

Table 1

**POPULATION CHANGE, 2010-2020**

	<b>Census 2010</b>	<b>Census 2020</b>	<b>Change 2010-20</b>	<b>Overall % Change</b>	<b>Annual % Change</b>
United States	308,745,538	331,449,281	22,703,743	7.4%	0.7%
New York State	19,378,102	20,201,249	823,147	4.2%	0.4%
Buffalo-Niagara Falls MSA	1,135,509	1,166,902	31,393	2.8%	0.3%
Erie County	919,040	954,236	35,196	3.8%	0.4%
Niagara County	216,469	212,666	(3,803)	-1.8%	-0.2%
<b>Town of Grand Island</b>	<b>20,374</b>	<b>21,389</b>	<b>1,015</b>	<b>5.0%</b>	<b>0.5%</b>
City of Buffalo	261,310	278,349	17,039	6.5%	0.6%

Source: US Bureau of the Census

Table 2

**DEMOGRAPHIC PROFILE OF GRAND ISLAND AND CENSUS TRACTS**

	Census Tract			TOWN TOTALS	BUFFALO MSA TOTALS
	73.02* Granddyle Village/ Ferry Village	73.03 Sandy Beach/ GIB North	73.04 East River/ GIB South		
<b>Population Change</b>					
2010 Population	7,903	7,107	5,364	20,374	1,135,509
2020 Population	8,075	7,031	6,283	21,389	1,166,902
Change	172	(76)	919	1,015	31,393
Percent Change	2.2%	-1.1%	17.1%	5.0%	2.8%
<b>Household Change</b>					
2010 Households	3,061	2,865	2,010	7,936	473,720
2020 Households	3,235	2,925	2,412	8,572	495,456
Change	174	60	402	636	21,736
Percent Change	5.7%	2.1%	20.0%	8.0%	4.6%
<b>Average Household Size</b>					
2010	2.58	2.48	2.67	2.57	2.33
2020	2.50	2.40	2.60	2.50	2.29
<b>Housing Profile</b>					
Total Units, 2020	3,368	3,063	2,536	8,967	538,903
Occupied Units, 2020	3,235	2,925	2,412	8,572	495,456
Vacant Units, 2020	133	138	124	395	43,447
% Occupied, 2020	96.1%	95.5%	95.1%	95.6%	91.9%
% Vacant, 2020	3.9%	4.5%	4.9%	4.4%	8.1%
Total Units, 2010	3,175	3,013	2,085	8,273	519,094
Occupied Units, 2010	3,061	2,865	2,010	7,936	473,720
Vacant Units, 2010	114	148	75	337	45,374
% Occupied, 2010	96.4%	95.1%	96.4%	95.9%	91.3%
% Vacant, 2010	3.6%	4.9%	3.6%	4.1%	8.7%
Change, 2010-2020	193	50	451	694	19,809
% Change, 2010-2020	6.1%	1.7%	21.6%	8.4%	3.8%
<b>Housing Tenure, 2019</b>					
Total Households	3,265	3,030	2,206	8,501	488,951
Owner Occupied	3,092	1,936	1,875	6,903	321,024
Renter Occupied	173	1,094	331	1,598	167,927
% Owner Occupied	94.7%	63.9%	85.0%	81.2%	65.7%
% Renter Occupied	5.3%	36.1%	15.0%	18.8%	34.3%
<b>Housing Type, 2019</b>					
Total Households	3,265	3,030	2,206	8,501	488,951
Single-Family	3,177	2,100	1,955	7,231	310,484
Multi-Family	88	930	251	1,270	178,467
% Single-Family	97.3%	69.3%	88.6%	85.1%	63.5%
% Multi-Family	2.7%	30.7%	11.4%	14.9%	36.5%
<b>Age Profile, 2019</b>					
Under 5	6.4%	5.3%	4.4%	5.4%	5.4%
5-14	11.6%	10.8%	13.6%	11.9%	11.2%
15-24	10.5%	11.9%	9.7%	10.8%	12.4%
25-34	10.9%	13.2%	9.1%	11.2%	14.1%
35-44	12.6%	12.6%	11.4%	12.3%	11.4%
45-54	16.1%	16.7%	15.5%	16.1%	12.2%
55-64	15.6%	12.4%	16.7%	14.8%	14.7%
65-74	10.3%	10.3%	14.1%	11.3%	10.6%
75 and Over	6.0%	7.0%	5.5%	6.2%	8.0%
Median Age, 2019	42.5	43.4	47.0	43.7	40.8
Median Age, 2010	42.8	38.6	44.2	42.1	40.8

