



Sitka Trends

Economic Newsletter

SEDA - Putting the Pieces Together

June 2011

This issue of *Sitka Trends* will look at US Census data and some of the changes in our community. Sitka's population grew by 46 people between 2000 and 2010 according to Census numbers. Other communities regionally and of similar size show the following changes:

	2000	2010	Change	% Change
Sitka	8,835	8,881	46	0.52%
Alaska	626,932	710,231	80,299	12.81%
Ketchikan	14,070	13,477	-593	-4.21%
Juneau	30,711	31,275	564	1.84%
Kake	710	557	-153	-21.55%
Pelican	163	88	-75	-46.01%
Hoonah/Angoon	2,574	2,150	-424	-16.47%
Port Townsend, WA	8,334	9,113	779	9.35%
Newport, OR	9,532	9,989	457	4.79%
United States	281,421,906	308,745,538	27,323,632	9.7%

Below are population numbers for Sitka broken down to show the changes by age group. Notice the drop in the younger population, with the loss of 421 young people between the ages of 5 and 19. Another large drop was in the 35-44 age group showing a loss of 408 people. These trends are consistent in the communities of Juneau and Ketchikan. The State of Alaska, however, had a less dramatic drop in 5-14 year olds, an increase in 15-19 year olds, and only an 18% drop in 35-44 year olds.

Sitka Population Change 2000 v. 2010 U.S. Census

Subject	2000		2010		Change	
	Number	%	Number	%	Number	%
Total Population	8,835	100%	8,881	100%	+ 46	+ 0.52%
Male	4,505	51.0%	4,481	50.5%	- 24	- 0.53%
Female	4,330	49.0%	4,400	49.5%	+ 70	+ 1.62%
Age Groups						
Under 5 years	565	6.4%	624	7.0%	+ 59	+ 10.44%
5 to 9 years	669	7.6%	561	6.3%	- 108	- 16.14%
10 to 14 years	730	8.3%	546	6.1%	- 184	- 25.21%
15 to 19 years	689	7.8%	560	6.3%	- 129	- 18.72%
20 to 24 years	573	6.5%	519	5.8%	- 54	- 9.42%
25 to 34 years	1,159	13.1%	1,254	14.1%	+ 95	+ 8.20%
35 to 44 years	1,573	17.8%	1,165	13.1%	- 408	- 25.94%
45 to 54 years	1,366	15.5%	1,436	16.2%	+ 70	+ 5.12%
55 to 59 years	415	4.7%	696	7.8%	+ 281	+ 67.71%
60 to 64 years	352	4.0%	512	5.8%	+ 160	+ 45.46%
65 to 74 years	455	5.1%	576	6.1%	+ 121	+ 26.59%
75 to 84 years	211	2.4%	295	3.4%	+ 84	+ 39.81%
85+ years	78	0.9%	137	1.5%	+ 59	+ 75.64%
Median Age	35.2		38.2		+ 3 years	

(Source: U.S. Census Bureau website)

The US Census also tracks housing data. Sitka's total housing units grew by 452 units in the past 10 years. Below is data on total housing units for select communities.

Location	2000	2010	Change	% Change
Sitka	3,650	4,102	452	12%
Alaska	260,978	306,967	45,989	18%
Ketchikan	6,218	6,166	(52)	-1%
Juneau	12,282	13,055	773	6%
Kake	299	290	(9)	-3%
Pelican	94	77	(17)	-18%
Hoonah/Angoon	2,108	1,771	(337)	-16%
Port Townsend, WA	4,250	5,193	943	22%
Newport, OR	5,034	5,540	506	10%
United States	115,904,641	131,704,730	15,800,089	14%

The housing data below shows the percentage of housing that is occupied in Sitka, and of the occupied housing the relationship between owner occupied and renter occupied.

Sitka Housing Change 2000 v. 2010 U.S. Census

Subject	2000		2010		Change	
	Number	%	Number	%	Number	%
Total Housing Units	3,650	100%	4,102	100%	+ 452	+ 12.38%
Occupied	3,278	89.8%	3,545	86.4%	+ 267	+ 8.15%
Vacant	372	10.2%	557	13.6%	+ 185	+ 49.73%
For Seasonal	169	4.6%	237	5.8%	+ 68	+ 40.24%
Homeowner vacancy		1.5%		1.5%		
Rental vacancy rate		5.2%		7.8%		
Tenure						
Occupied Housing	3,278	100%	3,545	100%		
Owner-occupied	1,903	58.1%	2,050	57.8%	+ 147	+7.73%
Renter-occupied	1,375	41.9%	1,495	42.2%	+ 120	+ 8.73%

Occupied housing data for the United States and Alaska is as follows:

US Occupied housing rate was 91% in 2000 and 89% in 2010, down two percent.

Owner occupied in 2000 = 60%

Owner occupied in 2010 = 58%

Renter occupied in 2000 = 31%

Renter occupied in 2010 = 31%

Vacant in 2000 = 9%

Vacant in 2010 = 11%

Alaska Occupied housing rate was 85% in 2000 and 84% in 2010, down one percent.

Owner occupied in 2000 = 53%

Owner occupied in 2010 = 53%

Renter occupied in 2000 = 32%

Renter occupied in 2010 = 31%

Vacant in 2000 = 15%

Vacant in 2010 = 16%

(Source: U.S. Census website)

SEDA's Mission is to:

Foster a business climate that is receptive and conducive to existing and new business;

Promote the creation of family wage jobs; and Enhance the quality of life for Sitkans.

