



ECONOMIC INDICATORS

YORK COUNTY, SOUTH CAROLINA
Q4 2020



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York County, South Carolina

2020 Year End Summary

The year 2020 ended with the release of the first Coronavirus vaccines and hopes that 2021 would see a rebound in all sectors of the economy and a return to normalcy. York County finished out the year on a positive note, with unemployment outperforming regional and national trends at 4.5%. Even hard hit, hospitality and tourism industry improved to 9% after topping out at 25% in the spring. Year-over-year wage growth, came in at a solid 5.2%, slightly below the local metro region, but higher than state and national trends.

York County has seen strong population growth for the past few years and was the second fastest growing county in the Charlotte metro in terms of new citizens as well as on a percentage basis. Unprecedented growth in the Charlotte region, has increased pressure on local housing supply driving prices up in both single and multi-family markets. Commercial markets weathered 2020, with York County properties seeing healthy rent growth, despite modest demand. Both office and industrial real estate continue to rent at a discount to the Charlotte metro, making York County an attractive option for business.

Although the Coronavirus pandemic presented many challenges in 2020, York County finished strong with 1,226 new jobs announced and \$618 million in new investment. Some of the year's biggest wins include the Carolina Panthers Headquarters and Training Facility and the ARRIVAL electric vehicle microfactory. With two project announcements to start 2021, the county is poised for a robust year.

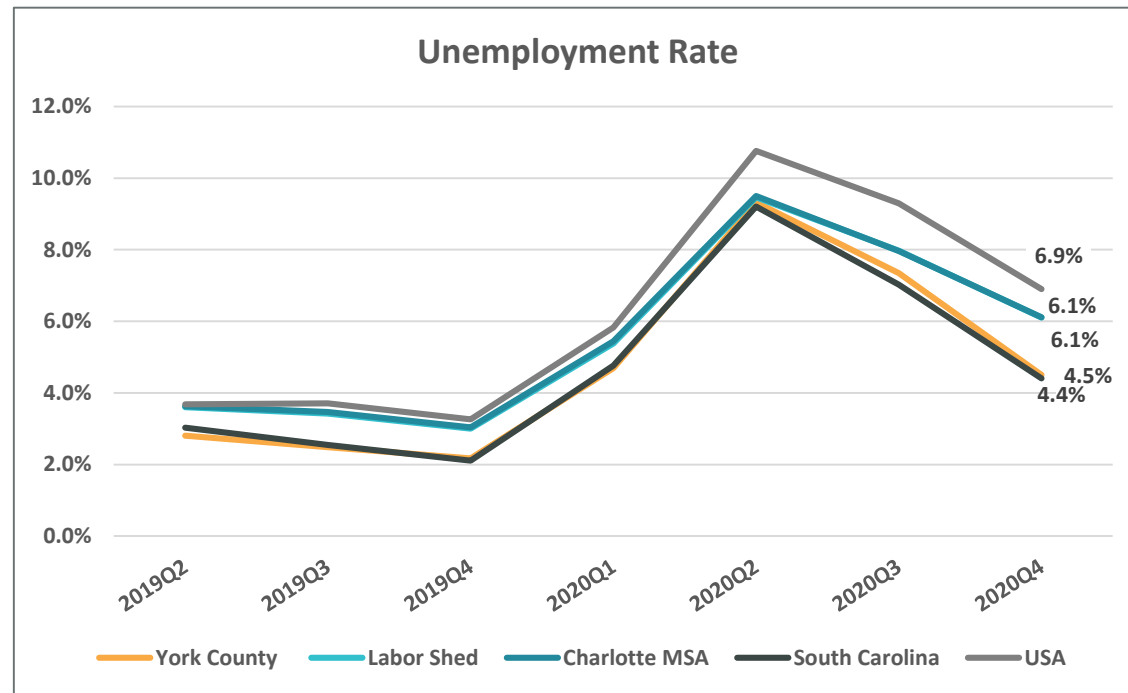
Labor Force

As with the rest of the nation, unemployment spiked in York County with the onset of the Coronavirus pandemic. The local unemployment rate rose from 2.2% at the end of 2019 to a high of 9.3% by the second quarter of 2020. Job losses were recorded across all industries and sectors of the economy due to shut downs and work from home orders that started last spring. A strong presence in business and professional services, which was able to pivot more easily, buoyed the local economy. Employment improved by third quarter and York County finished out the year with unemployment back down to a low 4.5%, outperforming both the nation and local Charlotte region.

Despite the challenges of 2020, York County saw an overall wage increase of 5.2% on a year over year basis. In terms of local industry, all sectors recorded wage growth with business and professional services seeing the highest annual wage gains at 7.4%. As of third quarter, the average annual wage in York County was closely aligned with South Carolina at \$48,226, yet lower than national and regional wages, a positive from an employer's perspective.

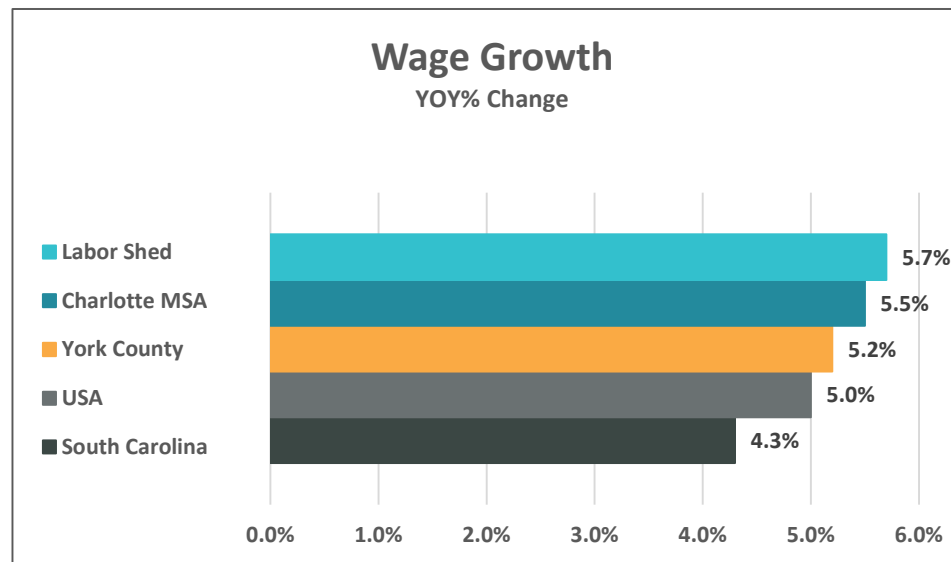
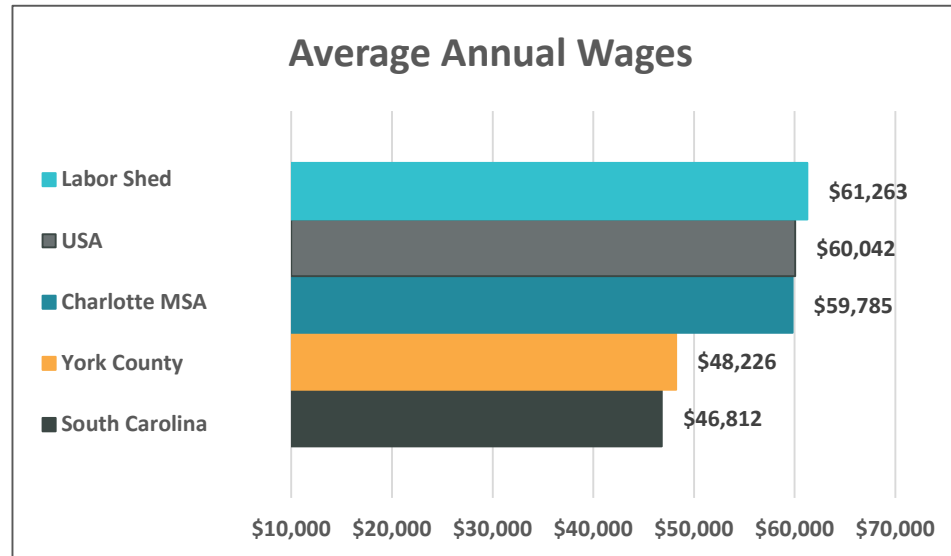
The largest industries in York County are Services, Business and Professional Services, Manufacturing, and Transportation and Warehousing. The Service industry, which includes Retail and Accommodation and Food Services is the largest employment sector in the county, followed closely by Business and Professional Services. These two industries make up over 40% of local jobs, employing 52,854 workers. While all local industries saw initial job losses in 2020, Business and Professional Services came back strong, posting job gains of 3.6% by the end of third quarter. The remaining industries are expected to continue to recover as restrictions lift and the overall economy recovers from the effects of the pandemic.

