

JUNEAU & SOUTHEAST ALASKA



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September 2026

The Juneau Economic Development Council is pleased to present the 2026 edition of the ***Juneau and Southeast Alaska Economic Indicators and Outlook*** report to our community. We thank those who help us make this annual publication possible, including the City and Borough of Juneau, which provides core funding to JEDC, our Investors, and the many organizations who shared their research and information, most notably the Alaska Department of Labor and Workforce Development.

One of Juneau's most pressing long-term economic challenges is population. Our economy continues to produce jobs, with private-sector employment at a record level and growth in important industries including tourism, mining, construction, health care, and transportation. Yet Juneau's population continues to decline and age, while the number of children, young adults, and working-age residents has fallen over the past decade. This mismatch—available jobs but fewer Juneau residents to fill them—affects employers across the community and limits our capacity to sustain public services, businesses, schools, and future investment. Housing affordability remains essential, but it is not the only factor shaping whether people choose to build a life and career in Juneau. We must also address the broader conditions that influence those decisions: access to childcare, health care, education and career opportunities, transportation, recreation, community connection, and a welcoming environment for new residents. Juneau needs more young people and families to see a future here—not only because they are needed in today's workforce, but because they are vital to the long-term strength, resilience, and vitality of our community.

We invite you to engage with our programs, and we welcome your input on economic development! Please visit our website or contact us.

Aaron Morrison

*Board Chair*

Brian Holst

*Executive Director*

**This report is made possible with support from the City & Borough of  
Juneau, our Investors, and many partners.**

Cover Photo by Sierra Wilson, Wild Iris Studios

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# Juneau by the Numbers

|                                    | 2024                | 2025                | % Change<br>2024 - 2025 |
|------------------------------------|---------------------|---------------------|-------------------------|
| <b>Employment &amp; Wages</b>      |                     |                     |                         |
| Total Payroll (Millions)           | \$1,234.9           | \$1,299.4           | 5.2%                    |
| <i>Government (Millions)</i>       | \$514.75            | \$534.2             | 3.8%                    |
| <i>Service Sector (Millions)</i>   | \$506.8             | \$541.0             | 6.7%                    |
| <i>Goods-Producing (Millions)</i>  | \$213.3             | \$224.3             | 5.1%                    |
| Average Wage                       | \$68,352            | \$71,724            | 4.9%                    |
| Average Monthly Employment         | 18,073              | 18,117              | 0.2%                    |
| <i>Service Sector</i>              | 9,231               | 9,335               | 1.1%                    |
| <i>Goods-Producing</i>             | 2,123               | 2,174               | 2.4%                    |
| <i>State of Alaska</i>             | 3,306               | 3,308               | 0.1%                    |
| <i>Local and Tribal</i>            | 2,592               | 2,531               | -2.4%                   |
| <i>Federal Civilian</i>            | 730                 | 679                 | -7.0%                   |
| Commercial Fishing Permits Issued  | 537                 | 592                 | 10.2%                   |
| Unemployment Rate                  | 3.4                 | 3.4                 | 0.0%                    |
| <b>Demographics</b>                |                     |                     |                         |
| Population                         | 31,283              | 31,182              | -0.3%                   |
| <i>0 - 19 Years</i>                | 7,068               | 6,959               | -1.5%                   |
| <i>20 - 39 Years</i>               | 8,435               | 8,372               | -0.7%                   |
| <i>40 - 59 Years</i>               | 8,078               | 8,047               | -0.4%                   |
| <i>60 and Over</i>                 | 7,702               | 7,804               | 1.3%                    |
| Median Age                         | 40.3                | 40.6                | 0.7%                    |
| <b>Construction &amp; Housing</b>  |                     |                     |                         |
| New Dwelling Unit Permits          | 128                 | 78                  | -39.1%                  |
| New Housing Units Built            | 118                 | 107 (Q2)            | -9.3% (YTD)             |
| Median Price of Single-Family Home | \$560,000           | \$550,000           | -1.8%                   |
| <b>Transportation</b>              |                     |                     |                         |
| Cruise Passenger Arrivals          | 1,677,935           | 1,692,886           | 0.9%                    |
| 2026 Cruise Passenger Arrivals     |                     | 1,669,275 (2026)    | -1.4%                   |
| Air Passenger Enplanements         | 341,756             | 341,610             | 0.0%                    |
| Ferry Passenger Arrivals           | 42,089              | 41,481              | -1.4%                   |
| <b>Business Sales</b>              |                     |                     |                         |
| Gross Business Sales (Thousands)   | FY25<br>\$3,439,336 | FY26<br>\$3,823,930 | 11.2%                   |

# Southeast Alaska by the Numbers

|                                   | 2024      | 2025      | % Change<br>2024 - 2025 |
|-----------------------------------|-----------|-----------|-------------------------|
| <b>Employment &amp; Earnings</b>  |           |           |                         |
| Total Payroll (Millions)          | \$2,386.7 | \$2,520.4 | 5.6%                    |
| <i>Government (Millions)</i>      | \$881.1   | \$912.7   | 3.6%                    |
| <i>Service Sector (Millions)</i>  | \$1,113.1 | \$1183.3  | 6.3%                    |
| <i>Goods-Producing (Millions)</i> | \$392.5   | \$424.4   | 8.1%                    |
| Average Wage                      | \$63,247  | \$65,882  | +4.2%                   |
| Average Monthly Employment        | 37,736    | 37,851    | 0.3%                    |
| <i>Service Sector</i>             | 20,728    | 20,826    | 0.5%                    |
| <i>Goods-Producing</i>            | 4,623     | 4,813     | 4.1%                    |
| <i>State of Alaska</i>            | 4,378     | 4,312     | -1.5%                   |
| <i>Local and Tribal</i>           | 6,562     | 6,531     | -0.5%                   |
| <i>Federal Civilian</i>           | 1,445     | 1,372     | -5.1%                   |
| Commercial Fishing Permits Issued | 4,474     | 4,713     | 5.3%                    |
| Unemployment Rate                 | 4.1       | 4.3       | 4.9%                    |
| <b>Demographics</b>               |           |           |                         |
| Population                        | 70,254    | 70,233    | -0.0%                   |
| <i>0-19 Years</i>                 | 16,049    | 15,889    | -1.0%                   |
| <i>20-39 Years</i>                | 17,617    | 17,413    | -1.2%                   |
| <i>40-59 Years</i>                | 17,735    | 17,656    | -0.4%                   |
| <i>60 and Over</i>                | 19,212    | 19,275    | 0.3%                    |
| Population Without Juneau         | 38,971    | 39,051    | 0.2%                    |
| Median Age Without Juneau         | 43.2      | 44.9      | 3.9%                    |
| <b>Construction &amp; Housing</b> |           |           |                         |
| New Housing Units Built           | 246       | 189 Q2    | -23.2% (YTD)            |
| Without Juneau                    | 128       | 82 Q2     | -35.9% (TYD)            |
| <b>Transportation</b>             |           |           |                         |
| Air Passenger Enplanements        | 781,231   | 706,488   | -9.6%                   |
| Ferry Passengers                  | 145,292   | 139,319   | -4.1%                   |

# Working together for Juneau's future.

The City and Borough of Juneau  
is a proud partner of the  
Juneau Economic Development Council.



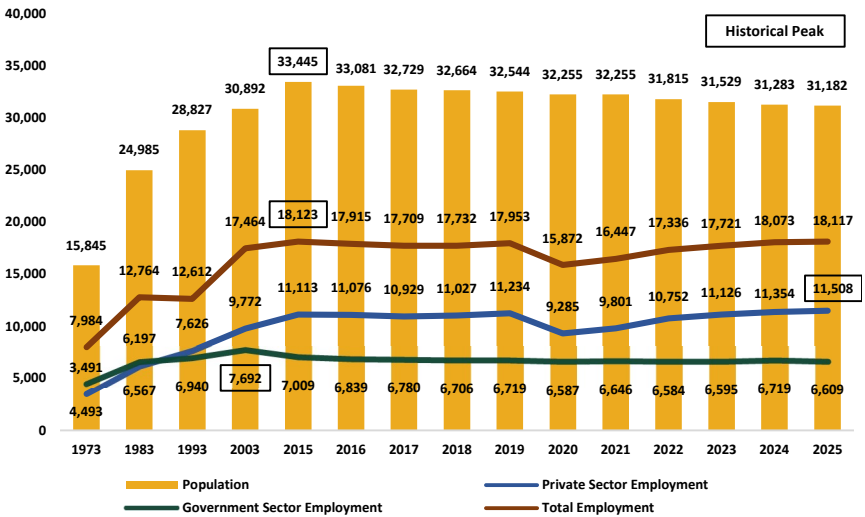
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# Employment & Earnings

Juneau's average monthly employment increased by 44 jobs (+0.2%) in 2025 based on preliminary jobs numbers. This follows an increase of 352 jobs (+2.0%) between 2023 and 2024. The private sector gained 154 jobs (+1.4%) in 2025 while government jobs (Federal, State, and Local) decreased by 110 (-1.6%). Employment decreased for Federal and Local & Tribal government sectors, and increased slightly in State government in 2025. Figure 1 illustrates Juneau's historical trends in population and average monthly employment.

Figure 1: Juneau Population and Average Monthly Employment, 1973-2003, 2015 – 2025



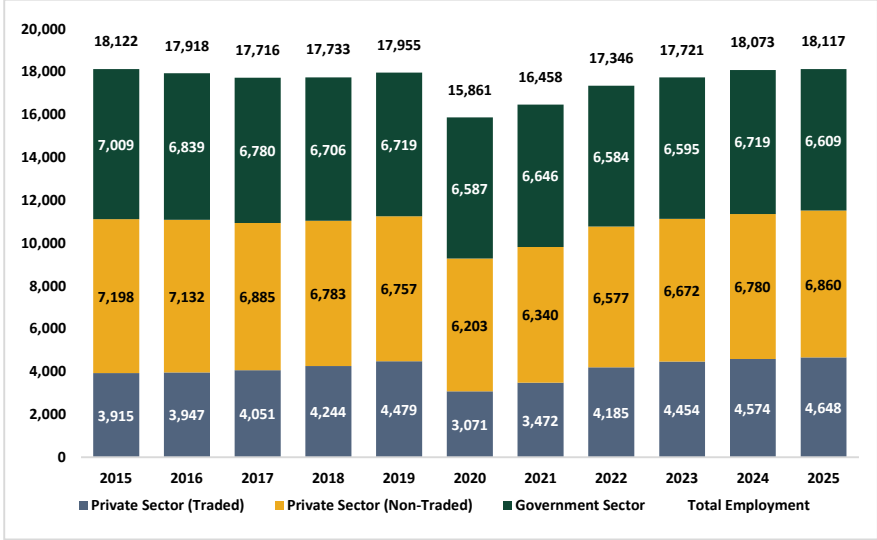
Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

Figure 2 explores annual job counts in Juneau within the Traded, Non-Traded, and Government Sectors.

Juneau's traded industries (like mining, tourism, and manufacturing – including seafood processing) bring revenue into the community from outside. Juneau's traded industries grew by 74 jobs (+1.6%) in 2025, continuing a positive trend after the significant decline in 2020. The number of jobs in Juneau's traded industries in 2025 was 169 greater than the number of jobs in 2019 (+3.8%). Natural Resources & Mining saw an increase of 35 jobs (+3.3%) in 2025, a fifth consecutive year of increases. Tourism added 48 jobs (+1.5%) in 2025, bringing the industry job count to 99.9% of what it was in 2019.

Juneau's non-traded industries (goods and services consumed where they are produced) saw an overall increase of 80 jobs (+1.2%) in 2025. With this increase, the number of jobs in the non-traded sector was 101.6% of what it was in 2019.

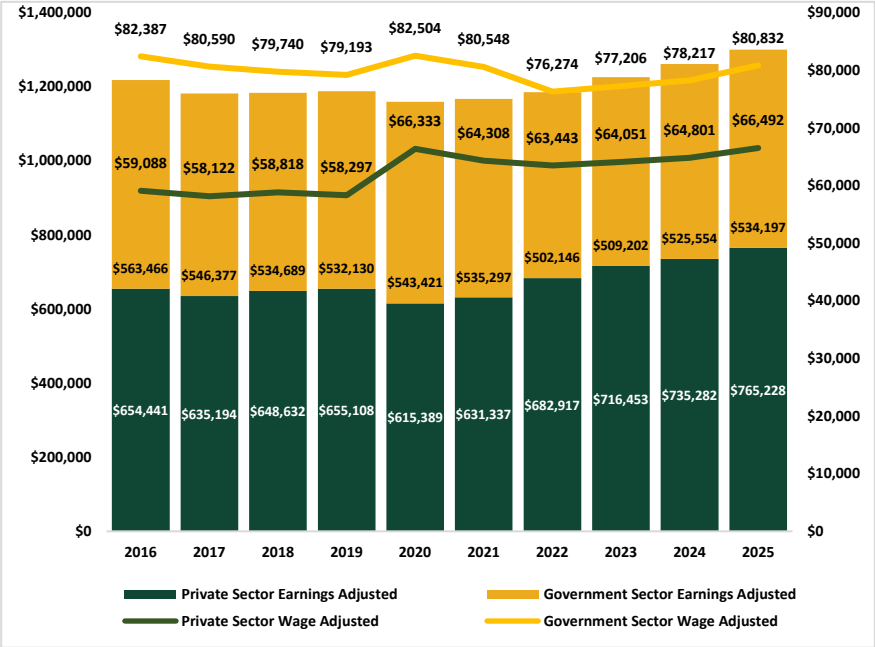
Figure 2: Juneau's Non-Traded, Traded, Government and Total Avg. Monthly Employment, 2015 - 2025



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.)

On an inflation-adjusted basis, 2025 total earnings in Juneau increased by \$38.6 million (+3.1%) compared to the previous year, to \$1.3 billion (Figure 3). Private sector earnings increased by \$29.9 million (+4.1%), and government sector earnings increased by \$8.6 million (+1.6%) in 2025. The inflation-adjusted, average private sector annual wage in 2025 was \$1,691 higher than 2024 (+2.6%). The government sector inflation-adjusted average annual wage increased by \$2,615 in 2025 (+3.3%). The U.S. annual inflation rate in 2025 was 2.1%, according to the Federal Reserve Bank of St. Louis. This follows an annual inflation rate of 3.0% in 2024.

Figure 3: Juneau's Total Earnings (Thousands) and Average Annual Wages for Private and Government Sectors 2016 – 2025, Inflation Adjusted to 2025 Dollars



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 exclude active-duty Coast Guard employment. Also, compounded inflation is used to adjust for 2025 dollars.)



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Picture: Ted Stewart  
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# Together we thrive.

We're grateful to the JEDC team for fostering a healthy, sustainable economy in Juneau through collaboration – delivering real opportunity to the community.



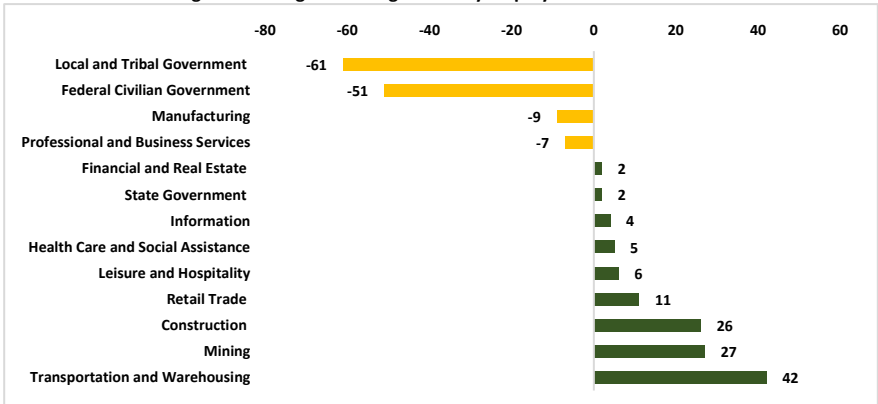
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 Club 49 Member: S. Gill

# Industry Sector Employment & Earnings

In 2025, Juneau saw a modest increase in state government employment. Local and Tribal government and Federal Civilian government had the largest declines in employment among listed industries (-61 and -51 jobs, respectively). Figure 4 shows that average monthly state government employment increased by 2 jobs in 2025 (compared to an increase of 36 jobs in 2024 after 11 straight years of decline). Transportation and Warehousing, an industry closely related to tourism employment, increased by 42 jobs (+3.0%), the fifth consecutive year of growth. Mining and Construction added 27 and 26 jobs, respectively. Professional and Business Services and Manufacturing saw minor decreases in employment. Financial and Real Estate, Information, Health Care and Social Assistance, Leisure and Hospitality, and Retail Trade all saw modest increases in employment and earnings, continuing the trend of recovery post-2020 pandemic.

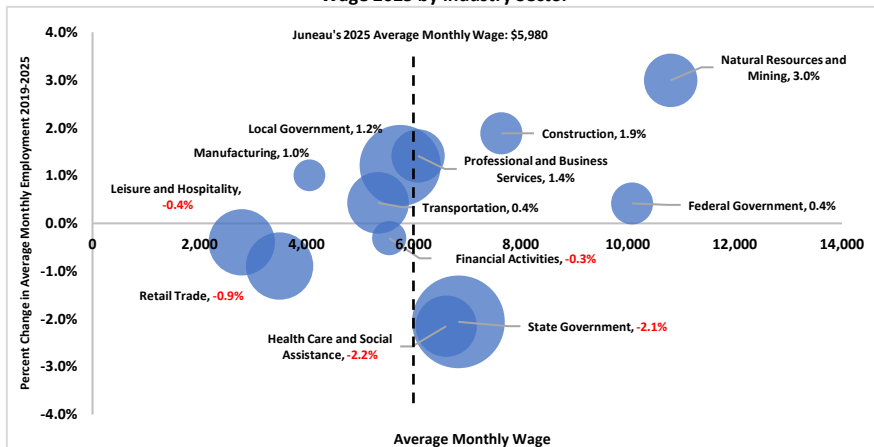
Figure 4: Change in Average Monthly Employment 2024 to 2025



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 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 2025 and annual compound change in employment from 2019 to 2025 by sector is shown in Figure 5. These changes are indicative of Juneau's post-COVID recovery.

**Figure 5: Compound Annual Change in Average Monthly Employment 2020–2025 and Average Monthly Wage 2025 by Industry Sector**



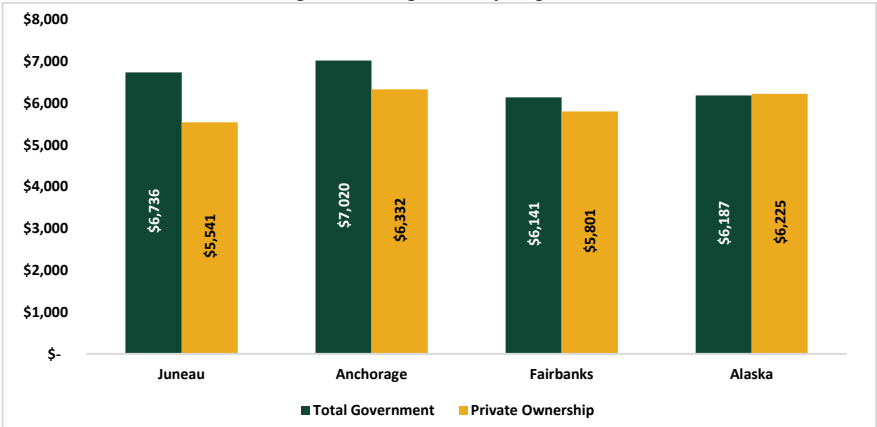
**Source:** Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages. (*Note: Local Government includes the Juneau School District employment and enterprises such as the Juneau Airport, Docks and Harbors, and Bartlett Regional Hospital and tribal employment. Federal Civilian Government does not include 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 2025. 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 2025. Those sectors paying above Juneau's average monthly wage are located on the right side of the vertical axis and sectors paying below the average monthly wage are on the left. Mining jobs pay the highest average monthly wages in Juneau. Federal government 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 percent gain or loss of jobs from 2019 to 2025. Juneau's average monthly employment declined in state government (-2.1%), health care (-2.2%), and retail trade (-0.9%) Industries above the center line saw growth in employment.

As shown in Figure 6, Juneau's average monthly wage for the government sector was \$6,736 in 2025, above the state average of \$6,187 but below that of Anchorage (\$7,020). In contrast, Juneau's private sector average monthly wage of \$5,541 is lower than that of Anchorage, Fairbanks, and the state average. Juneau's average wages in construction, manufacturing, professional & business services were consistently lower than Anchorage, Fairbanks, and Alaska as a whole.

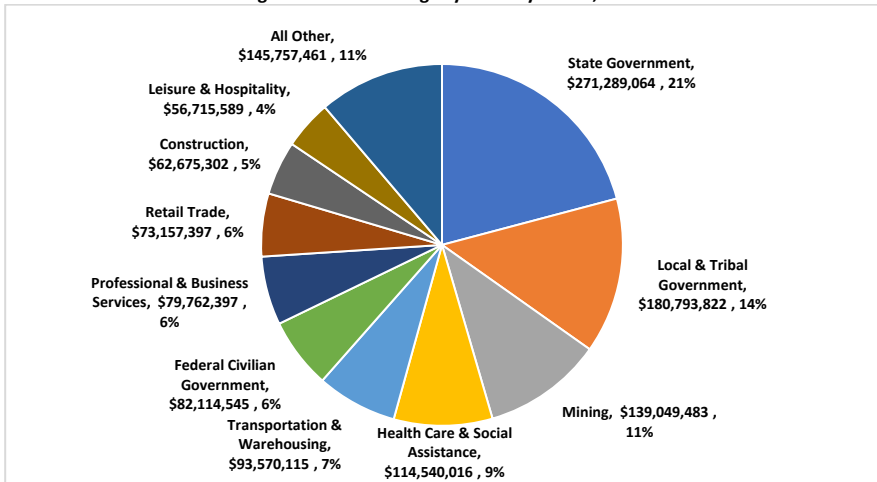
Figure 6: Average Monthly Wage, 2025



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

Figure 7 shows the total earnings 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 \$271,289,064 contributing 21% of all wage and salary earnings. State government, local government, and mining were the top three contributors of wages, accounting for 45.5% of all earnings in Juneau in 2025.

