

Juneau & Southeast Alaska Economic Indicators And Outlook

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Juneau by the Numbers

	2020		% Change from 2019
Employment and Wages			
Total Payroll (Millions)	\$938.1	↓	-1.0%
Government (Millions)	\$439.1	↑	3.4%
Service Sector (Millions)	\$333.1	↓	-11.0%
Goods-Producing (Millions)	\$165.8	↑	11.6%
Average Wage	\$59,104	↑	12.0%
Average Monthly Employment	15,872	↓	-11.6%
Service Sector	7,407	↓	-20.3%
Goods-Producing	1,878	↓	-3.3%
State of Alaska	3,528	↓	-3.9%
Local and Tribal	2,349	↓	-1.5%
Federal Civilian	710	↑	6.8%
Fishermen and Crew (Juneau Residents)	674	↓	-5.3%
Unemployment	6.6%	↑	69.2%
Demographics			
Population	31,773	↓	-0.9%
0 - 19 Years-Old	7,592	↓	-1.8%
20 - 39 Years-Old	8,916	↓	-1.2%
40 - 59 Years-Old	8,477	↓	-1.4%
60 and Over	6,688	↑	1.3%
Median Age	38.8	↑	0.6%
Business Sales			
Gross Business Sales (Millions)	\$2,223	↓	-14%
Construction and Housing			
New Housing Permits Issued	60	↓	-68.6%
Median Price of Single-Family Home	\$430,000	↑	2.4%
Transportation			
Cruise Passenger Arrivals	115,800	↑	312,873%
Air Passenger Arrivals	154,798	↓	-57.6%
Ferry Passenger Arrivals	10,987	↓	-73.6%

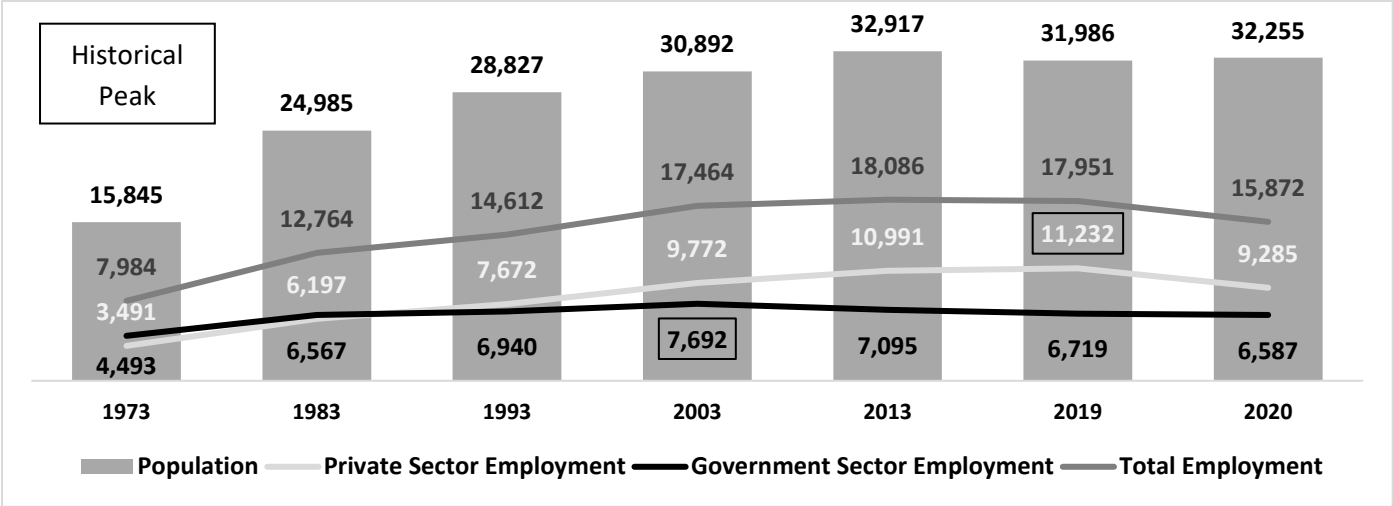
Southeast Alaska by the Numbers

	2020	% Change from 2019	
Employment and Wages			
Total Payroll (Millions)	\$1,744.5	↓	-5.1%
Government (Millions)	\$727.9	↑	1.1%
Service Sector (Millions)	\$723.9	↓	-11.8%
Goods-Producing (Millions)	\$292.6	↓	-1.3%
Average Wage	\$53,932	↑	9.5%
Average Monthly Employment	32,346	↓	-13.3%
Service Sector	13,366	↓	-19.9%
Goods-Producing	4,125	↓	-8.8%
State of Alaska	4,438	↓	-5.7%
Local and Tribal	5,989	↓	-4.3%
Federal Civilian	1,429	↑	2.7%
Fishermen and Crew (Southeast Residents)	3,997	↓	-6.7%
Unemployment	8.3%	↑	59.6%
Demographics			
Population	71,946	↓	-0.6%
Without Juneau	40,173	↓	-0.5%
Construction and Housing			
New Housing Units Built	180	↓	-37.9%
Without Juneau	122	↑	10.9%
Commercial Seafood Industry			
Pounds Landed by Resident Fisherman (Thousands)	100,471	↓	-45.1%
Ex Vessel Value for Resident Fisherman (Thousands)	\$105,398	↓	-37.1%
Transportation			
Cruise Passenger Arrivals	116,500	↑	312,873%
Air Passenger Arrivals	375,878	↓	-56.1%
Ferry Passenger Arrivals	43,685	↓	-71.3%

Employment and Earnings

Juneau’s average monthly employment decreased by just over 2,000 jobs in 2020 based on preliminary job numbers. The private sector lost 1,947 jobs (-17.3%) in 2020. State and local government employment fell by 143 jobs (-3.9%) and 34 jobs (-1.4%), respectively. Federal government employment increased by 45 jobs (6.8%). This increase is due to the presence of data collection jobs for the decennial U.S. Census and will likely be temporary. All these changes resulted in a total loss of 2,085 jobs (-11.6%), most due to the disruption caused by the COVID-19 pandemic. Juneau entered the pandemic with private sector growth being fueled by tourism which caused Juneau’s private sector to be more heavily impacted by the pandemic than private sectors elsewhere.

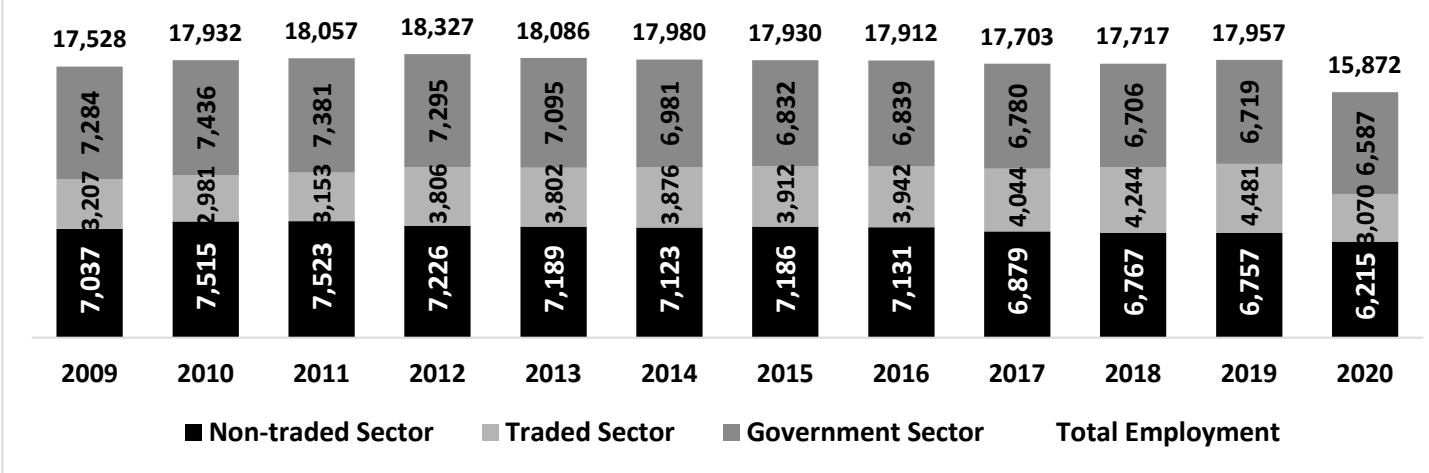
Figure 1: Juneau Population and Average Monthly Employment Growth, 1973 to 2020



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

Juneau’s traded industries (mining, manufacturing, and tourism) bring revenue into the community from outside. Juneau’s non-traded, service sector generally grows and shrinks with the need for services and retail goods for its population. A small, gradual decline in number of residents between 2015 and 2019 has put downward pressure on retail and other service jobs while jobs in the tourism industry have steadily grown. Consequently, Juneau’s traded industry was hit hardest when the COVID-19 pandemic hit and essentially halted tourism for 2020, reducing jobs in traded industries by 1,411 (-31.5%).

Figure 2: Juneau’s Non-Traded, Traded, Government and Total Average Monthly Employment

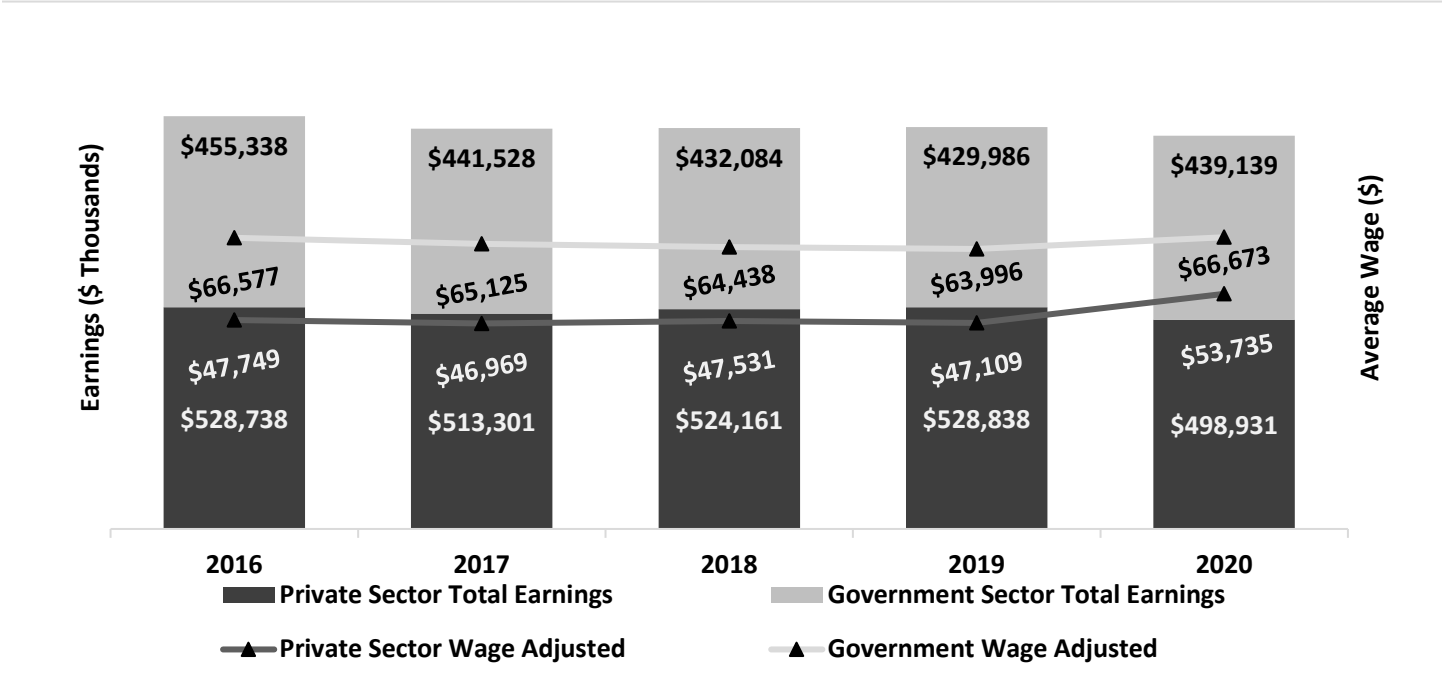


Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages. Note: Jobs count is for wage and salary jobs, including full and part-time, temporary or permanent, for all employers. Government sector employment excludes active-duty Coast Guard employment.

Juneau’s summer and winter monthly employment generally differs significantly due to seasonal hiring in sectors such as tourism, construction and fishing. In 2019, summer months (April to September) had 1,934 more jobs than winter months (January to March and October to December). In 2020, normal seasonal trends were disrupted by the start of the COVID-19 pandemic. April saw a dramatic loss of 2,061 jobs and the following months had gains as high as 780 jobs and losses as low as -144 jobs. Peak job counts for 2020 occurred in March (16,853 jobs) and peak job counts after the onset of the pandemic (after March) occurred in August (16,127 jobs).

On an inflation-adjusted basis, total earnings in the community increased by 1.3% to \$947,135,985 compared to the previous year. Average private sector wages decreased by 1.2% and average wage for government employment continued to fall by 0.1%, in inflation-adjusted dollars.

Figure 3: Juneau’s Total Earnings (Thousands) and Average Annual Wages for Private and Government Sectors, Inflation Adjusted to 2020

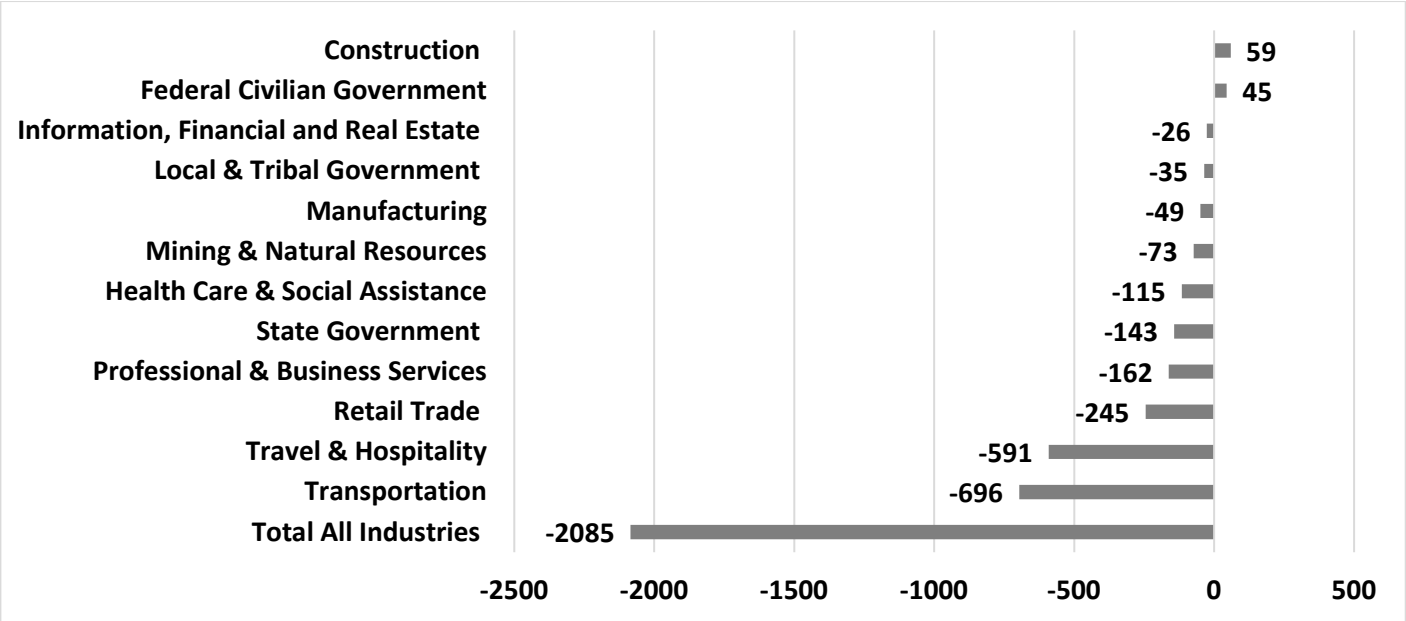


Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages. Note: Earnings are for wage and salary jobs, including full and part-time, temporary or permanent, for all employers. Government sector earnings is exclusive of active-duty Coast Guard employment.

Industry Sector Employment and Earnings

In 2020, Juneau continued to experience a decline in the number of State Government jobs. Average monthly state government employment decreased by 143 jobs (compared to losses of 260, 91, 46, and 29 in preceding years). Local and tribal government employment decreased by 34 jobs. Federal Government employment increased by 45 jobs, the first increase in a decade. Of the 45 new federal government jobs, 26 of them were related to data collection for the 2020 US Census. Tourism related industries saw the most dramatic job losses in 2020. Transportation and Travel & Hospitality experienced the largest decreases in average monthly employment (-696 and -591 respectively).

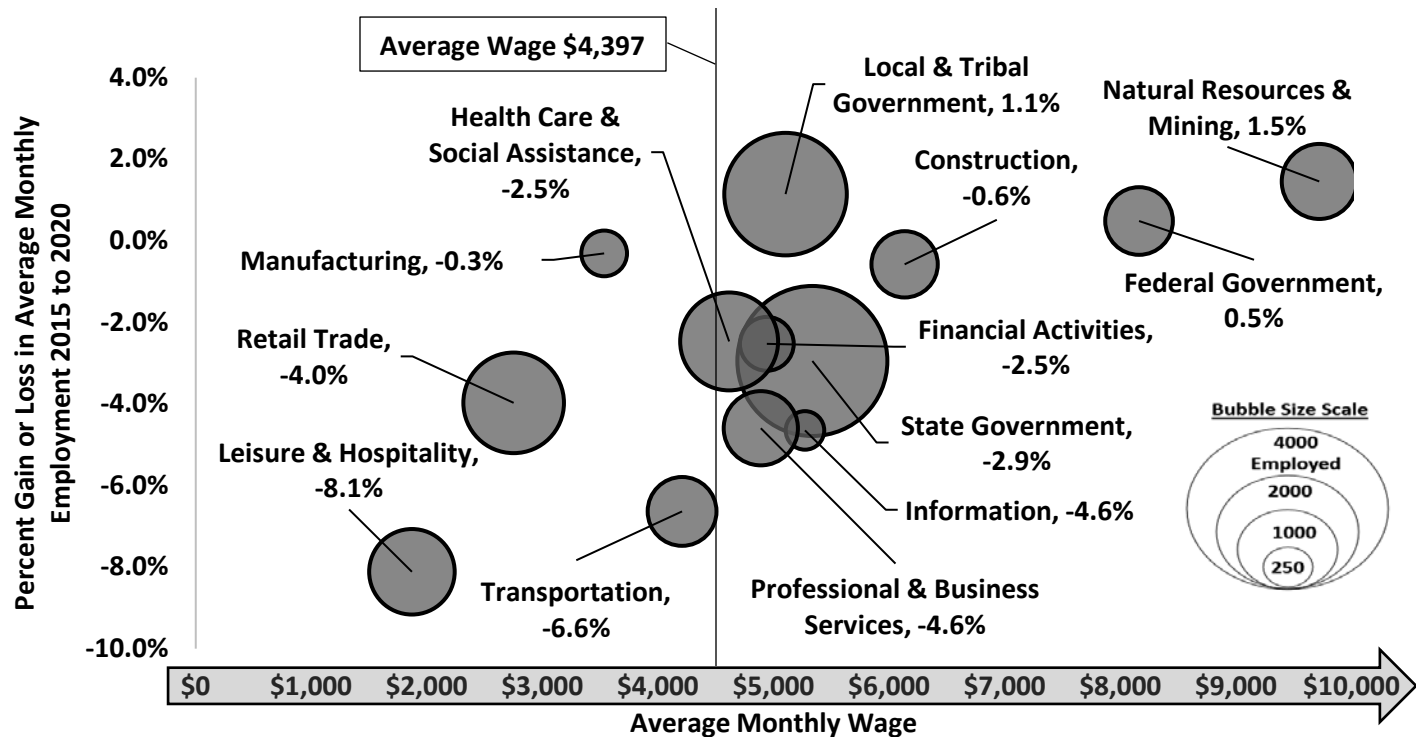
Figure 4: Change in Average Monthly Employment 2019 to 2020



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages; **Note:** Local Government includes Juneau School District employment and enterprises such as the Juneau Airport, Docks and Harbors, and Bartlett Regional Hospital. The Federal Civilian Government does not include the active duty Coast Guard personnel stationed in Juneau.

Juneau’s economy prospers when high paying jobs increase in the community. An analysis of average wages in 2020 and changes in employment from 2015 to 2020 by sector is shown in Figure 5.

Figure 5: Percent Change in Average Monthly Employment 2015 – 2020 and Average Monthly Wage 2020 by Industry Sector



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages; **Note:** Local Government includes the Juneau School District employment and enterprises such as the Juneau Airport, Docks and Harbors, and Bartlett Regional Hospital and tribal employment. The Federal Civilian Government does not include the Coast Guard personnel stationed in Juneau.

How to read Figure 5:

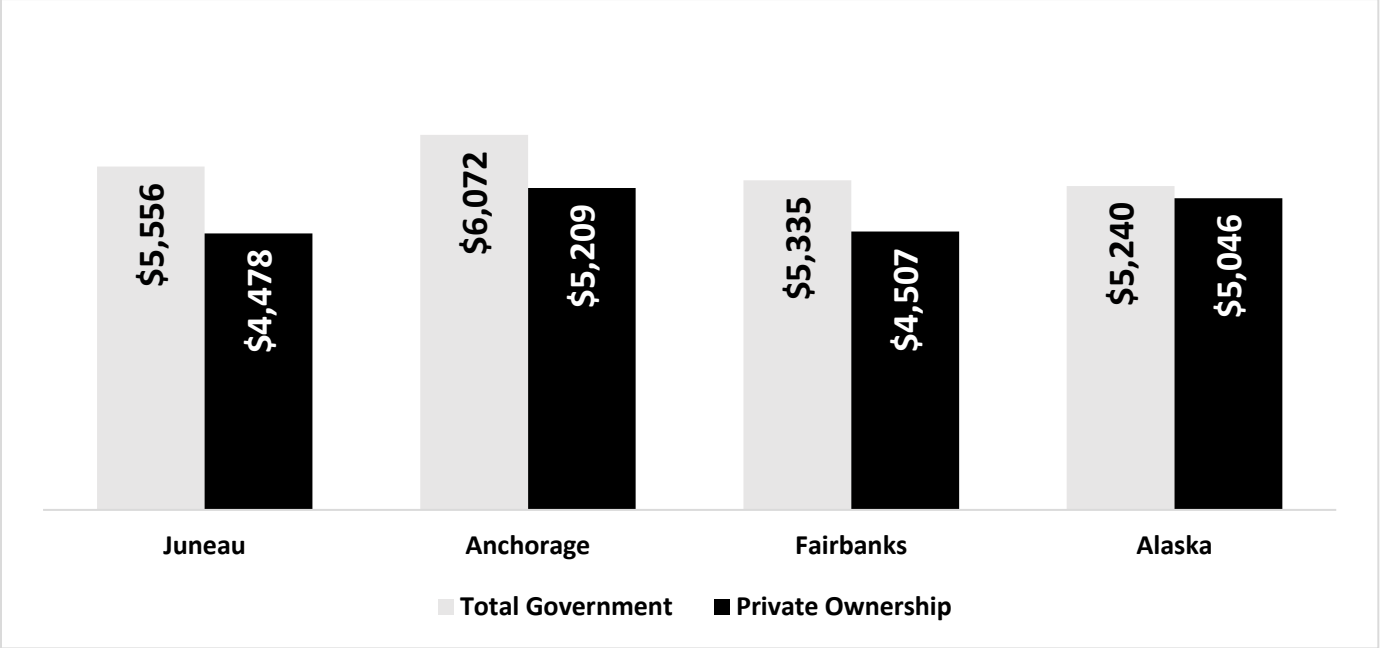
- The size of each circle represents the number of jobs in each industry in 2020. The largest circle is state government, which is the largest employer in

Juneau. The next largest employer, local government, is the second largest circle and retail trade is the third.

- The circle’s position on the horizontal axis indicates that sector’s average monthly wages in 2020. Those sectors paying above Juneau’s average monthly wage are located on the right side of the chart and sectors paying below the average monthly wage are on the left. Federal government jobs pay the highest average monthly wages in Juneau. Mining pays the second highest. Leisure and hospitality has the lowest average wage in part due to the high frequency of part-time jobs and lower wages. Each job, whether part-time or full-time, is counted as one job, bringing down the average wage.
- The circle’s vertical position, either above the center line or below the center line, shows the % gain or loss of jobs over the last five years for each industry. From 2015 to 2020, Juneau’s average monthly employment declined in state government (-2.9%), retail trade (-4.0%) and leisure and hospitality (-8.1%). Natural resources and mining experienced the largest increase in average monthly employment (1.5%), followed by local government (1.1%), and federal government (0.5%).

As shown in Figure 6, Juneau’s average monthly wage for the government sector is \$5,556, above the state average of \$5,240 but below that of Anchorage (\$6,072). In contrast, Juneau’s private sector average monthly wage of \$4,478 is lower than that of Anchorage, Fairbanks and the state average. Juneau’s average wages in construction, manufacturing, and professional service are also consistently lower than Anchorage, Fairbanks and Alaska as a whole.

Figure 6: Average Monthly Wage, 2020

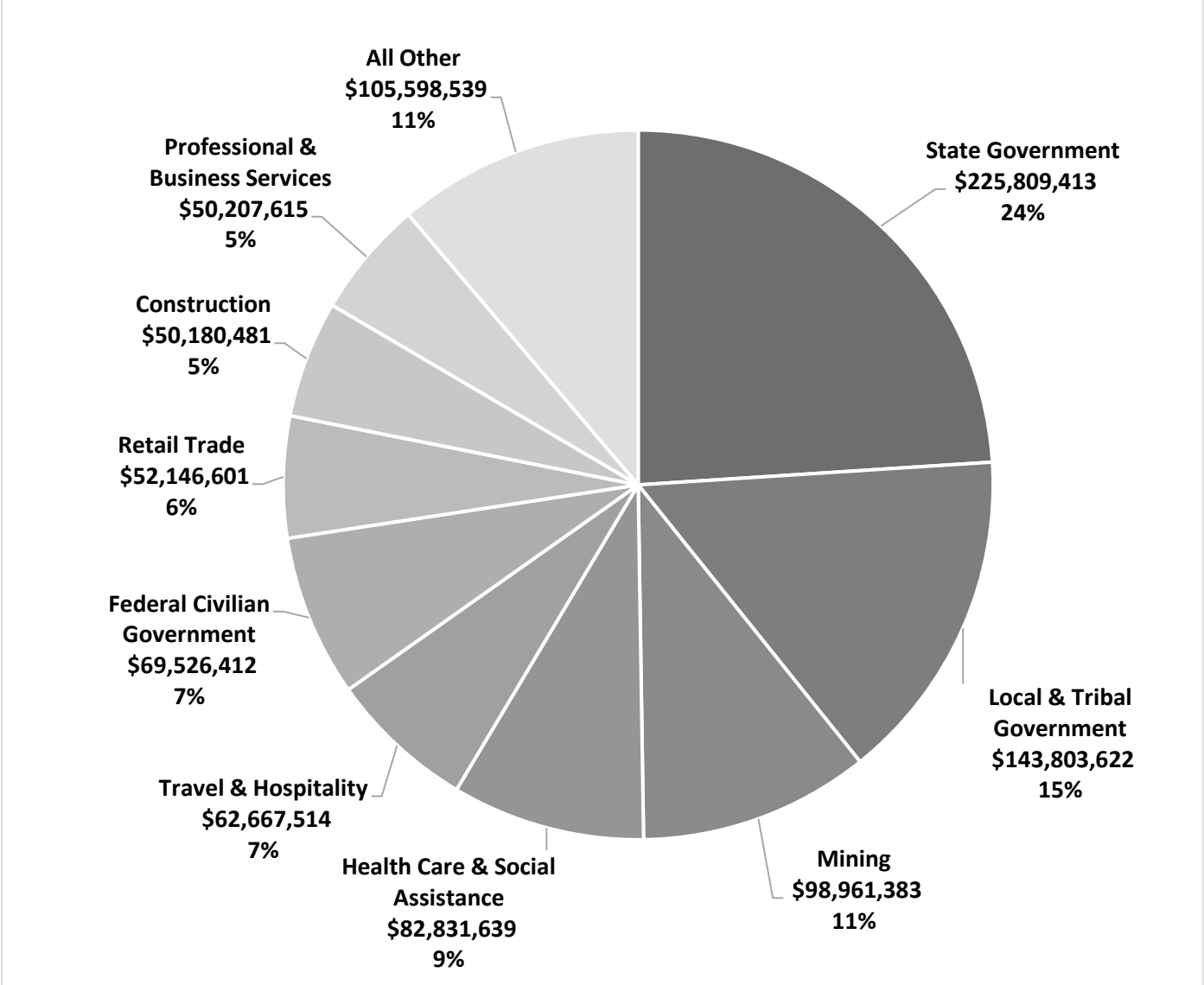


Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

Figure 7 shows the total earnings in wage and salary for each sector of Juneau’s economy, along with the percentage each sector contributes to total earnings in the community. Juneau’s state government sector is the largest contributor, with total

earnings of \$225,809,413 contributing 24% of all wage and salary earnings. State government, local government and mining were the top three contributors of wages and salary earnings in Juneau’s economy, and, combined, account for half (50%) of all earnings.