Unemployment



Source: Chmura JobsEQ®; Bureau of Labor Statistics, Seasonally Adjusted Unemployment Numbers, Sector Employment based on four-quarter moving average

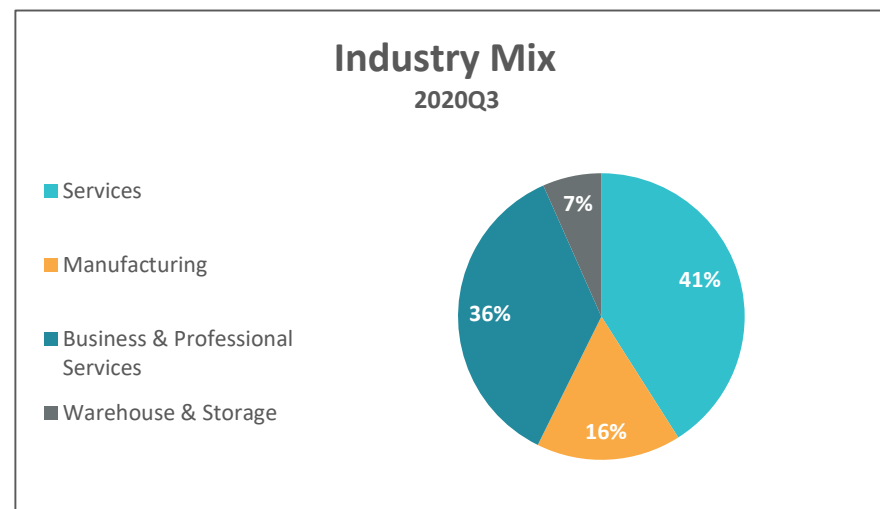
Wages



Source: Chmura JobsEQ®; Wage data represent the average for all Covered Employment. Note: 2020 Q3 is the latest data available.

Local Industry

York County Employment & Wages						
			2019Q3	2020Q3	YOY % Change	
York County	Wages \$		45,862	\$ 48,226	5.2%	
	Emp.		137,049	130,277	-4.9%	
Service Industry	Wages \$		24,319	\$ 25,718	5.8%	
	Emp.		29,321	28,124	-4.1%	
Manufacturing	Wages \$		62,846	\$ 62,507	-0.5%	
	Emp.		11,629	11,205	-3.6%	
Business & Professional Services	Wages \$		62,696	\$ 67,346	7.4%	
	Emp.		23,881	24,730	3.6%	
Transportation & Warehousing	Wages \$		42,448	\$ 43,929	3.5%	
	Emp.		4,710	4,554	-3.3%	



Source: Chmura JobsEQ®; Wage data represent the average for all Covered Employment. Note – 2020 Q3 is the latest data available.

Service Industries

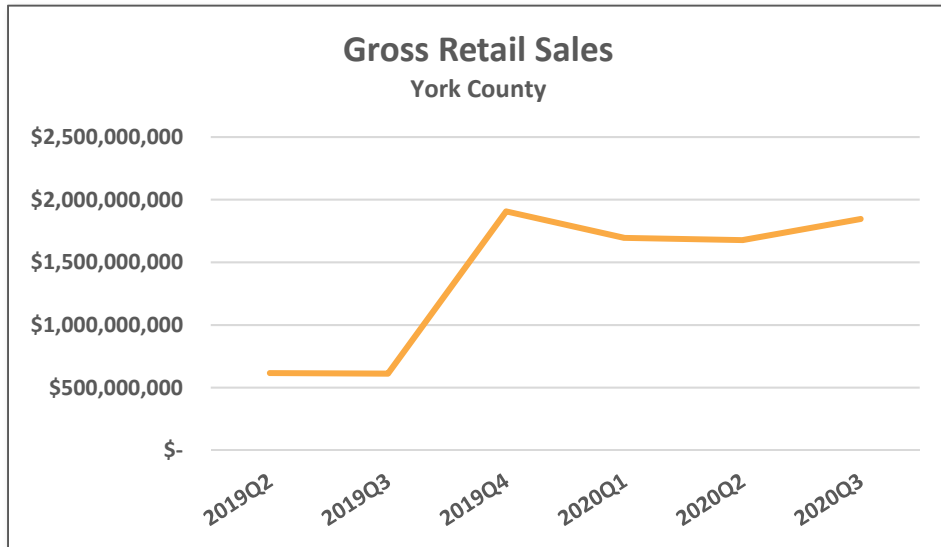
The Coronavirus pandemic forced service industries to grind to a near halt this past year as travel bans and stay at home orders were enacted to try to stop the spread of the virus. As a result, retail sales and the hospitality and tourism industry were initially among the hardest hit sectors of the economy both locally and nationally.

Retail took a deep dive at the onset of the pandemic, however, the industry has largely recovered after pivoting early to ecommerce and online sales, and an easing of restrictions as the year came to an end. The unemployment rate hit a high of 18% in May but had completely recovered to 5% by year's end. In York County, gross sales and net taxable sales followed the same trend, taking a deep dive for the first and second quarter but recovering by year's end. Both gross sales and net taxable sales rose slightly on a year over year basis to end 2020.

