

# Grays Harbor Economic Vitality Index

# 2019



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## Introduction

Greater Grays Harbor, Inc. is proud to present our annual Economic Vitality Index (EVI). The 2019 EVI provides trend data and highlights of key economic sectors and activity within Grays Harbor County. This publication is produced by Greater Grays Harbor, Inc. and is intended to be a helpful resource for local business and community leaders, as well as those who may be looking to relocate in the near future. This annual report can be viewed online at [www.graysharbor.org](http://www.graysharbor.org).

We want to give special thanks to the efforts and continued support of our members, sponsors, and staff. Additionally, we would like to thank Imagination to Imagery Photography and Amy Durga with the City of Oakville for providing many of the photos in this report. Finally, we would like to thank Alder Creative for designing this publication.

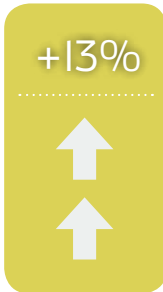
## 2018 Year in Review

Grays Harbor County experienced positive movements in many of our leading indicators in 2018 showing another year of improvement. Our average unemployment rate decreased from 2017-2018, while the median home price increased by 13%, building on several years of strong growth. Additionally, taxable retail sales and county hotel/ motel taxes continued to steadily increase. Lastly, shipping activity increased at the Port of Grays Harbor from 108 vessels in 2017 to 125 vessels in 2018.

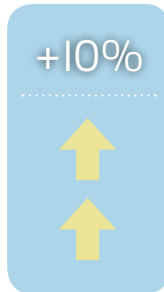
AVERAGE  
UNEMPLOYMENT RATE



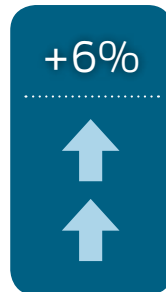
MEDIAN HOME PRICE



TAXABLE RETAIL SALES



HOTEL/MOTEL TAX



# GRP/Income

## Average Earnings and Employment by Industry

Industry	Average Earnings (2017)	Employment (2017)
Health Care and Social Assistance	\$40,456	3,313
Accommodation and Food Services	\$22,703	3,068
Retail Trade	\$29,729	2,818
Manufacturing	\$54,152	2,765
Public Administration	\$55,668	2,604
Educational Services	\$39,463	2,351
Agriculture, Forestry, Fishing and Hunting	\$44,320	1,150
Construction	\$47,074	1,118
Other Services (except Public Administration)	\$21,878	1,067
Administrative and Support and Waste Management and Remediation Services	\$32,504	962
Transportation and Warehousing	\$56,366	906
Professional, Scientific, and Technical Services	\$42,539	753
Wholesale Trade	\$49,060	523
Finance and Insurance	\$55,232	468
Arts, Entertainment, and Recreation	\$16,080	363
Real Estate and Rental and Leasing	\$32,339	324
Information	\$54,715	195
Utilities	\$81,203	190
Management of Companies and Enterprises	\$80,709	65
Mining, Quarrying, and Oil and Gas Extraction	\$42,704	39

Source: JobsEQ®, Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data as of 2018 Q4.

25,042  
Employed

## Gross Regional Product

Gross Regional Product is the market value of all goods and services provided and produced in the region.

Total 2017 GRP  
**\$2.27 Billion**  
Total 2016 GRP  
**\$2.11 Billion**

Source: National Ocean Economics Program

## Income

For 2018, average earnings for all industries in Grays Harbor County were \$40,164 (approximately 72% of the national average earnings - \$55,713).







