

# Grays Harbor Economic Vitality Index

# 2022



# CONTENTS

- |                       |                               |  |
|-----------------------|-------------------------------|--|
| <b>1</b> Introduction | <b>4</b> Unemployment         | <b>7</b> Tourism                           |
| <b>2</b> GRP/Income   | <b>5</b> Real Estate          | <b>8</b> Port of Grays Harbor              |
| <b>3</b> Employment   | <b>6</b> Taxable Retail Sales | <b>9</b> Population, Education, and Income |

## EVI Sponsors



**Presenting Sponsor**



**Supporting Sponsor**

### Staff

LYNNETTE BUFFINGTON  
CEO

CANDIE GLEASON  
CFO

KELSEY NORVELL  
Marketing Coordinator

STEPHANIE CONWAY  
Director of Member Services

LORETTA THOMAS  
Business Development Program Manager

RODNEY ELLIS  
Volunteer

### Board of Directors

ANTHONY ENZLER  
Quinault Corporate

JON MARTIN  
Martin Bruni Liquor

LORNA WHITE  
1st Security Bank

DR. ED BREWSTER  
Grays Harbor College

KYLE PAULEY  
Alpha Media

SCHUYLER BURKHART  
Grays Harbor PUD #1

BRAD SHEA  
HDR, Inc.

JOHN CSERNOTTA  
Honda of Grays Harbor

BEN WINKELMAN  
City of Hoquiam

TOM QUIGG  
Port of Grays Harbor

KEVIN PINE  
Grays Harbor County

GABRIELLE WOLCOTT  
Chateau Westport

JOSH MARTIN  
Summit Pacific Medical Center

TOM JENSEN  
Harbor Regional Health

DURK JOHNSON  
Seabrook Hospitality

REID BATES  
Express Employment Professionals





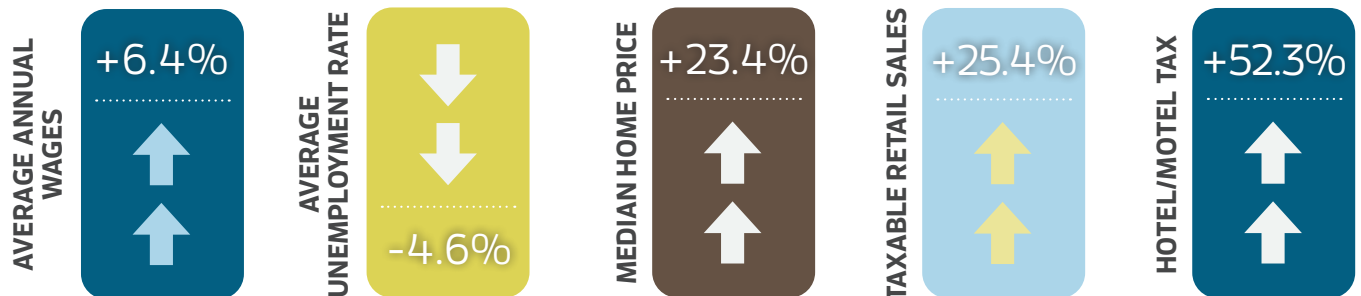
## Introduction

Greater Grays Harbor, Inc. is proud to present our annual Economic Vitality Index (EVI.) The 2022 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](http://www.graysharbor.org).

We want to give special thanks for the efforts and continued support of our members, sponsors, and staff. Additionally, we'd like to thank GGHI member Alder Creative for designing this publication.

## 2021 Year in Review

Grays Harbor experienced unprecedented economic growth in 2021. Tourism revenues soared to a 52.3% increase over 2020 as visitors flocked to Grays Harbor in search of beautiful scenery and outdoor activities. Taxable Retail Sales in the county also surged 25.4%. Home prices grew by an impressive 23.4%, building on a 16.7% gain in the prior year. Unemployment rates returned to pre-pandemic levels, signaling an economic recovery that was far from certain in the early days of the COVID-19 pandemic.



