

FLOYD



VIRGINIA

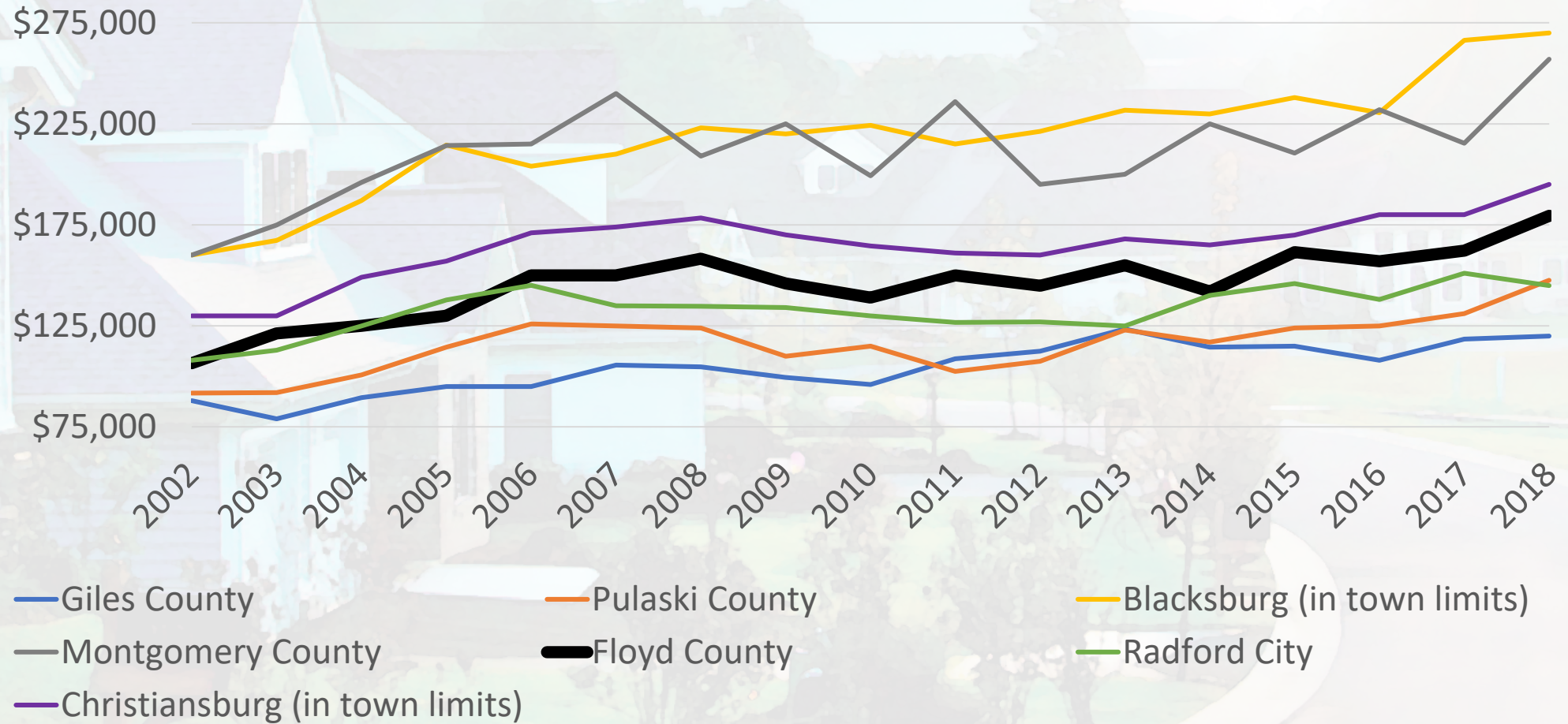
Market Analysis Data

Median income/costs 2017 and percent change 2009-17

Area	Income		Gross rent		Owner costs		Home value	
Floyd	\$48,396	19.4%	\$611	26.8%	\$564	40.6%	\$153,800	21.0%
Giles	\$49,734	24.5%	\$683	38.5%	\$553	-0.5%	\$114,500	26.1%
Montgomery	\$53,424	27.8%	\$936	32.8%	\$979	3.9%	\$213,300	20.1%
Pulaski	\$49,691	30.0%	\$641	24.0%	\$638	15.2%	\$139,600	28.5%
Radford	\$36,082	21.9%	\$779	20.6%	\$905	12.1%	\$160,600	13.7%
Blacksburg MSA	\$50,409	26.5%	\$836	28.4%	\$756	2.2%	\$168,700	17.5%
Virginia	\$68,766	14.0%	\$1,166	25.2%	\$1,297	1.9%	\$255,800	3.5%

Median Sale Price 2002-2018

Source: VCHR Tabulation of NRV Association of REALTORS MLS Data



Household characteristics for Floyd County households

Income range	Affordable housing costs (30%)	Number of households Floyd	Percent	Number of households NRV	Percent
>\$60,000	>\$1,500	1,835	29%	22,592	33%
\$30,000-\$59,999	\$750-\$1,500	2,189	35%	20,757	30%
<\$30,000	<\$750	2,279	36%	26,102	38%
Total		6,303	100%	69,451	100%

Number of workers per household	
No worker	2,158
1 worker	2,031
2 or more	2,114
Total	6,303

App

Tenure	Floyd	%	NRV	Giles
Rent	1,300	22%	39%	25%
Own	5,115	78%	61%	75%
Own- mortgage	2,652			
Own- no mortgage	2,463			
Total	6,415			

Cost burdened households estimated at 28% of renters and 15% of owners, lowest in the NRV.

Floyd County- top industry sectors

Industry	Employment	Annual growth rate- past 10 yrs	Ann Growth- 10 yr projection	Empl Growth	Total Demand
Health Care and Social Assistance	793	7.5%	1.3%	112	907
Educational Services	638	5.5%	-0.5%	-30	545
Construction	479	1.9%	0.7%	37	523
