

Tuscaloosa Indicators	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10
<b>Labor Market:</b>																								
Civilian Labor Force	88,191	86,956	87,025	86,187	86,587	97,488	95,611	85,532	85,253	85,594	85,130	84,568	84,699	84,369	85,703	86,433	87,522	89,380	87,166	87,931	88,462	88,833	88,577	88,171
Employment	79,659	80,623	80,400	80,145	79,222	85,295	86,013	77,592	77,612	78,017	77,952	77,109	76,006	76,466	77,866	79,053	79,965	79,497	80,305	81,208	81,814	82,237	82,071	81,716
Unemployment	8,532	6,333	6,625	6,042	7,365	12,193	9,598	7,940	7,641	7,577	7,178	7,459	8,693	7,903	7,837	7,380	7,557	9,883	6,861	6,723	6,648	6,596	6,506	6,455
Unemployment Rate- Tuscaloosa (%)	9.7	7.3	7.6	7.0	8.4	12.5	10.0	8.8	8.3	8.9	8.4	88.0	10.3	9.4	9.1	8.5	8.6	11.1	7.9	7.6	7.5	7.4	7.3	7.3
Unemployment Rate- Alabama (%)	7.8	8.4	9.0	9.0	9.8	10.1	10.2	10.2	10.2	10.9	10.5	11.0	11.1	11.1	11.0	11.0	10.8	10.3	9.7	9.2	8.9	8.9	9.0	9.1
Unemployment Rate- Us (%)	7.6	8.1	8.5	8.9	9.4	9.5	9.4	10.3	10.7	10.2	10.0	10.0	9.7	9.7	9.7	9.9	9.7	9.5	9.5	9.5	9.6	9.6	9.8	9.4
<b>Tax Collections:</b>																								
Northport City (\$, Sales & Use)	758,910	549,022	585,067	635,795	537,187	739,684	643,740	599,214	591,360	594,230	583,663	0	691,390	552,703	558,765	672,993	657,821	592,960	633,930	600,942	592,400	621,454	598,074	597,665
Tuscaloosa City (\$, Sales & Use)	3,068,016	2,372,525	3,068,016	2,596,621	2,425,347	2,290,122	2,334,659	2,220,523	2,470,161	2,818,645	2,492,637	28,778,077	2,935,012	2,271,159	2,300,853	2,584,043	2,460,904	2,435,212	2,494,514	2,348,974	2,675,180	2,778,721	2,631,901	2,732,127
Tuscaloosa County (\$, Sales, Equalization & School)	7,302,465	5,763,989	5,988,989	6,826,812	5,752,974	6,041,941	5,624,500	6,149,438	6,149,438	6,254,377	5,935,018	7,037,986	7,037,986	5,874,011	5,693,223	6,997,018	6,292,682	5,976,214	6,732,168	6,032,253	6,699,729	6,871,694	6,489,089	6,679,135
<b>Gross Sales/Purchases:</b>																								
Tuscaloosa County (\$)	486,755,341	380,936,409	558,795,125	538,720,225	393,293,463	392,348,847	391,661,692	431,029,079	431,029,079	404,691,635	400,774,588	480,499,986	480,484,672	417,927,413	399,902,181	445,104,801	434,029,075	410,951,404	494,824,643	415,150,631	449,776,906	466,257,289	433,285,190	448,712,290
<b>Construction Permits:</b>																								
Total Permit Valuation (\$000)	8,980,794	13,309,583	8,751,837	8,321,203	11,875,906	11,875,806	7,403,406	54,727,363	5,844,144	6,565,154	9,966,704	3,136,998	35,727,862	9,422,340	15,462,198	16,997,067	15,611,540	6,776,832	4,813,145	5,677,622	5,316,322	4,708,584	5,764,882	8,810,142
<b>Tuscaloosa County Housing:</b>																								
Total Homes Sales	77	83	127	152	154	197	178	171	120	128	119	101	83	110	159	170	212	208	128	121	101	97	75	98
New Construction Sales	23	20	22	35	10	57	38	58	16	20	24	20	20	24	35	25	22	15	12	17	9	10	7	14
Average Selling Price	144,591	184,344	162,195	167,250	170,379	182,819	178,935	176,867	164,452	163,124	140,713	154,861	142,029	167,722	187,199	162,675	163,914	187,281	182,154	164,634	148,579	160,161	159,253	147,715
Median Price	131,000	145,000	147,000	141,200	145,000	150,000	147,000	145,000	139,900	127,500	139,900	139,900	139,900	151,450	143,569	149,868	146,500	159,000	149,900	131,600	140,000	139,900	130,750	130,750
Average Days on Market	123	152	144	127	125	119	135	101	93	112	136	146	129	136	137	123	111	133	103	114	122	133	128	140
Total Homes For Sale	1,769	1,803	1,749	1,806	1,755	1,809	1,788	1,807	1,755	1,806	1,742	1,662	1,736	1,781	1,861	1,791	1,928	1,894	1,857	1,845	1,799	1,820	1,769	1,650
Active New Construction	366	354	323	315	283	271	376	354	267	424	254	228	228	180	289	210	207	194	191	189	188	180	180	181
<b>Alabama Housing:</b>																								
Total Homes Sales	2,044	2,491	3,209	3,129	3,409	3,911	4,008	3,506	3,494	3,589	3,445	2,892	2,072	2,376	3,540	3,834	4,082	4,045	2,885	3,000	2,788	2,467	2,471	2,674
Average Selling Price	130,659	130,788	137,980	141,857	146,769	156,852	158,966	149,342	145,445	144,089	132,483	144,475	138,991	130,696	146,811	139,347	148,049	153,833	150,678	145,579	148,668	144,193	150,786	149,042
Median Price	111,843	115,447	119,961	124,294	125,249	127,993	138,033	125,991	126,302	118,630	123,263	124,447	118,762	112,894	123,064	118,074	127,454	131,242	128,909	122,462	120,233	127,401	129,997	118,695
Average Days on Market	156	146	156	147	155	161	154	154	163	148	160	146	153	140	155	141	144	143	139	145	145	145	145	166
Total Homes For Sale	40,367	40,053	40,492	40,786	41,210	41,417	41,221	41,020	40,509	40,363	39,475	36,329	38,178	39,260	40,642	41,007	41,935	42,675	42,174	41,174	40,644	39,920	38,890	36,903
<b>US Housing:</b>																								
Median Price	208,600	208,500	202,200	209,700	215,600	181,800	220,000	195,200	174,367	173,100	172,600	178,300	164,700	220,500	214,000	202,900	200,000	184,000	182,600	178,600	171,500	170,500	170,600	178,300

