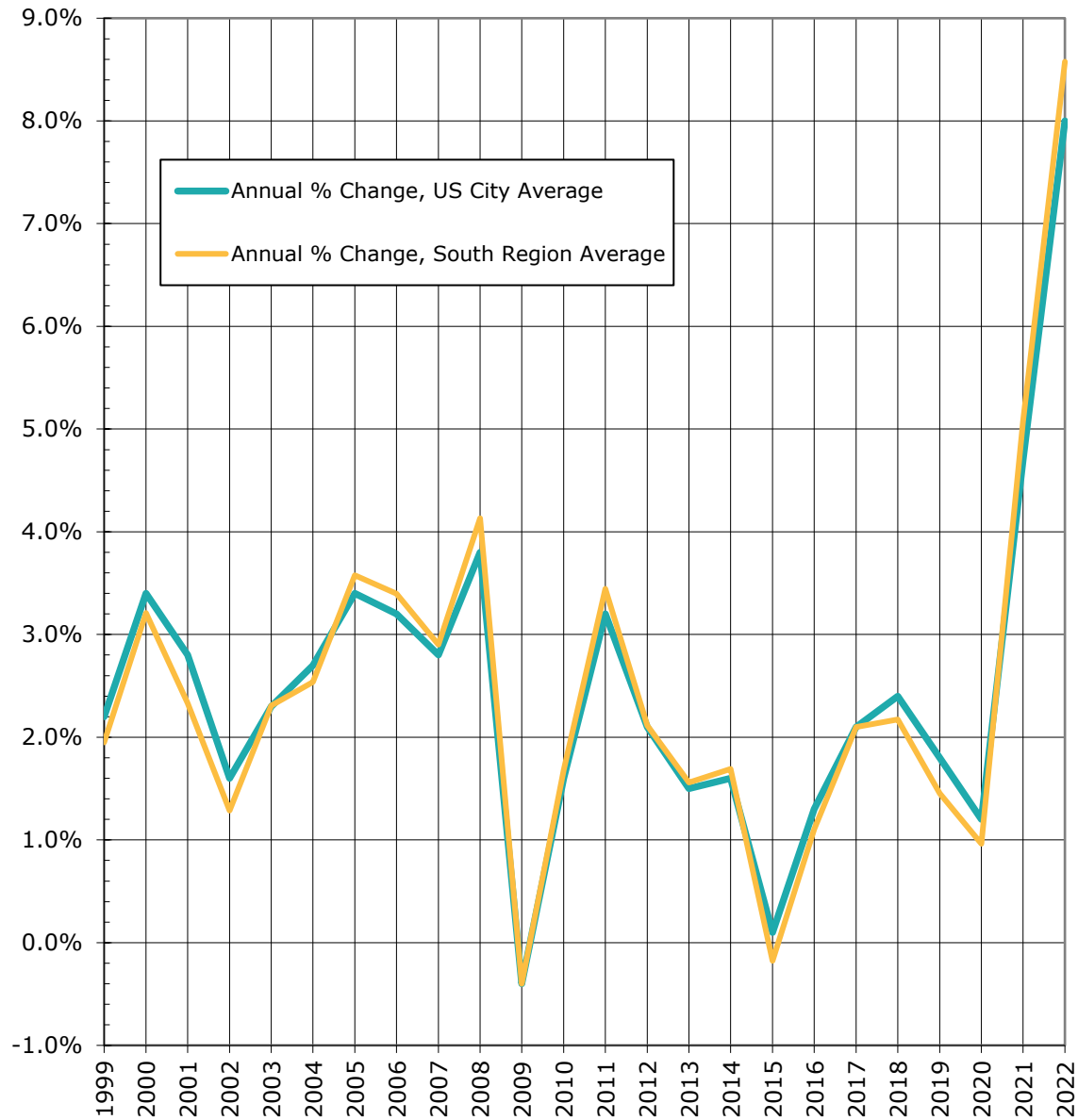
Year	US City Average	Annual % Change, US City Average	South Region Average	Annual % Change, South Region Average
1999	166.6	2.2%	162.0	2.0%
2000	172.2	3.4%	167.2	3.2%
2001	177.1	2.8%	171.1	2.3%
2002	179.9	1.6%	173.3	1.3%
2003	184.0	2.3%	177.3	2.3%
2004	188.9	2.7%	181.8	2.5%
2005	195.3	3.4%	188.3	3.6%
2006	201.6	3.2%	194.7	3.4%
2007	207.3	2.8%	200.4	2.9%
2008	215.3	3.8%	208.7	4.1%
2009	214.5	-0.4%	207.8	-0.4%
2010	218.1	1.6%	211.3	1.7%
2011	224.9	3.2%	218.6	3.4%
2012	229.6	2.1%	223.2	2.1%
2013	233.0	1.5%	226.7	1.6%
2014	236.7	1.6%	230.6	1.7%
2015	237.0	0.1%	230.1	-0.2%
2016	240.0	1.3%	232.7	1.1%
2017	245.1	2.1%	237.6	2.1%
2018	251.1	2.4%	242.7	2.2%
2019	255.7	1.8%	246.3	1.5%
2020	258.8	1.2%	248.6	1.0%
2021	270.9	4.7%	261.3	5.1%
2022	292.7	8.0%	283.7	8.6%

Source: U.S. Department of Labor, Bureau of Labor Statistics

Annual Change in Consumer Price Index

The Consumer Price Index for all Urban Consumers (cost of living) increased 8% in 2022, the largest annual increase since 1981.

**Consumer Price Index - All Urban Consumers (CPI-U)
Annual Change, 1999-2022**





Economic Factors

Bank Deposits:

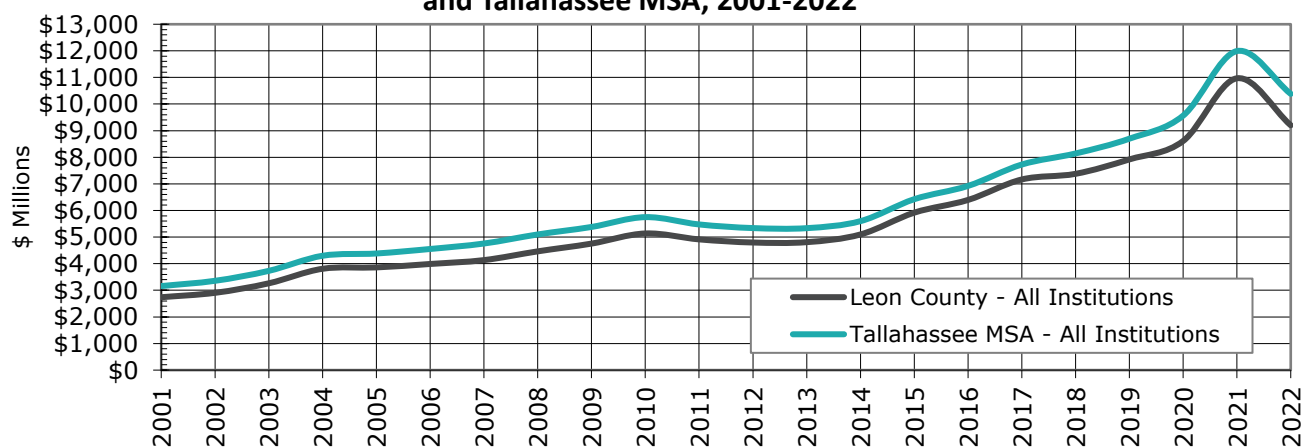
FDIC Summary of Deposits

Trend: Over \$9 billion in deposits were held in Leon County in FDIC-insured institutions as of June 30, 2022. Total Leon County deposits increased 27% between 2020 and 2021 and decreased 16% from 2021 to 2022. The Summary of Deposits (SOD) is the annual survey of branch office deposits as of June 30 for all FDIC-insured institutions, including insured U.S. branches of foreign banks. During 2001-2022, Tallahassee metro area bank deposits accounted for about 1.3% of State total.

As of June 30	Leon County - All Institutions			Tallahassee MSA - All Institutions			Florida - All Institutions		
	Institutions	Offices	Deposits (\$ millions)	Institutions	Offices	Deposits (\$ millions)	Institutions	Offices	Deposits (\$ millions)
2001	13	68	\$2,740	15	86	\$3,159	349	4,667	\$222,797
2002	14	67	\$2,905	16	85	\$3,357	349	4,626	\$242,821
2003	14	69	\$3,263	16	86	\$3,731	352	4,732	\$268,174
2004	14	76	\$3,809	15	90	\$4,298	353	4,897	\$300,961
2005	14	80	\$3,860	15	95	\$4,383	349	5,081	\$342,821
2006	14	81	\$3,989	16	98	\$4,553	365	5,310	\$363,415
2007	14	83	\$4,135	16	100	\$4,758	376	5,600	\$373,711
2008	19	96	\$4,464	20	111	\$5,099	381	5,772	\$380,281
2009	20	96	\$4,755	21	111	\$5,381	368	5,820	\$400,979
2010	19	95	\$5,136	20	110	\$5,750	322	5,666	\$409,894
2011	18	92	\$4,914	18	105	\$5,475	299	5,616	\$411,157
2012	18	93	\$4,796	18	106	\$5,339	281	5,601	\$423,908
2013	17	82	\$4,809	17	93	\$5,336	270	5,548	\$441,108
2014	17	79	\$5,099	17	88	\$5,599	257	5,450	\$462,364
2015	18	78	\$5,918	18	87	\$6,424	244	5,387	\$502,930
2016	16	76	\$6,396	16	85	\$6,923	231	5,294	\$541,660
2017	16	75	\$7,166	16	84	\$7,727	219	5,136	\$563,793
2018	18	76	\$7,378	18	85	\$8,143	202	4,982	\$585,832
2019	18	72	\$7,920	18	83	\$8,698	198	4,816	\$603,555
2020	17	72	\$8,612	17	81	\$9,565	188	4,774	\$710,549
2021	18	71	\$10,969	18	80	\$11,992	183	4,540	\$808,085
2022	18	66	\$9,202	17	75	\$10,382	180	4,340	\$878,074

Source: FDIC, Summary of Deposits

**FDIC Summary of Deposits, Leon County
and Tallahassee MSA, 2001-2022**



Economic Factors

C2ER Annual Cost of Living Index

Trend: In 2022, the Tallahassee urban area captured an overall composite index of 95.6, or 4.4% below the average cost of living for all participating urban areas.

The Annual Cost of Living Index (COLI) is released by the Council for Community and Economic Research (C2ER) to measure regional differences in the cost of consumer goods and services (like grocery items, healthcare, and housing), excluding taxes and non-consumer expenditures, for professional and managerial households in the top 20% of income. The index is based on more than 90,000 prices covering 60 different items for which prices are collected three times a year. This research tool allows OEV to make accurate cost of living comparisons between Tallahassee-Leon County and any of the 267 other participating urban areas across the United States.

Urban Area	All Items	Groceries	Housing	Utilities	Transportation	Healthcare	Misc. Goods & Services
Jackson, MS	83.7	95.4	67.7	82.9	86.7	100.8	88.7
Montgomery, AL	87.2	97.9	71.9	100.0	89.9	84.9	91.3
Columbus, OH	89.7	96.8	79.5	93.1	89.7	86.9	94.5
Greenville, SC	90.7	98.8	71.3	97.0	90.7	98.0	100.3
Lincoln, NE	91.7	94.3	79.7	85.4	98.3	108.5	98.2
Columbia, SC	94.4	102.1	74.1	133.6	76.8	87.7	102.7
Pensacola, FL	95.2	98.4	90.7	116.9	90.7	90.6	93.5
Tallahassee, FL	95.6	108.1	88.3	86.4	92.5	113.5	96.4
Little Rock, AR	95.7	94.8	83.1	101.6	92.4	78.7	108.2
Raleigh, NC	96.1	91.7	97.3	101.6	94.7	103.0	95.1
Richmond, VA	96.9	94.2	87.9	103.8	96.1	103.6	102.9
Baton Rouge, LA	97.0	100.2	91.4	73.5	109.1	95.2	103.6
Nashville, TN	97.8	97.6	105.9	88.4	91.5	91.2	96.1
Austin, TX	101.0	88.5	115.3	93.2	91.1	103.6	99.2
Madison, WI	102.9	101.8	99.8	108.5	97.5	123.9	102.9
Albany, NY	105.7	109.6	103.1	96.9	102.6	105.3	109.3
Boise, ID	107.7	96.1	125.3	79.8	114.3	100.0	105.4
Sacramento, CA	118.7	105.6	142.6	105.7	124.2	114.6	107.7

Note: Gainesville, Lansing, and Trenton did not have annual composite scores for 2022.

Source: Council for Community and Economic Research (C2ER)

2022 Cost of Living Index: Comparative Communities



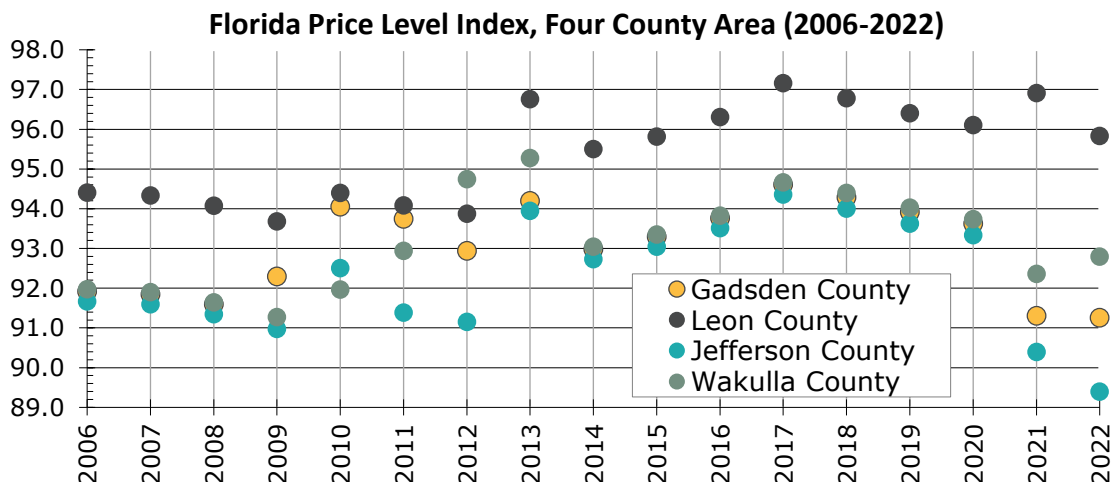
2022 Cost of Living Index: Other Capital Communities



Trend: The Florida Price Level Index (FPLI) was established by the Legislature as the basis for the District Cost Differential (DCD) in the Florida Education Finance Program. It represents the costs of hiring comparable personnel across school districts. Extensive data on wages is used to estimate the relative cost of hiring comparable workers among Florida's 67 counties in a given year. The median Floridian, ranked by 2022 county FPLI, lives in Duval County, with an index value of 101.23. That is, less than half of Floridians live in counties with index values greater than 101.23, less than half live in counties with index values less than 101.23, and the rest live in Duval County. Note: this is a cross-sectional measure that compares the relative wage levels among Florida's 67 counties and is not designed to measure inflation from one year to the next.

Year	Leon County	Gadsden County	Jefferson County	Wakulla County
2006	94.40	91.91	91.66	91.97
2007	94.33	91.84	91.59	91.90
2008	94.07	91.59	91.34	91.64
2009	93.68	92.29	90.97	91.27
2010	94.39	94.05	92.50	91.96
2011	94.08	93.74	91.38	92.94
2012	93.87	92.94	91.15	94.74
2013	96.75	94.19	93.94	95.27
2014	95.50	92.98	92.73	93.04
2015	95.81	93.29	93.04	93.35
2016	96.30	93.76	93.51	93.82
2017	97.16	94.60	94.35	94.66
2018	96.78	94.28	94.00	94.39
2019	96.40	93.91	93.62	94.02
2020	96.10	93.62	93.33	93.73
2021	96.91	91.30	90.39	92.36
2022	95.83	91.25	89.39	92.79

Source: Florida Department of Education, Funding & Financial Reporting; in collaboration with Florida Polytechnic University and University of Florida's Bureau of Economic and Business Research.



Trend: Regional Price Parities (RPPs) are regional price levels expressed as a percentage of the overall national price level for a given year. The price levels are determined by the average prices paid by consumers for the mix of goods and services consumed in each region. Taking the ratio of RPPs shows the difference in price levels across regions. **All Items:** all the detailed consumption goods and services used to estimate the RPPs.

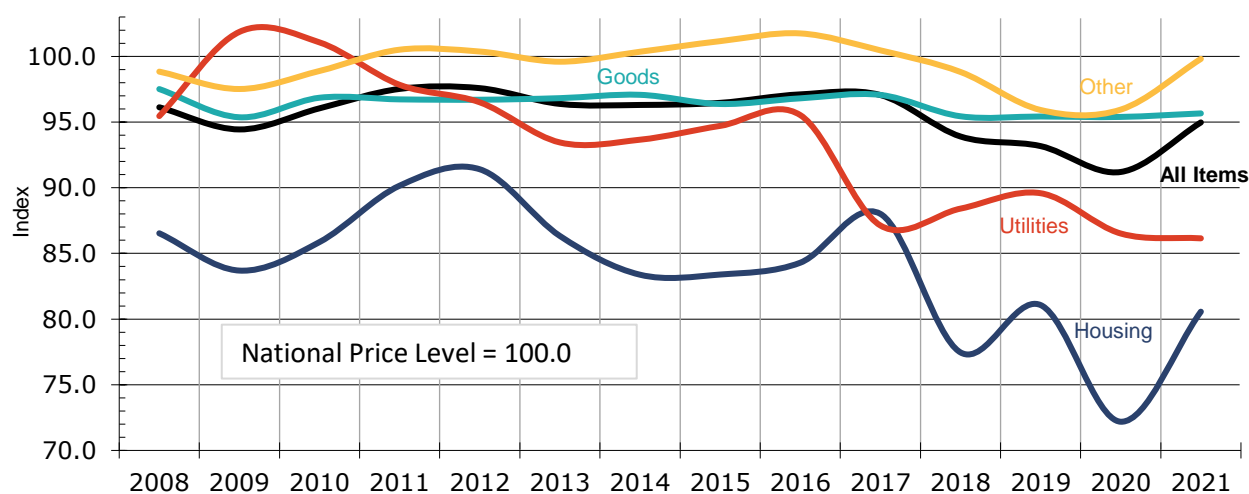
Goods: durable and nondurable consumption goods used to estimate RPPs, including apparel, education, food, housing, medical, recreation, transportation, and other goods. **Housing:** The ratios of monthly tenant rents to owner-equivalent rents in the CPI housing file are estimated for several types of housing units, from studio apartments to detached houses with three or more bedrooms. The components of these ratios, that is, tenant rents and owner equivalent rents for each housing type, are the weighted geometric means of all the observations in the CPI. **Other:** consumption products used to estimate RPPs, including education, food, housing, medical, recreation, transportation, and other services.

Year	All Items	Goods	Housing	Utilities	Other
2008	96.1	97.5	86.5	95.5	98.8
2009	94.4	95.4	83.7	101.9	97.5
2010	96.0	96.9	85.9	101.1	98.9
2011	97.5	96.7	90.2	97.8	100.5
2012	97.6	96.7	91.4	96.5	100.4
2013	96.4	96.8	86.3	93.4	99.6
2014	96.3	97.1	83.4	93.7	100.4
2015	96.5	96.4	83.4	94.7	101.2
2016	97.1	96.8	84.3	95.5	101.8
2017	97.1	97.1	88.0	87.1	100.5
2018	93.9	95.4	77.5	88.4	98.8
2019	93.2	95.4	81.1	89.6	95.9
2020	91.2	95.4	72.2	86.5	96.0
2021	95.0	95.7	80.6	86.1	99.8

Source: U.S. Bureau of Economic Analysis, Regional Price Parities for Tallahassee MSA, retrieved from FRED, Federal Reserve Bank of St. Louis

Note: Utilities data for 2017-2021 incorporate data from the Energy Information Administration and the Consumer Price Index program at the Bureau of Labor Statistics.

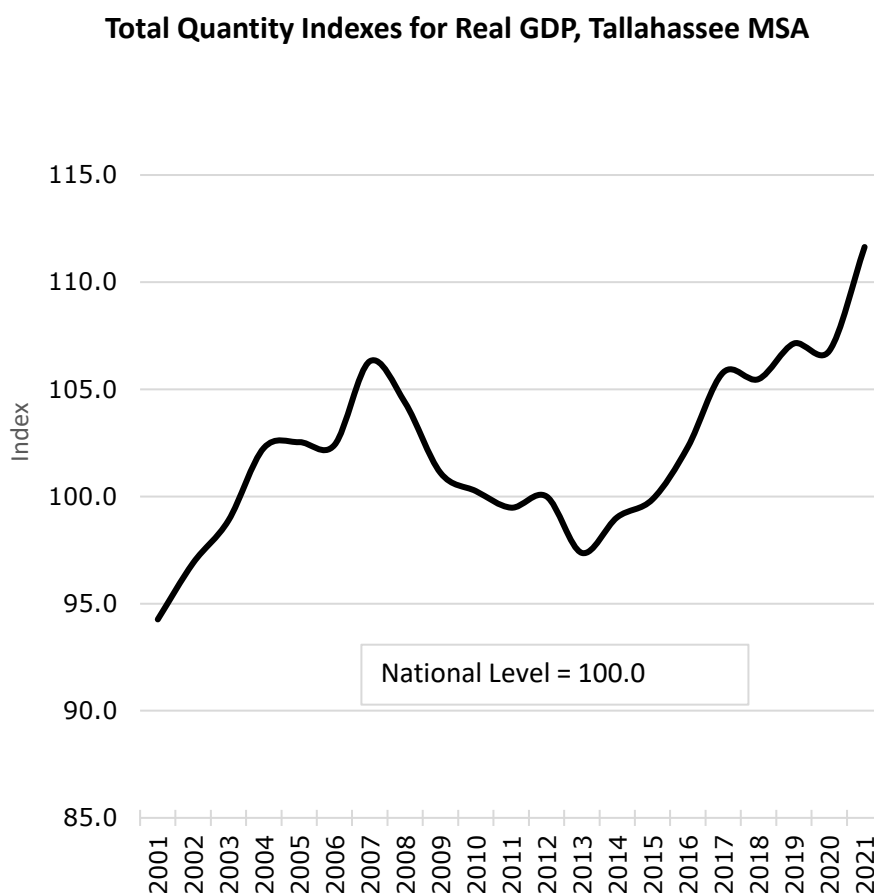
Regional Price Parities for Tallahassee MSA



OFFICE OF
ECONOMIC VITALITY *Economic Factors*
Total Quantity Indexes for Real GDP

Trend: Total Quantity Indexes for Real GDP includes all Private Industries and Government. A chained-type index is based on the linking (chaining) of indexes to create a time series. These annual chained-type indices are used in BEA's national income and product accounts and calculated using the weights of adjacent years. Those annual changes are then multiplied (chained) together, forming the chained-type index time series. Chain-type indexes or chain-dollar estimates are used to show how output or spending changes over time.

Year	Indexes for Real GDP
2001	94.3
2002	96.9
2003	98.9
2004	102.3
2005	102.5
2006	102.4
2007	106.3
2008	104.4
2009	101.1
2010	100.3
2011	99.5
2012	100.0
2013	97.4
2014	99.0
2015	99.9
2016	102.3
2017	105.8
2018	105.5
2019	107.1
2020	106.8
2021	111.6



Source: U.S. Bureau of Economic Analysis, *Regional Price Parities for Tallahassee MSA*, retrieved from FRED, Federal Reserve Bank of St. Louis



Economic Factors

Capital Accumulation

Homestead Exemption in Leon County

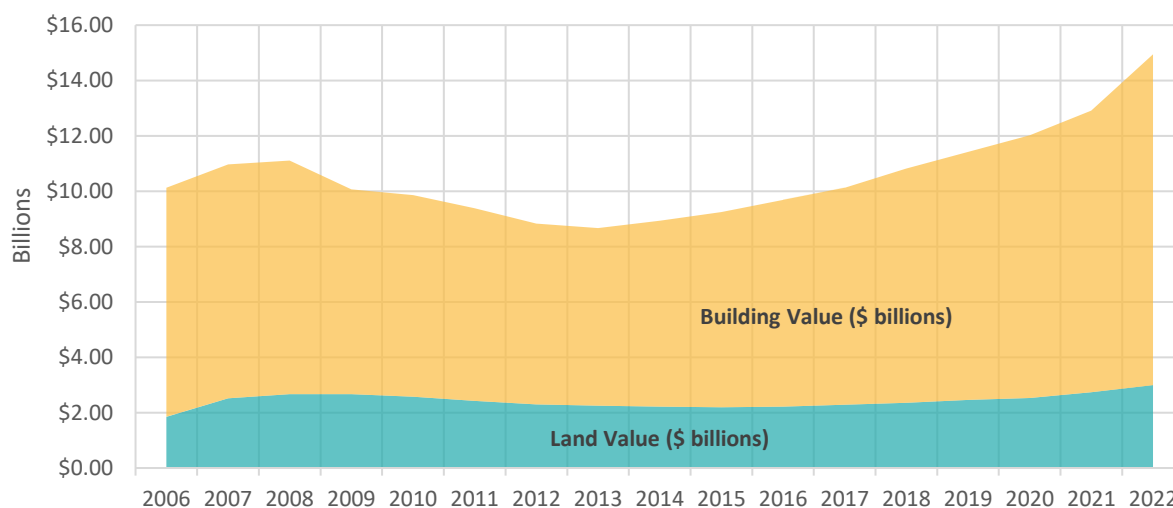
Trend: Residential property investment is a widespread method for local capital accumulation. Since 2018, acreage with homestead exemption has averaged around 61,400 acres. Building value accounted for an average of 79% of total market value among homestead exempted properties since 2018. During 2018-2022, average annual growth in total market value for homestead exempted properties was around 8.2%.