# GRP/Income

## Average Wages and Employment by Industry

| Industry   | Employee Count (2021) | Average Annual Wages (2021) |
|--|-----------------------|-----------------------------|
| Health Care and Social Assistance  | 3,323                 | \$44,871                    |
| Accommodation and Food Services  | 2,819                 | \$26,468                    |
| Retail Trade   | 2,754                 | \$33,924                    |
| Public Administration  | 2,701                 | \$63,688                    |
| Manufacturing  | 2,563                 | \$58,791                    |
| Educational Services   | 2,086                 | \$54,005                    |
| Construction   | 1,359                 | \$54,002                    |
| Administrative and Support and Waste Management and Remediation Services | 1,073                 | \$39,648                    |
| Agriculture, Forestry, Fishing and Hunting                               | 1,065                 | \$49,285                    |
| Other Services (except Public Administration)                            | 881                   | \$27,037                    |
| Transportation and Warehousing   | 833                   | \$65,958                    |
| Finance and Insurance  | 505                   | \$61,634                    |
| Professional, Scientific, and Technical Services                         | 491                   | \$52,665                    |
| Wholesale Trade  | 489                   | \$54,870                    |
| Real Estate and Rental and Leasing                                       | 324                   | \$32,871                    |
| Utilities  | 234                   | \$97,912                    |
| Arts, Entertainment, and Recreation                                      | 234                   | \$19,122                    |
| Information  | 169                   | \$61,977                    |
| Management of Companies and Enterprises                                  | 52                    | \$88,232                    |
| Mining, Quarrying, and Oil and Gas Extraction                            | 48                    | \$44,412                    |

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 2021 Q3

**24,001**  
**Employed**

**\$47,270**  
**Average Income**

## 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 6% from 2019 to 2020.

**Total 2020 GRP**  
**\$2.46 Billion**

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

Source: National Ocean Economics Program

## Income

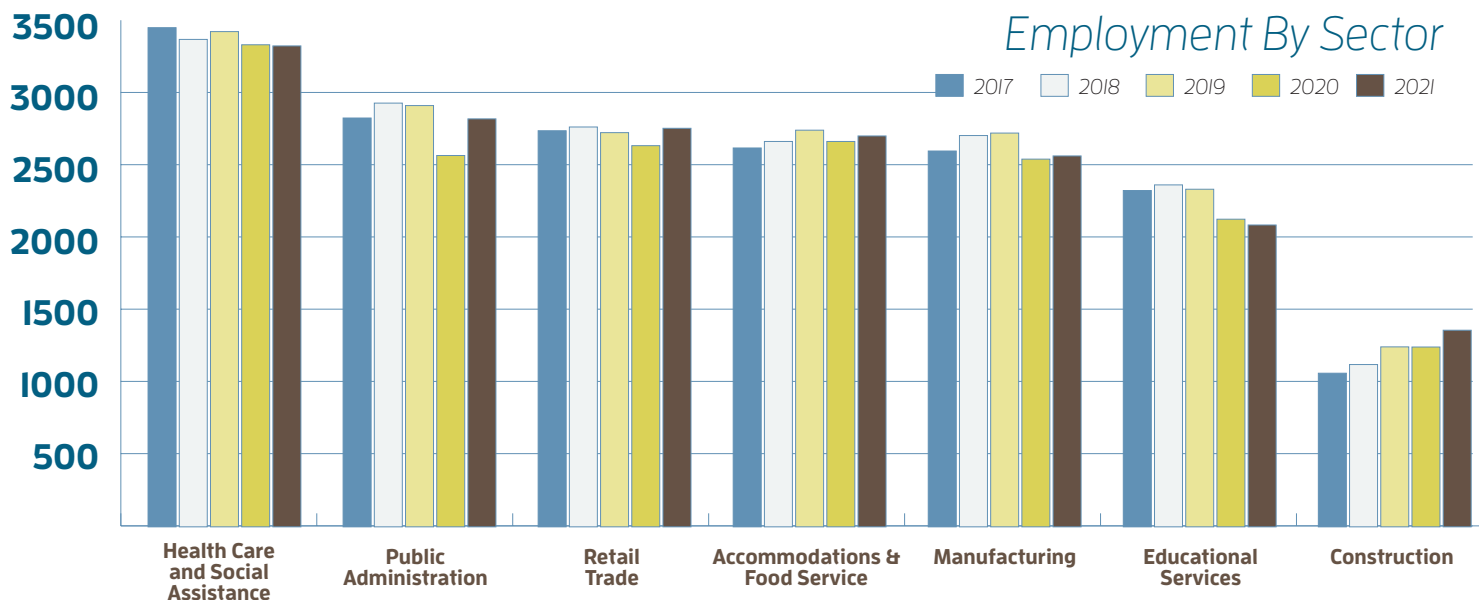
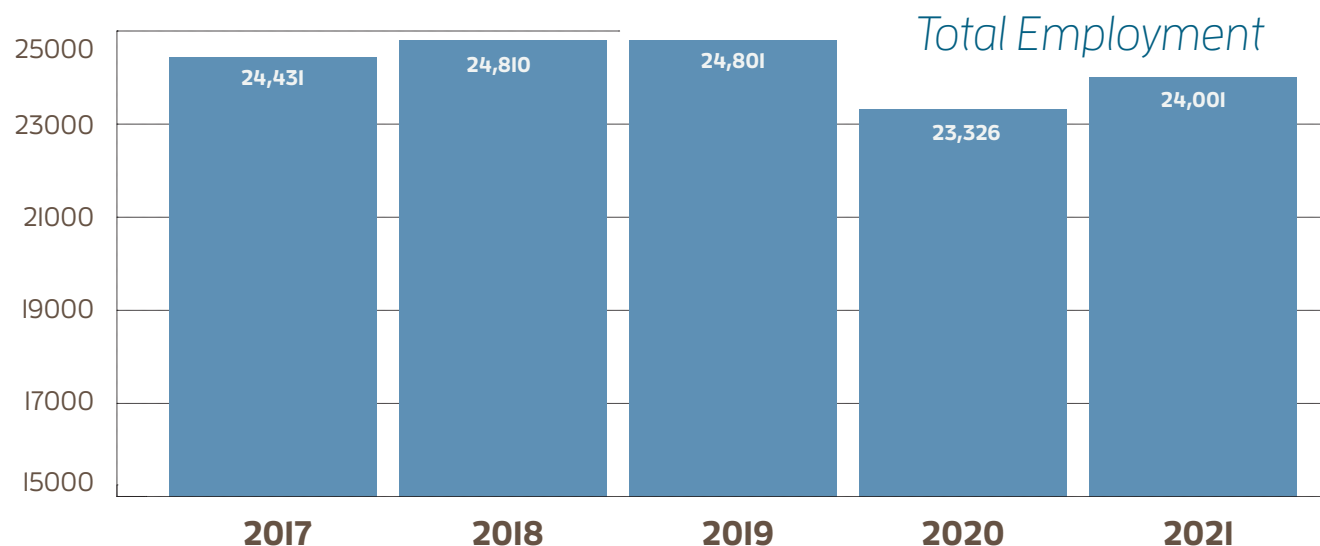
For 2021, average annual wages for all industries in Grays Harbor County were \$47,270 (73.2% of the national average annual wages of \$64,555.)