\*Tract 73.02 was split into new Tracts 73.05 and 73.06 as of the 2020 Census

Source: Decennial Census 2010 & 2020; American Community Survey, 5-Year Estimates, 2015-19

Table 3

**AGE PROFILE CHANGE, 2010-2019**

	<b>2010 Population</b>	<b>2019 Population</b>	<b>Number Change</b>	<b>Percent Change</b>
<b>TOTAL POPULATION</b>				
Under 5	1,131	1,143	12	1.1%
5-14	2,596	2,495	(101)	-3.9%
15-24	2,814	2,265	(549)	-19.5%
25-34	1,784	2,358	574	32.2%
35-44	2,617	2,586	(31)	-1.2%
45-54	3,569	3,391	(178)	-5.0%
55-64	3,106	3,111	5	0.2%
65-74	1,650	2,388	738	44.7%
75 and Over	707	1,310	603	85.3%
Median Age	42.1	43.7		
<b>PERCENTAGES</b>				
Under 5	5.7%	5.4%		
5-14	13.0%	11.9%		
15-24	14.1%	10.8%		
25-34	8.9%	11.2%		
35-44	13.1%	12.3%		
45-54	17.9%	16.1%		
55-64	15.6%	14.8%		
65-74	8.3%	11.3%		
75 and Over	3.5%	6.2%		

Source: American Community Survey, 5-Year Estimates, 2015-19

Table 4

**REGIONAL EMPLOYMENT FOR BUFFALO-NIAGARA FALLS-CHEEKTOWAGA MSA**

<b>EMPLOYMENT COUNTS</b>					
	<b>Employment</b>			<b>Average Wage</b>	
	<b>2010</b>	<b>2019</b>	<b>2020</b>	<b>2010</b>	<b>2020</b>
<b>Total, All Industries</b>	<b>514,902</b>	<b>542,008</b>	<b>490,564</b>	<b>\$40,146</b>	<b>\$55,578</b>
Mining/Construction	18,344	20,689	18,980	\$48,859	\$64,615
Manufacturing	49,443	52,026	48,753	\$55,621	\$69,358
Transport/Wholesale/Utilities/Other Svc	53,045	58,953	53,153	\$39,590	\$53,668
Retail Trade	60,463	58,955	53,715	\$22,806	\$32,664
Professional & Business Services	106,347	110,583	102,128	\$48,530	\$67,889
Health Care & Education	85,432	95,274	88,268	\$36,180	\$50,023
Leisure & Hospitality	51,898	59,978	42,103	\$18,714	\$30,308
Government	89,930	85,550	81,390	\$48,066	\$66,652
<b>EMPLOYMENT CHANGE</b>					
	<b>Number</b>			<b>Percent</b>	
	<b>2010-19</b>	<b>2019-20</b>	<b>2010-20</b>	<b>2010-19</b>	<b>2019-20</b>
<b>Total, All Industries</b>	<b>27,106</b>	<b>(51,444)</b>	<b>(24,338)</b>	<b>5.3%</b>	<b>-9.5%</b>
Mining/Construction	2,345	(1,709)	636	12.8%	-8.3%
Manufacturing	2,583	(3,273)	(690)	5.2%	-6.3%
Transport/Wholesale/Utilities/Other Svc	5,908	(5,800)	108	11.1%	-9.8%
Retail Trade	(1,508)	(5,240)	(6,748)	-2.5%	-8.9%
Professional & Business Services	4,236	(8,455)	(4,219)	4.0%	-7.6%
Health Care & Education	9,842	(7,006)	2,836	11.5%	-7.4%
Leisure & Hospitality	8,080	(17,875)	(9,795)	15.6%	-29.8%
Government	(4,380)	(4,160)	(8,540)	-4.9%	-4.9%