# Employment

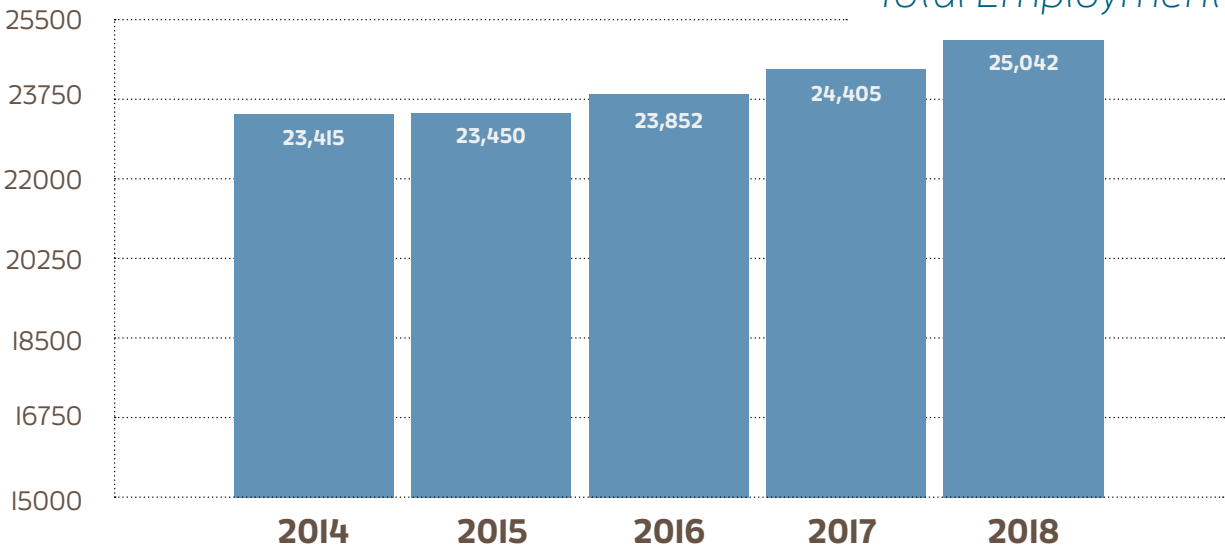
Grays Harbor has experienced strong employment growth in recent years, adding 1,627 jobs between 2014 and 2018.

The seven major industry sectors

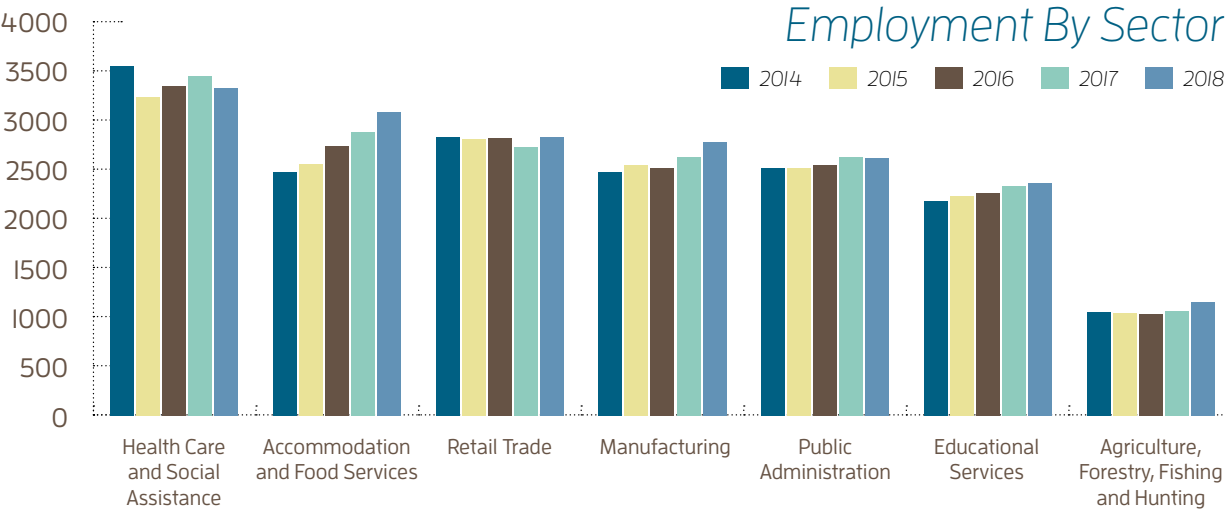
accounted for 18,069 jobs in 2018 (out of 25,042 total jobs.) All major sectors experienced job growth during this time period with the exception of Health Care and Social Assistance (decreased by 222

jobs) and Retail Trade (decreased by 5 jobs.) The fastest growing sector was Accommodations and Food Services, adding 604 jobs between 2014 and 2018.