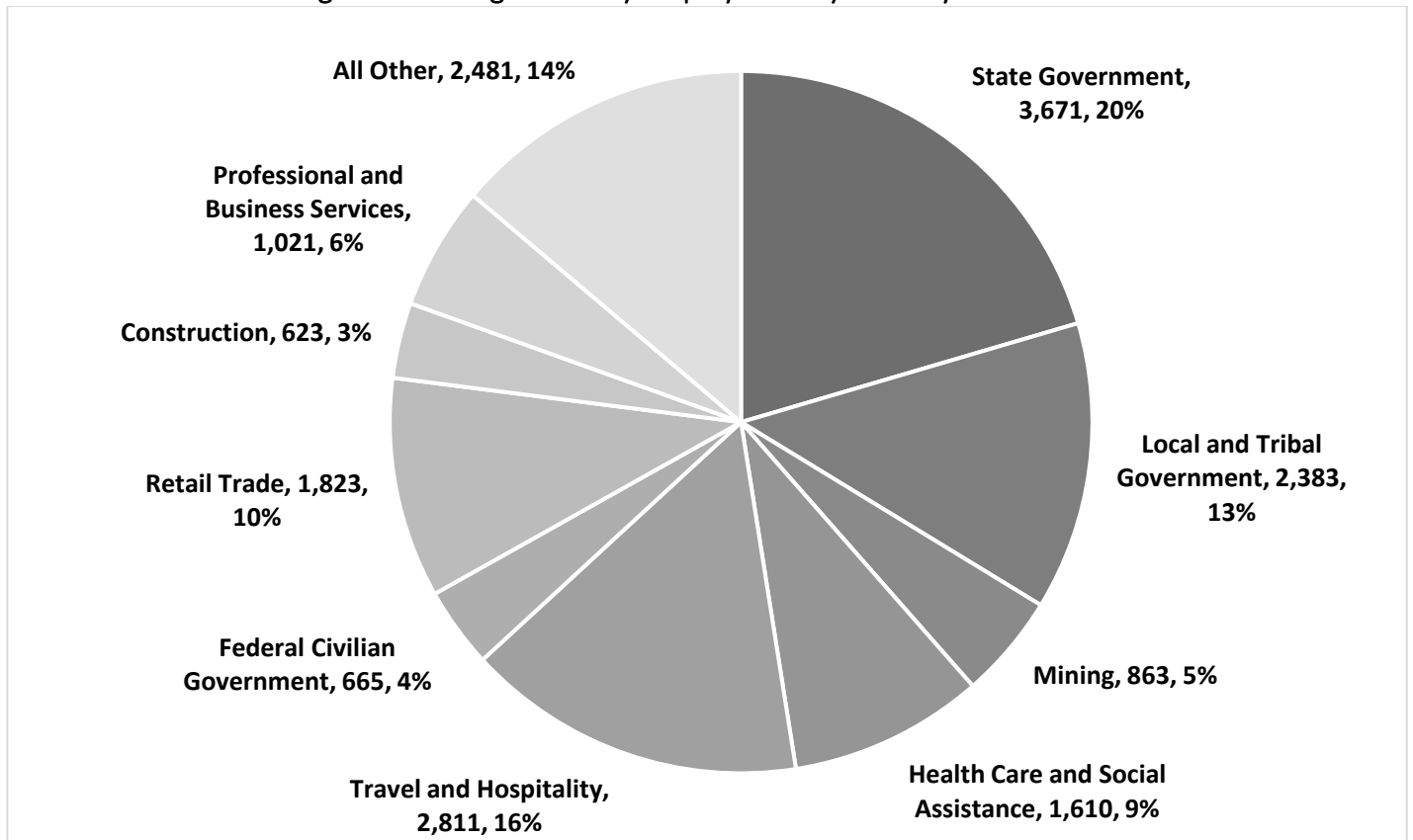
Figure 7: Total Earnings by Industry Sector 2020



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages; **Note:** Local Government includes the Juneau School District employment and enterprises such as the Juneau Airport, Docks and Harbors, and Bartlett Regional Hospital and tribal employment. The Federal Civilian Government does not include the Coast Guard personnel stationed in Juneau.

In comparison, Figure 8 shows the average monthly employment of Juneau’s industry sectors along with their percentage of total monthly employment. State government, local government, and travel & hospitality provide 49% of jobs in the community.

Figure 8: Average Monthly Employment by Industry Sector 2020



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages; **Note:** Local Government includes the Juneau School District employment and enterprises such as the Juneau Airport, Docks and Harbors, and Bartlett Regional Hospital. The Federal Civilian Government does not include the Coast Guard personnel stationed in Juneau.

Figure 9: Average Monthly Employment and Total Earnings by Sector, Juneau 2019 – 2020

	Average Employ- ment 2019	Average Employ- ment 2020	% Change	Total Earnings 2019	Total Earnings 2020	% Change
Natural Resources & Mining	950	804	-15.4%	\$92,719,063	\$102,045,889	10.1%
Construction	623	682	9.5%	\$40,423,559	\$50,180,481	24.1%
Manufacturing	370	321	-13.2%	\$14,955,625	\$13,610,385	-9.0%
Total Goods Producing	1,942	1,878	-3.3%	\$148,098,248	\$165,836,755	12.0%
Retail Trade	1,823	1,580	-13.3%	\$55,921,693	\$52,146,601	-6.8%
Leisure & Hospitality	1,726	1,139	-34.0%	\$36,690,018	\$25,560,850	-30.3%
Health Care & Social Assistance	1,610	1,496	-7.1%	\$47,028,220	\$26,220,571	-44.2%
Transportation	1,428	735	-48.5%	\$66,535,371	\$37,106,664	-44.2%
Information, Financial, and Real Estate	700	674	-3.7%	\$37,027,123	\$40,853,506	10.3%
All Other Services	678	654	-3.5%	\$29,151,479	\$29,760,905	2.1%
Professional, Scientific, and Tech.	499	447	-10.4%	\$26,218,027	\$26,058,510	-0.6%
Membership Organizations	476	478	0.4%	\$22,352,677	\$23,494,423	5.1%
Administrative Services	404	284	-29.7%	\$14,084,514	\$12,200,232	-13.4%
Total Service Providing	9,290	7,407	-20.3%	\$374,293,377	\$333,094,460	-11.0%
Total Private Sector	11,232	9,285	-17.3%	\$522,391,625	\$498,931,215	-4.5%
State Government	3,671	3,528	-3.9%	\$226,914,167	\$225,809,413	-0.5%
Local and Tribal Government	2,383	2,349	-1.4%	\$131,644,151	\$143,803,622	9.2%

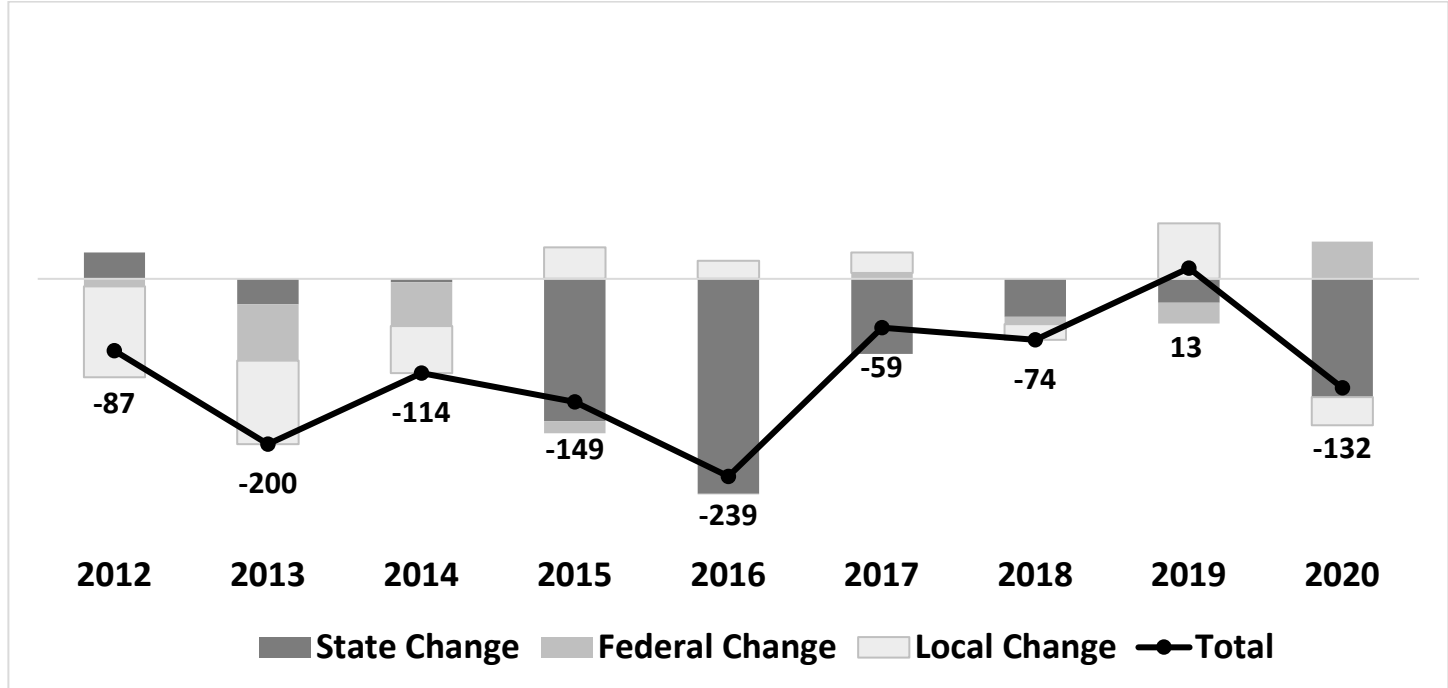
	Average Employ- ment 2019	Average Employ- ment 2020	% Change	Total Earnings 2019	Total Earnings 2020	% Change
Federal Civilian Government	665	710	6.8%	\$66,186,042	\$69,526,412	5.0%
Total Government	6,719	6,587	-2.0%	\$424,744,360	\$439,139,447	3.4%
Total Industries	17,795	15,872	-10.8%	\$947,135,985	\$938,070,662	-1.0%

Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages; **Note:** Local Government includes the Juneau School District employment and enterprises such as the Juneau Airport, Docks and Harbors, and Bartlett Regional Hospital. The Federal Civilian Government does not include the uniformed Coast Guard personnel stationed in Juneau.

Government Employment

Government jobs in Juneau decreased by 132 in 2020 following a rare net increase due to local government in 2019. State government jobs were the driver of this loss, decreasing by 143. Federal government jobs increased by 45 in 2020, due to data collection for the Decennial U.S. Census.

Figure 10: Change in Total Government Average Monthly Employment, 2012-2020

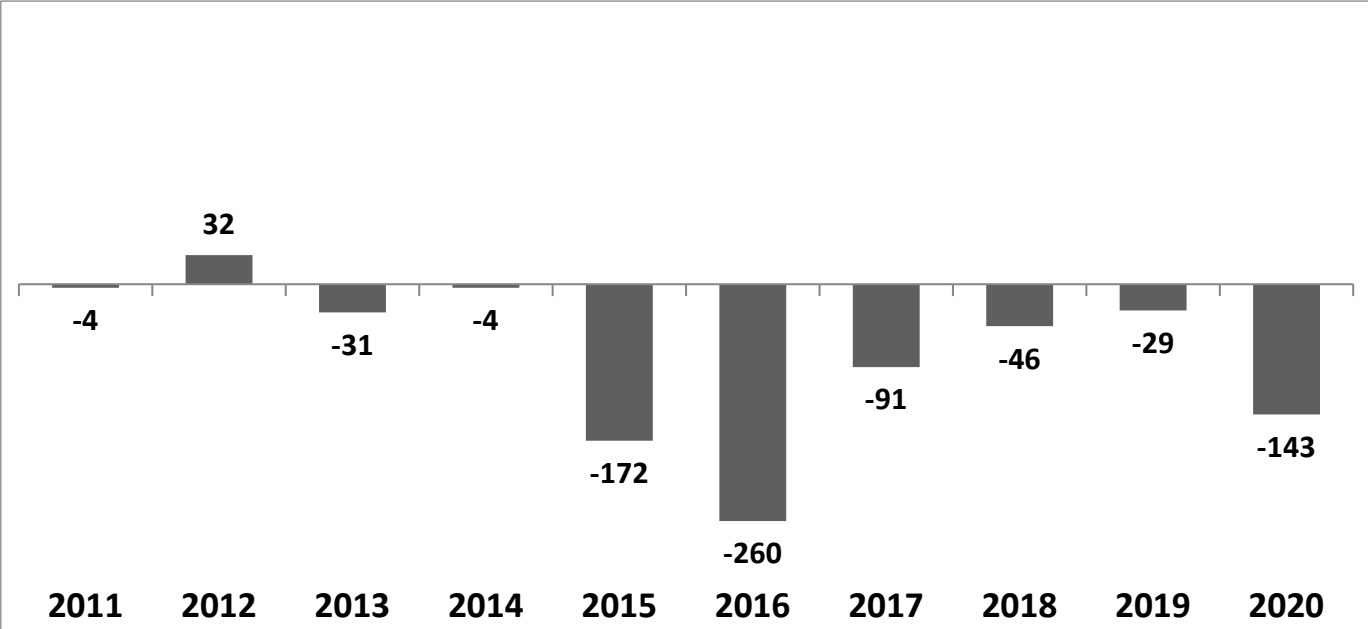


Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

State Government Employment

Juneau’s state government average monthly employment decreased from 3,671 to 3,528 in 2020. The loss of 143 jobs is the 4th most jobs lost in a single year in the last 20 years.

Figure 11: Change in Average Monthly State Government Employment in Juneau, 2011 – 2020



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages. Note: Average annual state employment includes Juneau employees in the Executive branch, legislative branch, judicial branch and University of Alaska Southeast

A count of executive branch employees is taken annually on June 30. The most recent count of 2,909, taken on June 30, 2021, is 169 employees below the 2020 count. The three departments that did not see a decrease in positions were the Departments of Law, Military and Veterans Affairs, and Health and Social Services.

Figure 12: Juneau Area Executive Branch Employee Count by Department on June 30, 2017 - 2021

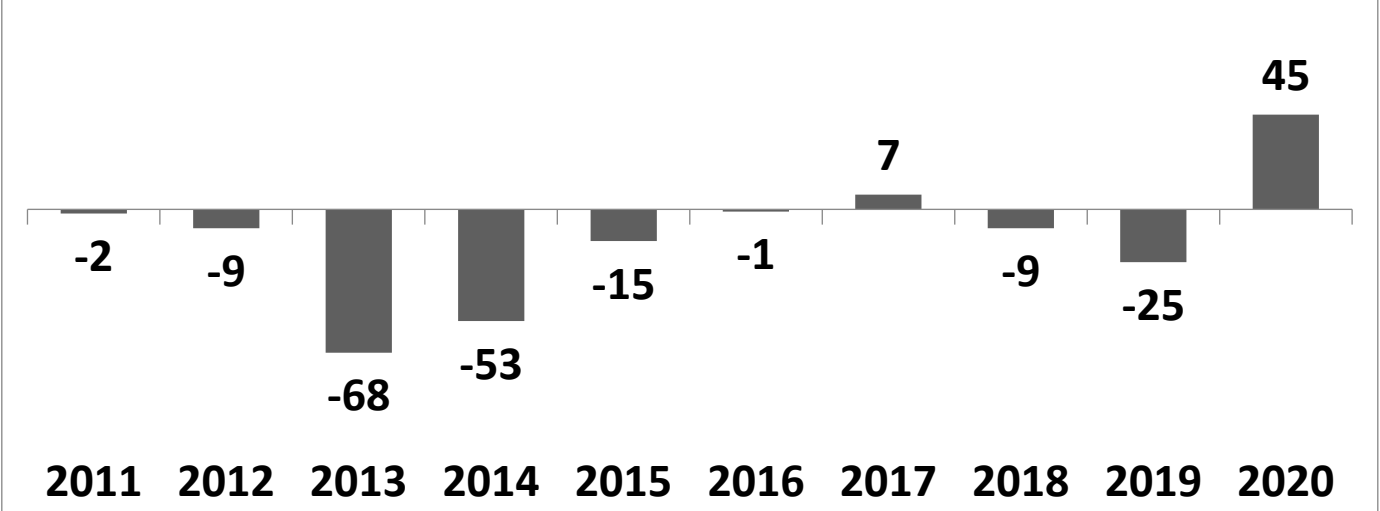
	June 2017	June 2018	June 2019	June 2020	June 2021	% Change
Transportation & Public Facilities	650	615	619	582	556	-4.5%
Health & Social Services	485	480	483	468	474	1.3%
Administration	392	462	463	428	404	-5.6%
Fish & Game	301	284	289	289	278	-3.8%
Labor & Workforce Dev	232	208	206	259	241	-6.9%
Education & Early Dev	199	203	193	187	161	-13.9%
Commerce, Community & Economic Dev	174	170	169	159	149	-6.3%
Revenue	194	182	186	198	175	-11.6%
Corrections	126	128	122	131	130	-0.8%
Environmental Conservation	117	107	99	98	96	-2.0%
Office of the Governor	83	90	120	126	88	-30.2%
Law	67	60	65	70	74	5.7%
Public Safety	42	39	38	43	39	-9.3%
Natural Resources	48	47	39	34	38	11.8%
Military and Veterans Affairs	3	6	6	6	6	0.0%
Total Executive Branch	3,115	3,073	3092	3078	2909	-5.5%
Change from prior year	-132	-42	19	-14	-169	

Source: Alaska Department of Administration, Employee Planning and Information Center

Federal Government Employment

Juneau saw a rare increase in federal government jobs in 2020. Most of this job increase was due to data collection for the Decennial Census and will likely be temporary. Forest Service and NOAA employees constitute just over half of Juneau’s total federal employment. Federal job numbers in Juneau in 2020 are comparable to what they were in 2015 and 2016.

Figure 13: Change in Average Monthly Federal Civilian Government Employment in Juneau, 2011 – 2020



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

Federal government jobs in Juneau increased by 45 (6.8%) in 2020 compared to 2019. The Census Bureau accounted for 26 new jobs which are likely to be temporary. Modest increases in Juneau’s two biggest agencies, the Forest Service and NOAA, and others are a welcomed turnaround from years of decline.

Figure 14: Average Monthly Federal Government Civilian Employment in Juneau by Department, 2016 –2020

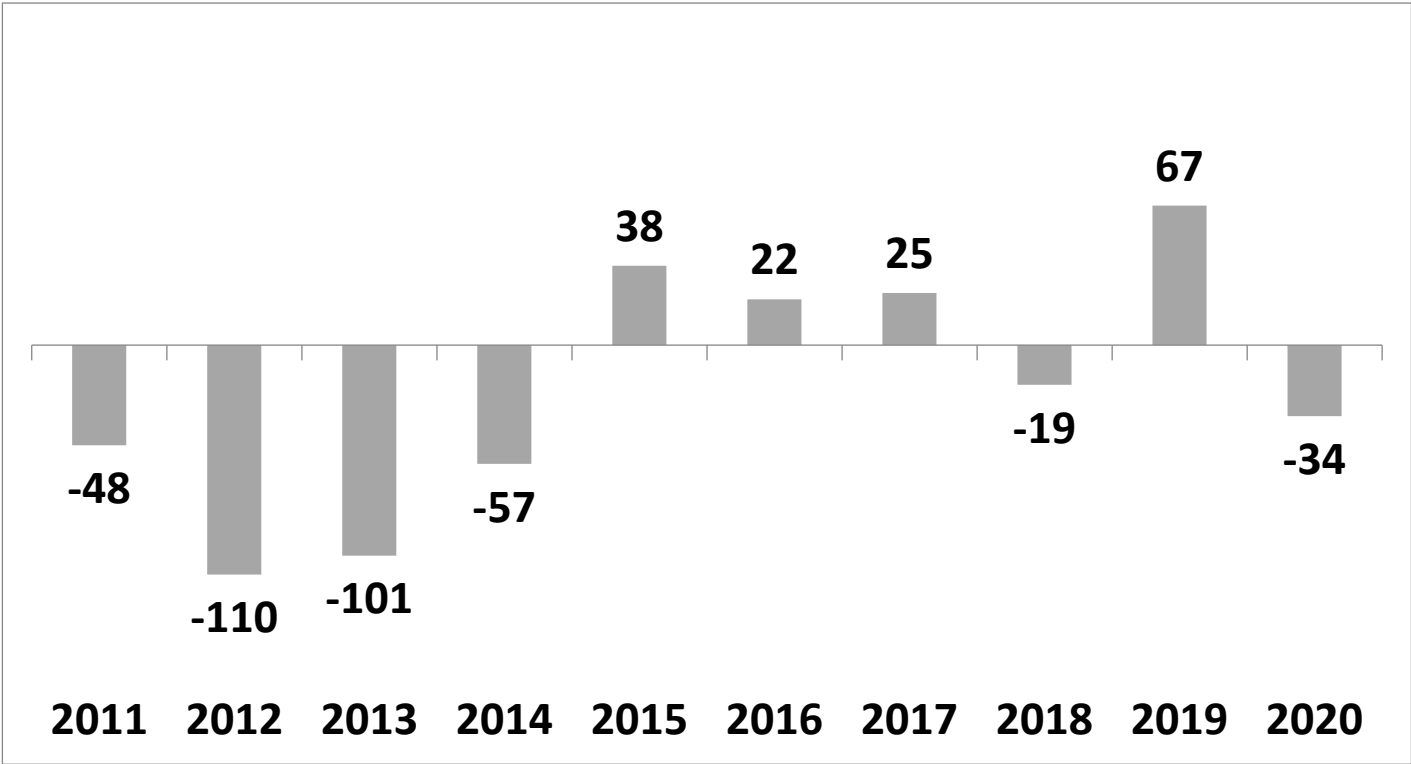
	2016	2017	2018	2019	2020	Percent Change 2019 to 2020
Forest Service	181	185	169	163	168	3.1%
NOAA	180	179	188	185	196	5.9%
Fish and Wildlife	7	6	6	5	3	-40.0%
Indian Affairs	11	11	11	11	9	-18.2%
Highway Administration	13	15	14	13	15	15.4%
FAA	64	61	62	60	61	1.7%
Coast Guard	76	79	77	73	75	-1.3%
TSA	49	55	59	46	46	0.0%
Postal Service	67	64	59	64	66	3.1%
All Other	44	44	45	42	71	69.0%
Total	692	699	690	665	710	6.8%

Source: Alaska Department of Labor and Workforce Development, Research and Analysis; *Note: US Coast Guard employment does not include approximately 245 active-duty personnel

Local and Tribal Government Employment

Local and tribal government employment modestly decreased by 43 jobs (-1.4%) in 2020 after mixed changes in the past few years. The loss in 2020 is about half of the jobs gained in 2019.

Figure 15: Change in Average Monthly Local and Tribal Government Employment in Juneau, 2011 – 2020

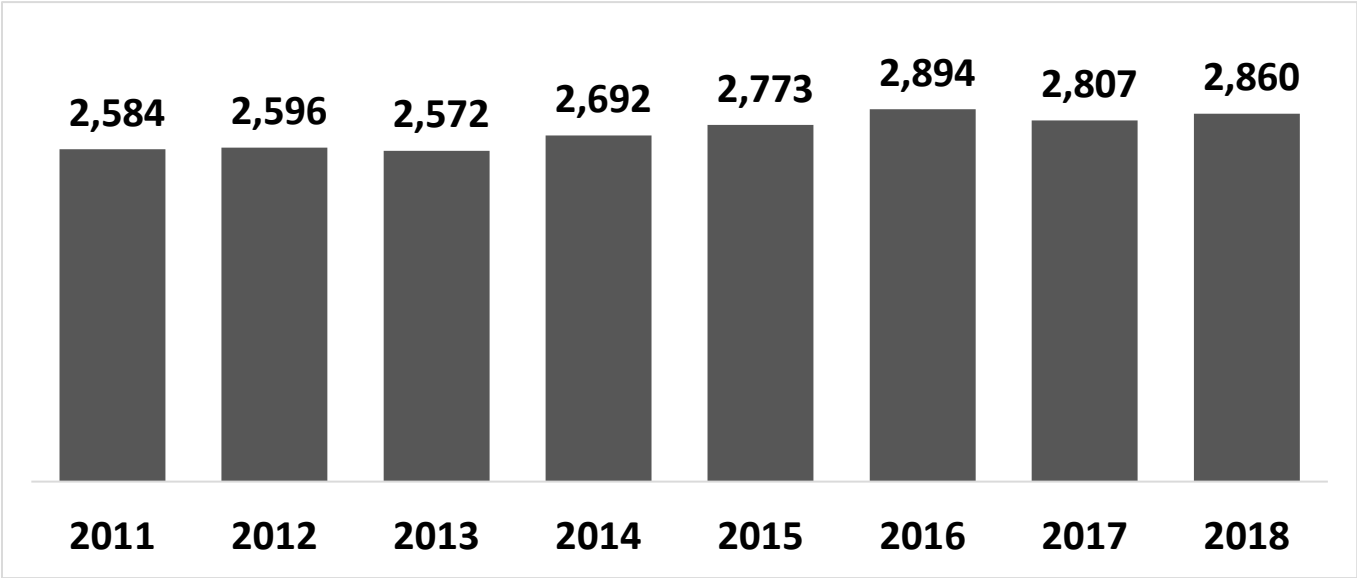


Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages. Note: Local Government includes such enterprises as the Juneau Airport, Docks and Harbors, and Bartlett Regional Hospital

Self-employed/Sole Proprietors and Independent Contractors

An estimate of the number of self-employed/sole proprietors and independent contractors in Juneau can be made by using the number of businesses with no employees (known as non-employer establishments). Juneau’s self-employed/sole proprietor sector experienced steady growth for three years from 2013 through 2016, and then fell in 2017. The sector resumed growth in 2018, increasing by 1.9% from 2017 to 2018, reaching near 2016 levels. The US Census Bureau has delayed the release of the 2019 non-employer statistics until further notice.

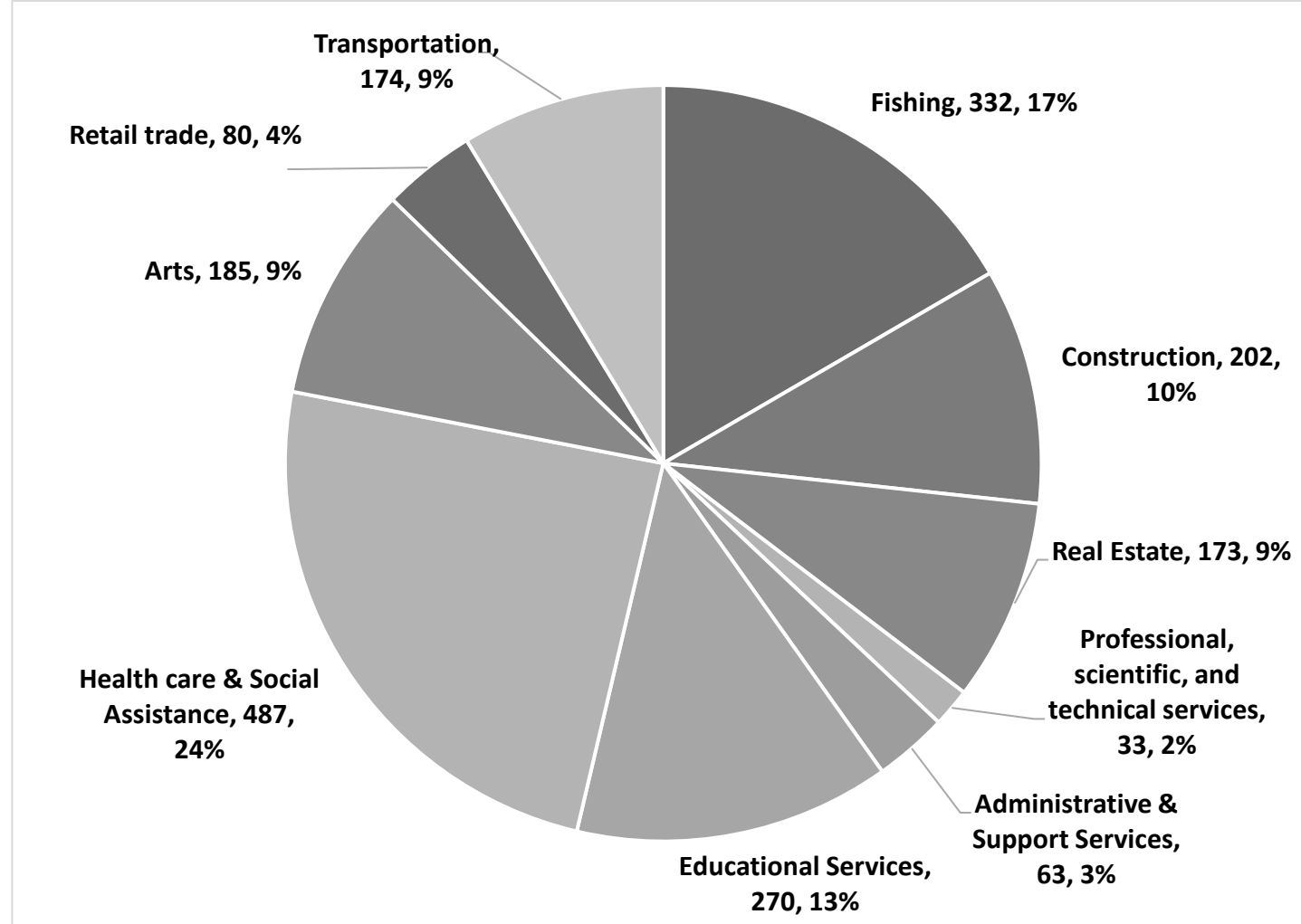
Figure 16: Number of Self-employed and Independent Contractors, Juneau 2011 to 2018



Source: US Census Bureau, 2018 Non-employer Statistics. Note: 2018 is the most current year for which data is available.

Health care and social assistance is the largest self-employed sector, with 24% of all self-employed workers. The second largest self-employed sector is fishing (17%), followed by educational services (13%). Commercial fishing operations are generally counted as self-employed or independent contractors.

Figure 17: Number of Self-employed and Independent Contractors and Percent of Total, 2018



Source: US Census Bureau, 2018 Non-employer Statistics. Note: 2018 is the most current year for which data is available.