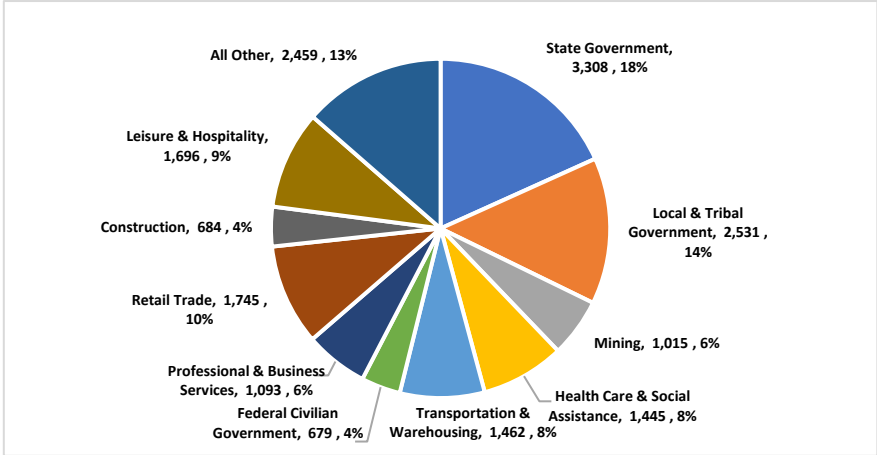
Figure 7: Total Earnings by Industry Sector, 2025



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 employment across all industries. State government, local & tribal government, and federal government provide 36% of jobs in the community. While only accounting for 6% of jobs, the mining industry brought in 11% of total earnings for Juneau in 2025, indicating high wages. In contrast, the retail trade industry represents a relatively high percentage of employment at 10%, but only contributes 5.6% of total earnings in Juneau, indicating lower wages. Note that seafood harvesters are generally not included in this data.

Figure 8: Average Monthly Employment by Industry Sector, 2025



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. Federal Civilian Government does not include Coast Guard personnel stationed in Juneau.)

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**Figure 9: Average Monthly Employment and Total Earnings by Sector, Juneau 2024 – 2025**

| Sector                           | Average Employment 2024 | Average Employment 2025 | % Change     | Total Earnings 2024    | Total Earnings 2025    | % Change    |
|----------------------------------|-------------------------|-------------------------|--------------|------------------------|------------------------|-------------|
| Natural Resources & Mining       | 1,066                   | 1,101                   | 3.3%         | \$137,778,753          | \$142,677,530          | 3.6%        |
| Construction                     | 658                     | 684                     | 4.0%         | \$56,762,128           | \$62,675,302           | 10.4%       |
| Manufacturing                    | 398                     | 389                     | -2.3%        | \$18,782,985           | \$18,909,967           | 0.7%        |
| <b>Total Goods Producing</b>     | <b>2,123</b>            | <b>2,174</b>            | <b>2.4%</b>  | <b>\$213,323,866</b>   | <b>\$224,262,799</b>   | <b>5.1%</b> |
| Retail Trade                     | 1,734                   | 1,745                   | 0.6%         | \$68,629,577           | \$73,157,397           | 6.6%        |
| Leisure & Hospitality            | 1,690                   | 1,696                   | 0.4%         | \$52,729,146           | \$56,715,589           | 7.6%        |
| Health Care & Social Assistance  | 1,440                   | 1,445                   | 0.3%         | \$106,023,192          | \$114,540,016          | 8.0%        |
| Transportation & Warehousing     | 1,420                   | 1,462                   | 3.0%         | \$89,818,659           | \$93,570,115           | 4.2%        |
| Information                      | 179                     | 183                     | 2.2%         | \$12,381,187           | \$14,861,889           | 20.0%       |
| Professional & Business Services | 1,100                   | 1,093                   | -0.6%        | \$75,390,775           | \$79,762,397           | 5.8%        |
| Financial & Real Estate          | 448                     | 450                     | 0.4%         | \$29,473,465           | \$29,921,878           | 1.5%        |
| Membership Organizations         | 592                     | 600                     | 1.4%         | \$37,099,142           | \$38,480,433           | 3.7%        |
| All Other Services               | 628                     | 661                     | 5.3%         | \$35,289,699           | \$39,955,247           | 13.2%       |
| Sector                           | Average Employment 2024 | Average Employment 2025 | % Change     | Total Earnings 2024    | Total Earnings 2025    | % Change    |
| <b>Total Service Providing</b>   | <b>9,231</b>            | <b>9,317</b>            | <b>0.9%</b>  | <b>\$506,834,842</b>   | <b>\$540,307,330</b>   | <b>6.6%</b> |
| <b>Total Private Sector</b>      | <b>11,354</b>           | <b>11,489</b>           | <b>1.2%</b>  | <b>\$720,158,708</b>   | <b>\$764,444,809</b>   | <b>6.1%</b> |
| State Gov't                      | 3,306                   | 3,308                   | 0.1%         | \$255,082,981          | \$271,289,064          | 6.4%        |
| Local & Tribal Gov't             | 2,683                   | 2,622                   | -2.3%        | \$175,169,476          | \$180,793,822          | 3.2%        |
| Federal Civilian Gov't           | 730                     | 679                     | -7.0%        | \$84,492,074           | \$82,114,545           | -2.8%       |
| <b>Total Government</b>          | <b>6,719</b>            | <b>6,609</b>            | <b>-1.6%</b> | <b>\$514,744,531</b>   | <b>\$534,197,431</b>   | <b>3.8%</b> |
| <b>Totals</b>                    | <b>18,073</b>           | <b>18,098</b>           | <b>0.1%</b>  | <b>\$1,234,903,239</b> | <b>\$1,298,642,240</b> | <b>5.2%</b> |

**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.)



# Blazing new frontiers for the Alaska economy.

Driving economic vitality in the communities where Avista serves is something we value and strive to achieve through our support of economic development organizations that deliver business development, expansion and job creation. JEDC serves as the cornerstone to the region's economic development strategies and fosters a healthy and sustainable economic climate in Juneau and throughout Southeast Alaska. We're pleased to be part of the community through our investment in AEL&P and to be able to support JEDC's focus on growing this region's economy.

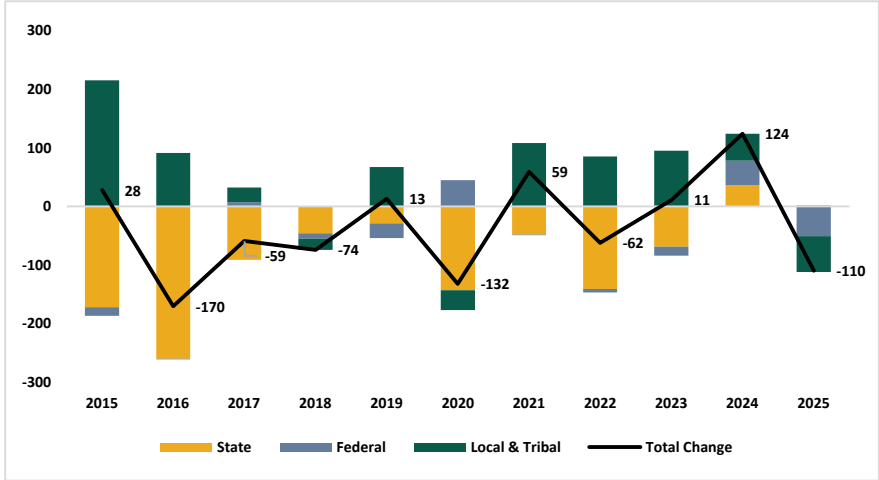
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# Government Employment

Government jobs in Juneau decreased by 110 in 2025 (Figure 10). State jobs increased for the second consecutive year by 2. Federal government jobs decreased by 51 in 2025, the largest decrease since 2014. Local and tribal government jobs dropped by 61, ending four consecutive years of growth. Since 2013, government employment has seen net changes of -996 in state, -150 in federal, and +460 in local and tribal jobs for a total net decrease of 686 government jobs in Juneau.

Figure 10: Change in Total Government Average Monthly Employment, 2015-2025

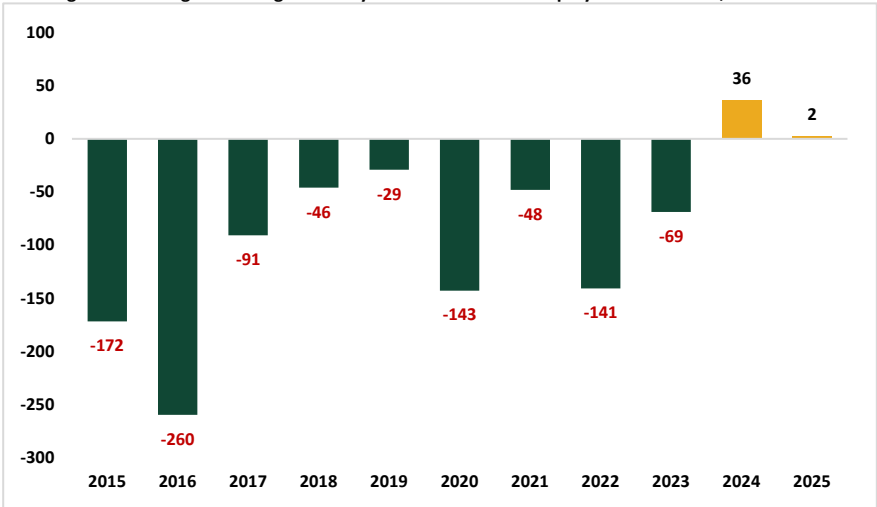


Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

## State Government Employment

Juneau's state government average monthly employment increased from 3,306 to 3,308 in 2025 (Figure 11). This marks the second year of no state government employment decline since 2012. From 2013 to 2025, there was a cumulative decline of 965 state employees in Juneau. Within that same period, seasonally adjusted state jobs in Alaska declined by 3,400. Alaska-wide state government employment grew by 362 from 2024 to 2025.

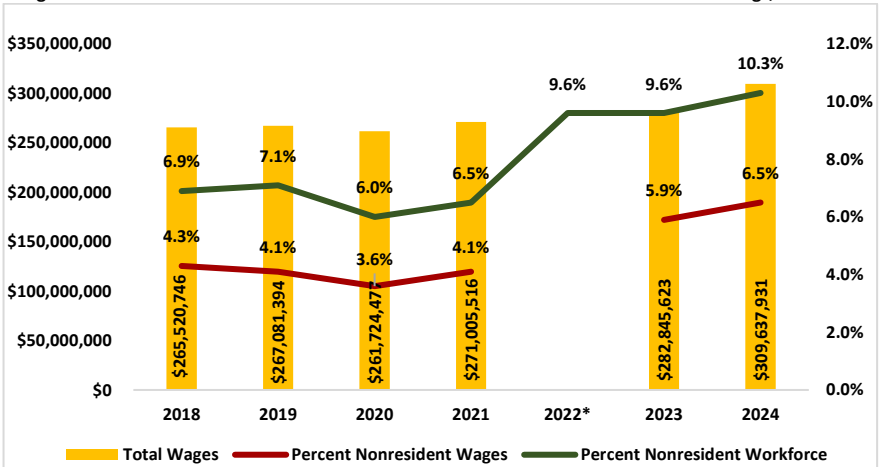
**Figure 11: Change in Average Monthly State Government Employment in Juneau, 2015 – 2025**



**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.)*

Figure 12 displays the percentage of total earnings and total employment for non-Alaskan residents within the Southeast region’s state government sector. The sector observed an increase in non-resident employment of 3.1 percentage points from 2021 to 2022, which was maintained in 2023 and increased another 0.7 percentage points in 2024. Wage data is not available for 2022, but data shows an increase in non-resident earnings of 2.4 percentage points from 2021 to 2024.

**Figure 12: Southeast State Government Percent Non-Resident Workers and Total Earnings, 2018-2024**



**Source:** Alaska Department of Labor and Workforce Development, "Nonresidents Working in Alaska", 2018-2024 *(Note: Worker count is the cumulative number of workers who worked over the course of a year, not the number of jobs).*

\*No wage data available for 2022.



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The Executive Branch is the largest branch of government and is headed by an elected Governor and Lt. Governor. A count of Juneau executive branch employees is taken annually on June 30, displayed below in Figure 13 with the most recent 2026 count of 2,421 full-time employees. Five departments saw a total increase of 12 jobs, while 10 departments saw a total decrease of 98 jobs, for a net loss of 86 full-time employees from June 30, 2025, to June 30, 2026. The departments of Environmental Conservation, Natural Resources, and Law, and Military and Veterans Affairs saw modest increases in employment. The largest decreases were in the Departments of Transportation & Public Facilities, Administration, Family & Community Services, Education & Early Development. The overall decrease in 2026 comes after a net decrease of 10 executive branch employees from June 2024 to June 2025.

**Figure 13: Juneau Area Executive Branch Employee Count by Department on June 30, 2025 and 2026**

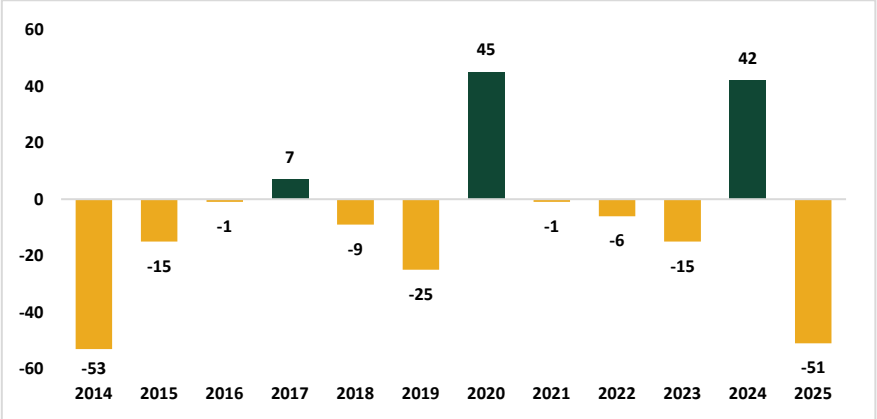
| Department                                 | June 2025 | June 2026 | % Change |
|--------------------------------------------|-----------|-----------|----------|
| Transportation & Public Facilities         | 501       | 479       | -4.4%    |
| Health                                     | 185       | 180       | -2.7%    |
| Family & Community Services                | 198       | 179       | -9.6%    |
| Administration                             | 357       | 337       | -5.6%    |
| Fish & Game                                | 224       | 221       | -1.3%    |
| Labor & Workforce Development              | 174       | 168       | -3.4%    |
| Education & Early Development              | 140       | 129       | -7.9%    |
| Commerce, Community & Economic Development | 139       | 140       | 0.7%     |
| Revenue                                    | 157       | 157       | 0.0%     |
| Corrections                                | 135       | 130       | -3.7%    |
| Environmental Conservation                 | 95        | 99        | 4.2%     |
| Office of the Governor                     | 45        | 42        | -6.7%    |
| Law                                        | 75        | 77        | 2.7%     |
| Public Safety                              | 40        | 36        | -10.0%   |
| Natural Resources                          | 35        | 38        | 8.6%     |
| Military and Veterans Affairs              | 7         | 9         | 28.6%    |
| Totals                                     | 2,507     | 2,421     | -3.4%    |

**Source:** Alaska Department of Administration, Employee Planning and Information Center. **Note:** Totals are for full-time employees in each department based on a June 30 count of employees within the executive branch of the Alaska State Government.

*Federal Government Employment*

Juneau’s federal government employment saw a sizeable decrease in 2025, with 51 jobs lost. Federal civilian government employment has declined by 82 jobs since 2014. The 2020 spike reflects temporary hires needed during decennial census collections, and another unusual spike was observed in 2024. Figure 14 displays the annual change in Juneau federal jobs.

Figure 14: Change in Average Monthly Federal Civilian Government Employment in Juneau, 2014 – 2025



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages. Note: Totals do not include active-duty Coast Guard personnel.

A breakdown of the change in Juneau’s federal government employment by department is visible in Figure 15. The Forest Service saw the largest relative decrease in employment, dropping by 25 (-13.7%) from 2024 to 2025 after having gained 14 employees in 2024. NOAA also saw a decline, losing 26 employees (-12.4%) after having gained 13 employees in 2024, in addition to Indian Affairs losing 1 employee (-12.5%). Most other categories saw growth; the largest increase was in the Postal Service, which saw an increase of 5 employees (+8.1%) in 2025. The TSA, Coast Guard, and Fish & Wildlife grew by 2 (+4.2%), 1 (+1.3%), and 1 (+33.3%) respectively in 2025. These job losses are likely the result of DOGE (Department of Government Efficiency) induced cuts to federal spending and the federal workforce. In 2025, federal jobs decreased nationally by 2.9%, in Alaska by 4.5%, and in Juneau by 6.7%.

Figure 15: Average Monthly Federal Government Civilian Employment in Juneau by Agency, 2024 – 2025

| Department                                             | 2024 | 2025 | % Change |
|--------------------------------------------------------|------|------|----------|
| National Oceanic and Atmospheric Administration (NOAA) | 209  | 183  | -12.4%   |
| Forest Service                                         | 183  | 158  | -13.7%   |
| Coast Guard                                            | 76   | 77   | 1.3%     |
| Department of Transportation (DOT)                     | 87   | 87   | 0.0%     |
| Postal Service                                         | 62   | 67   | 8.1%     |
| Transportation Security Administration (TSA)           | 48   | 50   | 4.2%     |
| Indian Affairs                                         | 8    | 7    | -12.5%   |
| Customs & Border Protection (CBP)                      | 7    | 7    | 0.0%     |
| Fish & Wildlife Service                                | 3    | 4    | 33.3%    |
| All Other                                              | 47   | 41   | -12.8%   |
| Totals                                                 | 730  | 681  | -6.7%    |

Source: Alaska Department of Labor and Workforce Development, Research and Analysis (Note: US Coast Guard employment does not include active-duty personnel.)



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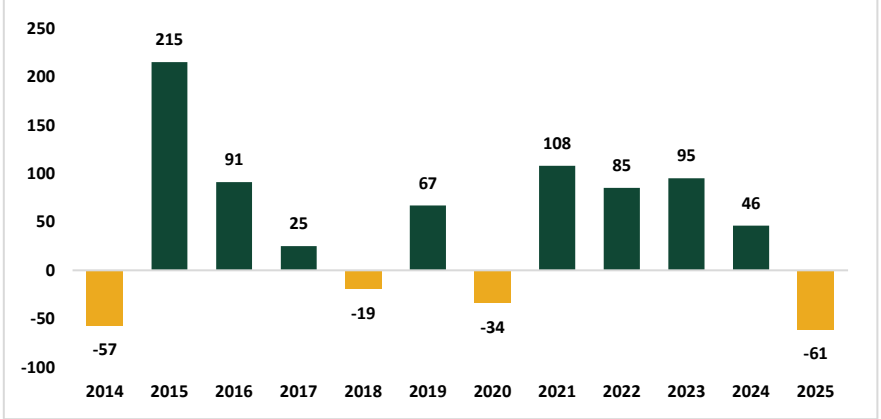
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*Local and Tribal Government Employment*

Local and tribal government employment decreased by 61 jobs (-2.3%) in 2025, ending four consecutive years of job increases (Figure 16). Since 2013, a net total of 561 local and tribal government jobs have been added.

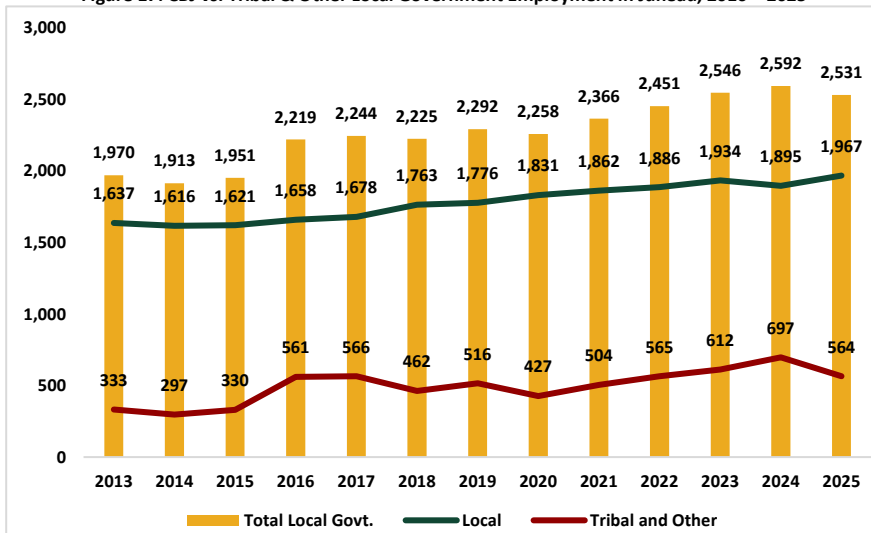
**Figure 16: Change in Average Monthly Local and Tribal Government Employment in Juneau, 2014 – 2025**



**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.)*

Figure 17 compares CBJ FTE employment with annual average local & tribal government employment. The category of “local & tribal government” has seen jobs grow by 312 (+14.1%) from 2016 to 2025, while City & Borough of Juneau employment, including Bartlett Regional Hospital and Juneau School District, grew by 309 (+18.6%). By inference, Tribal Government employment has increased by 3 jobs (+0.5%) from 2016 to 2025, returning to a pre-COVID staffing level.

Figure 17: CBJ vs. Tribal & Other Local Government Employment in Juneau, 2016 – 2025

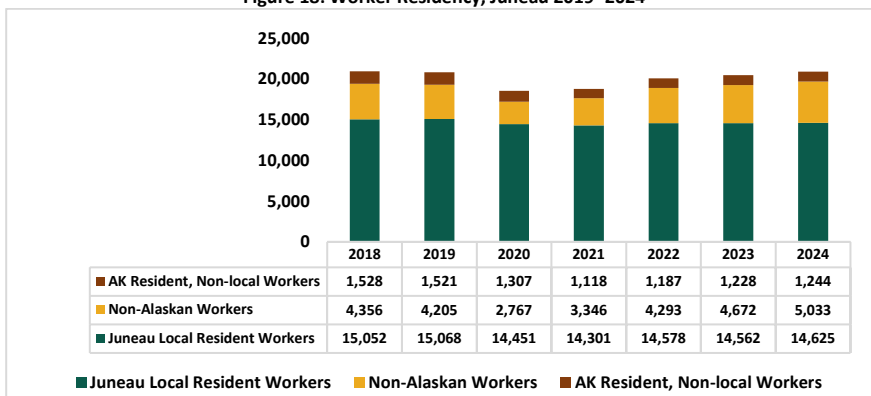


Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages, City & Borough of Juneau Department of Human Resources & Risk Management. (Note: Data is based on FTE CBJ employees. CBJ employment numbers include BRH/JSD employment.)