Total Employment



Employment By Sector

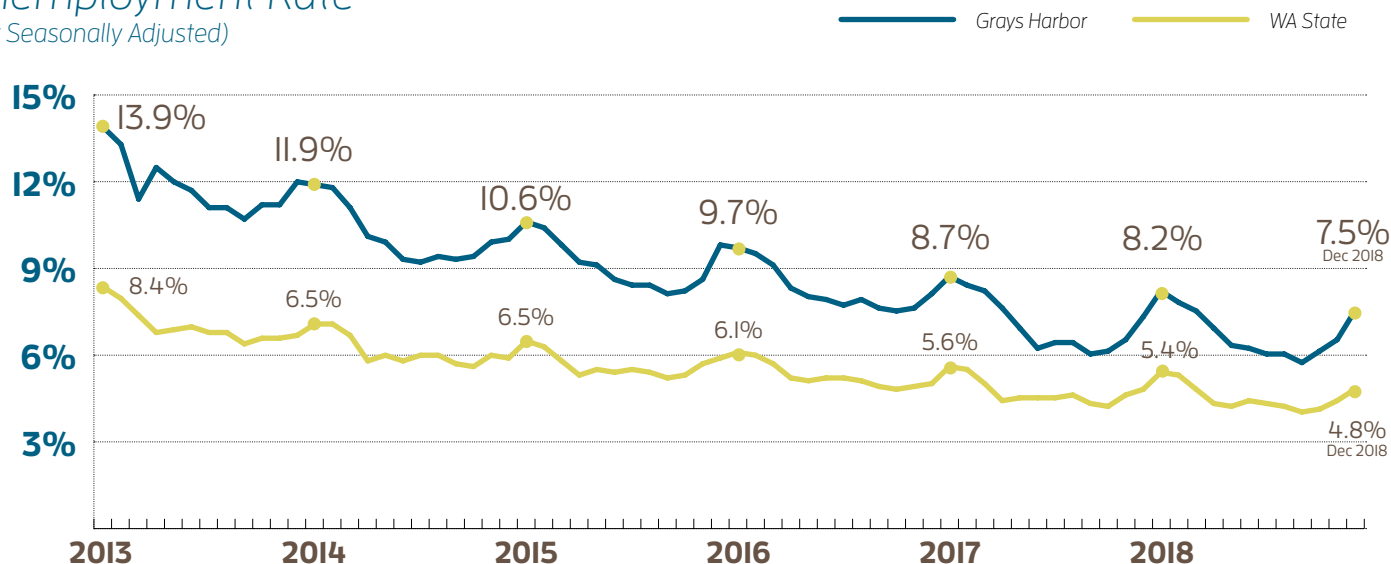


2014	3,535	2,464	2,823	2,468	2,506	2,168	1,048
2015	3,223	2,542	2,796	2,532	2,502	2,224	1,040
2016	3,338	2,729	2,811	2,505	2,540	2,251	1,023
2017	3,441	2,868	2,722	2,620	2,618	2,325	1,058
2018	3,313	3,068	2,818	2,765	2,604	2,351	1,150

# Unemployment

## Unemployment Rate

(Not Seasonally Adjusted)



Source: WA Employment Security Department

## Unemployment By Occupation

Food Preparation and Serving Related Occupations .....	302
Office and Administrative Support Occupations .....	255
Transportation and Material Moving Occupations .....	198
Sales and Related Occupations .....	172
Production Occupations .....	156
Construction and Extraction Occupations .....	121
Building and Grounds Cleaning and Maintenance Occupations .....	111
Personal Care and Service Occupations .....	99
Farming, Fishing, and Forestry Occupations .....	71
Installation, Maintenance, and Repair Occupations .....	70
Education, Training, and Library Occupations .....	66
Protective Service Occupations .....	63
Healthcare Support Occupations .....	55
Management Occupations .....	36
Business and Financial Operations Occupations .....	32
Healthcare Practitioners and Technical Occupations .....	30
Community and Social Service Occupations .....	18
Computer and Mathematical Occupations .....	16
Architecture and Engineering Occupations .....	12
Arts, Design, Entertainment, Sports, and Media Occupations .....	9
Life, Physical, and Social Science Occupations .....	4
Legal Occupations .....	4