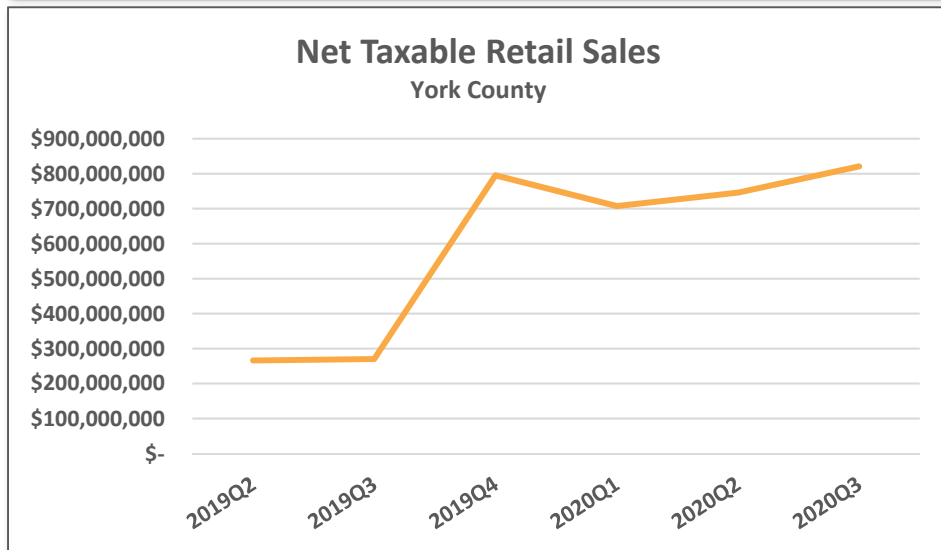
Hospitality and tourism has had the most restrictions and thus was the hardest hit economically. The nationwide unemployment rate reached 30% last spring, while topping out at 25% locally. The industry is slowly rebounding as restrictions ease. Unemployment in York County had recovered to 8% by the fourth quarter.

Local hotel data shows an uptick since the initial spring plunge, however, a full recovery in travel and tourism isn't expected until there is widespread vaccine distribution and Americans grow more comfortable with traveling. Once that has been achieved, York county expects to continue on its previous growth trajectory.

Retail Sales

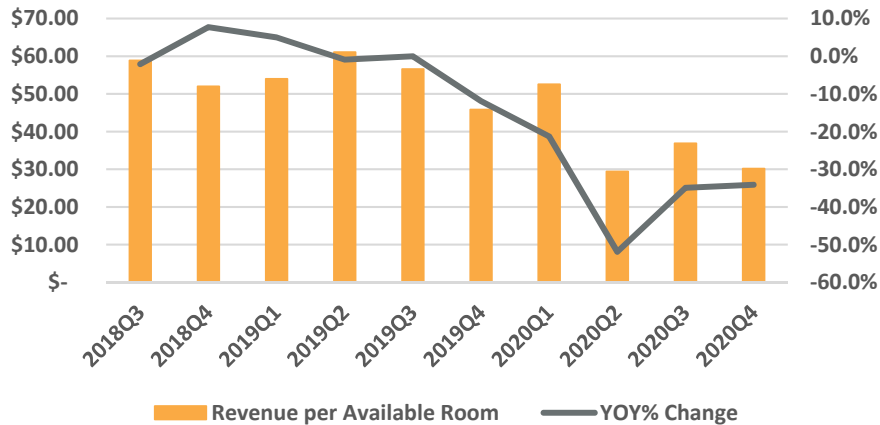


York County Retail Sales			
	2019Q4	2020Q4	YOY % Change
Total Returns	7,521	7,350	-2.3%
Gross Sales	\$1,906,723,973	\$1,909,271,786	0.1%
Net Taxable Sales	\$795,171,921	\$800,333,124	0.6%

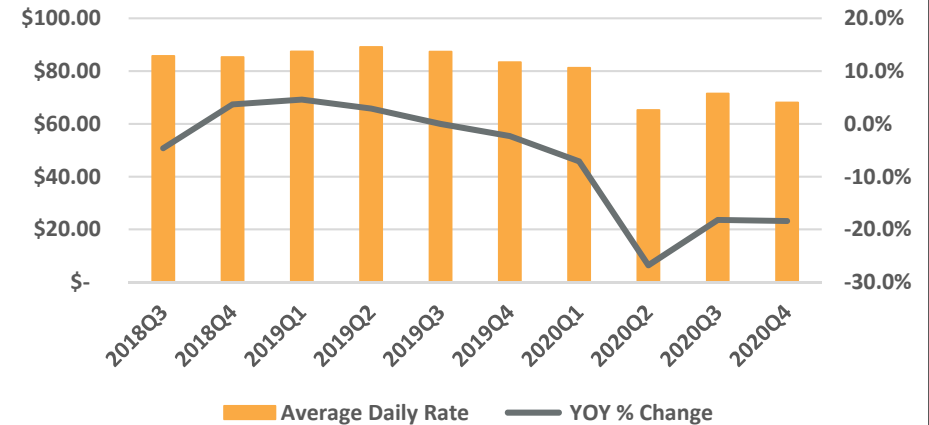


Tourism

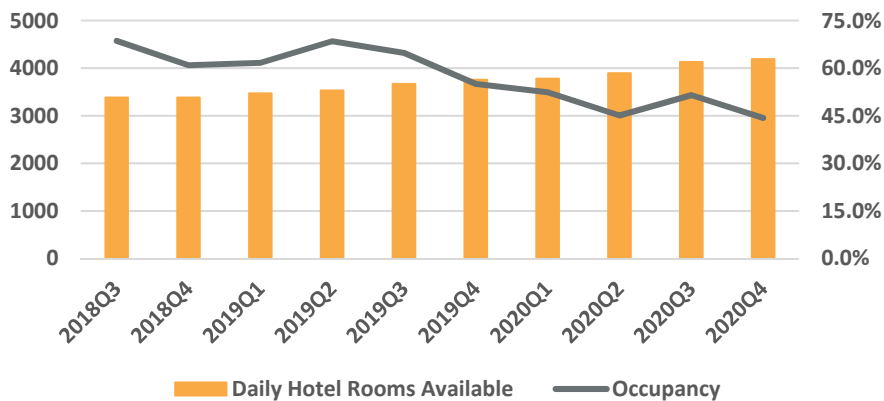
Hotel Revenue Per Available Room



Hotel Average Daily Rate



Hotel Supply & Occupancy



Hotel Key Performance Indicators

	2019Q4	2020Q4	YOY % Change
Occupancy	55.0%	44.3%	-19.3%
Daily Hotel Rooms Available	3,754	4,188	11.6%
Revenue per Available Room	\$ 45.82	\$ 30.16	-34.1%
Average Daily Rate	\$ 83.35	\$ 68.05	-18.4%

Real Estate

Permitting activity declined for both residential and commercial markets in 2020 to its lowest level in the past five years. Limited new supply combined with increasing demand throughout the region has put upward pressure on prices. The median sales price for a single family home in York County slightly outpaces the Charlotte metro at \$300k, however, home prices are growing at a slightly slower rate. Multifamily apartments are more affordable than the overall Charlotte region at \$1,175 per month, however, with a vacancy of only 3.6%, rents are increasing rapidly. York County has recorded rent growth at 13.2% since December 2018, while the overall metro has seen rent growth of only 5.9% over the same time period. With less than one month of inventory in the “for sale” market and 352 multifamily units under construction, supply issues will continue to impact local trends in 2021.

Commercial real estate was more affected by the Coronavirus pandemic in 2020 than residential markets. The office market was hit particularly hard with many companies hesitant to sign new leases while pivoting to a fully or partially remote workforce. Despite uncertainty, York County absorbed roughly 35k square feet of office space and maintained a vacancy rate at 6.7%.