Figure 18: Number of Self-Employed and Independent Contractors, Industry Receipts and Average Revenue for Select Industry Sectors, Juneau 2018

	Number of Establishments	Receipts	Average Revenue per Establishment
Professional, scientific, and technical services	488	\$18,604,000	\$38,123
Fishing	325	\$19,800,000	\$60,923
Real estate	258	\$33,097,000	\$128,283
Health care & social assistance	238	\$11,700,000	\$49,160
Retail trade	193	\$5,886,000	\$30,497
Other services (except public administration)	193	\$8,442,000	\$43,741
Construction	192	\$11,916,000	\$62,063
Administrative & support services	179	\$4,347,000	\$24,285
Arts	141	\$1,603,000	\$11,369
Educational services	138	\$2,453,000	\$17,775
Transportation	132	\$5,625,000	\$42,614
Finance & insurance	81	\$1,179,000	\$14,556
Accommodation & food services	74	\$2,510,000	\$33,919
Manufacturing	51	\$3,395,000	\$66,569
Information	30	\$839,000	\$27,967
Wholesale trade	15	\$193,000	\$12,867

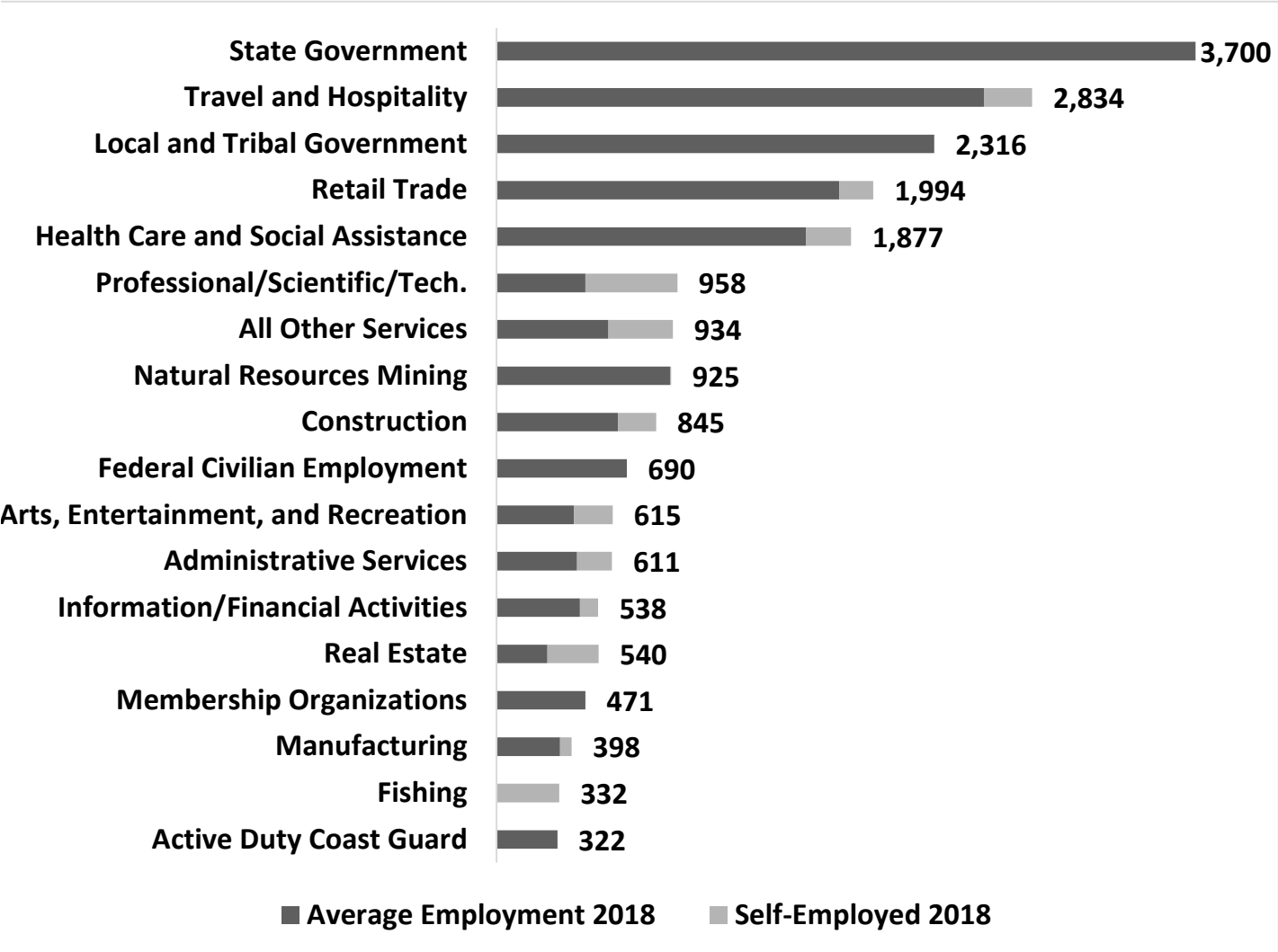
Mining, quarrying, and oil and gas extraction	7	\$209,000	\$29,857
Total for all sectors	2,807	\$133,714,000	\$47,636

Source: US Census Bureau, 2018 Non-employer Statistics. Note: 2018 is the most current year for which data is available.

Juneau’s Total Employment Picture: Wage, Salary, Self-Employed and Active Duty

To get a complete picture of the diversity of Juneau’s workforce, the wage, salary, active duty and self-employed job count has been combined in Figure 19. State government employment, Juneau’s largest employer, provides 21% of all wage and salary jobs, but is only 18% of Juneau’s 20,900 total jobs. Juneau’s five largest industry sectors provide just over 60% of all jobs in Juneau: state government (18%), travel and hospitality (14%), local and tribal government (11%), retail trade (10%), and health care and social assistance (9%).

Figure 19: Where Juneau Works: Total Wage, Salary, Active Duty, and Self-Employed Jobs

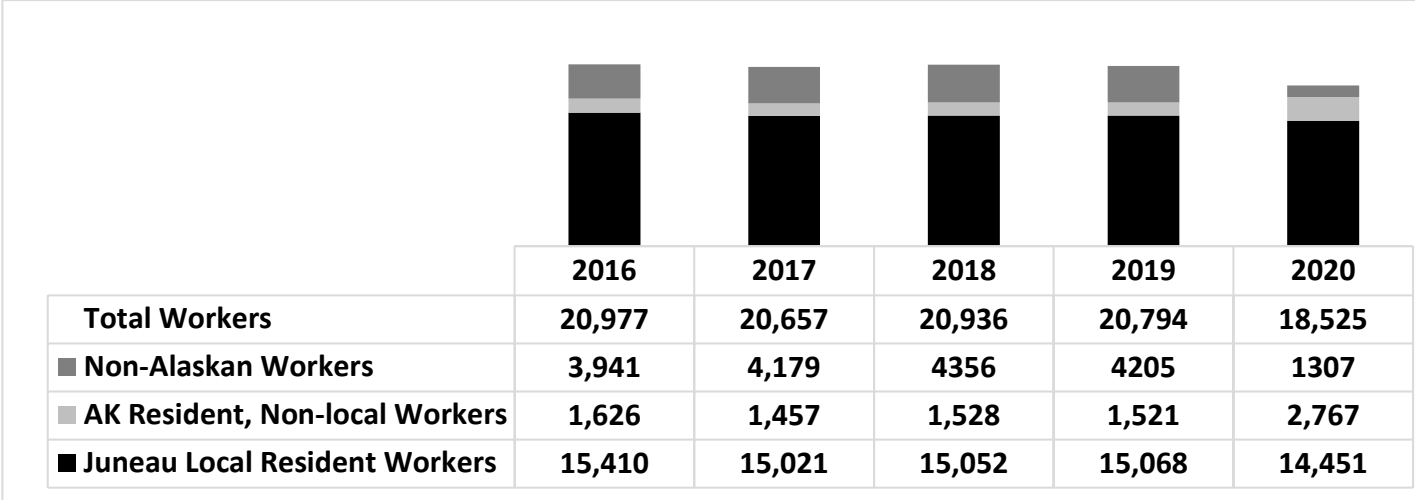


Source: Alaska Department of Labor and Workforce Development, 2018 Quarterly Census of Employment and Wages; US Census Bureau, 2018 Non-Employer Statistics

Non-resident Employment

In 2020 (the most current year for which data is available), Juneau’s cumulative workforce (the total number of people who worked over the course of a year) was 18,525 workers. This is a decrease of 2,269 workers (-10.9%) from 2019. The loss is primarily due to a 68.9% decrease in non-Alaskan workers. Approximately 78% of cumulative workers are residents of Juneau, 7.1% are Alaskan but not local, and 19.1% are out of state workers.

Figure 20: Worker Residency, Juneau 2016 -2020



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, Resident Hire, Historical Documents, "Nonresidents Working in Alaska: 2020" **Note:** Worker count shows total cumulative workers. **Note:** 2020 is the most current year for which data is available.

Non-resident workers are mostly employed in Juneau’s private sector, which is 20.1% non-local hire. Juneau’s local government sector is 7% non-local hire and state government is 4.9% non-local hire. In Southeast Alaska, industries with high numbers of non-resident workers include manufacturing (including seafood processing) at 63.7%, the mining industry (including Greens Creek and Kensington) at 51.4%, and agriculture, forestry, fishing and hunting at 40.6%.

Figure 21: Resident and Non-Resident Workers and Earnings by Place of Work, 2020

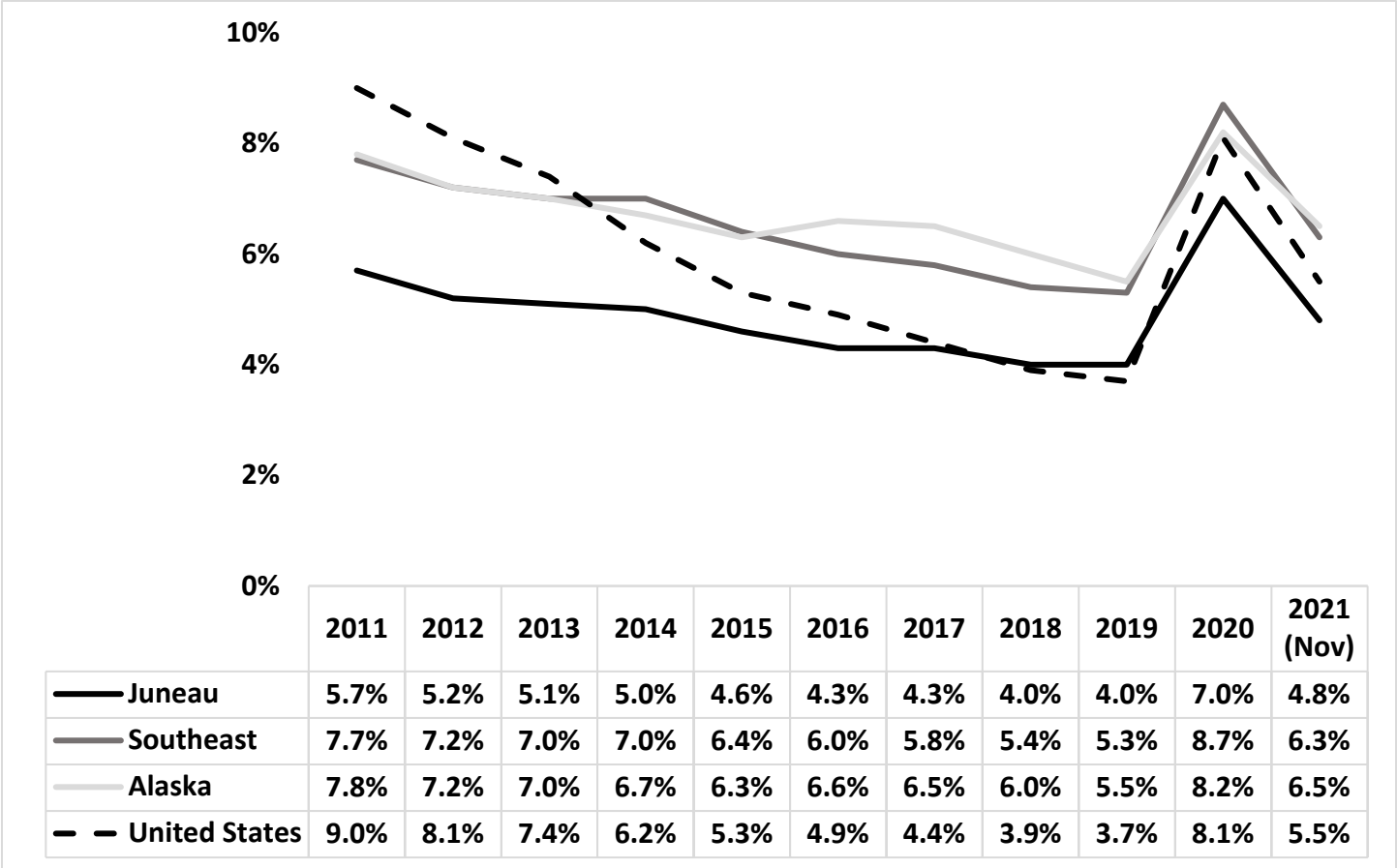
	Workers				Per Capita Average Annual Wages		
	Juneau Resident Workers	Other AK Resident Workers	Out of State Workers	% Out of State Workers	Juneau Resident Workers	Other AK Resident Workers	Out of State Workers
State Government	3,441	224	190	4.9%	\$56,466	\$45,089	\$34,211
Local and Tribal Government	2,543	66	196	7.0%	\$54,385	\$42,424	\$29,592
Private Sector	8,467	1,017	2,381	20.1%	\$41,703	\$55,064	\$37,379
All Sectors	14,451	1,307	2,767	14.9%	\$47,450	\$52,716	\$36,610

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, Resident Hire, Historical Documents, " Nonresidents Working in Alaska: 2020". **Note:** 2020 is the most current year for which data is available.

Unemployment

Juneau’s unadjusted unemployment rate for 2021 through November is 4.6%. This is 2 percentage points down from the 2020 average, returning to levels seen in 2015-2019 before the COVID-19 pandemic. Juneau’s unemployment rates remain below the rest of Southeast, Alaska, and the nation.

Figure 22: Average Annual Unemployment Rate 2007 -November 2021 (Not Seasonally Adjusted)

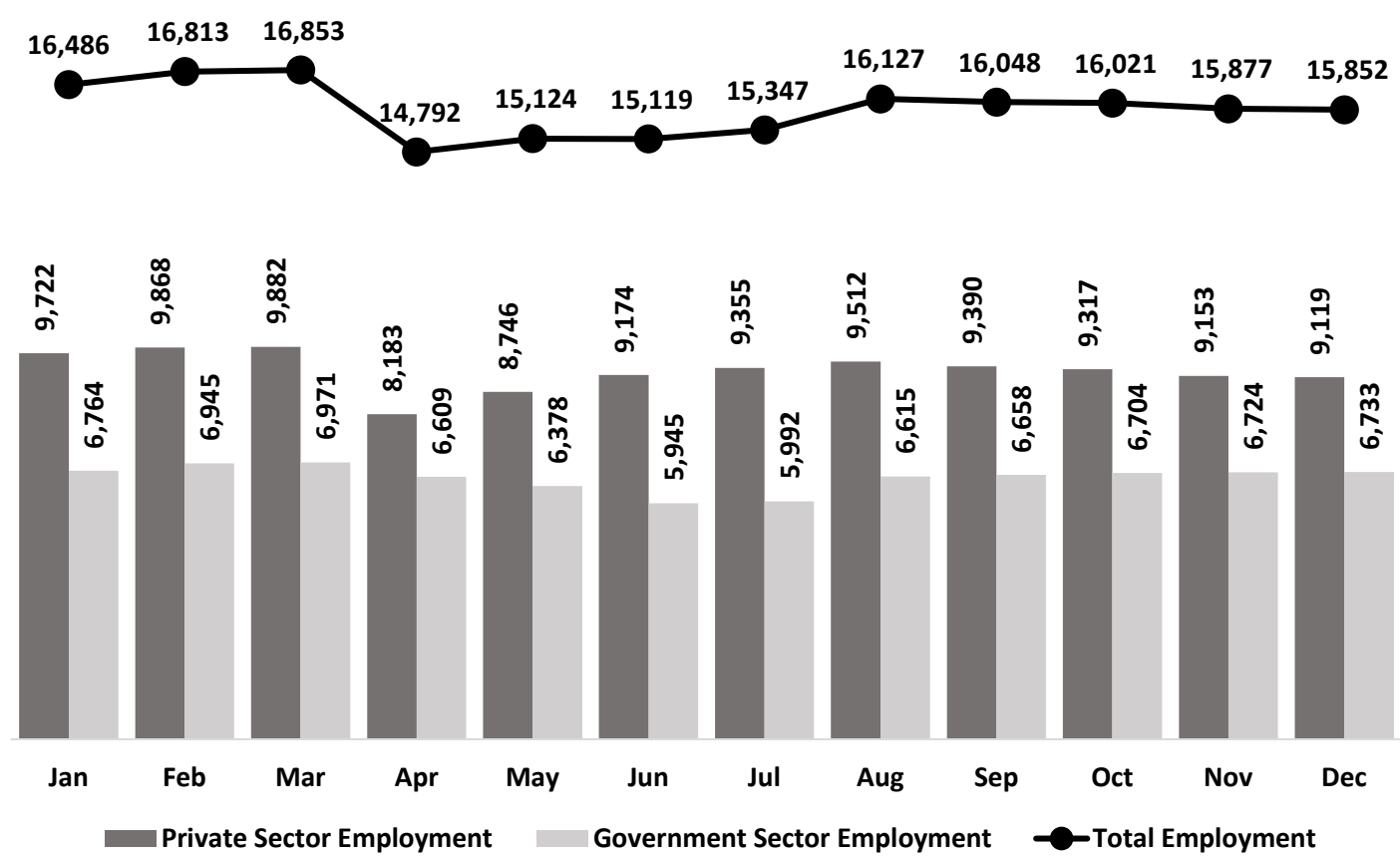


Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, Employment and Employer Data

Seasonality of Employment

Juneau’s average monthly employment has a pronounced seasonal variability. Government sector employment is down in the summer when the school district and the university are on summer break. Private sector employment increases in the summer with hiring for Juneau’s tourism, construction, and manufacturing sectors. In 2020, peak average monthly employment was in March and the low was in April. The difference between March and April employment was 2,061 jobs. This significant drop coincides with the start of the COVID-19 Pandemic, which caused a nationwide lockdown and non-essential business closures beginning in March of 2020.

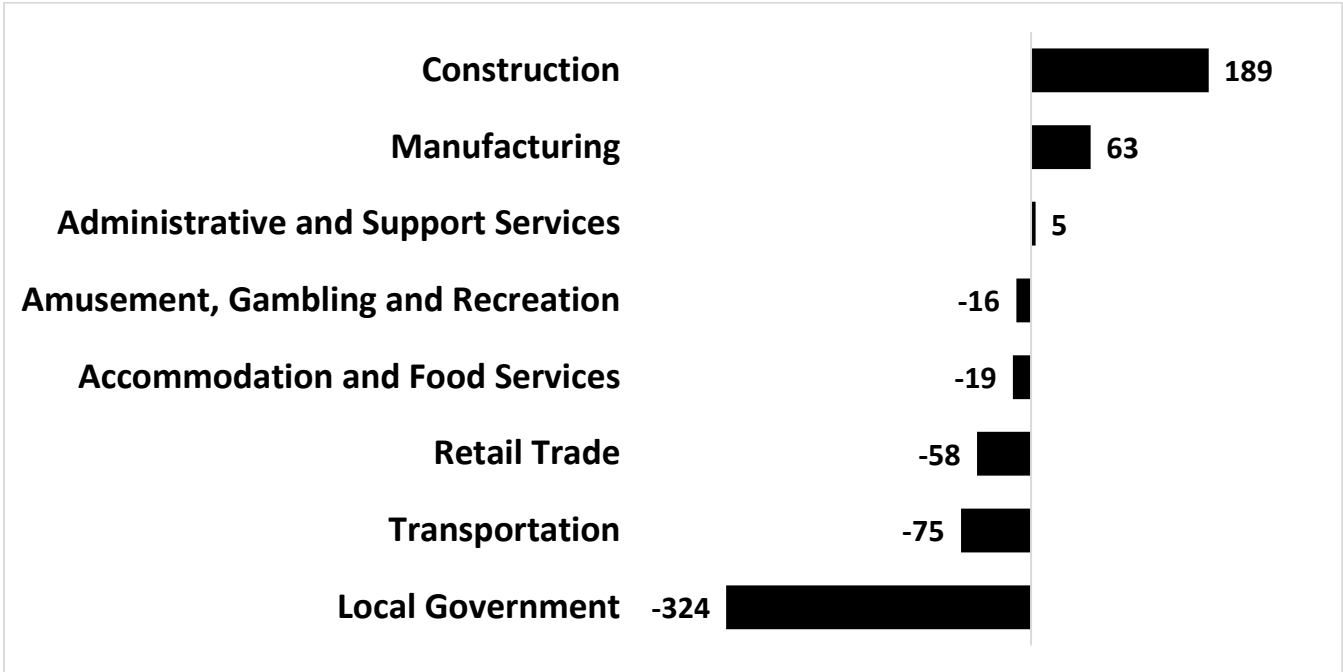
Figure 23: Seasonality of Juneau’s Average Monthly Employment, 2020



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, Employment and Employer Data

Construction and manufacturing were the only sectors to show increases in summer employment (May to October) in 2020. The sectors that normally show large summer employment increases rely on the tourism industry (food and accommodation, transportation, and retail trade). Local government consistently has higher employment in the winter months (January to April and November to December) due to the seasonality of school activity. Figure 24 shows the sectors of Juneau’s economy that normally have a substantial summer increase or decrease.

Figure 24: Increase or Decrease in Summer Average Monthly Employment over Winter for Select Sectors, 2020

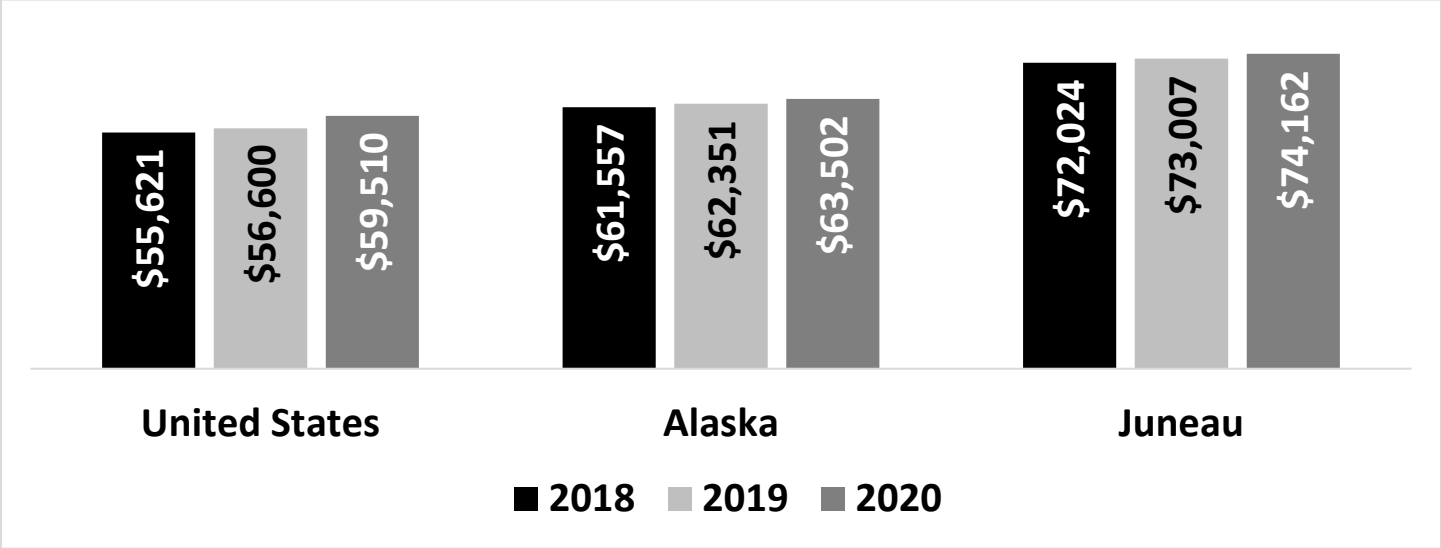


Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, Employment and Employer Data

Per Capita Personal Income and Household Earnings

Per capita personal income is calculated as the total personal income of all residents divided by the total population. It is an indicator of the economic well-being of the community. In 2020, Juneau’s per capita personal income of \$74,162 was 115% of the state average and 125% of the national average, indicating a relatively affluent community.

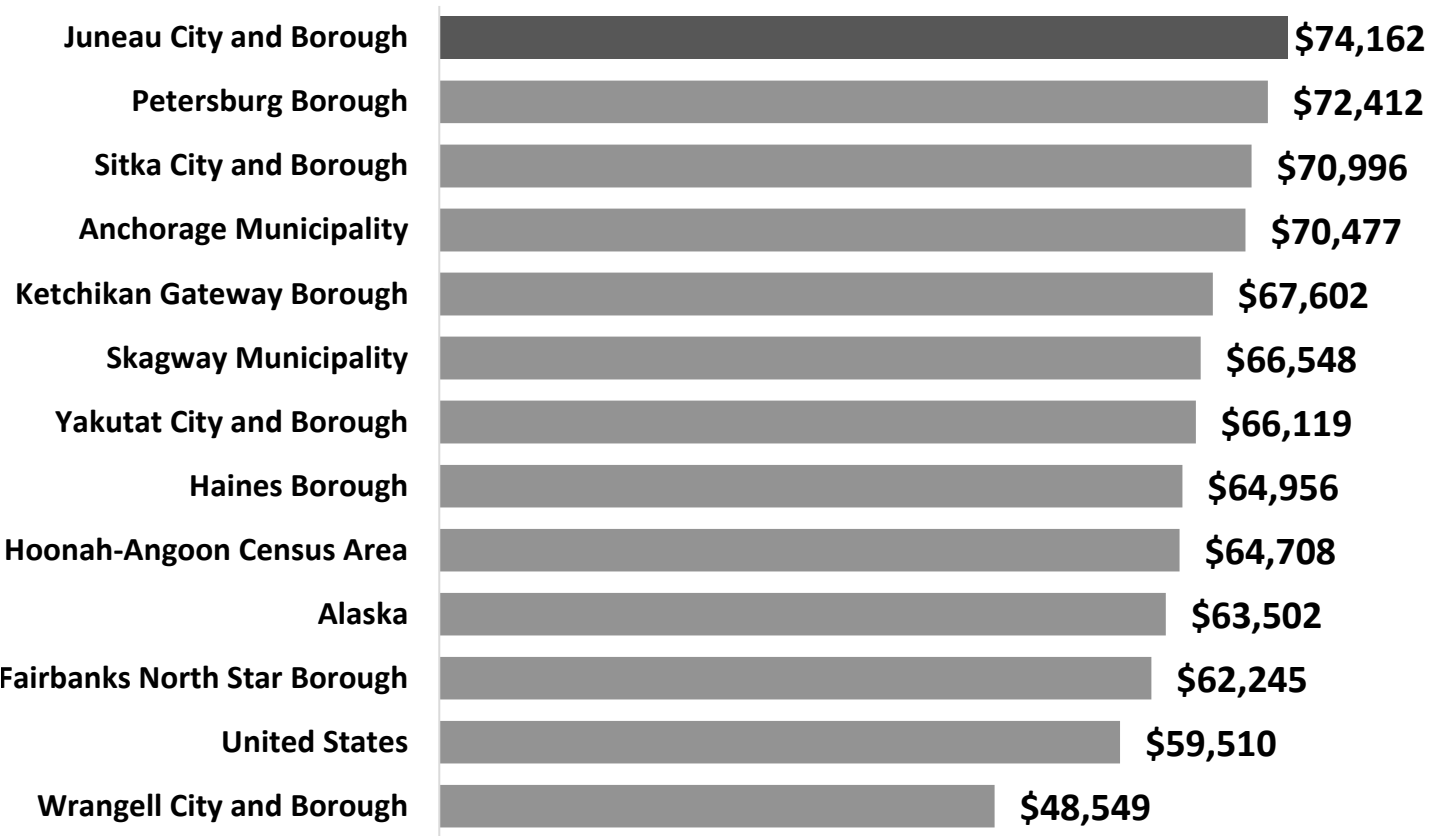
Figure 25: Per Capita Personal Income Comparison, 2018 -2020 (In 2020 Inflation-adjusted Dollars)



Source: U.S. Bureau of Economic Analysis, Regional Data, Local Area Personal Income. Note: 2020 is the most current year for which data is available.

Regionally, Juneau saw the highest per capita income in 2020, followed closely by Petersburg and Sitka. Juneau remained higher than Anchorage and Fairbanks, as well as the state and national average.

Figure 26: Per Capita Personal Income for Selected Boroughs, States and U.S., 2020

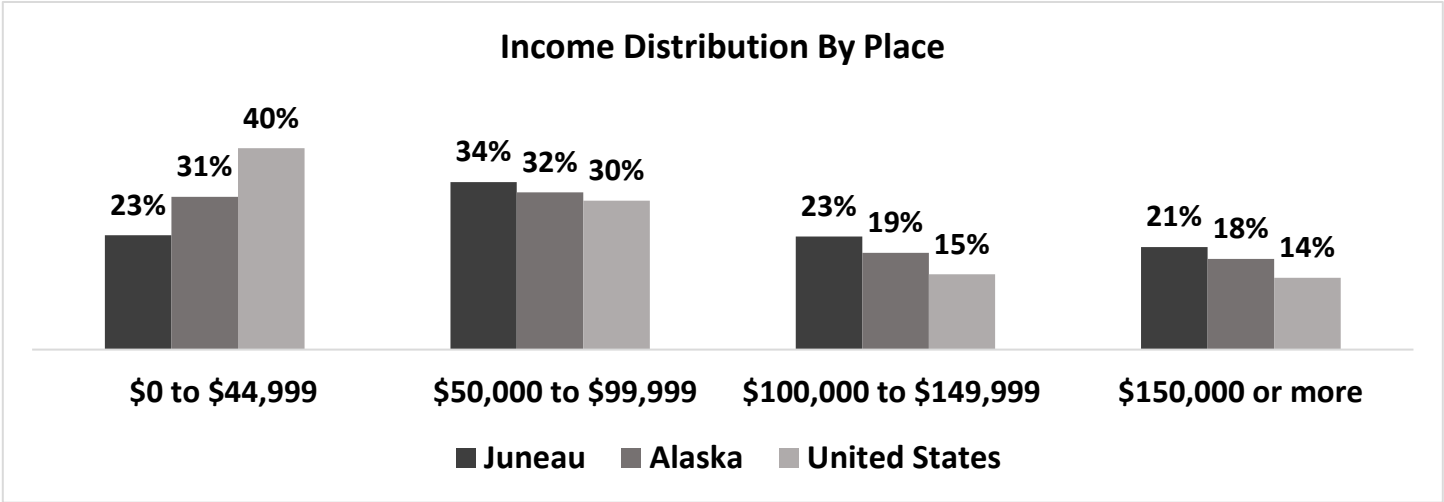


Source: U.S. Bureau of Economic Analysis, Regional Data, Local Area Personal Income. Note: 2020 is the most current year for which data is available.

Income Distribution, Poverty and Income Inequality

In Juneau, 44% of households earn more than \$100,000 per year, while only 37% of all Alaskan households and 29% of all U.S. households earn above this threshold. In contrast, 40% of all households in the United States earn less than \$50,000, compared to 31% in Alaska and only 23% in Juneau.