Source: JobsEQ, 2018Q4

**0.4%  
decrease  
in average  
unemployment rate  
from 2017 to 2018**

2018 Average Unemployment Rate: 6.7%

2017 Average Unemployment Rate: 7.1%

Source: WA Employment Security Department

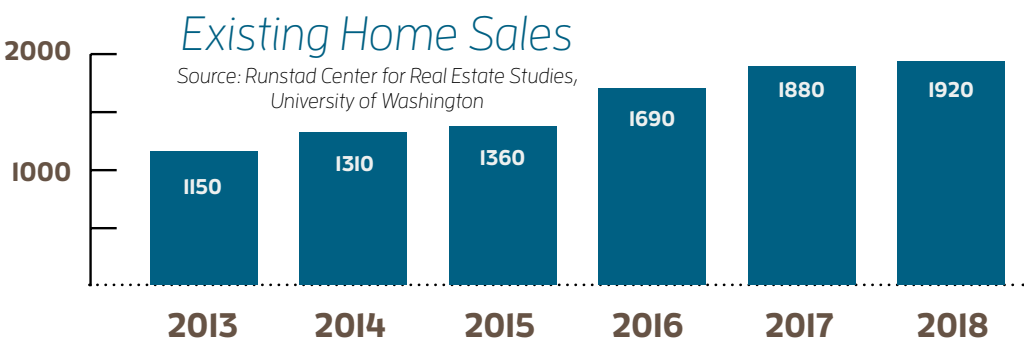
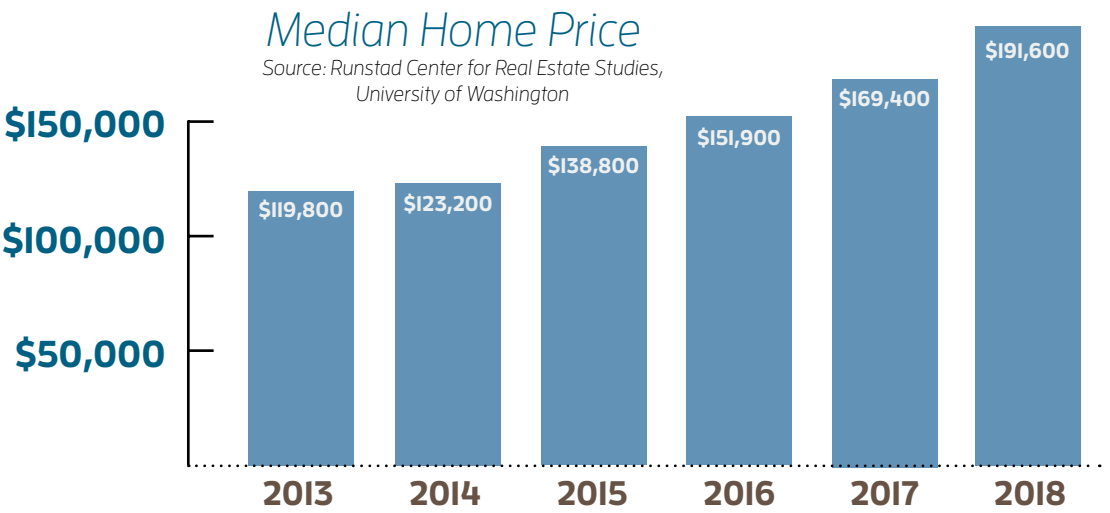
Unemployment rates within the county have steadily declined over the past five years. The seasonally unadjusted unemployment rate in Grays Harbor County was 8.7% in January 2017. The next year (January 2018) it decreased to 8.0% and finally ended the year at 7.5% (December 2018).



As illustrated in the Existing Home Sales graph, sales of existing homes increased 2% from 2017 to 2018. This marks the seventh consecutive year of rising existing home sales in Grays Harbor County.

The median home price also experienced an increase of 13% from 2017 to 2018, building on a 12% increase from 2016 to 2017. The median home price in Grays Harbor has increased from \$119,800 in 2013 to \$191,600 in 2018.

Development in Ocean Shores, Seabrook, and Oyhut Bay has accounted for the largest percentage of assessed value of new building in the past 6 years.