Year	Parcel Count	Acreage*	Land Value (\$ billions)	Building Value (\$ billions)	Land Market Value per Acre	Building Market Value per SF
2006	54,967	60,486	\$1.85	\$8.27	\$30,613	\$84.45
2007	55,587	60,623	\$2.52	\$8.45	\$41,494	\$86.12
2008	56,206	61,105	\$2.67	\$8.44	\$43,631	\$84.64
2009	56,764	61,650	\$2.66	\$7.40	\$43,205	\$73.06
2010	56,788	61,603	\$2.58	\$7.29	\$41,823	\$71.67
2011	56,380	61,329	\$2.43	\$6.96	\$39,618	\$68.64
2012	56,373	61,240	\$2.30	\$6.53	\$37,553	\$64.34
2013	55,241	60,769	\$2.25	\$6.42	\$36,982	\$64.06
2014	54,786	60,756	\$2.22	\$6.71	\$36,461	\$67.16
2015	54,664	60,359	\$2.20	\$7.05	\$36,413	\$70.40
2016	54,866	60,547	\$2.22	\$7.46	\$36,683	\$73.92
2017	55,253	60,566	\$2.28	\$7.84	\$37,709	\$76.99
2018	55,740	60,768	\$2.35	\$8.46	\$38,738	\$82.10
2019	56,340	60,888	\$2.46	\$8.96	\$40,405	\$85.91
2020	57,000	61,120	\$2.53	\$9.49	\$41,436	\$89.93
2021	57,319	61,826	\$2.74	\$10.17	\$44,317	\$95.65
2022	58,226	62,503	\$3.00	\$11.95	\$47,947	\$110.69

*Acreage based on <0.2% condominium homesteads.

Source: Leon County Property Appraiser, prepared by Tallahassee-Leon County Planning Department

Parcels with Homestead Exemption in Leon County: Total Market Value





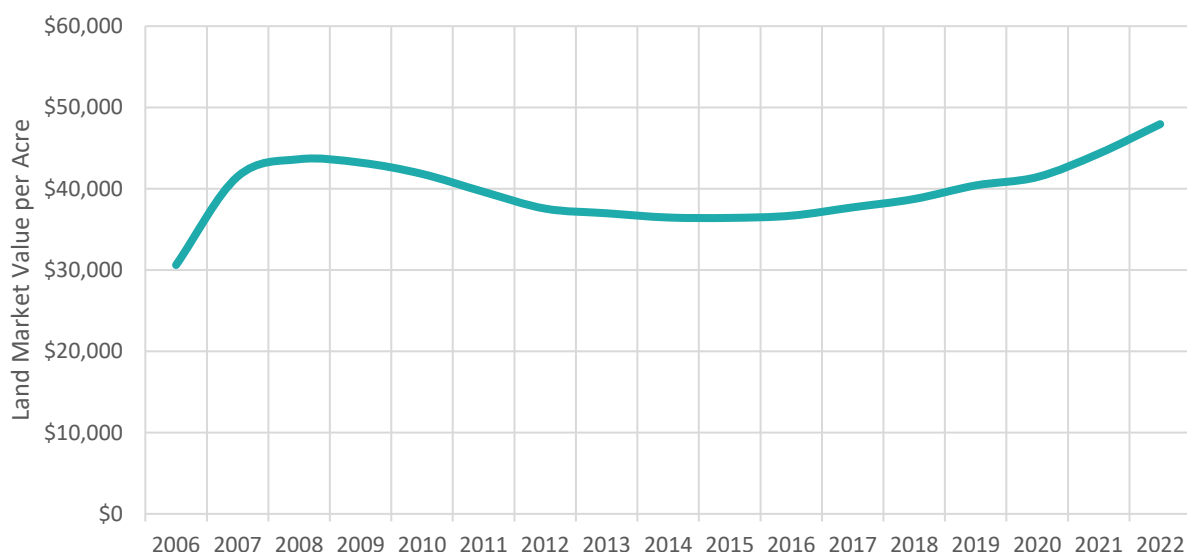
Economic Factors

Capital Accumulation

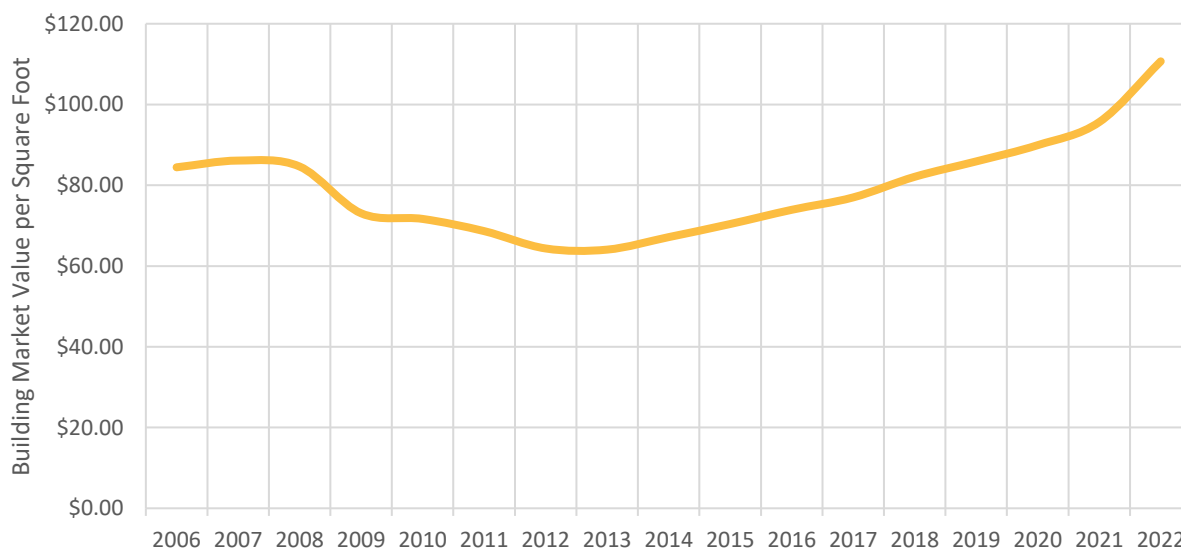
Homestead Exemption in Leon County

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Homestead Exemption Parcels in Leon County: Land Market Value per Acre



Homestead Exemption Parcels in Leon County: Building Market Value per Square Foot





Education

Higher Education Institutions:

Enrollment

Trend: Combined enrollment for Florida State University, Florida A&M University, and Tallahassee Community College has averaged around 65,000 since 2004.

Year	Florida State University	Florida A&M University	Tallahassee Community College	Total Enrollment
1960	9,019	2,961	---	11,980
1970	17,188	4,500	2,100	23,788
1980	21,965	5,246	3,663	30,874
1985	21,474	4,919	5,289	31,682
1990	28,170	8,344	8,927	45,441
1991	28,521	9,196	9,894	47,611
1992	28,424	9,487	9,776	47,687
1993	28,575	9,876	9,390	47,841
1994	29,527	10,084	9,902	49,513
1995	30,155	10,306	10,067	50,528
1996	30,154	10,667	9,737	50,558
1997	30,401	10,991	10,533	51,925
1998	31,071	11,828	10,563	53,462
1999	32,878	12,082	10,736	55,696
2000	33,971	12,126	10,816	56,913
2001	34,982	12,316	11,146	58,444
2002	36,210	12,464	11,666	60,340
2003	36,884	13,013	12,369	62,266
2004	38,431	13,067	12,775	64,273
2005	39,146	12,154	13,029	64,329
2006	39,973	11,907	12,732	64,612
2007	40,555	11,562	13,776	65,893
2008	38,682	11,857	14,005	64,544
2009	39,785	12,274	14,526	66,585
2010	40,416	13,284	14,739	68,439
2011	41,087	13,204	15,090	69,381
2012	40,695	12,057	14,237	66,989
2013	40,909	10,743	13,509	65,161
2014	41,226	10,241	13,049	64,516
2015	40,830	9,928	12,445	63,203
2016	41,173	9,619	12,200	62,992
2017	41,362	9,913	11,782	63,057
2018	41,269	10,021	11,914	63,204



Education

Higher Education Institutions:

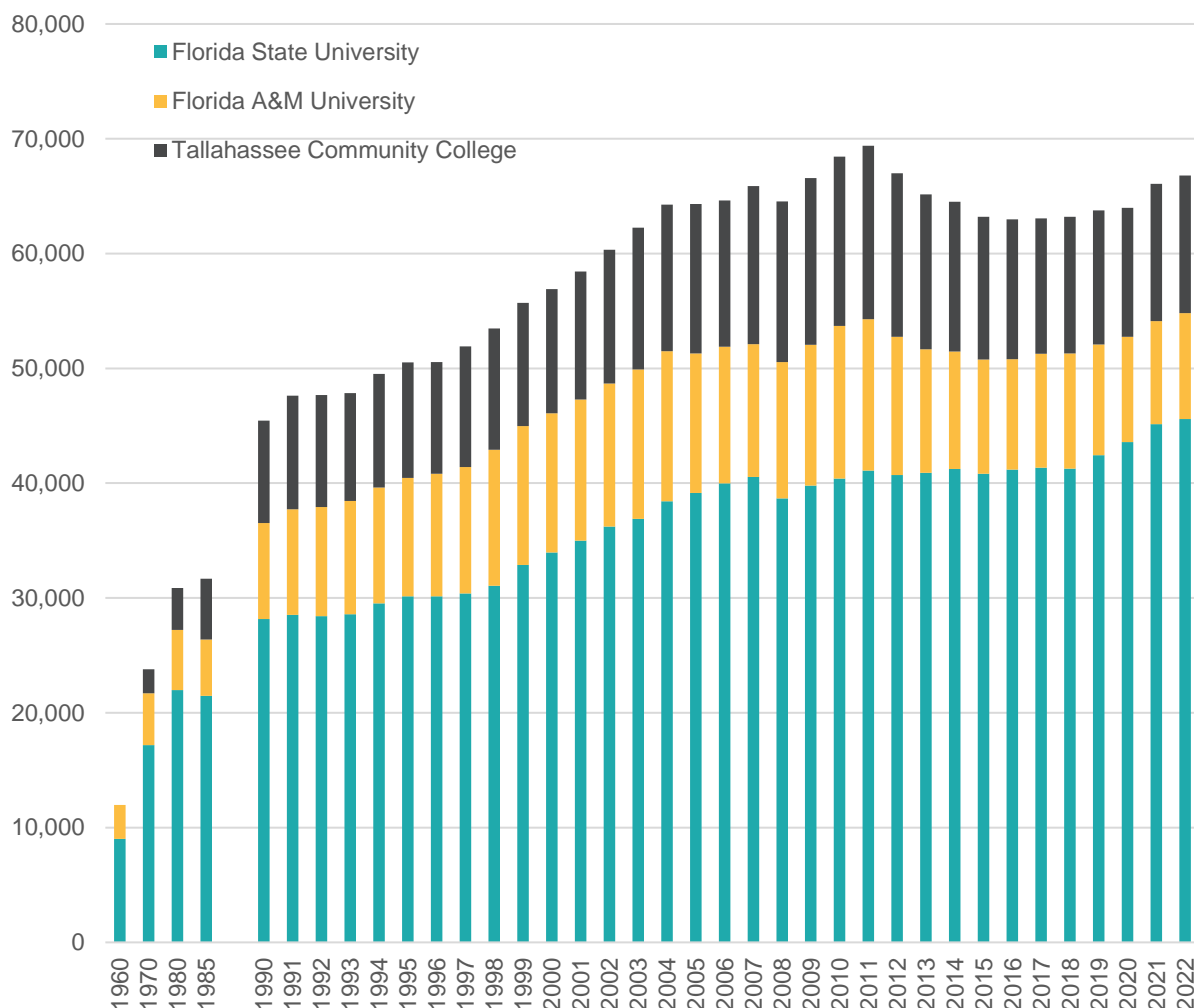
Enrollment

Trend: Combined enrollment for Florida State University, Florida A&M University, and Tallahassee Community College has averaged around 65,000 since 2004.

Year	Florida State University	Florida A&M University	Tallahassee Community College	Total Enrollment
2019	42,450	9,626	11,683	63,759
2020	43,569	9,184	11,245	63,998
2021	45,130	9,000	11,935	66,065
2022	45,597	9,215	12,000	66,812

Sources: National Center for Education Statistics, Integrated Postsecondary Education Data System; Office of Institutional Research, Budget & Analysis Dept, Florida State University; Office of Institutional Research, Florida A&M University; Institutional Research Office, Tallahassee Community College

Fall Enrollment at Institutions of Higher Learning



Higher Education Institutions:

Enrollment by Level and Full-Time Status

Trend: Between 1989 and 2021, the proportion of full-time students rose from 69% to 76% of the total. The proportion of graduate students rose from 13% to 19% of the total during those same years.

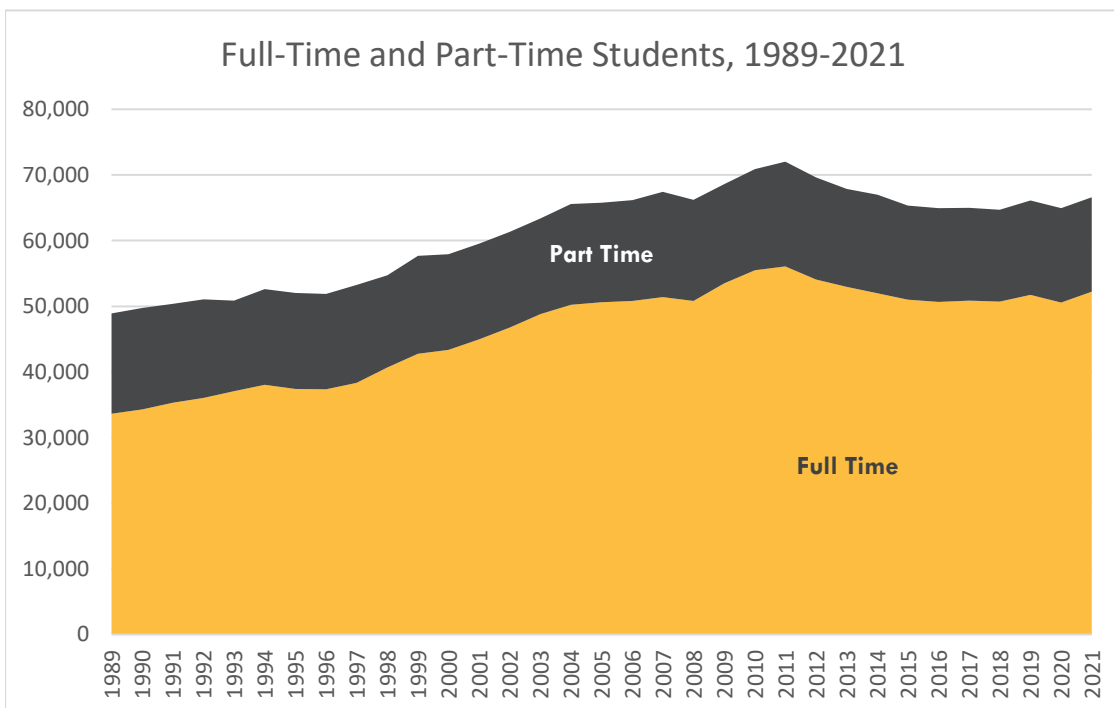
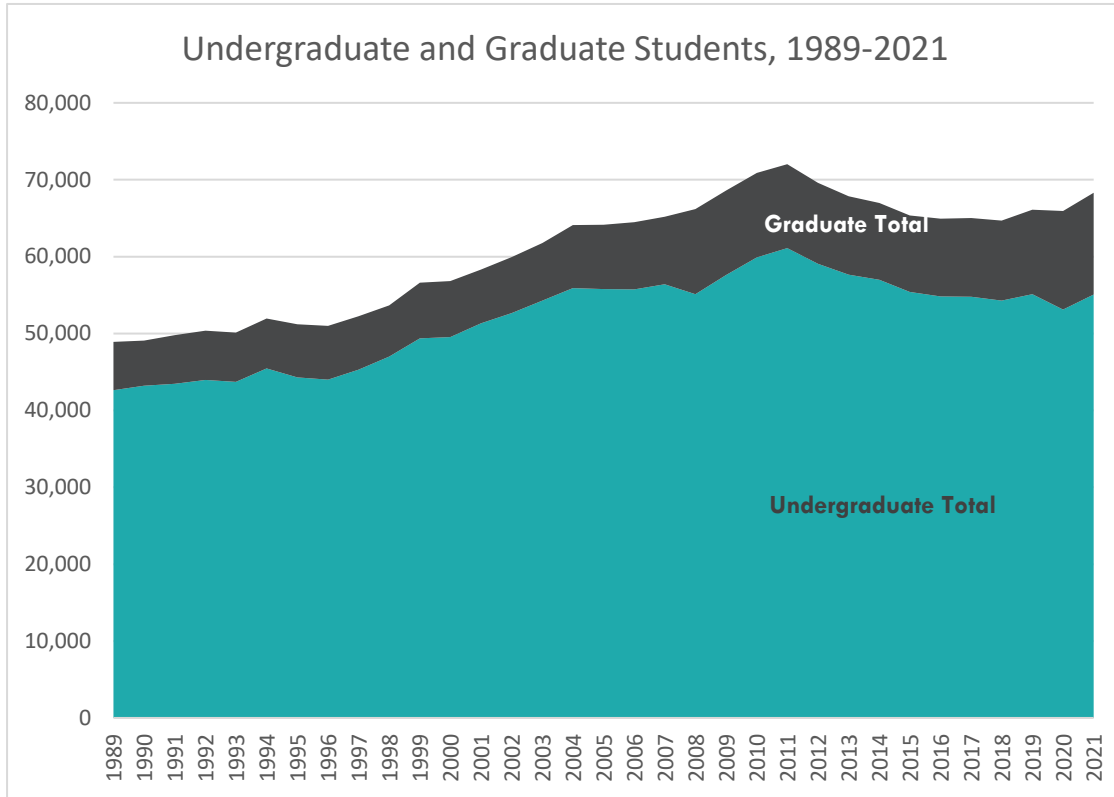
Year	Undergraduate Total	Graduate Total	Full Time	Part Time
1989	42,630	6,279	33,629	15,280
1990	43,192	5,882	34,270	15,478
1991	43,476	6,297	35,320	15,041
1992	43,947	6,413	36,012	15,041
1993	43,717	6,410	37,062	13,770
1994	45,470	6,465	38,016	14,614
1995	44,309	6,876	37,390	14,617
1996	44,013	6,993	37,330	14,569
1997	45,296	6,949	38,330	14,903
1998	46,991	6,649	40,686	14,013
1999	49,352	7,275	42,742	14,914
2000	49,554	7,287	43,364	14,559
2001	51,319	7,007	44,950	14,583
2002	52,669	7,260	46,753	14,592
2003	54,288	7,500	48,817	14,574
2004	55,909	8,204	50,229	15,355
2005	55,799	8,348	50,595	15,169
2006	55,750	8,727	50,820	15,339
2007	56,413	8,786	51,405	16,040
2008	55,112	11,074	50,814	15,372
2009	57,602	11,012	53,497	15,117
2010	59,883	10,993	55,469	15,407
2011	61,113	10,910	56,093	15,930
2012	59,089	10,528	54,092	15,525
2013	57,663	10,194	52,930	14,927
2014	56,967	10,024	51,969	15,022
2015	55,410	9,924	50,989	14,345
2016	54,840	10,090	50,640	14,290
2017	54,765	10,243	50,855	14,153
2018	54,276	10,417	50,699	13,994
2019	55,108	10,988	51,725	14,371
2020	53,117	12,808	50,556	14,369
2021	55,060	13,236	52,233	14,369

Note: Includes Aveda Institute-Tallahassee, Florida A&M University, Florida State University, Lively Technical Center, North Florida Cosmetology Institute, and Tallahassee Community College.

Source: US Department of Education, Institute of Education Sciences, National Center for Education Statistics

Higher Education Institutions:

Enrollment by Level and Full-Time Status



**Higher Education Institutions:
Degrees Conferred**

Trend: Between 2012 and 2021, on average nearly 17,800 postsecondary degrees were conferred annually by higher education institutions (16,600 baccalaureate level and higher, 1,200 below baccalaureate level), including an average of around 1,100 doctoral degrees per year.

Baccalaureate Level and Above

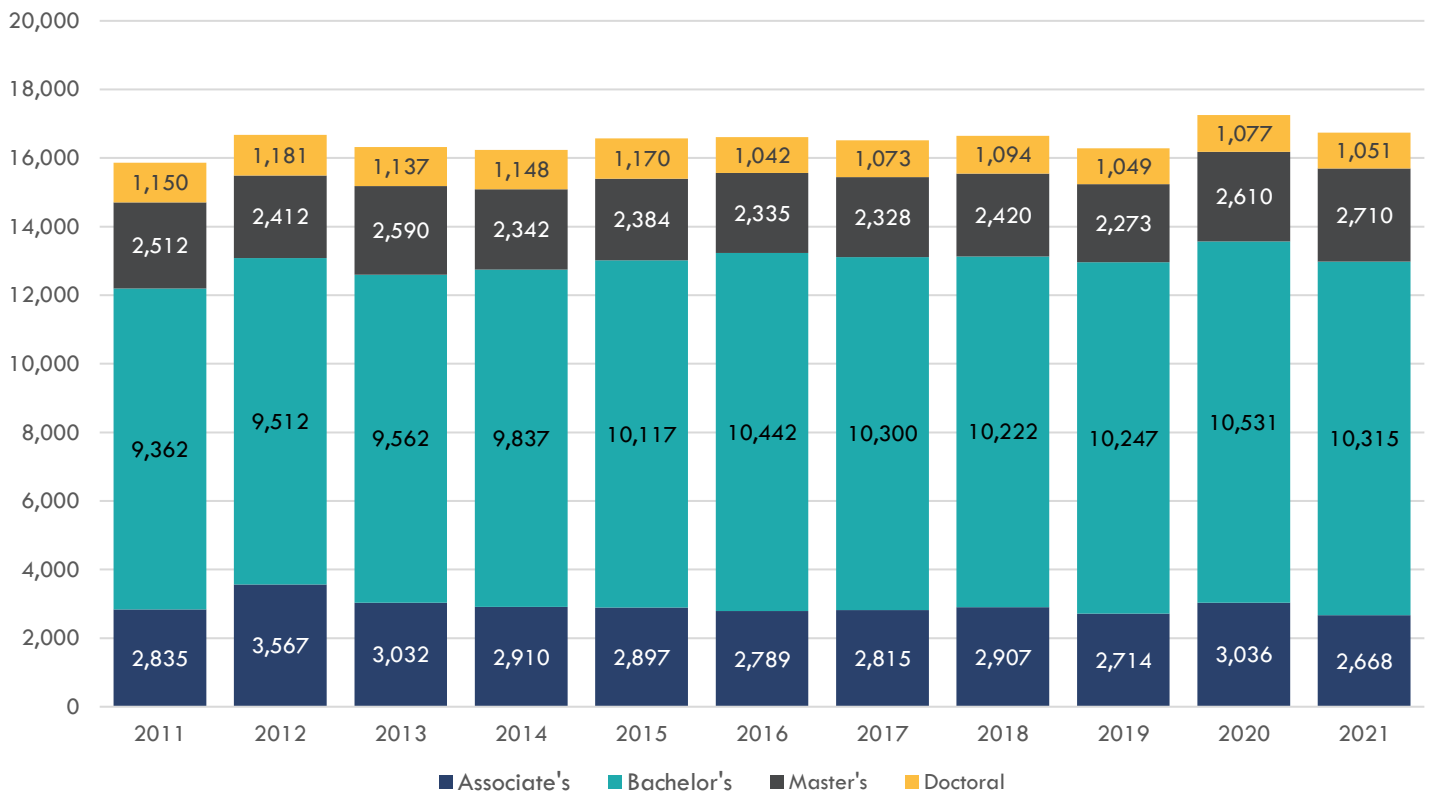
School	Degree Type	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Flagler College-Tallahassee	Bachelor's	186	136	172	189	140	134	173	163	145	N/A
Florida A&M University	Associate's	59	102	113	67	54	48	40	43	30	25
	Bachelor's	1,466	1,488	1,560	1,507	1,676	1,555	1,258	1,444	1,520	1,466
	Master's	270	274	277	231	271	252	303	311	285	303
	Doctoral*	331	401	335	353	326	327	340	319	331	304
Florida State University	Associate's	163	133	192	177	192	190	183	187	159	187
	Bachelor's	7,860	7,938	8,105	8,421	8,626	8,611	8,791	8,640	8,866	8,827
	Master's	2,142	2,316	2,065	2,153	2,064	2,076	2,117	1,962	2,325	2,407
	Doctoral*	850	736	813	817	716	746	754	730	746	747
Tallahassee Community College	Associate's	3,278	2,687	2,523	2,523	2,543	2,577	2,684	2,484	2,847	2,456
Year Total		16,672	16,321	16,237	16,568	16,608	16,516	16,643	16,283	17,254	16,722

* Includes research/scholarship and professional practice degrees.

