

Grays Harbor Economic Vitality Index

2021



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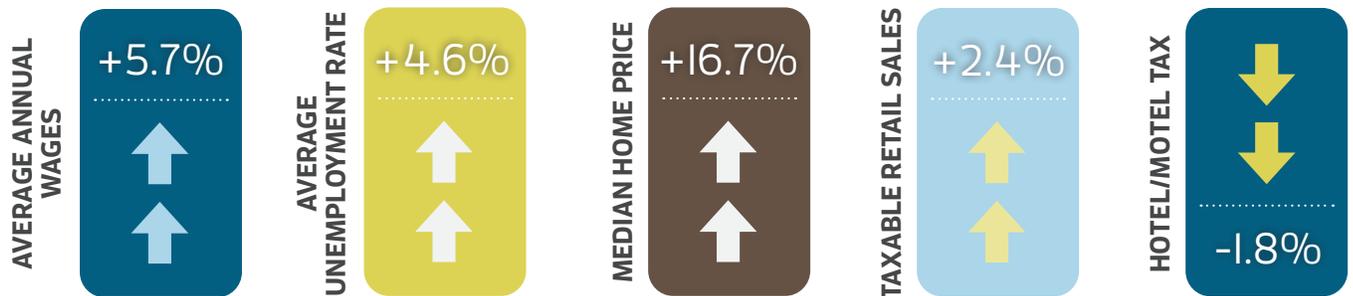
Introduction

Greater Grays Harbor, Inc. is proud to present our annual Economic Vitality Index (EVI.) The 2021 EVI provides trend data and highlights of key economic sectors and activity within Grays Harbor County. This publication is produced by Greater Grays Harbor, Inc. and is intended to be a helpful resource for local business and community leaders, as well as anyone looking to gain a better understanding of the Grays Harbor economy. This annual report can also be viewed online at www.graysharbor.org.

We want to give special thanks to the efforts and continued support of our members, sponsors, and staff. Additionally, we would like to thank GGHI member Capture Share Repeat for providing the cover image, as well as GGHI member Alder Creative for designing this publication.

2020 Year in Review

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



GRP/Income

Average Wages and Employment by Industry

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

Source: JobsEQ®, Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data as of 2020 Q4.