Source: US Bureau of Labor Statistics, Quarterly Census of Employment &amp; Wages

Table 5

**REGIONAL EMPLOYMENT BY MONTH IN BUFFALO-NIAGARA FALLS-CHEEKTOWAGA MSA**

All Figures in 000s

<b>Year</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
2010	521.6	523.3	526.1	533.5	539.7	539.7	530.3	532.7	537.1	544.9	545.8	545.1
2011	527.2	529.4	530.2	538.2	542.6	545.4	537.2	538.5	546.4	548.4	549.2	548.8
2012	530.7	534.9	536.8	539.3	546.3	548.4	539.7	542.4	545.4	551.4	551.2	551.2
2013	532.3	535.4	537.8	541.4	548.1	550.1	543.7	545.6	550.0	556.7	556.7	556.0
2014	535.1	538.8	540.7	547.0	552.5	555.3	549.0	550.2	553.5	559.7	558.2	559.4
2015	537.9	541.0	542.9	549.2	557.6	560.1	554.8	555.6	558.2	565.8	565.0	565.6
2016	544.0	548.2	550.1	557.5	561.4	563.4	559.0	559.2	562.8	567.8	567.6	565.6
2017	548.5	552.8	554.5	556.7	563.8	566.4	561.1	562.5	565.9	571.0	572.8	571.3
2018	550.0	554.4	556.4	560.2	567.8	569.8	564.6	566.6	568.7	574.0	572.1	571.8
2019	555.0	557.6	560.5	564.5	568.3	569.6	562.0	563.2	566.0	569.3	570.4	569.7
2020	553.4	558.0	554.8	442.6	456.9	483.6	488.6	498.2	514.2	523.4	521.6	516.4
2021	506.1	510.8	517.6	525.5	534.8	537.6	533.4	533.8	533.4	536.5	na	na

Source: US Bureau of Labor Statistics, Current Employment Statistics

Table 6

**GRAND ISLAND POPULATION & HOUSEHOLD TRENDS & FORECASTS, 2010-2050**

	Census Tract			TOWN TOTALS	BUFFALO MSA TOTALS
	73.02* Grandyle Village/ Ferry Village	73.03 Sandy Beach/ GIB North	73.04 East River/ GIB South		
<b>POPULATION</b>					
<b>Population Counts</b>					
2010 Census	7,903	7,107	5,364	20,374	1,135,509
2020 Census	8,075	7,031	6,283	21,389	1,166,902
<i>Actual Change</i>	172	(76)	919	1,015	31,393
<b>GBNRTC Forecasts</b>					
2015 Estimate	7,916	7,128	5,423	20,467	1,136,272
2050 Forecast	7,907	7,496	5,742	21,145	1,151,626
<i>Forecasted Change</i>	(9)	368	319	678	15,354
<b>Population: Annual % Change</b>					
2010-2020 Actual	0.2%	-0.1%	1.6%	0.5%	0.3%
2015-2050 Forecast	0.0%	0.1%	0.2%	0.1%	0.0%
<b>HOUSEHOLDS</b>					
<b>Household Counts</b>					
2010 Census	3,061	2,865	2,010	7,936	473,720
2020 Census	3,235	2,925	2,412	8,572	495,456
<i>Actual Change</i>	174	60	402	636	21,736
<b>GBNRTC Forecasts</b>					
2015 Estimate	3,072	2,921	2,036	8,029	521,782
2050 Forecast	3,069	3,090	2,155	8,314	529,668
<i>Forecasted Change</i>	(3)	169	119	285	7,886
<b>Households: Annual % Change</b>					
2010-2020 Actual	0.6%	0.2%	1.8%	0.8%	0.4%
2015-2050 Forecast	0.0%	0.2%	0.2%	0.1%	0.0%