Note: Separate data for Flagler College-Tallahassee discontinued after 2020.

Source: National Center for Education Statistics, Integrated Postsecondary Education Data System

Total Degrees Awarded by Type, Baccalaureate Level and Above, 2012-2021



**Higher Education Institutions:
Degrees Conferred**

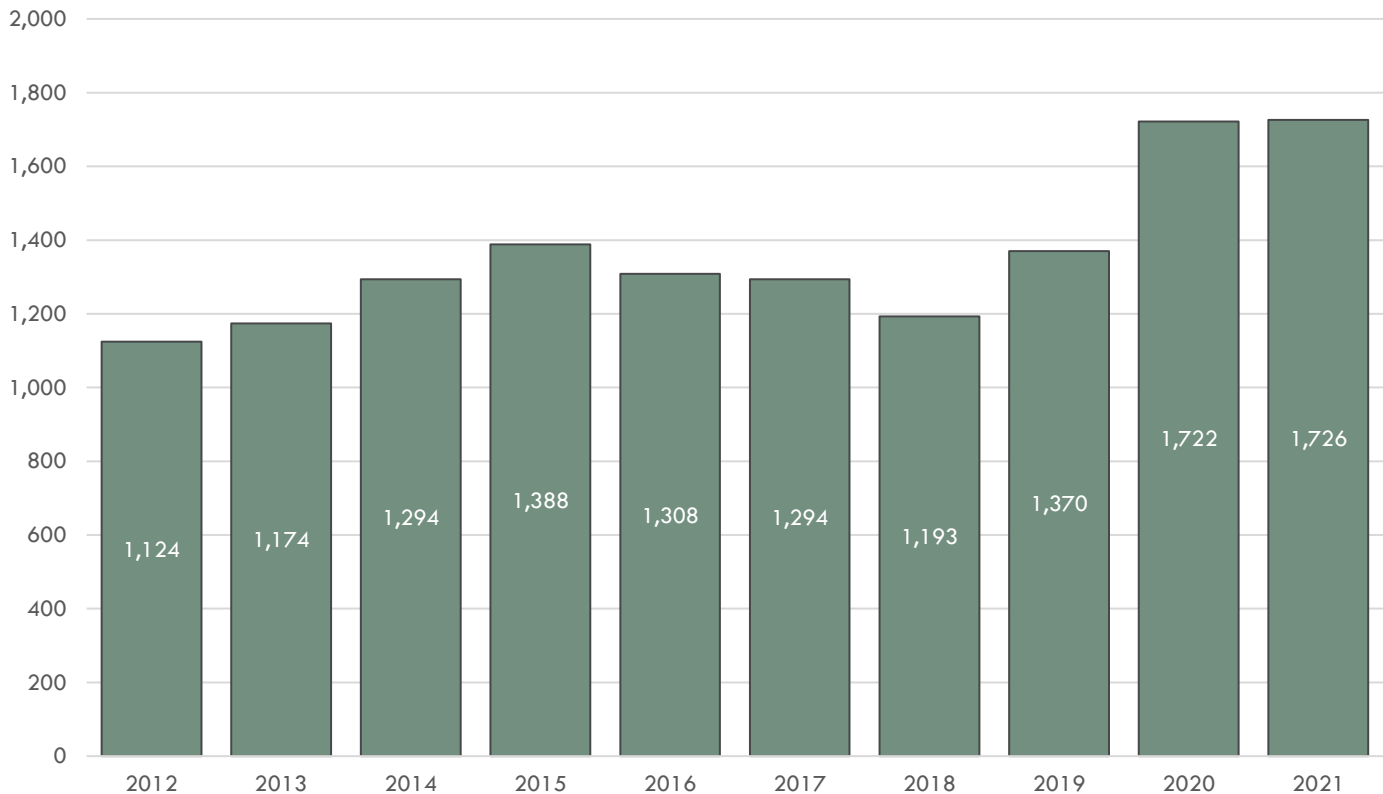
Trend: Between 2012 and 2021, on average nearly 17,800 postsecondary degrees were conferred annually by higher education institutions (16,600 baccalaureate level and higher, 1,200 below baccalaureate level), including an average of around 1,100 doctoral degrees per year.

Below Baccalaureate Level

School	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Aveda Institute-Tallahassee	139	245	375	350	330	350	343	356	395	516
Lively Technical Center	408	340	294	313	318	277	247	269	437	451
North Florida Cosmetology Institute	94	110	113	106	92	91	95	89	104	98
Tallahassee Community College	483	479	512	619	568	576	508	656	770	641
World Class Academy of Beauty Careers									16	20
Year Total	1,124	1,174	1,294	1,388	1,308	1,294	1,193	1,370	1,722	1,726

Source: National Center for Education Statistics, Integrated Postsecondary Education Data System

Total Degrees Awarded, Below Baccalaureate Level, 2012-2021





Education

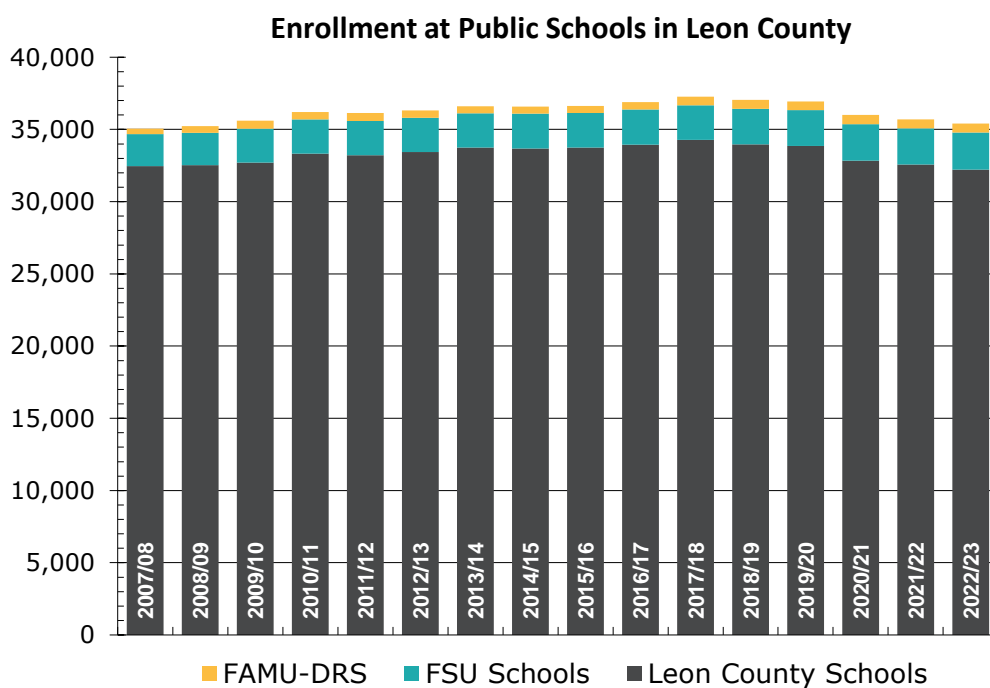
Public Schools: Enrollment

Trend: Public school enrollment has averaged around 36,500 over the past ten years, and had about the same enrollment in 2022/23 as in 2009/10.

Year	FAMU-DRS	FSU Schools	Leon County Schools	Public School Enrollment	Enrollment Change from Prior Year
2007/08	370	2,210	32,471	35,051	
2008/09	462	2,248	32,521	35,231	0.5%
2009/10	544	2,355	32,708	35,607	1.1%
2010/11	508	2,364	33,327	36,199	1.6%
2011/12	536	2,378	33,218	36,132	-0.2%
2012/13	499	2,381	33,432	36,312	0.5%
2013/14	486	2,370	33,747	36,603	0.8%
2014/15	482	2,411	33,681	36,574	-0.1%
2015/16	484	2,410	33,736	36,630	0.2%
2016/17	514	2,419	33,954	36,887	0.7%
2017/18	586	2,405	34,268	37,259	1.0%
2018/19	630	2,443	33,978	37,051	-0.6%
2019/20	600	2,494	33,847	36,941	-0.3%
2020/21	627	2,529	32,845	36,001	-2.9%
2021/22	616	2,524	32,562	35,702	-3.7%
2022/23	621	2,574	32,212	35,407	-0.8%

Note: FAMU-DRS and FSU Schools are public schools sponsored by their respective universities and operated by the State of Florida.

Source: Florida Department of Education



Education
Public Schools:
Graduation Rate

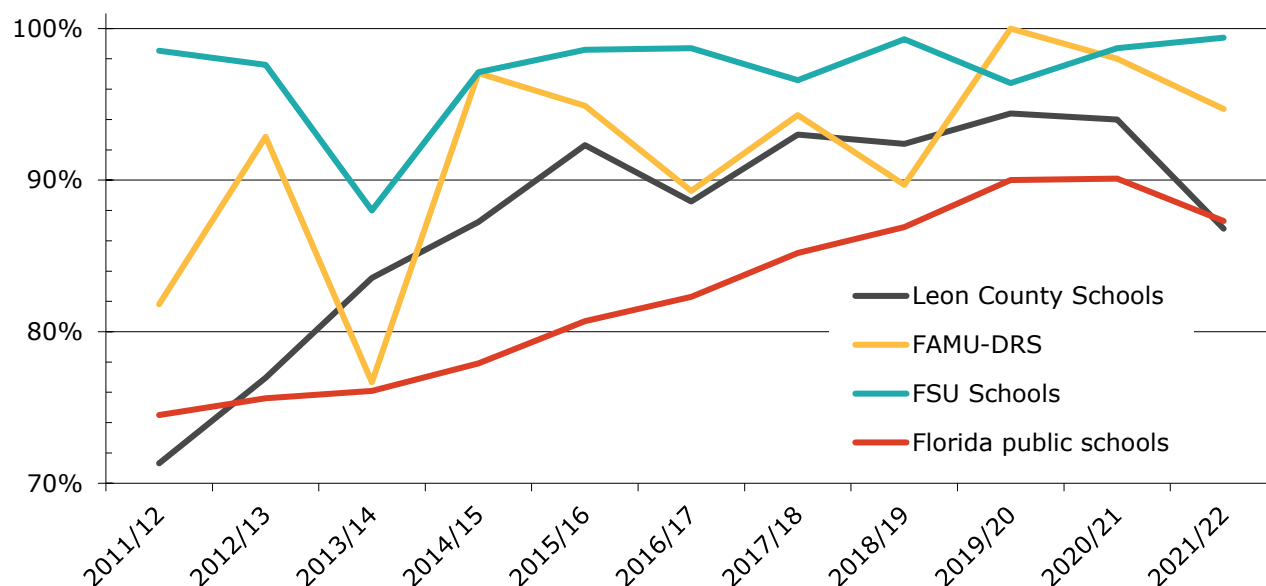
Trend: The graduation rate for Leon County Schools surpassed the State rate from 2012/13 to 2020/21. FAMU-DRS and FSU Schools typically have higher graduation rates than the State's overall rate.

Year	Leon County Schools		FAMU-DRS		FSU Schools		Florida public schools	
	Graduates	Percent Graduates	Graduates	Percent Graduates	Graduates	Percent Graduates	Graduates	Percent Graduate
2011/12	1,703	71.3%	27	81.8%	135	98.5%	141,954	74.5%
2012/13	1,577	77.0%	39	92.9%	164	97.6%	149,430	75.6%
2013/14	1,690	83.5%	23	76.7%	132	88.0%	149,397	76.1%
2014/15	1,791	87.2%	33	97.1%	135	97.1%	155,714	77.9%
2015/16	1,862	92.3%	37	94.9%	136	98.6%	159,672	80.7%
2016/17	1,978	88.6%	25	89.3%	149	98.7%	168,042	82.3%
2017/18	2,102	93.0%	33	94.3%	144	96.6%	180,411	85.2%
2018/19	2,139	92.4%	35	89.7%	142	99.3%	184,509	86.9%
2019/20	2,161	94.4%	31	100.0%	163	96.4%	188,088	90.0%
2020/21	2,138	94.0%	50	98.0%	151	98.7%	185,758	90.1%
2021/22	2,063	86.8%	38	94.7%	157	99.4%	180,228	87.3%

Note: Graduation rate determined as percent of cohort. FAMU-DRS and FSU Schools are public schools sponsored by their respective universities and operated by the State of Florida.

Source: Florida Department of Education

Graduation Rate at Public Schools





Education

Public Schools:

School Grades

Trend: Between 2017 and 2022, more than half of all public schools in Leon County earned a grade of A or B. The Florida Department of Education did not calculate K-12 school grades for the 2019-2020 school year due to effects of COVID-19 quarantine on reporting. Pursuant to FDOE Emergency Order No. 2021-EO-02, only schools for which an opt-in request was submitted by the school district superintendent or charter school governing board had a letter grade assigned for the 2020-2021 school year.

School	2022 Grade	2021 Grade	2019 Grade	2018 Grade	2017 Grade	2016 Grade	2015 Grade	2014 Grade	2013 Grade	2012 Grade	2011 Grade	2010 Grade
Amos P. Godby High School	I		C	C	C	C	B	C	C	B	C	B
Apalachee Elementary School	D		C	C	C	C	C	B	C	D	C	C
Astoria Park Elementary School	D		C	D	C	D	D	C	C	B	A	A
Bond Elementary School	B	C	D	D	C	C	F	D	D	C	C	B
Buck Lake Elementary School	A		A	A	A	A	A	A	A	A	A	A
Canopy Oaks Elementary School	C		B	C	B	C	B	C	B	A	A	A
Chaires Elementary School	B		C	B	A	B	B	A	B	A	A	A
Deerlake Middle School	A		A	A	A	A	A	A	A	A	A	A
Desoto Trail Elementary School	A		A	A	A	A	A	A	A	A	A	A
Elizabeth Cobb Middle School	C		B	B	B	B	B	A	B	A	A	A
Fairview Middle School	C		B	C	C	B	A	B	B	B	B	A
Fort Braden School	C		C	C	C	C	C	B	C	C	B	C
Frank Hartsfield Elementary School	D		C	D	C	D	D	D	C	B	C	C
Gilchrist Elementary School	A		A	A	A	A	A	A	A	A	A	A
Governor's Charter School	C		C	C	D	C	C	C	C			
Griffin Middle School	C		D	C	C	C	D	C	D	C	C	C
Hawks Rise Elementary School	A		A	A	A	A	A	A	A	A	A	A
J Michael Conley Elementary School	C		C	C	B	C	B	C	B	A	A	B
James Rickards High School	I		B	C	C	D	C	C	C	C	B	A
John G Riley Elementary School	D		D	C	D	C	D	D	C	C	B	C
Kate Sullivan Elementary School	C		B	C	B	C	B	B	B	A	B	B
Killearn Lakes Elementary School	A		A	A	A	A	A	A	A	A	A	A
Lawton Chiles High School	A		A	A	A	A	A	A	A	A	A	A
Leon County Virtual School Franchise	I		A	A	A	A	A					
Leon High School	I		A	A	A	B	A	B	B	A	B	B
Lincoln High School	B		B	B	B	C	A	A	B	A	B	A
Oak Ridge Elementary School	C		C	D	D	D	F	C	D	C	B	C
Pineview Elementary School	B		C	F	C	D	C	C	C	B	C	A
R. Frank Nims Middle School	C		C	C	C	D	D	C	D	D	C	F
Raa Middle School	C		C	B	B	B	B	A	C	B	A	A
Roberts Elementary School	A		A	A	A	A	A	A	A	A	B	A
Ruediger Elementary School	C		C	C	C	C	D	C	C	B	C	C
Sabal Palm Elementary School	C		B	C	C	C	D	D	C	C	B	B
SAIL	B		B	C	B	B	A		A	A	A	B
Sealey Elementary School	C		B	C	C	B	B	C	B	A	B	B
Springwood Elementary School	D		C	D	C	C	C	B	C	C	B	C
Success Academy at Ghazvini Learning Center	I											
Swift Creek Middle School	B		A	A	A	A	A	A	A	A	A	A
Tallahassee Classical School	C											



Education

Public Schools:

School Grades

Trend: Between 2017 and 2022, more than half of all public schools in Leon County earned a grade of A or B. The Florida Department of Education did not calculate K-12 school grades for the 2019-2020 school year due to effects of COVID-19 quarantine on reporting. Pursuant to FDOE Emergency Order No. 2021-EO-02, only schools for which an opt-in request was submitted by the school district superintendent or charter school governing board had a letter grade assigned for the 2020-2021 school year.

School	2022 Grade	2021 Grade	2019 Grade	2018 Grade	2017 Grade	2016 Grade	2015 Grade	2014 Grade	2013 Grade	2012 Grade	2011 Grade	2010 Grade
Tallahassee School Of Math & Sciences	B		A	B	B	C						
The School Of Arts & Sciences Centre	B	A	B	A	A							
The School of Arts and Sciences on Thomasville	B	A	A	A	A	A	A	A	A	A	A	A
W T Moore Elementary School	C		C	B	B	C	B	B	B	A	B	A
William J Montford III Middle School	B		A	A	A	A	A	A	A	A	A	A
Woodville School	C		C	C	C	A	C	C	C	B	A	B

District*	2022 Grade	2021 Grade	2019 Grade	2018 Grade	2017 Grade	2016 Grade	2015 Grade	2014 Grade	2013 Grade	2012 Grade	2011 Grade	2010 Grade
FAMU-DRS	C		C	C	C	B	C	C	C	D	C	C
FSU Schools	A	A	A	A	A	A	A	A	A	A	A	A
Leon County Schools	B		B	B	B	B	A	B	C	B	A	A

*FAMU-DRS and FSU Schools are public schools sponsored by their respective universities and operated by the State of Florida.

Source: Florida Department of Education

Education

Higher Education Institutions: Graduation Rate

Trend: During 2012-2021, an average of nearly 6,800 students each year completed studies at a local higher education institution. The proportion of students completing a degree in 150% of time required (e.g., 3 years for a 2-year degree, 6 years for a 4-year degree) varied among institutions.

Completions

School	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Aveda Institute-Tallahassee	69	93	46	67	100	82	94	94	130	144
Florida A&M University	641	759	827	913	1,108	945	762	642	734	856
Florida State University	4,651	4,697	3,951	4,704	4,769	4,927	4,763	5,061	5,106	5,008
Lively Technical Center	368	288	233	250	256	267	275	313	335	345
North Florida Cosmetology Inst.	55	61	49	49	60	63	58	57	63	57
Tallahassee Community College	827	838	801	733	838	801	733	766	793	788
Year Total	6,611	6,736	5,907	6,716	7,131	7,085	6,685	6,933	7,161	7,198

Graduation Rate*

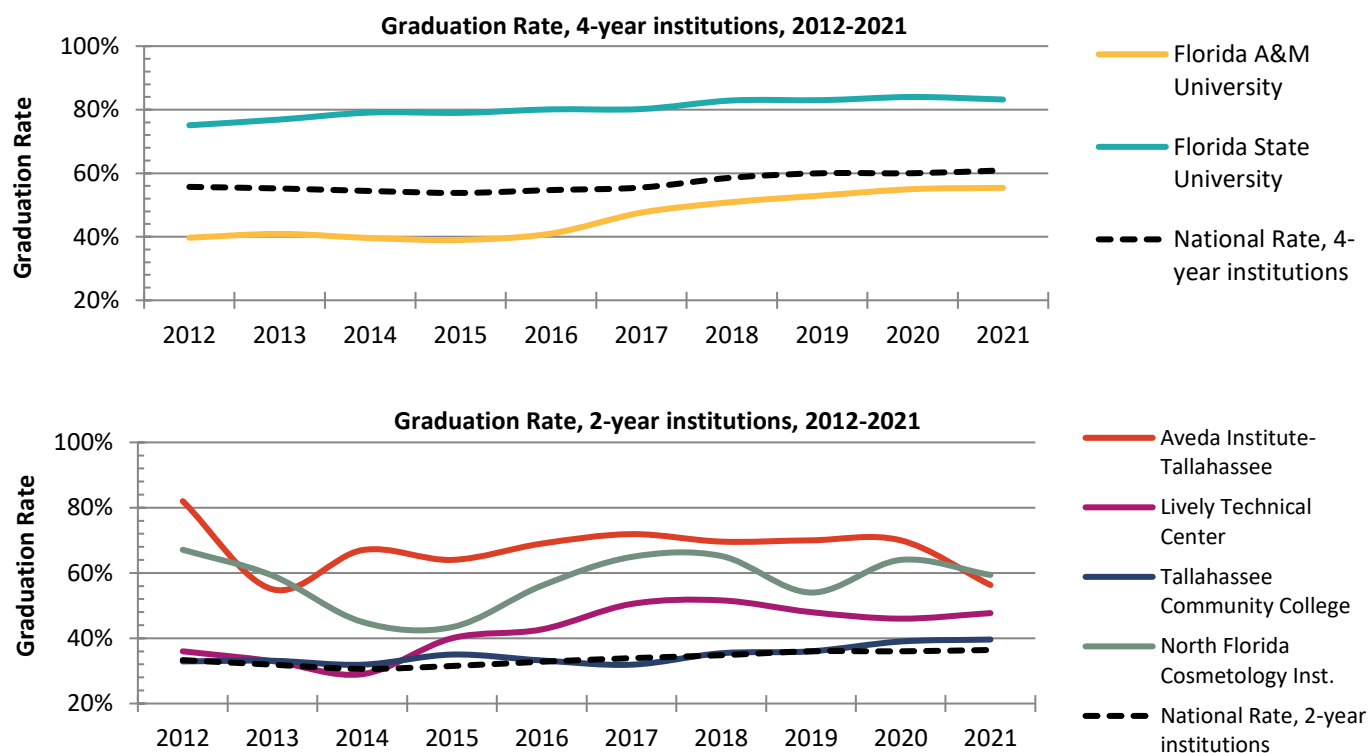
School	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Aveda Institute-Tallahassee	82%	55%	67%	64%	69%	72%	70%	70%	70%	56%
Florida A&M University	40%	41%	40%	39%	41%	48%	51%	53%	55%	55%
Florida State University	75%	77%	79%	79%	80%	80%	83%	83%	84%	83%
Lively Technical Center	36%	33%	29%	40%	43%	51%	52%	48%	46%	48%
North Florida Cosmetology Inst.	67%	59%	45%	43%	56%	65%	65%	54%	64%	59%
Tallahassee Community College	33%	33%	32%	35%	33%	32%	35%	36%	39%	40%

National Rate, 4-year institutions 56% 55% 54% 54% 55% 56% 59% 60% 60% 61%

National Rate, 2-year institutions 33% 32% 31% 32% 33% 34% 35% 36% 36% 36%

* 150% time graduation rate, based on cohort year's newly enrolled students

Source: National Center for Education Statistics, Integrated Postsecondary Education Data System



Education

Higher Education:

Financial Aid Received by Undergraduate Students*

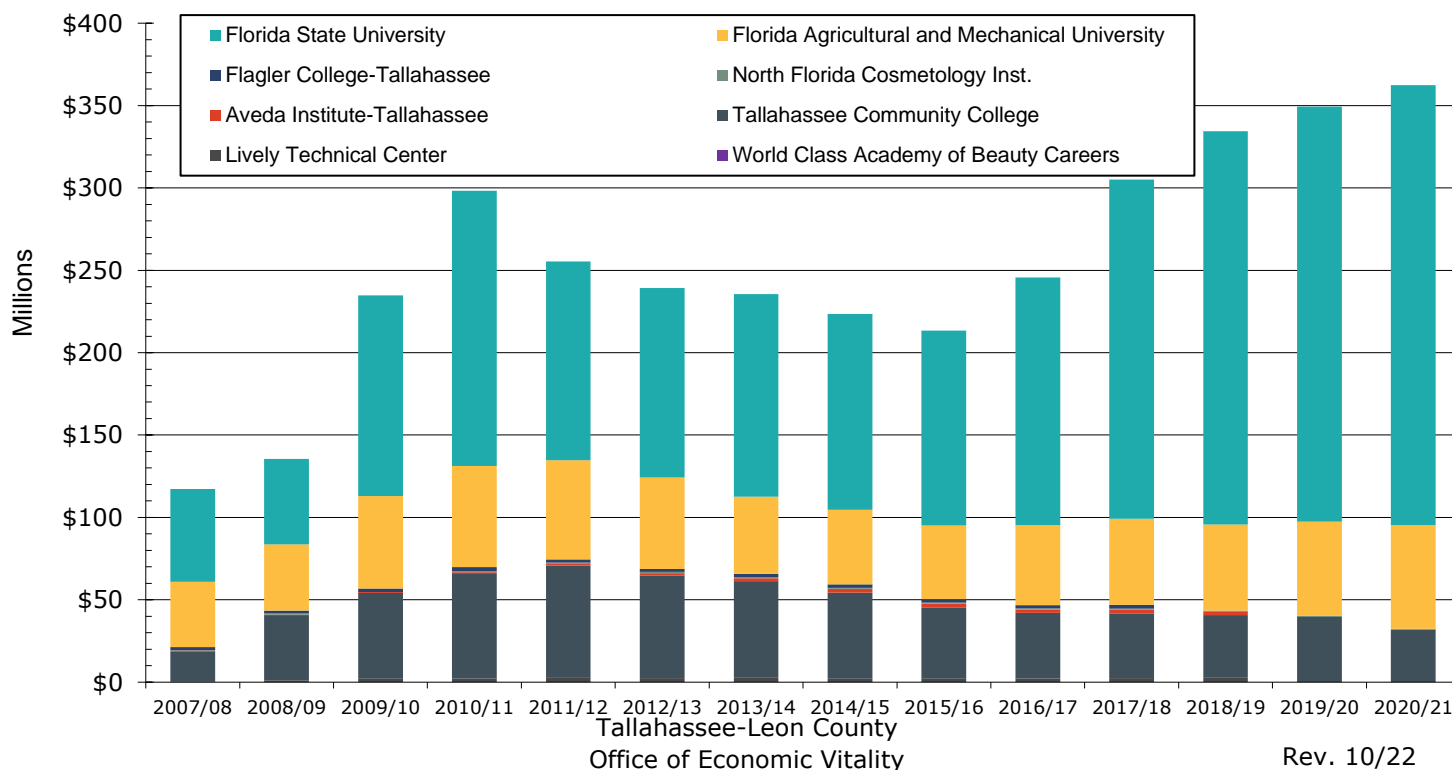
Trend: During 2016/17 to 2020/21, financial aid received by undergraduate students from all sources averaged \$321.5 million per year. FSU accounted for approximately 69%; FAMU, 17%; TCC, 12%; and other institutions, ~2%.

