Grays Harbor Economic Vitality Index 2021
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Greater Grays Harbor, Inc. is proud to present our annual Economic Vitality Index (EVI.) The 2021 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 anyone looking to gain a better understanding of the Grays Harbor economy. This annual report can also be viewed online at 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 GGHI member Capture Share Repeat for providing the cover image, as well as GGHI member Alder Creative for designing this publication.

2020 Year in Review

2020 was a year that in many ways was defined by the COVID-19 pandemic. The Grays Harbor unemployment rate surged in April 2020 to 21% as thousands of jobs, primarily in the Accommodations & Food Service sector, disappeared overnight with new government regulations intended to slow the spread of the virus. While tourism took a big hit in the early days of the pandemic, lodging tax revenues recovered in the second half of the year and finished down just 1.8% from 2019 figures. Other economic indicators trended mostly positive, with average annual wages in the county rising by 5.7% and the median home price soaring by 16.7%.

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Annual Wages</td>
<td>+5.7%</td>
</tr>
<tr>
<td>Average Unemployment Rate</td>
<td>+4.6%</td>
</tr>
<tr>
<td>Median Home Price</td>
<td>+16.7%</td>
</tr>
<tr>
<td>Taxable Retail Sales</td>
<td>+2.4%</td>
</tr>
<tr>
<td>Hotel/Motel Tax</td>
<td>-1.8%</td>
</tr>
</tbody>
</table>
## Average Wages and Employment by Industry

<table>
<thead>
<tr>
<th>Industry</th>
<th>Employee Count (2020)</th>
<th>Average Annual Wages (2020)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health Care and Social Assistance</td>
<td>3,349</td>
<td>$42,612</td>
</tr>
<tr>
<td>Public Administration</td>
<td>2,661</td>
<td>$61,603</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>2,629</td>
<td>$32,334</td>
</tr>
<tr>
<td>Accommodation and Food Services</td>
<td>2,557</td>
<td>$24,084</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>2,535</td>
<td>$56,438</td>
</tr>
<tr>
<td>Educational Services</td>
<td>2,110</td>
<td>$51,439</td>
</tr>
<tr>
<td>Construction</td>
<td>1,238</td>
<td>$50,650</td>
</tr>
<tr>
<td>Agriculture, Forestry, Fishing and Hunting</td>
<td>1,024</td>
<td>$47,068</td>
</tr>
<tr>
<td>Other Services (except Public Administration)</td>
<td>869</td>
<td>$23,421</td>
</tr>
<tr>
<td>Administrative and Support and Waste Management and Remediation Services</td>
<td>862</td>
<td>$36,002</td>
</tr>
<tr>
<td>Transportation and Warehousing</td>
<td>815</td>
<td>$65,195</td>
</tr>
<tr>
<td>Professional, Scientific, and Technical Services</td>
<td>630</td>
<td>$46,078</td>
</tr>
<tr>
<td>Finance and Insurance</td>
<td>501</td>
<td>$55,771</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>464</td>
<td>$51,231</td>
</tr>
<tr>
<td>Real Estate and Rental and Leasing</td>
<td>303</td>
<td>$31,321</td>
</tr>
<tr>
<td>Arts, Entertainment, and Recreation</td>
<td>232</td>
<td>$20,115</td>
</tr>
<tr>
<td>Utilities</td>
<td>231</td>
<td>$95,525</td>
</tr>
<tr>
<td>Information</td>
<td>161</td>
<td>$55,997</td>
</tr>
<tr>
<td>Mining, Quarrying, and Oil and Gas Extraction</td>
<td>51</td>
<td>$44,130</td>
</tr>
<tr>
<td>Management of Companies and Enterprises</td>
<td>50</td>
<td>$78,340</td>
</tr>
</tbody>
</table>

**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 2020 Q4.

### Gross Regional Product
GRP is the market value of all goods and services provided and produced in the region. The GRP of Grays Harbor County grew by 2.35% from 2018 to 2019.

**Total 2019 GRP**
**$2.32 Billion**

**Total 2018 GRP**
**$2.27 Billion**

*Source: National Ocean Economics Program*

### Income
For 2020, average annual wages for all industries in Grays Harbor County were $44,866 (73.8% of the national average annual wages of $60,761.)

<table>
<thead>
<tr>
<th>Employed</th>
<th>Average Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>23,274</td>
<td>$44,866</td>
</tr>
</tbody>
</table>

*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 2020 Q4.*
Employment
The total number of jobs in Grays Harbor dropped by 6.2% (1,545 jobs) in 2020 (the nation dropped 5.9%) as the country was hit by the COVID-19 pandemic. The greatest job loss occurred in Accommodations and Food Service (349 jobs,) Educational Services (223 jobs,) and Manufacturing (185 jobs.)

1. The construction sector now employs more than the Agriculture Forestry Fishing and Hunting sector which was the 7th largest sector by employment in our last EVI publication (2019.)
Unemployment

Unemployment Rate
(Not Seasonally Adjusted)

Source: WA Employment Security Department

Unemployment By Occupation

Food Preparation and Serving Related Occupations: 606
Transportation and Material Moving Occupations: 364
Sales and Related Occupations: 300
Office and Administrative Support Occupations: 271
Production Occupations: 213
Construction and Extraction Occupations: 208
Personal Care and Service Occupations: 183
Educational Instruction and Library Occupations: 133
Healthcare Support Occupations: 131
Installation Maintenance and Repair Occupations: 112
Protective Service Occupations: 82
Farming Fishing and Forestry Occupations: 69
Management Occupations: 60
Healthcare Practitioners and Technical Occupations: 47
Business and Financial Operations Occupations: 43
Arts Design Entertainment Sports and Media Occupations: 35
Community and Social Service Occupations: 17
Computer and Mathematical Occupations: 17
Architecture and Engineering Occupations: 13
Life Physical and Social Science Occupations: 9
Legal Occupations: 6

Total - All Occupations: 3,090

4.6% increase in average unemployment rate from 2019 to 2020
Average Unemployment Rate 2020: 7.7%
Average Unemployment Rate 2019: 7.1%

Unemployment spiked to 21% in April, 2020 and then steadily improved throughout 2020, ending the year at 9.3%, up significantly from December 2019’s unemployment rate of 6.9%.