Source: Bureau of the Census, Greater Buffalo-Niagara Regional Transportation Council

Table 7

**GRAND ISLAND & METRO AREA EMPLOYMENT FORECASTS, 2015-2050**

	Census Tract			TOWN TOTALS	BUFFALO MSA TOTALS
	73.02* Grandyle Village/ Ferry Village	73.03 Sandy Beach/ GIB North	73.04 East River/ GIB South		
<b>TOTAL EMPLOYMENT</b>					
2015	2,678	2,525	1,611	6,814	665,613
2050	2,423	2,936	1,973	7,332	771,842
Change	(255)	411	362	518	106,229
Annual % Change	-0.3%	0.4%	0.6%	0.2%	0.4%
<b>MANUFACTURING</b>					
2015	1,281	343	20	1,644	52,585
2050	759	246	14	1,019	39,621
Change	(522)	(97)	(6)	(625)	(12,964)
% Change	-1.5%	-0.9%	-1.0%	-1.4%	-0.8%
<b>RETAIL</b>					
2015	194	155	307	656	75,037
2050	198	158	313	669	77,914
Change	4	3	6	13	2,877
% Change	0.1%	0.1%	0.1%	0.1%	0.1%
<b>OFFICE</b>					
2015	485	949	303	1,737	168,317
2050	499	1,145	317	1,961	227,635
Change	14	196	14	224	59,318
% Change	0.1%	0.5%	0.1%	0.3%	0.9%
<b>HEALTH/ED/GOV</b>					
2015	269	455	259	983	194,106
2050	363	539	348	1,250	213,587
Change	94	84	89	267	19,481
% Change	0.9%	0.5%	0.8%	0.7%	0.3%
<b>OTHER SECTORS</b>					
2015	449	623	722	1,794	175,568
2050	604	848	981	2,433	213,085
Change	155	225	259	639	37,517
% Change	0.9%	0.9%	0.9%	0.9%	0.6%

Source: Greater Buffalo-Niagara Regional Transportation Council

Table 8

**GRAND ISLAND EMPLOYMENT PROFILE**

Job Sector	2009	2014	2019	Change	Ann'l Growth 2009-2019	Shares	
						2009	2019
<b>EMPLOYED IN GRAND ISLAND (ON-SITE WORKERS)</b>							
Construction	175	191	241	66	3.3%	4.2%	4.2%
Manufacturing	1,468	1,675	1,995	527	3.1%	35.2%	34.8%
Transport/Wholesale/Utilities/Other Svc	403	384	442	39	0.9%	9.7%	7.7%
Retail Trade	329	499	441	112	3.0%	7.9%	7.7%
Professional & Business Services	908	905	683	(225)	-2.8%	21.8%	11.9%
Health Care & Education	360	987	1,143	783	12.2%	8.6%	20.0%
Leisure & Hospitality	397	671	615	218	4.5%	9.5%	10.7%
Government	129	137	169	40	2.7%	3.1%	2.9%
<b>Total, All Jobs</b>	<b>4,169</b>	<b>5,449</b>	<b>5,729</b>	<b>1,560</b>	<b>3.2%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>LIVING IN GRAND ISLAND (RESIDENT WORKFORCE)</b>							
Construction	312	347	357	45	1.4%	3.5%	3.4%
Manufacturing	1,171	1,268	1,206	35	0.3%	13.1%	11.3%
Transport/Wholesale/Utilities/Other Svc	1,168	1,142	1,241	73	0.6%	13.1%	11.7%
Retail Trade	888	989	1,067	179	1.9%	9.9%	10.0%
Professional & Business Services	1,989	2,321	2,336	347	1.6%	22.3%	21.9%
Health Care & Education	2,209	2,655	2,853	644	2.6%	24.7%	26.8%
Leisure & Hospitality	857	1,063	1,100	243	2.5%	9.6%	10.3%
Government	338	502	486	148	3.7%	3.8%	4.6%
<b>Total, All Jobs</b>	<b>8,932</b>	<b>10,287</b>	<b>10,646</b>	<b>1,714</b>	<b>1.8%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>EMPLOYEE TO RESIDENT RATIOS</b>							
Construction	0.56	0.55	0.68				
Manufacturing	1.25	1.32	1.65				
Transport/Wholesale/Utilities/Other Svc	0.35	0.34	0.36				
Retail Trade	0.37	0.50	0.41				
Professional & Business Services	0.46	0.39	0.29				
Health Care & Education	0.16	0.37	0.40				
Leisure & Hospitality	0.46	0.63	0.56				
Government	0.38	0.27	0.35				
<b>Total, All Jobs</b>	<b>0.47</b>	<b>0.53</b>	<b>0.54</b>				