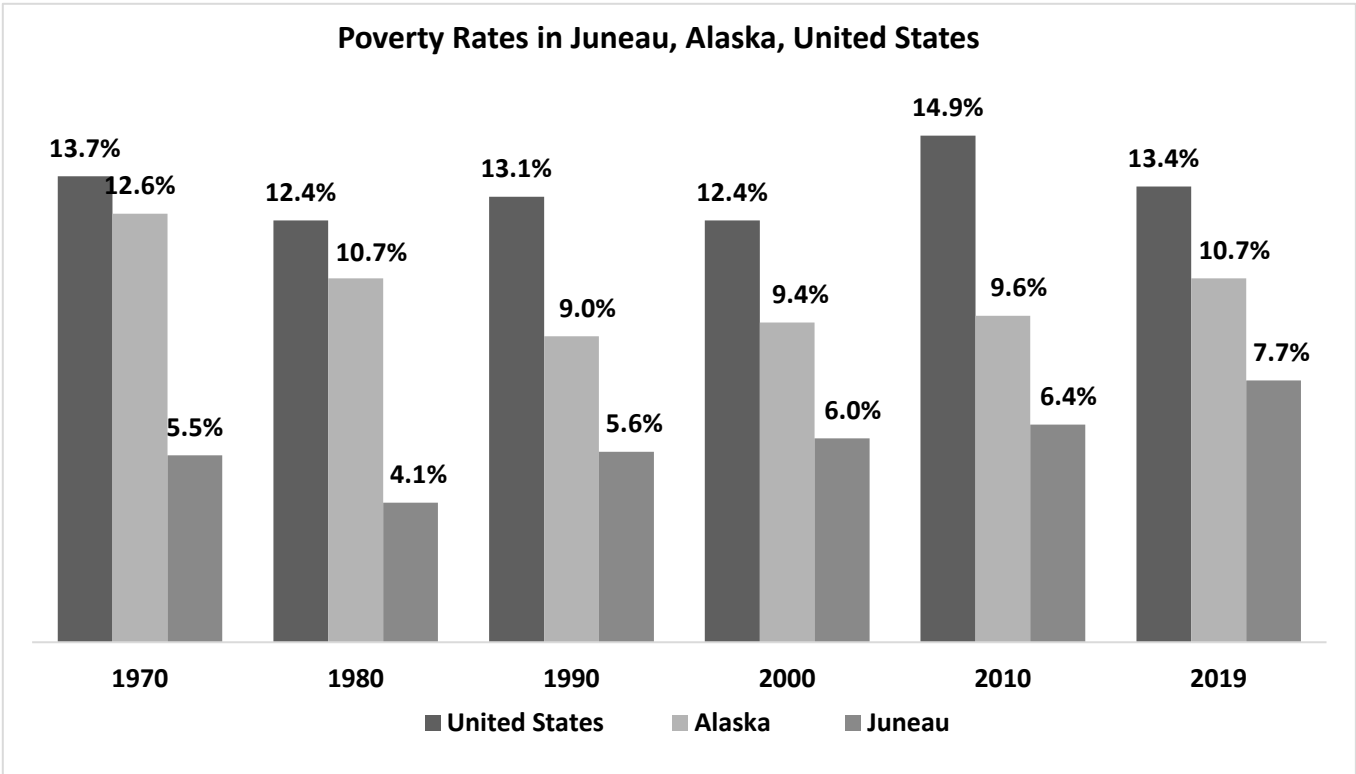
Figure 27: Percent of Households by Income Bracket, 2015 -2019, 5-Year Average



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates DP03 Dataset, 2019 Inflation Adjusted Dollars.
Note: Dataset 2015-2019 is the most current estimate available.

Despite Juneau’s affluent population, poverty has been on the increase in the past decade. Juneau’s 2015-2019 five-year average estimate (the most recent period for which data is available) shows a poverty rate of 7.7%. This is down 0.2 percentage points from the 2014-2018 estimate but remains higher than previous estimates over the last decade.

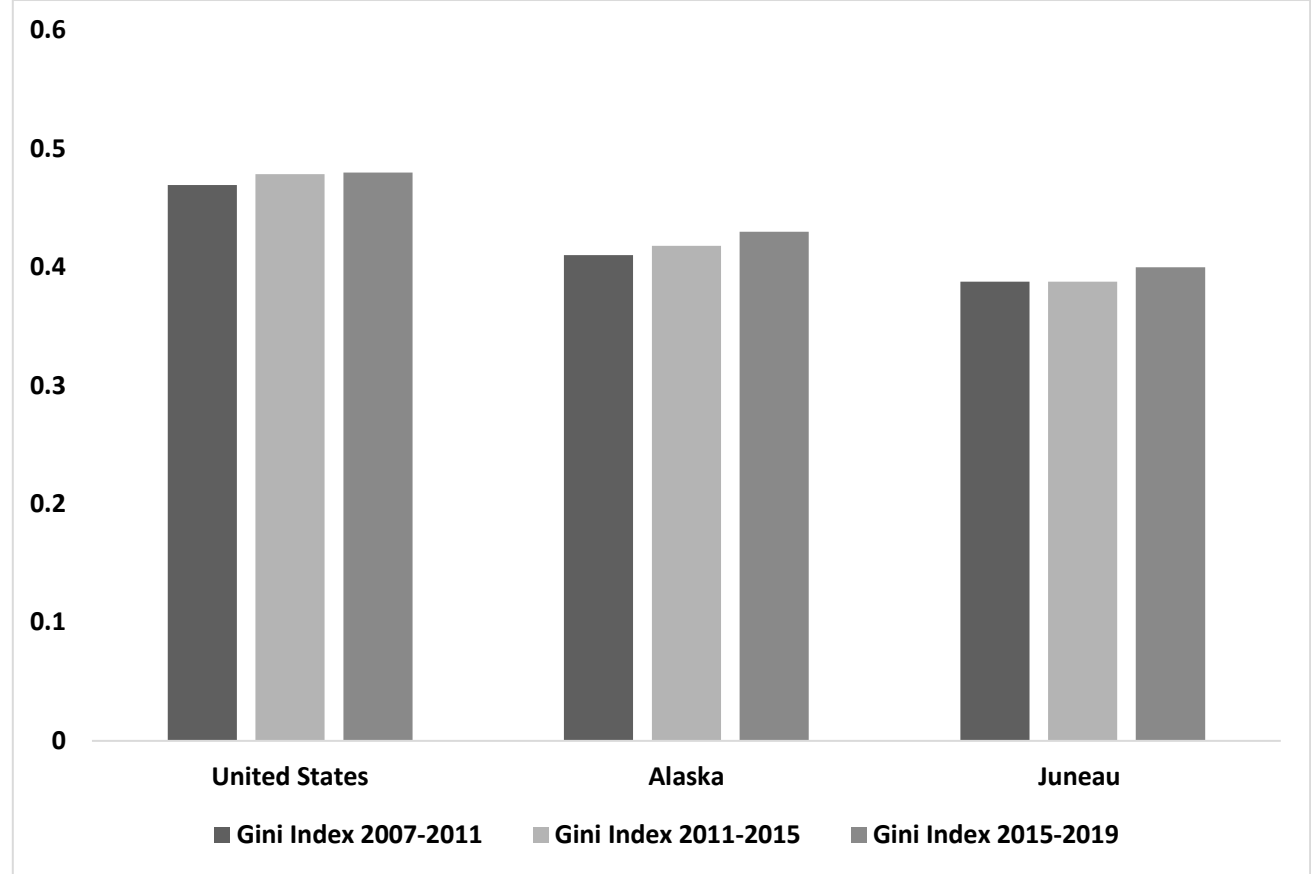
Figure 28: Poverty Rates in Juneau, Alaska and the United States



Source: U.S. Census Bureau, Decennial Census 1970 – 2000, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates
Note: Dataset 2015-2019 is the most current estimate available.

Income inequality is measured by the distribution of wealth across a population. The most common way economists measure income inequality is using the Gini coefficient (or ratio), a number between 0 (perfect equality) and 1 (maximum inequality). Thus, the lower the Gini coefficient score the more fairly distributed the income. The Gini coefficient for household income in the United States is 0.48, while that for Alaska is 0.43, ranking Alaska the lowest in score among all states when ranked by Gini coefficient. Juneau has an average Gini coefficient of 0.40 for the years 2015 to 2019. One reason for greater income equality in Juneau may be the predominance of government employment and other middle-income positions.

Figure 29: Gini Index of Income Inequality

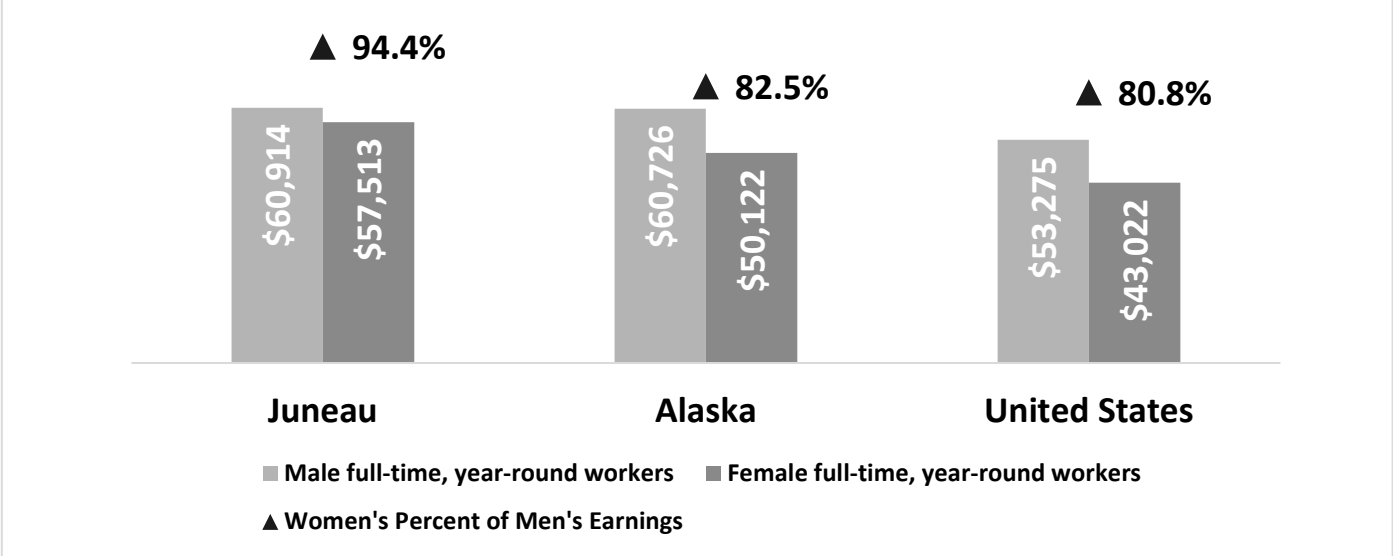


Source: U.S. Census Bureau, 2002-2011, 2011-2015, and 2015-2019 American Community Survey 5-Year Estimates, B19083 Data Set.
Note: Dataset 2015-2019 is the most current estimate available.

Gender Compensation

Both men and women working full-time, year-round jobs in Juneau, earn slightly more on average than their counterparts in Alaska and the United States. The ratio of women’s earnings to men is higher in Juneau than the rest of the state and the nation. The median earnings for female full-time, year-round workers in Juneau (\$57,513) is 94.4% of male full-time, year-round earnings (\$60,914) according to the census bureau’s 2015-2019 five-year estimate (the most current year for which data is available).

Figure 30: Median Earnings by Gender for Full-Time, Year-Round Workers, 2015-2019, 5-Year Average



Source: U.S. Census Bureau, DP03 dataset: Selected Economic Characteristics, 2015-2019 ACS 5-Year Estimate. Note: Dataset 2015-2019 is the most current estimate available.

One significant factor in the difference in pay for men and women in Juneau and Alaska is the current difference in types of jobs predominately held by men versus women in the workforce. Male-dominated industries in Alaska tend to be in extraction, construction and building trades which have higher wages than female-dominated occupations which tend to be in lower wage service and care-providing sectors. As can be seen in Figure 32, Juneau’s mid-level office and administrative support jobs (mostly in government) have significantly less gender bias.

Figure 31: Median Earnings by Gender for the Civilian Population 16 years and Over for Select Occupations

	Women's Earnings as a% of Men's Juneau	Women's Earnings as a% of Men's Alaska	Women's Earnings as a% of Men's United States
All Occupations	88	71	71
Personal care and service	118	122	78
Law enforcement workers including supervisors	103	77	78
Health technologists and technicians	148	70	85
Arts, design, entertainment, sports, and media occupations	131	71	74
Healthcare support occupations	98	129	89
Education, legal, community service, arts, and media occupations	84	82	78
Office and administrative support occupations	92	89	86
Sales and office occupations	88	78	71
Architecture and engineering occupations	45	75	83
Farming, fishing, and forestry occupations	110	78	64
Healthcare practitioners and technical occupations	43	68	69
Health diagnosing and treating practitioners and other technical occupations	43	66	61
Building and grounds cleaning and maintenance occupations	42	73	66

Source: U.S. Census Bureau, B24012 dataset: Sex by Occupation and Median Earnings in the Past 12 Months (in 2019 inflation adjusted dollars) for the Civilian Employed Population 16 Years and Over, 2015-2019 ACS 5-Year Estimate. **Note:** Dataset 2015-2019 is the most current estimate available.

Southeast Alaska Employment and Wages

Southeast Alaska employment decreased by 4.28% (-4,955 jobs) in 2020. The private sector saw a -17.87% drop in employment (-4,457 jobs) while total government employment saw a drop of 4.0% (-498 jobs). Construction, Professional, Technical, and management services, and federal government were the only industries that saw an increase in employment. The industries with the largest losses were Transportation (-39.97%), Leisure and Hospitality (-37.89%), and Retail Trade (-15.56%). These three industries rely on summer tourism and account for 70% of jobs lost in 2020. Earnings from these three industries also saw the largest decreases in 2020.

Figure 32: Select Southeast Alaska Industry Sector Employment and Earnings, 2018 to 2020

	Average Employ- ment 2018	Average Employ- ment 2019	Average Employ- ment 2020	Percent Change 2019 to 2020	Total Earnings 2018	Total Earnings 2019	Total Earnings 2020	Percent Change 2019 to 2020
Local and Tribal Government	6,266	6,257	5,989	-4.28%	\$309,871,106	\$311,817,368	\$322,591,498	3.46%
State Government	4,771	4,705	4,438	-5.67%	\$283,342,835	\$284,002,032	\$278,894,969	-1.80%
Federal Civilian Government	1,449	1,392	1,429	2.66%	\$128,285,715	\$124,300,319	\$126,435,407	1.72%
Total Government	12,486	12,354	11,856	-4.03%	\$721,499,656	\$720,119,719	\$727,921,874	1.08%
Manufacturing	1,835	1,830	1,554	-15.08%	\$82,237,999	\$85,074,590	\$75,194,473	-11.61%
Construction	1,323	1,332	1,348	1.20%	\$90,531,165	\$92,424,631	\$93,148,268	0.78%
Natural Resources and Mining	1,241	1,359	1,223	-10.01%	\$112,314,020	\$119,061,411	\$124,280,198	4.38%
Total Goods Producing	4,399	4,521	4,125	-8.76%	\$285,083,184	\$296,560,631	\$292,622,939	-1.33%
Retail Trade	4,183	4,217	3,561	-15.56%	\$123,952,705	\$128,161,274	\$115,498,860	-9.88%
Leisure and Hospitality	4,308	4,344	2,698	-37.89%	\$104,733,714	\$108,874,426	\$69,448,276	-36.21%
Health Care and Social Services	3,910	3,989	3,849	-3.51%	\$196,605,860	\$211,463,440	\$219,744,316	3.92%
Transportation	2,655	2,910	1,747	-39.97%	\$127,632,461	\$144,844,132	\$94,357,429	-34.86%
Financial Services	1,075	1,071	1,038	-3.08%	\$52,955,055	\$54,349,824	\$57,840,241	6.42%
Professional, Tech and Mgmt Services	860	898	904	0.67%	\$52,546,414	\$53,852,581	\$56,103,865	4.18%
Administrative Services	763	724	598	-17.40%	\$26,398,922	\$24,636,753	\$23,190,258	-5.87%
Total Service Providing	20,031	20,426	16,366	-19.88%	\$778,751,576	\$821,050,594	\$723,943,932	-11.83%
Total Private Sector	24,431	24,947	20,490	-17.87%	\$1,063,834,760	\$1,117,611,226	\$1,016,566,871	-9.04%
Total	36,917	37,301	32,346	-13.28%	\$1,785,334,416	\$1,837,730,945	\$1,744,488,746	-5.07%

Source: Alaska Department of Labor and Workforce Development, Southeast Quarterly Census of Employment and Wages

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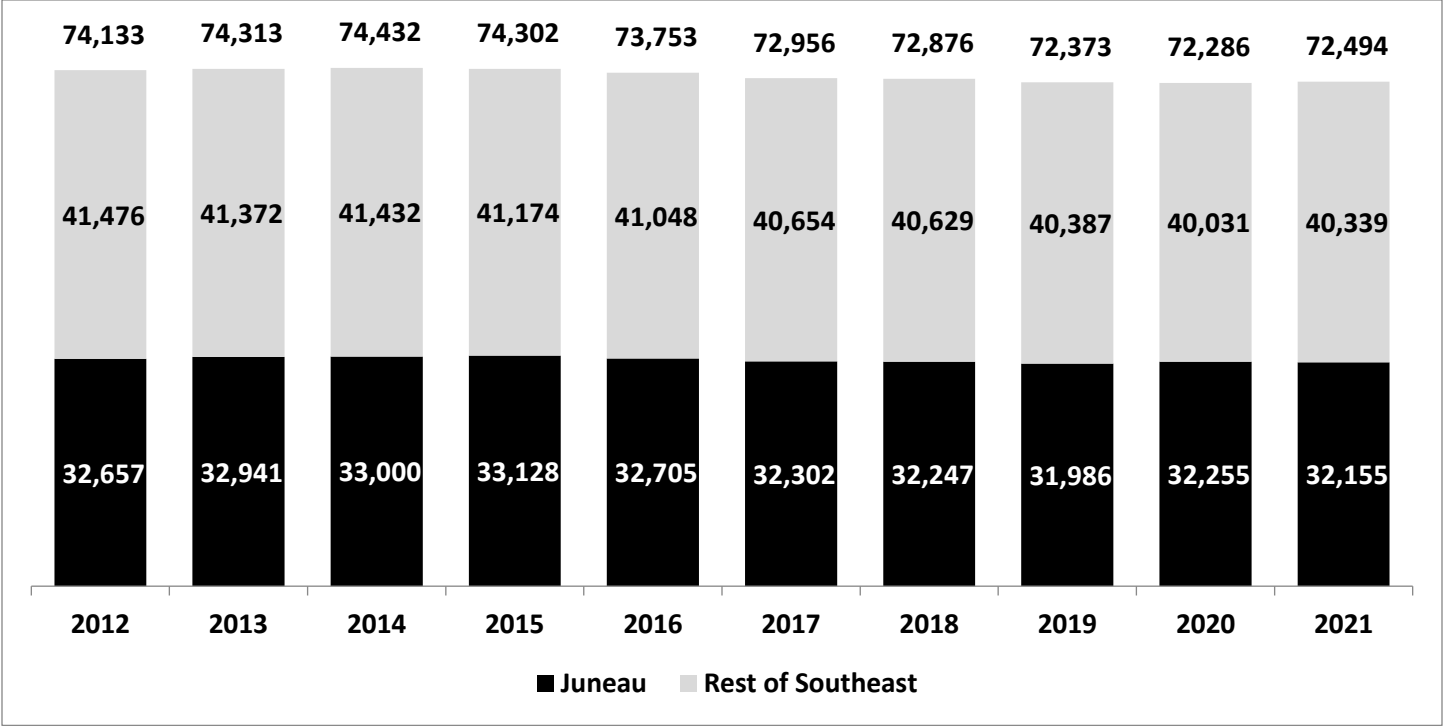
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Demographics

Juneau Population Trends

Juneau’s population peaked in 2015 and slowly and steadily decreased until experiencing an increase of 169 individuals in 2020. The population decreased by 100 individuals in 2021, continuing the trend of previous years. Although Juneau’s population has been on the decline since 2015, the population has increased by 880 individuals since the 2010 U.S. Census. Southeast Alaska’s population excluding Juneau increased by 308 individuals in 2021, and Southeast Alaska including Juneau saw a population increase of 208 individuals.

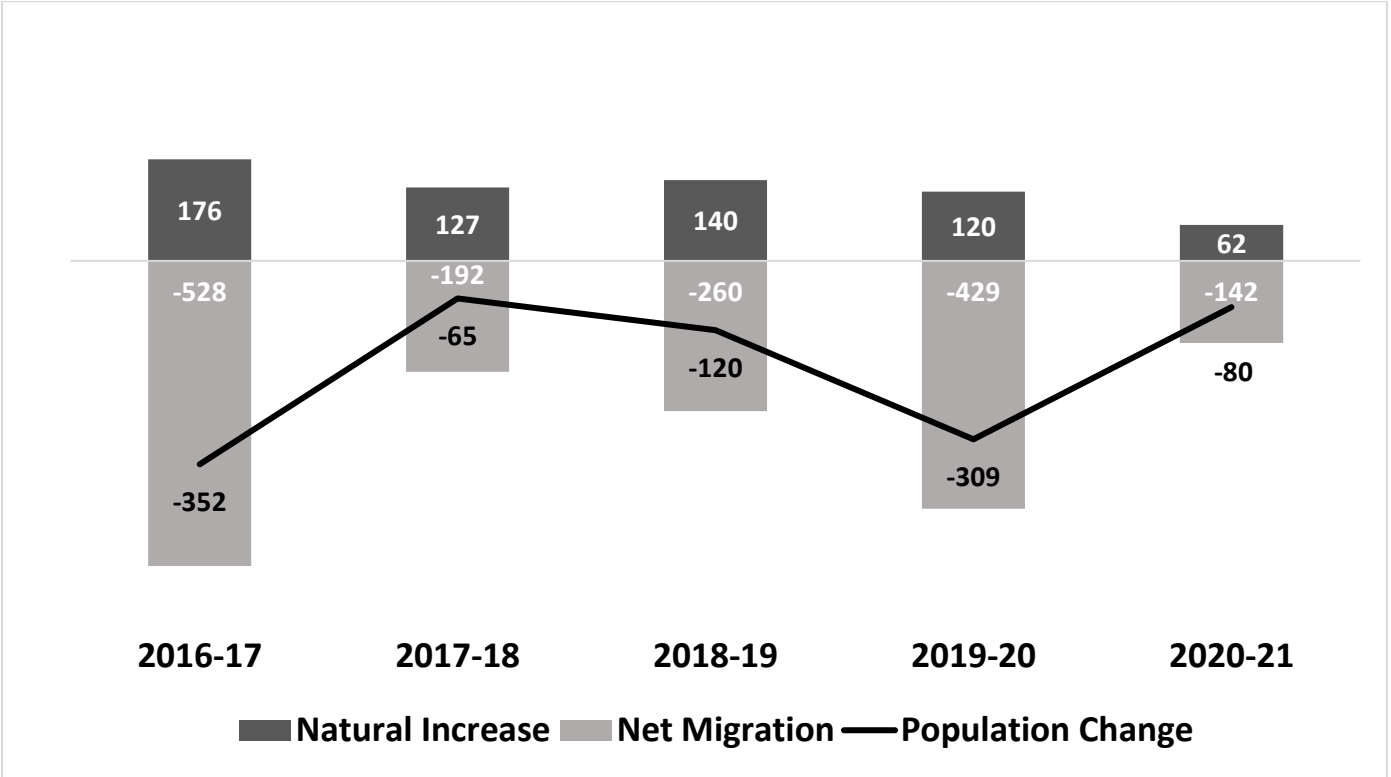
Figure 35: Juneau and Southeast Alaska Population, 2012 – 2021



Source: Alaska Department of Labor and Workforce Development, Research & Analysis, Population Estimates

In past years, Juneau’s natural increase in population (births over deaths) more than compensated for a small out-migration of population. Beginning in 2016 and persisting through 2021, out-migration has surpassed the natural increase. However, the net population loss in the most recent period was notably less than previous years.

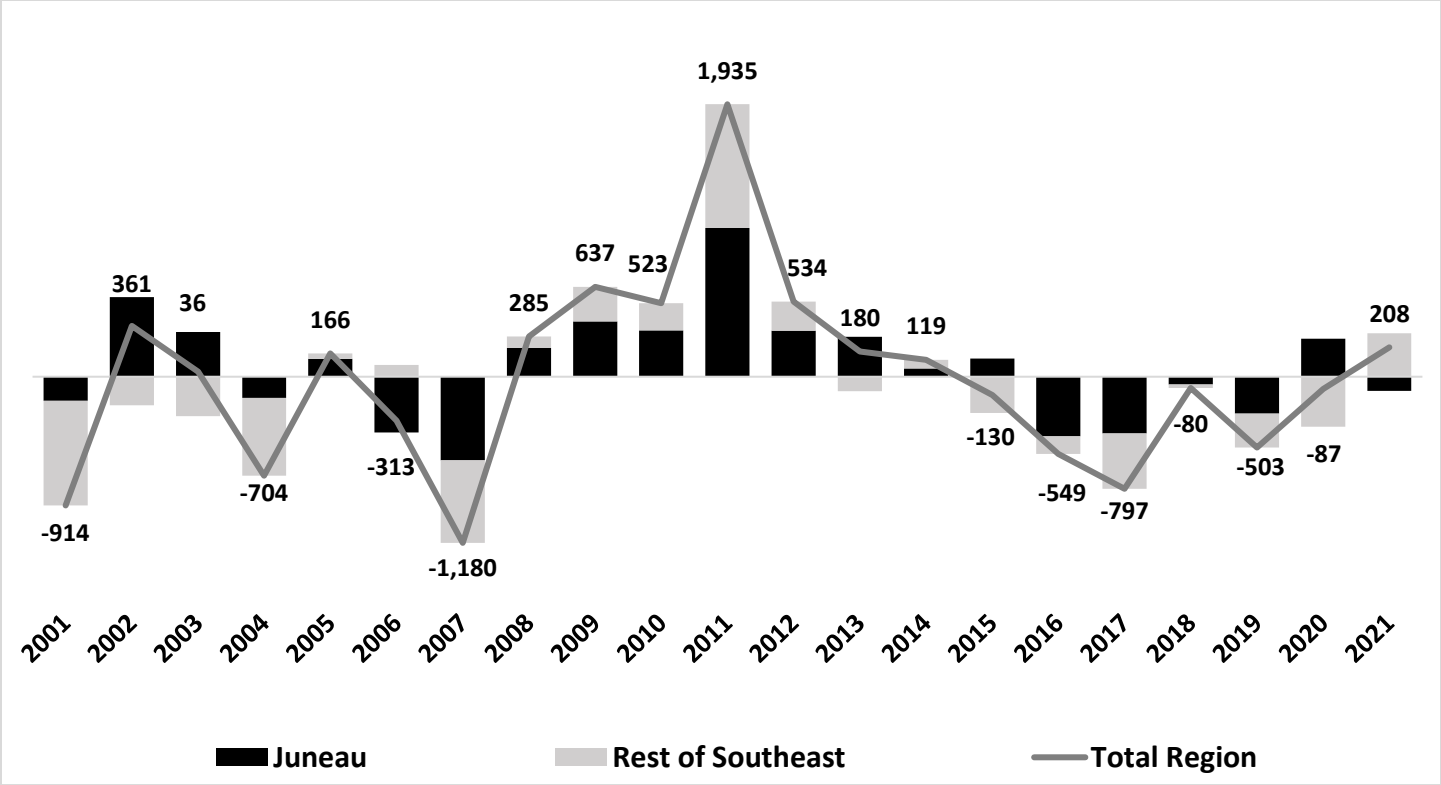
Figure 36: Annual Components of Population Change, Juneau 2016 – 2021



Source: Alaska Department of Labor and Workforce Development, Research & Analysis, Population Estimates, Components of Change

In 12 of the past 20 years, Juneau experienced population growth. This was the case for the rest of Southeast in only nine years. Before the Great Recession which began in December 2007, there were numerous years where the Juneau population increased while the rest of Southeast experienced declines. During the recession, this trend changed as both Juneau and the rest of Southeast experienced population growth for the next five years. After the recession, Juneau and the rest of Southeast returned to its pre-recession trend of declining populations for four years. Juneau’s population experienced growth in 2020 but again declined in 2021. The rest of Southeast experienced large population growth, only surpassed by the record population growth seen in 2011.

Figure 37: Juneau and Southeast Alaska, Total Yearly Population Change, 2001 – 2021

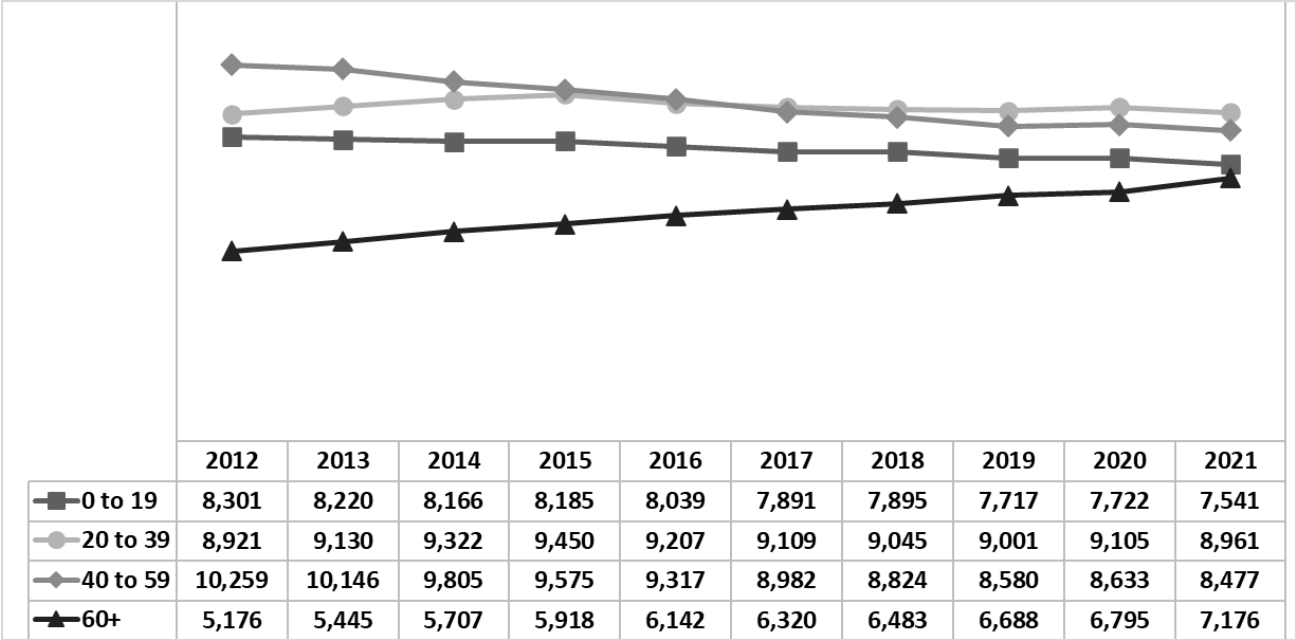


Source: Alaska Department of Labor and Workforce Development, Research & Analysis, Population Estimates

Juneau Population by Age Group

In 2021, Juneau had 8,961 residents ages 20-39, the largest age demographic for the fifth year in a row, despite a 1.6% population decrease for the group from the previous year. The population 60 and over remained the fastest growing age demographic for the 20th consecutive year. Over the past decade, seniors went from 15 percent of Juneau’s population in 2011 to 22 percent in 2021. The senior population is projected to be 24 percent of Juneau’s population by 2025.