Year	Aveda Institute-Tallahassee	Flagler College-Tallahassee	Florida Agricultural and Mechanical University	Florida State University	Lively Technical Center	North Florida Cosmetology Inst.	Tallahassee Community College	World Class Academy of Beauty Careers	Undergrad. Financial Aid
2007/08	\$786,576	\$1,923,824	\$39,563,479	\$56,345,939	\$564,206	\$304,552	\$17,761,543	—	\$117,250,119
2008/09	\$234,404	\$1,722,429	\$40,255,788	\$51,822,807	\$1,142,554	\$835,683	\$39,544,213	—	\$135,557,878
2009/10	\$512,912	\$2,083,545	\$56,106,756	\$121,786,193	\$2,177,128	\$123,970	\$51,977,206	—	\$234,767,710
2010/11	\$583,863	\$2,445,680	\$61,302,528	\$167,123,605	\$2,361,961	\$684,974	\$63,807,067	—	\$298,309,678
2011/12	\$945,208	\$1,927,117	\$60,314,634	\$120,579,251	\$3,025,807	\$806,626	\$67,806,333	—	\$255,404,976
2012/13	\$1,626,372	\$1,825,064	\$55,546,343	\$115,087,913	\$2,498,158	\$685,354	\$62,066,585	—	\$239,335,789
2013/14	\$1,657,550	\$2,058,865	\$46,713,045	\$122,996,264	\$2,623,416	\$731,439	\$58,782,304	—	\$235,562,883
2014/15	\$2,365,607	\$2,168,252	\$45,145,262	\$119,003,105	\$2,001,611	\$562,096	\$52,336,809	—	\$223,582,742
2015/16	\$2,379,553	\$2,096,701	\$44,630,406	\$118,354,885	\$2,124,311	\$651,591	\$43,240,308	—	\$213,477,755
2016/17	\$1,998,147	\$1,921,383	\$48,639,363	\$150,310,663	\$2,302,467	\$688,002	\$39,819,172	\$74,348	\$245,753,545
2017/18	\$2,566,872	\$2,201,949	\$52,294,948	\$205,985,895	\$2,399,137	\$585,778	\$39,119,719	\$151,825	\$305,306,123
2018/19	\$2,036,617	NA	\$52,246,277	\$238,718,462	\$2,605,054	\$664,300	\$38,055,270	\$196,144	\$334,522,124
2019/20	\$1,534,886	NA	\$57,085,721	\$252,042,797	\$3,221,725	\$777,881	\$39,492,885	\$333,065	\$354,488,960
2020/21	\$1,534,886	NA	\$62,960,773	\$266,982,847	\$3,161,381	\$662,255	\$31,768,719	\$193,424	\$367,264,285

*Total amount of federal, state, local, institutional, or other sources of grant aid dollars awarded to undergraduate students. Data for Flagler College-Tallahassee unavailable after 2019.

Source: National Center for Education Statistics, Integrated Postsecondary Education Data System

Financial Aid Received at Local Institutions





Trend: Since 1987, over \$1.56 billion has gone towards educational institutions in the Tallahassee MSA from the Florida Lottery, with universities accounting for 75% and K-12 Grades accounting for around 20%. Leon County accounted for 95% of contributions to the Tallahassee MSA. Funding levels are determined by the Florida Legislature and Florida Department of Education.

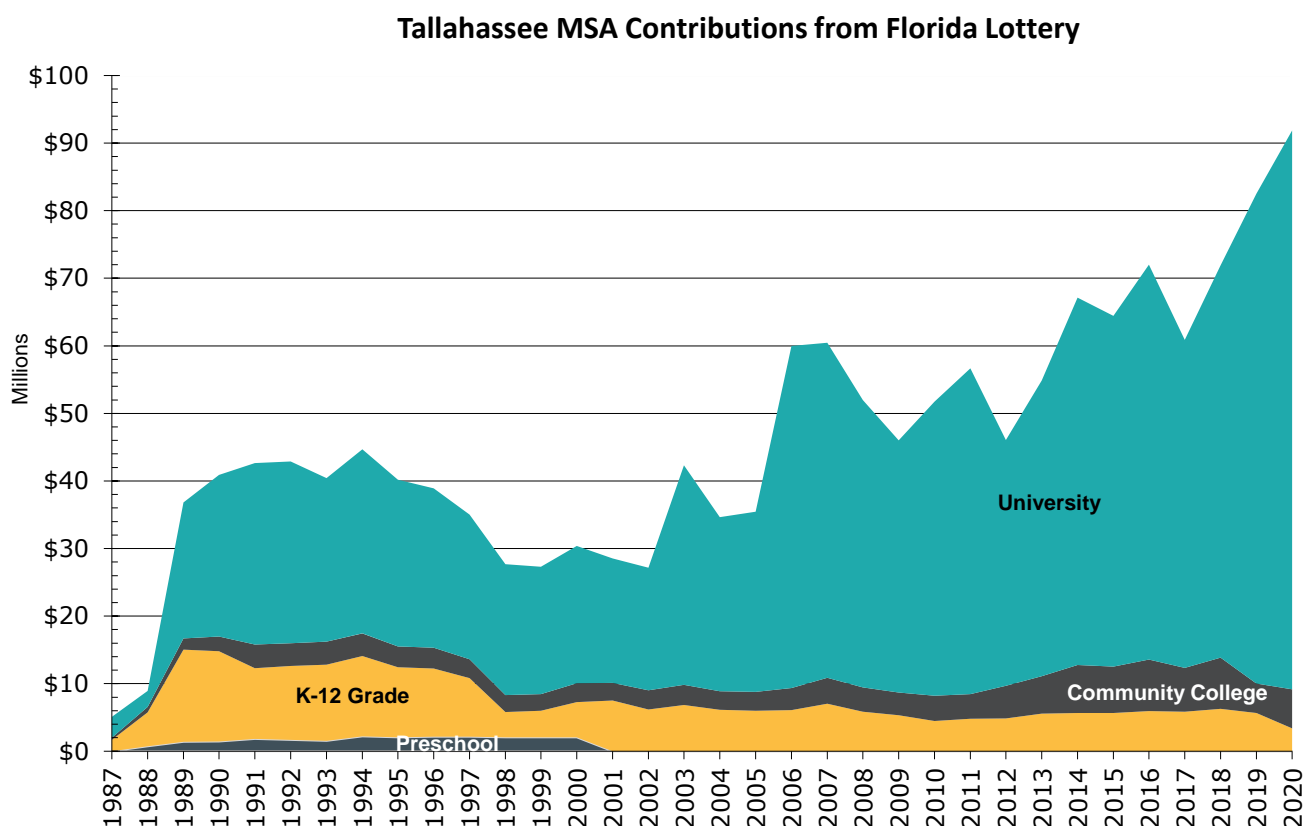
Fall Year	Contributions to County				Contributions by School Level			
	Gadsden	Jefferson	Leon	Wakulla	Preschool	K-12 Grade	Community College	University
1987	\$309,186	\$87,536	\$4,574,423	\$114,178	\$0	\$1,682,411	\$314,406	\$3,088,506
1988	\$1,233,498	\$358,387	\$6,894,949	\$440,144	\$739,555	\$5,016,869	\$787,328	\$2,383,226
1989	\$3,096,597	\$881,714	\$31,721,153	\$1,144,188	\$1,413,003	\$13,630,818	\$1,641,943	\$20,157,888
1990	\$3,044,345	\$848,406	\$35,870,123	\$1,124,526	\$1,432,789	\$13,346,787	\$2,208,309	\$23,899,515
1991	\$2,460,246	\$683,680	\$38,553,921	\$957,692	\$1,838,753	\$10,464,490	\$3,490,349	\$26,861,947
1992	\$2,418,834	\$664,911	\$38,833,855	\$971,900	\$1,670,878	\$10,943,253	\$3,367,099	\$26,908,270
1993	\$2,327,236	\$644,493	\$36,419,667	\$1,021,561	\$1,537,377	\$11,277,782	\$3,424,929	\$24,172,869
1994	\$2,580,484	\$711,385	\$40,212,177	\$1,169,511	\$2,201,302	\$11,887,703	\$3,343,082	\$27,241,470
1995	\$2,288,231	\$641,026	\$36,222,023	\$1,026,842	\$2,080,729	\$10,370,602	\$3,051,000	\$24,675,791
1996	\$2,192,351	\$602,784	\$35,087,459	\$1,040,057	\$2,149,161	\$10,071,819	\$3,086,319	\$23,615,352
1997	\$2,001,597	\$561,264	\$31,488,428	\$966,193	\$2,151,547	\$8,666,837	\$2,793,939	\$21,405,159
1998	\$1,176,087	\$338,183	\$25,607,789	\$544,920	\$2,069,269	\$3,716,817	\$2,529,728	\$19,351,165
1999	\$1,107,769	\$306,788	\$25,292,905	\$575,590	\$2,048,116	\$3,959,731	\$2,434,320	\$18,840,885
2000	\$1,271,810	\$319,454	\$28,131,536	\$641,926	\$2,047,854	\$5,223,314	\$2,798,730	\$20,294,828
2001	\$958,297	\$285,456	\$26,583,745	\$712,423	\$0	\$7,499,616	\$2,593,001	\$18,447,304
2002	\$747,957	\$232,671	\$25,592,332	\$584,511	\$0	\$6,163,880	\$2,849,170	\$18,144,421
2003	\$797,664	\$201,719	\$40,656,570	\$656,608	\$0	\$6,848,784	\$2,979,384	\$32,484,393
2004	\$571,407	\$112,673	\$33,229,356	\$718,074	\$0	\$6,114,628	\$2,776,914	\$25,739,968
2005	\$830,723	\$147,955	\$33,827,626	\$629,080	\$0	\$5,969,216	\$2,838,310	\$26,627,858
2006	\$633,918	\$156,598	\$58,705,442	\$506,288	\$0	\$6,071,255	\$3,293,913	\$50,637,078
2007	\$691,950	\$135,189	\$58,667,398	\$971,618	\$0	\$7,022,115	\$3,850,374	\$49,593,666
2008	\$750,702	\$73,162	\$50,566,575	\$600,657	\$0	\$5,842,797	\$3,607,267	\$42,541,032
2009	\$624,821	\$119,247	\$44,683,308	\$593,753	\$0	\$5,333,999	\$3,370,451	\$37,316,679
2010	\$431,852	\$80,792	\$50,637,764	\$571,536	\$0	\$4,499,278	\$3,717,458	\$43,505,208
2011	\$476,959	\$89,789	\$55,544,744	\$555,787	\$0	\$4,827,114	\$3,621,417	\$48,218,748
2012	\$636,599	\$55,366	\$44,876,487	\$468,161	\$0	\$4,868,547	\$4,834,137	\$36,333,929
2013	\$527,543	\$52,646	\$53,689,383	\$598,712	\$0	\$5,585,639	\$5,538,057	\$43,744,588
2014	\$602,565	\$115,134	\$65,851,761	\$548,656	\$0	\$5,641,541	\$7,132,216	\$54,344,359
2015	\$477,446	\$85,874	\$63,516,215	\$336,936	\$0	\$5,656,939	\$6,851,244	\$51,908,288
2016	\$403,315	\$93,947	\$70,908,032	\$613,634	\$0	\$5,935,328	\$7,653,868	\$58,429,732
2017	\$610,771	\$84,120	\$59,795,143	\$386,796	\$0	\$5,826,860	\$6,512,031	\$48,537,939
2018	\$498,821	\$45,051	\$70,883,861	\$479,756	\$0	\$6,262,501	\$7,596,608	\$58,048,380
2019	\$574,572	\$100,879	\$81,217,927	\$642,112	\$0	\$5,679,874	\$4,320,585	\$72,535,031
2020	\$267,797	\$47,645	\$90,377,950	\$1,175,074	\$0	\$3,363,984	\$5,785,163	\$82,719,319

Note: Funding levels are determined by the Florida Legislature and Florida Department of Education.

Source: Florida Lottery.

Tallahassee MSA Contributions from Florida Lottery

Trend: Since 1987, over \$1.56 billion has gone towards educational institutions in the Tallahassee MSA from the Florida Lottery, with universities accounting for 75% and K-12 Grades accounting for around 20%. Leon County accounted for 95% of contributions to the Tallahassee MSA. Funding levels are determined by the Florida Legislature and Florida Department of Education.



Trend: Residential Electric Service Points have increased 1.2% per year on average between 2018 and 2022, while Non-Demand Commercial Service Points increased by an average of 1.1% per year during that time.

Year	Residential Electric Service Points	Commercial Service Points (Non-Demand)
2004	87,152	11,135
2005	89,468	11,430
2006	92,017	11,625
2007	93,569	11,701
2008	94,640	11,774
2009	94,827	11,643
2010	95,268	11,574
2011	95,794	11,572
2012	96,479	11,584
2013	97,145	11,663
2014	97,985	11,776
2015	99,007	11,823
2016	100,003	11,891
2017	100,921	11,969
2018	102,395	12,066
2019	104,104	12,197
2020	105,829	12,382
2021	106,321	12,435
2022	107,358	12,648

Source: City of Tallahassee, Electric Utilities



Community and Environment

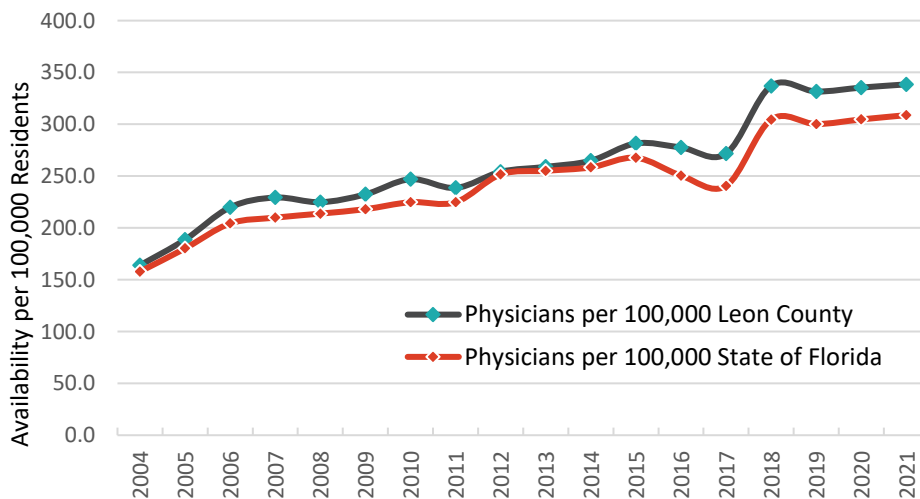
Health Resource Availability

Trend: During 2017-2021, availability of hospital beds in Leon County was on average 33% higher than Florida's, and availability of physicians was nearly 11% higher in Leon County than statewide.

Year	Physicians per 100,000		Hospital Beds per 100,000	
	Leon County	State of Florida	Leon County	State of Florida
2004	163.9	157.9	403.9	326.0
2005	188.7	180.2	403.1	322.9
2006	219.9	204.3	398.1	319.1
2007	229.3	209.9	404.4	318.0
2008	224.8	213.8	401.0	319.9
2009	232.4	218.1	399.6	321.0
2010	247.0	224.8	405.8	320.1
2011	238.6	224.8	405.2	319.1
2012	254.1	251.6	419.3	319.8
2013	258.9	255.1	417.7	320.4
2014	264.8	258.4	413.0	316.8
2015	281.5	267.7	416.9	313.9
2016	277.6	250.5	412.1	312.4
2017	271.7	240.6	413.9	312.3
2018	337.0	304.5	416.2	308.2
2019	331.6	300.2	407.1	311.2
2020	335.4	304.7	402.0	307.6
2021	338.5	308.8	399.3	316.0

Source: Florida Department of Health, Division of Public Health Statistics & Performance Management. Data for providers are for fiscal year.

Availability of Physicians



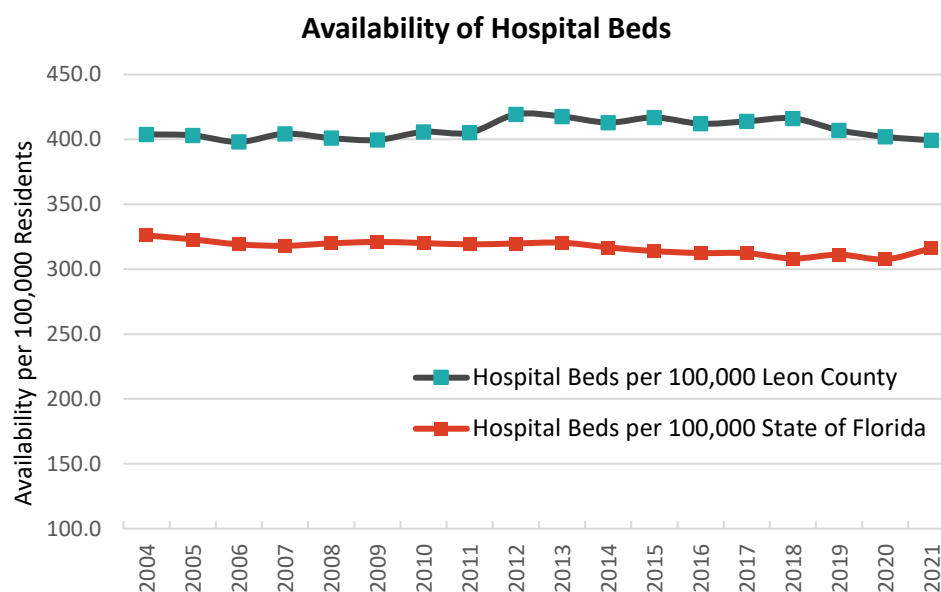
Tallahassee-Leon County
Office of Economic Vitality



Community and Environment

Health Resource Availability

Trend: During 2017-2021, availability of hospital beds in Leon County was on average 33% higher than Florida's, and availability of physicians was nearly 11% higher in Leon County than statewide.





Community and Environment

Public Safety:

Leon County Crime Rate

Trend: On a per capita basis, the overall frequency of property crime in Leon County in 2021 was lower than any year in the past three decades, and violent crime frequency, although up from 2018-2020, was lower than any other year during 1991-2017.

Year	Leon County Property Crime Rate	Florida Property Crime Rate	Leon County Violent Crime Rate	Florida Violent Crime Rate
1995	8,469.5	6,561.5	1,152.5	1,035.0
1996	7,376.1	6,441.2	972.4	1,023.0
1997	7,345.6	6,273.1	1,198.9	998.6
1998	6,764.9	5,902.7	1,042.7	906.1
1999	6,034.4	5,257.1	1,072.2	814.7
2000	5,913.1	4,803.2	1,022.3	776.4
2001	5,687.8	4,781.9	968.8	770.2
2002	5,516.1	4,631.3	824.1	739.8
2003	4,871.2	4,436.5	708.4	701.8
2004	4,112.2	4,149.1	724.1	681.5
2005	4,149.6	3,974.9	746.2	679.1
2006	3,842.2	3,926.2	753.8	705.8
2007	4,026.1	3,989.2	790.8	685.8
2008	4,207.1	4,029.5	818.9	648.0
2009	3,929.0	3,792.7	718.3	586.6
2010	4,002.1	3,561.8	738.6	525.1
2011	4,301.8	3,550.9	712.3	501.7
2012	3,969.1	3,313.5	657.6	474.2
2013	4,061.8	3,151.2	630.8	460.0
2014	4,290.9	2,983.9	724.5	450.8
2015	4,464.9	2,871.3	829.7	455.3
2016	4,921.2	2,742.2	734.2	439.2
2017	4,143.5	2,571.8	658.9	417.7
2018	3,843.9	2,328.4	612.0	393.0
2019	3,272.5	2,170.1	573.0	382.3
2020	2,456.9	1,772.4	602.7	385.7
2021	2,294.9	1,583.2	619.4	369.1

Note: Offenses per 100,000. Property crimes include burglary, larceny, and motor vehicle theft. Violent crimes include murder, forcible sex offenses, robbery, and aggravated assault.