## Non-Resident Employment

In 2024 (the most recent year for which data is available), Juneau's cumulative workforce (the total number of people who worked over the course of a year) was 20,902 workers (Figure 18). This is an increase of 440 (+2.2%) from 2023 following an increase of 404 workers from 2022 to 2023. In 2024, 70% of workers were Juneau residents, 6.0% were non-local Alaskan residents, and 24.1% were non-Alaskan workers. Since 2021, the share of locals in Juneau's workforce has been declining, but at a decreasing rate.

Figure 18: Worker Residency, Juneau 2019 -2024



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, Resident Hire, Historical Documents, "Nonresidents Working in Alaska: 2024" (Note: Worker count shows total cumulative workers. Data available through 2024.)

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Non-resident workers are mostly employed in Juneau's private sector, which was 31% non-resident (residing outside of Alaska) hire in 2024 (Figure 19). This is an increase over 2023, when 29.4% of private sector employment was non-resident. In 2024, Juneau's local & tribal government sector had 11.5% non-resident hire, and state government had 6.8% non-resident hire. In Southeast Alaska, industries with high numbers of non-resident workers include tourism, seafood processing, mining, and agriculture, forestry, fishing, and hunting.

Figure 19: Resident and Non-Resident Workers and Earnings by Place of Work, 2024

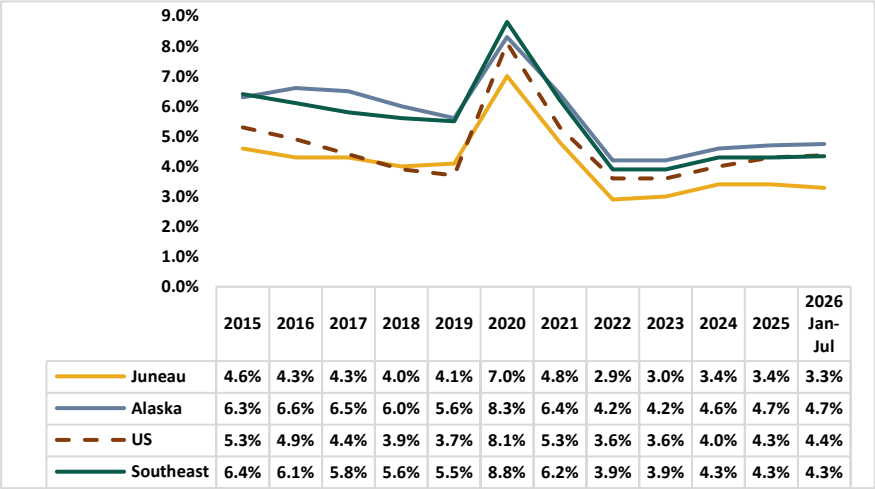
|                      | Workers                 |                        |                      |                        | Total Wages (Millions)  |                        |                      |
|----------------------|-------------------------|------------------------|----------------------|------------------------|-------------------------|------------------------|----------------------|
|                      | Juneau Resident Workers | Other Resident Workers | Out of State Workers | % Out of State Workers | Juneau Resident Workers | Other Resident Workers | Out of State Workers |
| State Gov't          | 3,027                   | 254                    | 239                  | 6.8%                   | \$213.0                 | \$15.6                 | \$11.1               |
| Local & Tribal Gov't | 2,597                   | 72                     | 347                  | 11.5%                  | \$154.6                 | \$3.4                  | \$10.6               |
| Private Sector       | 9,001                   | 918                    | 4,447                | 31.0%                  | \$471.2                 | \$59.7                 | \$186.3              |
| Totals               | 14,625                  | 1,244                  | 5,033                | 24.1%                  | \$838.8                 | \$78.7                 | \$208.0              |

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, Resident Hire, Historical Documents, "Nonresidents Working in Alaska: 2024". (Note: 2024 is the most recent year for which data is available.)

### Unemployment

Juneau's unadjusted annual unemployment rate for 2025 was 3.4% (Figure 20), indicating no change from 2024. In 2022, Juneau unemployment hit a record low (2.9%) since data collection began in 1990, and unemployment grew by only 0.1 percentage point in 2023 and .04 percentage points in 2024. Juneau's unadjusted unemployment rate in 2026 (through July) is stabilizing at 3.3%. As usual, Juneau's unemployment rates remained below the rest of Southeast Alaska, and the nation in 2025 and 2026.

Figure 20: Average Annual Unemployment Rate 2015 – July 2026 (Not Seasonally Adjusted)

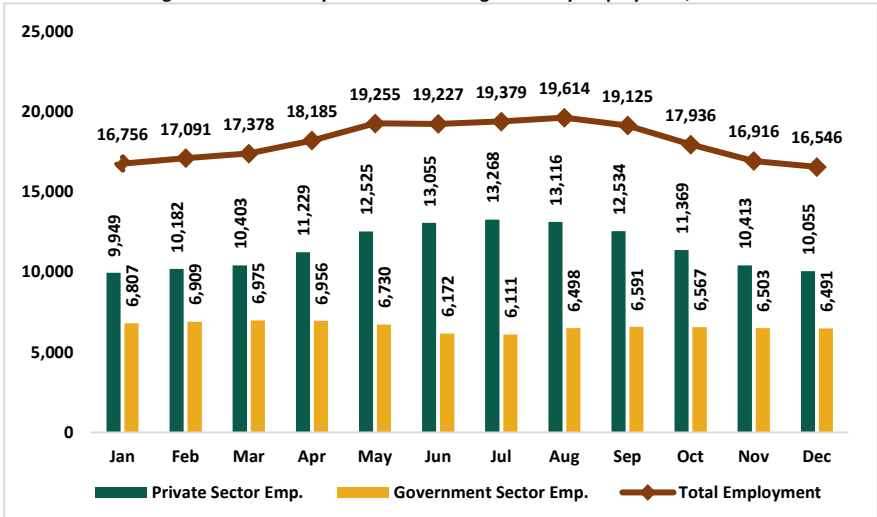


Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, Employment and Employer Data

### Seasonality of Employment

Juneau's average monthly employment has pronounced seasonal variability due to predominant industry trends in the private sector. Government sector employment is down in the summer when the school district and university are on summer break. Private sector employment increases in the summer with hiring for Juneau's tourism, construction, and manufacturing sectors. In 2025, Juneau reached peak employment in August, similar to 2023, 2024, and pre-pandemic employment trends. The months of May-September have about 2,000 more jobs on average compared to November-March, while April and October are “shoulder” months, seeing about 1,000 more jobs than the period of November-March, and 1,000 less jobs than May-September. Figure 21 displays the seasonality of Juneau’s employment across all industries in 2025.

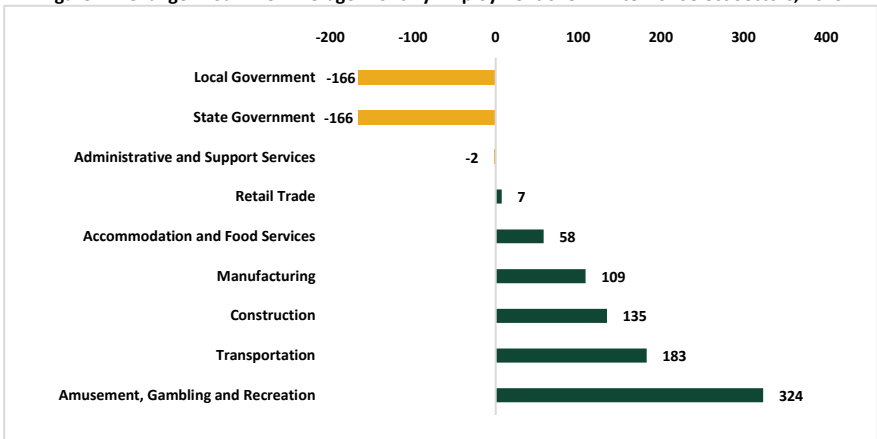
Figure 21: Seasonality of Juneau's Average Monthly Employment, 2025



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

Local and state government consistently see higher employment in the winter months (January to April and November to December) due to the seasonality of school activity. The sectors that normally show large increases in summer employment are closely associated with the tourism industry: Retail Trade, Accommodation and Food Services, and Transportation. Figure 22 shows the sectors of Juneau's economy that normally have a substantial summer increase or decrease. Both Local and State government summer employment reduction was the same in 2025, coincidentally.

Figure 22: Change in Summer Average Monthly Employment over Winter for Select Sectors, 2025



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



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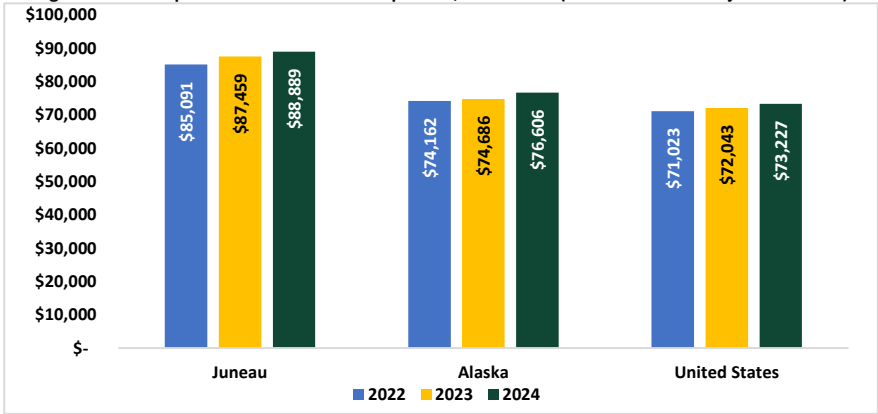
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# Per Capita Personal Income and Household Earnings

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 overall economic wellbeing of the community. In 2024, Juneau's per capita personal income of \$88,889 was 116% of the state average and 121% of the national average, indicating a relatively high amount of income on average in Juneau. It is important to note that per capita personal income does not indicate how equally income is distributed. Figure 23 is inflation-adjusted to 2024 dollars.

Figure 23: Per Capita Personal Income Comparison, 2022 -2024 (in 2024 Inflation-adjusted Dollars)



Source: U.S. Bureau of Economic Analysis, Regional Data, Local Area Personal Income. (Note: 2024 is the most current year for which data is available).



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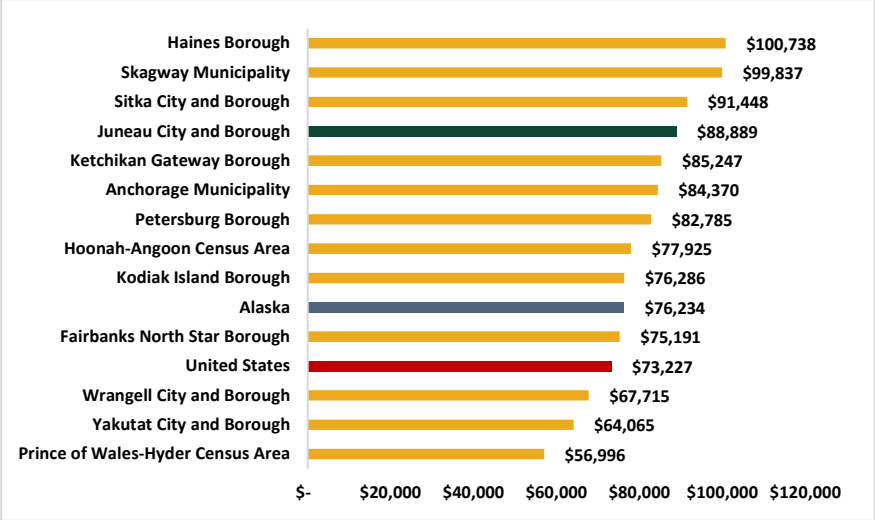


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Among census-designated areas in Southeast Alaska, Juneau had the fourth-highest per capita income in 2024, below Haines, Skagway, and Sitka. Juneau’s per capita income was higher than Anchorage, Fairbanks, and state/national averages. Figure 24 displays per capita personal income for Alaska, U.S., and Southeast census areas.

Figure 24: Per Capita Personal Income for Selected Boroughs, States and U.S., 2024

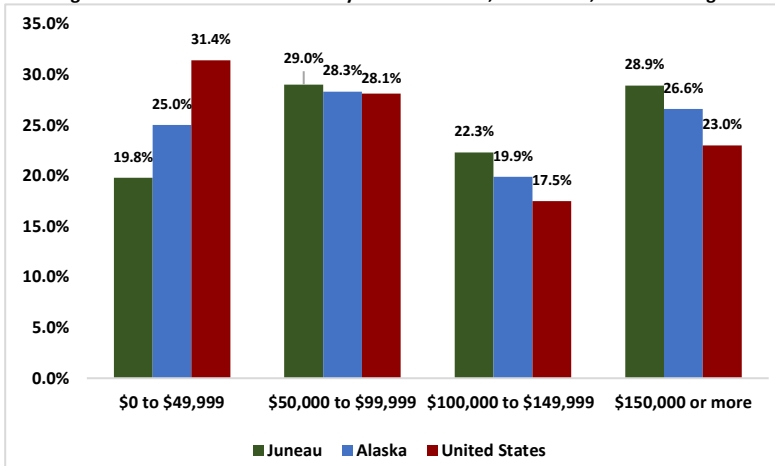


Source: U.S. Bureau of Economic Analysis, Regional Data, Local Area Personal Income. (Note: Data available through 2024.)

### Income Distribution, Poverty, and Income Inequality

In Juneau, 51.2% of households earn more than \$100,000 per year, while 46.5% of all Alaskan households and 40.5% of all U.S. households earn above this threshold. Juneau has a smaller proportion earning under \$50,000, with 19.8% compared to 25% in Alaska and 31.4% in the United States. See Figure 25.

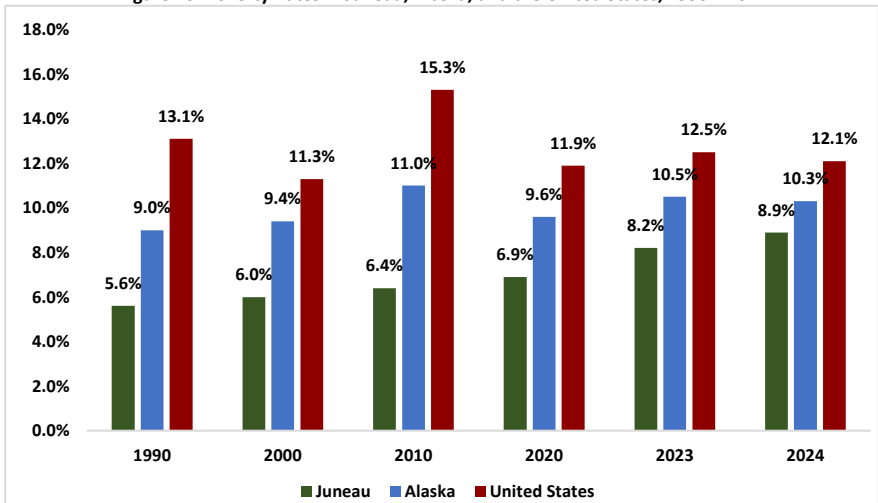
**Figure 25: Percent of Households by Income Bracket, 2020 -2024, 5-Year Averages**



Source: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates DP03 Dataset. (Note: Dataset 2019-2023 is the most current estimate available.)

Alaska’s poverty threshold for individuals was \$18,810 in 2024, with an additional \$6,730 added for each family member (Alaska has different poverty guidelines than the contiguous United States). Despite Juneau’s higher-than-average income, poverty has increased since 1990 (Figure 26). Juneau’s estimated poverty rate in 2024 was 8.9%, up two percentage points from 2020. While Juneau’s poverty rate is lower than Alaska and the United States, it has been growing closer to Alaska & U.S. poverty rates since 1990.

**Figure 26: Poverty Rates in Juneau, Alaska, and the United States, 1990 – 2024**



Source: U.S. Census Bureau Decennial Census 1990, 2000, 2010, 2020, and 2023-2024, American Community Survey 5-Year Estimates S1701 Dataset (Note: Dataset 2020-2024 is the most current estimate available.)



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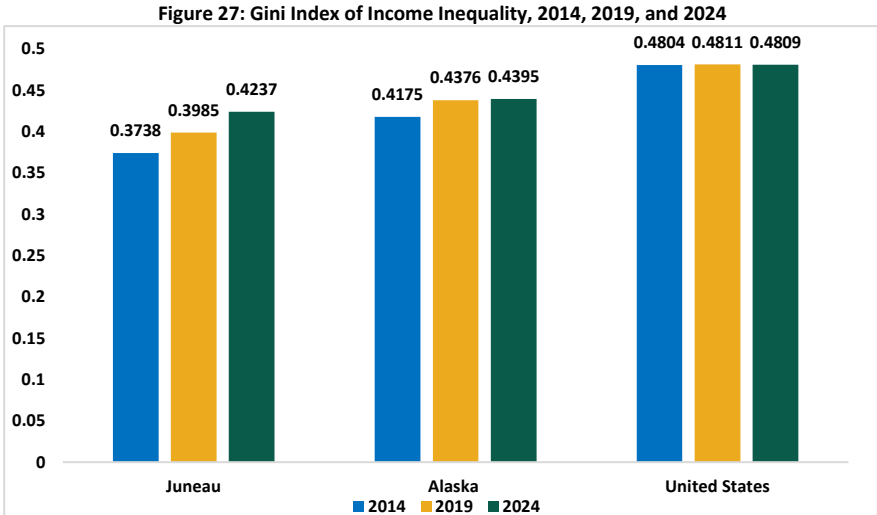
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Income inequality is measured by the distribution of wealth across a population. A common way economists measure income inequality is using the Gini coefficient (or ratio), a number between 0 (perfect equality) and 1 (maximum inequality). The lower the Gini coefficient score, the more fairly distributed the income. As seen in Figure 27, the Gini coefficient for household income in the United States averaged 0.4809 for the five-year period from 2020-2024 (the most recent period for which data is available). Alaska’s Gini coefficient was 0.4395, in between U.S. and Juneau. Juneau had a Gini coefficient of 0.4237, up from 2014 and 2019 five-year estimates. However, Juneau’s coefficient remains lower than Alaska or the United States. One reason for greater income equality in Juneau may be the predominance of government employment and other middle-income positions.

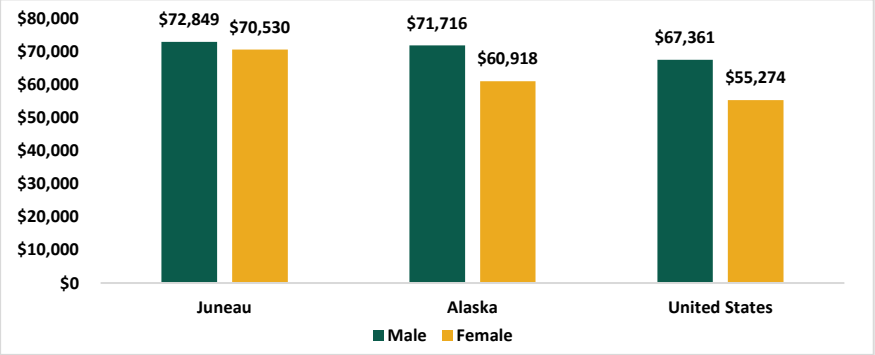


Source: U.S. Census Bureau, 2010-2014, 2015-2019, and 2020-2024 American Community Survey 5-Year Estimates, B19083 Data Set. (Note: Dataset 2020-2024 is the most current estimate available.)

### 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 (Figure 28). The ratio of women’s earnings to men is higher in Juneau than the rest of the state and the nation, meaning there is slightly more parity in income compared to Alaska and the United States. The median earnings for female fulltime, year-round workers in Juneau (\$70,530) is 96.8% of male full-time, year-round earnings (\$72,849) according to the U.S. Census Bureau’s 2024 five-year estimate. In Alaska, women earned 84.9% of annual male full-time earnings, and in the United States women earned 82.1%.

Figure 28: Median Earnings by Gender for Full-Time, Year-Round Workers, 2020-2024, 5-Year Averages



Source: U.S. Census Bureau, DP03 dataset: Selected Economic Characteristics, 2020-2024 ACS 5-Year Estimate. (Note: Dataset 2020-2024 is the most current estimate available.)

### Southeast Alaska Employment and Wages

Southeast Alaska employment increased by 6.6% (2,494 jobs) from 2024 to 2025 (Figure 29). The private sector saw a 3.7% rise in employment (936 jobs) while total government employment saw an increase of 12.6% (1,558 jobs). The sectors that experienced an employment decrease were Health Care and Social Assistance (-6.7%), Retail Trade (-3.0%), and Federal Civilian Government (-1.0%). The largest increases in employment were in Local and Tribal Government (+23.7%) and Natural Resources & Mining (+7.5%). Construction also saw growth in 2025, with employment rising by 5.5% and earnings by 14.3%.