Sitka Economic Development Association

329 Harbor Drive, Suite 212, Sitka, AK 99835 *** Phone: 907-747-2660 *** Web: www.sitka.net

EMPLOYMENT (not seasonally adjusted)	1st Qtr 2011	1st Qtr 2010	1st Qtr 2009
Average Total Labor Force – Sitka (Source: Alaska Dept. of Labor)	4,440	4,412	4,332
Average Number Filing for Unemployment – Sitka (Source: Alaska DOL)	318	341	320
Average Unemployment Rate – Sitka (Source: Alaska Dept. of Labor)	7.2%	7.8%	7.4%
Average Unemployment Rate – Alaska (Source: Alaska Dept. of Labor)	8.4%	9.3%	8.3%
Average Unemployment Rate – National (Source: US Dept. of Labor)	9.5%	10.4%	8.8%
	June 1, 2011	June 15, 2010	
Job orders at Sitka Job Center (includes SEARHC)	107	90	
SEARHC job openings in Sitka	45	45	
FINANCIAL			
City Revenues (Calendar Year)	1st Qtr 2011	1st Qtr 2010	1st Qtr 2009
Sales Tax Collected (Source: CBS Finance Department)	1,416,796	\$1,405,065	\$1,372,995
Bed Tax Collected (Source: CBS Finance Department) p=preliminary	23,086	\$26,631	\$20,455
Per Capita Personal Income (Source: US Bureau Econ. Analysis)	2008	2007	2006
Sitka	\$41,872	\$39,472	\$36,162
Ketchikan	\$52,030	\$48,380	\$44,550
Alaska	\$43,922	\$41,081	\$38,839
United States	\$40,166	\$39,392	\$37,698
COST OF LIVING INDICATORS			
Transportation – Regular Gasoline per gallon	June 1, 2011	June 2010	June 2009
Sitka (Source: UAF CES / **average pump price)	\$4.28	\$3.20	\$2.51
Anchorage (Source: AAA)	\$4.17	\$3.32	\$2.71
Alaska Average (Source: AAA)	\$4.27	\$3.51	\$2.85
National Average (Source:AAA)	\$3.78	\$2.71	\$2.63
#1 Heating Oil (based on 100 gallons excluding tax)	June 1, 2011	June 2010	June 2009
Sitka – per gallon (Source: *vendor average, UAF Cooperative Extension)	\$4.18*	\$2.69	\$2.43
Anchorage – per gallon (Source: *vendor quote, UAF Cooperative Extension)	\$4.13*	\$3.16	\$2.94
Food Costs (Source: UAF Cooperative Extension) (update not available)	Dec. 2010	Dec. 2009	Dec. 2008
Sitka (average weekly food cost - family of 4 with 2 children age 6-11)	\$172.90	\$166.38	\$173.78
Anchorage (average weekly food cost - family of 4 with 2 children age 6-11)	\$135.10	\$123.08	\$131.66
Portland, OR (average weekly food cost - family of 4 with 2 children age 6-11)	\$100.90	\$98.52	\$109.82
Sitka's weekly food cost as a percentage of Anchorage cost	128%	135%	132%
Housing - HUD Fair Market Rent – Sitka (Source: U.S. HUD)	2011	2010	2009
Efficiency	\$759	\$780	\$744
One-Bedroom	\$875	\$899	\$858
Two-Bedroom	\$1,044	\$1,073	\$1,024
Three-Bedroom	\$1,521	\$1,563	\$1,492
Housing – Construction and Sales	1st Qtr 2011	1st Qtr 2010	1st Qtr 2009
Value of Construction Permits Issued (Source: CBS Building Department)	\$1,931,047	\$1,909,391	\$2,195,123
Dwelling Units Added (Source: CBS Building Department)	1	1	2
Total Homes Sold – all types combined (Source: CBS Property Tax Clerk)	14	12	7
Vacant Lots Sold – residential (Source: CBS Property Tax Clerk)	2	1	4
Homes Sold – single family (Source: Davis Realty MLS)	10	9	7
Average Sale Price - single family home (based on total sold)	\$342,665	\$265,432	\$194,000
Average List Price – single family home (based on listed homes)	\$629,488	\$502,156	\$380,267
Sales Volume – single family homes	\$3,426,650	\$2,388,888	\$1,358,000
POPULATION	2010 Census	2000 Census	Change
City & Borough of Sitka (Source: US Census Bureau)	8,881	8,835	+46
Southeast Alaska (Source: US Census Bureau)	71,664	73,082	-1,418
State of Alaska (Source: US Census Bureau)	710,231	626,931	+ 83, 300
PUBLIC SCHOOL ENROLLMENT	FY2011	FY2010	2008-2009
Total student enrollment per school year (Source: Sitka School District)	1,291	1,322	1,294

**Thank you! 2011
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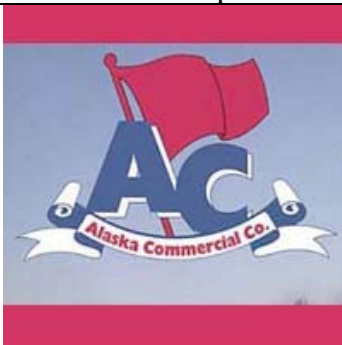
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