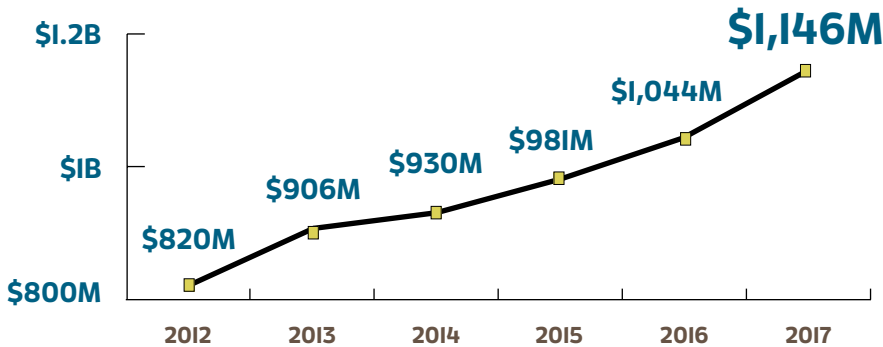




# Taxable Retail Sales

## Taxable Retail Sales totals for Grays Harbor County

Source: WA Dept. of Revenue (2018 Estimate\*\*)

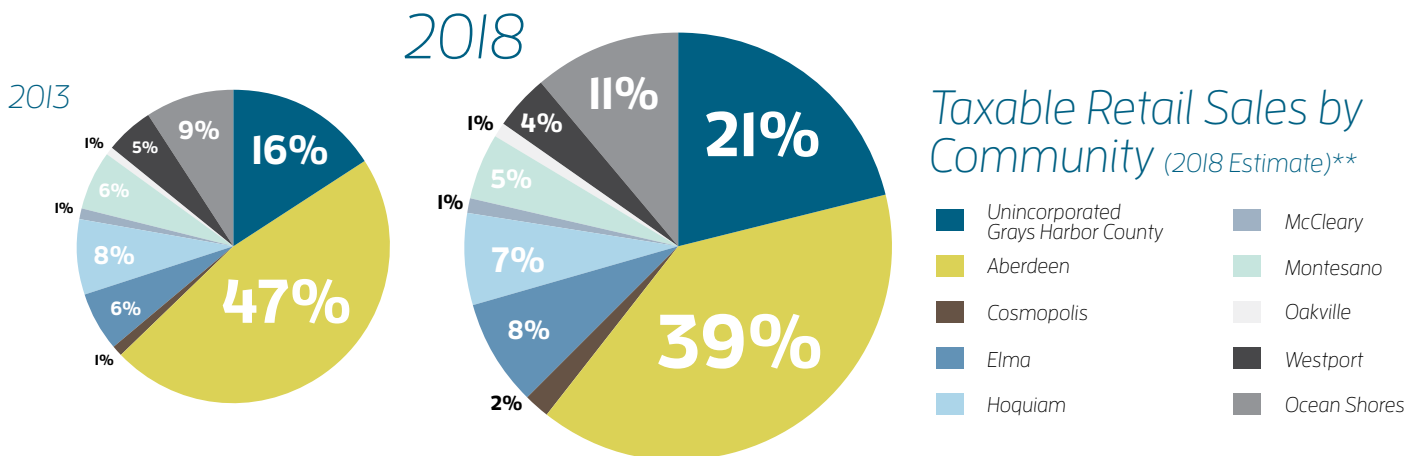


## 10% increase from 2017 to 2018

Taxable retail sales estimates for Grays Harbor County in 2018 grew to \$1,146M and represent an overall increase of 10% over the previous year. This growth builds on the 7% increase in taxable retail sales from 2016 to 2017.

At the community level, many cities experienced significant increases in their taxable retail sales. These include Elma (44%), Oakville (24%), McCleary (23%), Ocean Shores (14%), and Montesano (11%).

Unincorporated Grays Harbor (9%), Hoquiam (7%), Aberdeen (5%), and Cosmopolis (5%) experienced modest growth, while Westport (-2%) saw a slight decline.



\*\*2018 fourth quarter taxable retail sales are based on preliminary estimates from the Washington Department of Revenue.