**Figure 29: Select Southeast Alaska Industry Sector Employment and Earnings, 2024 to 2025**

| Sector                            | Average Employment 2024 | Average Employment 2025 | % Change     | Total Earnings 2024    | Total Earnings 2025    | % Change     |
|-----------------------------------|-------------------------|-------------------------|--------------|------------------------|------------------------|--------------|
| Natural Resources & Mining        | 1,381                   | 1,485                   | 7.5%         | \$160,664,310          | \$171,119,046          | 6.5%         |
| Construction                      | 1,459                   | 1,539                   | 5.5%         | \$124,451,681          | \$142,193,271          | 14.3%        |
| Manufacturing                     | 1,784                   | 1,791                   | 0.4%         | \$107,348,053          | \$111,927,843          | 4.3%         |
| <b>Total Goods Producing</b>      | <b>4,623</b>            | <b>4,899</b>            | <b>6.0%</b>  | <b>\$392,464,044</b>   | <b>\$431,793,976</b>   | <b>10.0%</b> |
| Retail Trade                      | 4,066                   | 3,944                   | -3.0%        | \$158,773,031          | \$161,058,490          | 1.4%         |
| Leisure & Hospitality             | 4,535                   | 4,538                   | 0.1%         | \$165,624,190          | \$173,245,418          | 4.6%         |
| Health Care & Social Assistance   | 3,851                   | 3,592                   | -6.7%        | \$285,843,935          | \$290,311,485          | 1.6%         |
| Transportation and Warehousing    | 3,216                   | 3,291                   | 2.3%         | \$205,331,957          | \$218,142,803          | 6.2%         |
| Financial & Real Estate           | 1,060                   | 1,073                   | 1.2%         | \$65,540,118           | \$68,421,868           | 4.4%         |
| Professional and Business Service | 1,694                   | 1,695                   | 0.1%         | \$110,136,098          | \$119,576,889          | 8.6%         |
| Other                             | 2,306                   | 3,258                   | 41.3%        | \$121,847,925          | \$186,779,236          | 53.3%        |
| <b>Total Service Providing</b>    | <b>20,728</b>           | <b>21,391</b>           | <b>3.2%</b>  | <b>\$1,113,097,254</b> | <b>\$1,217,536,189</b> | <b>9.4%</b>  |
| <b>Total Private Sector</b>       | <b>25,351</b>           | <b>26,287</b>           | <b>3.7%</b>  | <b>\$1,505,561,298</b> | <b>\$1,649,330,165</b> | <b>9.5%</b>  |
| State Government                  | 4,378                   | 4,398                   | 0.5%         | \$329,294,166          | \$355,558,917          | 8.0%         |
| Local and Tribal Government       | 6,562                   | 8,115                   | 23.7%        | \$401,208,781          | \$494,291,463          | 23.2%        |
| Federal Civilian Government       | 1,445                   | 1,430                   | -1.0%        | \$150,628,270          | \$151,238,405          | 0.4%         |
| <b>Total Government</b>           | <b>12,385</b>           | <b>13,943</b>           | <b>12.6%</b> | <b>\$881,131,217</b>   | <b>\$1,001,088,785</b> | <b>13.6%</b> |
| <b>Totals</b>                     | <b>37,736</b>           | <b>40,230</b>           | <b>6.6%</b>  | <b>\$2,386,692,515</b> | <b>\$2,650,418,950</b> | <b>11.0%</b> |

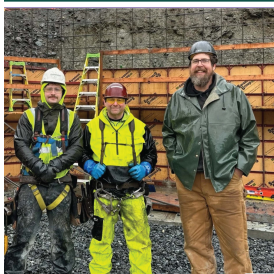
**Source:** Alaska Department of Labor and Workforce Development, Southeast Quarterly Census of Employment and Wages. *(Note: Southeast data is based on October 2025 data provided by AK DOL and is subject to revision. Due to some data suppression for confidentiality, employment totals within sub-sections may not exactly match overall totals. These employment totals do not include self-employment statistics.)*



# Dawson

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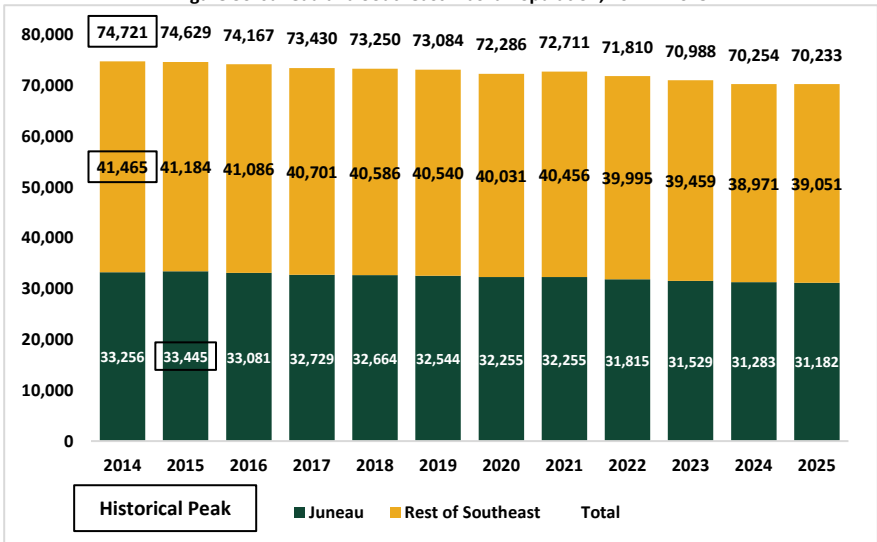


# Demographics

## Juneau and Southeast Alaska Population Trends

As illustrated in Figure 30, Juneau’s population peaked in 2015 and has since been slowly and steadily decreasing. In 2025, there were 2,263 fewer individuals (-6.8%) residing in Juneau compared to the historical peak in 2015. From 2024 to 2025, Juneau’s population declined by 101 (-0.3%). Including Juneau, Southeast Alaska’s total population has realized a net loss of 4,488 (-6.0%) since the historical peak in 2014, and a net loss of 21 from 2024 to 2025. Excluding Juneau, Southeast Alaska’s population otherwise fell by 2,414 (-5.8%) since the historical peak in 2014 but increased by 80 (0.2%) from 2024 to 2025.

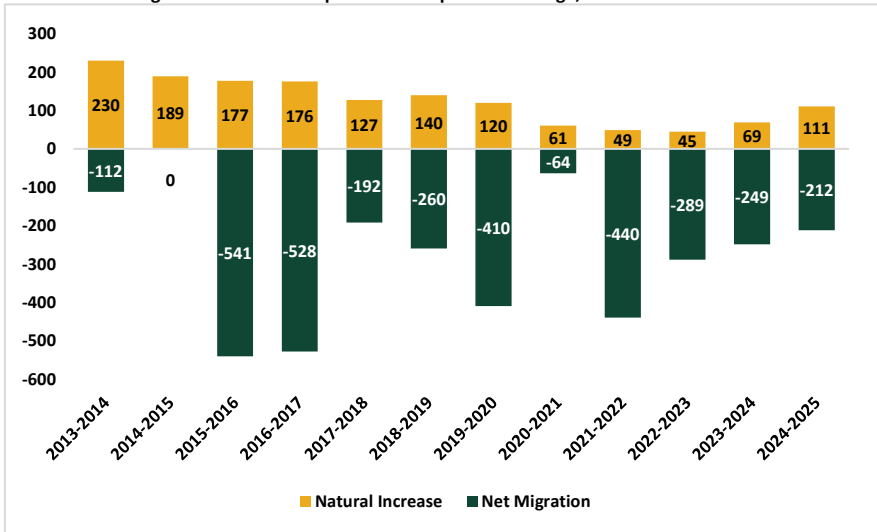
Figure 30: Juneau and Southeast Alaska Population, 2014 – 2025



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

When considering the annual components of population change in Juneau (Figure 31), natural population increase, defined as births over deaths, previously compensated for nominal out-migration patterns. However, beginning in 2015, out-migration notably eclipsed natural increases with Juneau’s population continuing a steady decline; out-migration has consistently outpaced natural population increase over the past decade. The natural increase of 111 seen in 2025 is a fraction (48%) of the natural increase of 230 in 2013. 2025 saw the second consecutive year-to-year increase in natural population growth over the prior year, and the fourth consecutive decline in net out-migration over the prior year.

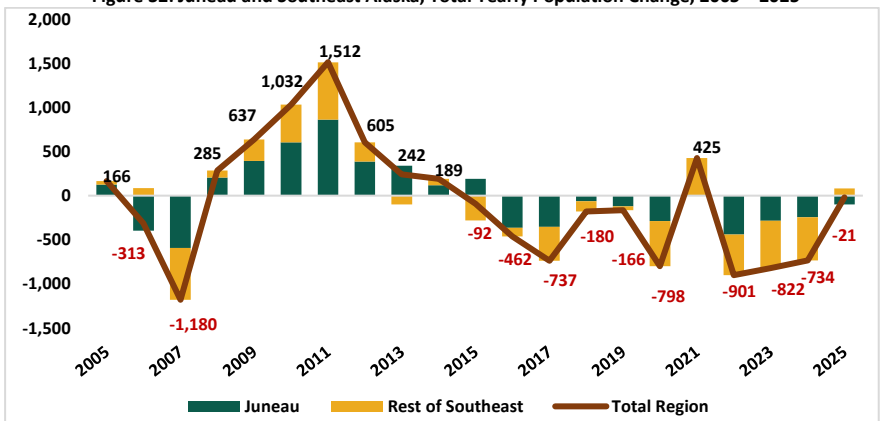
Figure 31: Annual Components of Population Change, Juneau 2013 – 2025



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

Following two years of decline and after the 2007-2008 global recession, Juneau and Southeast Alaska experienced consecutive year-over-year growth for a total increase of 4,071 individuals over a 5-year period (2008-2012). In 2015, Southeast Alaska resumed its population decline, followed by Juneau in 2016. Although Southeast (excluding Juneau) experienced modest population growth in 2021, subsequent declines were observed from 2022-2024. In 2025, Juneau saw a decrease of 101, while the rest of Southeast increased by 80 individuals for a net decline of 21 for the Southeast region.

Figure 32: Juneau and Southeast Alaska, Total Yearly Population Change, 2005 – 2025



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

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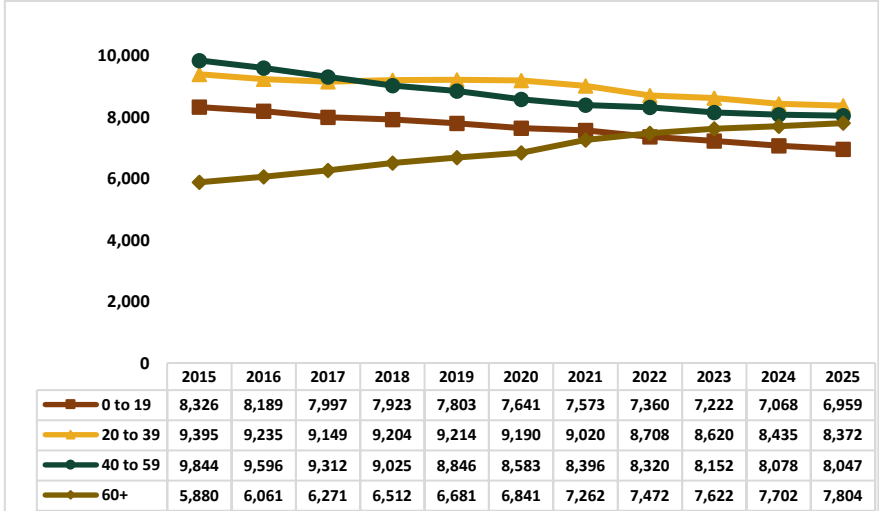
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# Juneau Population by Age Group

In 2025, Juneau had 8,372 residents aged 20-39 years, the largest age demographic for the eighth year in a row despite a 0.7% decrease in this age group over the previous year (see Figure 33). Those aged 60 years or older represent Juneau’s fastest growing age demographic, surpassing the 0 to 19 age group for the first time in 2022 and continuing to outpace the number of children, youth, and young adults in 2023, 2024, and 2025. The 0-19 age group now represents 22.3% of Juneau’s total population after falling from 24.9% in 2015, seeing a 16.4% decrease (-1,367) over the past decade; the 20-39 age group now represents 26.8% of Juneau’s total population with a 10.9% decrease (-1,023) over the past decade, and the 40-59 age group now represents 25.8% of Juneau’s total population after decreasing by 18.3% (-1,797) over the past decade. During this same time frame, Juneau’s share of senior residents has grown from 17.6% to 25%, reflecting an increase of 32.7% (+1,924) over the past decade.

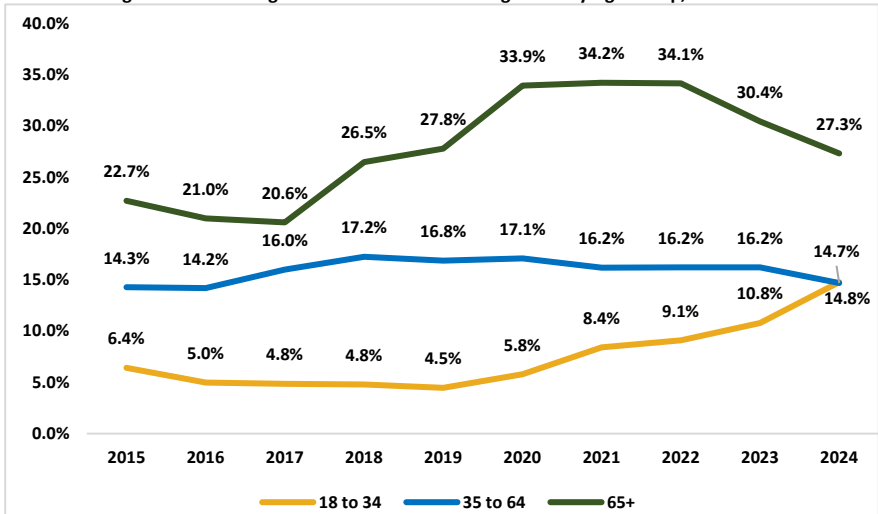
Figure 33: Juneau Population by Age Group, 2014 – 2025



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

As seen in Figure 34, older Juneau residents are now much more likely to live alone than those in other age groups. From 2015 to 2024, the number of seniors (aged 65+) living alone increased from 706 to 1,367 (+93.6%) while the number of 35-64 year-olds living alone decreased from 1,984 to 1,898 (-4.3%). In 2024, we saw the first year on record that a greater share of 18-34 year-olds are living alone than 35-64 year-olds. Within this time span, the 18-34 year-old Juneau population fell from 7,537 to 6,648 (-11.8%), and the senior population increased from 3,112 to 5,007 (+60.9%).

Figure 34: Percentage of Juneau Residents Living Alone by Age Group, 2015-2024

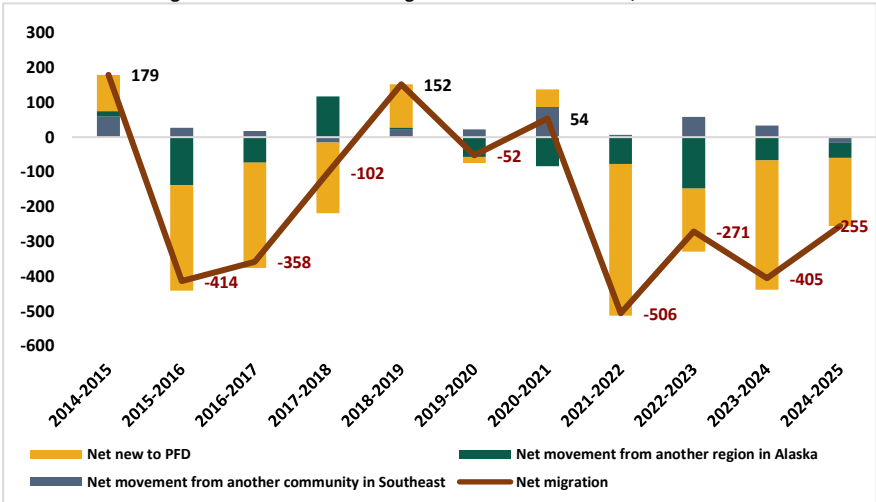


Source: U.S. Census Table B09021: Living Arrangements of Adults 18 Years and Over by Age, ACS 5-Year Estimates (**Note:** Dataset 2020-2024 is the most current estimate available).

## Juneau Migration and Resident Transiency

The Alaska Department of Labor and Workforce Development uses Permanent Fund Dividend (PFD) applications to track migration patterns between communities across Alaska. Based on 2025 PFD filings, Juneau experienced net loss of 255 people which follows a net loss of 405 people in the preceding year (see Figure 35). This was the first year on record that Juneau saw negative net movements from another community in Southeast (-16) (see Figure 36), from another community in Alaska (-44), and net new PFD applicants (-195) in a single year, resulting in Juneau’s continued population decline. While PFD data is a reliable measure of intrastate movement, this data lags on new migrants from outside the state due to the requirement of being a resident in Alaska for one calendar year.

Figure 35: Total PFD-based Migration to and from Juneau, 2015 to 2024



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 36: PFD-based Migration to and from Juneau, 2024 to 2025

| Area                                                                | Into Juneau | Out of Juneau | Net Migration |
|---------------------------------------------------------------------|-------------|---------------|---------------|
| Anchorage and Mat-Su                                                | 114         | 127           | -13           |
| Fairbanks                                                           | 27          | 30            | -3            |
| Other (Excluding Southeast Alaska, Anchorage/Mat-Su, and Fairbanks) | 91          | 119           | -28           |
| Southeast                                                           | 119         | 135           | -16           |
| Haines Borough                                                      | 20          | 27            | -7            |
| Hoonah-Angoon Census Area                                           | 15          | 13            | 2             |
| Ketchikan Gateway Borough                                           | 33          | 27            | 6             |
| Petersburg Borough                                                  | 7           | 5             | 2             |
| Prince of Wales - Hyder Census Area                                 | 7           | 20            | -13           |
| Sitka City and Borough                                              | 29          | 28            | 1             |
| Municipality of Skagway Borough                                     | 3           | 2             | 1             |
| Wrangell City and Borough                                           | 5           | 8             | -3            |
| Yakutat City and Borough                                            | 0           | 5             | -5            |
| <b>Totals</b>                                                       | <b>351</b>  | <b>411</b>    | <b>-60</b>    |

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

Based on July 2025 estimates, the population in most major communities across Southeast Alaska experienced either a decline or a negligible increase in population counts. As noted in Figure 37, the Southeast Alaska census areas of Haines (-3.5%), Hoonah-Angoon (-0.9%), and Juneau (-0.8%) experienced the most significant proportional decreases in their population from 2024 to 2025. Several communities increased their populations slightly; Skagway (+1.0%), Petersburg (+0.5%), Prince of Wales-Hyder (+0.5%), and Wrangell (+0.3%).

Figure 37: Southeast Population by Borough and Census-designated Place (CDP)

| Place                                    | April<br>2010<br>Census | April<br>2020<br>Census | July 2024<br>Estimate | July 2025<br>Estimate | % Change<br>2024-<br>2025 |
|------------------------------------------|-------------------------|-------------------------|-----------------------|-----------------------|---------------------------|
| <b>Haines Borough</b>                    | <b>2,508</b>            | <b>2,080</b>            | <b>2,537</b>          | <b>2,447</b>          | <b>-3.5%</b>              |
| Covenant Life CDP                        | 86                      | 25                      | 75                    | 71                    | -5.3%                     |
| Excursion Inlet CDP                      | 12                      | 40                      | 24                    | 25                    | 4.2%                      |
| Haines CDP                               | 1,713                   | 1,657                   | 1,774                 | 1,724                 | -2.8%                     |
| Klukwan CDP                              | 95                      | 87                      | 84                    | 77                    | -8.3%                     |
| Lutak CDP                                | 49                      | 29                      | 55                    | 48                    | -12.7%                    |
| Mosquito Lake CDP                        | 309                     | 120                     | 289                   | 273                   | -5.5%                     |
| Mud Bay CDP                              | 212                     | 159                     | 184                   | 184                   | 0.0%                      |
| Balance                                  | 32                      | -37                     | 52                    | 45                    | -13.5%                    |
| <b>Hoonah-Angoon Census Area</b>         | <b>2,149</b>            | <b>2,365</b>            | <b>2,248</b>          | <b>2,228</b>          | <b>-0.9%</b>              |
| Angoon City                              | 459                     | 357                     | 350                   | 329                   | -6.0%                     |
| Elfin Cove CDP                           | 27                      | 24                      | 41                    | 35                    | -14.6%                    |
| Game Creek CDP                           | 18                      | 23                      | 16                    | 16                    | 0.0%                      |
| Gustavus City                            | 442                     | 655                     | 659                   | 664                   | 0.8%                      |
| Hoonah City                              | 760                     | 931                     | 835                   | 834                   | -0.1%                     |
| Pelican City                             | 88                      | 98                      | 89                    | 99                    | 11.2%                     |
| Tenakee Springs City                     | 131                     | 116                     | 123                   | 130                   | 5.7%                      |
| Whitstone Logging Camp CDP               | 17                      | 2                       | 2                     | 2                     | 0.0%                      |
| Balance                                  | 207                     | 159                     | 133                   | 119                   | -10.5%                    |
| <b>Juneau City and Borough</b>           | <b>31,275</b>           | <b>32,255</b>           | <b>31,436</b>         | <b>31,182</b>         | <b>-0.8%</b>              |
| <b>Ketchikan Gateway Borough</b>         | <b>13,477</b>           | <b>13,948</b>           | <b>13,420</b>         | <b>13,377</b>         | <b>-0.3%</b>              |
| Ketchikan City                           | 8,050                   | 8,192                   | 7,661                 | 7,632                 | -0.4%                     |
| Loring CDP                               | 4                       | 0                       | 0                     | 0                     | 0.0%                      |
| Saxman City                              | 411                     | 384                     | 362                   | 372                   | 2.8%                      |
| Balance                                  | 5,012                   | 5,372                   | 5,397                 | 5,373                 | -0.4%                     |
| <b>Petersburg Borough</b>                | <b>3,203</b>            | <b>3,398</b>            | <b>3,379</b>          | <b>3,395</b>          | <b>0.5%</b>               |
| Hobart Bay CDP                           | 1                       | 1                       | 1                     | 1                     | 0.0%                      |
| Kupreanof City                           | 27                      | 21                      | 26                    | 29                    | 11.5%                     |
| Petersburg CDP                           | 2,948                   | 3,048                   | 3,060                 | 3,070                 | 0.3%                      |
| Balance                                  | 227                     | 333                     | 292                   | 295                   | 1.0%                      |
| <b>Prince of Wales-Hyder Census Area</b> | <b>6,172</b>            | <b>5,753</b>            | <b>5,740</b>          | <b>5,768</b>          | <b>0.5%</b>               |
| Coffman Cove City                        | 176                     | 127                     | 209                   | 195                   | -6.7%                     |
| Craig City                               | 1,201                   | 1,036                   | 972                   | 1,004                 | 3.3%                      |
| Edna Bay City                            | 42                      | 25                      | 44                    | 50                    | 13.6%                     |
| Hollis CDP                               | 112                     | 65                      | 155                   | 144                   | -7.1%                     |
| Hydaburg City                            | 376                     | 380                     | 354                   | 366                   | 3.4%                      |
| Hyder CDP                                | 87                      | 48                      | 42                    | 41                    | -2.4%                     |
| Kake City                                | 557                     | 543                     | 522                   | 529                   | 1.3%                      |
| Kasaan City                              | 49                      | 30                      | 45                    | 50                    | 11.1%                     |
| Klawock City                             | 755                     | 720                     | 734                   | 717                   | -2.3%                     |
| Metlakatla CDP                           | 1,405                   | 1,454                   | 1,389                 | 1,401                 | 0.9%                      |
| Naukati Bay CDP                          | 113                     | 142                     | 125                   | 121                   | -3.2%                     |
| Point Baker CDP                          | 15                      | 12                      | 11                    | 9                     | -18.2%                    |
| Port Alexander City                      | 52                      | 78                      | 63                    | 65                    | 3.2%                      |
| Port Protection CDP                      | 48                      | 36                      | 31                    | 31                    | 0.0%                      |
| Thorne Bay City                          | 471                     | 476                     | 497                   | 509                   | 2.4%                      |
| Whale Pass City                          | 31                      | 86                      | 96                    | 87                    | -9.4%                     |
| Balance                                  | 682                     | 495                     | 451                   | 449                   | -0.4%                     |
| <b>Sitka City and Borough</b>            | <b>8,881</b>            | <b>8,458</b>            | <b>8,063</b>          | <b>8,032</b>          | <b>-0.4%</b>              |
| <b>Skagway Municipality</b>              | <b>968</b>              | <b>1,240</b>            | <b>1,123</b>          | <b>1,134</b>          | <b>1.0%</b>               |
| Skagway CDP                              | 920                     | 1,164                   | 1,069                 | 1,081                 | 1.1%                      |
| Balance                                  | 48                      | 76                      | 54                    | 53                    | -1.9%                     |
| <b>Wrangell City and Borough</b>         | <b>2,369</b>            | <b>2,127</b>            | <b>2,030</b>          | <b>2,037</b>          | <b>0.3%</b>               |
| <b>Yakutat City and Borough</b>          | <b>662</b>              | <b>662</b>              | <b>637</b>            | <b>633</b>            | <b>-0.6%</b>              |
| Yakutat CDP                              | 662                     | 657                     | 632                   | 628                   | -0.6%                     |
| Balance                                  | 0                       | 5                       | 5                     | 5                     | 0.0%                      |

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



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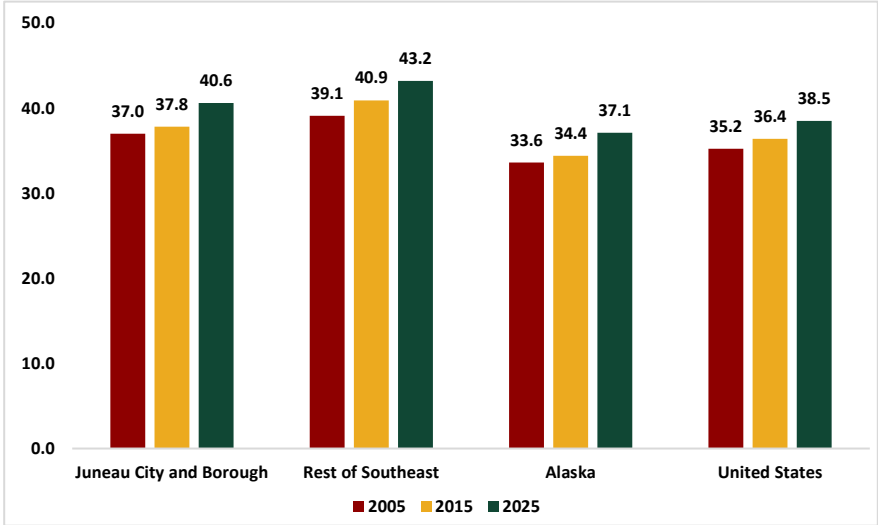
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# Median Age

Across all geographic groups, the median ages for the nation, the State of Alaska, Juneau, and Southeast Alaska (excluding Juneau) have grown older over the past three decades (see Figure 38). In Juneau, the median age increased from 37.8 years in 2015 to 40.6 years in 2025. While Juneau’s median age is older than the state average (37.1 years) and slightly older than the nation’s average (38.5 years), it remains younger than the rest of the region; notably, Southeast Alaska – excluding Juneau – has the oldest median age (43.2 years) across all categories.