Source: Florida Department of Law Enforcement



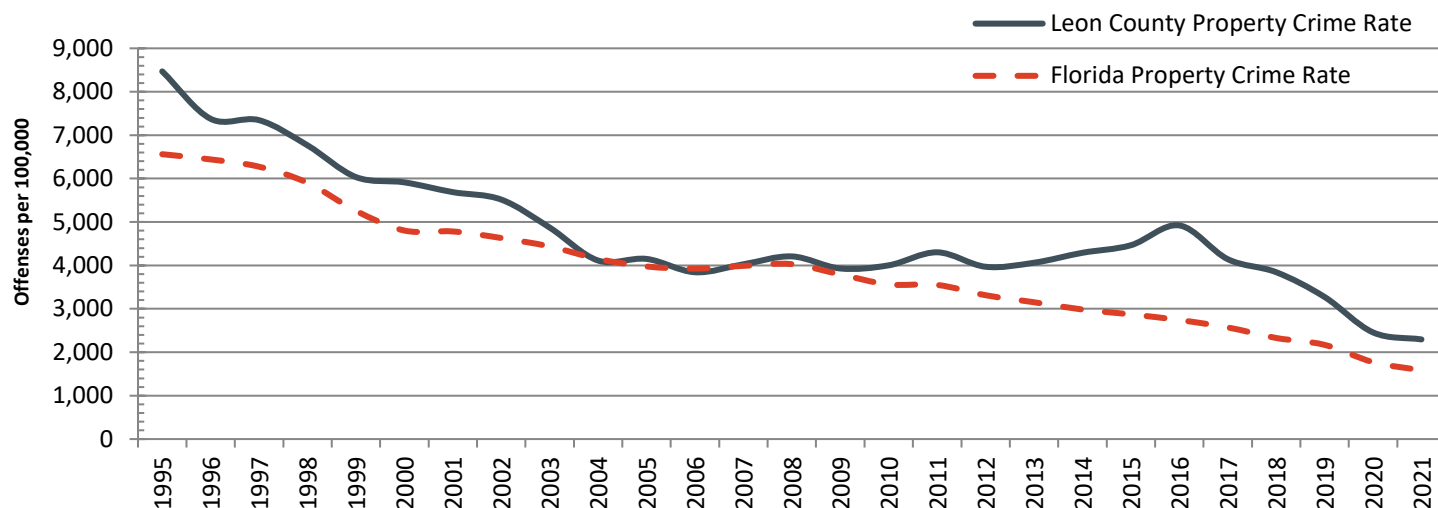
Community and Environment

Public Safety:

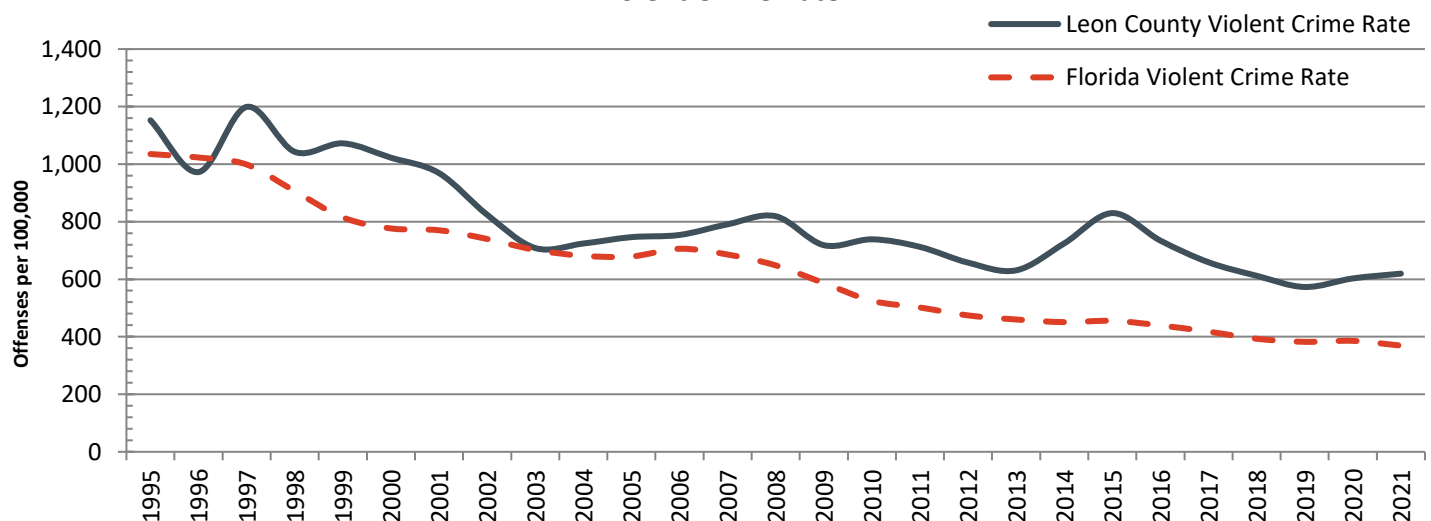
Leon County Crime Rate

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Property Crime Rate



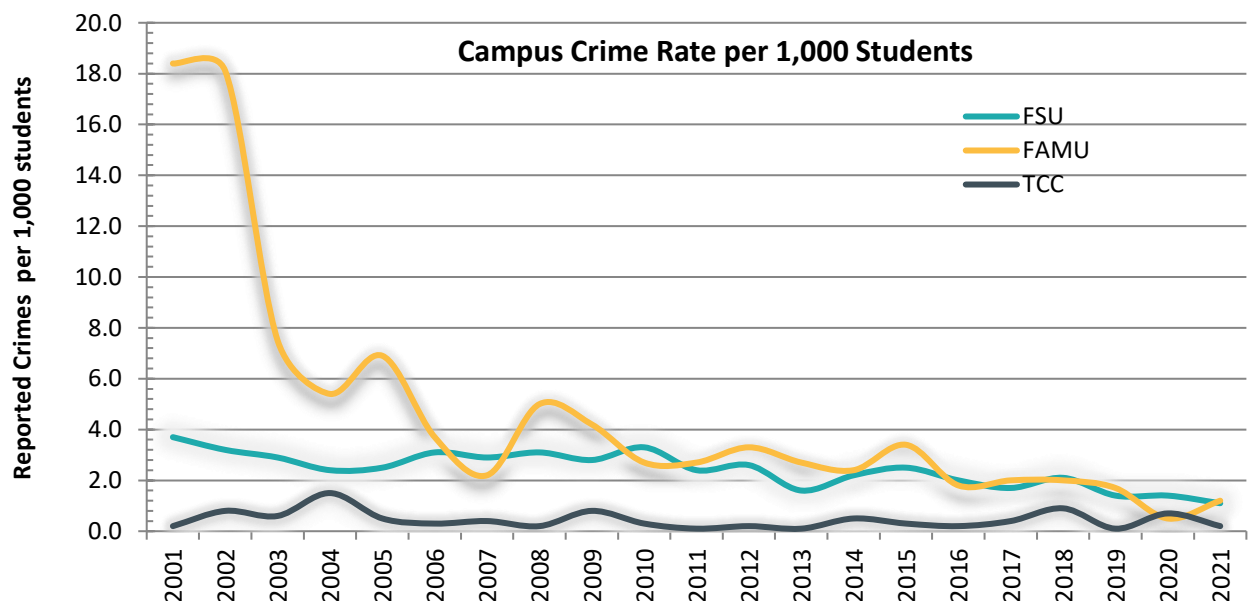
Violent Crime Rate



Trend: On a per student basis, the frequency of crimes on the campuses of FSU, FAMU, and TCC have been lower in the 2010s than they were in the 2000s. The Clery Act requires that all postsecondary institutions participating in title IV student financial assistance programs disclose campus crime statistics and other security information to students and the public.

Year	FSU Reported Crimes per 1,000 Students	FAMU Reported Crimes per 1,000 Students	TCC Reported Crimes per 1,000 Students
2001	3.7	18.4	0.2
2002	3.2	18.1	0.8
2003	2.9	7.5	0.6
2004	2.4	5.4	1.5
2005	2.5	6.9	0.5
2006	3.1	3.7	0.3
2007	2.9	2.2	0.4
2008	3.1	5.0	0.2
2009	2.8	4.2	0.8
2010	3.3	2.7	0.3
2011	2.4	2.7	0.1
2012	2.6	3.3	0.2
2013	1.6	2.7	0.1
2014	2.2	2.4	0.5
2015	2.5	3.4	0.3
2016	2.0	1.8	0.2
2017	1.7	2.0	0.4
2018	2.1	2.0	0.9
2019	1.4	1.7	0.1
2020	1.4	0.5	0.7
2021	1.1	1.2	0.2

Source: US Department of Education, Office of Federal Student Aid, Clery Act reports





Community and Environment

Property Tax Rate

2022 Millage Rates

Trend: Since 1919 the City of Tallahassee has operated under a Commission-Manager form of government. The Mayor and four Commissioners are elected at-large for staggered four-year terms with elections for two commission seats being held every other year. The City Commission appoints four officers to administer the duties of the city: City Manager, City Treasurer-Clerk, City Auditor, and City Attorney. The County is guided by an elected seven-member Board of County Commissioners, five of whom are elected to serve specific commission districts and two members are elected at-large. Each Commissioner is elected to a four-year term with the position of Chairperson selected annually on a rotating basis. The County Administrator is appointed by the Board to oversee all functions, directives and policies. The County Administrator administers all county offices not governed by elected County officials. Elected County officials include the Sheriff, Property Appraiser, Clerk of the Court, Supervisor of Elections, and Tax Collector.

Taxing Authority	Where Tax is Applied	Millage Rate
Leon County Commission	Anywhere in Leon County	8.3144
Leon County - Children's Services Council	Anywhere in Leon County	0.3750
Leon County - Emergency Medical Service	Anywhere in Leon County	0.5000
Leon County School Board		
State Law	Anywhere in Leon County	3.2200
Local Board	Anywhere in Leon County	2.2480
Tallahassee City Commission	Within City Limits Only	4.1000
Downtown Improvement Authority	In the Downtown Area Only	1.0000
NW Florida Water Mgmt. District	Anywhere in Leon County	0.0261
Inside City Limits Total		18.7835
Outside City Limits Total		14.6835
Downtown Improvement Area		19.7835

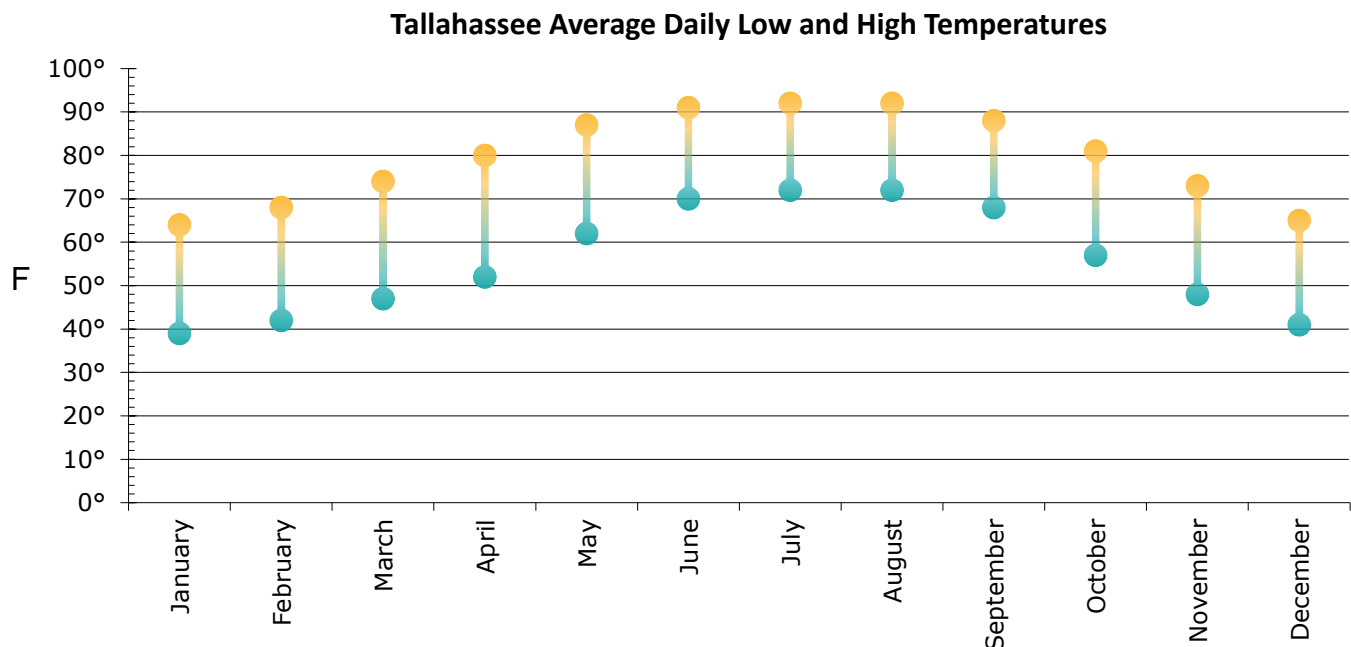
Source: Leon County Property Appraiser

Trend: Tallahassee has a mild, moist climate characteristic of the Gulf States, experiencing a subtropical summer similar to the rest of Florida. In contrast to the Florida peninsula, Northwest Florida of which Tallahassee is a part, experiences four seasons. Prevailing winds average 5.5 miles per hour and are from a southerly direction in the spring and summer, then shift toward a more northerly direction later in the year. Tallahassee has clear skies on average 102 days per year; partly cloudy skies, 129 days; and cloudy skies, 134 days.

Month	Avg. High Temperature (°F) (1981-2010)	Avg. Low Temperature (°F) (1981-2010)	Avg. Days Above 90°F (1940-2020)	Avg. Days Below 32°F (1940-2020)	Avg. Number of Days With Rain (1940-2020)	Avg. Rainfall (Inches) (1940-2020)
January	64	39	0	9	9	4.3
February	68	42	0	6	8	4.9
March	74	47	*	2	8	5.9
April	80	52	1	*	7	3.1
May	87	62	10	0	8	3.5
June	91	70	19	0	13	7.7
July	92	72	23	0	17	7.2
August	92	72	22	0	15	7.4
September	88	68	14	0	9	4.7
October	81	57	2	*	5	3.2
November	73	48	0	3	6	3.5
December	65	41	0	8	8	3.9
Annual	79.5	55.8	92	29	115	59.2

Note: Asterisks (*) denote average frequency of occurrence greater than zero but less than one-half.

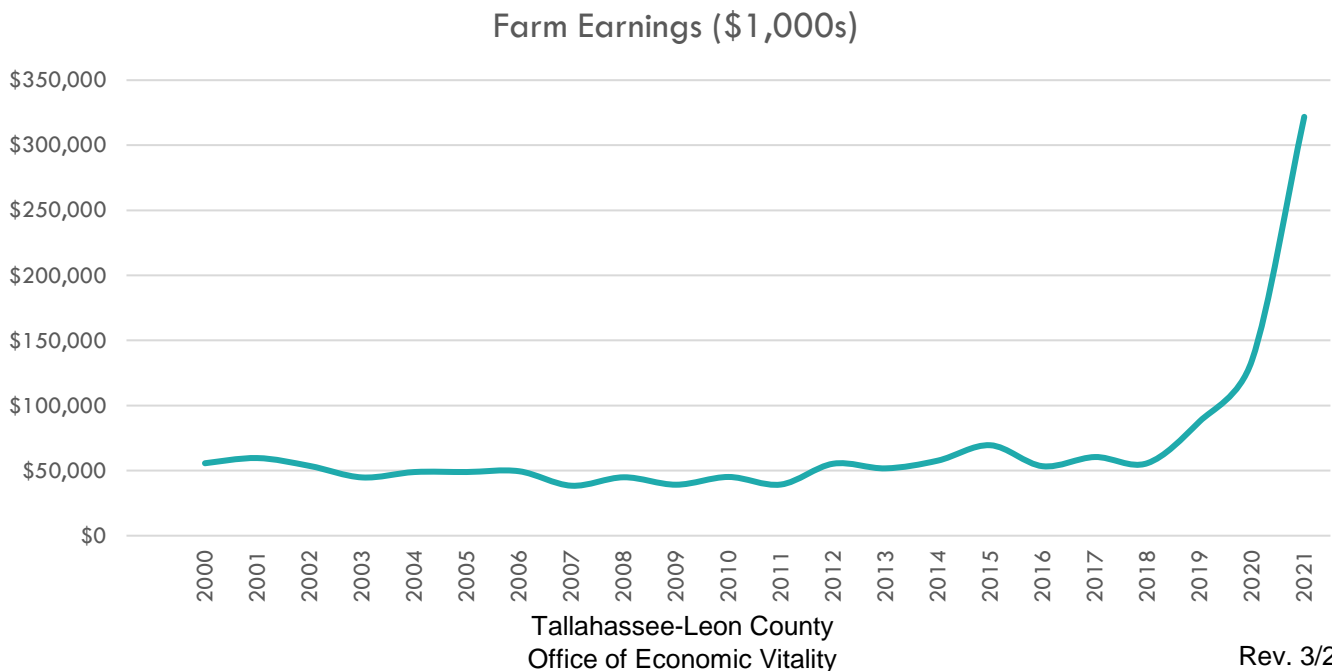
Source: National Climatic Data Center, Comparative Climatic Data



Trend: Gadsden and Jefferson counties account for most commercial agricultural activity in the Tallahassee MSA, with cotton, peanuts, and cattle as principal commodities. As of 2021, farm earnings totaled \$321.8 million, up from \$39.3 million in 2011.

Year	Cash Receipts from Farm Marketings (\$1,000s)		Farm Earnings (\$1,000s)
	Crops	Livestock	
2000	\$20,508	\$108,462	\$55,660
2001	\$21,453	\$110,569	\$59,649
2002	\$18,009	\$113,606	\$53,594
2003	\$16,443	\$108,476	\$44,772
2004	\$19,790	\$104,000	\$48,904
2005	\$19,436	\$114,113	\$48,919
2006	\$16,817	\$101,723	\$49,515
2007	\$14,848	\$114,913	\$38,400
2008	\$17,129	\$107,591	\$44,874
2009	\$16,392	\$102,114	\$39,166
2010	\$22,149	\$101,867	\$45,117
2011	\$27,509	\$95,810	\$39,298
2012	\$33,498	\$97,253	\$55,299
2013	\$40,016	\$85,726	\$51,726
2014	\$55,354	\$82,983	\$57,672
2015	\$55,007	\$87,756	\$69,510
2016	\$44,744	\$87,761	\$53,396
2017	\$52,106	\$91,237	\$60,423
2018	\$50,477	\$86,610	\$55,675
2019	\$47,523	\$90,655	\$87,752
2020	\$46,755	\$95,944	\$134,632
2021	\$50,104	\$89,887	\$321,816

Source: Bureau of Economic Analysis, CAINC45 Farm Income and Expenses

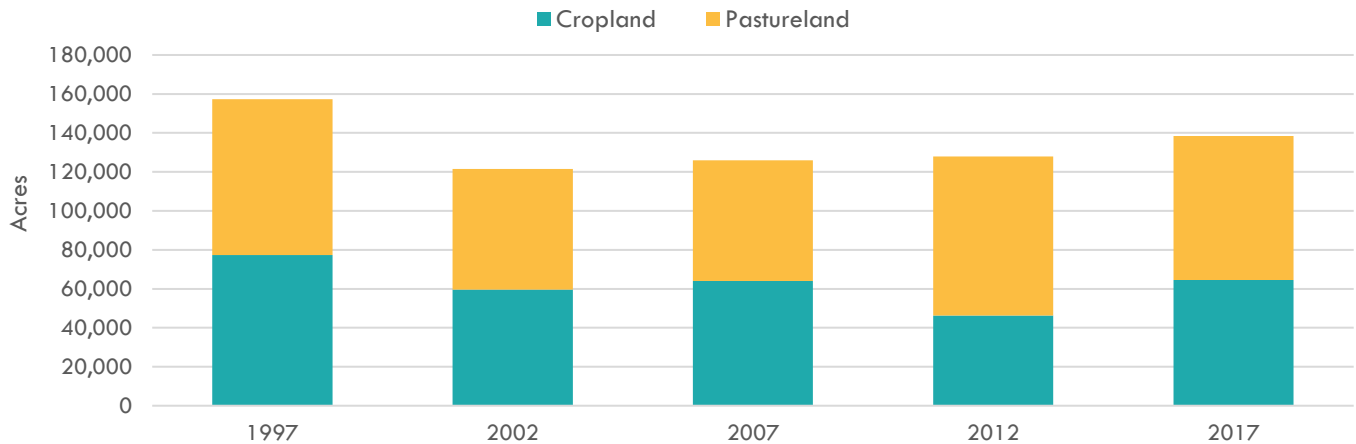


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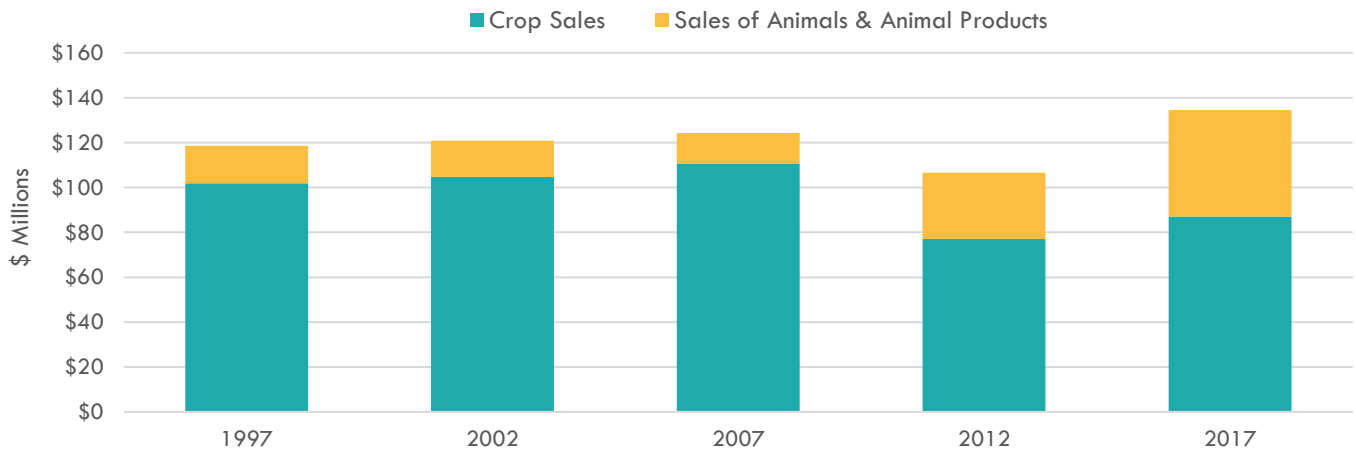
Year	Farmland Acreage in Tallahassee MSA		Agricultural Sales (\$1,000s)	
	Cropland	Pastureland	Crop Sales	Sales of Animals & Animal Products
1997	77,305	80,065	\$101,932	\$16,642
2002	59,617	61,881	\$104,659	\$16,115
2007	64,109	61,786	\$110,671	\$13,531
2012	46,237	81,696	\$77,070	\$29,494
2017	64,542	73,869	\$87,008	\$47,514

Source: USDA, Census of Agriculture

Farmland Acreage in Tallahassee MSA



Agricultural Sales in Tallahassee MSA

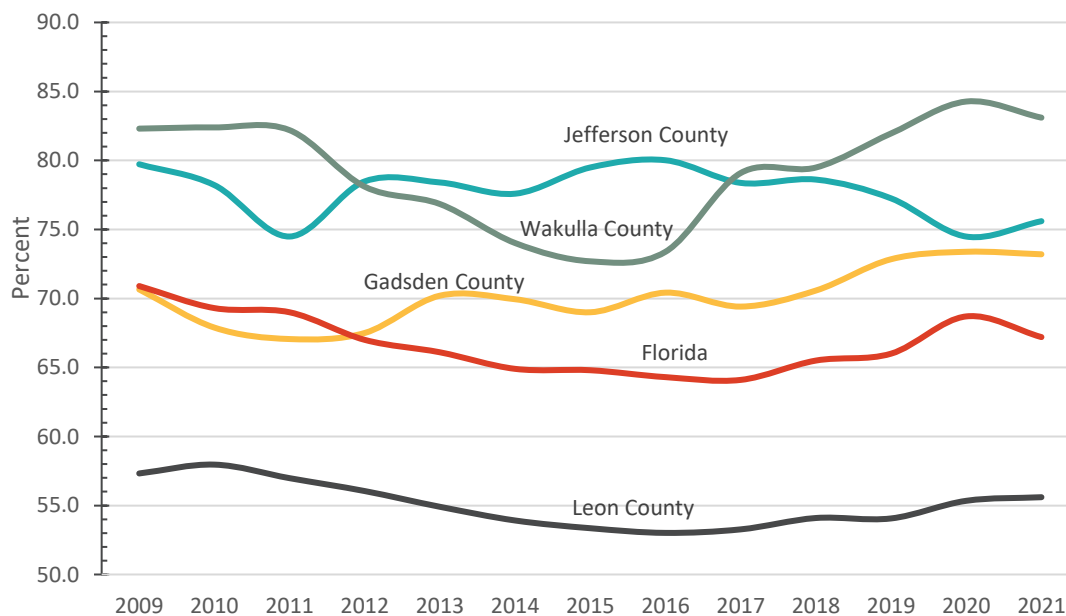


Trend: Homeownership rates in the Tallahassee MSA are highest in Jefferson and Wakulla counties. Due in part to its student population, Leon County's homeownership rate is the lowest in the Tallahassee MSA and lower than the State rate.

Year	Leon County	Jefferson County	Gadsden County	Wakulla County	Florida
2009	57.3	79.7	70.7	82.3	70.9
2010	58.0	78.2	67.9	82.4	69.3
2011	57.0	74.5	67.1	82.2	69.0
2012	56.0	78.5	67.5	78.1	67.0
2013	54.9	78.4	70.2	76.8	66.1
2014	53.9	77.6	69.9	74.0	64.9
2015	53.4	79.5	69.0	72.7	64.8
2016	53.0	80.0	70.4	73.4	64.3
2017	53.3	78.4	69.4	79.1	64.1
2018	54.1	78.6	70.6	79.5	65.5
2019	54.1	77.3	72.8	82.0	66.0
2020	55.3	74.5	73.4	84.3	68.7
2021	55.6	75.6	73.2	83.1	67.2

Source: U.S. Bureau of the Census, Homeownership Rate, retrieved from FRED, Federal Reserve Bank of St. Louis

Homeownership Rate in Tallahassee MSA



Community and Environment

Motor Vehicle Crashes in Leon County

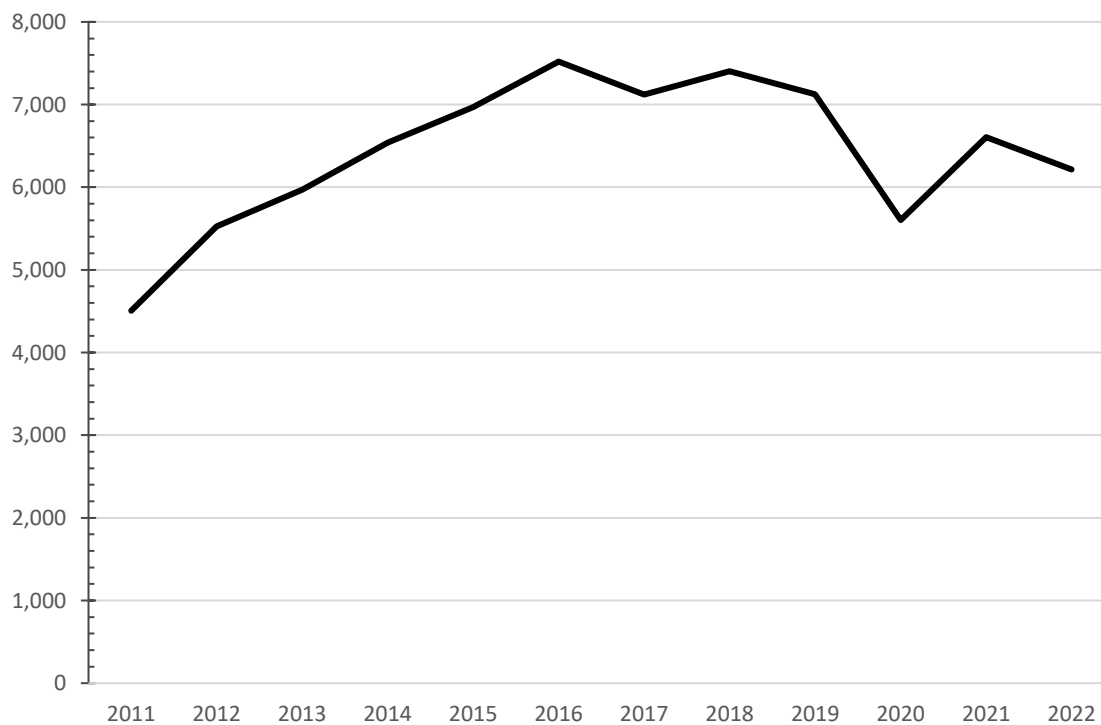
Trend: Between 2018 and 2022, there were on average about 6,600 motor vehicle crashes in Leon County each year (or about 18 per day), with an annual average of 36 crash fatalities.