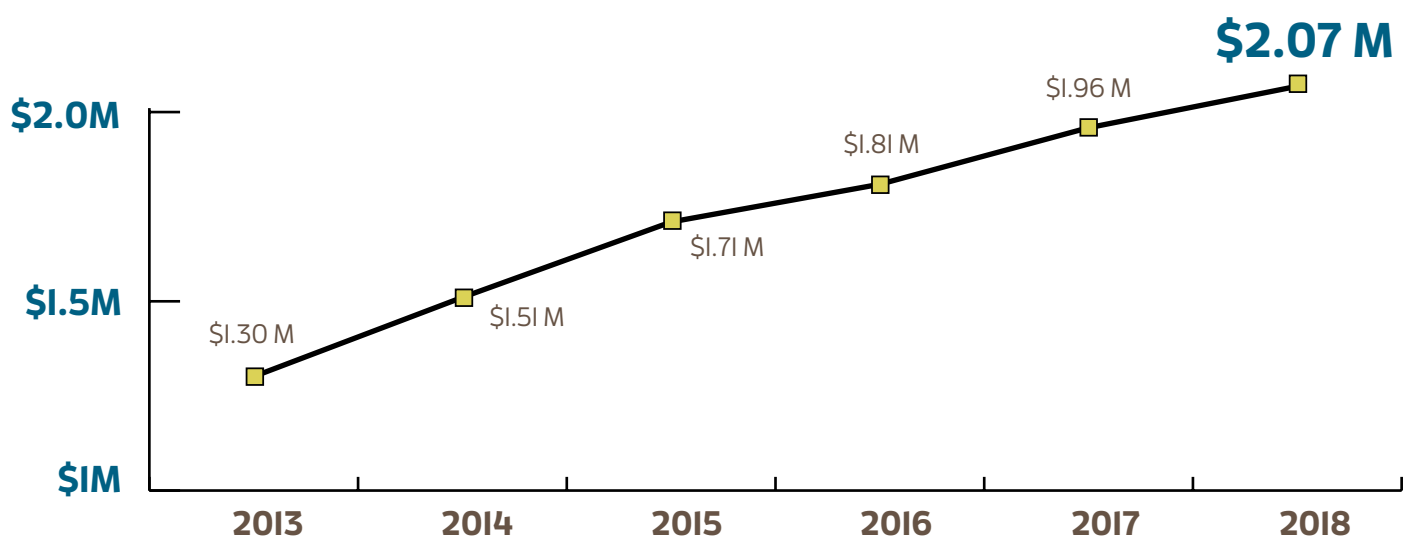


## 6% increase in hotel/motel tax revenues from 2017 to 2018

With the scenic Washington Coast, lush forests of Olympic National Park, and an expanding inventory of overnight accommodations, Grays Harbor is an attractive tourist destination for both

domestic and international visitors. Visitation levels continue to rise as indicated by recent trends in hotel/motel tax revenue.

Grays Harbor County experienced a 6% overall increase in hotel/motel tax revenues in 2018. The steady growth builds on the previous 8% countywide increase in overnight stays from 2016-2017.



3% Hotel/Motel Tax

Source: Washington State Department of Revenue

# Tourism



# 125 deep-water vessels called the Port in 2018

Focused on mission driven results driven by international trade, economic development and tourism, 2018 was a strong year for the Port of Grays Harbor and its partners.

The Port had a record-breaking year in 2018 with 125 deep-water vessels and barges carrying nearly 3 million metric tons of cargo. Transported goods consisted primarily of logs, automobiles, over-high over-wide equipment, liquid bulks, and dry bulks.

Port industrial tenants manufactured goods such as military armor and overlays, provided services such as electrical contracting and distributed the fuels needed to keep business moving in Grays Harbor. These anchors of our economy keep our neighbors working and our businesses supplied with the equipment needed to succeed.

The Westport Marina was once again the number one commercial fishing landing port in the state and #11 for commercial fish landing ports based on tonnage in the entire U.S. with 150 million pounds, an increase of 42 million pounds over the previous year.

In 2018, Satsop Business Park continued to be a hub for local employment with a base of more than 400 workers reporting to duty.

On the recreational front, Friends Landing welcomed a record number of campers in 2018, providing waterfront access and family friendly outdoor experiences.