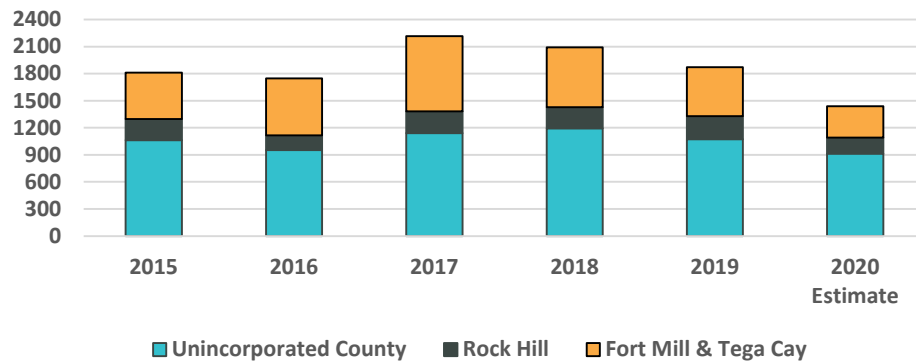
York County has seen roughly 3.5 million square feet of new industrial space delivered in the past two years and has an additional 650K square feet currently under construction. New supply kept the vacancy rate in the 11% range for all of 2020, however, the market still recorded rent growth at 4.4% for the year. The Coronavirus pandemic accelerated ecommerce and online retail sales staving off negative impacts to the industrial market. Locally, the 700 job expansion at Ross Distribution was the largest indicator of this trend.

Both residential and commercial real estate markets emerged from the year in good shape. Office and Industrial markets are renting at a discount to the Charlotte metro average, while residential demand only confirms York County is an attractive option for industry and homeowners alike.

Permits

Residential Permits

2020 values are estimates



York County Permits

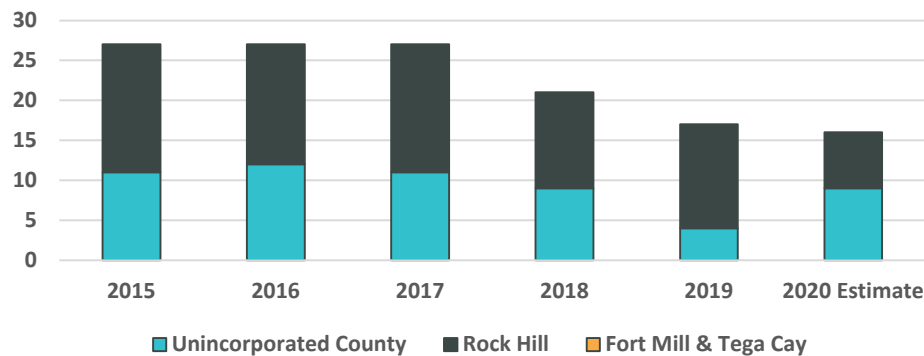
2020 Estimate

	York County	Rock Hill	Fort Mill/ Tega Cay	Total
Residential	914	176	351	1,441
Commercial	8	3	6	17
Industrial	1	4	0	5
Institutional	1	0	0	1

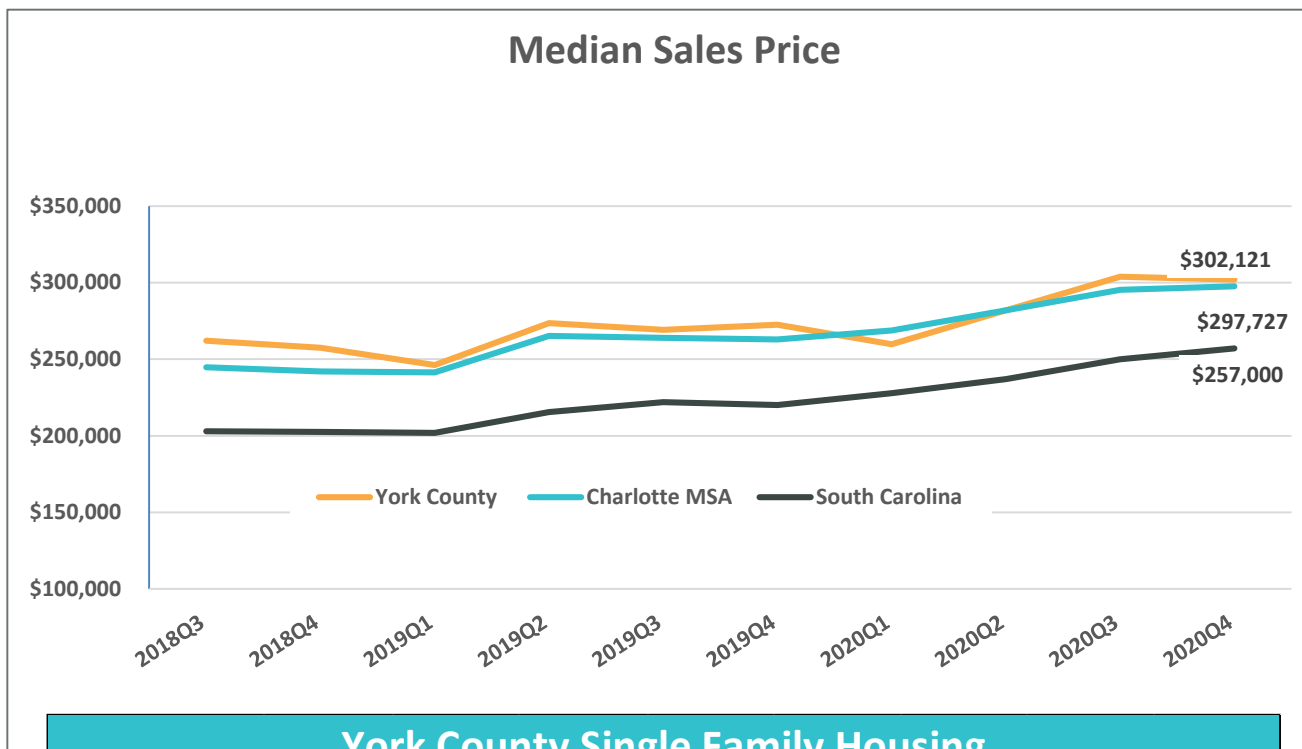
York County permits encompasses the remainder of the county including the communities of York and Clover.