Year	Total Crashes	Vehicles in Crashes	Crash Damage Amount (\$ millions)	Persons Involved	Crash Fatalities
2011	4,506	8,334	\$20.7	9,560	33
2012	5,527	10,192	\$38.3	12,288	42
2013	5,971	11,074	\$27.5	14,135	17
2014	6,541	12,210	\$31.4	15,419	33
2015	6,971	13,079	\$35.1	16,593	29
2016	7,520	14,338	\$44.4	18,286	40
2017	7,120	13,574	\$38.8	17,746	35
2018	7,402	14,055	\$44.0	18,265	30
2019	7,126	13,543	\$43.4	17,369	35
2020	5,605	10,299	\$39.3	12,873	35
2021	6,605	12,369	\$46.8	15,779	46
2022	6,214	11,690	\$51.3	14,948	34

Note: Includes only codeable (long form) crashes, some of which may be excluded from the Florida Department of Highway Safety and Motor Vehicles Crash Dashboard data. Includes crashes reported by Tallahassee Police, Leon County Sheriff, Florida Highway Patrol, FSU Police, FAMU Police, TCC Police, and Capitol Police.

Source: Signal Four Analytics, University of Florida GeoPlan Center

Motor Vehicle Crashes in Leon County



Community and Environment
Total Registered Vehicles in Leon County

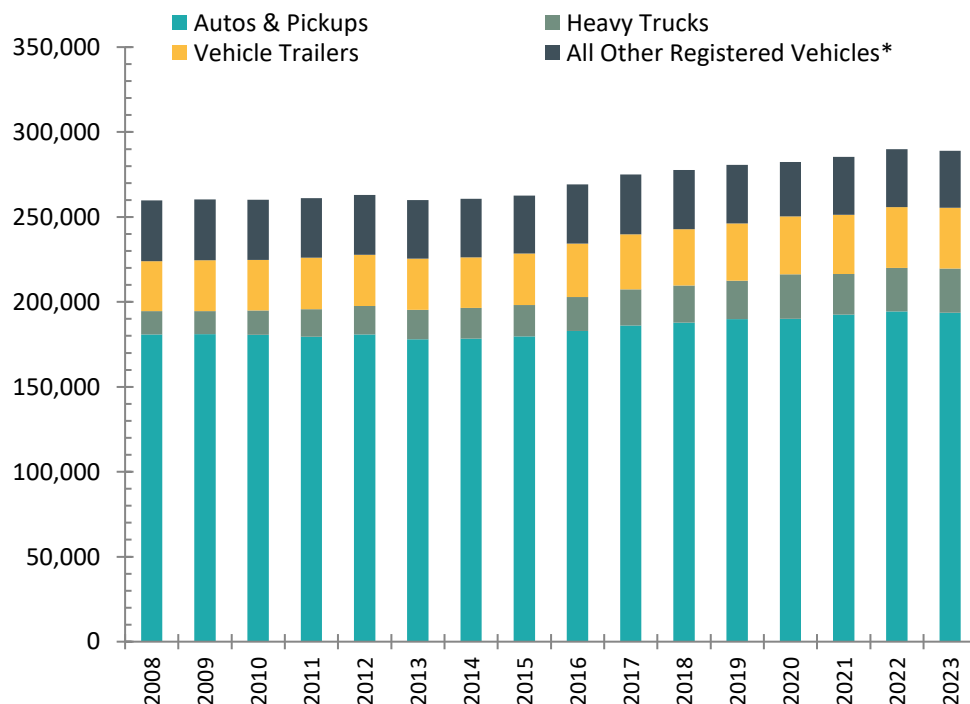
Trend: Total registered vehicles increased by 11.2% from 2013 to 2023, by an annual average of 0.9% per year. Autos and pickups account for 67% of total registrations.

Year	Autos & Pickups	Heavy Trucks	Vehicle Trailers	All Other Registered Vehicles*	Total Registered Vehicles
2008	180,789	13,738	29,462	35,706	259,695
2009	180,948	13,688	29,908	35,873	260,417
2010	180,729	14,244	29,805	35,389	260,167
2011	179,549	16,233	30,284	34,961	261,027
2012	180,800	16,759	30,273	35,185	263,017
2013	178,047	17,299	30,110	34,555	260,011
2014	178,397	18,002	29,875	34,459	260,733
2015	179,723	18,362	30,374	34,191	262,650
2016	182,863	20,019	31,476	34,784	269,142
2017	186,122	21,228	32,410	35,184	274,944
2018	187,718	22,012	33,141	34,851	277,722
2019	189,913	22,603	33,723	34,475	280,714
2020	190,073	26,148	34,124	32,120	282,465
2021	192,586	23,858	34,879	34,110	285,433
2022	194,435	25,611	35,683	34,269	289,998
2023	193,719	25,905	35,727	33,703	289,054

* Includes motorcycles, buses and tools, vessels, travel trailers, mobile homes.

Source: Florida Department of Highway Safety and Motor Vehicles

Total Registered Vehicles in Leon County





Residential and Commercial Development

Residential Development:

Residential Building Permits Issued

Trend: There were 1,399 residential permits issued in 2022, down 14.5% from 2021. There were an average of around 1,200 residential units permitted per year in the 2010s, compared with the annual average of 2,400 per year in the 2000s, 2,700 per year in the 1990s, 2,900 per year in the 1980s, and 2,600 per year in the 1970s. Multi-family new construction permits in 2022 included Lakeside Grand, Magnolia Family, St. Augustine Apartments, and Nole Quarters.

Year	Detached Single-Family	Attached Single-Family	Multi-Family	Constructed Units Permitted	Mobile Homes*	Total Housing Units Permitted	Total Units Permitted, Yearly % Change
1985	992	97	54	1,143	540	1,683	
1986	1,271	286	280	1,837	661	2,498	48.4%
1987	1,366	375	860	2,601	611	3,212	28.6%
1988	1,439	363	781	2,583	540	3,123	-2.8%
1989	1,743	410	1,261	3,414	658	4,072	30.4%
1990	1,346	393	1,136	2,875	542	3,417	-16.1%
1991	1,215	152	298	1,665	480	2,145	-37.2%
1992	1,359	284	441	2,084	480	2,564	19.5%
1993	1,373	269	381	2,023	530	2,553	-0.4%
1994	1,437	188	476	2,101	556	2,657	4.1%
1995	1,261	302	1,268	2,831	716	3,547	33.5%
1996	1,256	257	441	1,954	584	2,538	-28.4%
1997	1,109	259	837	2,205	649	2,854	12.5%
1998	1,012	166	534	1,712	606	2,318	-18.8%
1999	1,245	162	654	2,061	443	2,504	8.0%
2000	1,154	123	782	2,059	430	2,489	-0.6%
2001	1,127	258	962	2,347	349	2,696	8.3%
2002	1,436	97	1,375	2,908	259	3,167	17.5%
2003	1,456	254	1,197	2,907	306	3,213	1.5%
2004	1,276	184	1,492	2,952	239	3,191	-0.7%
2005	1,552	392	1,411	3,355	152	3,507	9.9%
2006	926	354	659	1,939	132	2,071	-40.9%
2007	756	357	1,041	2,154	175	2,329	12.5%
2008	425	124	267	816	113	929	-60.1%
2009	326	47	327	700	92	792	-14.7%
2010	300	101	27	428	90	518	-34.6%
2011	268	80	553	901	70	971	87.5%
2012	283	44	847	1,174	54	1,228	26.5%
2013	398	64	720	1,182	54	1,236	0.7%
2014	443	39	698	1,180	50	1,230	-0.5%
2015	471	64	250	785	64	849	-31.0%
2016	526	30	1,217	1,773	73	1,846	117.4%
2017	630	104	1,394	2,128	62	2,190	18.6%
2018	530	72	835	1,437	62	1,499	-31.6%
2019	571	101	253	925	85	1,010	-32.6%
2020	637	44	662	1,343	87	1,430	41.6%

Residential and Commercial Development

Residential Development:

Residential Building Permits Issued

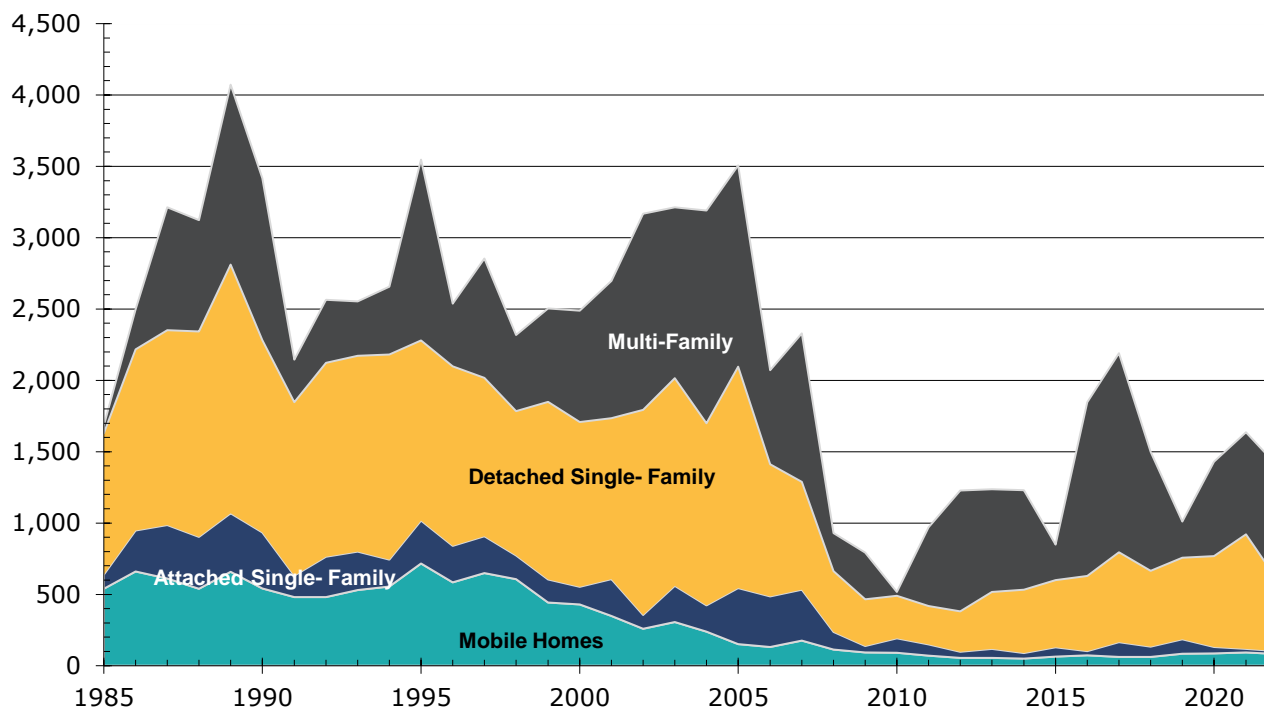
Trend: There were 1,399 residential permits issued in 2022, down 14.5% from 2021. There were an average of around 1,200 residential units permitted per year in the 2010s, compared with the annual average of 2,400 per year in the 2000s, 2,700 per year in the 1990s, 2,900 per year in the 1980s, and 2,600 per year in the 1970s. Multi-family new construction permits in 2022 included Lakeside Grand, Magnolia Family, St. Augustine Apartments, and Nole Quarters.

Year	Detached Single-Family	Attached Single-Family	Multi-Family	Constructed Units Permitted	Mobile Homes*	Total Housing Units Permitted	Total Units Permitted, Yearly % Change
2021	803	25	715	1,543	93	1,636	14.4%
2022	495	20	801	1,316	83	1,399	-14.5%

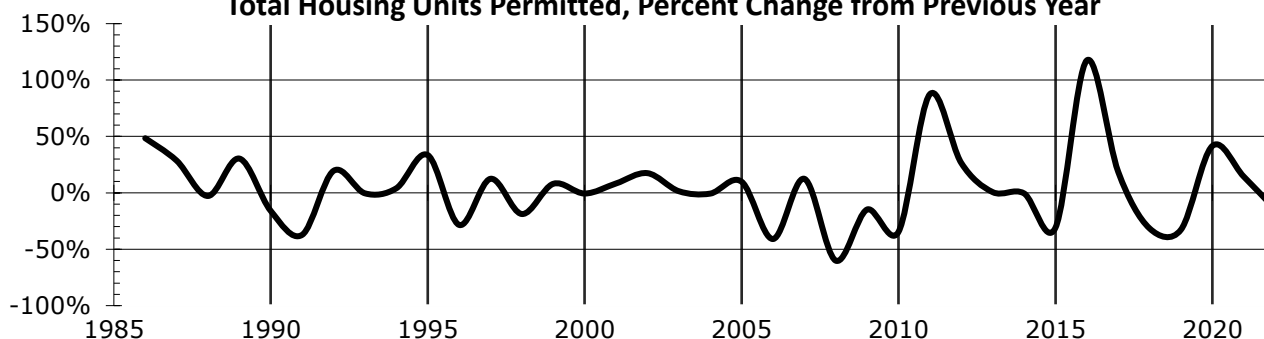
*Mobile home figures do not include permits issued within mobile home parks

Sources: Leon County Department of Development Support & Environmental Management, City of Tallahassee Growth Management Department; tabulation by Tallahassee-Leon County Planning Department

Total Housing Units Permitted



Total Housing Units Permitted, Percent Change from Previous Year



Residential and Commercial Development

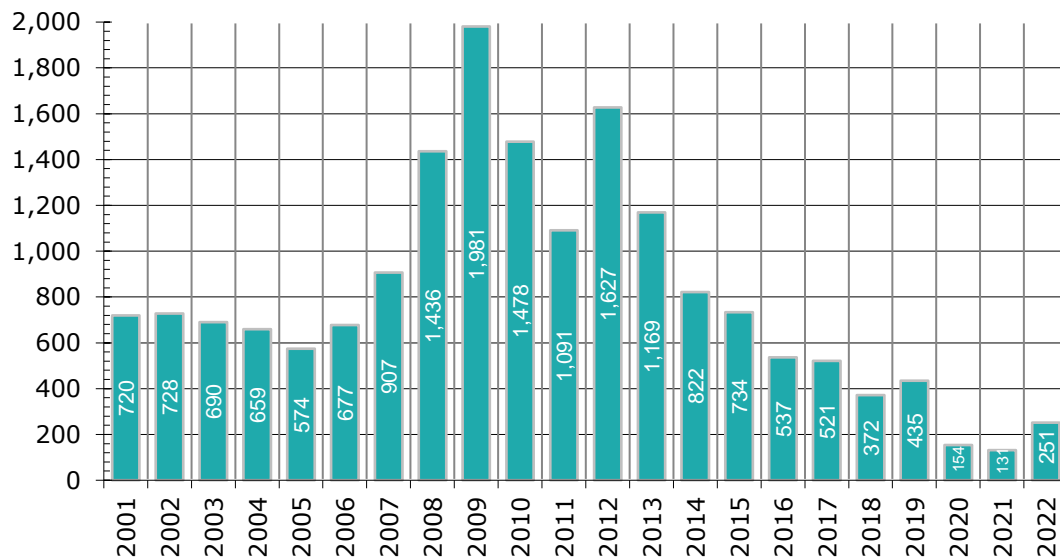
Mortgage Foreclosure Cases

Mortgage foreclosure cases increased by 120 in 2022 compared to 2021, after declining since 2019.

Year	Foreclosure Cases	Change Over Previous Year
2001	720	
2002	728	1%
2003	690	-5%
2004	659	-4%
2005	574	-13%
2006	677	18%
2007	907	34%
2008	1,436	58%
2009	1,981	38%
2010	1,478	-25%
2011	1,091	-26%
2012	1,627	49%
2013	1,169	-28%
2014	822	-30%
2015	734	-11%
2016	537	-27%
2017	521	-3%
2018	372	-29%
2019	435	17%
2020	154	-65%
2021	131	-15%
2022	251	92%

Source: Leon County Clerk of Courts

Leon County Mortgage Foreclosure Cases





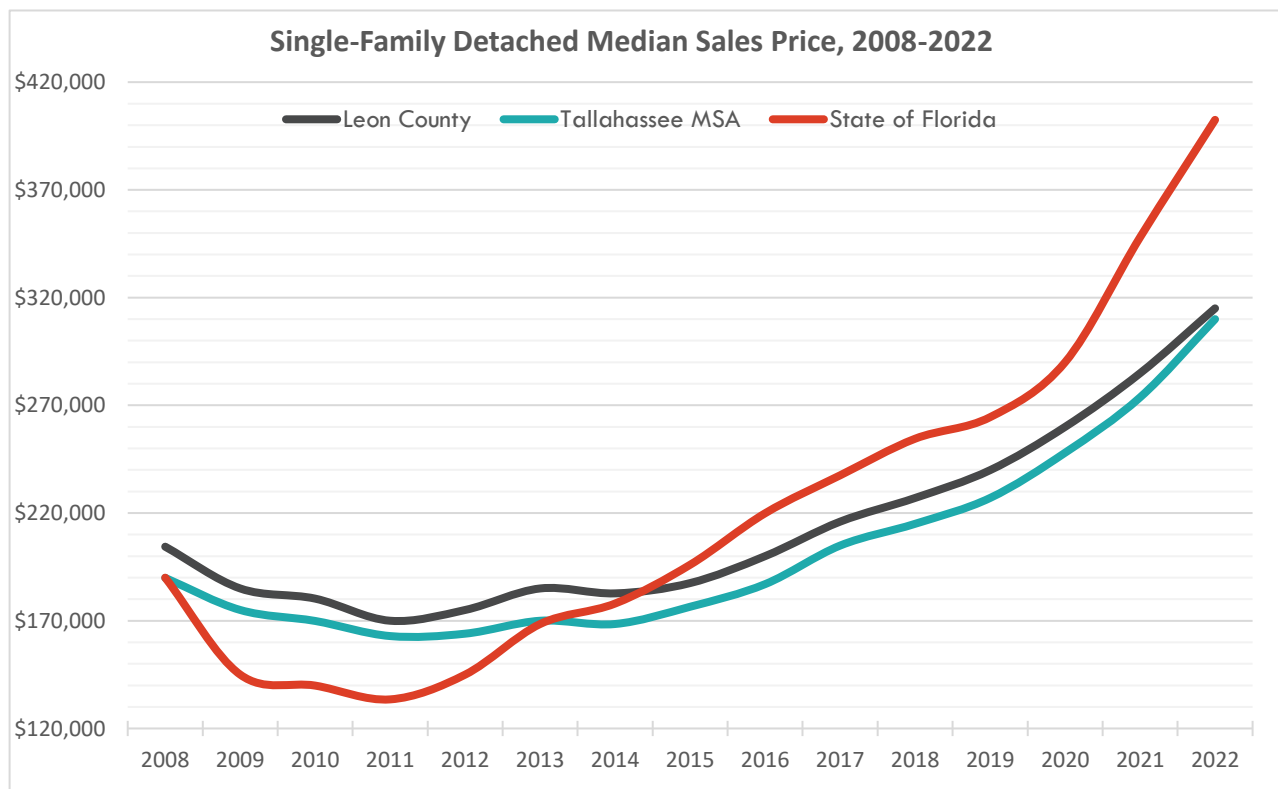
Residential and Commercial Development

Single-Family Detached Home Sales and Median Price

Trend: The median sales price for single family homes was up 10.6% in Leon County, 13.3% for the Tallahassee MSA, and 15.7% statewide in 2022 from 2021. The median sales price increased 89% between 2012 and 2022 for the Tallahassee MSA, while the statewide median sales price increased 178% during the same time.

Year	Leon County		Tallahassee MSA		State of Florida	
	Closed Sales	Median Sales Price	Closed Sales	Median Sales Price	Closed Sales	Median Sales Price
2008	1,851	\$204,375	2,398	\$189,900	128,372	\$190,000
2009	1,807	\$185,000	2,263	\$175,000	172,767	\$145,000
2010	1,730	\$180,270	2,190	\$169,900	176,873	\$139,900
2011	1,754	\$170,000	2,174	\$162,888	187,213	\$133,500
2012	1,971	\$175,000	2,405	\$164,000	203,073	\$145,000
2013	2,362	\$185,000	2,933	\$170,000	225,446	\$168,500
2014	2,570	\$182,700	3,271	\$168,500	240,286	\$178,000
2015	2,925	\$187,500	3,664	\$176,500	266,209	\$196,000
2016	3,160	\$200,000	3,978	\$187,000	268,731	\$219,900
2017	3,193	\$216,000	4,058	\$204,900	217,868	\$237,500
2018	3,156	\$227,000	4,037	\$215,000	227,246	\$254,500
2019	3,340	\$239,900	4,274	\$227,000	293,325	\$264,500
2020	3,483	\$260,000	4,656	\$248,000	310,378	\$290,000
2021	3,855	\$284,900	5,136	\$273,700	350,516	\$348,000
2022	3,161	\$315,000	4,403	\$310,000	287,532	\$402,500

Source: Tallahassee Board of Realtors MLS

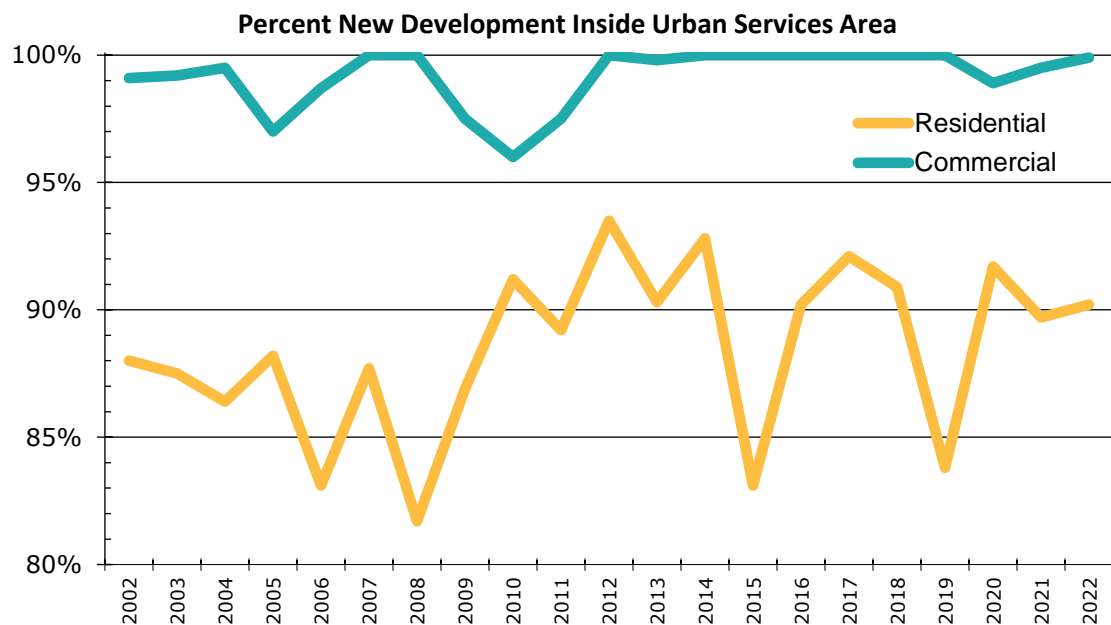


Trend: The principal growth management strategy of the Tallahassee-Leon County Comprehensive Plan is the Urban Service Area (USA). The location and size of the USA is based upon the area necessary to accommodate 90% of new residential dwelling units within the County by the Plan Horizon.

Year	Residential	Commercial
2002	88.0%	99.1%
2003	87.5%	99.2%
2004	86.4%	99.5%
2005	88.2%	97.0%
2006	83.1%	98.7%
2007	87.7%	100.0%
2008	81.7%	100.0%
2009	86.9%	97.5%
2010	91.2%	96.0%
2011	89.2%	97.5%
2012	93.5%	100.0%
2013	90.3%	99.8%
2014	92.8%	100.0%
2015	83.1%	100.0%
2016	90.2%	100.0%
2017	92.1%	100.0%
2018	90.9%	100.0%
2019	83.8%	100.0%
2020	91.7%	98.9%
2021	89.7%	99.5%
2022	90.2%	99.9%

Note: Residential Development measured in units constructed, commercial development, sq. ft. constructed. Mobile home units permitted within mobile home parks and mobile home replacement units are not included in residential unit totals.