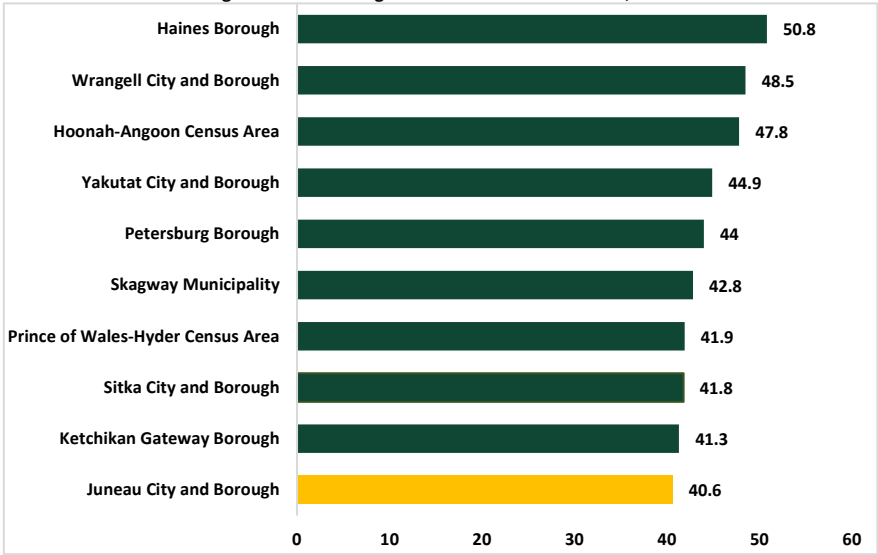
Figure 38: Median Age, 2005, 2015, and 2025



Source: Alaska Department of Labor and Workforce Development, Population Estimates, Economic Regions, and Boroughs/Census Areas, "Age and Sex" Dataset; U.S. Census Bureau, Population Division (**Note:** Rest of Southeast median age calculated by average median ages for Southeast Alaskan cities (excluding Juneau) weighted by population.)

From a regional perspective (see Figure 39), Juneau has the lowest median age (40.6 years) across all Southeast communities, followed by Ketchikan Gateway Borough (41.3 years) and Sitka City and Borough (41.8 years). Southeast Alaska communities reporting the highest median ages include Haines (50.8), Wrangell City and Borough (48.5), Hoonah-Angoon Census Area (47.8 years), and Yakutat City and Borough (44.9).

Figure 39: Median Age for Southeast Communities, 2025



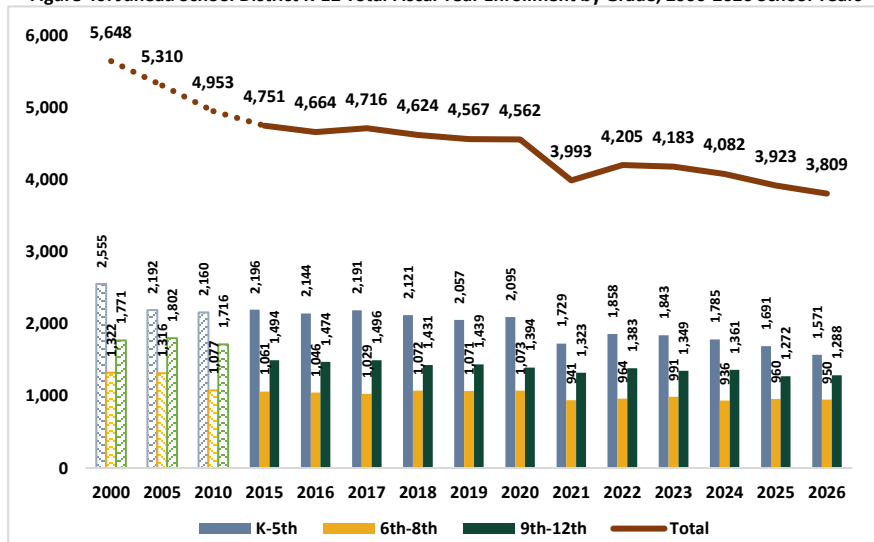
Source: Alaska Department of Labor and Workforce Development, Population Estimates, Economic Regions, and Boroughs/Census Areas, "Age and Sex" 2025 Dataset

## Education

### Juneau School District Enrollment

As shown in Figure 40, enrollment for K-12 in the Juneau School District for the 2025-2026 school year was 3,809 students, a decrease of 114 students from the previous year, resuming the trend of decline after a sharp drop in 2020-21 and a rebound in 2021-22. In 2025-26, there were 753 fewer enrolled students than in the 2019-20 (pre-COVID) 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. Enrollment totals only recovered by 212 during the 2021-2022 school year, displaying a lasting effect from the pandemic-induced decline. This decline is linked to the trend of steady decline in Juneau's 0-19 aged population.

Figure 40: Juneau School District K-12 Total Fiscal Year Enrollment by Grade, 2000-2026 School Years

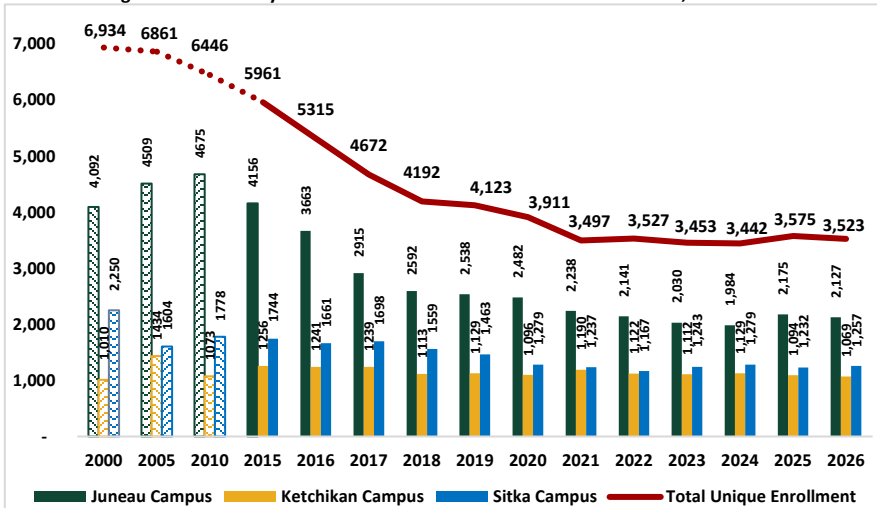


Source: Alaska Department of Education and Early Development Data Center

## University of Alaska Southeast Enrollment

Figure 41 displays total fiscal year enrollment at the University of Alaska Southeast which accounted for 3,523 students in fiscal year 2026, down by 52 enrollments (-1.5%) compared to FY 2025. 2026 enrollment was down across UAS Juneau and Ketchikan campuses. Sitka's campus had 25 more enrollments (+2.0%). Juneau's campus had 48 fewer enrollments (-2.2%) compared to 2025, and Ketchikan's campus saw 25 fewer enrollments (-2.3%). Some UAS students are enrolled at multiple campuses, meaning campus enrollments do not sum to the total enrollment. 2026 UAS enrollment was 49.2% (-3,411) of what it was in the year 2000.

Figure 41: University of Alaska Southeast Total Fiscal Year Enrollment, 2000-2026

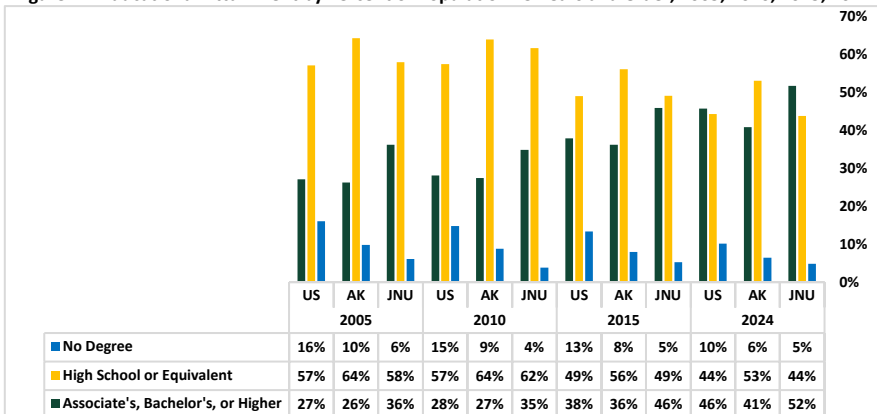


Source: University of Alaska Southeast (Note: Due to cross-registration, individual campus enrollments do not sum to total enrollment.)

## Educational Attainment

Figure 42 indicates that Juneau has a more educated population than the state of Alaska and the nation. The 2024 five-year Census Bureau estimate shows that 52 percent of Juneau's 25+ population has earned an associate degree or higher. In comparison, only 41 percent of individuals in Alaska have earned a degree beyond high school. Only 5% of Juneau residents 25 and older do not hold a high school diploma, compared to 6% of 25+ Alaskan Residents and 10% of 25+ U.S. citizens. Since 2005, the proportion of Juneau residents with an associate's degree or higher grew by 15.5 percentage points.

Figure 42: Educational Attainment by Percent of Population 25 Years and Older, 2005, 2010, 2015, 2024



Source: U.S. Census Bureau, 2006-2010, 2015-2019, 2020-2024 American Community Survey 5-Year Estimates, "Educational Attainment" S1501 Dataset. (Note: Dataset 2020-2024 is the most current estimate available.)

A worker is shown in profile, facing right, wearing extensive personal protective equipment (PPE). This includes a hard hat with a headlamp, a clear face shield, yellow earplugs, and large, tan-colored leather work gloves. The worker is holding a long, horizontal metal bar with both hands. They are wearing a dark blue long-sleeved shirt that has a small "Hecla MINING COMPANY" logo on the left chest. The background is a blurred industrial setting with green-tinted lighting.

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# Construction and Housing

## Southeast Alaska New Housing Construction

New housing construction by structure type and community is displayed in Figure 43. Note that the “Total Southeast” row includes communities not included in the table. Juneau added 107 total housing units in the first two quarters of 2025, compared to 25 units added by Q2 of 2024. Juneau multi-family construction added 97 new units by Q2 of 2025 compared to the 2024 units of 2024, while single-family construction added 10 new units by Q2 of 2025 compared to 24 units added in 2024. Juneau appears to be on track to match, if not exceed, the number of new units added in 2024. Haines, Ketchikan, Skagway, and Wrangell also appear on track to exceed 2024 thresholds. Overall, Southeast Alaska has built more new housing units in the first two quarters of 2025 than were built in a full year in 5 of the past 8 years, and is 57 units short of matching the total units built in 2024.

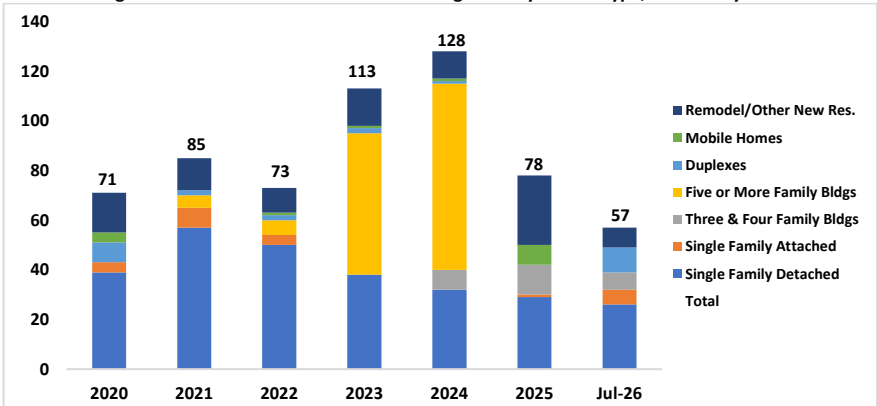
**Figure 43: New Housing Units Built by Type of Structure, Select Communities in 2023 and 2024**

|                        | Total<br>Units<br>2024 | Total<br>Units<br>2025<br>Q2 | Single<br>Family<br>2024 | Single<br>Family<br>2025<br>Q2 | Multi<br>Family<br>2024 | Multi<br>Family<br>2025<br>Q2 | Mobile<br>Home<br>2024 | Mobile<br>Home<br>2025<br>Q2 |
|------------------------|------------------------|------------------------------|--------------------------|--------------------------------|-------------------------|-------------------------------|------------------------|------------------------------|
| Haines                 | 12                     | 9                            | 12                       | 9                              | 0                       | 0                             | 0                      | 0                            |
| Ketchikan              | 59                     | 48                           | 26                       | 36                             | 33                      | 11                            | 0                      | 1                            |
| <b>Juneau</b>          | <b>118</b>             | <b>107</b>                   | <b>24</b>                | <b>10</b>                      | <b>94</b>               | <b>97</b>                     | <b>0</b>               | <b>0</b>                     |
| Petersburg             | 5                      | 2                            | 5                        | 2                              | 0                       | 0                             | 0                      | 0                            |
| Sitka                  | 25                     | 12                           | 11                       | 4                              | 14                      | 8                             | 0                      | 0                            |
| Skagway                | 10                     | 5                            | 4                        | 5                              | 3                       | 0                             | 3                      | 3                            |
| Wrangell               | 1                      | 4                            | 1                        | 4                              | 0                       | 0                             | 0                      | 0                            |
| Yakutat                | 2                      | 1                            | 2                        | 1                              | 0                       | 0                             | 0                      | 0                            |
| <b>Total Southeast</b> | <b>246</b>             | <b>189</b>                   | <b>92</b>                | <b>72</b>                      | <b>152</b>              | <b>116</b>                    | <b>3</b>               | <b>1</b>                     |

**Source:** 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.). The 2<sup>nd</sup> quarter of 2025 is the most recently available data.

The CBJ land use code defines a dwelling unit as a residential use building, or portion of a building, that provides independent and complete facilities for one family, including provisions for living, sleeping, cooking, and sanitation. Juneau saw decreased new residential dwelling units from 2024 – 2025 (Figure 44), with most of the decrease coming from the Five or More Family Buildings category from 75 dwelling units in 2024 to none in 2025. 2025 saw a slight decrease in new Single Family permits (2) from 2024. There was however a shift towards remodels and other new residential units such as garage apartments, increasing from 11 units in 2024 to 28 units in 2025. The year-to-date 2026 permits indicate an increase in Duplex (5) and Single Family Attached (5) units compared to 2025 and currently sits 21 dwelling units behind the 2025 total.

Figure 44: New Juneau Residential Dwelling Units by Permit Type, 2020 – July 2026

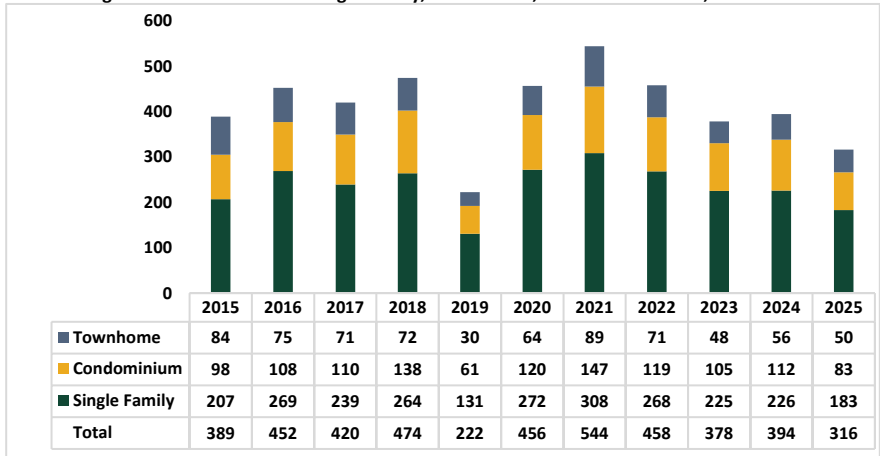


Source: City & Borough of Juneau Permitting Office, CBJ "Juneau Housing Development" Dashboard. Note: dwelling unit totals exclude commercial remodels and caretaker units.

## Juneau Home Sales and Prices

Juneau's home sale volume decreased in 2025 after a slight increase from 2023-2024. Total sales volume decreased by 78 (-19.8%) from 2024 to 2025. Single-family home sales decreased by 43 (-19.0%) over the previous year, condominiums by 29 (-25.9%), and townhomes by 6 (-10.7%). The trend in Figure 45 somewhat aligns with the Federal Reserve interest rate hikes starting in March of 2022 after record-high home sales in 2021. Federal interest rates increased slightly in 2024 from 6.6% to 6.9% and decreased slightly in 2025 to 6.15% (and increased again in 2026).

Figure 45: Sales Volume of Single Family, Townhomes, and Condominiums, 2015-2025



Source: Southeast Alaska Multiple Listing Service



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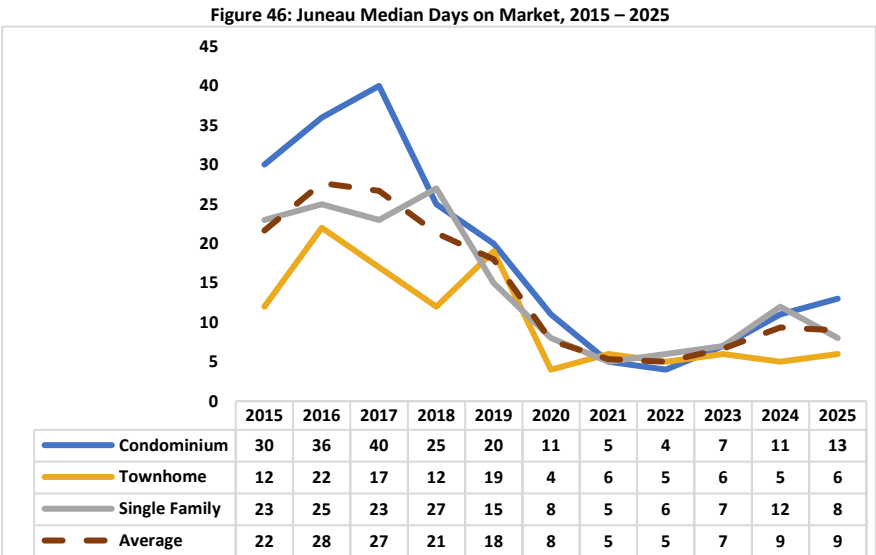


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Median Days on Market

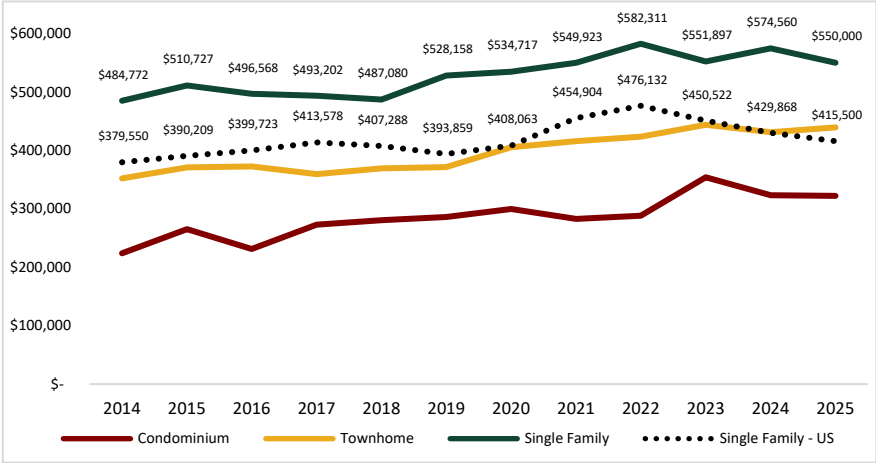
Figure 46 displays the median number of days that housing units are listed on the market in Juneau. Juneau observed a large decrease in the number of days on the market in 2020. In 2021 and 2022, the median number of days on market was five across most types of units, down from eight in 2020. 2024 and 2025 saw an average of nine days. Despite the increase in 2024 and 2025, this is a steep decline from 2019, when the average was 18 days on the market across all housing units. This decline suggests a tight real estate market in Juneau from 2020 through 2025. In other words, this is an indicator that demand for housing continues to be strong. In 2025, condominium days-on-market increased from 11 to 13, townhome from 5 to 6. Single-family home days-on-market decreased from 12 to 8, a return to 2020-2023 levels after the increase in 2024.



