



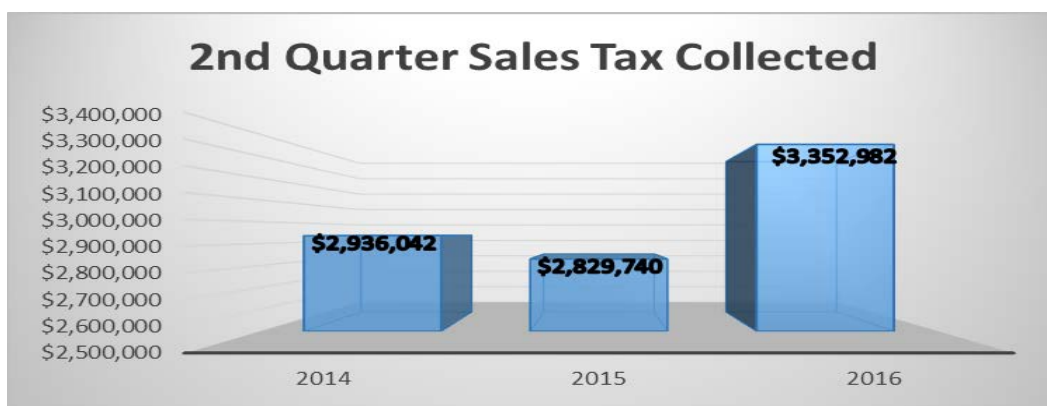
Sitka Trends

Economic Newsletter

SEDA Putting the Pieces Together

September, 2016

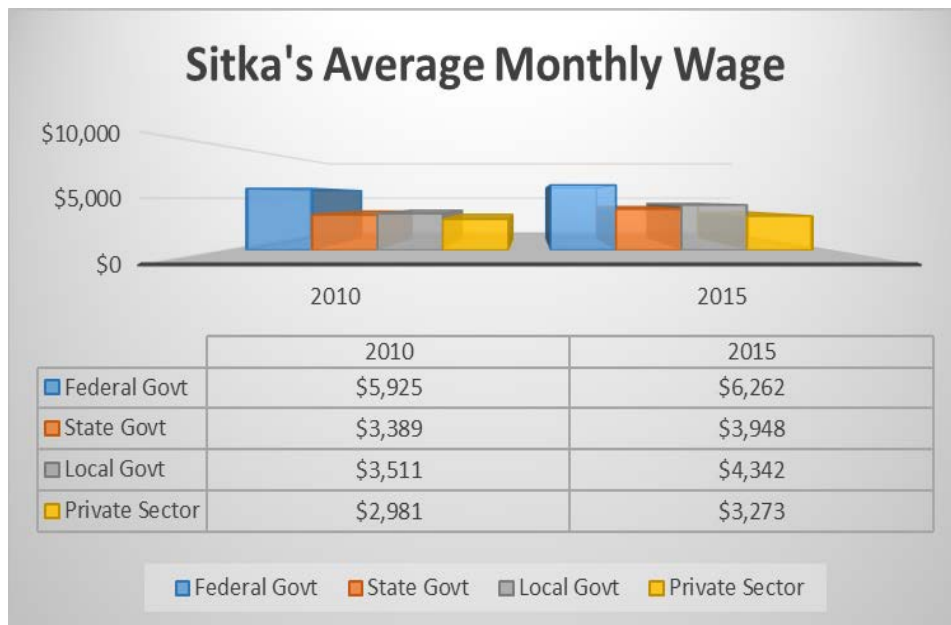
Summer, has once again, been kind to Sitka. The weather may not have been perfect, but it was a good time for employment. The unemployment rate in Sitka was 3.1% for July, with 5,891 Sitkans in the labor market (*AK Dept. of Labor*). This is a stark contrast to January and February when Sitka's unemployment rate rose to 5.9%. We, of course, have the service industry and all the wonderful visitors to thank for the spike of employment. According to Cruise Line Agencies of Alaska, an estimated 120,117 potential visitors walked the streets of Sitka this summer. Sitka saw an increase in the 2nd quarter sales tax collected, due in part, to our summer guests.