23,274
Employed

\$44,866
Average Income

Gross Regional Product

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

Total 2019 GRP
\$2.32 Billion

Total 2018 GRP
\$2.27 Billion

Source: National Ocean Economics Program

Income

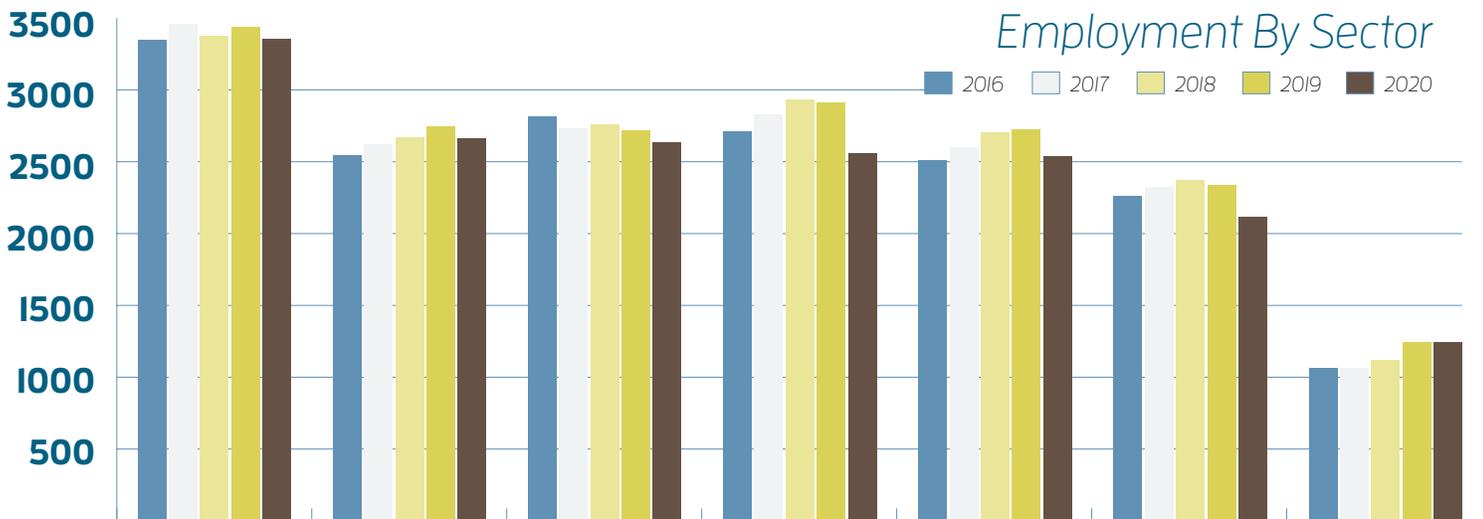
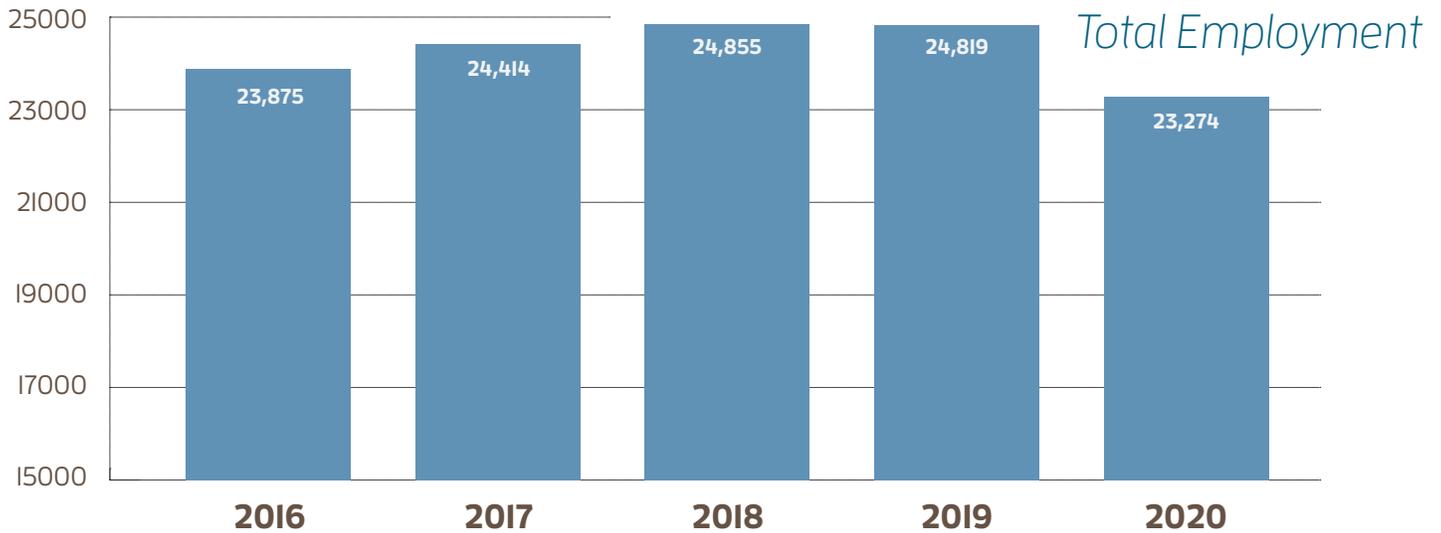
For 2020, average annual wages for all industries in Grays Harbor County were \$44,866 (73.8% of the national average annual wages of \$60,761.)