Figure 38: Juneau Population by Age Group, 2012 – 2021

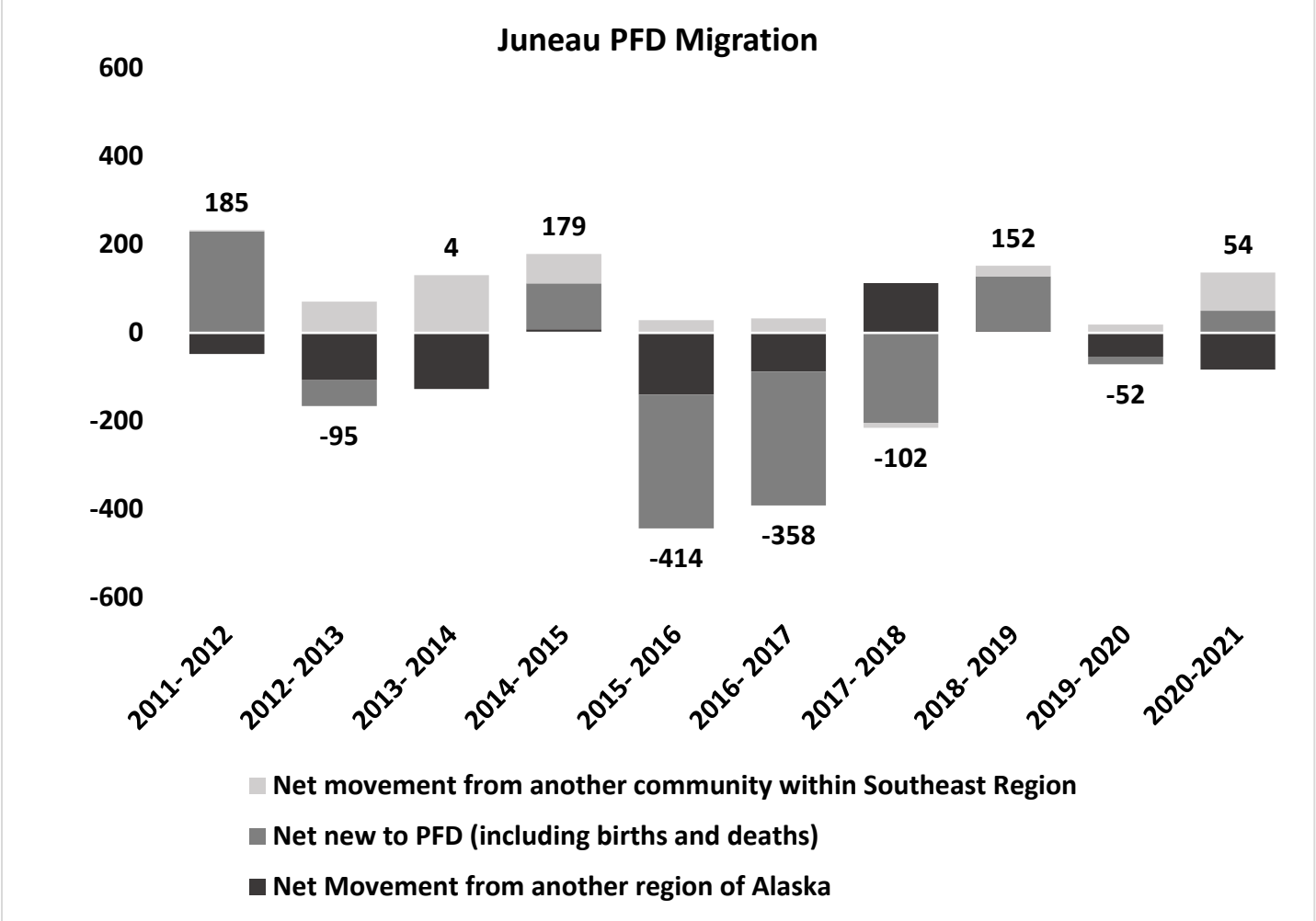


Source: Alaska Department of Labor and Workforce Development, Population Estimates, Economic Regions and Boroughs/Census Areas, "Age and Sex" Dataset

Juneau Migration and Resident Transiency

The Alaska Department of Labor and Workforce Development uses Permanent Fund Dividend applications to track migration patterns between communities. Based on PFD filings, Juneau experienced a net gain of 54 people in 2021. This is following a net loss of 52 people in 2020. PFD data tracks in-state movement of residents with accuracy, but lags data on new migrants from outside the state because of the one-year residency required. Unlike previous years, where most people who moved to or from Juneau came from or went to locations outside of Alaska, there was more migration within Alaska in 2021. Within Alaska, Juneau experienced net population decreases from all regions except the Southwest and Southeast regions.

Figure 39: Total PFD-based Migration to and from Juneau, 2012 to 2021



Source: Alaska Department of Labor and Workforce Development, Research and Analysis, Migration Data and Information, PFD-Based Migration to and from Cities and Places

Figure 40: PFD-based Migration to and from Juneau, 2020 to 2021

Region	Into Juneau	Out of Juneau	Net Migration
Anchorage and Mat-Su	148	227	-79
Gulf Coast	31	48	-17
Interior	34	41	-7
North	35	80	-45
Southwest	19	4	15
Haines Borough	14	18	-4
Hoonah-Angoon Census Area	56	36	20
Ketchikan Gateway Borough	42	30	12
Petersburg Borough	8	7	1
Prince of Wales - Hyder Census Area	51	20	31
Sitka, City and Borough	54	26	28
Skagway, Municipality	12	9	3
Wrangell, City and Borough	7	10	-3
Yakutat, City and Borough	0	1	-1
Southeast Region Total	244	157	87
Did not apply for PFD (including births and deaths)	2,008	1,958	50

Source: Alaska Department of Labor and Workforce Development, Research and Analysis, Migration Data and Information, PFD-Based Migration between Boroughs/Census Areas

Regional Population Trends

Figure 41: Southeast Population by Borough and Census Designated Place 2017-2021

	July 2017	July 2018	July 2019	July 2020	July 2021	% change 2020-2021
Haines Borough	2,458	2,484	2,533	2,080	2,614	25.7%

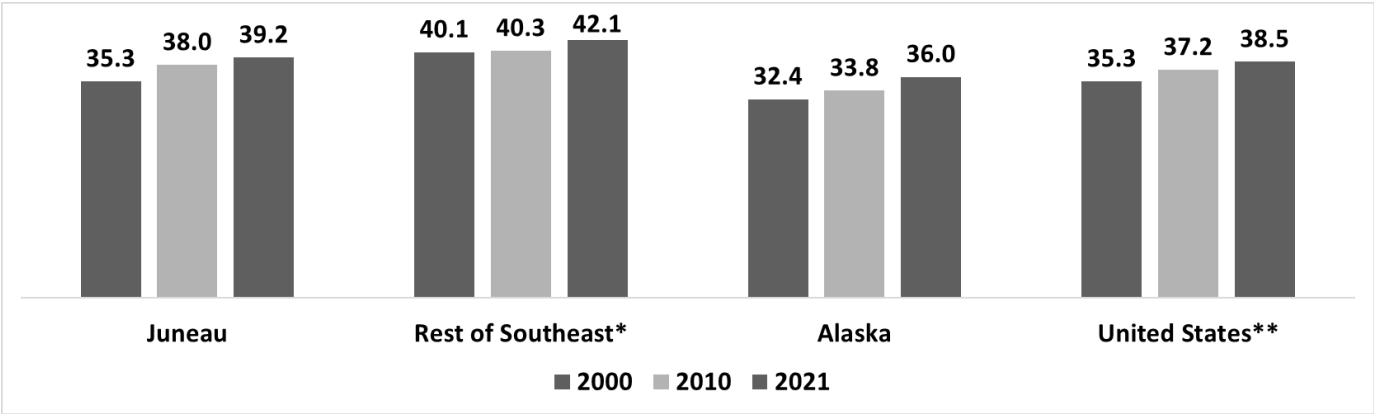
	July 2017	July 2018	July 2019	July 2020	July 2021	% change 2020-2021
Covenant Life CDP	69	51	61	25	73	192.0%
Excursion Inlet CDP	12	13	16	40	25	-37.5%
Haines CDP	1,735	1,743	1,776	1,657	1,818	9.7%
Lutak CDP	62	63	52	29	65	124.1%
Mosquito Lake CDP	266	290	279	120	294	145.0%
Mud Bay CDP	204	206	201	159	203	27.7%
Balance	110	118	148	50	136	172.0%
Hoonah-Angoon Census Area	2,128	2,403	2,419	2,365	2,350	-0.6%
Angoon City	406	388	381	357	360	0.8%
Elfin Cove CDP	14	36	35	24	32	33.3%
Game Creek CDP	18	23	23	23	19	-17.4%
Gustavus City	545	639	633	655	658	0.5%
Hoonah City	776	921	935	931	902	-3.1%
Klukwan CDP	93	95	96	87	88	1.1%
Pelican City	67	81	85	98	92	-6.1%
Tenakee Springs City	135	142	139	116	122	5.2%
Balance	74	77	91	72	75	4.2%
Juneau City and Borough	32,302	32,664	32,544	32,255	32,155	-0.3%
Ketchikan Gateway Borough	13,782	14,026	14,004	13,948	13,895	-0.4%
Ketchikan City	8,141	8,183	8,165	8,192	8,149	-0.5%
Saxman City	446	413	427	384	346	-9.9%
Balance	5,193	5,430	5,412	5,372	5,400	0.5%
Petersburg Census Area	3,137	3,257	3,304	3,398	3,368	-0.9%
Kupreanof City	21	16	19	21	21	9.5%
Petersburg City	2,885	2,948	2,938	2,963	3,043	-0.8%
Balance	230	233	299	319	333	-2.1%
Prince of Wales-Hyder Census	6,380	6,251	5,980	5,915	5,753	-0.4%
Coffman Cove City	198	168	124	124	127	47.2%
Craig City	1,087	1,095	1,065	1,045	1,036	-6.5%
Edna Bay CDP	43	43	29	30	25	60.0%
Hollis CDP	130	124	70	70	65	112.3%
Hydaburg City	378	398	399	399	380	-1.1%
Hyder CDP	89	80	61	57	48	-12.5%
Kake City	607	601	571	540	543	2.6%
Kasaan City	84	81	29	27	30	53.3%
Klawock City	833	777	740	723	720	-1.5%
Metlakatla CDP	1,424	1,398	1,505	1,485	1,454	-3.5%
Naukatli Bay CDP	114	124	128	143	142	-3.5%
Point Baker CDP	13	13	13	12	12	-16.7%
Port Alexander City	53	55	62	65	78	-21.8%
Port Protection CDP	35	31	35	33	36	-2.8%
Thorne Bay City	534	524	497	532	476	-4.2%
Whale Pass CDP	43	57	86	91	86	-2.3%
Balance	717	682	566	539	495	-3.2%
Sitka City and Borough	8,748	8,652	8,490	8,407	8,458	-0.8%
Skagway Municipality	1,089	1,088	1,160	1,182	1,240	-3.0%
Skagway CDP	1,036	1,036	1,088	1,108	1,164	-3.0%
Balance	53	52	72	74	76	-2.6%
Wrangell City and Borough	2,389	2,426	2,213	2,174	2,127	-1.5%
Yakutat City and Borough	543	523	573	602	662	5.3%
Southeast Total	72,956	72,876	73,250	73,084	72,286	0.3%
Total excluding Juneau	40,654	40,629	40,586	40,540	40,031	0.8%

Source: Alaska Department of Labor and Workforce Development, Research & Analysis, Alaska Population Estimates by Borough, Census Area, City, and Census Designated Place (CDP)

Median Age

Juneau median age increased slightly from 38.8 to 39.2 over the previous year. Juneau’s population is older than the state average but younger than the rest of Southeast, and slightly older than the nation’s average. The Southeast region, exclusive of Juneau, is significantly older than Juneau, the state of Alaska, and the nation.

Figure 42: Median Age, 2000, 2010, and 2021



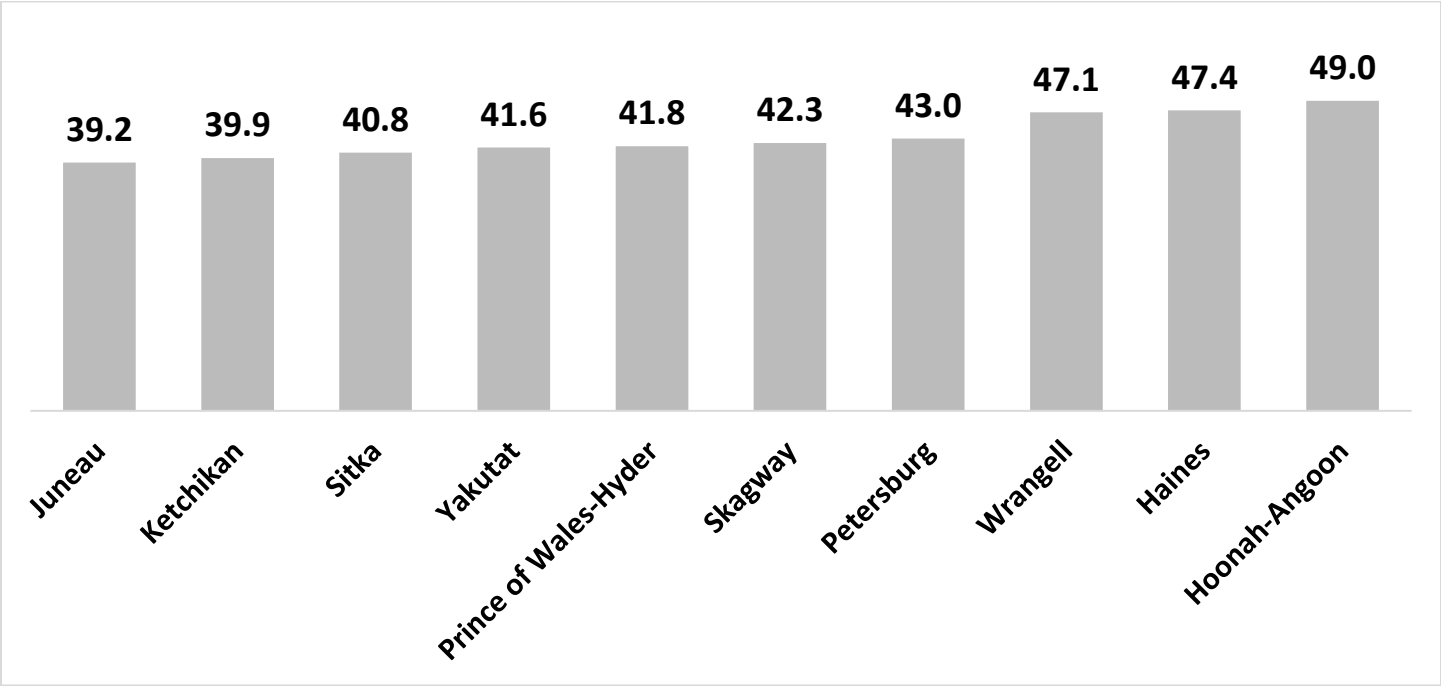
Source: Alaska Department of Labor and Workforce Development, Population Estimates, Economic Regions and Boroughs/Census Areas, "Age and Sex 2010-2021" Dataset; U.S. Census Bureau, Population Division, Annual Estimates of the Resident Population by Single Year of Age and Sex for the United States, States, and Puerto Rico Commonwealth: April 1, 2010 to July 1, 2021

*Southeast median age calculated by average median ages for Southeast Alaskan cities (excluding Juneau) weighted by population.

**US median age calculated by the US Census Bureau as of July 1, 2021.

Juneau has the youngest median age of all Southeast communities, followed closely by Ketchikan. Wrangell, Haines, and Hoonah-Angoon have the highest median age of all Alaskan communities.

Figure 43: Median Age for Southeast Communities, 2021



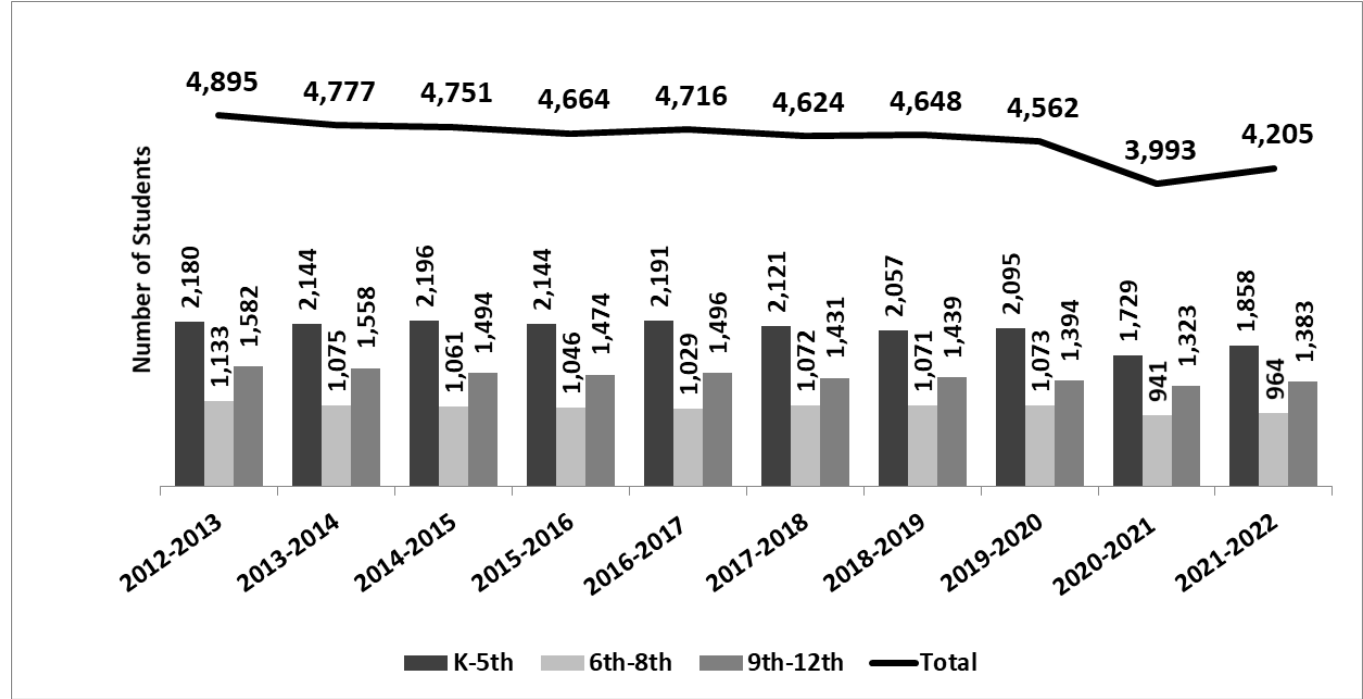
Source: Alaska Department of Labor and Workforce Development, Population Estimates, Economic Regions and Boroughs/Census Areas, "Age and Sex 2010-2021 Dataset"

Education

Juneau School District Enrollment

Enrollment for K-12 in the Juneau School District for the 2021-2022 school year is 4,205 students, an increase of 212 students from the previous year. This is still 443 less enrolled students than the 2018-2019 school year. This enrollment total includes Homebridge students but does not include students enrolled in other homeschooling programs. Enrollment decreased significantly during the 2020-2021 academic year as the COVID-19 pandemic led to a transition from in-person to online schooling. As a result of this change and overall safety concerns, many parents switched their children to Homebridge or other homeschooling programs.

Figure 44: Juneau School District K-12 Enrollment by Grade, FY12 – FY22

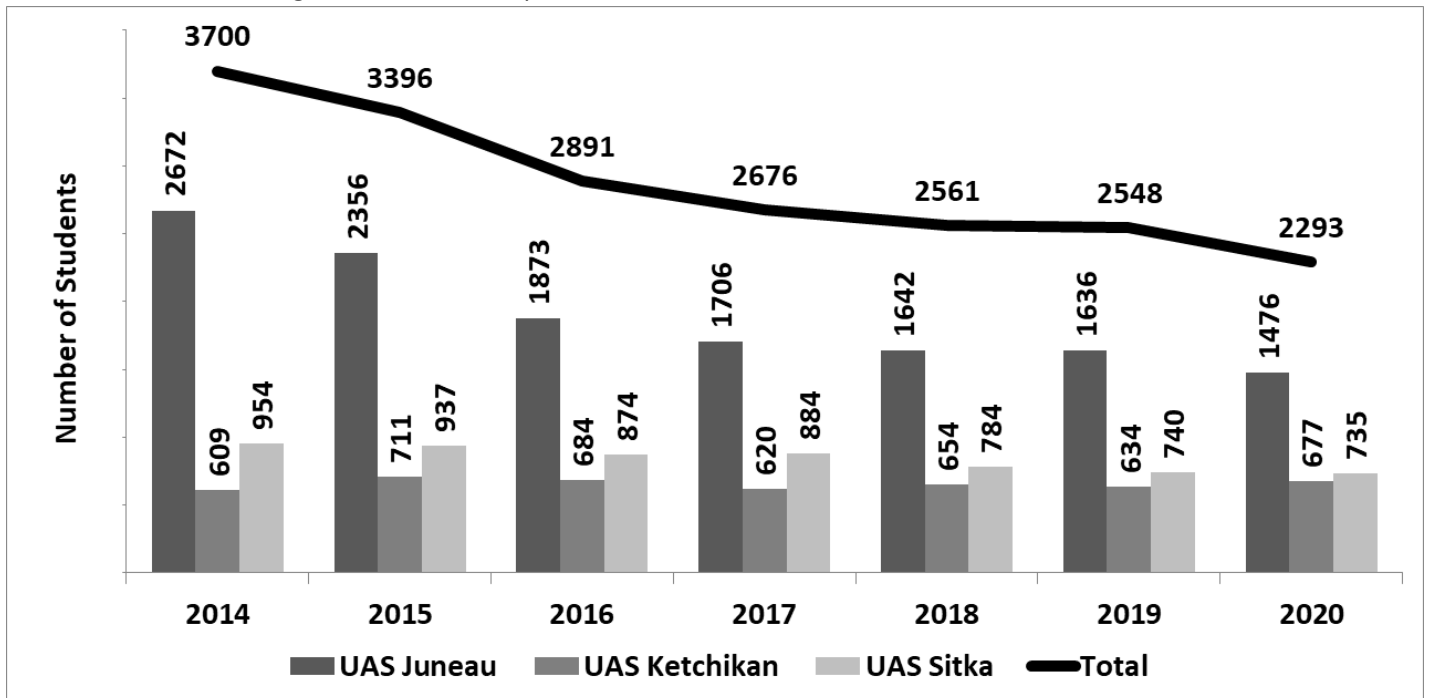


Source: Alaska Department of Education and Early Development Data Center, FY22 preliminary provided by Juneau School District

University of Alaska Southeast Enrollment

Enrollment at the University of Alaska Southeast (UAS) was 2,293 students, a decrease of 10 percent from the previous year. The Sitka campus remained fairly stable with only a 0.7 percent decrease and the Juneau campus had the largest decrease in enrollment with a loss of 160 students, an almost 10% decrease from the previous year. The Ketchikan campus saw an increase of 43 students, up almost 7 percent from the previous year. It is important to note that many students are enrolled at multiple UAS campuses.

Figure 45: University of Alaska Southeast Fall Enrollment, 2014 to 2020

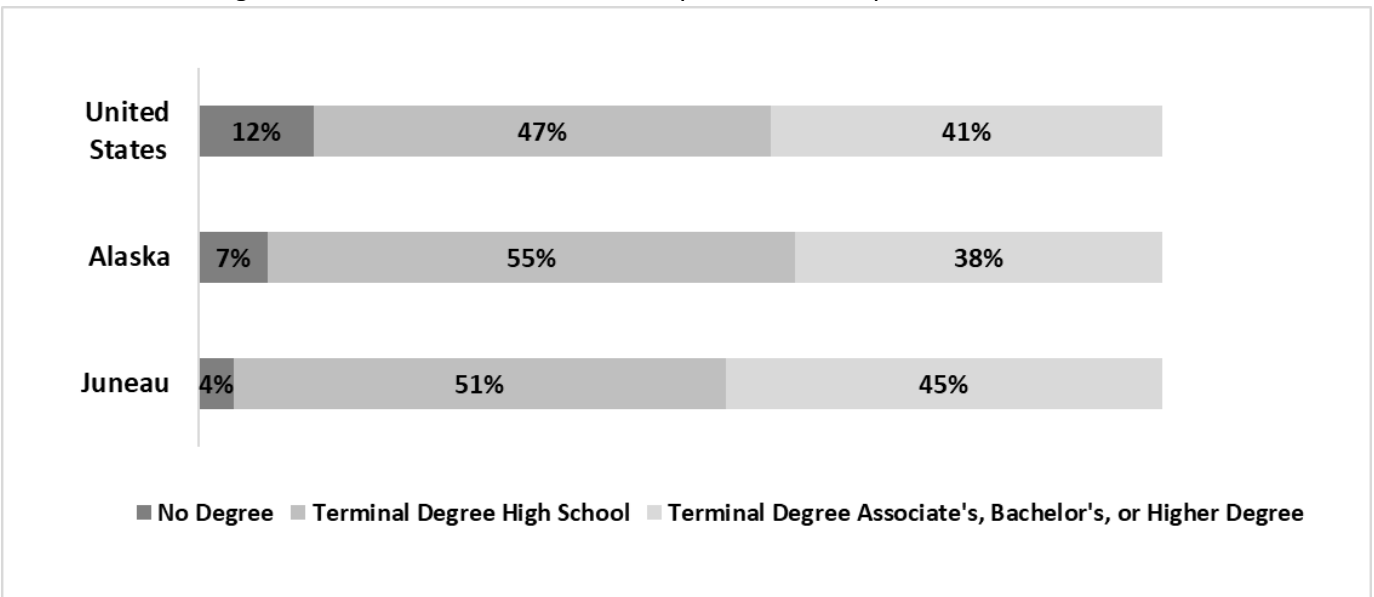


Source: University of Alaska Southeast; Note: Due to cross-registration, individual campus enrollments do not sum to total enrollment.

Educational Attainment

Juneau has a more educated population than the state of Alaska and the nation. The 2015-2019 five-year Census Bureau estimate shows that 45 percent of Juneau’s population has earned an associate degree or higher. In comparison, only 38 percent of individuals in Alaska have earned a degree beyond high school. Only 4 percent of Juneau residents 25 and older do not hold a high school diploma, around half of the statewide five-year average and a third of the national five-year average.

Figure 46: Educational Attainment by Percent of Population 25 Years and Older



Source: U.S. Census Bureau, 2015 -2019 American Community Survey 5-Year Estimates, “Educational Attainment” S1501 Dataset.

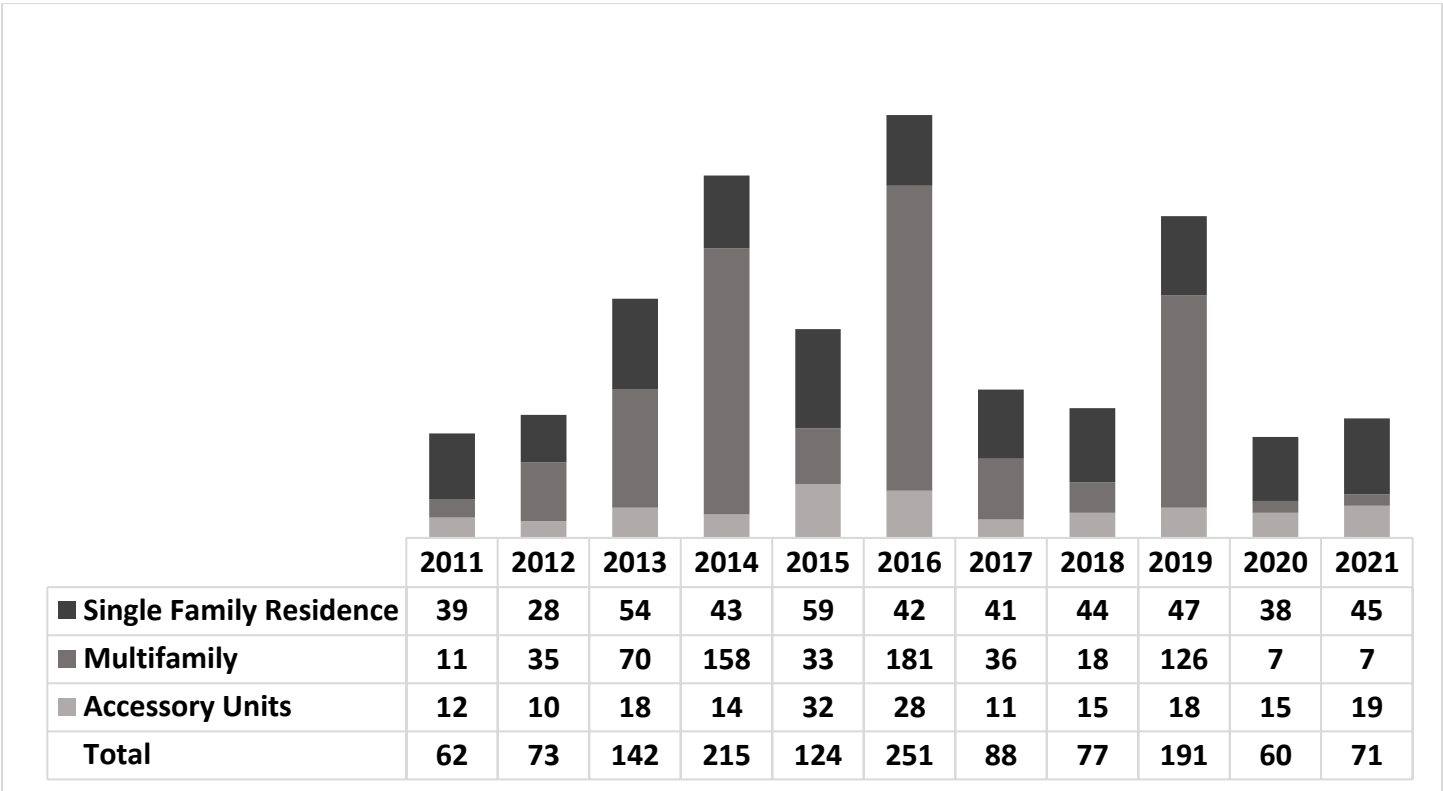
Note: Dataset 2015-2019 is the most current estimate available.