# Employment

The total number of jobs in Grays Harbor increased by 2.9% (675 jobs) in 2021 (the nation increased 2.2%) as the county recovered from the COVID-19 pandemic. The greatest job growth occurred in Accommodations and Food Service (253 jobs,) Retail Trade (120 jobs,) and Construction (116 jobs.)

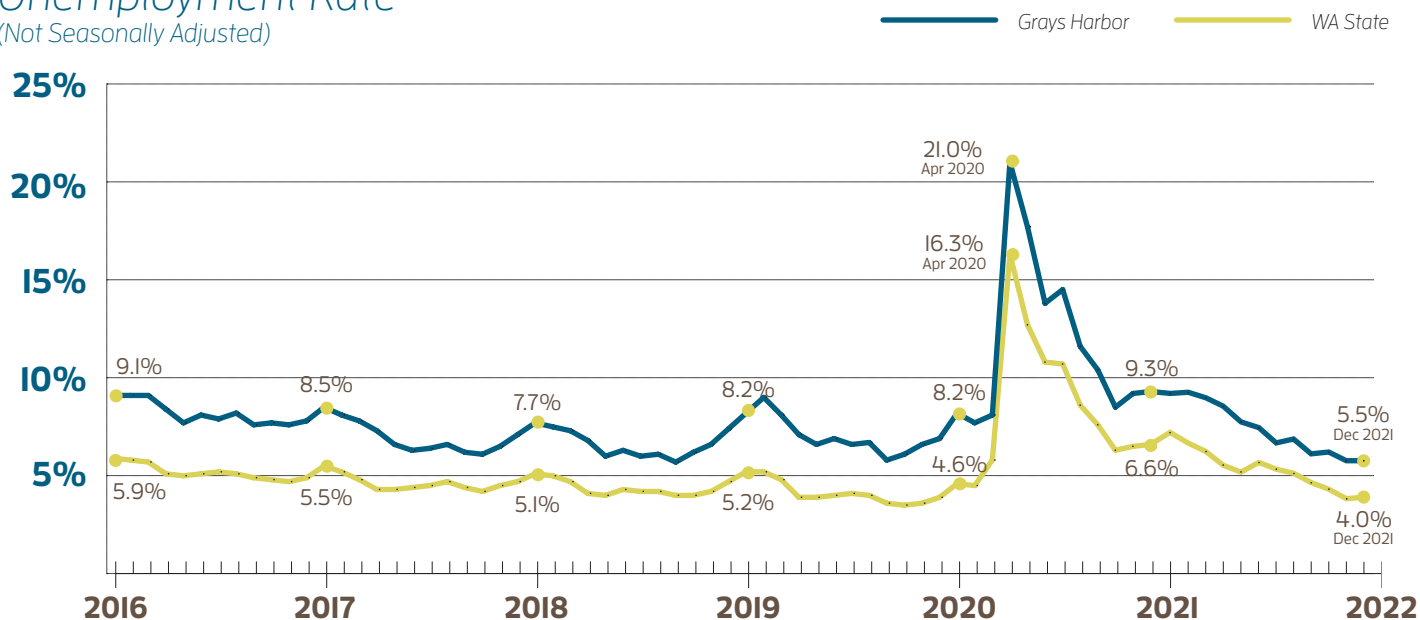


|      | Health Care and Social Assistance | Public Administration | Retail Trade | Accommodations & Food Service | Manufacturing | Educational Services | Construction |
|------|-----------------------------------|-----------------------|--------------|-------------------------------|---------------|----------------------|--------------|
| 2017 | 3,449                             | 2,825                 | 2,737        | 2,618                         | 2,597         | 2,324                | 1,062        |
| 2018 | 3,368                             | 2,928                 | 2,763        | 2,663                         | 2,704         | 2,363                | 1,122        |
| 2019 | 3,422                             | 2,911                 | 2,724        | 2,741                         | 2,721         | 2,333                | 1,244        |
| 2020 | 3,331                             | 2,566                 | 2,634        | 2,663                         | 2,541         | 2,126                | 1,243        |
| 2021 | 3,323                             | 2,819                 | 2,754        | 2,701                         | 2,563         | 2,086                | 1,359        |



# Unemployment

## Unemployment Rate (Not Seasonally Adjusted)



Source: WA Employment Security Department

## Unemployment By Occupation

|   |     |
|---|-----|
| Food Preparation and Serving Related Occupations.....           | 472 |
| Transportation and Material Moving Occupations.....             | 244 |
| Sales and Related Occupations.....                              | 225 |
| Office and Administrative Support Occupations.....              | 199 |
| Production Occupations.....                                     | 138 |
| Construction and Extraction Occupations.....                    | 122 |
| Personal Care and Service Occupations.....                      | 120 |
| Educational Instruction and Library Occupations.....            | 110 |
| Building and Grounds Cleaning and Maintenance Occupations.....  | 98  |
| Healthcare Support Occupations.....                             | 90  |
| Installation, Maintenance, and Repair Occupations.....          | 70  |
| Farming, Fishing, and Forestry Occupations.....                 | 51  |
| Protective Service Occupations.....                             | 47  |
| Management Occupations.....                                     | 41  |
| Business and Financial Operations Occupations.....              | 32  |
| Healthcare Practitioners and Technical Occupations.....         | 32  |
| Arts, Design, Entertainment, Sports, and Media Occupations..... | 22  |
| Computer and Mathematical Occupations.....                      | 12  |
| Community and Social Service Occupations.....                   | 11  |
| Architecture and Engineering Occupations.....                   | 8   |
| Life, Physical, and Social Science Occupations.....             | 6   |
| Legal Occupations.....  | 4   |

Source: JobsEQ, 2021 Q3

**4.6%  
decrease  
in average  
unemployment rate  
from 2020 to 2021**

Average Unemployment Rate 2021: 7.1%  
Average Unemployment Rate 2020: 11.7%

Average unemployment rate decreased to 7.1% in 2021, which represents a return to pre-pandemic unemployment levels in Grays Harbor. (2019 average unemployment rate was also 7.1%.)