Employment

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



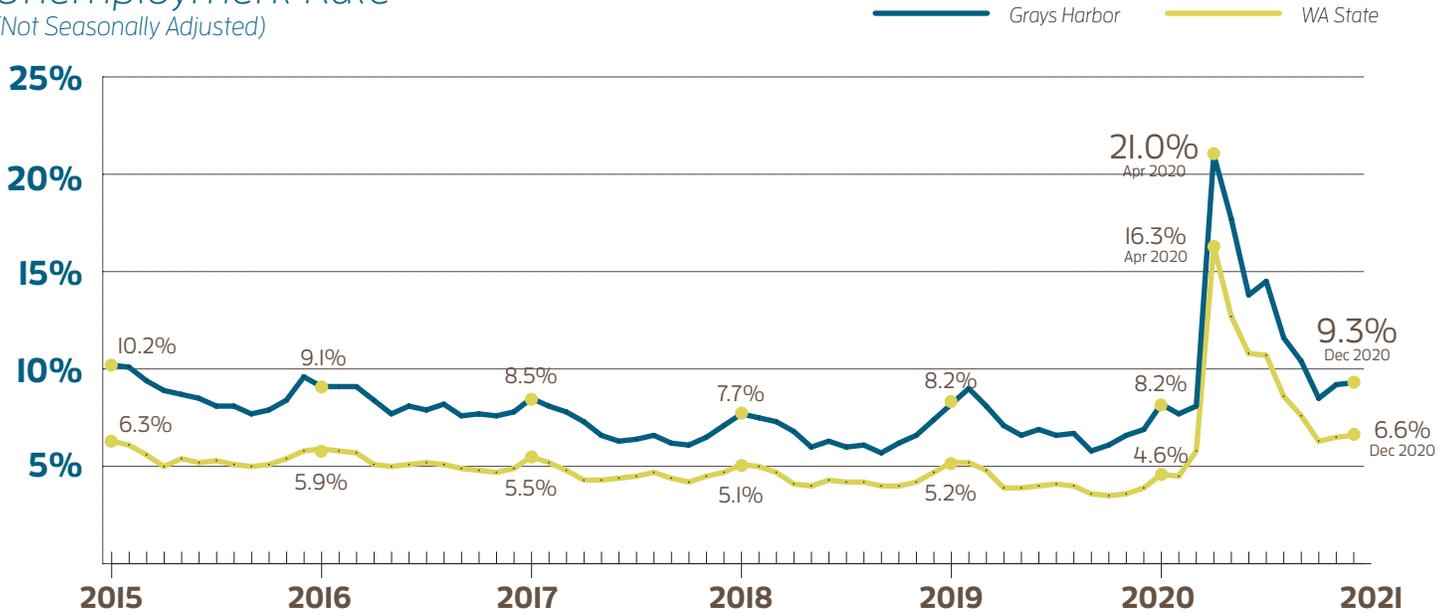
	Health Care and Social Assistance	Public Administration	Retail Trade	Accommodations & Food Service	Manufacturing	Educational Services	Construction ¹
2016	3,345	2,540	2,811	2,704	2,504	2,256	1,062
2017	3,450	2,618	2,730	2,826	2,597	2,322	1,062
2018	3,371	2,665	2,758	2,928	2,703	2,367	1,115
2019	3,431	2,741	2,717	2,906	2,720	2,333	1,244
2020	3,349	2,661	2,629	2,557	2,535	2,110	1,238

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

Unemployment

Unemployment Rate

(Not Seasonally Adjusted)



Source: WA Employment Security Department

Unemployment By Occupation

Food Preparation and Serving Related Occupations	606
Transportation and Material Moving Occupations	364
Sales and Related Occupations	300
Office and Administrative Support Occupations	271
Production Occupations	213
Construction and Extraction Occupations	208
Personal Care and Service Occupations	183
Educational Instruction and Library Occupations	175
Building and Grounds Cleaning and Maintenance Occupations	133
Healthcare Support Occupations	131
Installation Maintenance and Repair Occupations	112
Protective Service Occupations	82
Farming Fishing and Forestry Occupations	69
Management Occupations	60
Healthcare Practitioners and Technical Occupations	47
Business and Financial Operations Occupations	43
Arts Design Entertainment Sports and Media Occupations	35
Community and Social Service Occupations	17
Computer and Mathematical Occupations	17
Architecture and Engineering Occupations	13
Life Physical and Social Science Occupations	9
Legal Occupations	6