Construction and Housing

Juneau New Housing Permits

2021 saw an 18% increase in single family permits and a 27% increase in accessory unit permits. The number of multifamily permits issued in 2021 was 7, the same number issued in 2020. Big spikes in building permits can mostly be attributed to large multifamily complexes such as condo buildings.

Figure 47: New Residential Housing Permits Issued 2011 to 2021



Source: City & Borough of Juneau Permit Center reports. Note: Multi-family includes properties with two or more dwellings.

Southeast Alaska New Housing Construction

There were 53 housing units added in Juneau in the first three quarters of 2021. The total number of housing units added in 2021 is currently projected to be at or above what it was in 2020. New single family units has stayed relatively flat in recent years. New single family units added in 2021 will likely be just about the same the number built in 2020. New multifamily units built in 2021 will be on the lower end of the last 10 years but still higher than the number built in 2020. The number of multifamily units built each year varies greatly since large projects that happen every few years can create large numbers of units (one project in 2019 added 78 new condo units by itself).

New single family units will likely be about the same in 2021 as they were in 2020 across the Southeast region. Multifamily housing units will likely be slightly lower with the only significant addition of units happening in Sitka.

Figure 48: New Housing Units Built by Type of Structure, Select Communities 2019 – 2021 Quarter 3

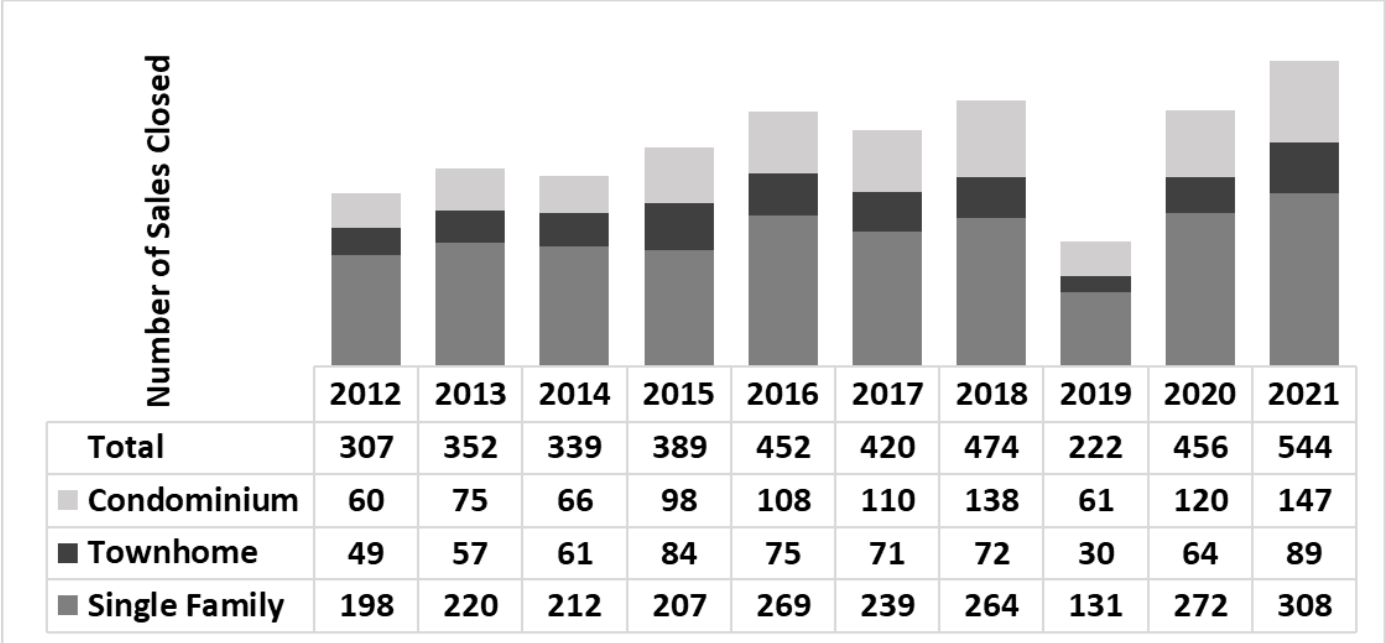
	Total Units 2019	Total Units 2020	Total Units 2021 Q3	Single Family 2019	Single Family 2020	Single Family 2021 Q3	Multi Family 2019	Multi Family 2020	Multi Family 2021 Q3
Craig	7	9	2	1	2	0	6	7	2
Haines	5	3	10	5	3	10	0	0	0
Juneau	180	58	53	46	52	44	137	6	9
Ketchikan Gateway Borough	47	37	14	32	27	14	15	10	0
Petersburg	12	27	8	8	2	6	3	25	2
Sitka Borough	16	29	31	11	11	14	3	18	17
Skagway	2	3	3	2	3	0	0	0	3
Wrangell Borough	5	3	6	4	3	6	0	0	0

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section and Alaska Housing Finance Corporation, Alaska Housing Market Indicators, "Quarterly Survey of Lenders" Dataset. **Note:** Single Family includes attached units; multi-family includes properties with two or more dwellings.

Juneau Home Sales and Prices

Juneau’s home sale market increased significantly in 2021, reaching an all-time high for the decade across all home types. Single family home sales increased 13 percent from the previous year, condominiums increased 23 percent, and townhomes 39 percent.

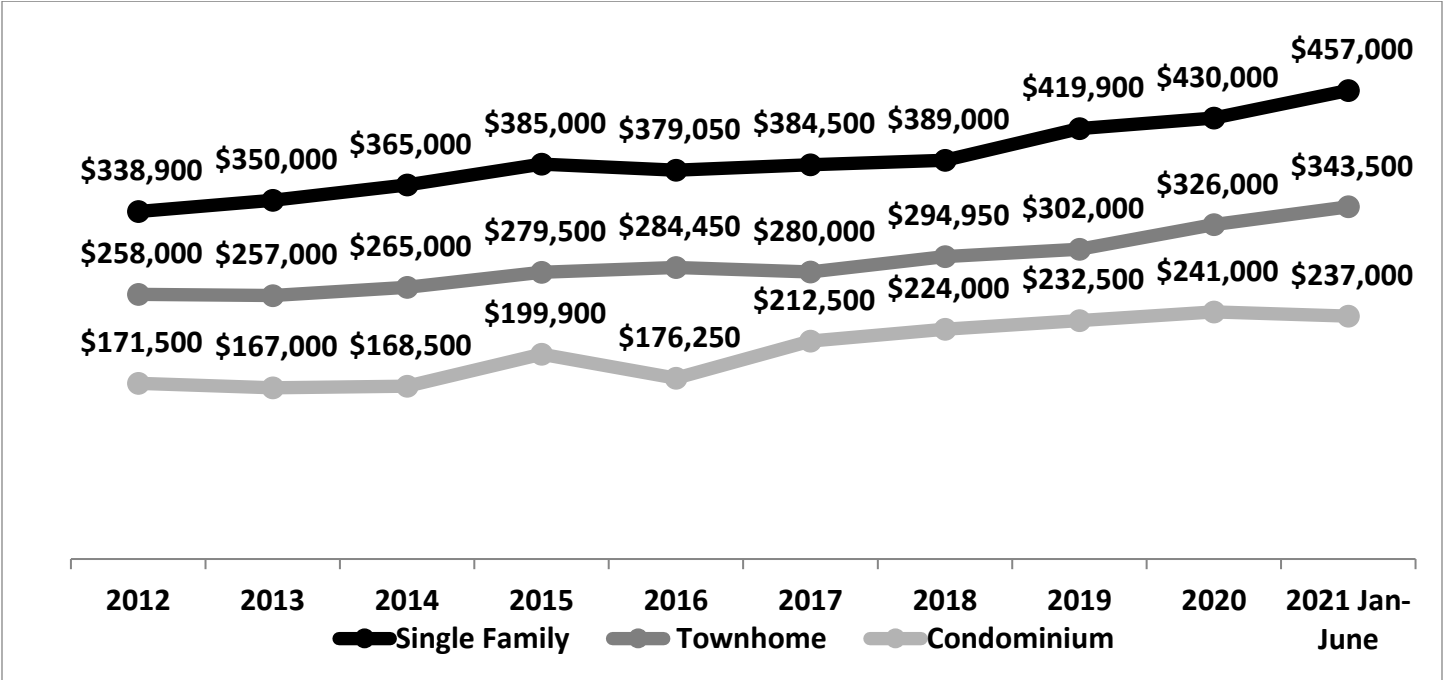
Figure 49: Sales Volume of Single Family, Townhomes, and Condominiums



Source: Southeast Alaska Multiple Listing Service.

The median transaction price of single-family homes increased by 7.7 percent from 2020 to 2021. The median price for townhomes increased 7.4 percent but decreased 1.2 percent for condominiums. The average days on market for single family and condominiums has dropped to 5 days, and 6 days for townhomes. The rapid turnover for homes, less than 10 days, is an indication of a tight housing market in Juneau.

Figure 50: Median Price of Single Family, Attached Homes and Condominiums, 2011 – 2021 (June)

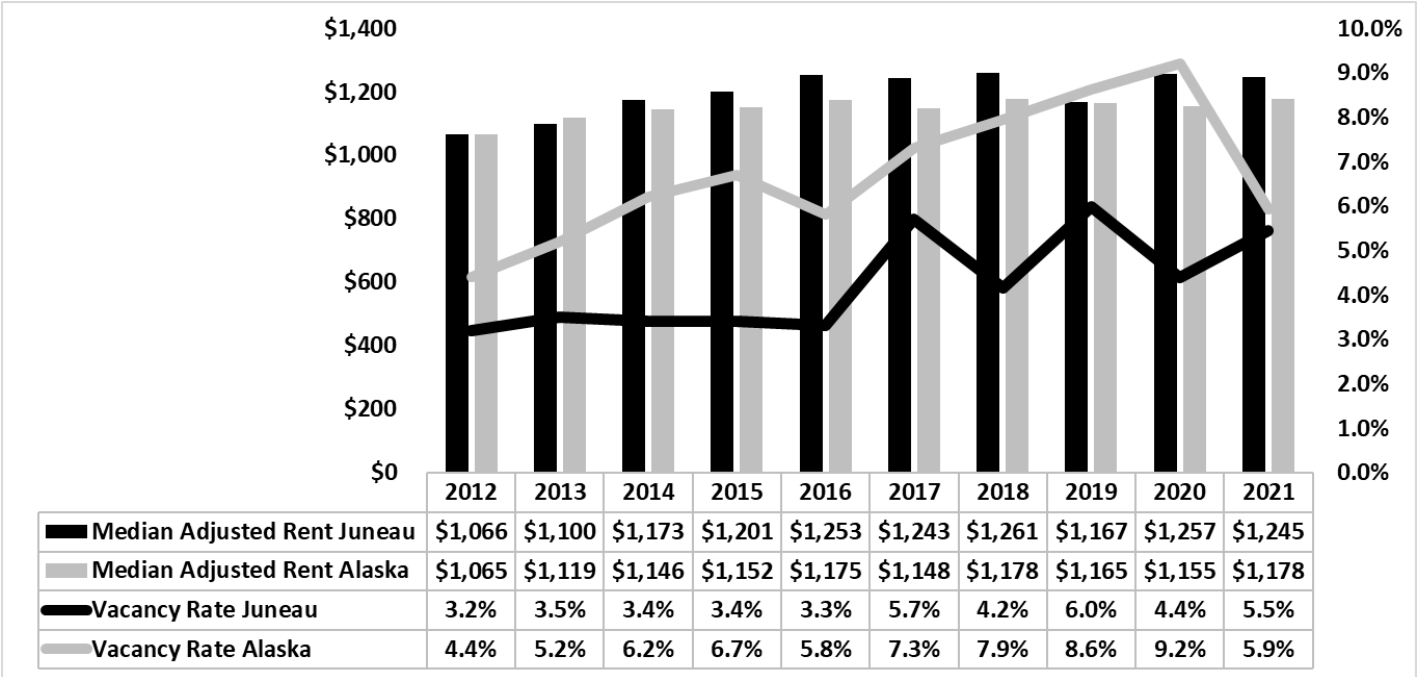


Sources: Southeast Alaska Multiple Listing Service.

Monthly Rental Costs (Adjusted Rates) and Vacancy Rates

Every March, the Alaska Department of Labor and Workforce Development surveys Alaska’s landlords for rental housing costs and vacancy rates for the Alaska Housing Finance Corporation. In March 2021, Juneau’s median rental price for all units decreased by 0.95 percent to \$1,245, consistent with levels seen in 2016 through 2018. Vacancy rates in Alaska dropped to 5.9 percent while those in Juneau increased to 5.5 percent. According to the Alaska Department of Labor and Workforce Development, the ideal vacancy rate for a community is between 6 and 7 percent¹. This is because more vacancies allow renters more choice in where to live, putting pressure on landlords to keep units in good repair and keep prices competitive.

Figure 51: All Units Median Adjusted Rental Prices and Vacancy Rate, March 2012 - 2021



Source: Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, and Alaska Housing Finance Corporation, 2021 Rental Market Survey (March); Note: Rental price is adjusted to include heat, light, hot water, water, garbage, sewer, and snow removal, if one or more of these utilities is not included in the rent.

¹ Wiebold, Karinne. “Alaska’s Rental Market.” *Alaska Economic Trends*, Aug. 2016, pp. 4-7.
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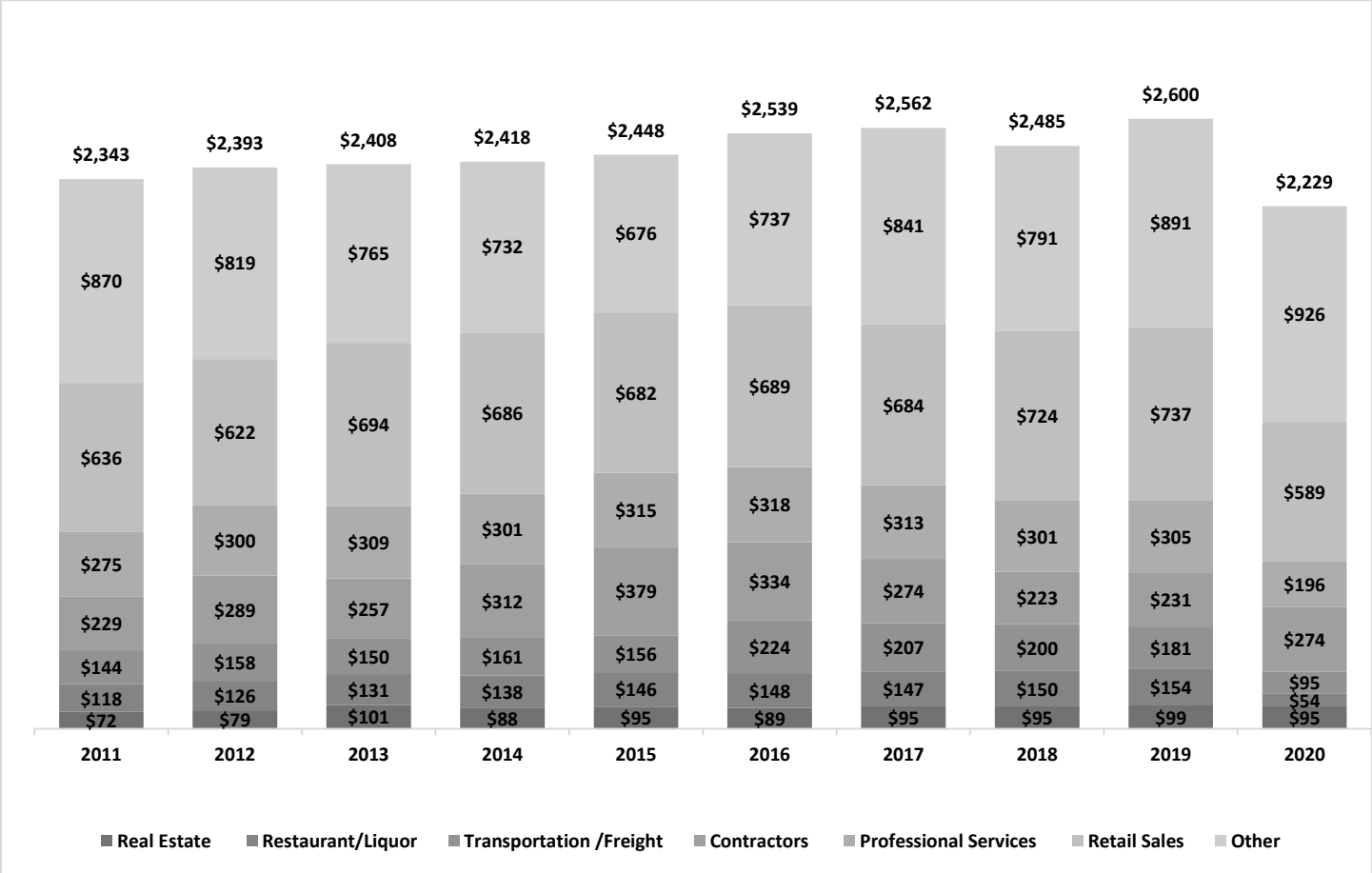
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Business and Industry

Gross Business Sales

Total gross business sales in the City and Borough of Juneau fell by 14% in 2020. Of the business categories identified in the CBJ’s Annual Comprehensive Financial Report, Restaurant and Liquor sales and Transportation and Freight suffered the largest losses in 2020, decreasing by 65% and 47%, respectively. Professional Services and Retail sales also suffered greater than average losses, decreasing by 36% and 20%, respectively. Contractors was the only category that saw an increase in gross business sales, growing by 18% in 2020 compared to 2019.

Figure 52: Business Sales in Juneau by Business Category (in Millions), 2010– 2020

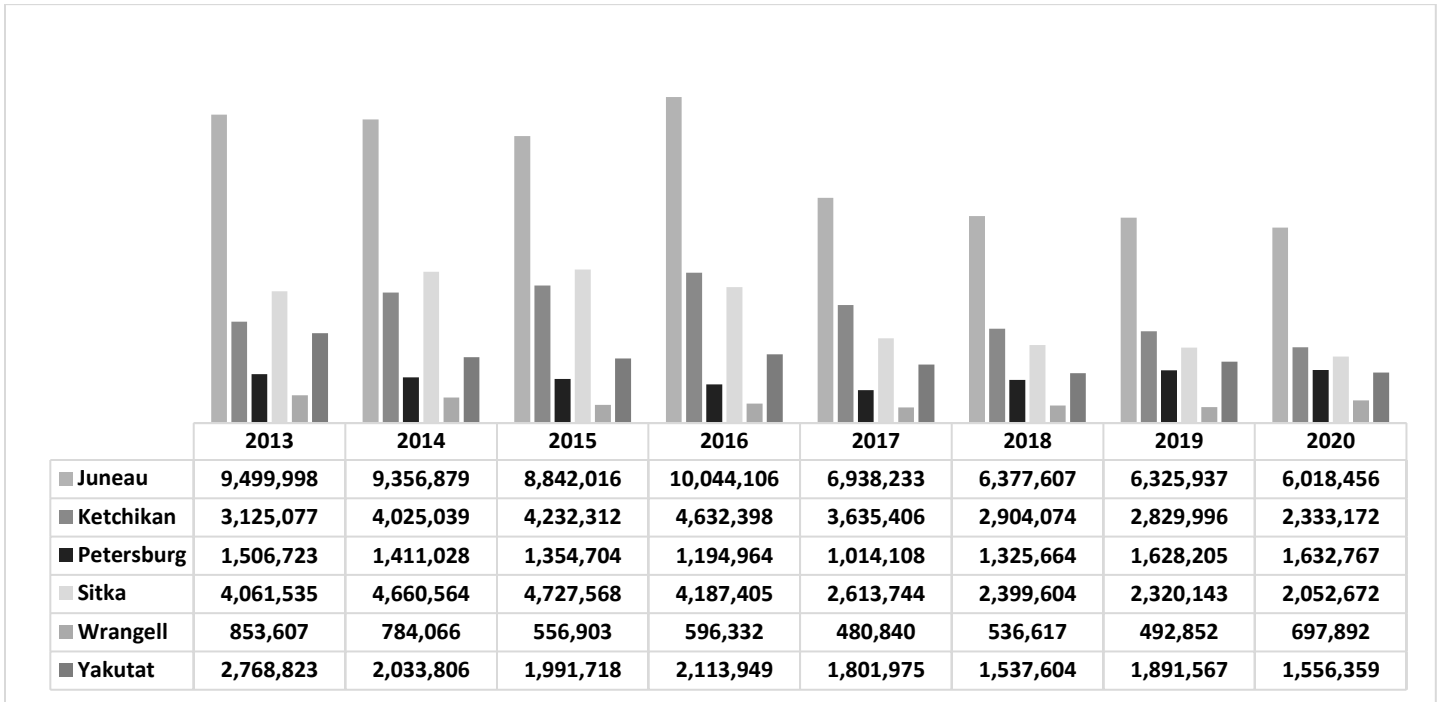


Source: City & Borough of Juneau Sales Tax Office and CBJ Comprehensive Annual Financial Report, Statistical Section. Note: “Other” category includes mineral sales, wholesale equipment, food suppliers, and fuel companies.

Freight Volumes

After reaching a high in 2016, Juneau’s air freight enplanement volume continued its downward trend and fell to the lowest volume in a decade in 2020. Ketchikan, Sitka, and Yakutat also saw record low air freight enplanements in 2020. Wrangell’s air freight enplanement rose by 42% in 2020. The primary product shipped from Southeast Alaska by air is seafood heading to Seattle.

Figure 53: On-Flight Freight Enplanement (Pounds in Thousands), 2013 – 2020



Source: Bureau of Transportation Statistics, T-100 Market Data

Travel and Visitor Industry

Tourism grows the local economy because it brings in new money from outside the community. Businesses that serve the tourism industry often also serve the residents of Southeast Alaska. Examples are restaurants and support services for air and water transportation. For this reason, it is not possible to separate out employment statistics that can be attributed just to the tourism industry. Rather, to report employment and wage data, JEDC aggregates all jobs in leisure, hospitality and transportation to gauge the health of the tourism industry.

The lack of cruise passengers and majority of independent travelers hit Juneau and the rest of Southeast Alaska hard in 2020. Jobs were down for both Juneau and Southeast Alaska by 41% and 39%, respectively. Earnings were also down for Juneau and Southeast Alaska. While the number of firms in both Juneau and Southeast Alaska marginally decreased in 2020, any change in firm counts will be better reflected in 2021 data.

Figure 54: Leisure, Hospitality, and Transportation Industries Employment and Earnings, 2016-2020

	Number of Firms		Average Employment		Total Earnings	
	Juneau	Southeast	Juneau	Southeast	Juneau	Southeast
2016	190	645	2,784	6,648	\$79,294,933	\$205,880,420
2017	198	660	2,813	6,717	\$82,318,620	\$215,085,772
2018	200	666	2,987	6,962	\$92,094,125	\$231,907,883
2019	208	679	3,154	7,254	\$103,225,389	\$253,718,558
2020	206	671	1,874	4,445	\$62,667,514	\$163,805,705
Change 2019 to 2020	-1%	-1%	-41%	-39%	-39%	-35%

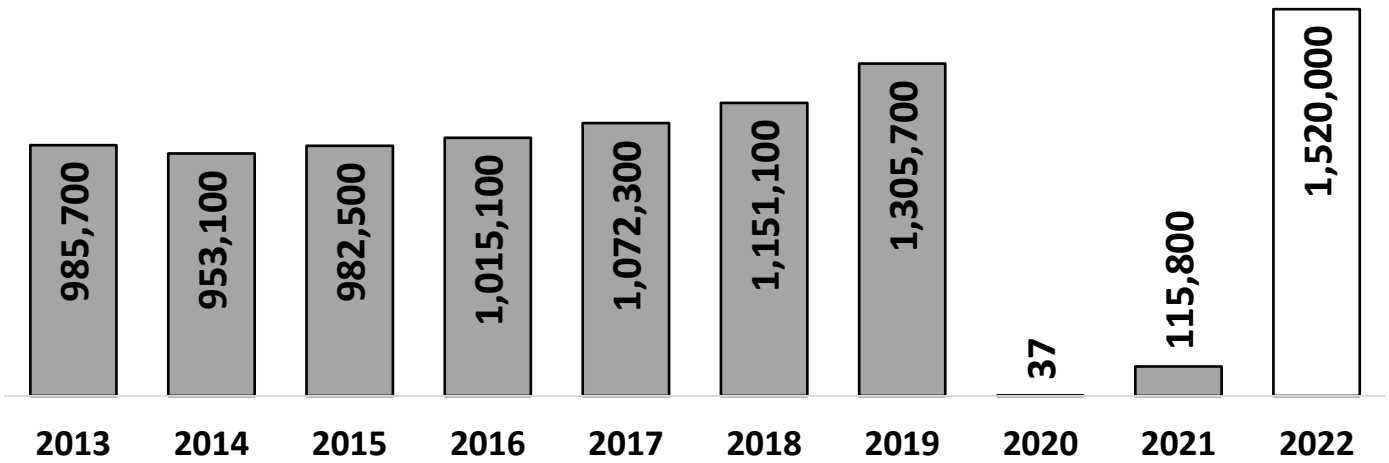
Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

Cruise Ship Visitation

After returning to the one million cruise passenger level in 2016, Juneau’s cruise passenger volume continued to grow through 2019 reaching a record 1,305,700 visitors. Due to COVID-19, only one small cruise ship left Juneau in August of 2020,

carrying 36 passengers. Cruise tourism returned by late July in 2021 and brought a total of 115,800 passengers to Juneau, just under 10% of the 2019 season. Passenger estimates for 2022 are based off the 2022 CLAA schedule and assume normal (pre-COVID), not maximum, capacity.

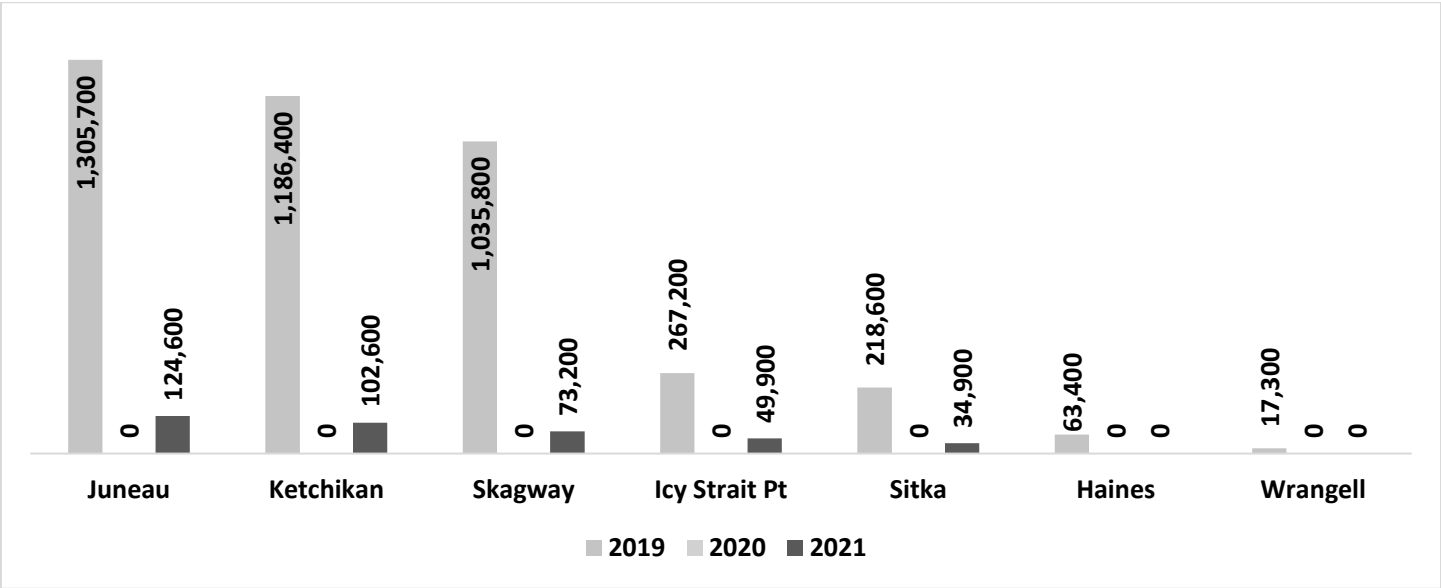
Figure 55: Cruise Passengers Visiting Juneau, 2012 - 2021



Source: Cruise Line Agencies of Alaska and McDowell Group.

Southeast Alaska saw the return of large and small cruise ships in 2021. Passenger numbers were anywhere from 7.6% to 18.7% of their 2019 levels in communities that saw the return. The communities of Haines and Wrangell were excluded from the relatively small number of port calls in 2021, but are expecting to see the return of cruise ships in the summer of 2022.