**Comparison Quick Glance**

	Dec-09	Dec-10	change	% change		Dec-09	Dec-10	change	% change
<b>Labor Market:</b>									
Civilian Labor Force	84,568	88,171	3,603	4.3%	<b>Tax Collections:</b>				
Employment	77,109	81,716	4,607	6.0%	Northport City (\$, Sales & Use)	0	597,665	597,665	#DIV/0!
Unemployment	7,459	6,455	1,004	-13.5%	Tuscaloosa City (\$, Sales & Use)	28,778,077	2,732,127	26,045,950	-90.5%
Unemployment Rate- Tuscaloosa (%)	88.0	7.3	80.70	-91.7%	Tuscaloosa County	7,037,986	6,679,135	358,851	-5.1%
Unemployment Rate- Alabama (%)	11.0	9.1	1.90	-17.3%	(\$, Sales, Equalization & School)				
Unemployment Rate- Us (%)	10.0	9.4	0.60	-6.0%					

	Dec-09	Dec-10	change	% change		Dec-09	Dec-10	change	% change
<b>Gross Sales/Purchases:</b>									
Tuscaloosa County (\$)	480,499,986	448,712,290	31,787,696	-6.6%	<b>Construction Permits:</b>				
					Total Permit Valuation (\$000)	3,136,998	8,810,142	5,673,144	180.8%

	Dec-09	Dec-10	change	% change		Dec-09	Dec-10	change	% change
<b>Tuscaloosa County Housing:</b>									
Total Homes Sales	101	98	3	-3.0%	<b>Alabama Housing:</b>				
New Construction Sales	20	14	6	-30.0%	Total Homes Sales	2,892	2,674	218	-7.5%
Average Selling Price	154,861	147,715	7,146	-4.6%	Average Selling Price	144,475	149,042	4,567	3.2%
Median Price	139,500	130,750	8,750	-6.3%	Median Price	124,447	118,695	5,752	-4.6%
Average Days on Market	146	140	6	-4.1%	Average Days on Market	146	166	20	13.7%
Total Homes For Sale	1,662	1,650	12	-0.7%	Total Homes For Sale	36,329	36,903	574	1.6%
Active New Construction	228	181	47	-20.6%					

US Housing	Dec-10
Median Price	178,300