Sources: Southeast Alaska Multiple Listing Service

Figure 47 illustrates the increase in the median price of Juneau homes. The adjusted median price of single-family homes decreased by 4.3% from 2024 to 2025 while the US median decreased by 3.3%. The median price for townhomes increased by 2%, and the median condominium price decreased by 0.4%. In 2023, the median price of a single-family home decreased for the first time since 2018 (-5.2%) but has overall risen quickly since 2018. After adjusting for inflation, the median price of a single-family home from 2018-2025 rose by \$62,920 (+5.2%), the median price of a townhome by \$70,133 (+19%), and the median price of a condominium by \$41,522 (+14.8%). In the same period, the adjusted median price of a US home has increased by \$8,212 (+2.0%).

Figure 47: Juneau Median Price of Single Family, Attached Homes and Condominiums, 2015 – 2025

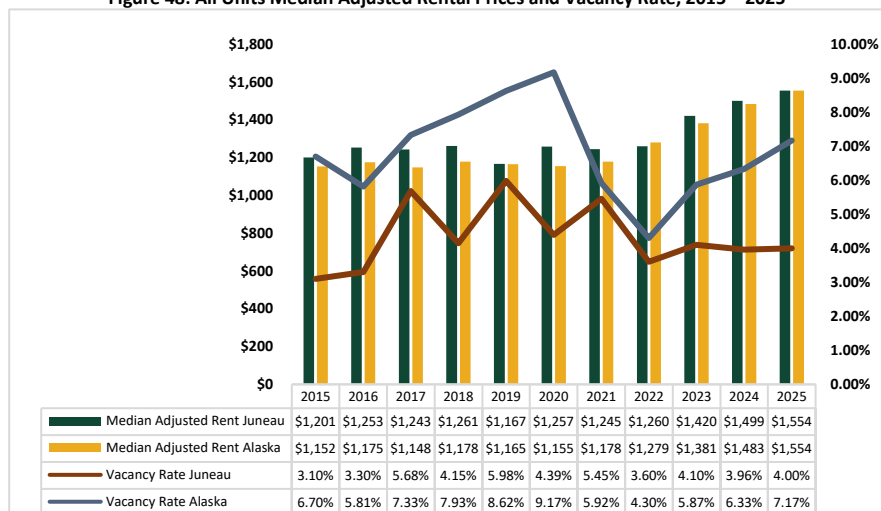


Sources: Southeast Alaska Multiple Listing Service.

### 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 (Figure 48). From 2024 to 2025, Juneau’s median rental price for all units increased by 3.7% to \$1,554, the fourth highest among surveyed census areas behind Bethel (\$1,884), Fairbanks North Star Borough (\$1,643), and Anchorage Municipality (\$1,565). Vacancy rates in Alaska rose by 0.84 percentage points to 7.17%, while those in Juneau increased by 0.04 percentage points to 4.00%. This data suggests a much tighter rental market in Juneau compared to the rest of Alaska. According to the Alaska Department of Labor and Workforce Development, the ideal vacancy rate for a community is between 6 and 7%. This is because more vacancies allow renters more choices on where to live, providing incentive for landlords to maintain units in good repair, and offer competitive prices. Juneau’s rental prices have risen sharply since 2022, with the vacancy rate hovering around 4% from 2022 through 2025.

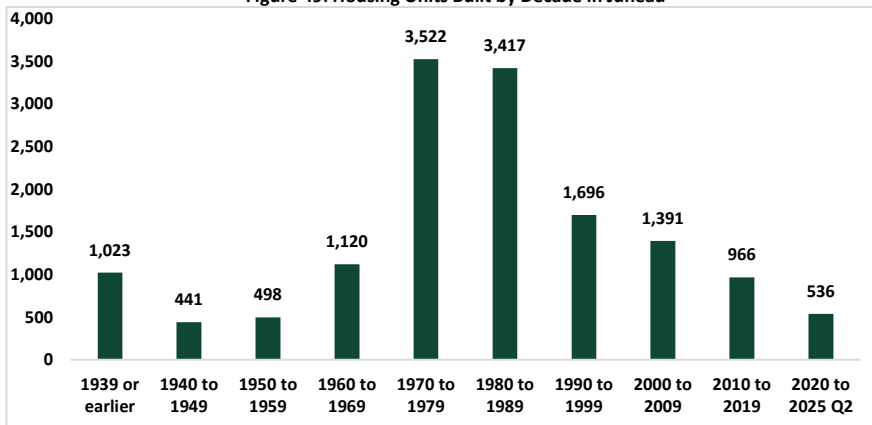
**Figure 48: All Units Median Adjusted Rental Prices and Vacancy Rate, 2015 – 2025**



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, Alaska Housing Finance Corporation Rental Market Survey. (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.)

Housing construction in Juneau peaked in the 1970s and 1980s, with a combined total of 6,939 units added during the two decades. While construction slowed during the 1990s and 2000s, 3,087 units were still added. In the 2010s, 966 housing units were built, the lowest number of any decade since the 1950s. Figure 49 shows a significant decline in Juneau housing construction from 2010-2019 and beyond. From 2020 to 2025, approximately 536 units were built.

**Figure 49: Housing Units Built by Decade in Juneau**



Source: U.S. Census Bureau Table DP04 Selected Housing Characteristics. (Note: 2020 to 2025 figure is based on Alaska Housing Finance Corporation Indicators Reports. 2019 and previous is based on USCB data.)



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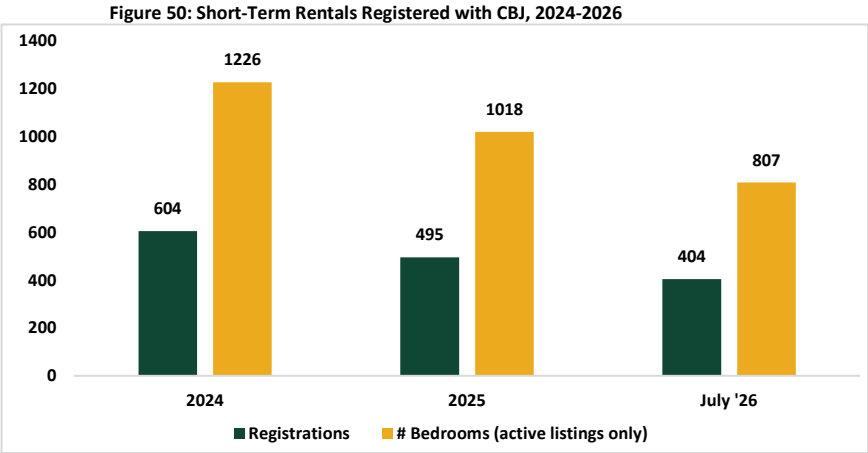
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In 2023, the City & Borough of Juneau passed an ordinance requiring operators of short-term residential rentals to register with the CBJ Sales Tax office. A short-term residential rental is defined as “a dwelling unit that is rented, leased, or otherwise advertised for occupancy for a period of less than 30 days.” Due to the recency of the ordinance, data is somewhat limited. In 2024, active registrations peaked in December, when there were 604 active registrations comprising 1,226 total bedrooms in Juneau. In December 2025, there were 495 active listings (-18.0% relative to December 2024) comprising 1,018 total bedrooms. 2026 Year-to-date (July) registrations totaled 404, comprising 807 bedrooms (See Figure 50). Short-term rentals are typically more expensive, geared toward visitors, and are therefore not viable housing options for full-time or seasonal residents.

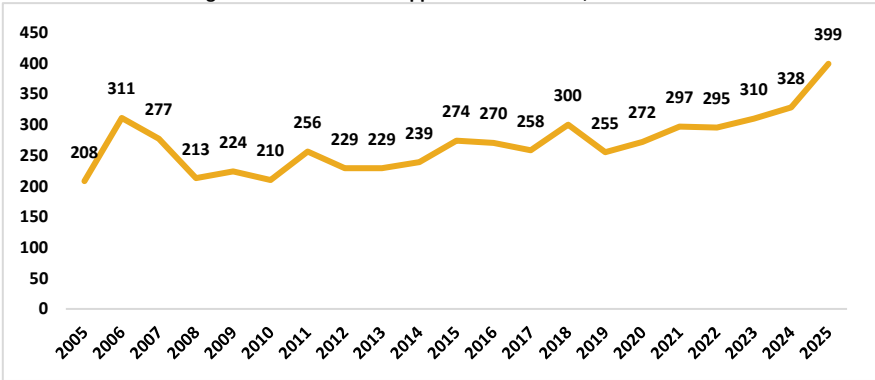


Source: City & Borough of Juneau

## Entrepreneurship

“New business applications” (Figure 51) are the total number of applications for an employer identification number (EIN). New business applications in Juneau increased in 2025 for a third consecutive year. The number of new applications reached a new 20-year high, increasing by 71 (+21.6%) from 2024 to 2025 after a more modest increase of 18 applications (+5.8%) from 2023-2024. New business applications are an indicator of the level of entrepreneurship taking place.

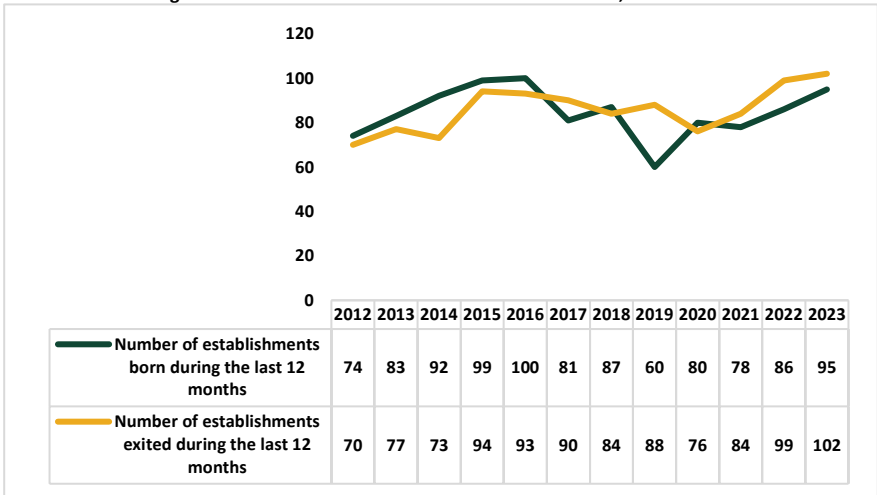
Figure 51: New Business Applications in Juneau, 2005– 2025



Source: U.S. Census Bureau, Business Formation Statistics

In 2023 (the most recent year for which data is available), new establishment exits (“young firm deaths”) outweighed births, resulting in a net decline of 7 establishments in Juneau (see Figure 52). The number of new establishments can serve as an indicator of economic growth. An establishment is a single physical location where one predominant activity occurs. Multiple establishments can be part of the same enterprise or firm. New establishments are the engine of job creation in the US economy and an important source of innovation and productivity.

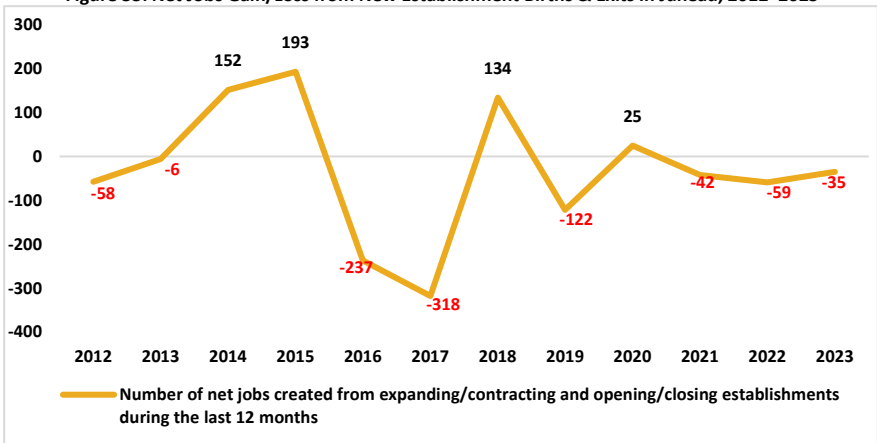
Figure 52: New Establishment Births and Exits in Juneau, 2013 – 2023



Source: U.S. Census Bureau, Business Dynamic Statistics (**Note:** 2023 is the most recent year for which data is available. Young firm deaths refer to firms that die within 5 years of creation.)

In 2023, there were 354 jobs gained due to establishment births & exits in Juneau (see Figure 53), while 389 jobs were lost due to closing establishments for a net decline in 35 jobs. This decline is less severe than the 2021 and 2022 net job losses of -42 and -59. 2021 saw impacts from the global COVID-19 pandemic, which resulted in closures of establishments.

Figure 53: Net Jobs Gain/Loss from New Establishment Births & Exits in Juneau, 2012–2023



Source: U.S. Census Bureau, Business Dynamic Statistics (**Note:** 2023 is the most recent year for which data is available.)



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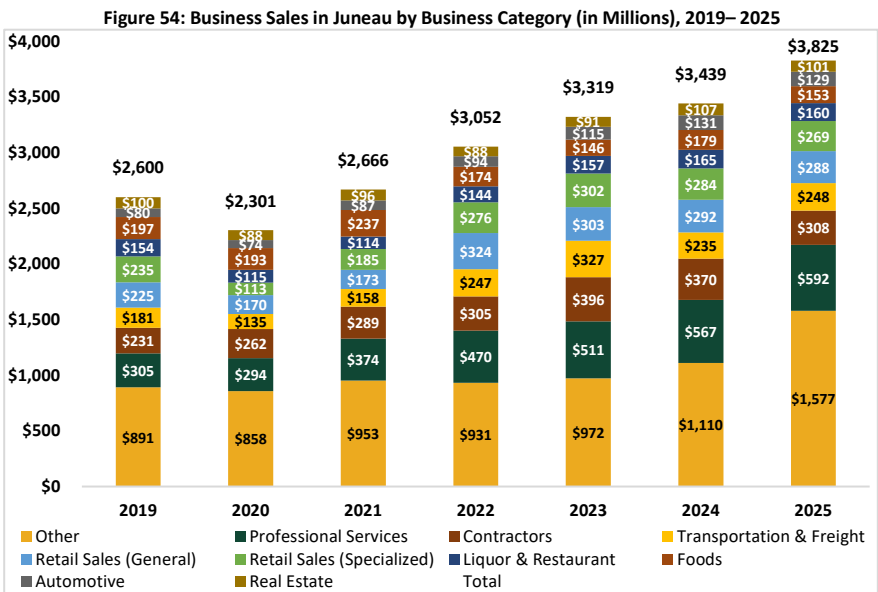
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# Gross Business Sales

Total gross business sales in the City and Borough of Juneau rose by 11.2% in 2025, following a 3.6% increase in 2024. Categories that saw decreases in 2025 included Contractors (-16.8%), Foods (-14.5%), Real Estate (-5.6%), Retail Sales (Specialized, -5.3%, General, -1.4%), Liquor & Restaurant (-3.0%), and Automotive (-1.5%). All other categories observed an increase in gross sales; Transportation & Freight (+5.5%), Professional Services (+4.4%), and Other (+42.1%). The “Other” business category includes mineral sales, wholesale equipment, food suppliers, and fuel companies. Figure 54 breaks down annual business sales by category in Juneau from 2019 to 2025.

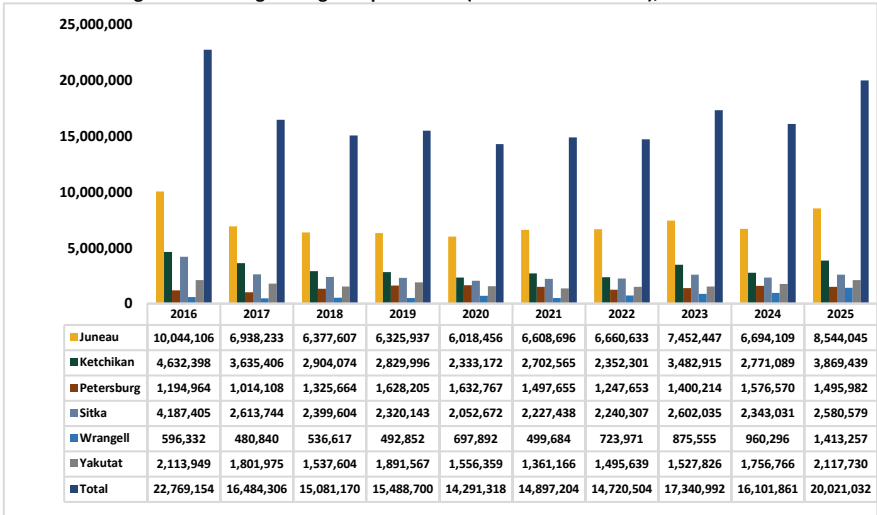


Source: City & Borough of Juneau Sales Tax Office and CBJ Comprehensive Annual Financial Report, Statistical Section. (Note: “Other” category includes mineral sales, wholesale equipment, food suppliers, and fuel companies.)

## Freight Volumes

Air freight enplanements in Juneau increased by 27.6% in 2025 after falling by 10.2% in 2024 (Figure 55). Wrangell and Ketchikan also observed significant increases in air freight in 2025 over 2024 (+47.2% and +39.6%, respectively). The only Southeast community with a decline in air freight enplanement was Petersburg (-5.1%). The primary product shipped from Southeast Alaska by air is seafood heading to Seattle. Across all of Southeast, air freight enplanements increased by 24.3% from 2024 to 2025.

Figure 55: On-Flight Freight Enplanement (Pounds in Thousands), 2016 – 2025



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

## Travel and Visitor Industry

Tourism contributes to the local economy by bringing 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 overall health of the tourism industry (Figure 56). In 2021, Juneau saw the beginning of a recovery after sharp declines in employment & earnings in 2020. The tourism industry made a strong comeback in 2022 and 2023, with earnings surpassing 2019 numbers for both Juneau & Southeast. In 2025, employment increased by 1.8% in Juneau and 1.0% in the Southeast region, while earnings increased by 11.0% in Juneau and 5.5% across Southeast.

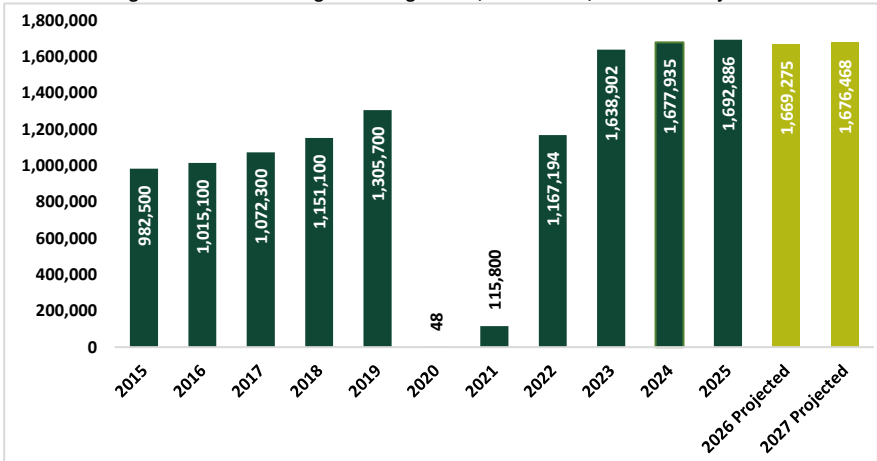
**Figure 56: Leisure, Hospitality, and Transportation Industries Employment and Earnings, 2021-2025**

|                       | Number of Firms |           | Average Employment |           | Total Earnings |               |
|-----------------------|-----------------|-----------|--------------------|-----------|----------------|---------------|
|                       | Juneau          | Southeast | Juneau             | Southeast | Juneau         | Southeast     |
| 2021                  | 201             | 661       | 2,180              | 5,229     | \$78,383,883   | \$202,389,689 |
| 2022                  | 205             | 696       | 2,779              | 6,587     | \$119,520,965  | \$289,988,248 |
| 2023                  | 206             | 719       | 2,981              | 7,308     | \$134,631,332  | \$341,762,972 |
| 2024                  | 213             | 735       | 3,102              | 7,751     | \$135,435,419  | \$370,956,147 |
| 2025                  | 214             | 774       | 3,157              | 7,829     | \$150,314,388  | \$391,388,221 |
| % Change<br>2020-2025 | 6.5%            | 17.1%     | 44.8%              | 49.7%     | 91.8%          | 93.4%         |

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

### *Cruise Ship Visitation*

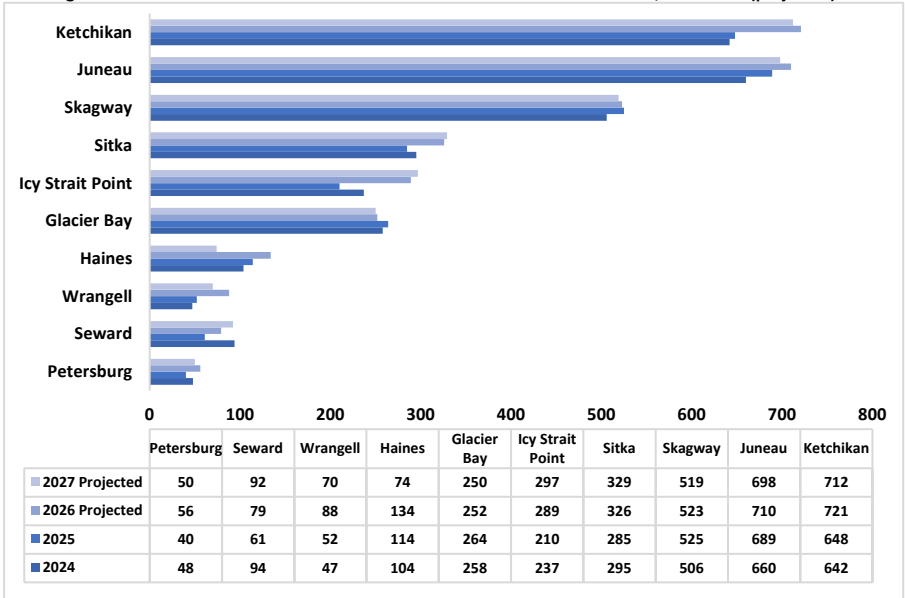
After reaching over one million cruise passengers for the first time in 2016, Juneau's cruise passenger volume continued to grow through 2019, when it reached a high of 1,305,700 visitors. Due to COVID-19, only one small cruise ship brought visitors to Juneau in August of 2020. Cruise tourism returned by late July of 2021 and rebounded strongly in 2022, reaching 89.4% of the 2019 total. The 2023, 2024, and 2025 seasons broke consecutive records, with 2025 reaching a new high of 1,692,886 passengers, a 29.7% increase from 2019. See Figure 57. Both 2026 and 2027 counts are expected to maintain levels above 1.66 million passengers.