Figure 56: Cruise Passengers Volumes for Southeast Alaska Communities, 2019 – 2021

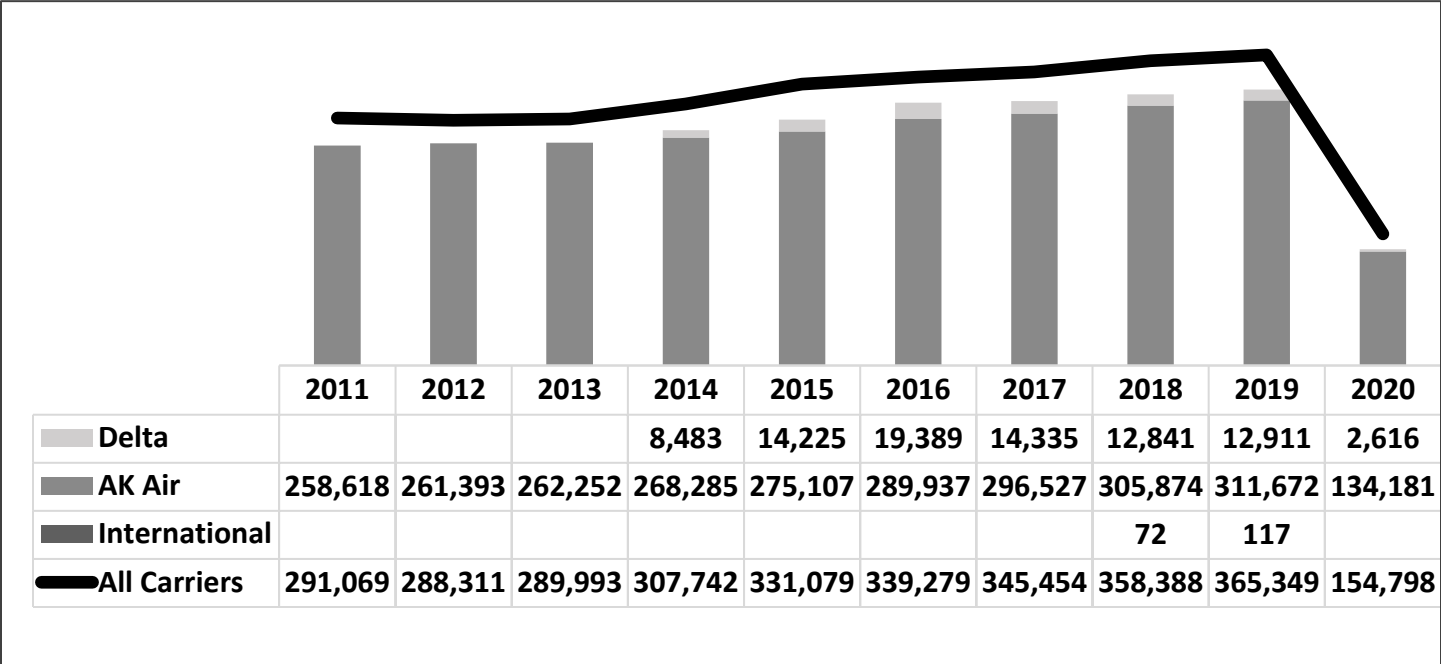


Source: Cruise Line Agencies of Alaska and McDowell Group. Note: These figures do not include most small cruise ship lines.

Airline Passenger Traffic

While 98 percent of all cruise visitors come to Juneau, only about 10 percent of tourists arriving in the state by air come to Juneau. Passenger enplanement statistics can serve as an indicator of economic activity in Juneau, since business, convention, and most independent tourism visitors come predominantly by air. Juneau’s air travel was about 42% of what it was in 2019. Air travel in Southeast Alaska was reduced to about 44% of what it was in 2019.

Figure 57: Scheduled Air Passenger Enplanements at Juneau International Airport, 2011-2020



Source: Bureau of Transportation Statistics, T-100 Market Data, ACAIS

Figure 58: Scheduled and Non-scheduled Air Passenger Enplanements at Select Southeast Communities

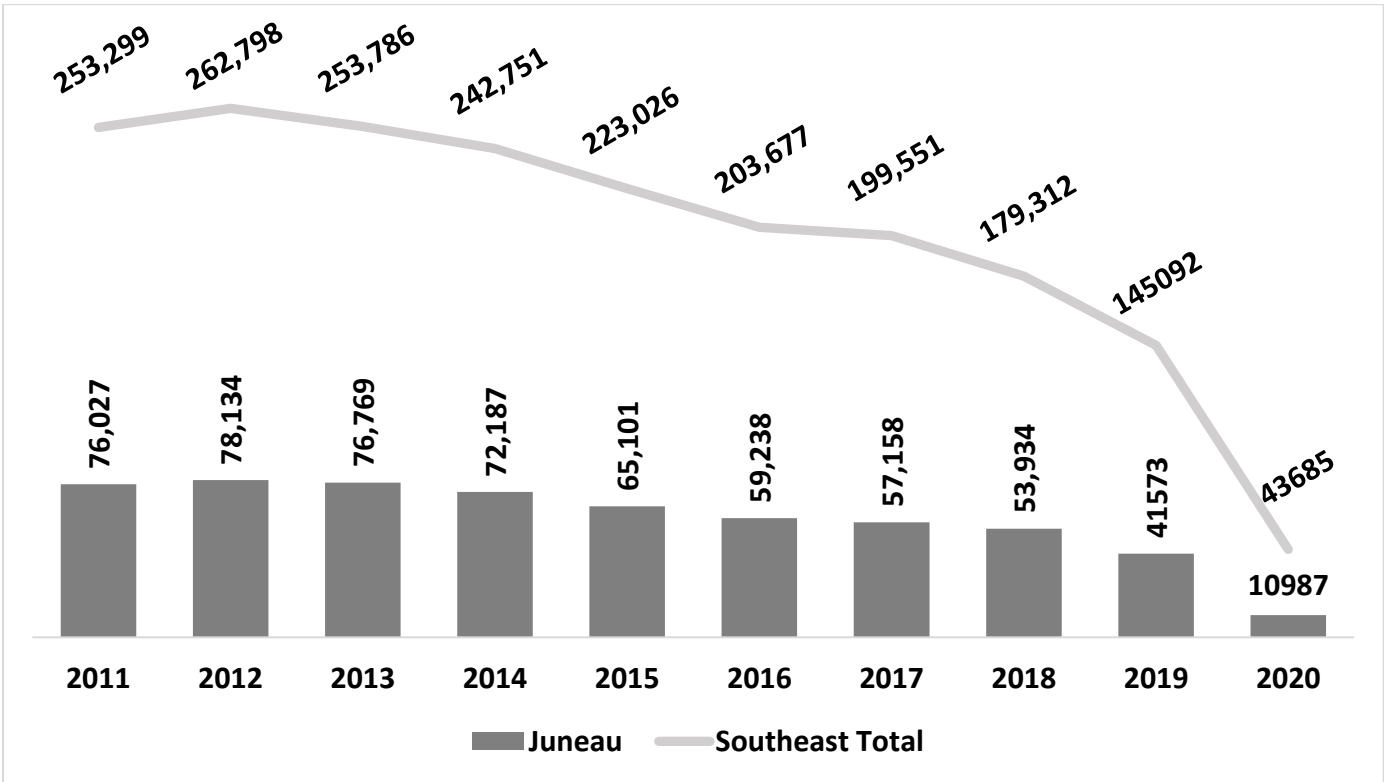
				Percent Change
	2018	2019	2020	2019 - 2020
Juneau	440,277	459,191	154,798	-58%
Ketchikan	165,561	149,606	67,171	-55%
Sitka	87,119	90,839	38,339	-57%
Petersburg	24,520	23,479	11,726	-50%
Wrangell	14,033	14,776	7,102	-52%
Klawock	13,503	12,980	10,077	-22%
Yakutat	11,800	12,808	5,959	-54%
Gustavus	11,023	11,130	2,959	-73%
Haines	8,026	10,013	4,093	-52%
Hoonah	6,817	8,056	4,472	-44%
Skagway	7,324	8,044	1,807	-84%

Source: Federal Aviation Administration, Airports, Preliminary CY 2019 ACAIS. Note: Non-scheduled service includes air taxi/commercial and private activity.

Ferry Traffic

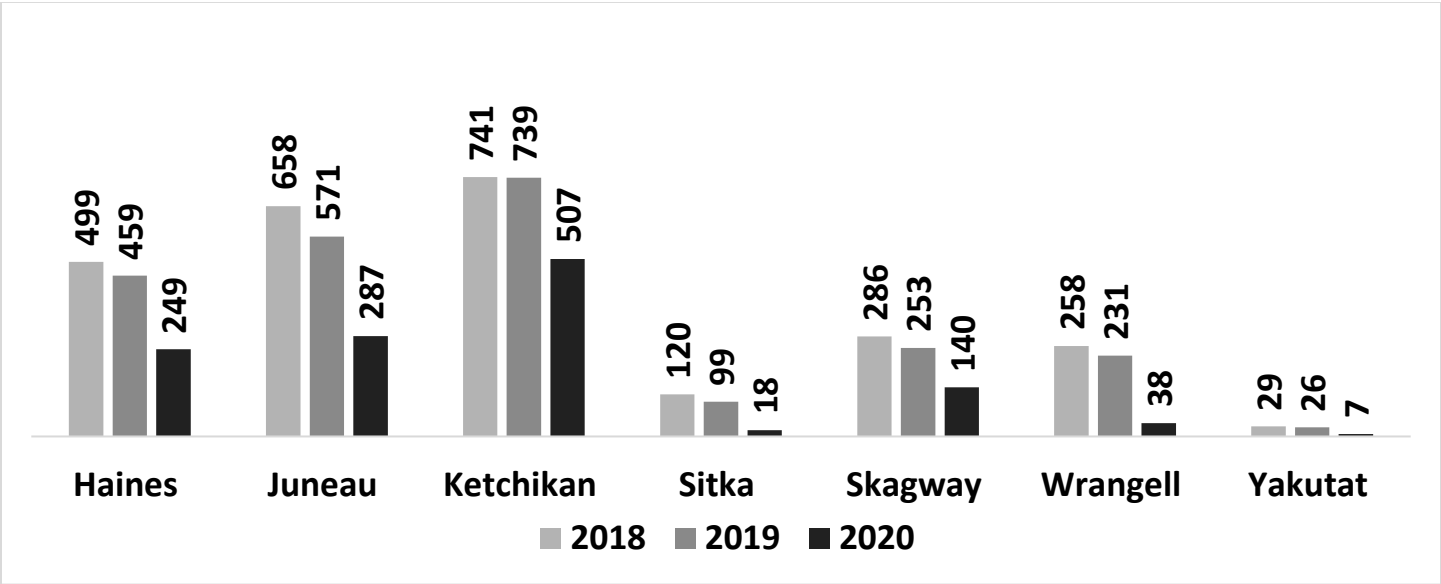
Ferry traffic volume reflects tourism travel as well as residential and regional personal travel. The decline in ferry travel throughout the region continued in 2019, and then fell 71.3% percent in 2020, reaching a record low. Lack of tourism and travel between communities was significantly reduced by the COVID-19 pandemic.

Figure 59: Disembarking Ferry Passenger Traffic Juneau and Southeast, 2011-2020



Source: Alaska Department of Transportation, Alaska Marine Highway System, Marine Traffic Manager

Figure 60: Alaska Marine Highway Port Departures for Select Communities, 2018 – 2020

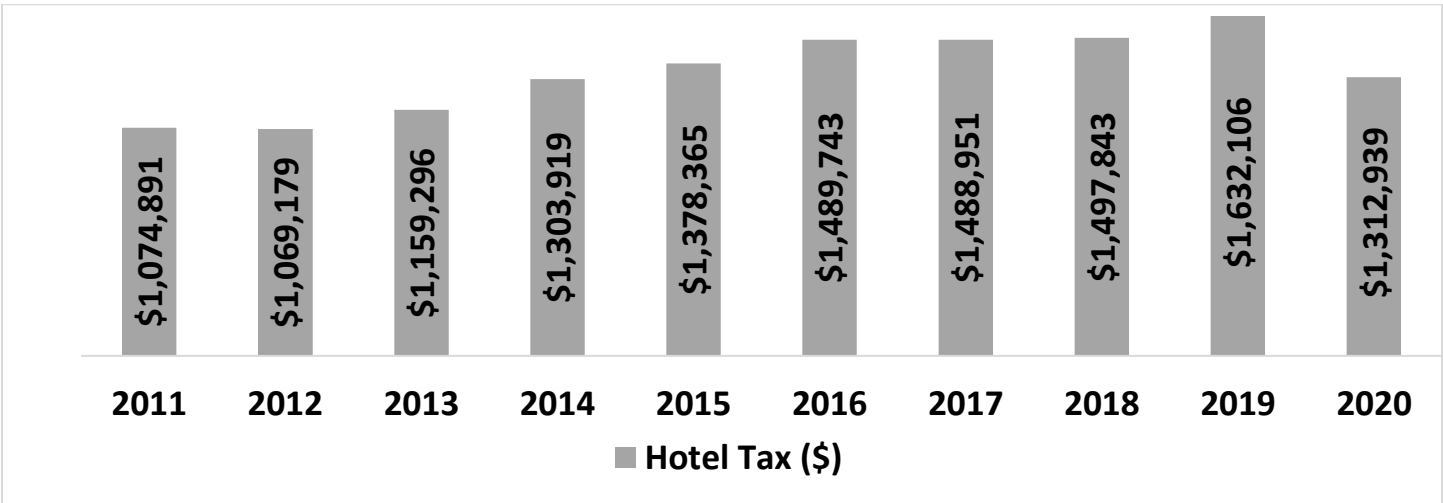


Source: Alaska Department of Transportation, Alaska Marine Highway System, Marine Traffic Manager

Visitor-related Tax Revenue

Juneau’s hotel tax revenue can be used to indicate the health of the independent tourism and the business travel sectors. In the October 1, 2019 City and Borough of Juneau Regular Municipal Election, voters approved an increase to the CBJ hotel/motel tax, raising the tax rate from 7 to 9 percent. This increase will become effective January 1, 2020. The two percent increase is temporary, extending to December 31, 2034. Despite the increase in tax rate, 2020 Hotel Tax fell by 20% nominally and 37% when accounting for the tax increase. Since the CBJ’s fiscal year starts on July 1, the 2020 fiscal year only includes the first two months of the pandemic.

Figure 61: Juneau Hotel Tax Revenue, 2011 – 2020



Source: City and Bureau of Juneau Comprehensive Annual Financial Report, July 1, 2019 - June 30, 2020, Statistical Section

Health Care Industry

Both Juneau and Southeast Alaska as a whole saw increases in total earnings, despite experiencing 7.1% and 3.5% decreases in employment for Juneau and Southeast Alaska, respectively. The pandemic increased the need for COVID-19 related services while also reducing activity for other “non-essential” medical services through mandates and rationing of medical supplies. Juneau saw six new social assistance firms start in the second half of 2020. Juneau’s health care employment has generally risen and fallen with Juneau’s population. As Juneau’s and Southeast Alaska’s populations continues to age, it is expected that demand for health care will rise.

Figure 62: Private Health Care and Social Services Employment and Payroll, 2015 - 2020

	Number of Firms		Average Employment		Total Earnings	
	Juneau	Southeast	Juneau	Southeast	Juneau	Southeast
2015	123	259	1,692	3,662	\$71,932,471	\$161,310,761
2016	121	261	1,701	3,683	\$73,152,855	\$164,297,414
2017	115	254	1,670	3,841	\$77,383,767	\$177,893,856
2018	112	248	1,638	3,904	\$82,144,110	\$196,642,935
2019	111	254	1,610	3,989	\$81,489,212	\$211,463,440
2020	117	268	1,496	3,849	\$82,831,639	\$219,744,316
Change 2019 to 2020	5.4%	5.5%	-7.1%	-3.5%	1.6%	3.9%

Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

Natural Resources and Mining Industry

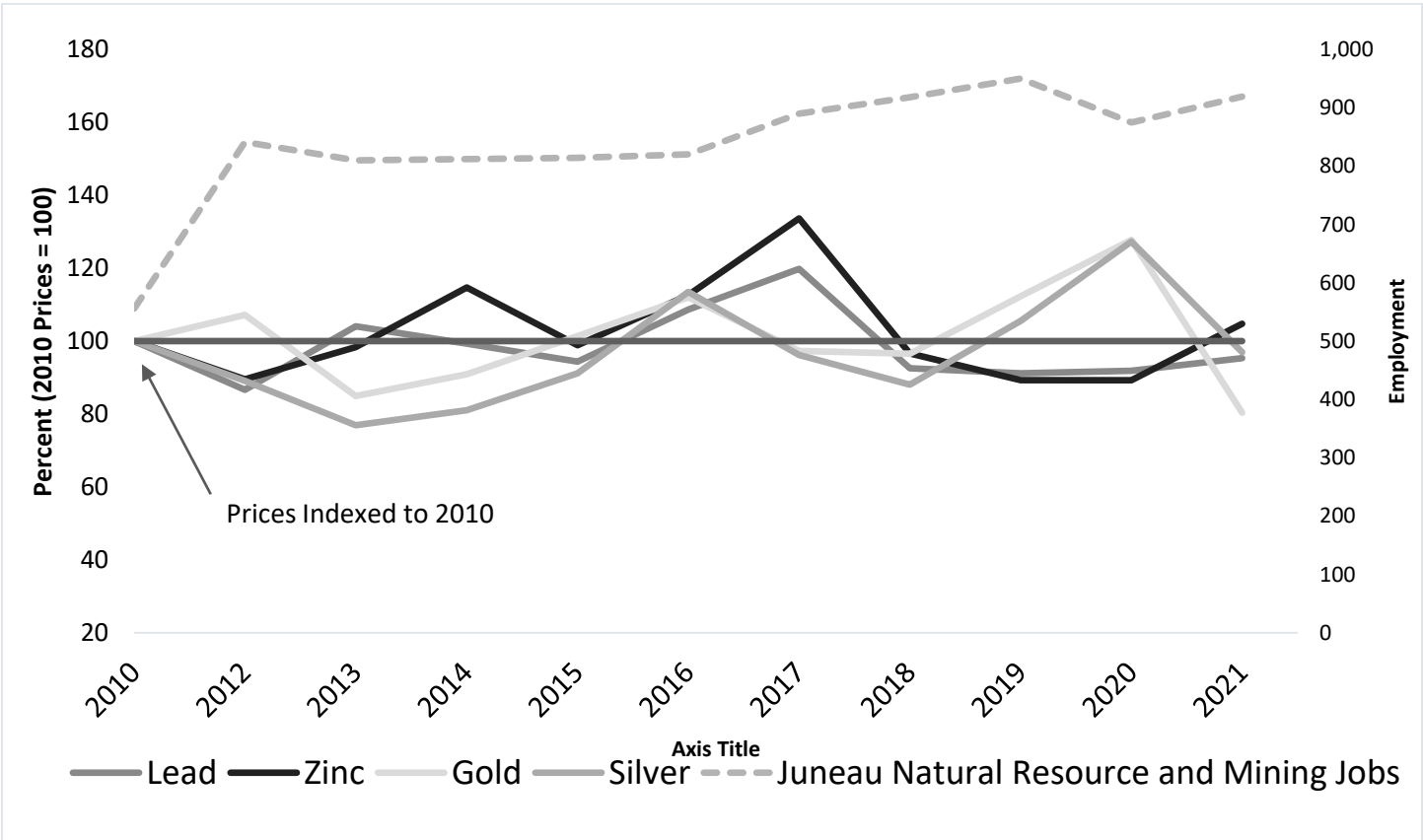
Juneau’s average monthly employment in the natural resources and mining sector contracted by 75 jobs to 875 (-7.9%) in 2020. Despite the drop in employment, earnings increased by 10%, establishing a new record earnings high. The drop in employment coupled with an increase in total earnings is indicative of increasing wages. Total firms increased for the fourth consecutive year. In Southeast Alaska there were a total of 1,138 workers in the mining industry, which includes Kensington and Greens Creek Mines. Of these, 30% were locals and just over half were nonresidents of Alaska. Gold and Silver increased about the same amount as they were in 2019 while prices for other relevant metals stayed constant.

Figure 63: Natural Resources and Mining Employment and Payroll, 2015-2020

	Number of Firms		Average Employment		Total Earnings	
	Juneau	Southeast	Juneau	Southeast	Juneau	Southeast
2015	11	78	814	1,185	\$82,119,693	\$102,980,934
2016	11	69	820	1,158	\$83,559,450	\$101,998,083
2017	12	76	891	1,240	\$88,235,285	\$109,308,256
2018	14	77	918	1,241	\$92,836,267	\$112,349,130
2019	15	78	950	1,359	\$92,719,063	\$119,061,411
2020	18	78	875	1,223	\$102,045,889	\$124,280,198
Change 2019 to 2020	20%	0%	-7.9%	-10%	10%	4.5%

Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

Figure 64: Prices of Metals Mined in Juneau and Natural Resources and Mining Employment, 2012 – 2021 Indexed to 2010 Dollars



Source: The World Bank, Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages; Note: Prices are in real dollars.

Seafood Industry

Southeast Alaska Resident Fishermen

The pandemic depressed fish prices due to a drop in restaurant demand. Consequently, commercial harvest value and volume decreased in Southeast Alaska by 30% and 40%, respectively in 2020. Juneau saw a decrease of 5.3% in total participation. Sitka participation dropped by 3.9% while Petersburg participation decreased by just 6.3 percent. The largest changes were seen in Wrangell and POW-Hyder, which dropped by 11.8% and 10.4%, respectively.

Figure 65: Southeast Alaska Resident Commercial Fishermen and Crew, 2020

Borough or Census Area	Fishing Permits Issued	Permit Holders	Fisherman who Fished	Fishing Crew Licenses	Total Participation
Sitka	1,024	526	366	513	879

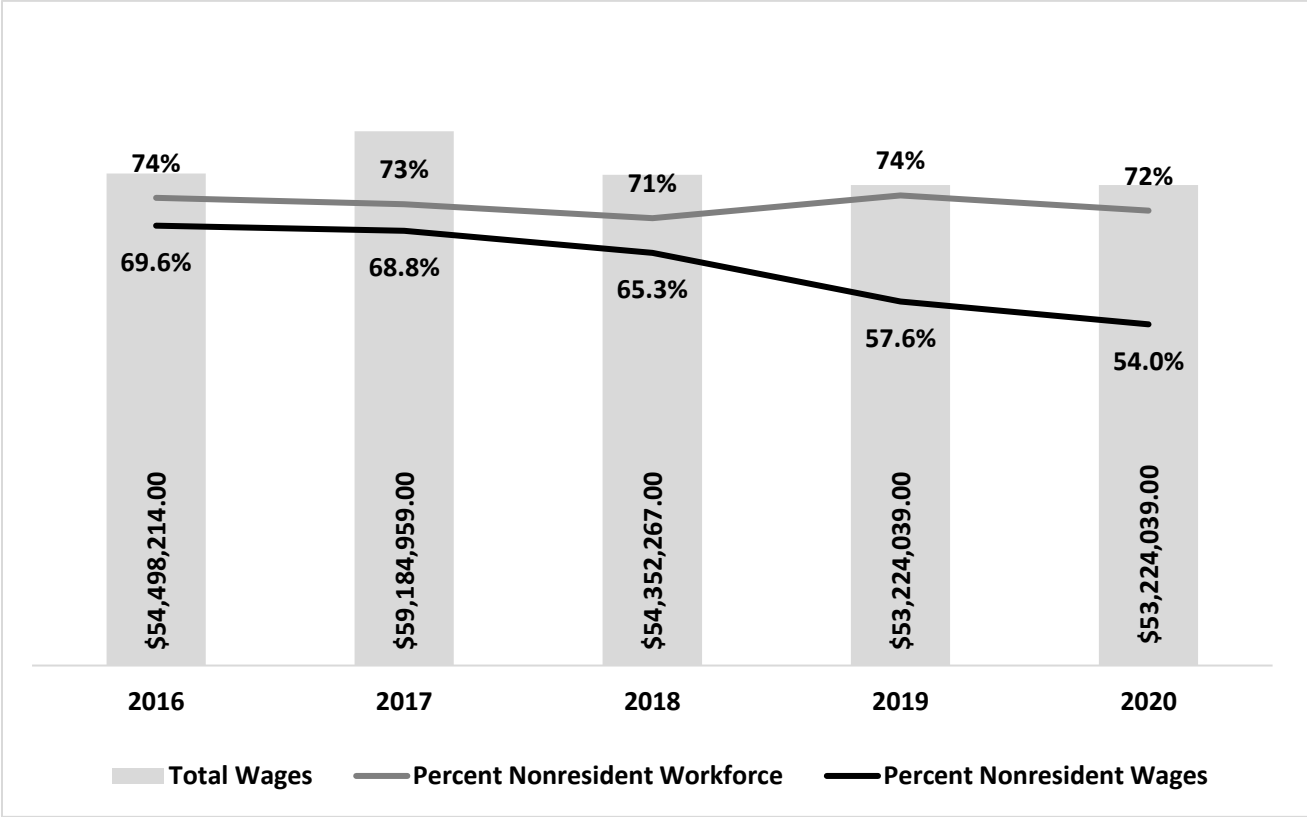
Borough or Census Area	Fishing Permits Issued	Permit Holders	Fisherman who Fished	Fishing Crew Licenses	Total Participation
Petersburg	1,094	477	348	372	720
Juneau	592	364	227	447	674
Ketchikan Gateway	577	339	199	333	532
POW-Hyder	516	299	210	178	388
Wrangell	360	199	141	189	330
Haines	151	100	76	95	171
Hoonah-Angoon	230	160	86	66	152
Yakutat	229	150	112	39	151
Total Southeast 2020	3,749	2,088	1,399	2,232	3,997
Total Southeast 2019	4,832	2,653	1,892	2,394	4,286
Change 2019-2020	-22.4%	-21.3%	-26.1%	-5.9%	-6.7%

Source: Commercial Fisheries Entry Commission, "Permit and Fishing Activity by Year, State, Census Area or Alaskan City", 2019; Alaska Department of Fish & Game, 2018 Comm. Crew Licenses dataset.

Seafood Processing Employment in Southeast Alaska

Seafood processing is a primary component of Southeast Alaska’s manufacturing segment. In 2020, regional seafood processing employment dropped 9.3% to 2,952 workers. Of the 2,952 employed in seafood processing, 72 percent were non-Alaskan residents. The percentage of nonresident workers dropped two percentage points in 2020 and has remained relatively consistent over the past 5 years. However, the percentage of nonresident wages has decreased steadily, dropping 3.6 percentage points from 2019 and 24.2 percentage points since 2011.

Figure 66: Total Wages and Percent Nonresident Seafood Processing Workforce, 2016-2020

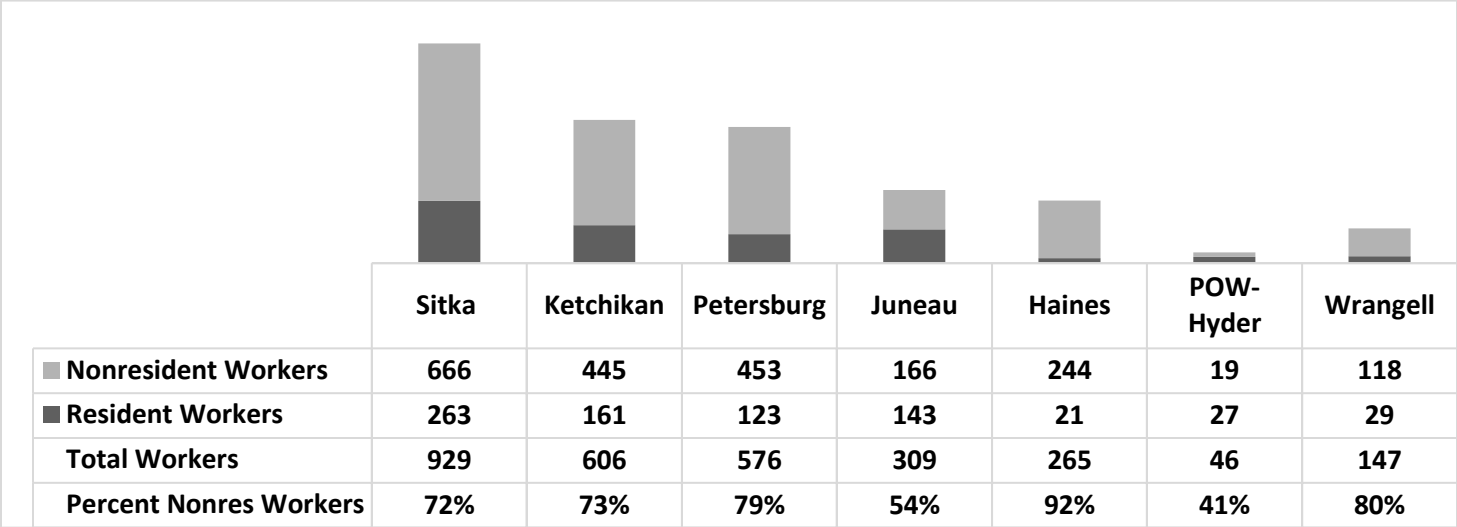


Source: Alaska Department of Labor and Workforce Development, "Nonresidents Working in Alaska", 2020. **Note:** Worker count is the cumulative number of workers who worked over the course of a year, not the number of jobs.

Sitka, Ketchikan, and Petersburg are the primary locations for nonresident seafood processing employees in Southeast Alaska. Juneau has one of the lowest

percentages of nonresident workers at 54%, above only Prince of Whales-Hyder at 41%. Haines has the highest at 92% nonresident workers.