Commercial & Industrial Permits

2020 values are estimates

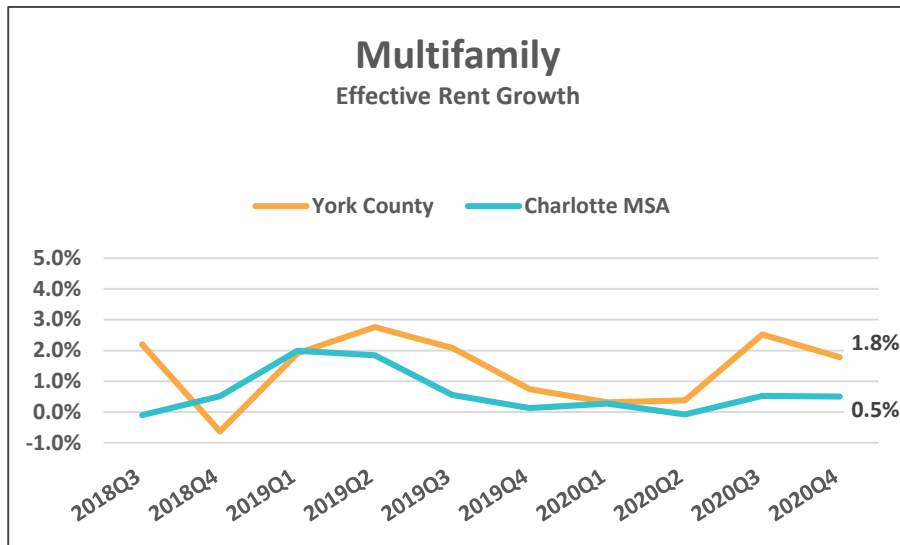
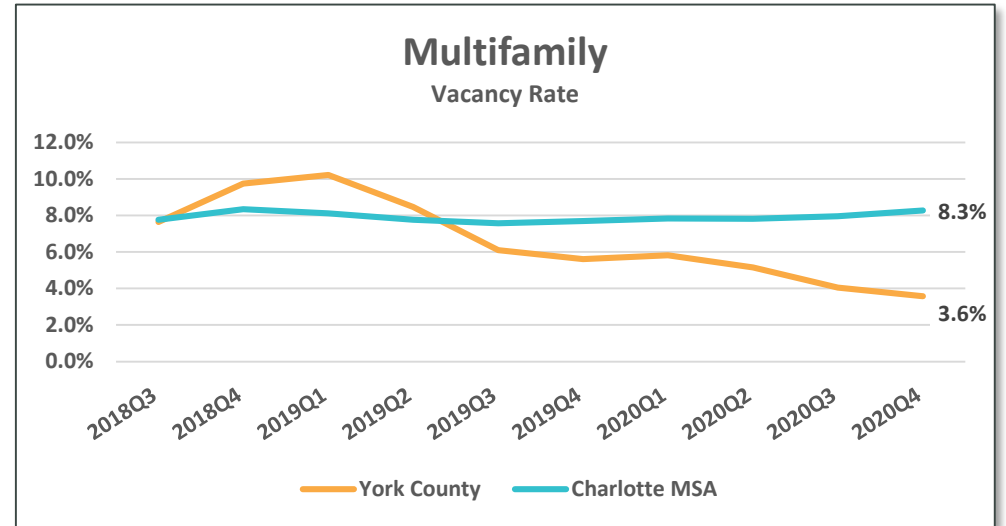
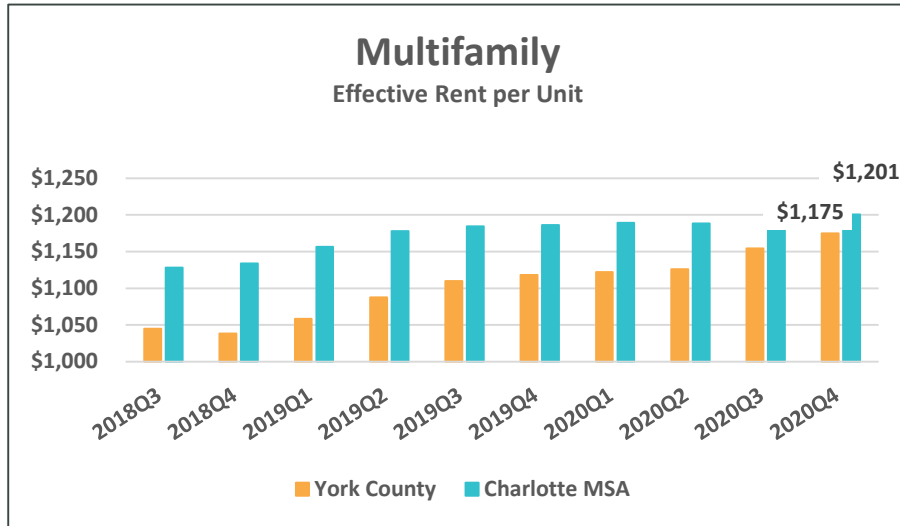


Single Family Housing



York County Single Family Housing								
2020Q4								
	Median Sales Price	1 Year Change	Average Sale Price	1-Year Change	Closed Sales	1-Year Change	New Listings	1-Year Change
York County	\$302,121	10.8%	\$336,594	11.8%	1,422	9.7%	1,292	7.3%
Clover	\$274,800	2.8%	\$311,828	5.3%	147	-5.2%	127	-8.6%
Fort Mill	\$345,000	4.0%	\$389,786	4.8%	408	25.9%	413	15.7%
Rock Hill	\$241,667	10.5%	\$260,303	11.4%	493	2.9%	462	2.0%
Tega Cay	\$397,000	14.5%	\$433,848	22.3%	83	-12.6%	103	56.1%
York	\$267,257	6.2%	\$308,713	17.4%	118	19.2%	107	-0.9%
Charlotte MSA	\$297,727	13.2%	\$356,286	14.2%	11,814	11.0%	10,904	8.2%

Multi-Family Housing

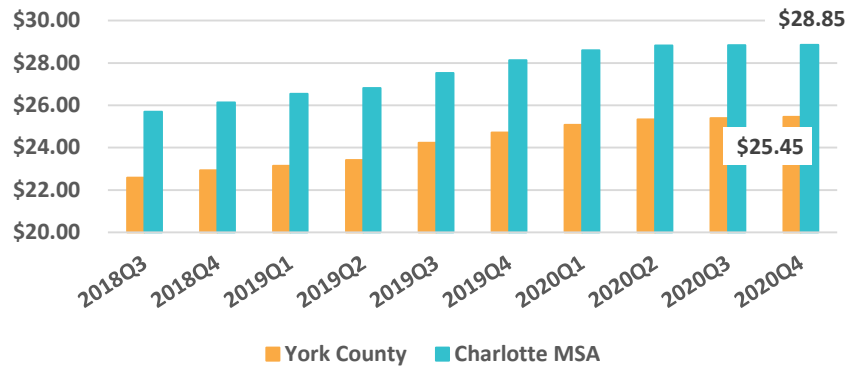


York County			
Multifamily			
	2019Q4	2020Q4	12 Month Net
Total Net Units	13,858	13,910	
Units Under Construction	352	529	
Absorption Rate			2.4%
Units Delivered			52