Sources: City of Tallahassee Growth Management Department, Leon County Department of Development Support & Environmental Management



Residential and Commercial Development:

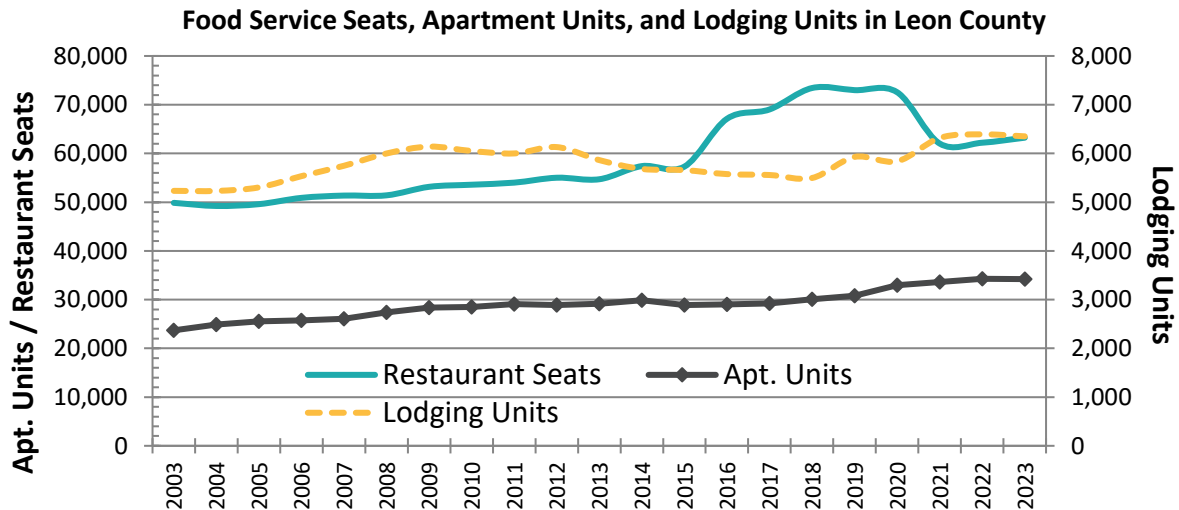
Food Service, Apartments, and Lodging Facilities

Trend: In the five years between 2015 and 2020, the total number of restaurant seats available in Leon County increased by 27%, apartment units increased 14%, and hotel and motel rooms and units available increased by around 3%. In 2023, total restaurant seats decreased 13% since 2020, while apartments increased 3.6% and hotel and motel units increased by 8.8% since 2020.

Year	Food Service		Apartments		Lodging	
	Establishments*	Restaurant Seats	Apt. Establishments	Apt. Units	Hotels & Motels	Units
2003	496	49,860	412	23,695	59	5,232
2004	488	49,221	414	24,867	59	5,231
2005	493	49,592	420	25,516	59	5,303
2006	519	50,884	412	25,728	61	5,534
2007	517	51,354	409	26,072	64	5,747
2008	518	51,400	412	27,380	65	5,999
2009	535	53,146	418	28,351	67	6,140
2010	554	53,580	412	28,490	67	6,050
2011	560	54,010	421	29,080	66	6,000
2012	579	55,016	417	28,868	67	6,130
2013	600	54,705	425	29,152	65	5,863
2014	612	57,401	422	29,875	63	5,682
2015	622	57,297	422	28,904	62	5,658
2016	648	67,104	423	29,041	61	5,576
2017	659	69,024	422	29,246	61	5,557
2018	680	73,424	426	30,057	60	5,496
2019	678	72,988	430	30,823	64	5,929
2020	675	72,559	441	32,976	63	5,839
2021	664	62,028	449	33,625	66	6,318
2022	664	62,201	442	34,274	67	6,392
2023	658	63,227	444	34,176	66	6,351

*Does not include non-seating establishments, catering, mobile food dispensing vehicles, or hot dog carts.

Source: Florida Department of Business and Professional Regulation, Division of Hotels & Restaurants



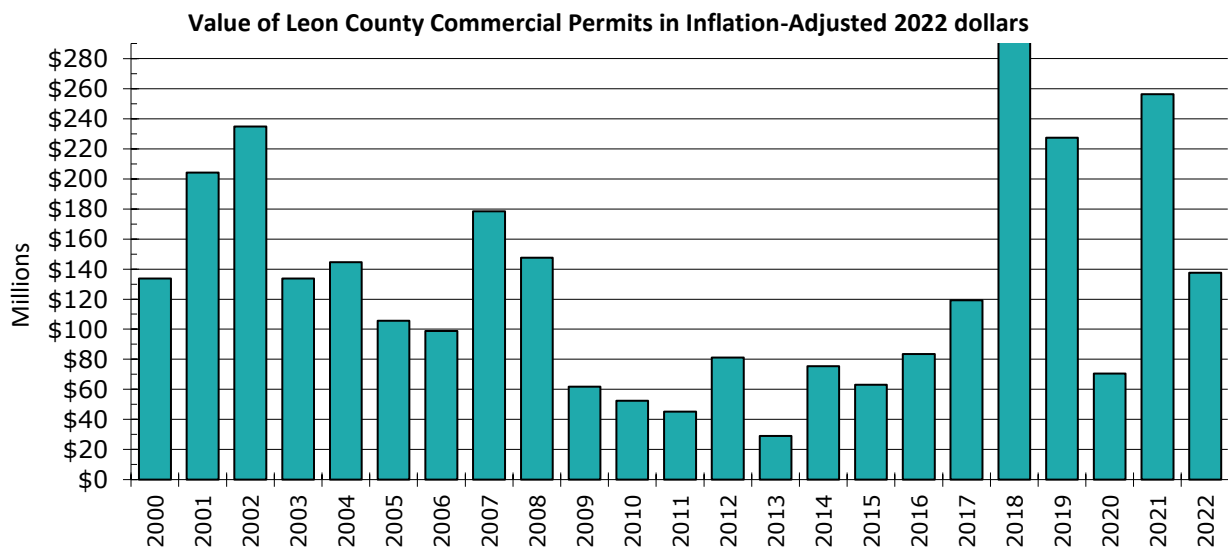
Commercial Building Permits Issued - New Construction

Trend: The value of commercial permits issued for new construction in 2022 totaled \$137.6 million. Adjusted for inflation relative to 2022, total commercial permit value during the recent 2018-2022 five-year interval was over \$988 million, 30% higher than the \$758 million inflation-adjusted commercial permit value during the prior 2008-2017 ten-year period.

Year	Number of Permits	Value of Permits (\$Millions)	Permit Value in 2022 Dollars (\$Millions)
2000	119	\$78.7	\$133.7
2001	140	\$123.5	\$204.2
2002	129	\$144.3	\$234.8
2003	104	\$84.1	\$133.7
2004	106	\$93.4	\$144.7
2005	98	\$70.5	\$105.6
2006	109	\$68.0	\$98.8
2007	83	\$126.4	\$178.5
2008	88	\$108.5	\$147.6
2009	48	\$45.2	\$61.7
2010	30	\$39.0	\$52.3
2011	26	\$34.7	\$45.2
2012	54	\$63.7	\$81.2
2013	25	\$23.1	\$29.1
2014	39	\$60.9	\$75.3
2015	40	\$51.1	\$63.1
2016	55	\$68.5	\$83.5
2017	88	\$100.0	\$119.4
2018	67	\$254.8	\$297.0
2019	55	\$198.7	\$227.5
2020	58	\$62.4	\$70.6
2021	70	\$237.2	\$256.2
2022	90	\$137.6	\$137.6

Note: For the purposes of this comparison, the valuation of permits to construct new public facilities are not included in these totals.

Sources: Leon County Department of Development Support & Environmental Management, City of Tallahassee Growth Management Department; Bureau of Labor Statistics CPI

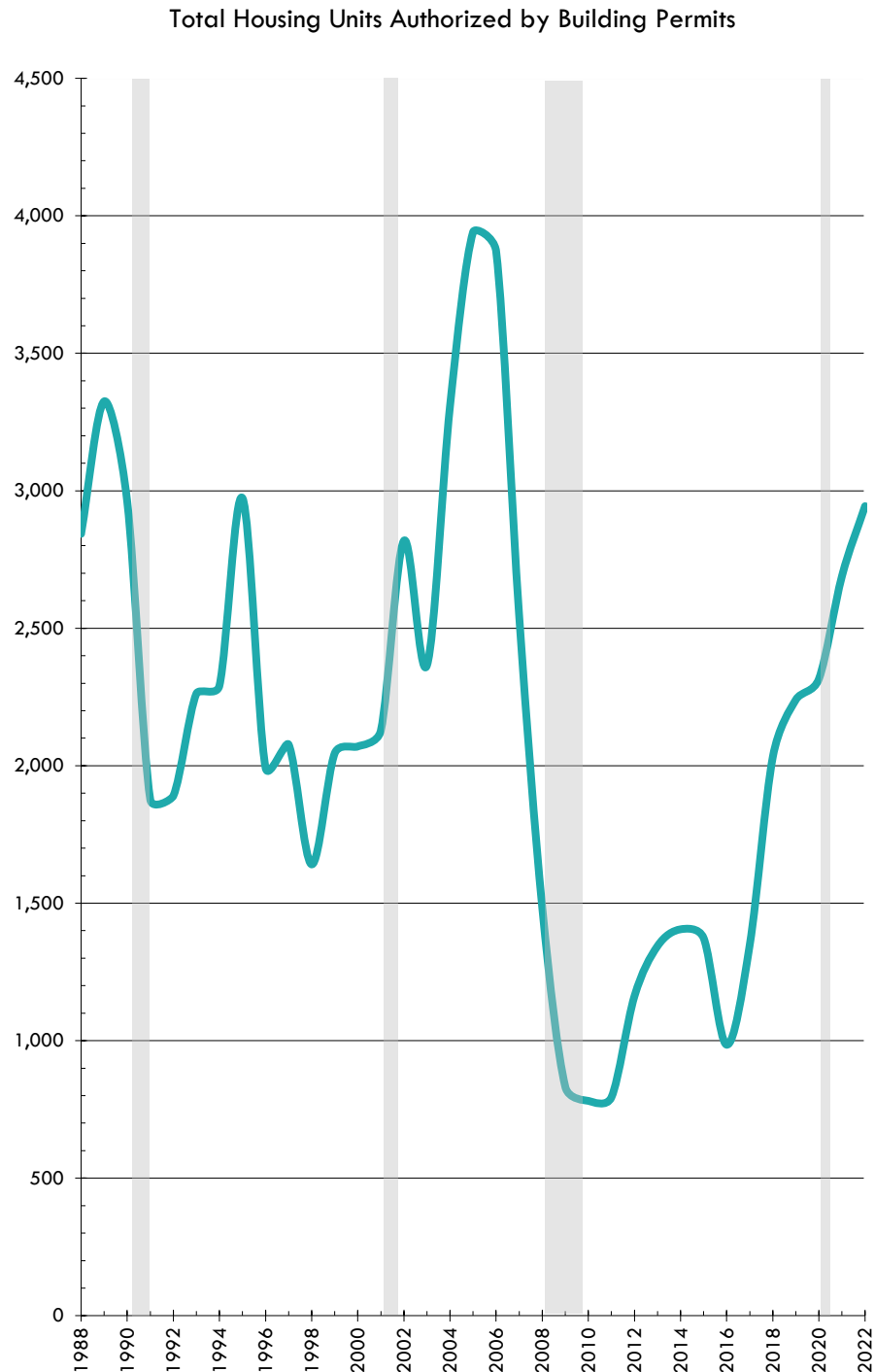


Residential Development:

Housing Units Authorized by Building Permits in Tallahassee MSA

Trend: The overall level of residential building permits for new construction authorized in the Tallahassee MSA is increasing since the precipitous decline during the 2007-2009 recession. During the 1990s, there were an average of 2,173 housing units authorized by permits each year. The annual average increased in the 2000s to 2,520 per year, including the 3,917 units authorized in the peak year of 2005. The annual average in the 2010s was 1,340, or 53% of the average during the 2000s and 49% of the annual average of the 1990s.

Year	Units Authorized by Building Permits
1988	2,843
1989	3,325
1990	2,961
1991	1,877
1992	1,890
1993	2,262
1994	2,291
1995	2,973
1996	1,993
1997	2,077
1998	1,641
1999	2,045
2000	2,070
2001	2,128
2002	2,818
2003	2,365
2004	3,308
2005	3,941
2006	3,871
2007	2,544
2008	1,484
2009	832
2010	781
2011	794
2012	1,162
2013	1,344
2014	1,405
2015	1,373
2016	985
2017	1,349
2018	2,032
2019	2,240
2020	2,316
2021	2,690
2022	2,944



Note: Annual totals derived from seasonally-adjusted monthly totals. US recessions appear in gray bands.

Source: U.S. Bureau of the Census (retrieved by FRED, Federal Reserve Bank of St. Louis).

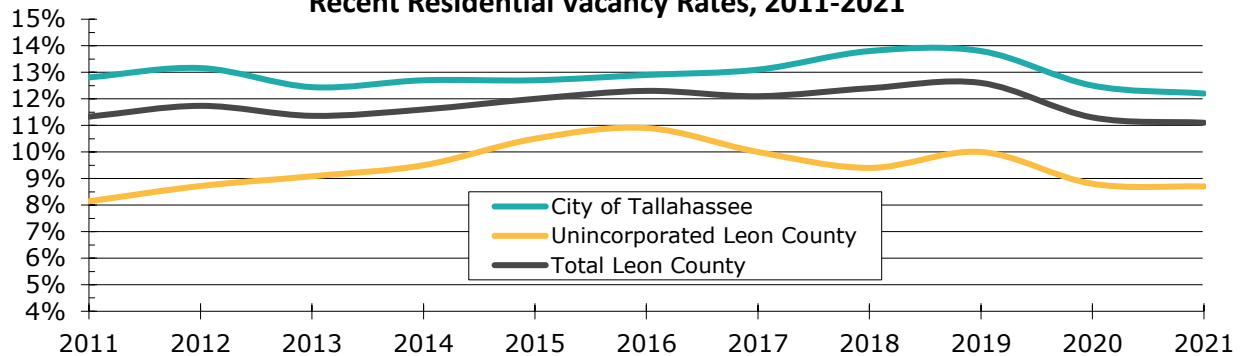
Residential Vacancy Rates

Trend: Residential vacancy rates for Leon County generally increased throughout the 1970s, fell in the 1980s and 1990s, increased in the 2000s, and have generally stayed above 10% since 2010.

Recent Residential Vacancy Rates

Year	City of Tallahassee	Unincorporated Leon County	Total Leon County
2011	12.8%	8.1%	11.3%
2012	13.2%	8.7%	11.7%
2013	12.4%	9.1%	11.4%
2014	12.7%	9.5%	11.6%
2015	12.7%	10.5%	12.0%
2016	12.9%	10.9%	12.3%
2017	13.1%	10.0%	12.1%
2018	13.8%	9.4%	12.4%
2019	13.8%	10.0%	12.6%
2020	12.5%	8.8%	11.3%
2021	12.2%	8.7%	11.1%

Recent Residential Vacancy Rates, 2011-2021

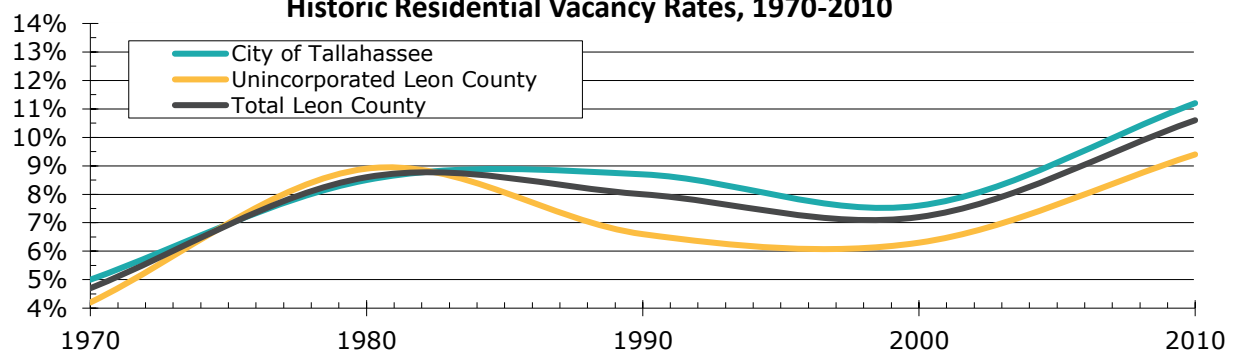


Source: U.S. Department of Commerce, Bureau of the Census, 2010 Decennial Census, 5-Year American Community Survey, 2011 to 2021, Table DP04.

Historic Residential Vacancy Rates

Year	City of Tallahassee	Unincorporated Leon County	Total Leon County
1970	5.0%	4.2%	4.7%
1980	8.5%	8.9%	8.6%
1990	8.7%	6.6%	8.0%
2000	7.6%	6.3%	7.2%
2010	11.2%	9.4%	10.6%

Historic Residential Vacancy Rates, 1970-2010



Source: U.S. Department of Commerce, Bureau of the Census, Decennial Census.
Tallahassee-Leon County
Office of Economic Vitality



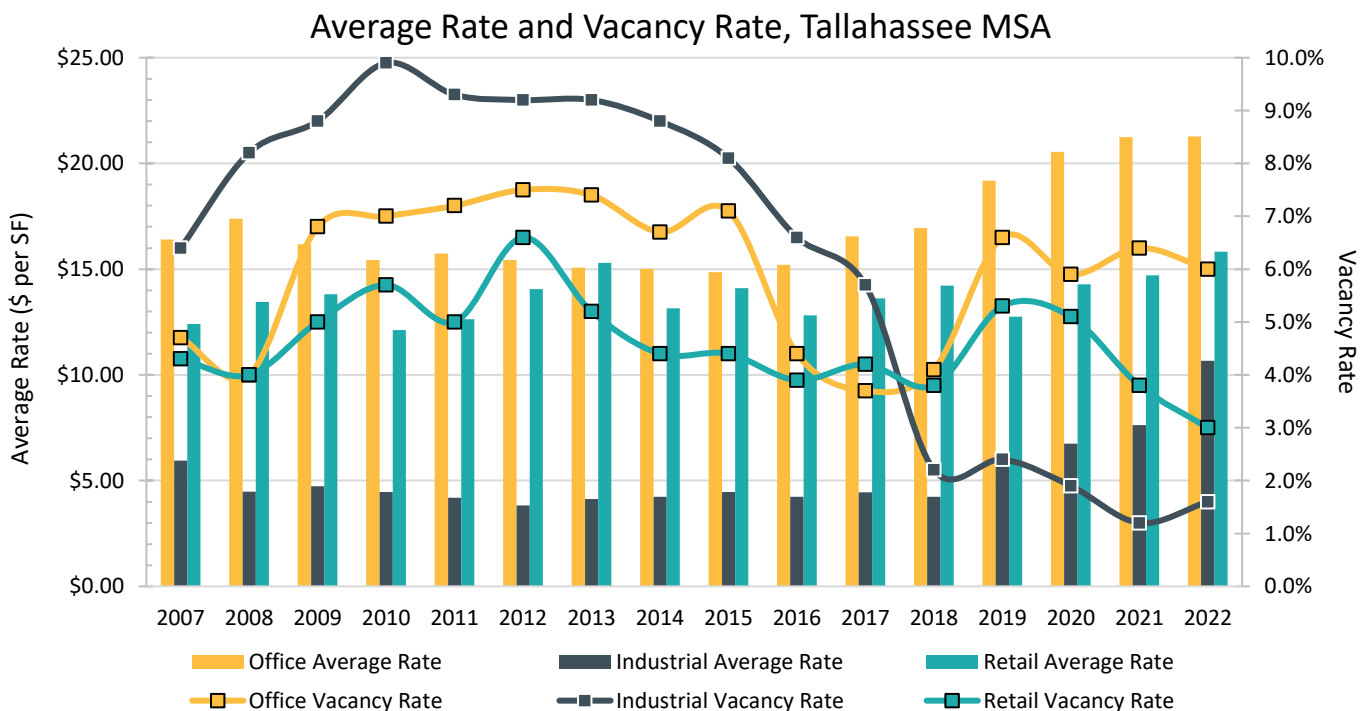
Residential and Commercial Development Office, Industrial, and Retail Market Average Lease Rate & Vacancy Rate

Trend: Between 2018 and 2022, lease rates for Office uses have increased by 25% per SF, while the average annual vacancy rate increased by 1.9 points. Industrial uses lease rates more than doubled between 2018 and 2022, and vacancy rates fell by 0.6 points. Lease rates for Retail uses increased by an average of 11% during 2018-2022, while vacancy rates decreased by 0.8 points.

Year	Office Average Rate	Office Vacancy Rate	Industrial Average Rate	Industrial Vacancy Rate	Retail Average Rate	Retail Vacancy Rate
2007	\$16.40	4.7%	\$5.94	6.4%	\$12.41	4.3%
2008	\$17.39	4.0%	\$4.47	8.2%	\$13.45	4.0%
2009	\$16.18	6.8%	\$4.73	8.8%	\$13.82	5.0%
2010	\$15.43	7.0%	\$4.46	9.9%	\$12.12	5.7%
2011	\$15.74	7.2%	\$4.19	9.3%	\$12.63	5.0%
2012	\$15.43	7.5%	\$3.83	9.2%	\$14.06	6.6%
2013	\$15.07	7.4%	\$4.13	9.2%	\$15.30	5.2%
2014	\$15.01	6.7%	\$4.24	8.8%	\$13.15	4.4%
2015	\$14.86	7.1%	\$4.46	8.1%	\$14.10	4.4%
2016	\$15.20	4.4%	\$4.24	6.6%	\$12.82	3.9%
2017	\$16.55	3.7%	\$4.45	5.7%	\$13.61	4.2%
2018	\$16.95	4.1%	\$4.24	2.2%	\$14.23	3.8%
2019	\$19.19	6.6%	\$6.09	2.4%	\$12.76	5.3%
2020	\$20.55	5.9%	\$6.75	1.9%	\$14.28	5.1%
2021	\$21.25	6.4%	\$7.63	1.2%	\$14.71	3.8%
2022	\$21.27	6.0%	\$10.67	1.6%	\$15.82	3.0%

Note: Average Rate (\$ per SF) is full lease for Office and NNN lease for Industrial and Retail, and includes both direct and sublet space.

Source: CoStar Property



Residential and Commercial Development Student & Multifamily Housing Effective Rent & Vacancy Rate

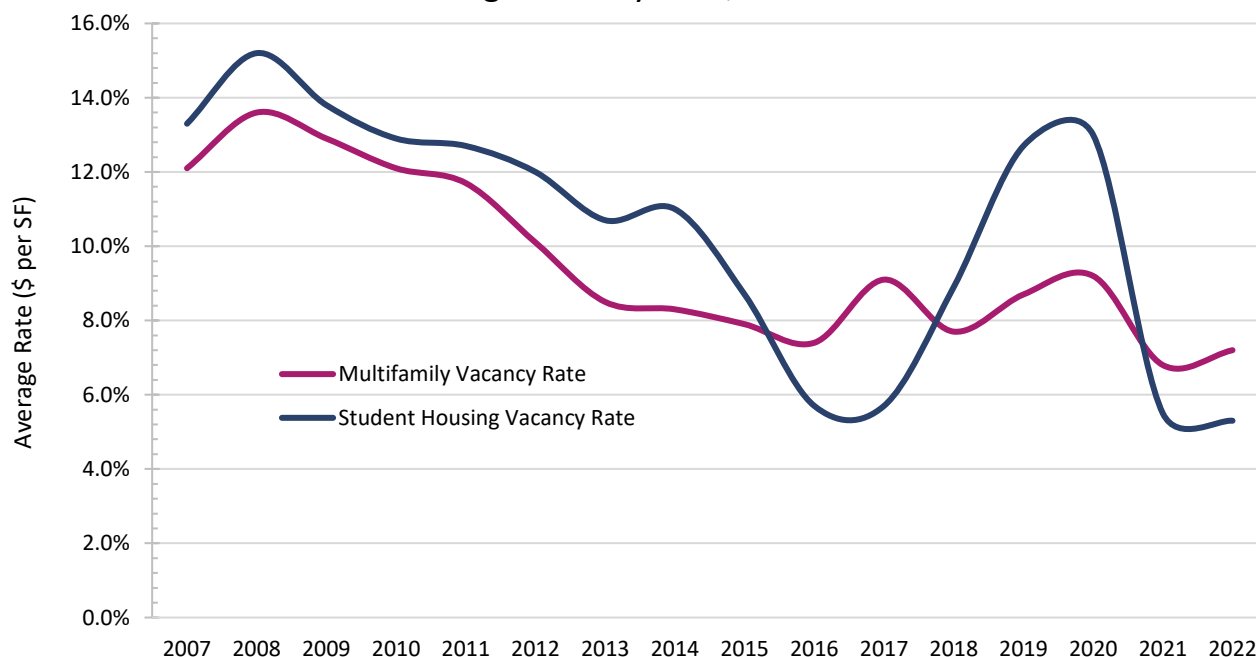
Trend: From 2018 to 2022, effective rents for Multifamily housing have increased by an average of 24% (~6% per year), with an average annual vacancy rate of about 8%. Student housing effective rents increased by 24% during that time (an average of around 6% per year), with an annual average vacancy rate of 9.1%.