Source: JobsEQ, 2020Q4

Total - All Occupations 3,090

4.6% increase in average unemployment rate from 2019 to 2020

Average Unemployment Rate 2020: 11.7%
Average Unemployment Rate 2019: 7.1%

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

Source: WA Employment Security Department



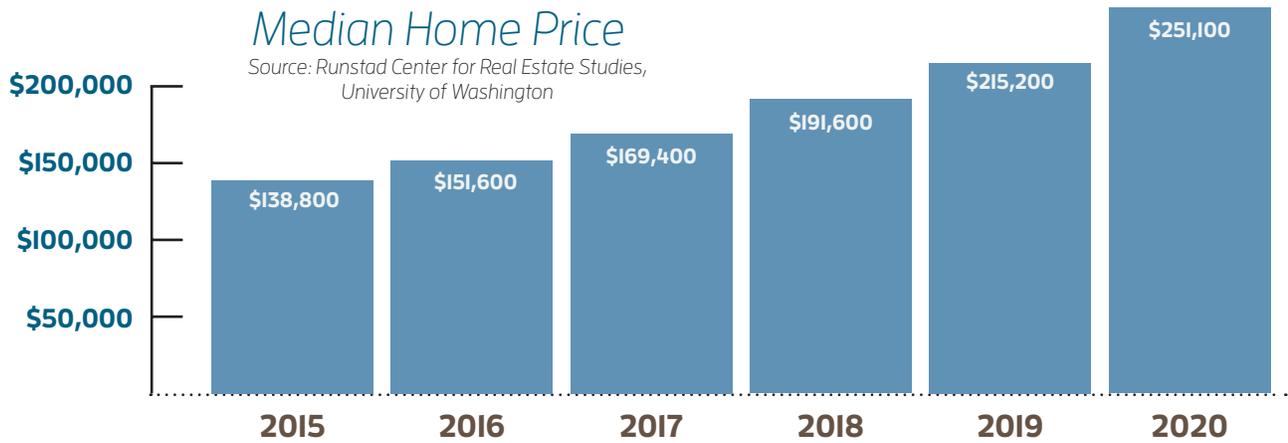


Real Estate

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

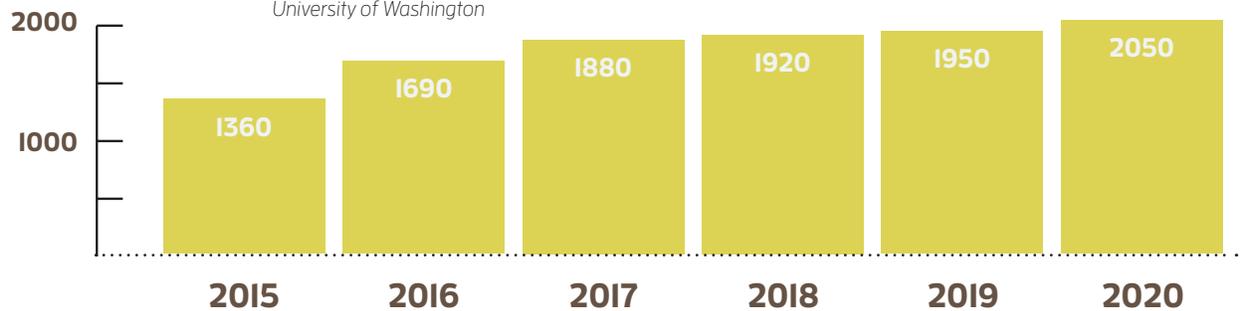
Median Home Price

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



Existing Home Sales

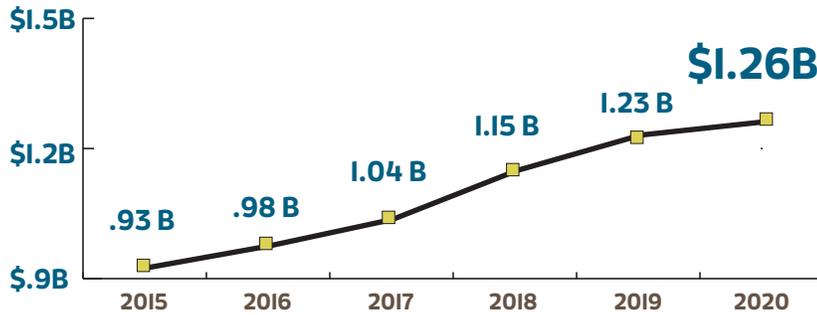
Source: Runstad Center for Real Estate Studies, University of Washington



Taxable Retail Sales

Taxable Retail Sales totals for Grays Harbor County

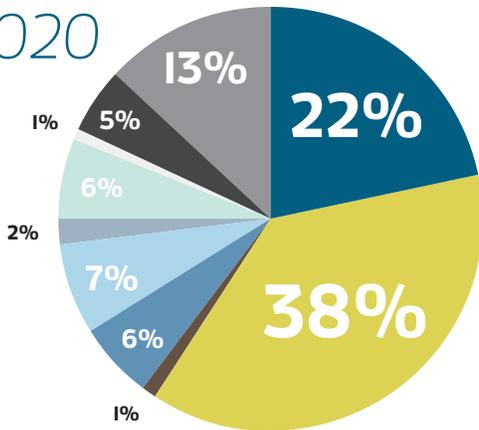
Source: WA Dept. of Revenue (2020 Estimate)**



2.5% increase from 2019 to 2020

Taxable retail sales for Grays Harbor County grew to \$1.26B in 2020 and represent an increase of 2.5% over the previous year. This is a smaller gain than the 7% increase from 2018 to 2019.

2020



Taxable Retail Sales by Community (2020 Estimate)**

- Unincorporated Grays Harbor County
- Aberdeen
- Cosmopolis
- Elma
- Hoquiam
- McCleary
- Montesano
- Oakville
- Westport
- Ocean Shores

**2020 fourth quarter taxable retail sales are based on preliminary estimates from the Washington State Department of Revenue. Estimates were not available at the community level for the fourth quarter, so those numbers have been excluded from the Taxable Retail Sales by Community graph.