Office Market

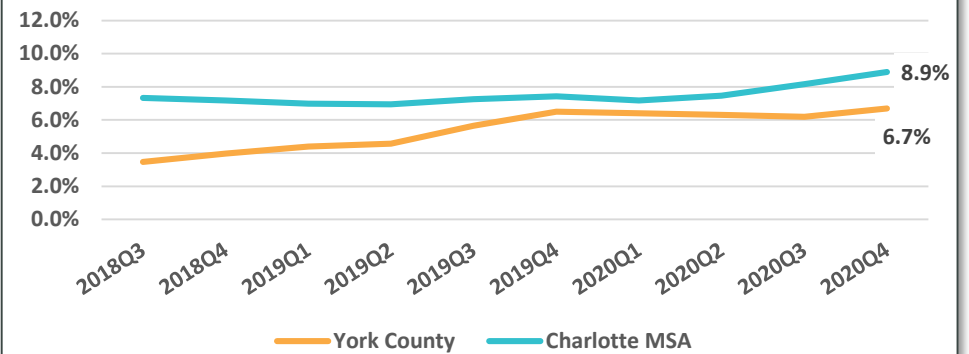
Office Market

Rent per Square Foot



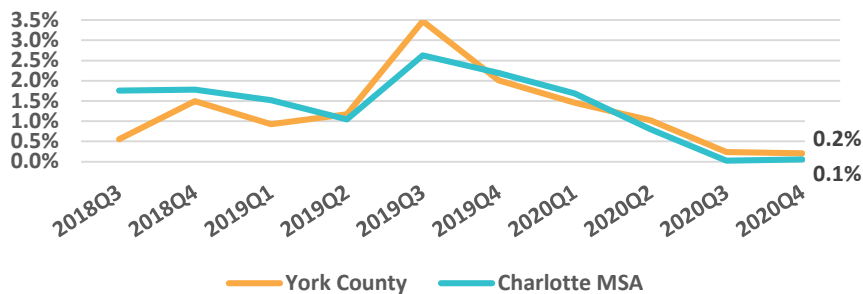
Office Market

Vacancy Rate



Office Market

Rent Growth

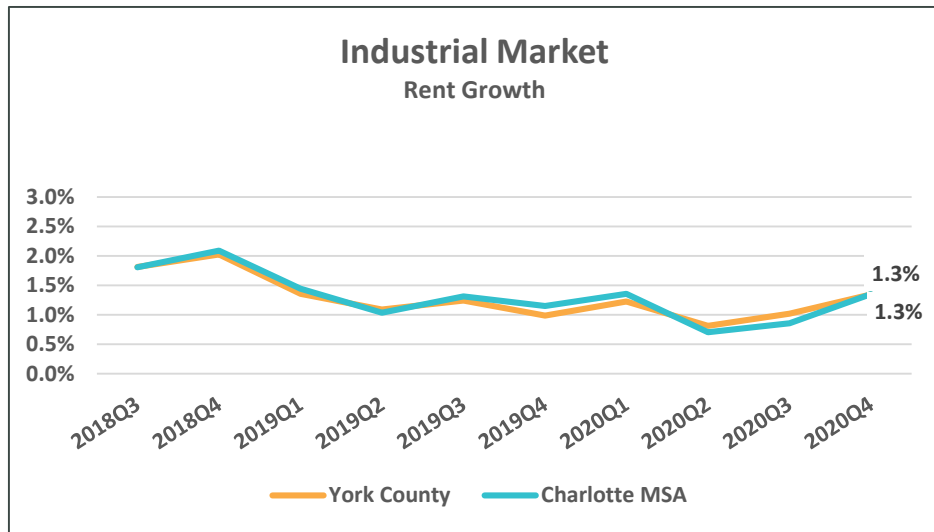
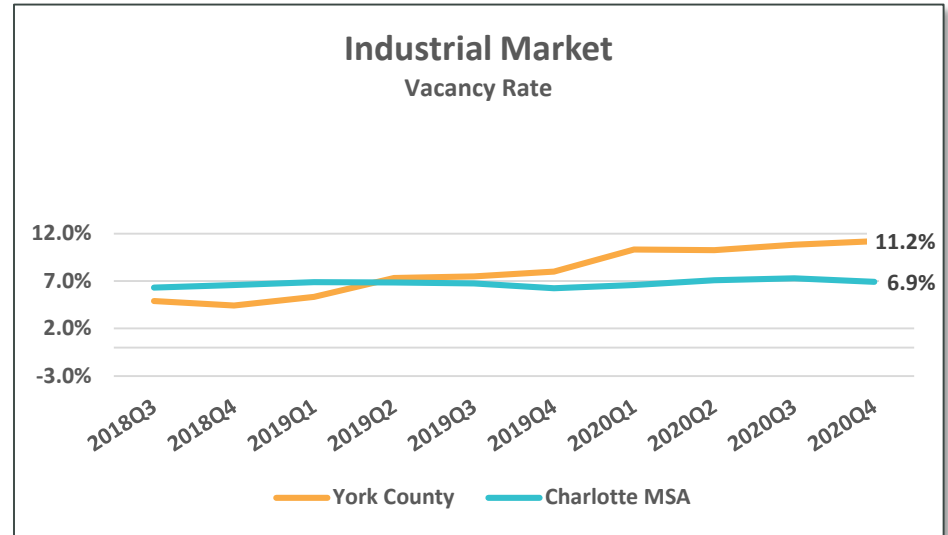
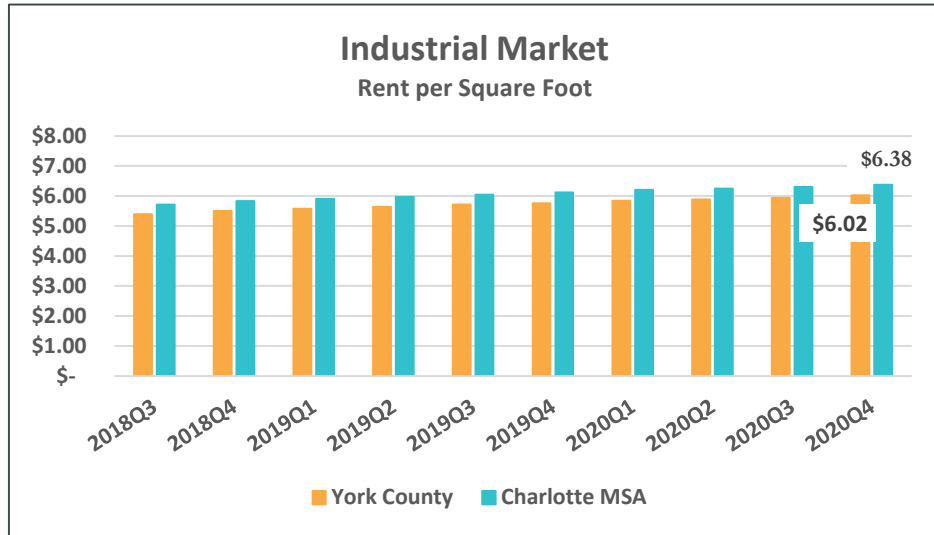


York County

Office

	2019Q4	2020Q4	12 Month Net
Total SF	7,549,053	7,602,300	
SF Under Construction	53,247	23,209	
Net Delivered SF			8,000
Net Absorption SF			34,751
Rent Growth			2.9%

Industrial Market



York County				
Industrial				
	2019Q4	2020Q4	12 Month Net	
Total SF	31,852,773	32,512,066		
SF Under Construction	659,293	135,701		
Net Delivered SF			659,293	
Net Absorption SF			(440,681)	
Rent Growth			4.4%	