Source: WA Employment Security Department
Sales of existing homes increased 5.1% from 2019 to 2020. This marks the ninth consecutive year of rising existing home sales in Grays Harbor County. The median home price also experienced an increase of 16.7% from 2019 to 2020.

Median Home Price

Source: Runstad Center for Real Estate Studies, University of Washington

Existing Home Sales

Source: Runstad Center for Real Estate Studies, University of Washington
Taxable retail sales for Grays Harbor County grew to $1.26B in 2020 and represent an increase of 2.5% over the previous year. This is a smaller gain than the 7% increase from 2018 to 2019.

Taxable Retail Sales totals for Grays Harbor County

Source: WA Dept. of Revenue (2020 Estimate**)

2020

Taxable Retail Sales by Community (2020 Estimate)**

Taxable Retail Sales are based on preliminary estimates from the Washington State Department of Revenue. Estimates were not available at the community level for the fourth quarter, so those numbers have been excluded from the Taxable Retail Sales by Community graph.
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. Despite the COVID-19 shutdown, lodging revenues decreased only 1.8% in 2020. After a very rough March and April, lodging revenues rebounded and saw historic high revenues in September and October, making up nearly all of the loss in revenues from earlier in the year.

**1.8% decrease in hotel/motel tax revenues from 2019 to 2020**

Tourism

<table>
<thead>
<tr>
<th>Year</th>
<th>Hotel/Motel Tax Revenues</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>$1.71M</td>
</tr>
<tr>
<td>2016</td>
<td>$1.81M</td>
</tr>
<tr>
<td>2017</td>
<td>$1.96M</td>
</tr>
<tr>
<td>2018</td>
<td>$2.07M</td>
</tr>
<tr>
<td>2019</td>
<td>$2.17M</td>
</tr>
<tr>
<td>2020</td>
<td>$2.21M</td>
</tr>
</tbody>
</table>

Source: Grays Harbor County Management Services
While 2020 was a challenge for us all, the Port of Grays Harbor embraced their mission and relied on their valued partnerships to weather the storm. Focusing on trade, economic development and tourism, the Port navigated new restrictions as a result of the pandemic with record results and impressive milestones.

Investments in both public and private infrastructure, including the recent deepening of the Grays Harbor Navigation Channel, led to a record amount of cargo safely and efficiently being handled at the Port’s 4 deep-water terminals by ILWU Local 24.

While the Westport Marina remained the number one commercial seafood landing port in the State, it was also bustling with people wanting to get outside and safely recreate which led to record use of our public facilities and guest moorage at the Marina. Friends Landing also saw record camping nights during several peak summer months, while Bowerman Airport saw record fuel sales.

Unfortunately, the Port also dealt with the loss of a huge development opportunity in the fall of 2020 with BHP’s decision not to invest in an export facility in Grays Harbor. Looking forward to 2021 and beyond, the Port is committed to ensuring businesses have a clear path for investing in, creating jobs in, and doing business in our rural community.

3.2 Million Metric Tons of Cargo Handled in 2020

Total Metric Tons Handled 2006 - 2020
The Age and Gender Distribution graph (below) shows the current population by age and gender categories. The median age of Grays Harbor residents is 43.0 (based on 2017 estimates), which is older than the U.S. median age of 37.7. 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. Bureau of Economic Analysis

Educational Attainment (2019)

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>No High School Diploma</td>
<td>10.5%</td>
</tr>
<tr>
<td>High School Graduate</td>
<td>33.8%</td>
</tr>
<tr>
<td>Some College, No Degree</td>
<td>28.6%</td>
</tr>
<tr>
<td>Associate’s Degree</td>
<td>11.3%</td>
</tr>
<tr>
<td>Bachelor’s Degree</td>
<td>10.5%</td>
</tr>
<tr>
<td>Postgraduate Degree</td>
<td>5.4%</td>
</tr>
</tbody>
</table>


Population, Education, and Income

Household Income Distribution
Grays Harbor County 2017

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $10,000</td>
<td>8.6%</td>
</tr>
<tr>
<td>$10,000 to $14,999</td>
<td>6.6%</td>
</tr>
<tr>
<td>$15,000 to $24,999</td>
<td>11.2%</td>
</tr>
<tr>
<td>$25,000 to $34,999</td>
<td>11.0%</td>
</tr>
<tr>
<td>$35,000 to $49,999</td>
<td>16.3%</td>
</tr>
<tr>
<td>$50,000 to $74,999</td>
<td>19.2%</td>
</tr>
<tr>
<td>$75,000 to $99,999</td>
<td>12.0%</td>
</tr>
<tr>
<td>$100,000 to $149,999</td>
<td>10.5%</td>
</tr>
<tr>
<td>$150,000 to $199,999</td>
<td>2.6%</td>
</tr>
<tr>
<td>$200,000 or more</td>
<td>2.0%</td>
</tr>
</tbody>
</table>

Source: The data in these graphs is calculated using U.S. Department of Commerce, Census Bureau, ACS 5-year estimates where 2016 represents average characteristics from 2012–2016. Data prepared by Headwaters Economics as part of the Economic Profile Systems.