Figure 67: Resident and Nonresident Seafood Processing Workers, Select Communities 2020

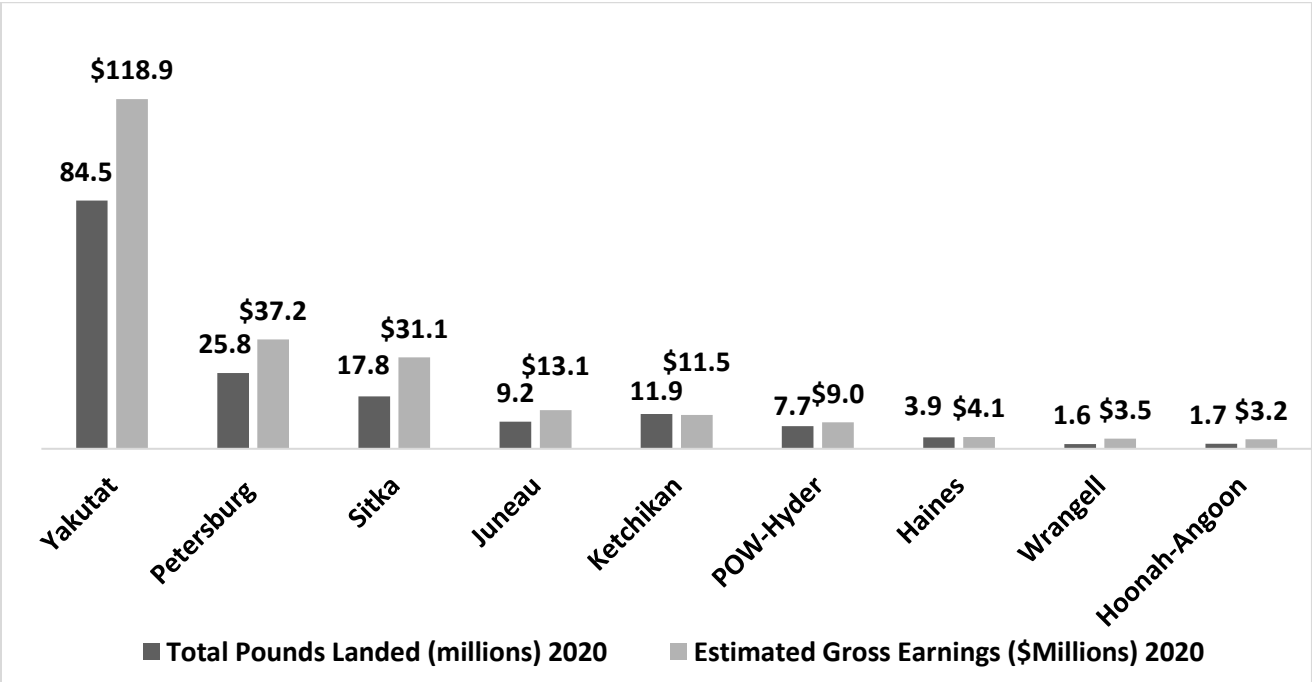


Source: Alaska Department of Labor and Workforce Development, "Nonresidents Working in Alaska", 2020, Table 12. Note: Worker count is the cumulative number of workers who worked over the course of a year, not the number of jobs.

Commercial Harvest in Southeast Alaska

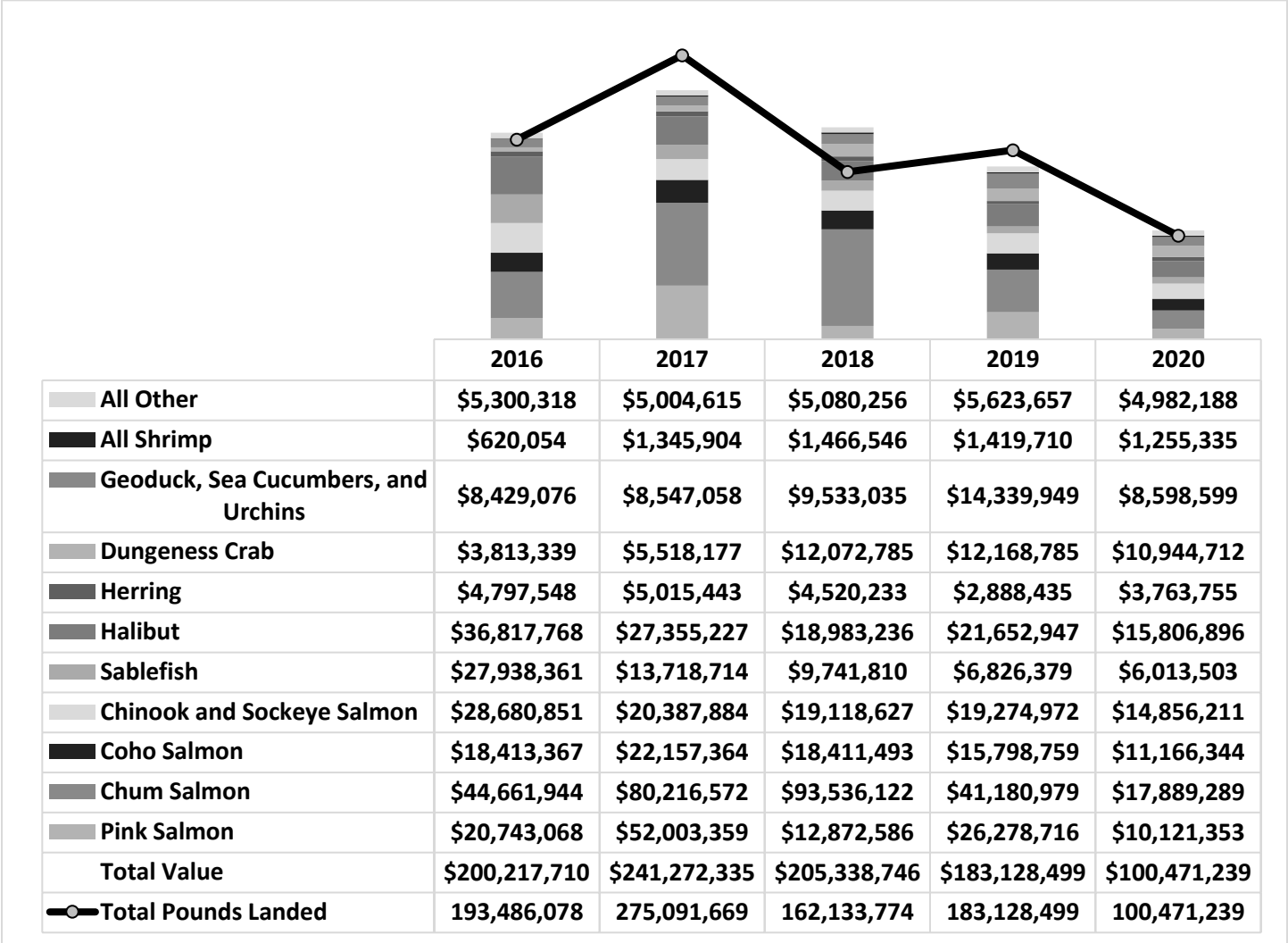
Ex-vessel value of seafood fell for all major groups aside from Herring in 2020. Herring ex-vessel value increased by 30% in 2020 after having the worst year since the 1970s in 2019, but still takes the place for the second worst year since the 1970s. Overall Southeast Alaska salmon harvest value fell by 47% percent in 2020. Ex-vessel value for all species were lower than the already dismal year of 2019. Pink and Chum Salmon saw the largest decreases, dropping 61% and 57% from 2019. Coho, and Chinook and Sockeye (grouped together) ex-vessel value fell by 29% and 23%, respectively.

Figure 68: Estimated Gross Earnings (\$Millions) and Pounds Landed (Millions) by Southeast Alaska Residents for Select Communities, 2020



Source: Commercial Fisheries Entry Commission, "Permit and Fishing Activity by Year, State, Census Area or Alaskan City" 2020

Figure 69: Southeast Alaska Commercial Seafood Industry Ex-Vessel Value by Species and Pounds Landed, 2016 - 2020



Source: Alaska Department of Fish and Game personnel and "Commercial Operators Annual Report"

Figure 70: Commercial Fish Harvest by Southeast Alaska Residents: Gross Earnings (Value) and Pounds Landed (Volume) in Thousands, 2018-2020

Area of Residency	Value 2018	Value 2019	Value 2020 Preliminary	Volume 2018	Volume 2019	Volume 2020 Preliminary
Petersburg	50,350,225	48,968,021	37,204,233	40,411,534	46,010,199	25,752,794
Sitka	41,115,267	41,300,170	31,109,659	23,854,582	27,771,170	17,841,726
Juneau	20,715,883	20,387,338	13,104,024	13,812,634	16,811,610	11,868,293
Ketchikan	17,568,225	15,840,167	11,487,917	14,017,254	14,232,087	9,218,271
POW-Hyder	16,087,158	14,929,699	8,988,895	11,862,134	15,871,311	7,676,866
Wrangell	12,035,646	11,219,058	6,294,730	8,403,946	9,118,844	4,882,344
Haines	5,801,233	7,490,783	4,054,333	4,320,574	6,200,910	3,913,577
Yakutat	3,599,629	4,296,849	3,459,455	1,777,732	2,348,927	1,680,958
Hoonah-Angoon	4,301,371	4,791,762	3,213,616	2,212,631	1,874,656	1,619,881
Total Southeast	\$171,574,637	\$169,223,847	\$118,916,862	120,673,021	140,239,714	84,454,710

Source: Commercial Fisheries Entry Commission, "Permit and Fishing Activity by Year, State, Census Area or Alaskan City" 2020

State of Alaska Shared Fish Taxes

Fisheries business tax is collected primarily from licensed processors and persons who export fish from Alaska. Alaska statutes provide that a percentage of revenue collected be shared with municipalities in which the processing took place. For fiscal year 2020, Southeast communities received a total of just under \$2.4 million from these taxes, a drop from the previous year and the lowest in the last decade.

Figure 71: Select Southeast Communities Receiving Shared Fish Taxes, 2016 - 2020

Fisheries Business Tax	2016	2017	2018	2019	2020
Sitka	\$879,793	\$953,324	\$1,279,885	\$1,188,722	\$621,756
Petersburg	\$336,848	\$877,158	\$889,855	\$749,771	\$333,751
Juneau	\$312,519	\$389,022	\$447,875	\$407,040	\$388,624
Ketchikan Borough	\$199,188	\$404,971	\$414,413	\$331,618	\$309,702
Haines Borough	\$150,045	\$128,174	\$352,884	\$226,899	\$159,925
Wrangell	\$233,563	\$314,455	\$307,405	\$284,469	\$203,246
Yakutat Borough	\$87,436	\$218,773	\$226,992	\$218,086	\$174,278
Hoonah	\$121,208	\$76,350	\$95,089	\$56,450	\$52,933
Craig	\$198,800	\$37,961	\$88,948	\$144,432	\$153,110
Total Southeast	\$2,723,549	\$3,809,689	\$4,529,411	\$3,953,604	\$2,397,325

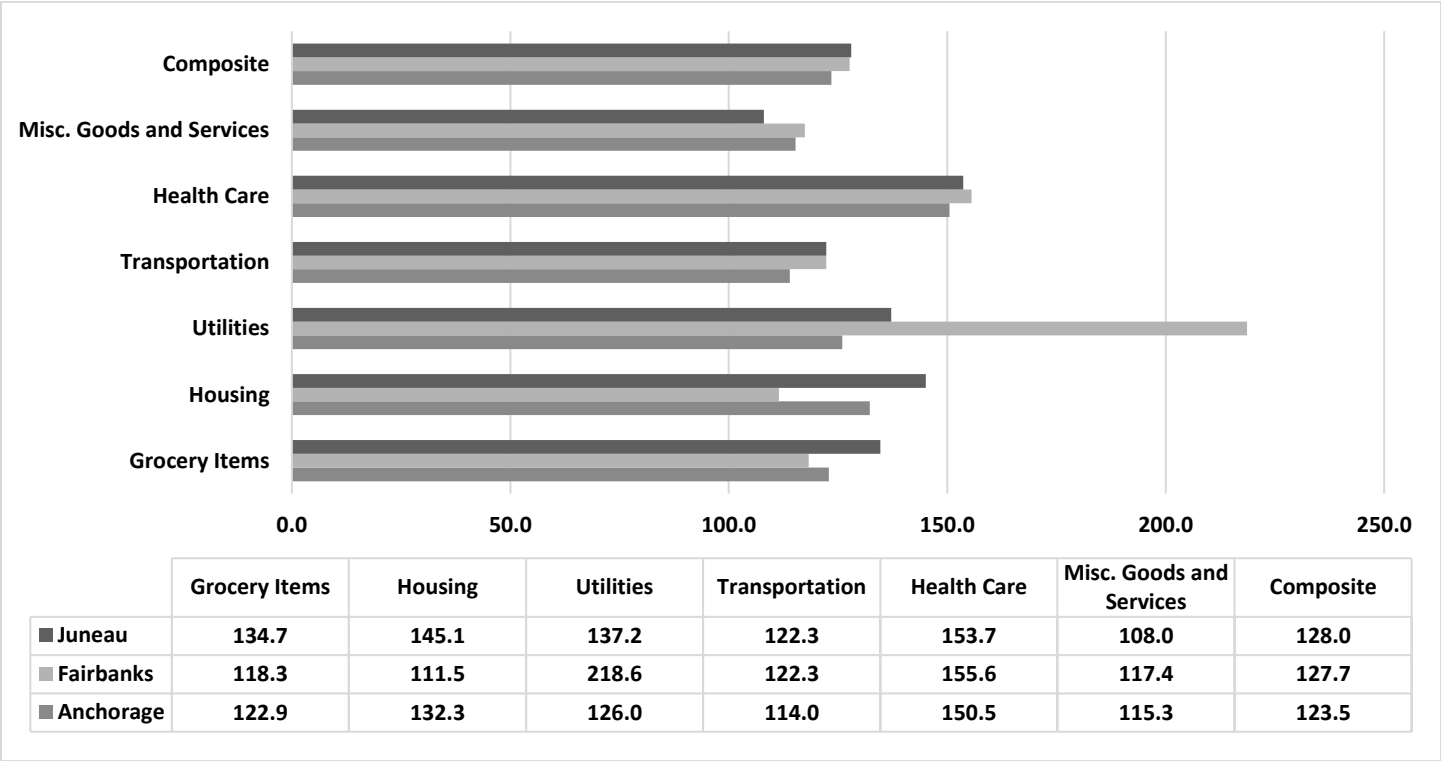
Source: Alaska Department of Revenue, Tax Division, FY2020 Shared Taxes and Fees Annual Report

Cost of Living

Cost of Living Index

The Cost of Living Index is a nationwide survey of living expenses conducted three times a year in 267 U.S. cities. It establishes the average cost of living in the U.S. based on the cost of consumer goods, services, housing, energy, health care and transportation for a moderately affluent professional or executive household. The average cost across all urban communities surveyed is set at 100. Juneau’s 2020 annual average composite score of 128.0 means that it is nearly one-third more expensive to live in Juneau than the average U.S. city. Healthcare and housing are Juneau’s two highest ranking categories, roughly one-half more expensive than the average U.S. city. Juneau ranks slightly above Fairbanks and Anchorage for overall cost of living largely due to groceries and housing.

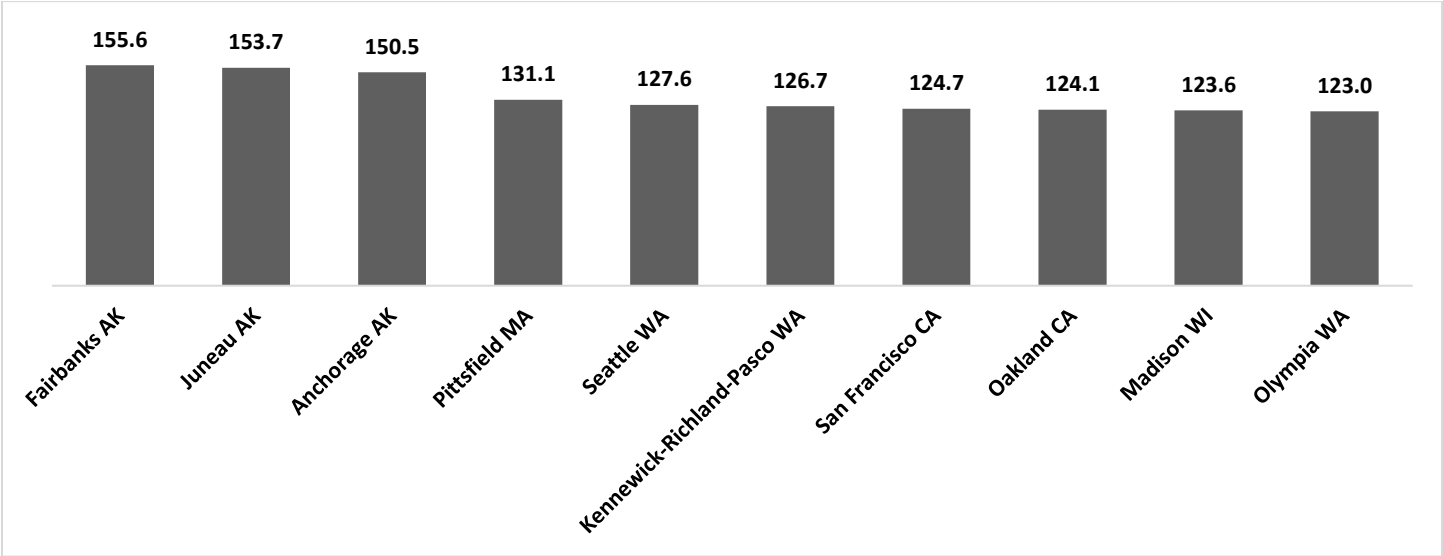
Figure 72: Comparative Cost of Living Index for Select Communities, 2020 Annual Averages



Source: Council for Community and Economic Research (C2ER), Cost of Living Index, 2020 Annual Average Data; Note: National average for 268 urban areas = 100.

Alaska’s three cities on the cost of living index rank in the top three most expensive cities for cost of health care, with Fairbanks ranking highest followed by Juneau, and then Anchorage. The next closest city is almost 20 points below Anchorage, signifying Alaska’s extremely high cost of health care relative to the rest of the nation.

Figure 73: Ten Most Expensive Cities for Cost of Health Care, 2020 Annual Averages



Source: Council for Community and Economic Research (C2ER), Cost of Living Index, 2020 Annual Average Data; Note: National average for 268 urban areas = 100.

Military Cost of Living Index

The Department of Defense gives a Cost of Living Allowance (COLA) to compensate active duty military personnel who are assigned to overseas duty stations (including Alaska and Hawaii) with above average prices for goods and services. COLA is determined by a survey of the cost of approximately 120 goods and services in a community compared to the same goods and services in the continental United States. COLA is adjusted downward in communities where military personnel shop at base commissaries and exchanges, as in Anchorage and Fairbanks. In general, the higher the proportion of on-base shopping, the lower the index. According to the July 2021 COLA allowance, Juneau was 42 percent more expensive for goods and services compared to the average continental U.S military location. The entire state of Alaska’s COLA allowance did not change between 2020 and 2021.

Figure 74: US Military Overseas COLA Adjustment for Select Alaska Communities, July 16, 2019 - 2021

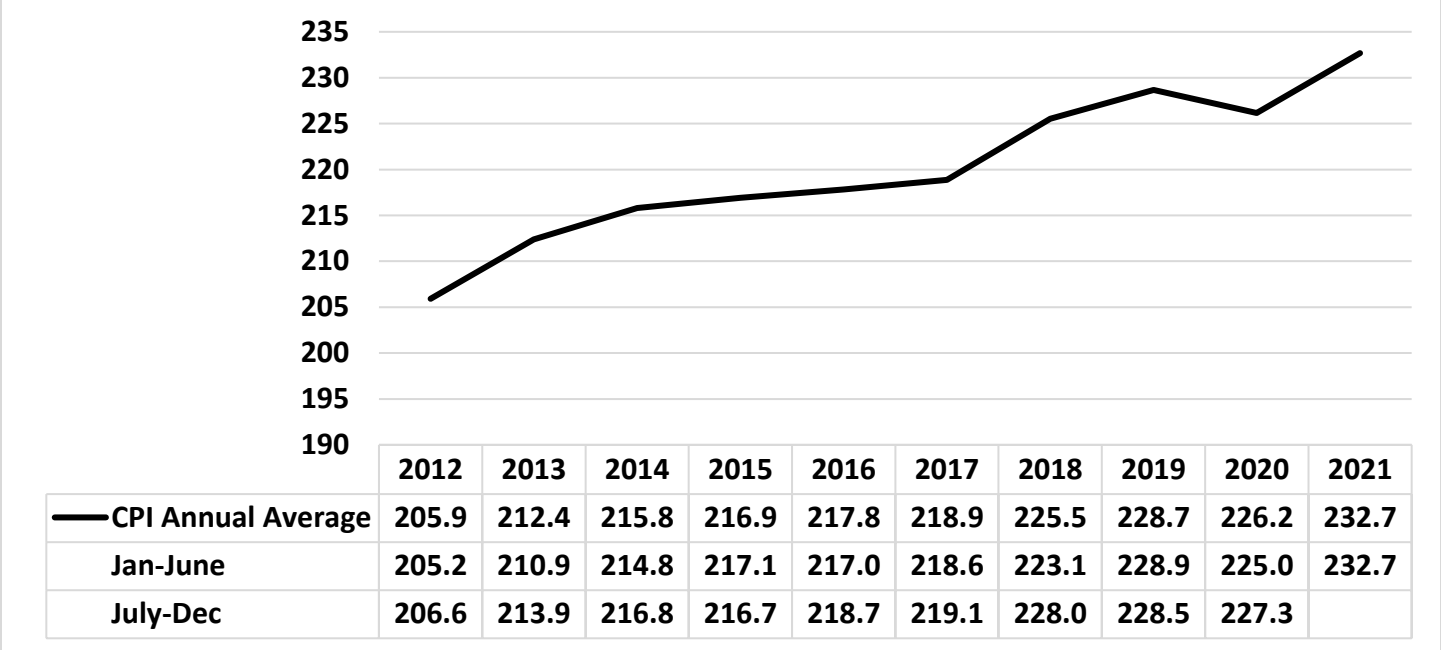
Community	2019 Percent	2020 Percent	2021 Percent	Community	2019 Percent	2020 Percent	2021 Percent
Juneau	138%	142%	142%	Petersburg	144%	144%	144%
Fairbanks	126%	128%	128%	Sitka	140%	144%	144%
Anchorage	124%	126%	126%	Ketchikan	134%	138%	138%

Source: U.S. Department of Defense, Overseas COLA Calculator

Consumer Price Index

The Bureau of Labor Statistics collects and publishes an aggregate index of market price consumer goods and services bi-monthly. Index values are percent compared to 1982-1984 so an index value of 200 means prices are twice as expensive as they were in 1982-1984. In 2020, the Urban Alaska CPI fell for the first time in over ten years, ending up slightly higher than 2018 levels. In 2021, the CPI for Urban Alaska increased 4.9%, returning to the upward trend seen over the last ten years.

Figure 75: Bureau of Labor Statistics Bimonthly Consumer Price Index, Urban Alaska 2012 – 2021

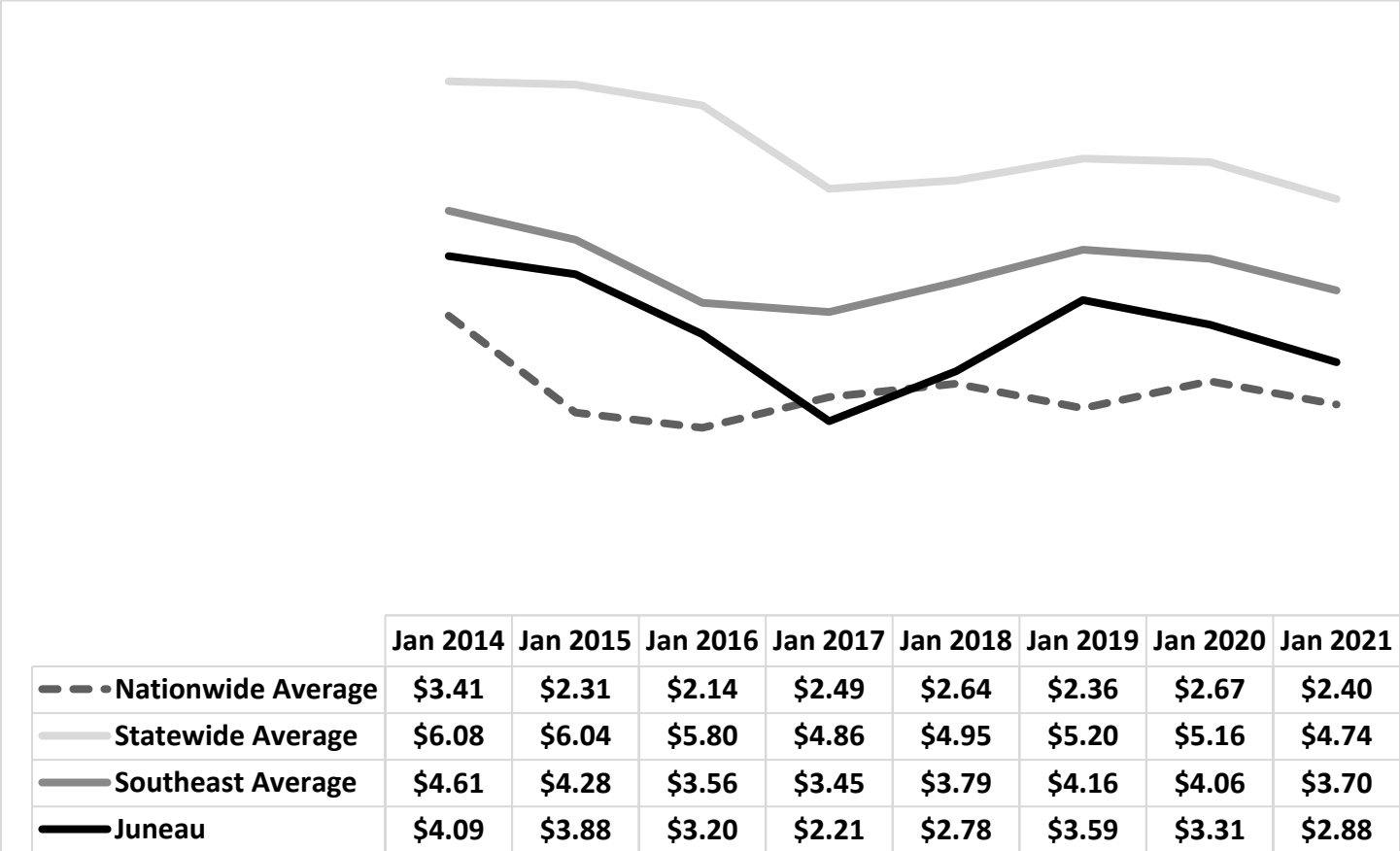


Source: Bureau of Labor Statistics, CPI for All Urban Consumers, Urban Alaska.

Gasoline and Fuel Oil Costs

The Alaska Department of Commerce, Community and Economic Development collects retail heating fuel and gasoline prices from 100 select communities across Alaska semiannually. In January 2021, Juneau’s average gasoline cost was \$2.88, higher than the national average of \$2.40, but significantly lower than the Southeast and statewide averages. The high cost of transporting fuel to Alaska’s remote interior communities keeps the state average much higher than local, regional and national prices.

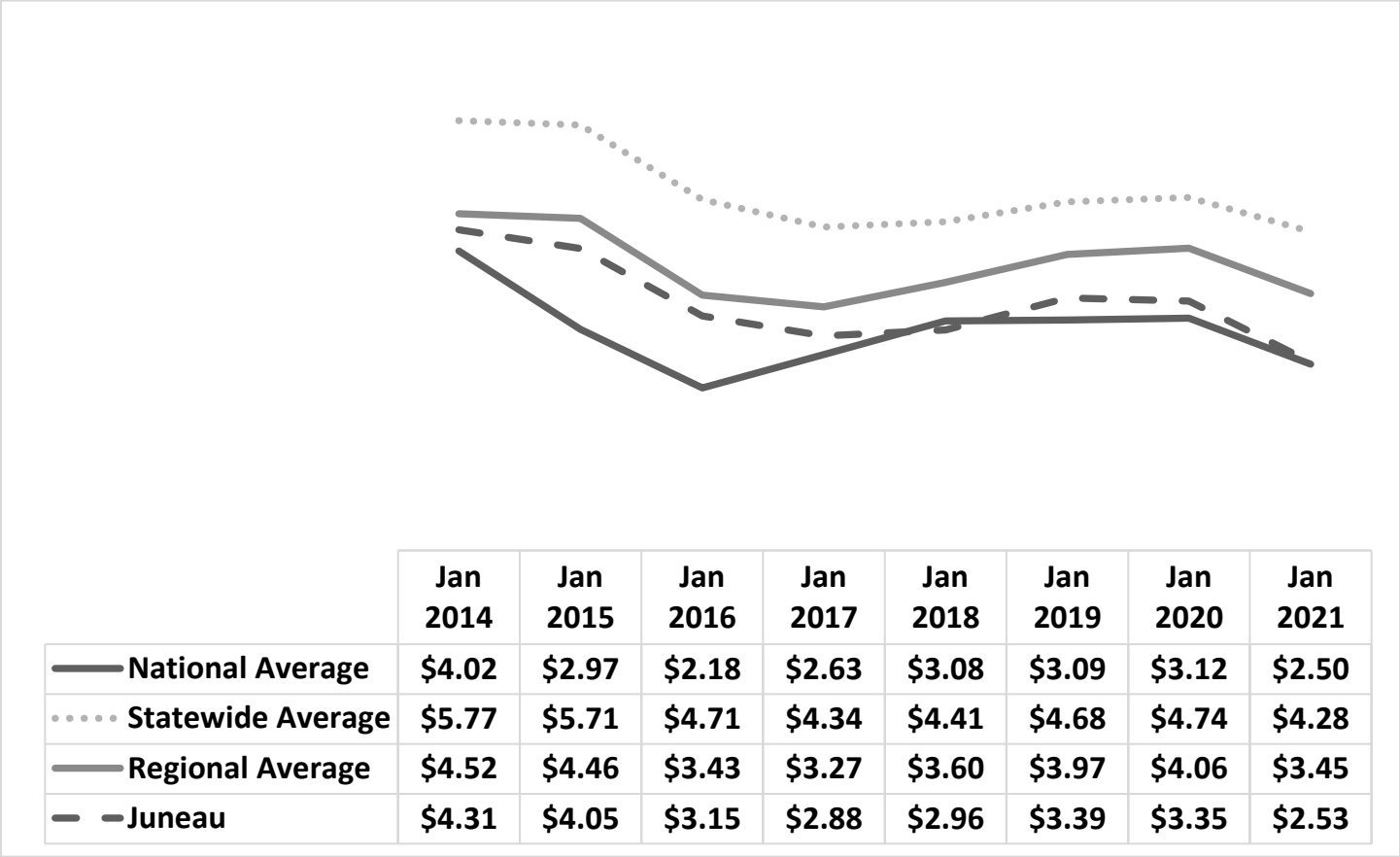
Figure 76: Gasoline Prices, 2014 – 2021



Source: Alaska Department of Commerce, Community, and Economic Development, Division of Community and Regional Affairs, Alaska Fuel Price Survey – January 2021.

Similar to gasoline prices, Juneau’s heating fuel price was higher than the national average in January 2020, but lower than that of the region or state. The relatively shorter distances to fuel distribution centers and year-round marine access contribute to Southeast’s lower prices. It should also be noted that the state price excludes the Northern Region where prices are subsidized.

Figure 77: Heating Fuel Prices, 2014 – 2021



Source: Alaska Department of Commerce, Community, and Economic Development, Division of Community and Regional Affairs, Alaska Fuel Price Survey – January 2021.