Source: WA Employment Security Department

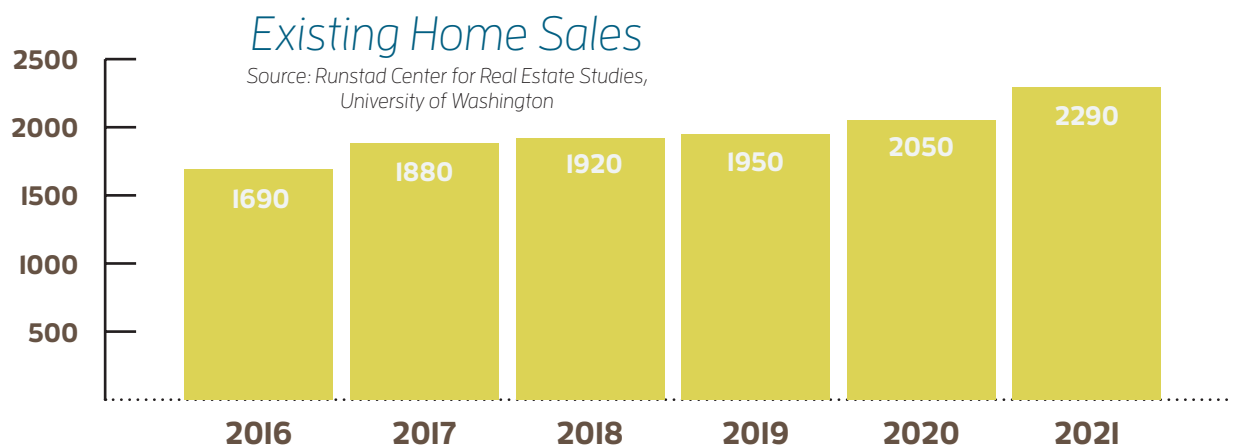
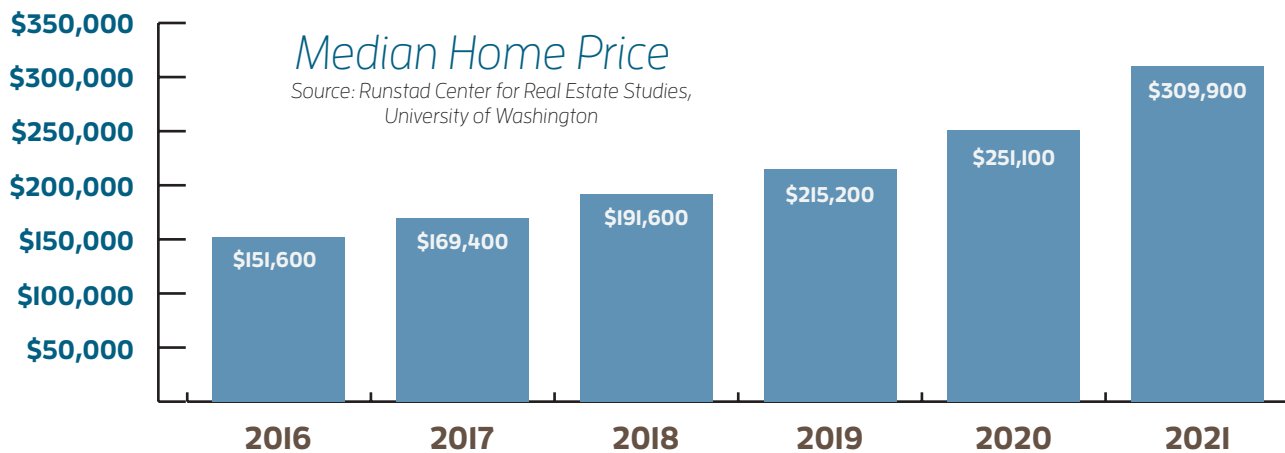
**Total - All Occupations 2,154**





## Real Estate

The median home price experienced an increase of 23.4% from 2020 to 2021. Sales of existing homes increased 11.7% from 2020 to 2021. This marks the 11th consecutive year of rising existing home sales in Grays Harbor County.