Source: Census OnTheMap Application



Table 9

**COMMUTING PATTERNS, 2019**

	<b>Residents</b>		<b>Workers</b>	
	<b>Count</b>	<b>Share</b>	<b>Count</b>	<b>Share</b>
Total All Jobs	10,646		5,729	
Less than 10 miles	6,176	58%	3,640	64%
10 to 24 miles	3,523	33%	1,604	28%
25 to 50 miles	142	1%	179	3%
Greater than 50 miles	805	8%	306	5%
Employed & Living in G.I.	1,624	15%	1,624	28%
Work in G.I., Live Outside	na	na	4,105	72%
Live in G.I., Work Outside	9,022	85%	na	na

Source: Census OnTheMap Application

Table 10

**MOBILITY & MIGRATION DATA**

	<b>Total Residents</b>	<b>Moved to Grand Island in Past Year</b>		
		<b>Total New</b>	<b>Within Erie County</b>	<b>Outside Erie County</b>
<b>Total Population Age 1+</b>	20,837	2,265	1,275	990
Percent of Current Population		10.9%	6.1%	4.8%
Median Age	44.1	27.9	27.3	28.7
<b>Marital Status</b>				
Population Age 15+	17,409	1,640	979	661
Percent Married	56.9%	43.5%	38.7%	50.5%
Percent Unmarried	43.1%	56.5%	61.3%	49.5%
<b>Educational Attainment</b>				
Population Age 25+	15,144	1,402	857	545
Percent Bachelor's or Higher	39.3%	31.2%	18.7%	50.8%
<b>Housing Tenure</b>				
Household Population Age 1+	20,699	2,214	1,238	976
Percent Renter Occupied	13.8%	52.5%	66.7%	34.4%

Source: American Community Survey, 5-Year Estimates, 2015-19

Table 11

**UNEMPLOYMENT RATES, 2018-2021**

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>BUFFALO-NIAGARA FALLS MSA</b>												
2021	7.9%	8.0%	7.2%	6.0%	5.4%	5.7%	5.8%	5.7%	4.7%	4.7%	na	na
2020	5.0%	5.0%	5.2%	20.9%	15.5%	13.7%	13.2%	10.1%	6.9%	6.4%	6.5%	7.9%
2019	5.1%	5.0%	4.5%	3.8%	3.7%	3.9%	4.4%	4.3%	3.7%	3.8%	3.8%	4.4%
2018	5.9%	6.2%	5.4%	4.7%	4.1%	4.3%	4.4%	4.2%	3.7%	3.7%	3.7%	4.4%
<b>NEW YORK STATE TOTAL</b>												
2021	9.4%	9.7%	8.4%	7.7%	7.0%	7.2%	7.4%	7.1%	6.3%	6.0%		
2020	4.1%	4.1%	4.4%	16.2%	15.7%	14.8%	14.8%	11.6%	9.9%	8.3%	8.3%	8.5%
2019	4.6%	4.5%	4.1%	3.5%	3.5%	3.7%	4.0%	4.0%	3.5%	3.6%	3.4%	3.5%
2018	5.0%	5.1%	4.5%	4.0%	3.6%	4.1%	4.1%	4.0%	3.6%	3.6%	3.5%	3.9%