**Figure 57: Cruise Passengers Visiting Juneau, 2015 – 2025, 2026-2027 Projected**

Sources: Cruise Line Agencies of Alaska and CBJ Docks & Harbors. (Note: Totals do not include annual small cruise passengers)

Total port calls in Ketchikan are expected to be the highest among Southeast communities for the first year on record, at 721, followed by Juneau (710) and Skagway (523) in 2026. Figure 58 on the following page ranks Southeast communities by 2026 projected total port calls.

Figure 58: Number of Scheduled Port Visits for Southeast Alaska Communities, 2024-2027 (projected)

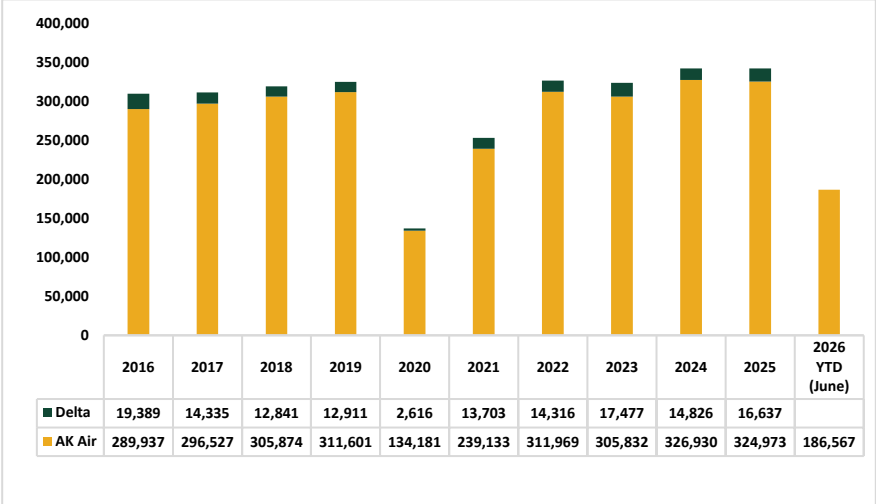


Source: Cruise Line Agencies of Alaska (Note: These figures do not include port visits from small cruise vessels in 2026.)

### Airline Passenger Traffic

While 98 percent of Alaska cruise visitors come to Juneau, only about 10 percent of tourists arriving in Alaska by air come to Juneau. Passenger enplanement statistics (Figure 59) can serve as a good indicator of economic activity in Juneau, since businesspeople, convention attendees, and independent tourists usually travel by air. In 2020, Juneau's air travel was about 42% of what it was in 2019. This decline reversed the next year, and in 2021 Juneau had an 84.8% increase in passenger enplanements. In 2022, enplanements continued to increase, reaching 100.5% of 2019 numbers. Passenger enplanements fell slightly in 2023 (-0.9%), increased in 2024 (+5.7%), and fell slightly again in 2025 (-0.04%). July 2026 YTD enplanements were down compared to July 2025 (-6.8%), indicating potentially lower yearly totals in 2026.

Figure 59: National Airline Passenger Enplanements at Juneau International Airport, 2015 – June 2026



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

Figure 60 displays a different set of data from the Federal Aviation Administration, including non-scheduled enplanements (charter services) and scheduled regional airlines. This data shows a 15.2% decrease in Juneau scheduled and non-scheduled enplanements from 2024 to 2025.

Figure 60: Scheduled and Non-Scheduled Enplanements in Southeast Communities, 2024-2025

| Community  | 2024    | 2025    | % Change<br>2024-2025 |
|------------|---------|---------|-----------------------|
| Juneau     | 436,457 | 369,999 | -15.2%                |
| Ketchikan  | 152,082 | 147,342 | -3.1%                 |
| Sitka      | 98,066  | 94,471  | -3.7%                 |
| Petersburg | 25,209  | 24,579  | -2.5%                 |
| Klawock    | 16,224  | 16,988  | 4.7%                  |
| Wrangell   | 14,560  | 14,611  | 0.4%                  |
| Yakutat    | 11,923  | 11,406  | -4.3%                 |
| Gustavus   | 10,074  | 10,243  | 1.7%                  |
| Haines     | 6,362   | 6,361   | 0.0%                  |
| Hoonah     | 5,667   | 5,754   | 1.5%                  |
| Skagway    | 4,607   | 4,734   | 2.8%                  |
| Totals     | 781,231 | 706,488 | -9.6%                 |

Source: Federal Aviation Administration, Airports, Preliminary CY 2025 ACAIS. (Note: Non-scheduled service includes air taxi/commercial and private activity.)

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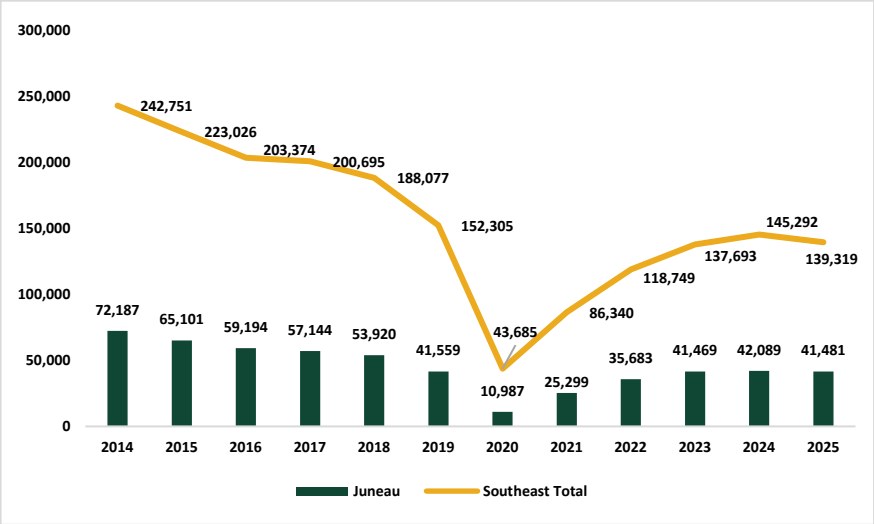
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Ferry Traffic

Ferry traffic volume reflects both independent tourism travel and regional travel among residents (Figure 61). From 2012 to 2019, ferry travel steadily declined regionally and locally. This decline in ferry travel throughout the region was exacerbated due to the 2020 pandemic and reductions in service, falling 71.3% from 2019 to 2020. Ferry travel activity around the Southeast region rebounded since 2021. Numbers continued to rise in 2024, however traffic decreased in 2025 for the first time since 2020 in both Juneau (-1.4%) and total Southeast (-4.1%).

Figure 61: Disembarking Ferry Passenger Traffic Juneau and Southeast, 2014-2025

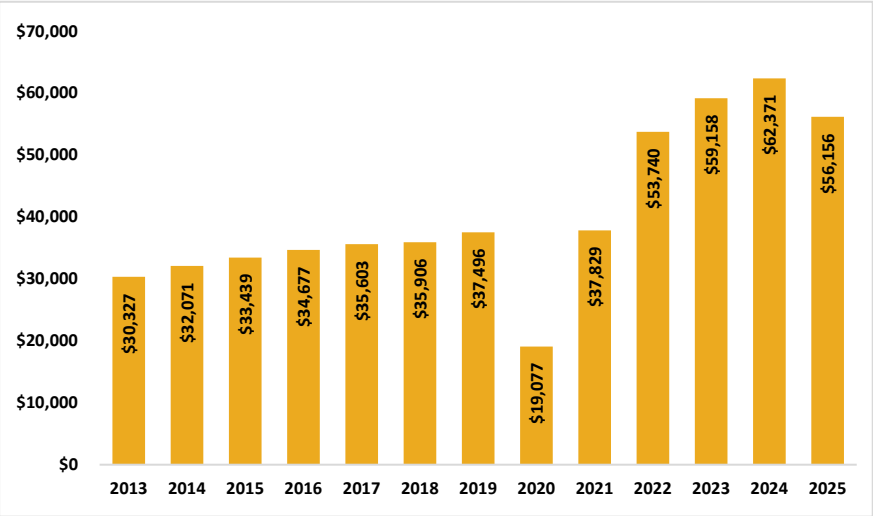


Source: Alaska Department of Transportation, Alaska Marine Highway System, Marine Traffic Manager

### Visitor-Related Tax Revenue

Figure 63 shows annual hotel & motel business sales in Juneau, which includes short-term rental units registered with CBJ. Juneau’s hotel & motel revenue can be used to indicate the health of the independent tourism and business travel sectors. In the fiscal year 2025, gross sales for hotels & motels declined by 10% (-\$6,215,000), indicating a contraction within the accommodation sector. This follows an increase of 5.4% (+\$3.2 million) from 2023 to 2024. 2025 hotel and motel revenue was \$18.7 million higher than 2019. In addition to the continued recovery of the visitor industry and new rules around registering short-term rental units, it is possible that increased nightly rates also contributed to higher gross sales.

Figure 63: Hotel & Motel Gross Business Sales (Thousands), 2015 – 2025



Source: City and Bureau of Juneau Comprehensive Annual Financial Report, Statistical Section

### Health Care Industry

In 2025, both Juneau and Southeast Alaska observed increases in total earnings (7.8% and 1.6% respectively) within the health care industry for another consecutive year (Figure 64). Juneau saw similar employment numbers with an increase of 6 (+0.4%), while Southeast Alaska saw a large decrease of 259 (-6.7%). The number of firms in Juneau dropped by 1 in 2025, while the region-wide number of firms decreased by 3 (-1.2%). As Juneau’s and Southeast Alaska’s populations continue to age, it is expected that demand for health care will continue to rise.

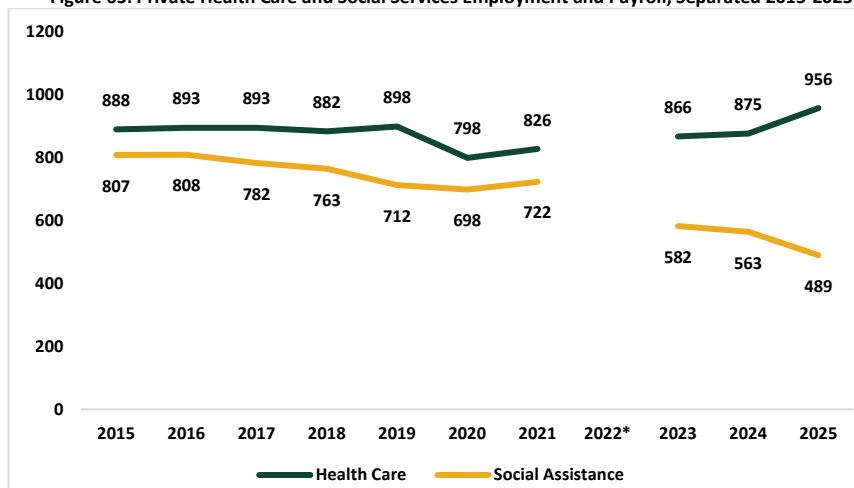
**Figure 64: Private Health Care and Social Services Employment and Payroll, 2020-2025**

|                     | Number of Firms |           | Average Employment |           | Total Earnings |               |
|---------------------|-----------------|-----------|--------------------|-----------|----------------|---------------|
|                     | Juneau          | Southeast | Juneau             | Southeast | Juneau         | Southeast     |
| 2020                | 117             | 268       | 1,469              | 3,849     | \$82,831,639   | \$219,744,316 |
| 2021                | 116             | 311       | 1,546              | 3,926     | \$89,592,733   | \$234,289,376 |
| 2022                | 109             | 261       | 1,469              | 3,821     | \$95,069,543   | \$254,237,983 |
| 2023                | 107             | 261       | 1,440              | 3,864     | \$103,457,690  | \$274,037,844 |
| 2024                | 107             | 257       | 1,439              | 3,851     | \$106,072,297  | \$285,843,935 |
| 2025                | 106             | 254       | 1,445              | 3,592     | \$114,336,587  | \$290,311,485 |
| % Change 2020 -2025 | -9.4%           | -5.2%     | -3.4%              | -6.7%     | 38.0%          | 32.1%         |

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

Figure 65 displays trends in private health care and social services employment. Social assistance jobs fell steadily from 2015 to 2020, rebounding slightly in 2021 and falling again from 2023-2025. In 2025, social assistance employment was 318 below the 2015 count (-39.4%), signaling a significant decline over the past decade. Health care employment has remained relatively steady, with a decline in 2020 due to the COVID-19 pandemic and a subsequent rebound from 2021-2025. Health care since 2015 has seen a net increase of 68 jobs (+7.7%) since 2015. This means that the trending decline in number of firms and Juneau employment shown in Figure 64 can be attributed to a decline in social services employment specifically.

**Figure 65: Private Health Care and Social Services Employment and Payroll, Separated 2015-2025**



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages. (\*Note: 2022 data is unavailable. Private health care employment includes outpatient health care and nursing/residential care.)

## Natural Resources and Mining Industry

Juneau's average monthly employment in the natural resources and mining sector increased by 39 jobs to 1,101 (+3.7%) in 2025. Total earnings increased by 4.0% in

Juneau and 6.5% across Southeast Alaska. Total firms in Juneau rose by 2 (+10.5%), and across Southeast by 17 (+22.7%). In Southeast Alaska as a whole, there were a total of 1,485 workers in the mining industry, an increase of 7.5% from 2024. Non-mining natural resources employment includes agriculture, forestry, fishing, and hunting.

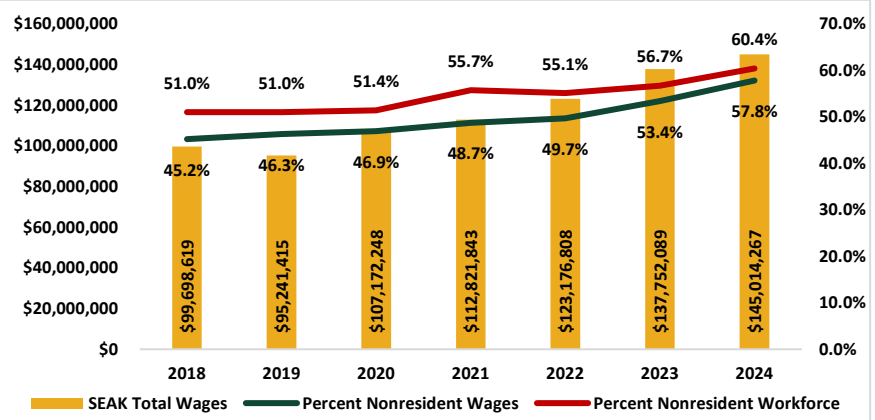
Figure 66: Natural Resources & Mining Employment and Payroll, 2020 - 2025

|                     | Number of Firms |           | Average Employment |           | Total Earnings |               |
|---------------------|-----------------|-----------|--------------------|-----------|----------------|---------------|
|                     | Juneau          | Southeast | Juneau             | Southeast | Juneau         | Southeast     |
| 2020                | 17              | 78        | 875                | 1,223     | \$102,045,889  | \$124,280,198 |
| 2021                | 18              | 74        | 927                | 1,255     | \$103,980,305  | \$125,415,637 |
| 2022                | 18              | 76        | 925                | 1,335     | \$112,681,438  | \$138,937,536 |
| 2023                | 18              | 73        | 1,055              | 1,371     | \$129,879,025  | \$151,572,034 |
| 2024                | 19              | 75        | 1,062              | 1,381     | \$137,233,340  | \$160,664,310 |
| 2025                | 21              | 92        | 1,101              | 1,485     | \$142,677,514  | \$171,119,046 |
| % Change 2020 -2025 | 23.5%           | 17.9%     | 25.8%              | 21.4%     | 39.8%          | 37.7%         |

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

Along with the steady increase in natural resources & mining employment, the share of non-resident workers & wages has also been going up throughout Southeast Alaska, indicating that not all wage growth is going toward Alaska residents (see Figure 67). Large mines in Southeast Alaska struggle to recruit local or resident labor despite offering incentives for relocation. For example, total wages earned by Juneau locals increased from \$35.1 million in 2018 to \$37 million in 2024 -- an increase of 5.4% -- while Southeast Alaska total earnings across all residency statuses have increased by 45.5% in the same period.

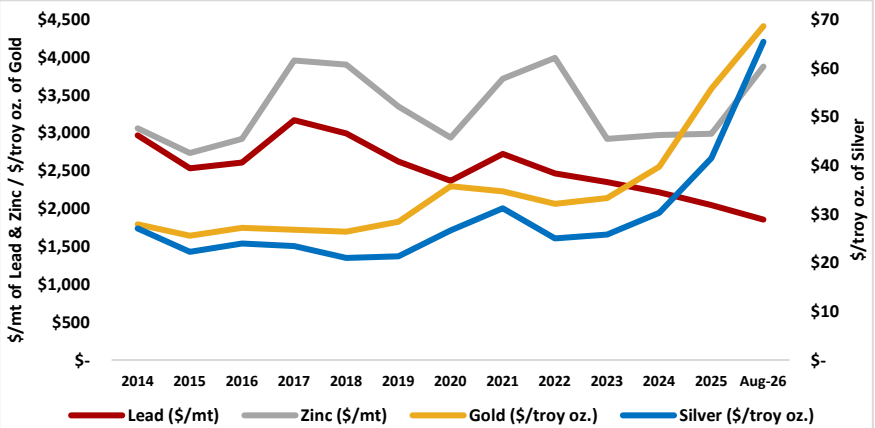
Figure 67: Southeast Mining, Quarrying, & Oil & Gas Extraction, Percent Non-Resident Workers and Total Earnings, 2018-2024



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, Resident Hire, Historical Documents, "Nonresidents Working in Alaska: 2018-2024". (Note: 2024 is the most recent year for which data is available.)

High gold prices help secure the longevity of Juneau’s mines. Regional mines that focus on other metals will incidentally find gold. Kensington Mine, one of Juneau’s two largest along with Green’s Creek, primarily mines gold. Green’s Creek Mine extracts lead, zinc, gold, and silver. From 2024 to 2025, inflation-adjusted gold prices increased significantly, soaring to over \$4,000/troy oz in December 2025 and above \$4,700 in January 2026 (Figure 68). Silver and zinc prices also increased, while lead prices have fallen steadily since 2021.

Figure 68: Prices of Metals Mined in Juneau, 2010 – 2026 (In Real 2026 Dollars)



Source: The World Bank, Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages (Note: Prices are in real dollars. Silver price uses right-hand Y axis, while lead, zinc, and gold use left hand Y axis).



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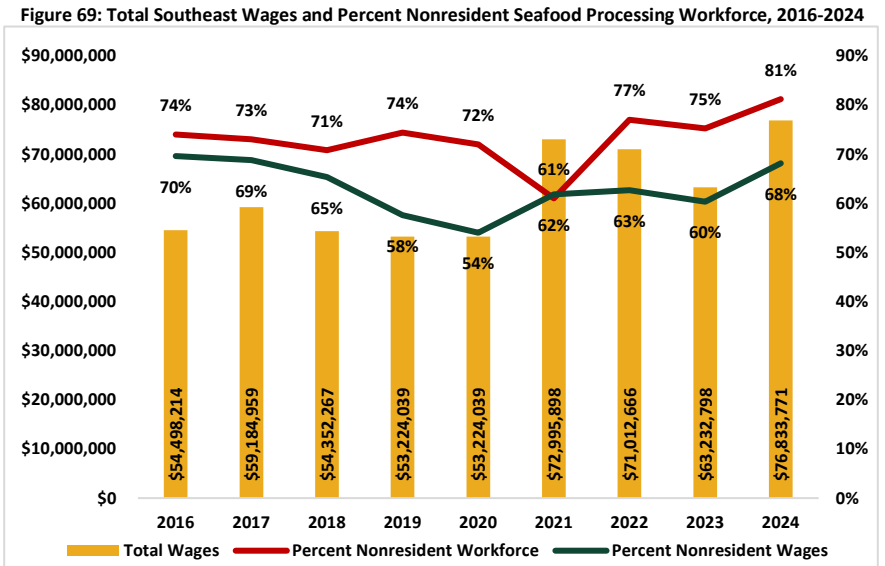


*Interior*



Seafood Processing Employment in Southeast Alaska

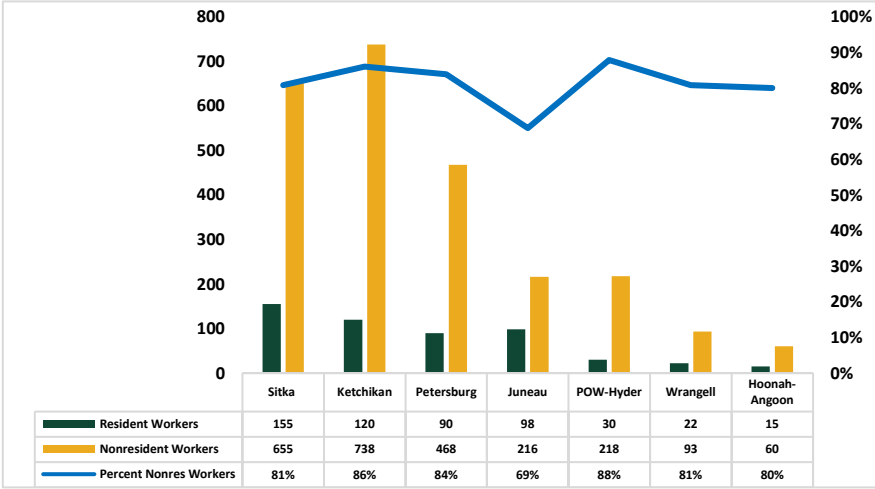
Seafood processing is a primary component of Southeast Alaska’s manufacturing industry. In 2024 (the most recent year for which data is available), regional seafood processing employment grew by 14 workers (+0.5%) to 2,978 workers, following a 4.1% increase in 2023 (Figure 69). The increase in 14 total workers is explained by a decrease in 75 resident workers and an increase in 89 nonresident workers across the Southeast region. Of the 2,978 seafood processing workers in 2024, 81% were non-Alaska residents, up 6% from 2023. The proportion of non-resident wages increased from 60% in 2023 to 68% in 2024.



