



ECON NOTES

June, 2014

Local Econ Development:

New Businesses:

- Myers Tire Center (Open)
- McDonalds @ Lewisville Clemmons Rd and Holder Rd*
- Sheets @ Lewisville Clemmons Rd and Holder Rd*
- Walmart Express coming to the Old Southern Market*
- New 300 unit apartment complex proposed*

Market Status

- Unemployment continues at % even after adding 213,000 new jobs.
- Disposable personal income increase pulled back to 1.2%

* All projects are in various stages of development.

Residential Real Estate:

The Winston-Salem Regional Association of Realtors reports a ten month inventory of homes on the market. The average sales price of a home is up over 4%. National Association of Realtors predicts home prices are continuing to grow modestly in 2014 at a pace of 5 to 5/5%.

April Statistics:

Clemmons – 221 total listings with 21 sold/closed and 24 under contract
Lewisville – 125 total listings with 15 sold/closed and 19 under contract

Commercial Real Estate:

	Buildings	Total sq. ft.	Sq. ft. Vacant	Vacancy Rate
Industrial	6	277,000	102,000	36.82%.
Office*	7	104,743	73,845	29.13%



ECON NOTES

Retail	7	324,393	75,626	23.31%(-1.5%)
--------	---	---------	--------	---------------

*62,000 sq. ft. of office proposed.