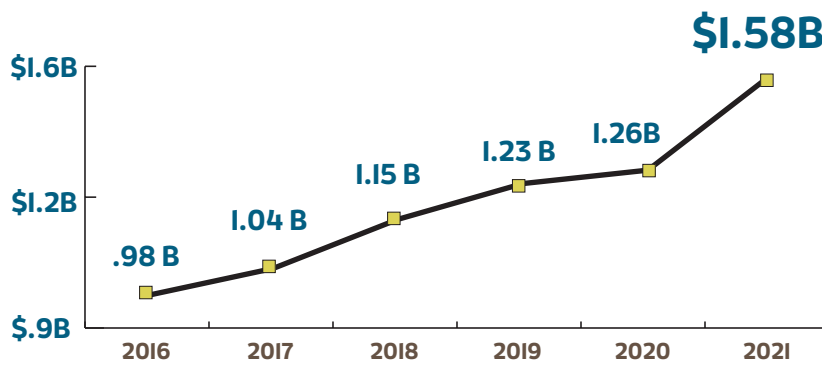




# Taxable Retail Sales

## Taxable Retail Sales totals for Grays Harbor County

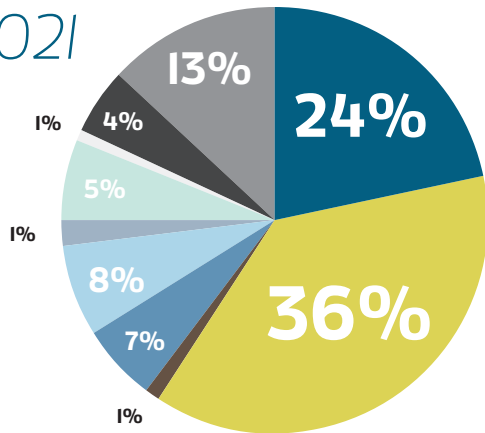
Source: WA Dept. of Revenue (2021 Estimate\*\*)



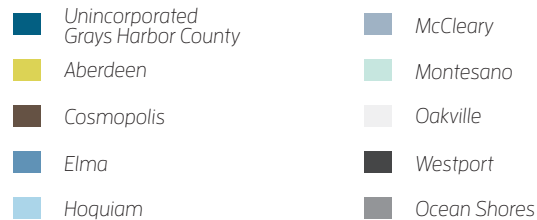
**25.4% increase  
from 2020 to 2021**

Taxable retail sales for Grays Harbor County grew to \$1.58B in 2021, which represents a 25.4% increase over the previous year. This increase builds on a 2.5% increase from 2019 to 2020.

2021



## Taxable Retail Sales by Community





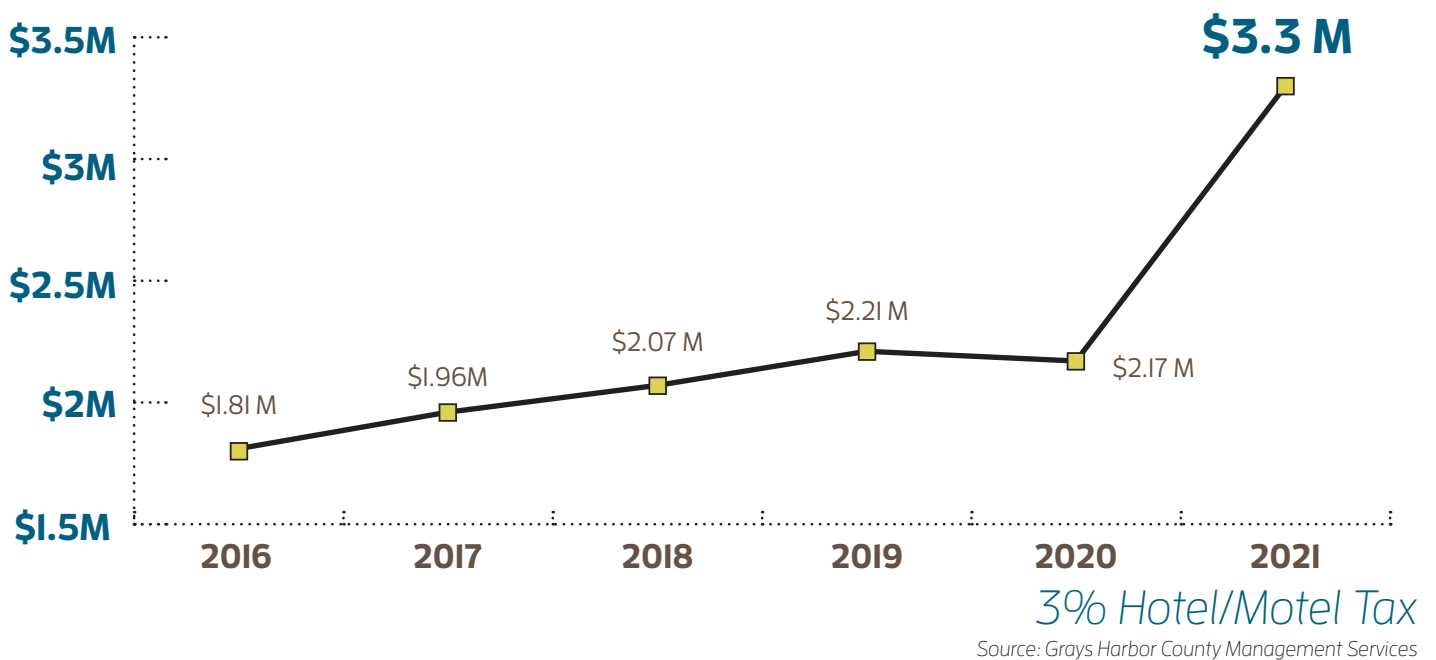


## 53.2% increase in hotel/motel tax revenues from 2020 to 2021

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. Lodging revenues rebounded dramatically in 2021 as visitors flocked to Grays Harbor

in search of beautiful scenery and outdoor activities.