Source: New York State Department of Labor

Table 12

**RETAIL GAP ANALYSIS**

Current Household Base: 8,467

Categories	Demand (Retail Potential)	Supply (Current Sales)	Retail Gap	Percent Leakage	Retail Gap per Household
Motor Vehicles & Parts	\$70,534,705	\$77,879,064	(\$7,344,359)	<i>SURPLUS</i>	\$0
Furniture & Home Furnishings	\$12,745,735	\$898,713	\$11,847,022	92.9%	\$1,399
Building Materials & Appliances	\$35,331,667	\$33,202,193	\$2,129,474	6.0%	\$252
Food & Beverage Stores	\$59,422,549	\$46,040,102	\$13,382,447	22.5%	\$1,581
Health & Personal Care	\$29,238,875	\$15,480,413	\$13,758,462	47.1%	\$1,625
Gasoline Stations	\$33,918,154	\$4,653,808	\$29,264,346	86.3%	\$3,456
Clothing & Accessories	\$28,181,035	\$3,077,226	\$25,103,809	89.1%	\$2,965
Sporting/Hobby/Books/Music	\$9,970,239	\$2,306,465	\$7,663,774	76.9%	\$905
General Merchandise	\$40,766,214	\$4,025,988	\$36,740,226	90.1%	\$4,339
Miscellaneous	\$13,177,020	\$1,535,278	\$11,641,742	88.3%	\$1,375
Food Services & Drinking Places	\$37,535,056	\$17,998,223	\$19,536,833	52.0%	\$2,307
<b>Total Sales</b>	<b>\$370,821,249</b>	<b>\$207,097,473</b>	<b>\$163,723,776</b>	<b>44.2%</b>	<b>\$20,204</b>

Source: ESRI Retail MarketPlace Profile

Table 13

**ERIE COUNTY HOTEL MARKET INDICATORS**

	2019	2020	Jan-Sep 2021	Ratios (2019=1.00)	
				2019-2020	2019-2021
Occupancy	61.6%	32.8%	51.0%	0.53	0.83
Average Daily Room Rate	\$106.85	\$87.41	\$105.57	0.82	0.99
Revenue per Available Room	\$65.84	\$28.67	\$53.88	0.44	0.82
Available Roomnights <sup>1</sup>	4,035,742	3,879,197	4,037,630	0.96	1.00
Roomnight Demand	2,486,735	1,272,428	2,059,191	0.51	0.83

<sup>1</sup> Available Roomnights are annualized for 2021 based on Jan-Sep performance.

Source: Visit Buffalo Niagara

Table 14

**TOWN OF GRAND ISLAND HOME SALES PRICE TRENDS**

<b>Year</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Annual</b>
2015	\$140,000	\$207,500	\$150,000	\$145,000	\$200,000	\$175,000	\$204,000	\$179,900	\$200,000	\$231,000	\$134,000	\$190,000	\$184,950
2016	\$218,000	\$186,000	\$209,900	\$135,500	\$202,500	\$217,500	\$190,000	\$268,500	\$205,000	\$185,000	\$188,750	\$212,000	\$203,750
2017	\$205,000	\$170,000	\$238,500	\$145,000	\$185,000	\$210,400	\$227,500	\$254,900	\$261,000	\$199,000	\$222,500	\$221,500	\$215,950
2018	\$225,000	\$236,000	\$151,000	\$198,500	\$206,100	\$230,500	\$200,000	\$247,000	\$255,000	\$250,000	\$180,000	\$208,500	\$216,750
2019	\$170,500	\$212,500	\$215,000	\$180,500	\$209,250	\$245,000	\$232,000	\$198,900	\$242,900	\$237,500	\$235,000	\$227,000	\$221,000
2020	\$285,000	\$192,000	\$223,300	\$261,700	\$274,500	\$208,500	\$245,000	\$242,950	\$256,000	\$229,000	\$279,000	\$254,000	\$249,500
<b>Change, 2015-2020</b>													<b>\$64,550</b>
<b>% Difference, 2015-2020</b>													<b>6.2%</b>