Source: City and Borough of Sitka

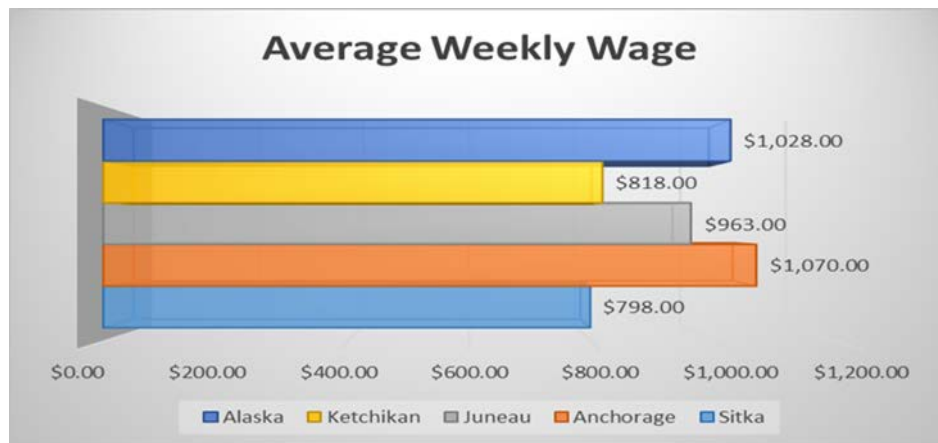
Sitka Wages

Government and private sector employees have seen an increase in their monthly wages. Between 2010 & 2015 Federal employees saw a 5.5% increase, State employees a 15.2% increase, Local Government employees a 21.1% increase and the private sector a 9.3% increase. This is helpful when living in the 4th "Spendiest state" in the nation (Missouri Econ. Research & Info Center).



Source: AK Dept. of Labor

In 2015, the average weekly wage for Sitka employees was \$798, which was the lowest in relation to Anchorage, Juneau, Ketchikan and Alaska as a whole.

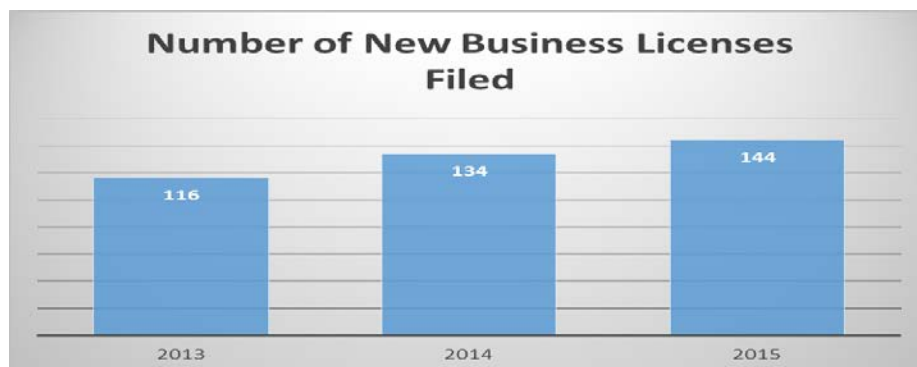


Source: Bureau of Labor Statistics-2015

Alaska consists of 16 smaller boroughs, 11 census areas, and 1 municipality, each of which is considered a county level equivalent. Twenty-two of the 28 counties in Alaska with employment below 75,000 had average weekly wages lower than the national average of \$968. The exceptions were North Slope Borough (\$1,881), Northwest Arctic Borough (\$1,297), Southeast Fairbanks Census Area (\$1,225), Aleutian West Census Area (\$997), Fairbanks North Star Borough (\$991) and Bristol Bay Borough (\$970) (AK Dept. of Labor). The lower average wage, coupled with rising cost of living makes this a precarious time for Sitka. However, there are some Sitkans that have found creative ways to make Sitka a bit more affordable.

New Businesses in Sitka

Throughout town are 'Boutique' business popping up. These are our friends and neighbors who have begun their own business ventures. Some of these businesses are well known, like the salt company or the delicious food truck vendors, but there are many others. Creative, resilient Sitkan are making bagels, cleaning homes, creating art and selling seafood direct to consumer, just to name a few of these pioneering endeavors. All of these new business ventures not only help to make Sitka a better place to live, but they also help Sitkans live here. These entrepreneurs have found innovative ways to make Sitka more affordable and they are adding to our sale tax base in the process. The number of people filing for new business licenses has been increasing year to year in Sitka, who knows what businesses we might have next year to talk about!



Source: City and Borough of Sitka

The data below are the most recent available from the various sources.