Source: Alaska Department of Labor and Workforce Development, "Nonresidents Working in Alaska", 2016-2024 (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 main locations for non-resident seafood processing employees in Southeast Alaska; these communities have high numbers of non-resident workers (Figure 70). Juneau has one of the lowest percentages of non-resident workers at 69% (there was no data for Haines or Yakutat in 2024). Besides Sitka and POW-Hyder, all communities saw an increase in the proportion of non-resident workers comprising their seafood processing workforce from 2023 to 2024.

Figure 70: Resident and Nonresident Seafood Processing Workers, Select Communities 2024

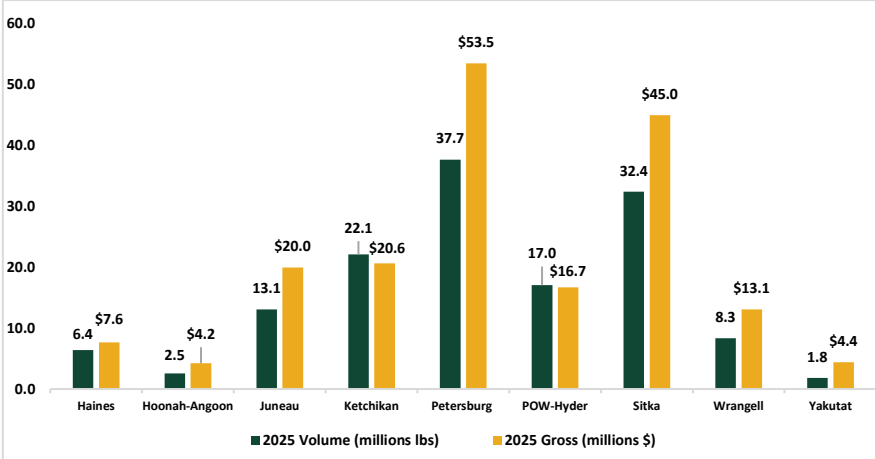


Source: Alaska Department of Labor and Workforce Development, "Nonresidents Working in Alaska", 2024 (**Note:** Worker count is the cumulative number of workers who worked over the course of a year, not the number of jobs.)

### Commercial Harvesting in Southeast Alaska

In 2025, Petersburg's commercial harvesting industry had the highest volume landed and gross sales among Southeast communities (Figure 71). Sitka had the second-highest pounds landed and gross sales. Juneau's gross sales increased by \$13.0 million in 2025, and volume increased by 4.3 million pounds. Throughout Southeast Alaska, sales increased by \$45.9 million (+33.0%) while landings increased by 11.2 million pounds (+8.6%). From 2024 to 2025, all Southeast communities experienced an increase in gross earnings, and all communities except for POW-Hyder, Wrangell, and Yakutat landed a greater volume.

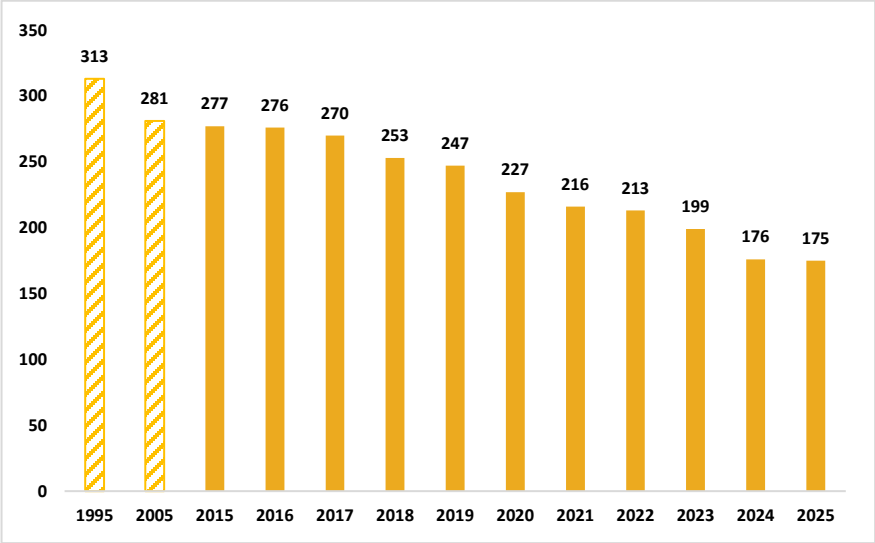
Figure 71: Estimated Gross Earnings (\$Millions) and Pounds Landed (Millions) in Southeast Alaska, 2025



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

“Fishers Who Fished” is a count of permit holders who made at least one landing during the year, including people who held the permit through a temporary emergency transfer, later permanently transferred their permit away, or later had their permit revoked. The number of Juneau fishers has steadily dropped over the past several decades, declining by 138 (-44.1%) since 1995. See Figure 72.

Figure 72: Juneau Fishers Who Fished, 1995, 2005, 2015-2025



Source: Commercial Fishing Entry Commission Fishery Statistic



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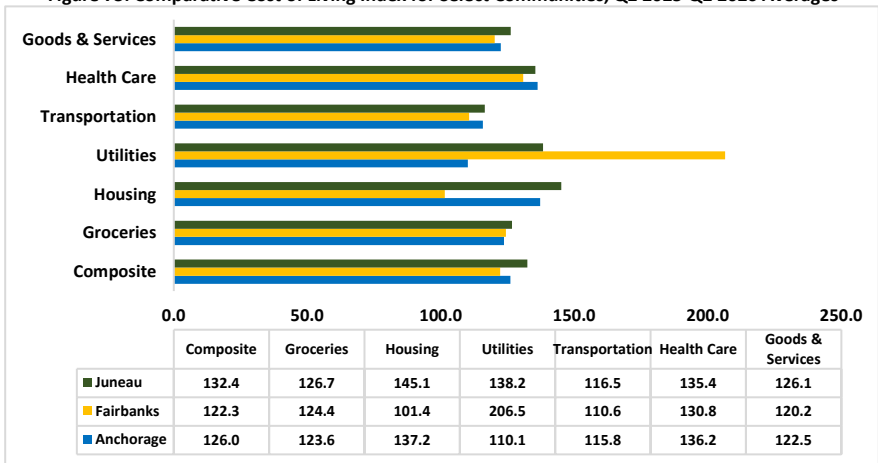
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# Cost of Living

## Comparative Cost-of-Living Index

The Cost-of-Living Index (COLI) is a nationwide survey of living expenses conducted three times a year in approximately 300 U.S. cities. JEDC collects data for Juneau. This index 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 household. The average cost across all urban communities surveyed is set at 100, meaning this index shows cost of living *relative to the nationwide average*. As illustrated in Figure 73, Juneau's Q2 2025-Q2 2026 annual average composite score of 132.4 means it is 32.4% more expensive than the average across all categories. This is a 0.8% increase from 2025, when the composite score was 131.6. Housing (145.1), utilities (138.2), and healthcare (135.4) are Juneau's highest relative cost categories.

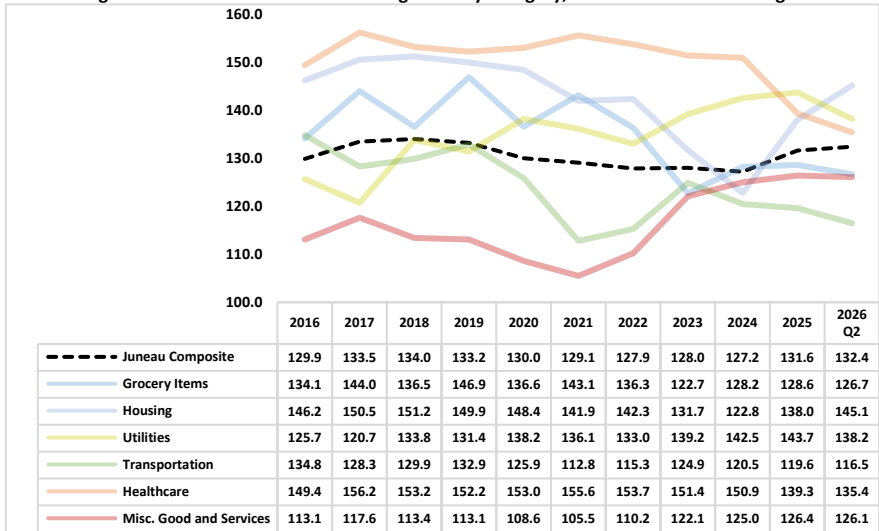
Figure 73: Comparative Cost of Living Index for Select Communities, Q2 2025-Q2 2026 Averages



Source: Council for Community and Economic Research (C2ER), Cost of Living Index, Q1 2025-Q1 2026 Average Data (**Note:** National average for 268 urban areas = 100).

Juneau's cost of living index compares Juneau's cost with the average of all surveyed areas. Therefore, the cost of items and services in Juneau could increase, but the composite score may decrease if the national average index increases by a larger degree than Juneau's local index. As noted in Figure 74, Juneau's composite index went down by 0.8 points in Q2 2025-Q2 2026, signaling overall similar relative costs as in 2024-2025. A six percent increase in housing contributed to the overall increase. All other categories in Juneau saw a decrease from 2025-2026. Again, the composite increase is not necessarily due to the cost of Juneau goods and services increasing nominally – rather, it increased *relative to* the rest of the country.

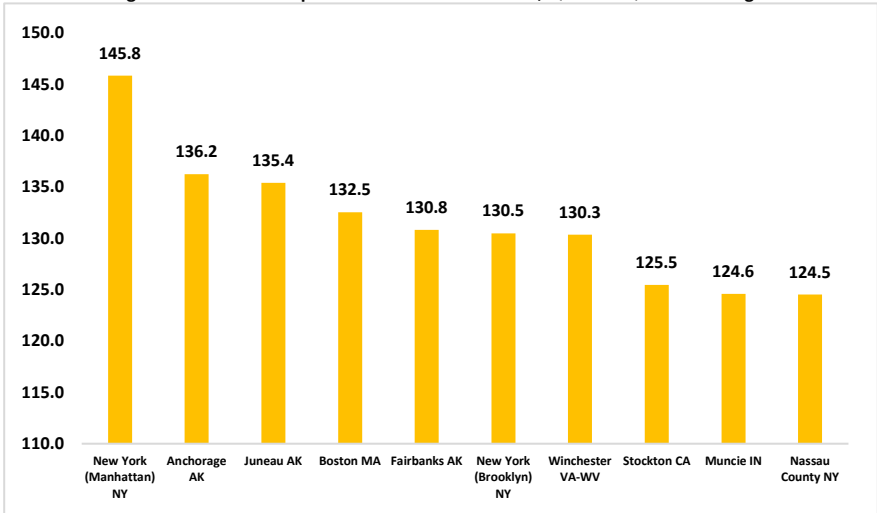
**Figure 74: Juneau Annual Cost of Living Index by Category, 2016-2026 Annual Averages**



Source: Council for Community and Economic Research (C2ER), Cost of Living Index, Annual Average Data

Of the ten U.S. cities with the most expensive healthcare cost (see Figure 75), cities in Alaska have the second, third, and fifth highest costs for healthcare in the nation: Anchorage (136.2); Juneau (135.4); and Fairbanks (130.8). Juneau has similar health care costs as Brooklyn, NY and Boston, MA. This signals the prohibitive cost of health care for Alaskans in these communities. When combined with the added expense and challenge of traveling in and out of the state, Alaska residents are more likely to struggle as they seek access to quality, affordable healthcare.

Figure 75: Ten Most Expensive Cities for Healthcare, Q2 2025-Q2 2026 Averages



Source: Council for Community and Economic Research (C2ER), Cost of Living Index, Q2 2025-Q2 2026 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 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. According to the 2026 COLA allowance, Juneau was 136% more expensive for goods and services compared to the average continental U.S. military location, down 2 percentage points from 2025 (see Figure 76).

Figure 76: US Military Overseas COLA Adjustment for Select Alaska Communities, 2023 - 2026

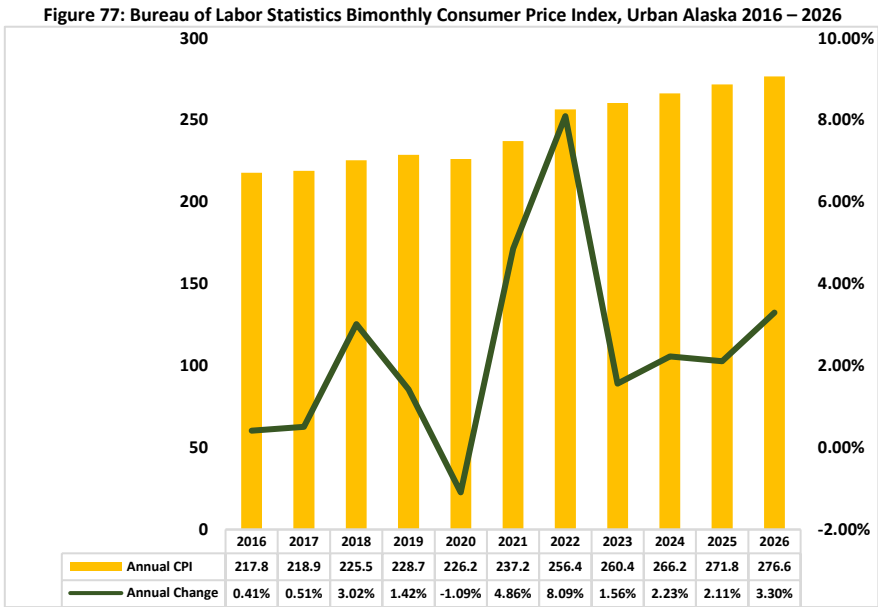
| Community  | 2023<br>% | 2024<br>% | 2025<br>% | 2026<br>% |
|------------|-----------|-----------|-----------|-----------|
| Juneau     | 138%      | 126%      | 138%      | 136%      |
| Fairbanks  | 134%      | 126%      | 134%      | 132%      |
| Anchorage  | 128%      | 124%      | 132%      | 128%      |
| Petersburg | 138%      | 134%      | 140%      | 140%      |
| Sitka      | 138%      | 132%      | 142%      | 138%      |
| Ketchikan  | 136%      | 132%      | 130%      | 134%      |

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

### *Urban Alaska*

The U.S. Bureau of Labor Statistics collects and publishes an aggregate index of market price consumer goods and services (CPI) on a bi-monthly basis; see Figure 77. This CPI measures inflation experienced by consumers in day-to-day living expenses. In 2020, the Urban Alaska CPI fell slightly (-1.09%) for the first time in

ten years. In 2021, the CPI for Urban Alaska increased (+4.86%) resuming the upward trend seen over the last ten years. In 2022, the CPI substantially increased by 8.09%. From 2023-2025, the CPI rose by less, increasing by 1.56%, 2.23%, and 2.11% respectively. Current 2026 data indicate a slightly greater increase to 2023, at 3.30%, primarily driven by rising energy costs.

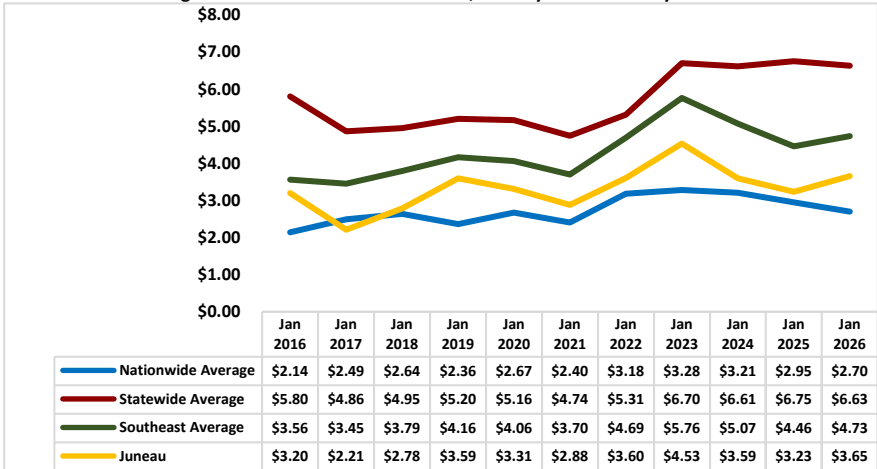


Source: Bureau of Labor Statistics, CPI for All Urban Consumers, Urban Alaska.

### Gasoline and Fuel Oil Costs

The Alaska Department of Commerce, Community and Economic Development collects retail heating fuel and gasoline prices on a semi-annual basis from 100 select communities across Alaska; see Figure 78. Prices rose in Juneau (+13%) and in Southeast (+6.1%) in 2026 after falling for two consecutive years. The nationwide and Alaska statewide averages fell (-8.5% and -1.8%, respectively). Due to the added costs of transporting fuel to Alaska’s remote interior communities, the state average is much higher than Juneau, Southeast Alaska, and national prices.

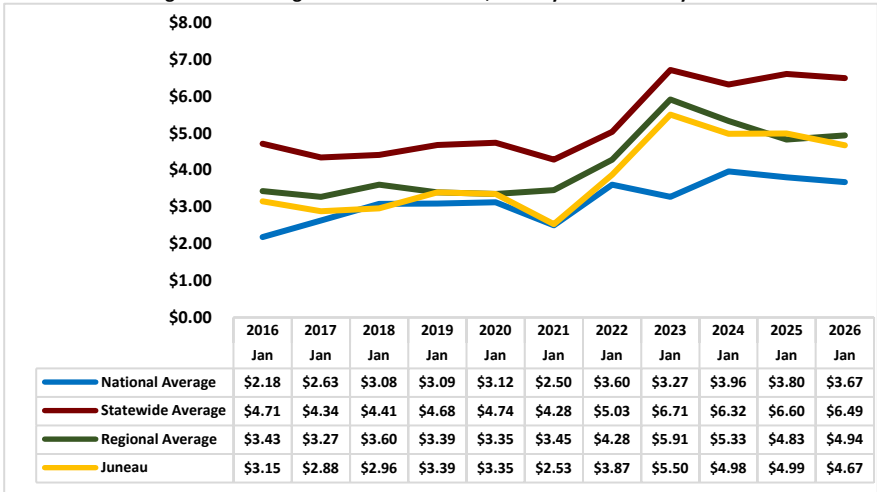
**Figure 78: Gasoline Prices Per Gallon, January 2016 – January 2026**



Source: Alaska Department of Commerce, Community, and Economic Development, Division of Community and Regional Affairs, Alaska Fuel Price Survey – January 2025. (Note: Prices are averages of the six-month period preceding January.)

In 2026, heating fuel prices decreased nationwide (-3.4%), statewide (-1.7%) and in Juneau (-6.4%). Prices increased across Southeast Alaska (+2.3%); see Figure 79. Contributing factors to the lower prices seen in Juneau, as opposed to Alaska, include the relatively shorter distances for fuel to travel from refineries to fuel distribution terminals, and year-round marine operations.

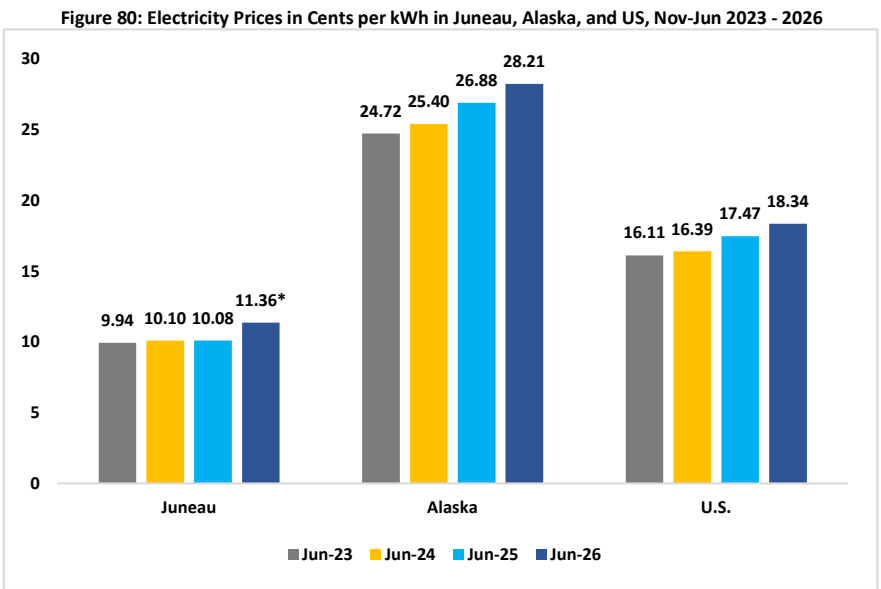
**Figure 79: Heating Fuel Prices Per Gallon, January 2016 – January 2026**



Source: Alaska Department of Commerce, Community, and Economic Development, Division of Community and Regional Affairs, Alaska Fuel Price Survey – January 2025. (Note: State price excludes the Northern Region, where prices are subsidized.)

*Electricity Costs*

While Juneau’s gasoline and heating fuel prices are higher than the national average, the price of electricity per kilowatt hour is significantly lower (see Figure 80). This is due to the availability of hydropower, a relatively cheap source of electricity generation compared to diesel-fired generators which many Alaska communities must bear the associated expenses of transporting fuel and operating isolated power systems. Electricity prices tend to be slightly lower in the off-peak season of June to October, and slightly higher from November to May when there is greater demand for heat during the winter. The November 2025-June 2026 price per kWh in Juneau was \$.1136/kWh as of July 1, 2026, increasing by 1.28 cents per kWh from June 2025 while Alaska and the U.S. observed rate increases. National rates increased largely due to the increase in natural gas prices – the largest source of electricity generation in the U.S.



Sources: U.S. Energy Information Administration, Table 5.6.A; Alaska Electric Light & Power Co.; \*The AELP rate increase to \$11.36/kwh went into effect on July 1, 2026



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The Juneau Economic Development Council fosters a healthy and sustainable economic climate in Juneau and throughout Southeast Alaska.

In collaboration with other organizations, JEDC implements initiatives to maintain, expand, and create jobs and economic opportunities. Our primary focus: help make Juneau a great capital city; strengthen key regional industry; promote entrepreneurship and small business; develop talent; and deliver economic development services.

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*Help Make Juneau a Great (Capital) City*

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