Source: Western New York Multiple Listing Service

Table 15

**MEDIAN GROSS RENT TRENDS**

<b>Area</b>	<b>2009</b>	<b>2014</b>	<b>2019</b>	<b>\$ Change</b>	<b>% Change</b>
Town of Grand Island	\$959	\$1,026	\$1,030	\$71	7.4%
Erie County	\$800	\$797	\$829	\$29	3.6%
Niagara County	\$719	\$707	\$703	(\$16)	-2.2%

Source: American Community Survey

Table 16

**TOWN OF GRAND ISLAND  
RESIDENTIAL BUILDING PERMITS**

Year	Single Family	Multi-Family	Total	DECADE SUMMARIES	
				SF Share	MF Share
1980	63	0	63		
1981	26	0	26		
1982	24	0	24		
1983	33	0	33		
1984	50	4	54		
1985	43	12	55	<b>1980s Averages</b>	
1986	107	76	183	79.2	11.8
1987	128	12	140		
1988	160	14	174	<b>1980s Shares</b>	
1989	158	0	158	87%	13%
1990	142	10	152		
1991	96	2	98		
1992	122	0	122		
1993	105	4	109		
1994	86	0	86		
1995	82	2	84	<b>1990s Averages</b>	
1996	77	0	77	85.3	1.8
1997	58	0	58		
1998	41	0	41	<b>1990s Shares</b>	
1999	44	0	44	98%	2%
2000	42	0	42		
2001	69	39	108		
2002	94	2	96		
2003	141	33	174		
2004	111	0	111		
2005	86	0	86	<b>2000s Averages</b>	
2006	54	0	54	79.9	10.0
2007	84	8	92		
2008	64	18	82	<b>2000s Shares</b>	
2009	54	0	54	89%	11%
2010	57	0	57		
2011	55	0	55		
2012	43	0	43		
2013	33	0	33		
2014	34	32	66		
2015	45	5	50		
2016	22	232	254	<b>2010s Averages</b>	
2017	38	16	54	41.6	43.9
2018	53	40	93		
2019	49	144	193	<b>2010s Shares</b>	
2020	29	14	43	49%	51%

Source: Department of Housing and Urban Development, SOCDs Building Permits Database



Table 17

**BUFFALO METRO COMMERCIAL REAL ESTATE INDICATORS, Q2 2021**

	<b>Retail</b>	<b>Office</b>	<b>Industrial</b>	<b>Multifamily</b>
<b>BUFFALO METRO AREA TOTALS</b>				
Vacancy Rate	5.1%	7.9%	4.7%	3.2%
Change from Prior Year	1.4%	0.9%	0.3%	-0.5%
Total Inventory (MSF/Units)	78.5	47.2	100.5	41,124
Available Space (MSF/Units)	4.0	3.7	4.7	1,316
Asking Rent per SF/Unit	\$12.40	\$17.40	\$6.50	\$1,054
Asking Rent, Year-over-Year Change	1.3%	0.2%	6.6%	3.4%
Net Absorption (SF/Units)	(953,460)	(414,313)	(225,148)	1,051
Under Construction (SF/Units)	56,984	113,556	172,000	1,474

Source: National Association of Realtors, Commercial Real Estate Metro Market Report, 2021.Q2;