GRAY S H A R B O R
Economic Vitality Index
2023

Greater Grays Harbor, Inc.
graysharbor.org
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Cover photo courtesy of Chris Majors
Introduction
Greater Grays Harbor, Inc. is proud to present our annual Economic Vitality Index (EVI). The 2023 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 for the efforts and continued support of our members, sponsors, and staff. Additionally, we would like to thank Mosaic Marketing Studio for designing this publication.

2022 Year in Review
Grays Harbor continued to experience steady economic growth in 2022. Tourism revenues remained high marking another year of over 50% increase. Taxable Retail Sales in the county also grew 8.2%. Home prices showed a 14.2% increase, a modest number compared to 2021’s 23.4% increase. Unemployment rates dropped slightly to the lowest levels in recent history and employment rates continue to grow with a 6% increase in the past year.

Average Annual Wages: 6.5% Increase  
Average Unemployment Rate: 1.0% Decrease  
Median Home Price: 14.2% Increase  
Taxable Retail Sales: 8.2% increase  
Hotel/Motel Tax: Sustained previous performance levels.
Gross Regional Product (GRP)  
Updated 2023

GRP is the market value of all goods and services provided and produced in the region. The GRP of Grays Harbor County grew by 6.1% from 2020 to 2021.

Total 2020 GRP: $2.19 Billion  
Total 2021 GRP: $2.32 Billion

Income

For 2022, average annual wages for all industries in Grays Harbor County were $50,377 (83% of the national average annual wages of $60,575).

<table>
<thead>
<tr>
<th>Industry</th>
<th>Employee Count</th>
<th>Average Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, Forestry, Fishing &amp; Hunting</td>
<td>1,013</td>
<td>$52,047</td>
</tr>
<tr>
<td>Mining, Quarrying, and Oil &amp; Gas Extraction</td>
<td>50</td>
<td>$48,897</td>
</tr>
<tr>
<td>Utilities</td>
<td>262</td>
<td>$102,948</td>
</tr>
<tr>
<td>Construction</td>
<td>1,496</td>
<td>$60,422</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>2,698</td>
<td>$64,318</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>541</td>
<td>$60,546</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>3,042</td>
<td>$34,343</td>
</tr>
<tr>
<td>Transportation and Warehousing</td>
<td>919</td>
<td>$72,737</td>
</tr>
<tr>
<td>Information</td>
<td>148</td>
<td>$65,433</td>
</tr>
<tr>
<td>Finance and Insurance</td>
<td>475</td>
<td>$62,305</td>
</tr>
<tr>
<td>Real Estate and Rental and Leasing</td>
<td>320</td>
<td>$39,578</td>
</tr>
<tr>
<td>Professional, Scientific &amp; Technical Services</td>
<td>499</td>
<td>$57,590</td>
</tr>
<tr>
<td>Management of Companies &amp; Enterprises</td>
<td>32</td>
<td>$78,630</td>
</tr>
<tr>
<td>Administrative and Support and Waste</td>
<td>1,095</td>
<td>$44,893</td>
</tr>
<tr>
<td>Management and Remediation Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Educational Services</td>
<td>2,423</td>
<td>$56,968</td>
</tr>
<tr>
<td>Health Care and Social Assistance</td>
<td>3,468</td>
<td>$47,345</td>
</tr>
<tr>
<td>Arts, Entertainment and Recreation</td>
<td>305</td>
<td>$24,431</td>
</tr>
<tr>
<td>Accommodation and Food Services</td>
<td>3,227</td>
<td>$29,115</td>
</tr>
<tr>
<td>Other Services (except Public Administration)</td>
<td>959</td>
<td>$27,891</td>
</tr>
<tr>
<td>Public Administration</td>
<td>2,630</td>
<td>$68,173</td>
</tr>
<tr>
<td>Total — All Industries</td>
<td>25,604</td>
<td>$50,377</td>
</tr>
</tbody>
</table>

Source: JobsEQ, Data as of 2022 Q4.
The total number of jobs in Grays Harbor increased by 6.6% (1603) in 2022 (the nation increased 3.0%) as the county still recovered from the COVID-19 pandemic. The greatest job growth occurred in Accommodations and Food Service (408 jobs), Educational Services (337), Retail Trade (288 jobs).

Employment by Sector

Source: JobsEQ, Data as of 2022 Q4.
Average Unemployment Rate 2022: 6.7%

Average Unemployment Rate 2021: 7.7%

1.0% decrease in average unemployment rate from 2021 to 2022.