Source: CoStar

Demographics

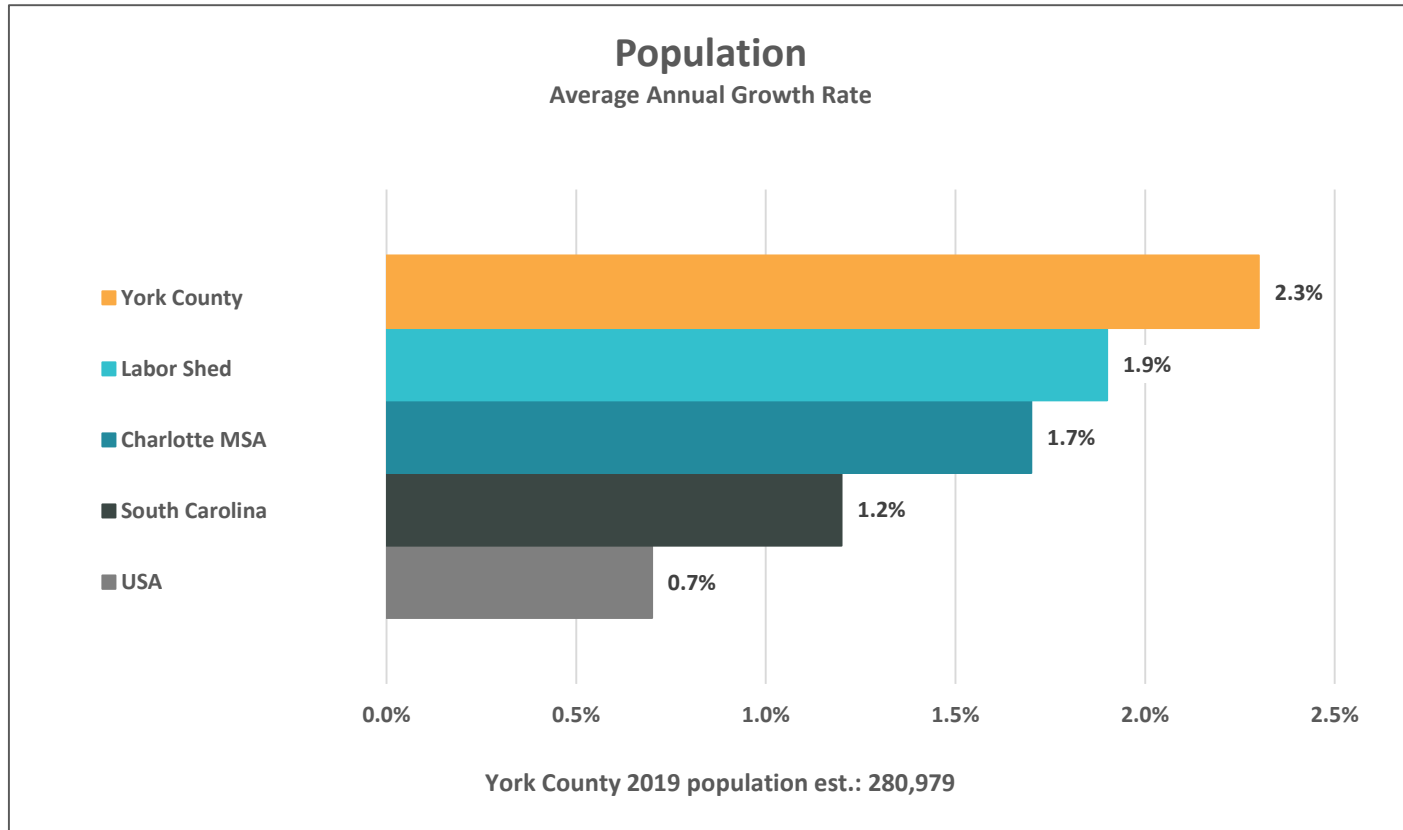
Unprecedented growth in the Charlotte region has spilled over into surrounding counties in recent years. York County has seen strong population growth, gaining roughly 7,000 new citizens annually for the past five years to reach an estimated population of 280,979.

York County is the second fastest growing county in the Charlotte MSA both in terms of new citizens as well as on a percentage basis. York County is also the regional leader in terms of domestic migration.

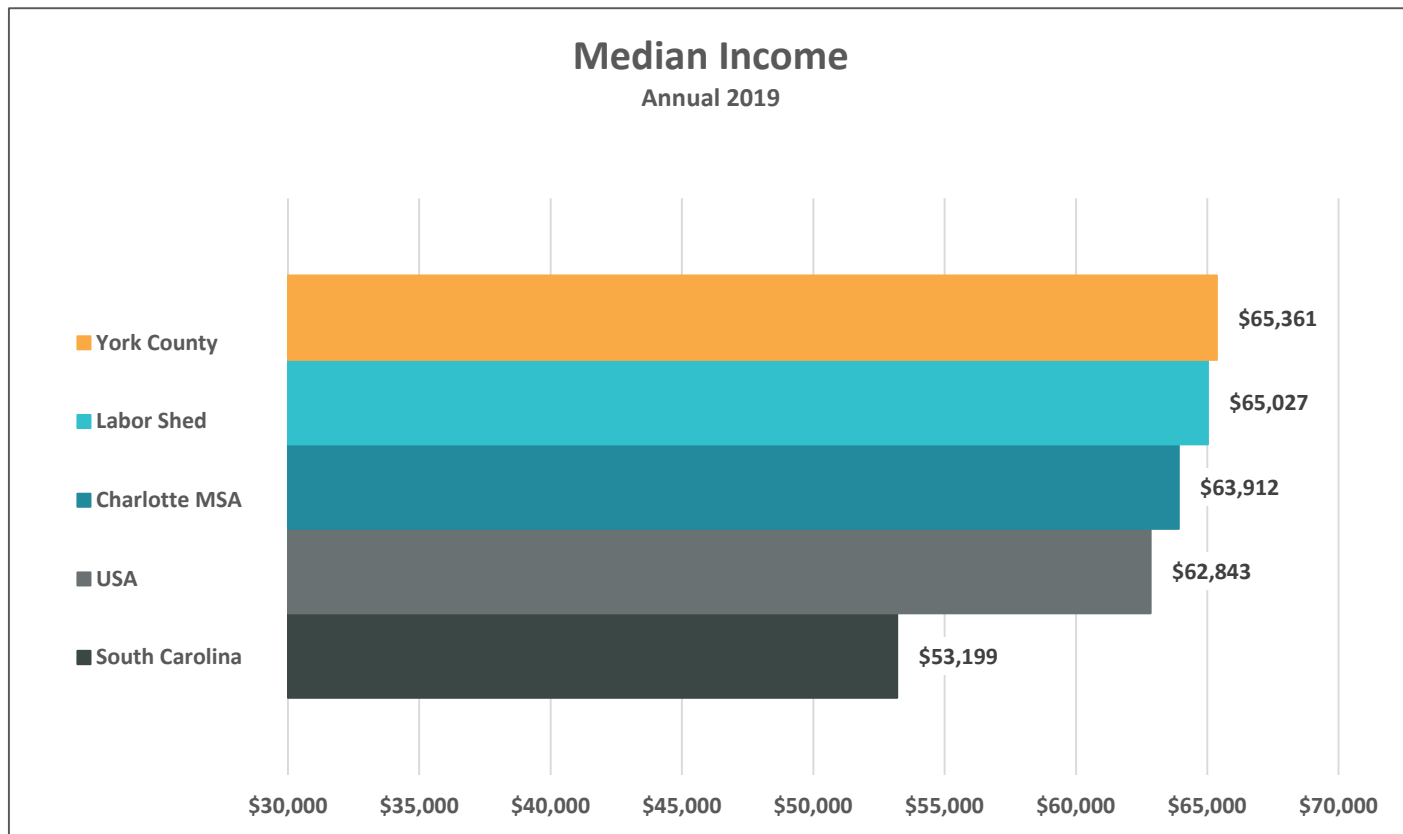
York County is a prosperous area with a median income that is higher than the state, nation and local region at \$65,361 as of 2019. The median age for the county is currently 38.7 years.