# Tourism



# 2.5 Million Metric Tons of Cargo Handled in 2021

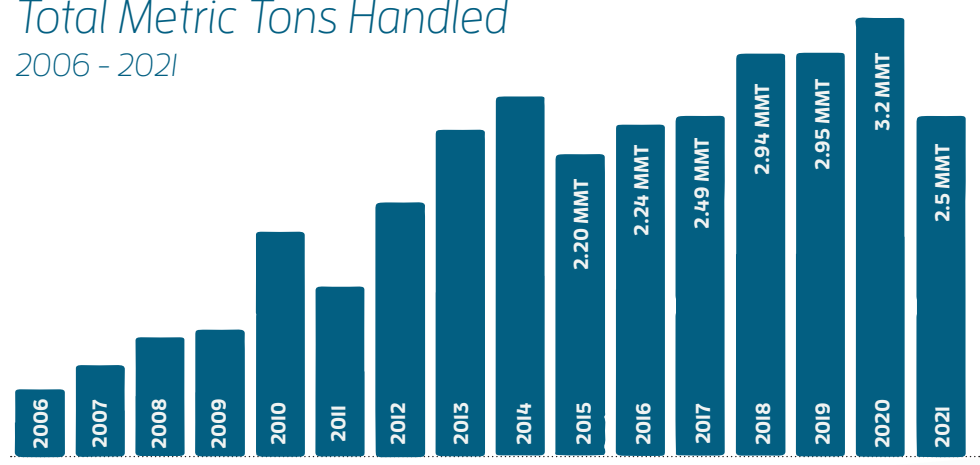
2021 kept the Port of Grays Harbor and its facilities on its toes and busy. While the Marine Terminals experienced an unexpected hiccup with an equipment failure at Terminal 2, AGP and the Port team came together to find solutions to keep soymeal moving for export to SE Asia. Over 2.5 million metric tons of product were shipped through Grays Harbor for domestic and international markets. This activity directly employed more than 110 FTEs in cargo transport and handling, ship loading, security and ship assist.

At the Satsop Business Park, new industrial leases grew by over 100,000 SF, including an expansion of Lynch Creek Farm. A handcrafter of traditional and decorated holiday gifts, Lynch Creek Farm expanded their centerpiece production line at the Park and employed over 120 people during their peak production season.

Solid fishing seasons allowed our Westport Marina based commercial fishermen to land millions of tons of seafood for processing and transport to domestic and international markets. And much like 2020, the Port's recreational facilities saw record numbers of visitors. The Marina experienced record levels of moorage for both annual and transient boaters. The Marina and the City of Westport also launched Westport's Fresh Catch, a marketing effort to let locals and visitors know what fresh, local seafood is in season and where they can find it. Friends Landing saw camping occupancy records 5 out of the 9 months its season is open.

2022 has already brought several things to look forward to for the Port and its facilities. The Westport Marina Modernization Plan is expected to be complete by this fall and will be the roadmap for the reconfiguration and rebuild of the 40+ year old float infrastructure that supports thousands of jobs throughout the region. AGP, the Port's largest marine terminal customer, announced plans to make improvements to its existing Storage and Export Facility at Terminal 2, as well as expand export operations at Terminal 4. The project is expected to generate \$180 million of private investment, 80+ jobs and increase cargo exports of American grown and processed soybean meal through the Port.