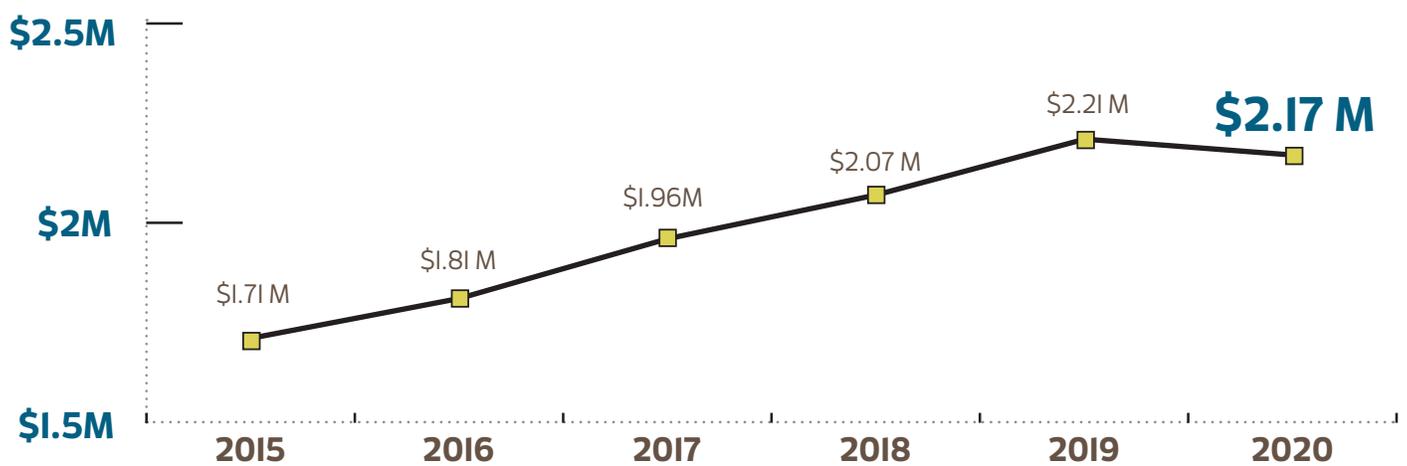


1.8% decrease in hotel/motel tax revenues from 2019 to 2020

With the scenic Washington Coast, lush forests of Olympic National Park, and an expanding inventory of overnight accommodations, Grays Harbor is an attractive tourist destination for both

domestic and international visitors. Despite the COVID-19 shutdown, lodging revenues decreased only 1.8% in 2020. After a very rough March and April, lodging revenues rebounded and saw historic

high revenues in September and October, making up nearly all of the loss in revenues from earlier in the year.



3% Hotel/Motel Tax

Source: Grays Harbor County Management Services

Tourism



3.2 Million Metric Tons of Cargo Handled in 2020

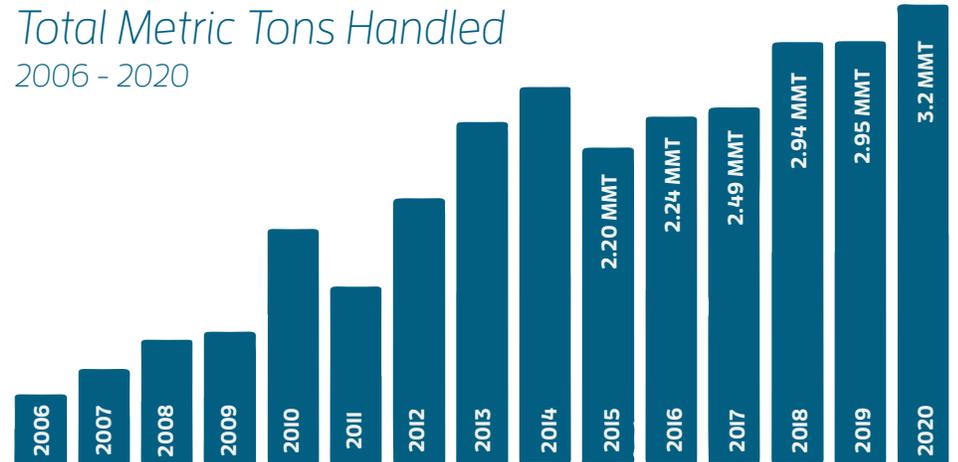
While 2020 was a challenge for us all, the Port of Grays Harbor embraced their mission and relied on their valued partnerships to weather the storm. Focusing on trade, economic development and tourism, the Port navigated new restrictions as a result of the pandemic with record results and impressive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