EMPLOYMENT (not seasonally adjusted) – Annual Average	July, 2016	July, 2015	July, 2014
Total Labor Force – Sitka (Source: Alaska Dept. of Labor)	5,891	6,000	5,809
Number Filing for Unemployment – Sitka (Source: Alaska DOL)	181	193	220
Unemployment Rate – Sitka (Source: Alaska Dept. of Labor)	3.10%	3.20%	3.80%
Unemployment Rate – Alaska (Source: Alaska Dept. of Labor)	6.70%	5.50%	6.00%
Unemployment Rate – National (Source: US Bureau of Labor Statistics)	4.90%	5.20%	6.30%
Job Openings	Sept. 2, 2016	Sept. 14, 2015	Sept. 10, 2014
Job orders at Sitka Job Center (includes SEARHC)	80	76	88
SEARHC job openings in Sitka	38	5	31
Quarterly Census Employment & Wages (Source: AK Dept. of Labor QCEW)	2015 Annual	2014 Annual	2013 Annual
Average Monthly Employment – Annual	4,566	4,535	4,447
Average Government Employment – Annual	1,176	1,178	1,180
Average Private Ownership Employment – Annual	3,390	3,356	3,268
Average Monthly Wage (Source: AK Dept. of Labor- QCEW)	2015	2014	2013
All Sectors	\$3,572.00	\$3,656.00	\$3,569.00
Government Total	\$4,433.00	\$4,382.00	\$4,100.00
Federal Government	\$6,262.00	\$6,158.00	\$6,094.00
State Government	\$3,948.00	\$3,920.00	\$3,926.00
Local Government	\$4,342.00	\$4,298.00	\$3,811.00
Private Sector	\$3,273.00	\$3,402.00	\$3,377.00
City Revenues – most recent calendar quarter (Source: CBS Finance Dept.)	2nd Qtr. 2016	2nd Qtr. 2015	2nd Qtr. 2014
Sales Tax Collected – Total Remitters	\$3,352,982	\$2,829,740	\$2,936,042
Bed Tax Collected – Total Remitters	\$164,554	\$159,231	\$135,797
City Revenues – Fiscal Year (July 1 st - June 30 th)	FY2016*	FY2015	FY2014
Sales Tax Collected – Total Remitters	\$9,878,899	\$9,449,766	\$9,584,296
Bed Tax Collected – Total Remitters	\$453,323	\$422,570	\$382,952
Property Tax Collected – Total Remitters	\$6,205,253	\$6,468,122	\$6,437,442
Raw Fish Tax – Received into Harbor Fund	\$957,000	\$1,009,032	\$1,127,772
*Budgetary numbers			
Per Capita Personal Income (Source: US Bureau Econ. Analysis) Includes all forms of income: rent, retirement, employment, etc.	2014	2013	2012
Sitka	\$61,204	\$52,608	\$50,737
Juneau	\$57,876	\$57,033	\$56,978
Ketchikan	\$57,033	\$56,591	\$56,045

Alaska	\$54,012	\$50,150	\$49,906
Average Wages & Salaries (Source: US BEA)	2014	2013	2012
Sitka	\$48,890	\$47,591	\$44,778
Ketchikan	\$47,907	\$46,782	\$46,901
Juneau	\$53,701	\$52,675	\$51,270
Alaska	\$56,313	\$54,511	\$53,658
<u>COST OF LIVING INDICATORS</u>			
Transportation – Regular Gasoline per gallon	Sept. 2, 2016	Sept. 9, 2015	% Change
Sitka (Source: average pump price 3 vendors)	\$3.21	\$3.71	-14.40%
Juneau (Source: AAA)	\$2.85	\$3.44	-18.70%
Anchorage (Source: AAA)	\$2.38	\$3.22	-30.00%
Alaska Average (Source: AAA)	\$2.55	\$3.35	-27.10%
National Average (Source: AAA)	\$2.22	\$2.38	-6.90%
Housing - HUD Fair Market Rent – Sitka (Source: U.S. HUD)	2016	2015	% Change
Efficiency	\$823	\$807	1.98%
One-Bedroom	\$899	\$856	5.02%
Two-Bedroom	\$1,203	\$1,158	3.88%
Three-Bedroom	\$1,656	\$1,613	2.66%
Housing - HUD Fair Market Rent – Ketchikan (Source: HUD)	2016	2015	% Change
One-Bedroom	\$949	\$843	12.50%
Two-Bedroom	\$1,193	\$1,097	8.75%
Three-Bedroom	\$1,657	\$1,616	2.53%
Home Sales - Most Recent Month	August 2016	August 2015*	August 2014*
Homes Sold - single family (Source: Baranof Realty LLC)	7	4	9
Average Sale Price - single family homes (Source: Baranof Realty LLC)	\$386,500	\$405,250	\$293,444
Sales Volume - single family homes (Source: Baranof Realty LLC)	\$2,705,500	\$1,621,000	\$2,641,000
Homes Listed - single family homes (Source: Baranof Realty LLC)	38	51	52
Average List Price - single family homes (Source: Baranof Realty LLC)	\$564,605	\$494,559	\$417,931
Median List Price - single family homes (Source: Baranof Realty LLC)	\$477,000	\$419,000	\$380,500
Volume Listed (Source: Baranof Realty LLC)	\$21,455,000	\$25,222,500	\$21,732,400
*Past years housing data provided by Davis Realty			
POPULATION	July, 2015	July, 2014	*2010 Census
City & Borough of Sitka (Source: *US Census Bureau, AK Dept. of Labor)	8,863	9,061	8,881
Southeast Alaska (Source: *US Census Bureau, AK Dept. of Labor)	74,395	74,280	71,664

State of Alaska (Source: *US Census Bureau, AK Dept. of Labor)	738,432	735,601	710,231
PUBLIC SCHOOL ENROLLMENT – Sitka School District	Oct. 1, 2015	Oct. 1, 2014	Oct. 1, 2013
Total student enrollment KG-12 (Source: AK Dept. of Education)	1,365	1,375	1,395

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

Thank You!

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