*Total Metric Tons Handled  
2006 - 2021*





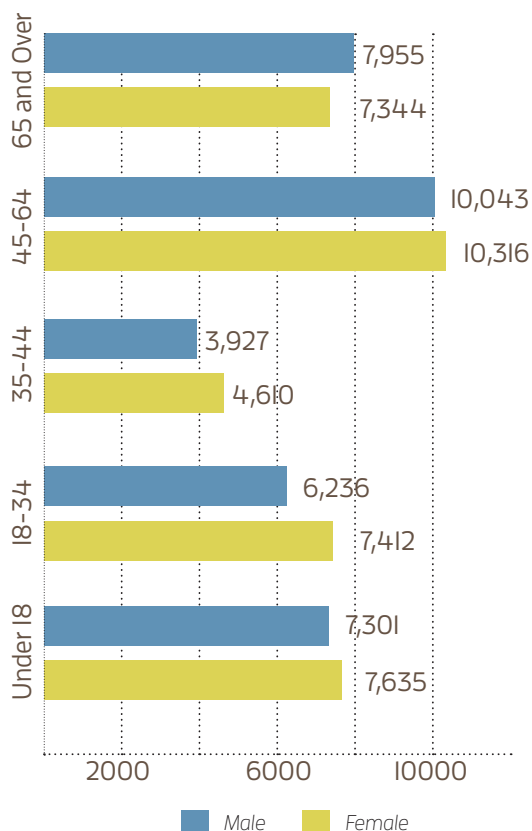


The Age and Gender Distribution graph (below) shows the current population by age and gender categories. The median age of Grays Harbor residents is 44.0 (based on 2019 estimates), which is older than the U.S. median age of 38.1. The Educational Attainment graph (right) shows educational attainment for 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 \$27,210 and median household income was \$51,240 in 2019.

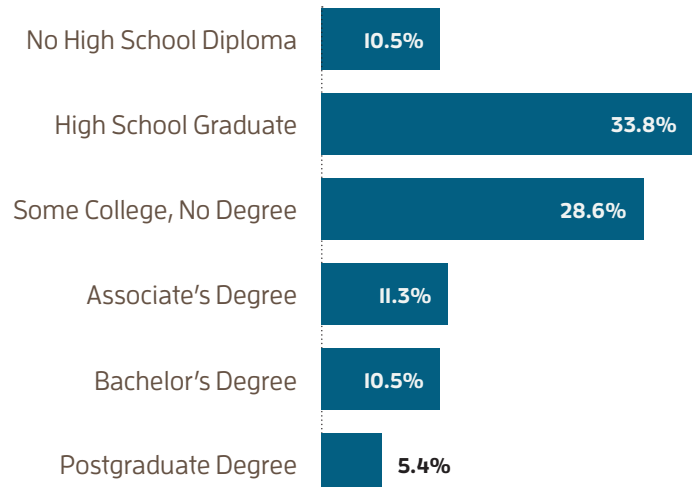
Source: U.S. Bureau of Economic Analysis

## Age & Gender Distribution (2019)



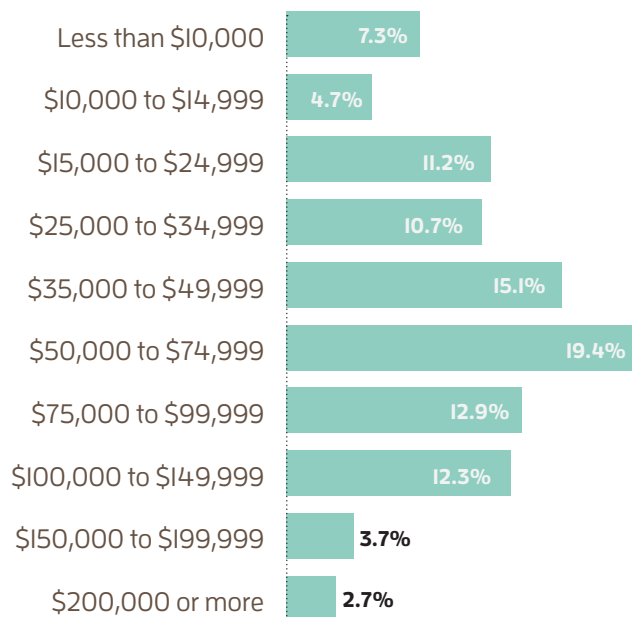
Source: The data in these graphs is calculated using U.S. Department of Commerce, Census Bureau, ACS 5-year estimates where 2019 represents average characteristics from 2015 – 2019. Data prepared by Headwaters Economics as part of the Economic Profile Systems.

## Educational Attainment (2019)



Source: JobsEQ® using American Community Survey 2015 – 2019 data.

## Household Income Distribution Grays Harbor County 2019



Headwater Economics, Economic Profile System using U.S. Census Bureau, 2015–2019 American Community Survey 5-Year Estimates data.

# Population, Education, and Income



# Leaders Circle

## Diamond



## Gold



## Silver