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

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

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

Total Metric Tons Handled 2006 - 2020



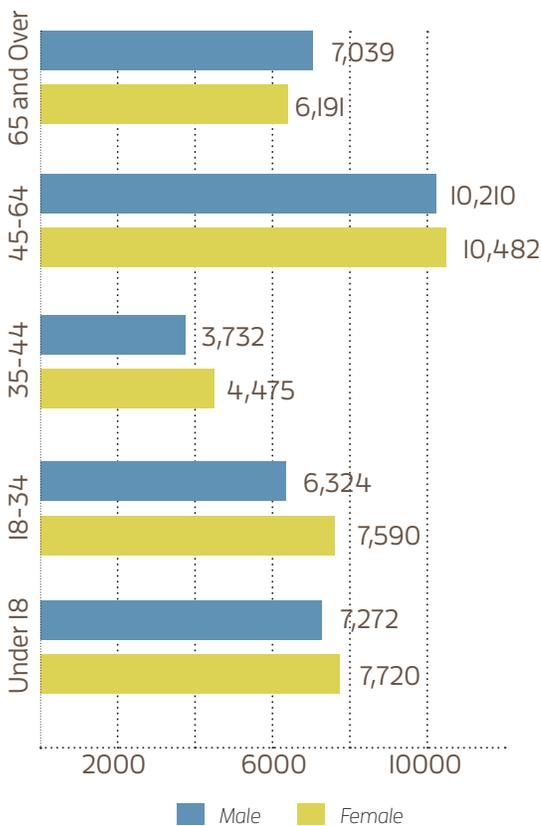


The Age and Gender Distribution graph (below) shows the current population by age and gender categories. The median age of Grays Harbor residents is 43.0 (based on 2017 estimates), which is older than the U.S. median age of 37.7. The Education Attainment graph (right) shows education attainment for residents between 25 and 64 years of age.

The Household Income Distribution graph (lower right) describes the incomes of households in Grays Harbor. Grays Harbor per capita income was \$38,406 and median household income was \$47,619 in 2017.

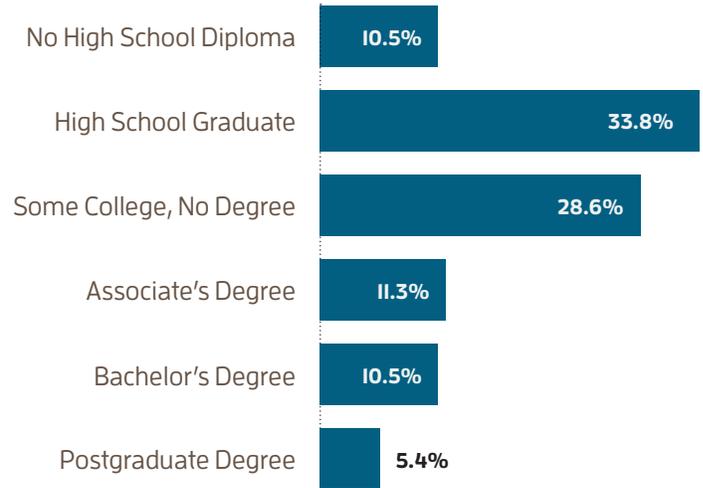
Source: U.S. Bureau of Economic Analysis

Age & Gender Distribution (2017)



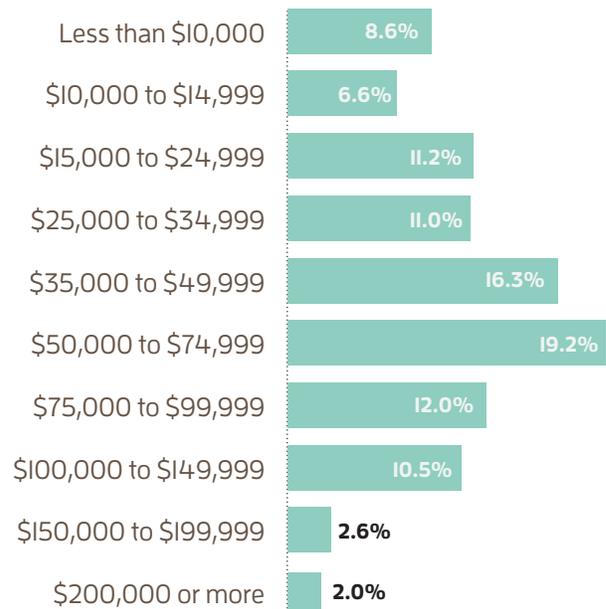
Source: The data in these graphs is calculated using U.S. Department of Commerce, Census Bureau, ACS 5-year estimates where 2016 represents average characteristics from 2012-2016. Data prepared by Headwaters Economics as part of the Economic Profile Systems.

Educational Attainment (2019)



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

Household Income Distribution Grays Harbor County 2017



Headwater Economics, Economic Profile System using U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates data.

Population, Education, and Income

Leaders Circle

Diamond



Gold



Silver