Unemployment by Occupation

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Food Preparation and Serving Related Occupations</td>
<td>303</td>
</tr>
<tr>
<td>Transportation and Material Moving Occupations</td>
<td>271</td>
</tr>
<tr>
<td>Sales and Related Occupations</td>
<td>187</td>
</tr>
<tr>
<td>Production Occupations</td>
<td>165</td>
</tr>
<tr>
<td>Office and Administrative Support Occupations</td>
<td>159</td>
</tr>
<tr>
<td>Construction and Extraction Occupations</td>
<td>135</td>
</tr>
<tr>
<td>Healthcare Support Occupations</td>
<td>101</td>
</tr>
<tr>
<td>Building &amp; Grounds Cleaning, Maintenance Occupations</td>
<td>96</td>
</tr>
<tr>
<td>Educational Instruction and Library Occupations</td>
<td>74</td>
</tr>
<tr>
<td>Protective Service Occupations</td>
<td>54</td>
</tr>
<tr>
<td>Personal Care and Service Occupations</td>
<td>53</td>
</tr>
<tr>
<td>Farming, Fishing, and Forestry Occupations</td>
<td>49</td>
</tr>
<tr>
<td>Installation, Maintenance, and Repair Occupations</td>
<td>45</td>
</tr>
<tr>
<td>Business and Financial Operations Occupations</td>
<td>37</td>
</tr>
<tr>
<td>Management Occupations</td>
<td>35</td>
</tr>
<tr>
<td>Healthcare Practitioners and Technical Occupations</td>
<td>26</td>
</tr>
<tr>
<td>Community and Social Service Occupations</td>
<td>20</td>
</tr>
<tr>
<td>Arts, Design, Entertainment, Sports, &amp; Media Occupations</td>
<td>13</td>
</tr>
<tr>
<td>Computer and Mathematical Occupations</td>
<td>11</td>
</tr>
<tr>
<td>Architecture and Engineering Occupations</td>
<td>6</td>
</tr>
<tr>
<td>Life, Physical, and Social Science Occupations</td>
<td>4</td>
</tr>
<tr>
<td>Legal Occupations</td>
<td>3</td>
</tr>
<tr>
<td><strong>Total - All Occupations</strong></td>
<td><strong>1,847</strong></td>
</tr>
</tbody>
</table>

Source: JobsEQ. Data as of 2022 Q4
The median home price experienced an increase of 12.43% from 2021 to 2022. Sales of existing homes decreased 11.7% from 2021 to 2022. This marks a decrease in existing home sales in Grays Harbor County due to rising interest rates and limited inventory.
Taxable retail sales for Grays Harbor County grew to $1.7B in 2022, which represents an 8.2% increase over the previous year. This increase builds on a 2.5% increase from 2019 to 2020.

**8.2% increase from 2021 to 2022**

Unincorporated Grays Harbor – 24%
Aberdeen – 36%
Cosmopolis – 1%
Elma – 7%
Hoquiam – 7%
McCleary – 1%
Montesano – 6%
Oakville – 1%
Westport – 5%
Ocean Shores – 13%
Tourism

In 2022 hotel/motel tax revenues showed a nominal decrease from 2021, but continue to exceed pre-pandemic levels.

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.

Source: WA Dept. of Revenue.
Following the announcement that the Port’s largest Marine Terminal customer, AGP, planned to invest in and construct a second soymeal export facility at Terminal 4, the Port was awarded at $25.5 million Port Infrastructure Development Program grant from the U.S. Department of Transportation’s Maritime Administration to help fund the infrastructure that will be required for AGP’s expansion and future developments at Terminal 4 including the addition of 50,000 feet of rail and a third loop track in the Ports Marine Terminal Complex; replace the Terminal 4 fendering and stormwater systems; and repurpose the 50-acre former pontoon construction site into cargo laydown area.

The Westport Marina completed the roadmap for the strategic and phased rehabilitation and replacement of the floating dock infrastructure at the Marina, while hundreds of commercial fishermen brought their catch to the Marina’s docks keeping Westport the number one commercial seafood landing port in Washington State, and #10 in the nation. A record number of tourists and recreational fishermen also flocked to the region to enjoy great fishing and weather.

The Satsop Business Park continued to see interest in its warehouse and industrial space, adding three new tenants, as well as the potential for a green hydrogen production facility in West Park.

The Port of Grays Harbor aims to accomplish many important tasks in 2023, including final design and grant obligation for the Terminal 4 Expansion and Redevelopment Project to ensure the Port’s project remains on track to meet AGP’s timeline of operations in 2025. AGP is also investing in its existing facility at Terminal 2, with construction of 4 additional storage silos beginning by mid-June. The Westport Marina is already busy working on Phase I of Marina Modernization with improvements to Floats 15, 17, 21 and 11, while a potential customer continues its due diligence to bring a green hydrogen production facility to the Satsop Business Park.
The median age of Grays Harbor residents is 44.4 (based on 2021 estimates), which is older than the U.S. median age of 38.4. The Educational Attainment graph (below) shows educational attainment for residents between 25 and 64 years of age. Grays Harbor per capita income was $28,259 and median household income was $53,615 in 2021.

**Educational Attainment**  
- No HS Degree: 9.9%
- HS Graduate: 90.1%
- Associate’s Degree: 12.4%
- Bachelor’s Degree or Higher: 16.3%
- Graduate or Professional: 6.1%

**Age & Gender Distribution**  
- 18-34: 18,775
  - Women: 7,727
  - Men: 7,669
- 35-44: 18,763
  - Women: 4,721
  - Men: 4,142
- 45-64: 18,695
  - Women: 10,472
  - Men: 10,023
- 65 and over: 16,299
  - Women: 7,885
  - Men: 8,414

**Household Income Distribution**  
- Under $10,000: 6.3%
- $10k-14,999: 4.6%
- $15k-24,999: 9.4%
- $25k-34,999: 10.6%
- $35k-49,999: 15.7%
- $50k-74,999: 19.2%
- $75k-99,999: 14.3%
- $100k-149,999: 12.4%
- $150k-199,999: 4.6%
- $200k+: 2.9%

Source: Data prepared by Headwaters Economics as part of the Economic Profile Systems.
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