## Deep-Water Vessel Calls



# Port of Grays Harbor

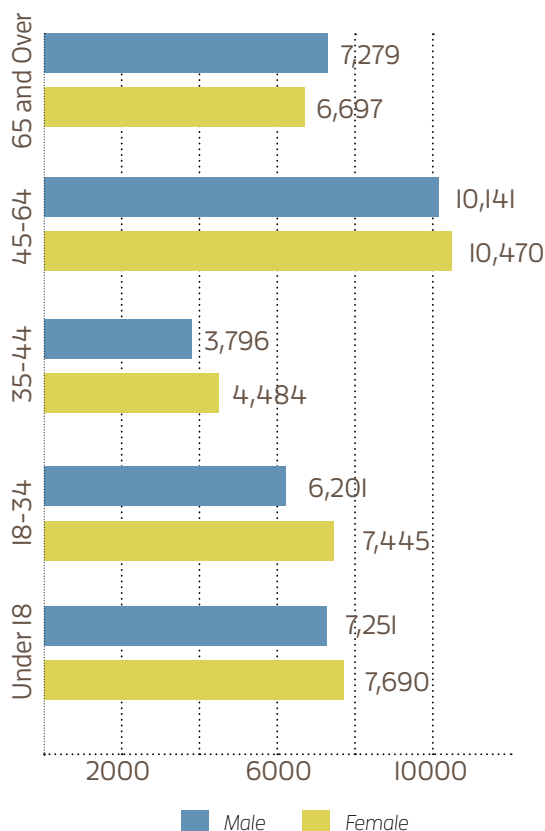


The Age and Gender Distribution graph (below) shows the current population by age and gender categories. The median age of Grays Harbor residents is 43.5 (based on 2017 estimates), which is older than the U.S. median age of 37.8. The Education Attainment graph (right) shows education attainment for residents between 25 and 64 years of age.

The Household Income Distribution graph (lower right) describes the incomes of households in Grays Harbor. Grays Harbor per capita income was \$38,406 and median household income was \$47,619 in 2017.

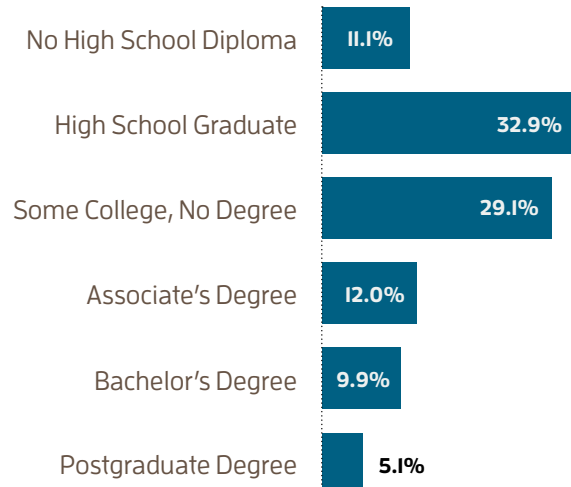
Source: U.S. Census Bureau, Population Division.

## Age & Gender Distribution (2017)



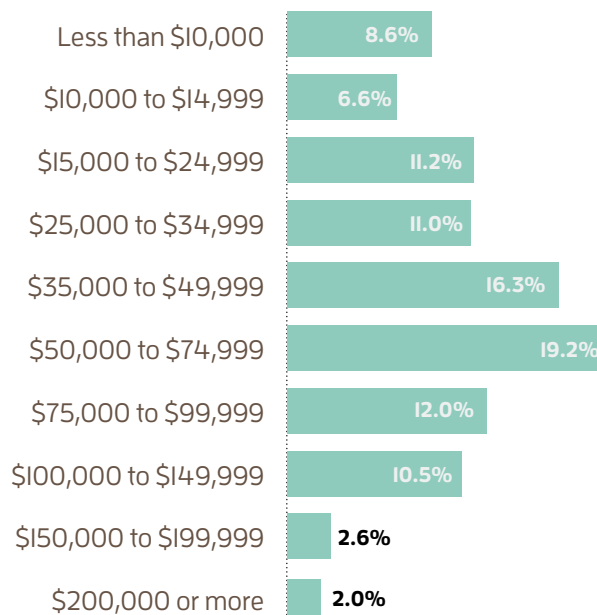
Source: The data in these graphs is calculated using U.S. Department of Commerce, Census Bureau, ACS 5-year estimates where 2017 represents average characteristics from 2013-2017. Data prepared by Headwaters Economics as part of the Economic Profile Systems.

## Educational Attainment Age 25-64 in Grays Harbor County



Source: JobsEQ® using U.S. Census Bureau, 2013-2017 American Community Survey data.

## Household Income Distribution Grays Harbor County 2017



Headwater Economics, Economic Profile System using U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates data.

# Population, Education, and Income



# Leaders Circle

## Diamond

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