County residents are well educated with more than two thirds of citizens having obtained some higher education. There are 48,016 children in the public school system and more than 10,259 students enrolled in higher education. Rock Hill schools is the largest school district in the county followed closely by Fort Mill.

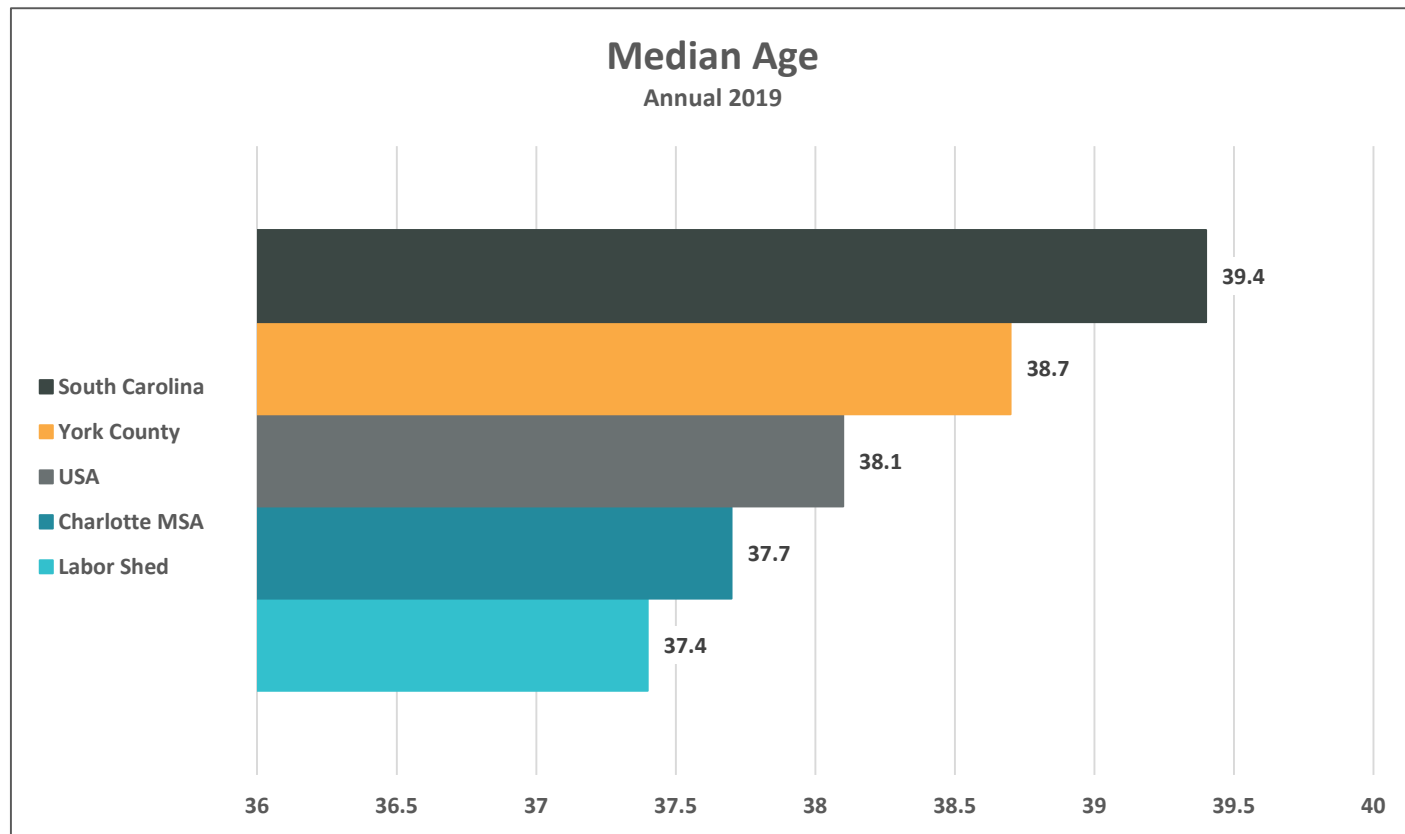
Population



Median Income



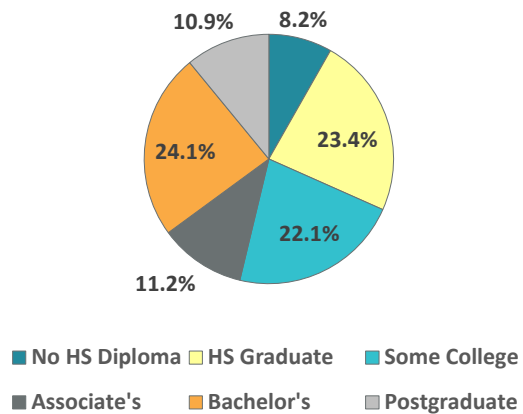
Median Age



Education

Educational Attainment

York County



College Enrollment

Fall Semester, 2019

Winthrop University	5,813
York County Technical College	4,253
Clinton College	193
Total Enrollment	10,259

Public School Enrollment

Grades K-12, 2019-2020 Academic Year

York School District 1	5,192
Clover School District	8,322
Rock Hill Schools	17,550
Fort Mill Schools	16,952
Total Enrollment	48,016

Source: Chmura JobsEQ® American Community Survey 2014-2019

Source: SC School Report Card

Source: www.Winthrop.edu

www.yorktech.edu

www.clintoncollege.edu

Definitions

Business and Financial Services - The Business and Financial Services sector is defined as all North American Industry Classification System code (or NAICS code) 51 through 56.

Charlotte MSA – The Charlotte MSA is defined as the seven county region that includes Cabarrus, Gaston, Mecklenburg, Rowan and Union counties in North Carolina and Lancaster and York counties in South Carolina.

Labor Shed - The York County Labor Shed is defined as the counties located within a 45 minute drive of the I77 and Celanese road intersection in Rock Hill and includes Chester, Fairfield, Lancaster and York counties in South Carolina and Cabarrus, Gaston, Lincoln, Mecklenburg and Union counties in North Carolina. For more information see the map on following page.

Manufacturing - The Manufacturing sector is part of the goods producing industries supersector group and includes all NAICS codes 31 through 33.

Median Household Income - Includes the income of the householder and all other individuals in the household. The median divides the income distribution into two equal parts: one half falling below the median and one half above.

Service Industry - The Service Industry employment sector includes the Retail Trade subsector (NAICS codes 44 and 45), Accommodation and Food Services subsector (NAICS code 72) and Other Services except Public Administration (NAICS code 81).

Transportation and Warehousing - The Transportation and Warehousing sector includes all NAICS codes beginning with 48 and 49.



York County Labor Shed