Agriculture, Forestry	461	-1.8%	-0.3%	-15	476
Manufacturing	450	1.9%	-1.1%	-46	399
Retail Trade	431	1.9%	-0.5%	-19	542
Accommodation/Food Services	233	1.4%	0.6%	15	403
Total - All Industries	4,609	1.9%	0.1%	63	5,109

Housing affordability for workers in top Floyd occupations

Occupation	Empl (Place of Work)	Ann 50th %ile Wage	Ann 90th %ile Wage	Median doubling up
Farmers, Ranchers, Ag. Managers	259	\$56,900	\$110,800	\$113,800
Home Health and Personal Care Aides	202	\$19,700	\$27,100	\$39,400
Cashiers	138	\$17,800	\$23,400	\$35,600
Nursing Assistants, Orderlies, and Aides	133	\$23,800	\$31,100	\$47,600
Building Cleaning Workers	117	\$21,200	\$32,800	\$42,400
Laborers and Material Movers	112	\$21,700	\$43,400	\$43,400
Construction Laborers	94	\$25,800	\$34,900	\$51,600
Grounds Maintenance Workers	93	\$25,400	\$38,600	\$50,800
Elementary and Middle School Teachers	88	\$41,400	\$54,700	\$82,800

1,669 workers cannot afford median rent in Floyd by themselves, and an additional 1,783 workers cannot afford owner costs (with a mortgage)

Floyd County occupation projections by income category

Income range	Affordable housing costs (30%)	Number of jobs	Number of workers- 10 year growth		Additional hiring needs	
			Projection	Historical	Total demand (10 yr.)	Annual retirements
>\$60,000	>\$1,500	458	13	78	378	13
\$30,000-\$59,999	\$750-\$1,500	1,841	-7	314	1,864	53
<\$30,000	<\$750	2,154	55	367	2,995	54
Total		4,453	60	759	5,236	120

Estimated demand for new housing for next ten years

Income range	Affordable housing costs	Low end of range	High end of range
>\$60,000	>\$1,500	20	250
\$30,000-\$59,999	\$750-\$1,500	50	350
<\$30,000	<\$750	100	500
Total		170	1,100