Year	Multifamily Effective Rent (\$ per SF)	Multifamily Vacancy Rate	Student Housing Effective Rent (\$ per Bed)	Student Housing Vacancy Rate
2007	\$0.80	12.1%	\$618	13.3%
2008	\$0.79	13.6%	\$609	15.2%
2009	\$0.77	12.9%	\$593	13.8%
2010	\$0.78	12.1%	\$600	12.9%
2011	\$0.79	11.7%	\$607	12.7%
2012	\$0.80	10.1%	\$612	12.0%
2013	\$0.81	8.5%	\$624	10.7%
2014	\$0.83	8.3%	\$620	11.0%
2015	\$0.84	7.9%	\$633	8.7%
2016	\$0.88	7.4%	\$648	5.7%
2017	\$0.90	9.1%	\$658	5.7%
2018	\$0.96	7.7%	\$649	8.9%
2019	\$0.99	8.7%	\$677	12.7%
2020	\$1.01	9.2%	\$655	13.0%
2021	\$1.14	6.8%	\$712	5.5%
2022	\$1.19	7.2%	\$803	5.3%

Note: Effective Rate for Multifamily Housing in \$ per SF. Effective Rate for Student Housing in \$ per Bed.

Source: CoStar Property

Average Vacancy Rate, Tallahassee MSA





Residential and Commercial Development

New Elevators in Leon County

New Elevators Installed, with Total Landings by Building Type*

Trend: Measuring how many new elevators have been installed each year helps in the overall assessment of development and redevelopment. It gives a basic approximation for intensity of commercial and institutional development, and also is an indicator of dense residential development.

Item	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
New Elevators	17	27	31	26	37	51	83	112	64	24
Total Landings	53	110	61	97	148	185	138	121	127	55

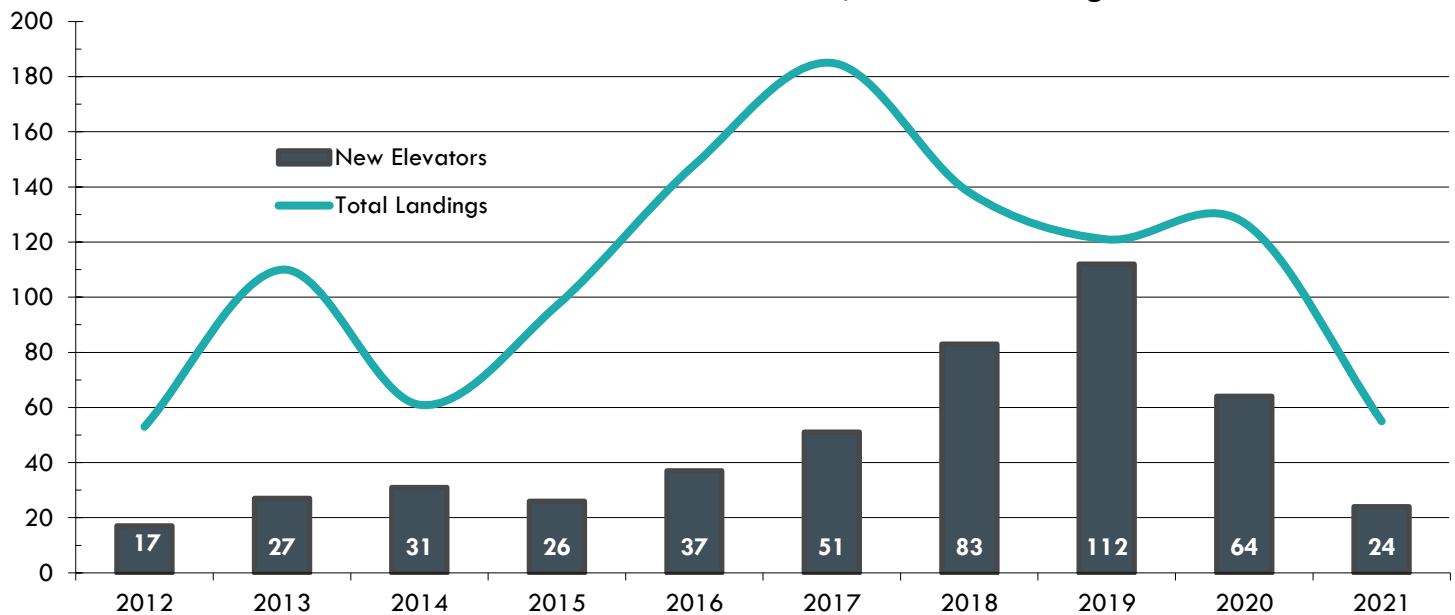
Total Landings by Building Type:

Church			6							
Commercial	39	54	13	31	37	53	16	51	75	13
Condominium		19	4	5	6	14		6		
Food Service				3			2			
FSU, FAMU, TCC		28	38	9	59	6	29		32	17
Hospital/Medical	10				8	67	5	9		
Local Government	2			3	3					
Public Lodging		5		46	31	41	86	51		23
School	2	4			4	4		4	4	2
State Agency									16	

*Includes Initial Installations and Relocations

Source: Florida Department of Business and Professional Regulation

New Elevators Installed or Relocated, with Total Landings



Innovation:

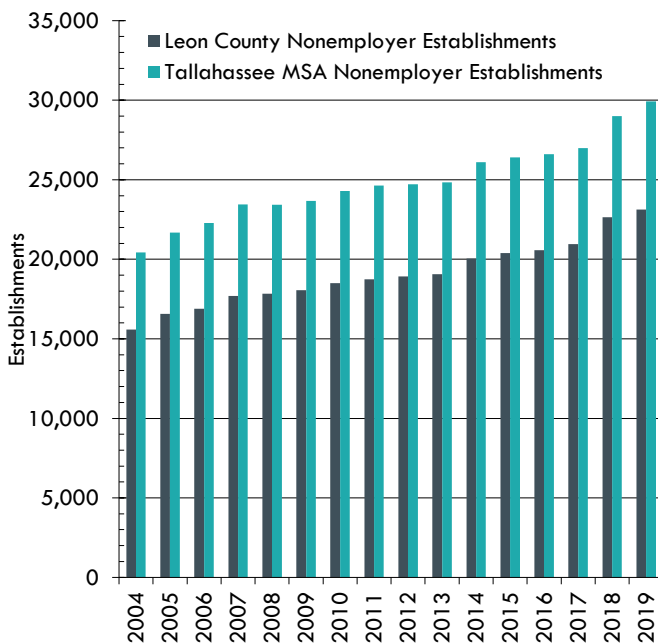
Nonemployer Statistics

Trend: Nonemployer Statistics is an annual series with data for businesses that have no paid employees and are subject to federal income tax. Most nonemployers are self-employed individuals operating as sole proprietorships, including solo entrepreneurs, which may or may not be the owner's principal source of income. The majority of all business establishments in the U.S. are nonemployers but due to their small economic impact, these firms are excluded from most other Census Bureau business statistics.

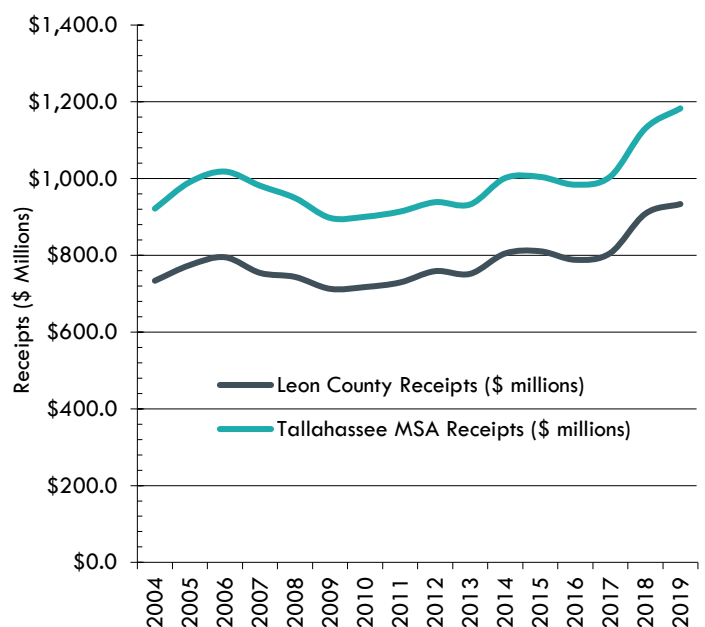
Year	Leon County Nonemployer Establishments	Leon County Receipts (\$ millions)	Tallahassee MSA Nonemployer Establishments	Tallahassee MSA Receipts (\$ millions)
2004	15,575	\$733.7	20,430	\$921.7
2005	16,568	\$774.5	21,683	\$991.1
2006	16,898	\$795.0	22,291	\$1,018.2
2007	17,700	\$754.2	23,452	\$981.4
2008	17,844	\$743.7	23,430	\$949.4
2009	18,054	\$712.7	23,672	\$897.5
2010	18,504	\$717.3	24,293	\$900.5
2011	18,749	\$729.3	24,636	\$914.0
2012	18,931	\$758.8	24,719	\$938.5
2013	19,062	\$751.8	24,838	\$932.6
2014	20,054	\$804.9	26,099	\$1,001.4
2015	20,385	\$810.6	26,408	\$1,004.3
2016	20,580	\$788.3	26,597	\$984.0
2017	20,954	\$805.9	26,981	\$1,005.3
2018	22,644	\$908.4	29,009	\$1,130.7
2019	23,134	\$933.6	29,933	\$1,182.9

Source: U.S. Census Bureau, Nonemployer Statistics

Nonemployer Establishments, 2004-2019



Nonemployer Receipts, 2004-2019





Economic Factors

Innovation:

SBIR/STTR Grants

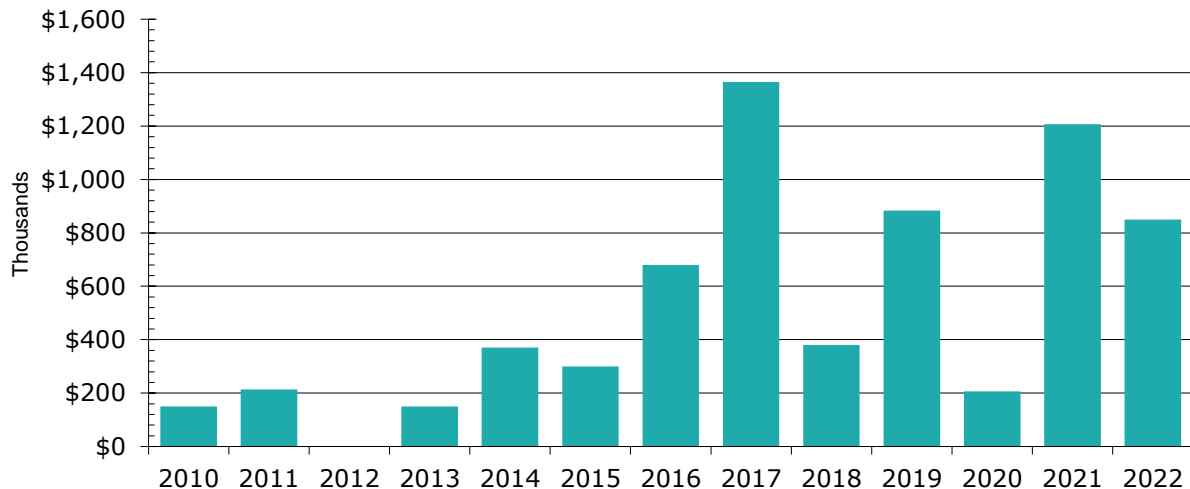
Trend: Small Business Innovation Research (SBIR) and Small Business Technology Transfer (STTR) are federal programs encouraging domestic small businesses to engage in research and development with potential for commercialization. Through competitive awards, SBIR and STTR help small businesses explore their technological potential and give incentive to profit from commercialization. Since 2010, Leon County firms have been awarded over \$6.7 million, with 46% coming from the Department of Energy and 32% from the National Science Foundation.

Year	Award Amount
2010	\$149,994
2011	\$213,304
2012	-
2013	\$149,681
2014	\$370,714
2015	\$299,999
2016	\$679,704
2017	\$1,365,509
2018	\$380,000
2019	\$883,247
2020	\$206,500
2021	\$1,206,499
2022	\$849,804

Awarding Agency	Percent Awards, 2010-2022
Department of Energy	46%
National Science Foundation	32%
Department of Defense	19%
Department of Health and Human Services	3%
Total	100%

Source: Small Business Innovation Research

SBIR/STTR Grant Awards, 2010-2022



Prior SBIR/STTR Awards	
Decade	Total Award Amount
1980s	\$294,685
1990s	\$1,038,105
2000s	\$5,106,704
2010s	\$4,492,152

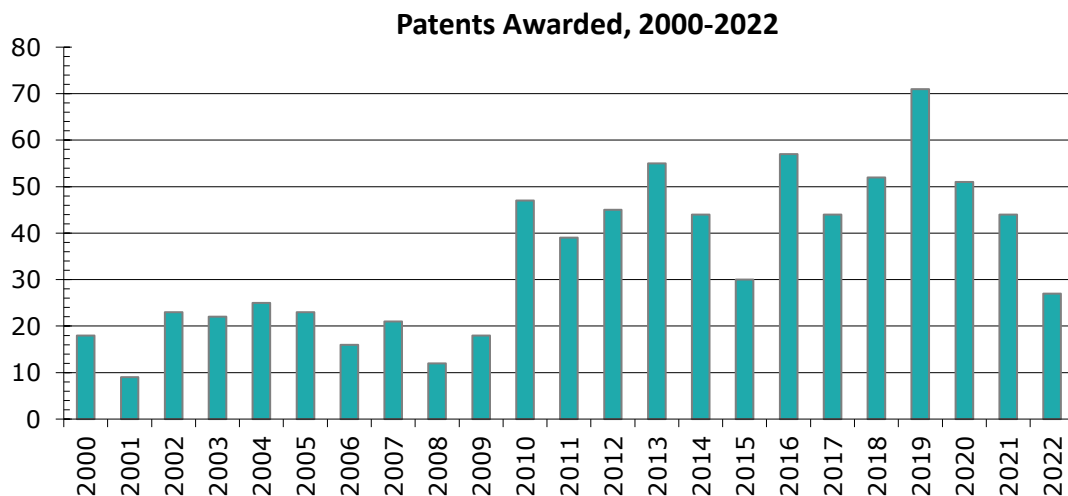
Innovation:

Patents Awarded in Leon County

Trend: The average annual number of patents awarded in Leon County during the 1990s was 11, in the 2000s it was 19, while the annual average was 49 in the 2010s.

Year	Patents	Change from Prior Year
2000	18	
2001	9	-9
2002	23	14
2003	22	-1
2004	25	3
2005	23	-2
2006	16	-7
2007	21	5
2008	12	-9
2009	18	6
2010	47	29
2011	39	-8
2012	45	6
2013	55	10
2014	44	-11
2015	30	-14
2016	57	27
2017	44	-13
2018	52	8
2019	71	19
2020	51	-20
2021	44	-7
2022	27	-24

Source: PatentsView, supported by the U.S. Patent and Trademark Office



Federally Financed R&D and Total R&D Expenditures at FSU & FAMU
(\$ Millions)

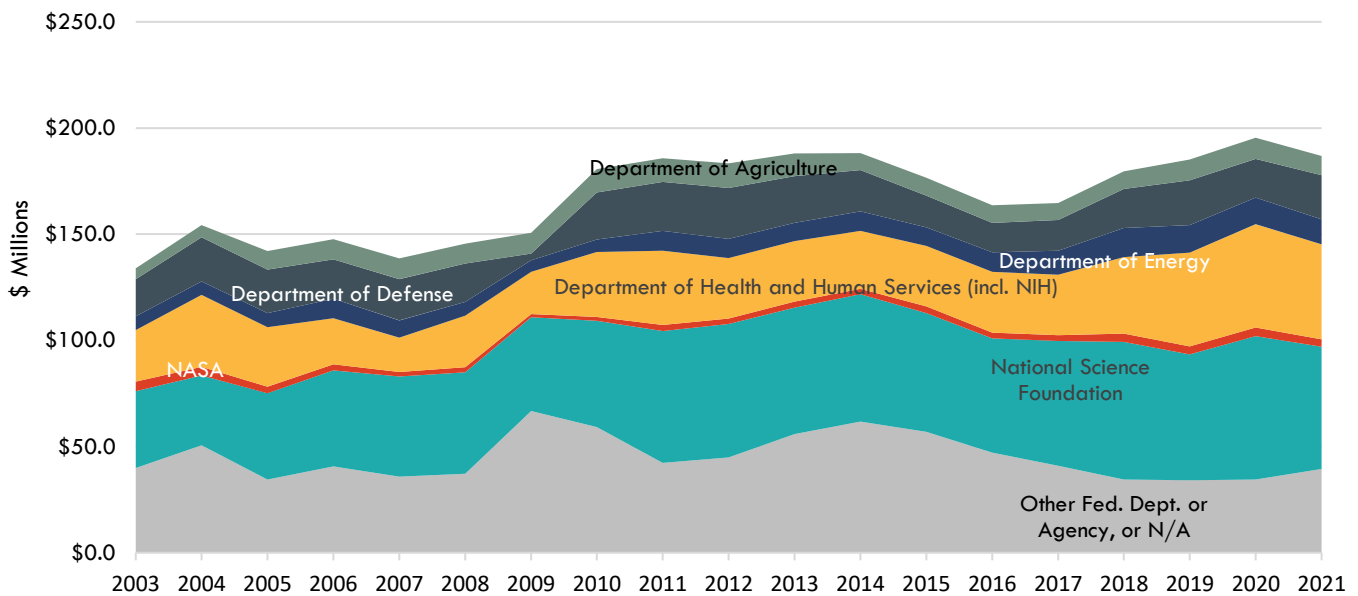
Trend: Between 2017 and 2021, federally financed R&D expenditures at FSU and FAMU in all fields averaged around \$182.3 million per year. R&D expenditures for the National Science Foundation at FSU and FAMU accounted for an average of 34% of the total; Health and Human Services, 22%. During 2017-2021, federally financed R&D accounted for 51% of total R&D expenditures at FSU and FAMU. Total R&D expenditures increased by an average of 3.8% per year during the same period.

Year	Federally Financed R&D, by Agency							Total Federally Financed R&D at FSU & FAMU	Total R&D Expenditures at FSU & FAMU
	Department of Agriculture	Department of Defense	Department of Energy	Department of Health and Human Services (incl. NIH)	National Aeronautics and Space Administration	National Science Foundation	Other Fed. Dept. or Agency, or N/A		
2003	\$5.02	\$17.58	\$6.39	\$24.26	\$4.52	\$36.16	\$39.98	\$133.91	\$228.33
2004	\$5.63	\$20.79	\$6.38	\$33.81	\$4.15	\$32.90	\$50.55	\$154.21	\$246.91
2005	\$8.71	\$20.51	\$6.58	\$28.03	\$3.12	\$40.55	\$34.55	\$142.05	\$236.47
2006	\$9.48	\$18.54	\$9.17	\$21.75	\$2.80	\$45.19	\$40.68	\$147.61	\$246.68
2007	\$9.69	\$19.41	\$8.16	\$16.11	\$2.18	\$47.12	\$35.88	\$138.55	\$229.01
2008	\$9.41	\$17.98	\$6.52	\$24.33	\$2.36	\$47.80	\$37.16	\$145.56	\$237.07
2009	\$9.84	\$3.05	\$5.52	\$19.81	\$1.58	\$44.14	\$66.70	\$150.64	\$264.81
2010	\$10.96	\$22.20	\$5.94	\$30.61	\$1.73	\$50.08	\$59.15	\$180.67	\$280.80
2011	\$11.17	\$23.09	\$9.28	\$35.00	\$2.86	\$62.06	\$42.30	\$185.76	\$283.74
2012	\$11.66	\$23.88	\$8.99	\$28.54	\$2.58	\$62.76	\$44.94	\$183.35	\$277.64
2013	\$10.68	\$22.10	\$8.52	\$28.49	\$2.84	\$59.54	\$55.91	\$188.08	\$302.03
2014	\$8.03	\$19.51	\$9.11	\$27.35	\$2.52	\$59.97	\$61.77	\$188.26	\$298.92
2015	\$8.51	\$14.79	\$8.77	\$28.45	\$3.25	\$55.86	\$56.95	\$176.58	\$302.97
2016	\$8.38	\$13.84	\$9.13	\$28.72	\$2.71	\$53.69	\$47.18	\$163.65	\$313.68
2017	\$8.05	\$14.41	\$11.27	\$28.45	\$2.79	\$58.81	\$40.89	\$164.66	\$320.48
2018	\$8.24	\$18.48	\$13.61	\$36.08	\$3.96	\$64.74	\$34.49	\$179.61	\$337.34
2019	\$9.75	\$21.15	\$12.93	\$44.14	\$3.80	\$59.25	\$34.13	\$185.15	\$371.68
2020	\$9.98	\$18.21	\$12.56	\$48.58	\$4.08	\$67.51	\$34.51	\$195.43	\$391.75
2021	\$9.07	\$20.74	\$11.75	\$44.85	\$3.45	\$57.59	\$39.43	\$186.87	\$375.73

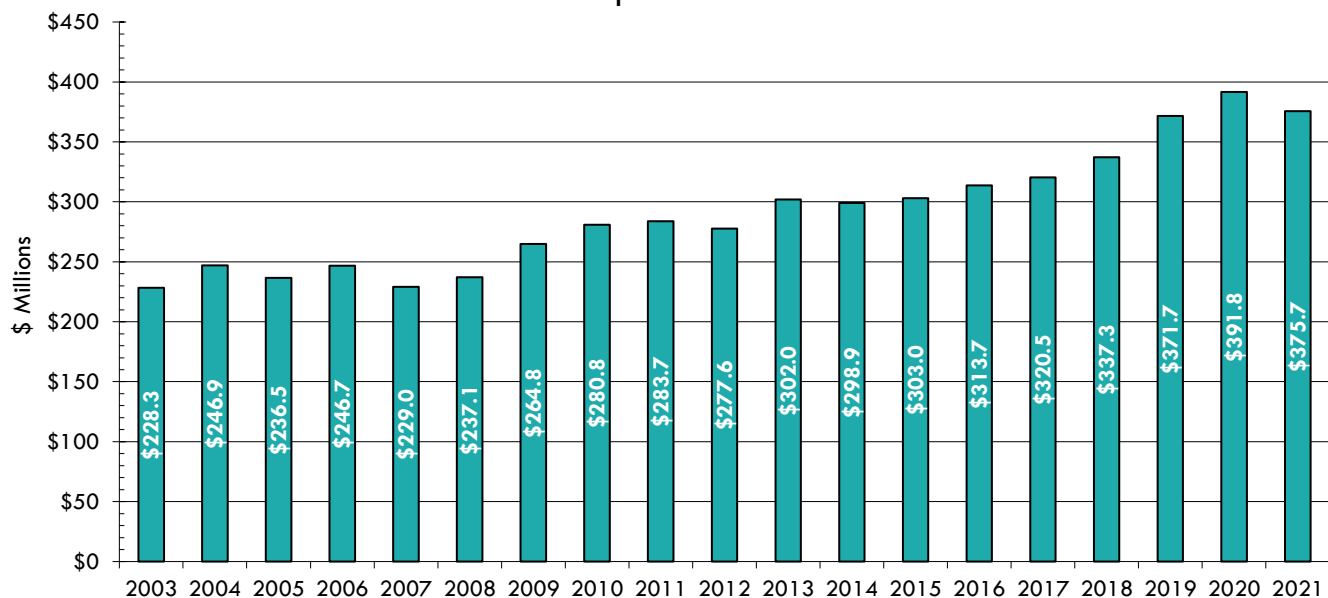
Source: National Science Foundation, Higher Education Research and Development Survey (HERD)

**Federally Financed R&D and Total R&D Expenditures at FSU & FAMU
(\$ Millions)**

Federally Financed R&D at FSU & FAMU in All Fields, by Federal Agency



Total R&D Expenditures at FSU & FAMU



Innovation:

Business Formations in Tallahassee MSA

Trend: Business Formation Statistics is an experimental data product of the Census Bureau, with details on new business applications and formations based on wage-paying Employer Identification Number (EIN) applications. Industry details are unavailable at the county level. Leon County typically accounts for around 80% of business formation in the Tallahassee metro area. During 2005 to 2015, business formations in the Tallahassee metro area averaged 3,900 per year. Since 2015, the average has been around 6,000 per year. In 2021, business applications in the Tallahassee metro area totaled 9,054, up 28% from 7,046 in 2020, and more than double the 4,201 applications five years earlier in 2016.

Year	Business Formations	Change from Prior Year	Percent Change from Prior Year
2005	3,969		
2006	4,142	173	4.4%
2007	3,873	-269	-6.5%
2008	3,765	-108	-2.8%
2009	3,541	-224	-5.9%
2010	3,672	131	3.7%
2011	3,966	294	8.0%
2012	4,020	54	1.4%
2013	4,106	86	2.1%
2014	3,822	-284	-6.9%
2015	3,863	41	1.1%
2016	4,201	338	8.7%
2017	5,076	875	20.8%
2018	6,000	924	18.2%
2019	5,376	-624	-10.4%
2020	7,046	1,670	31.1%
2021	9,054	2,008	28.5%

Source: Census Bureau, Business Formation Statistics

