

MatSu's Economy—Where Is It?



Matanuska-Susitna Borough School District
November 17th, 2016

Neal Fried, Economist, Alaska Department of Labor

How Alaska Ranks

Unemployment Rate¹



Job Growth¹



Personal Income²

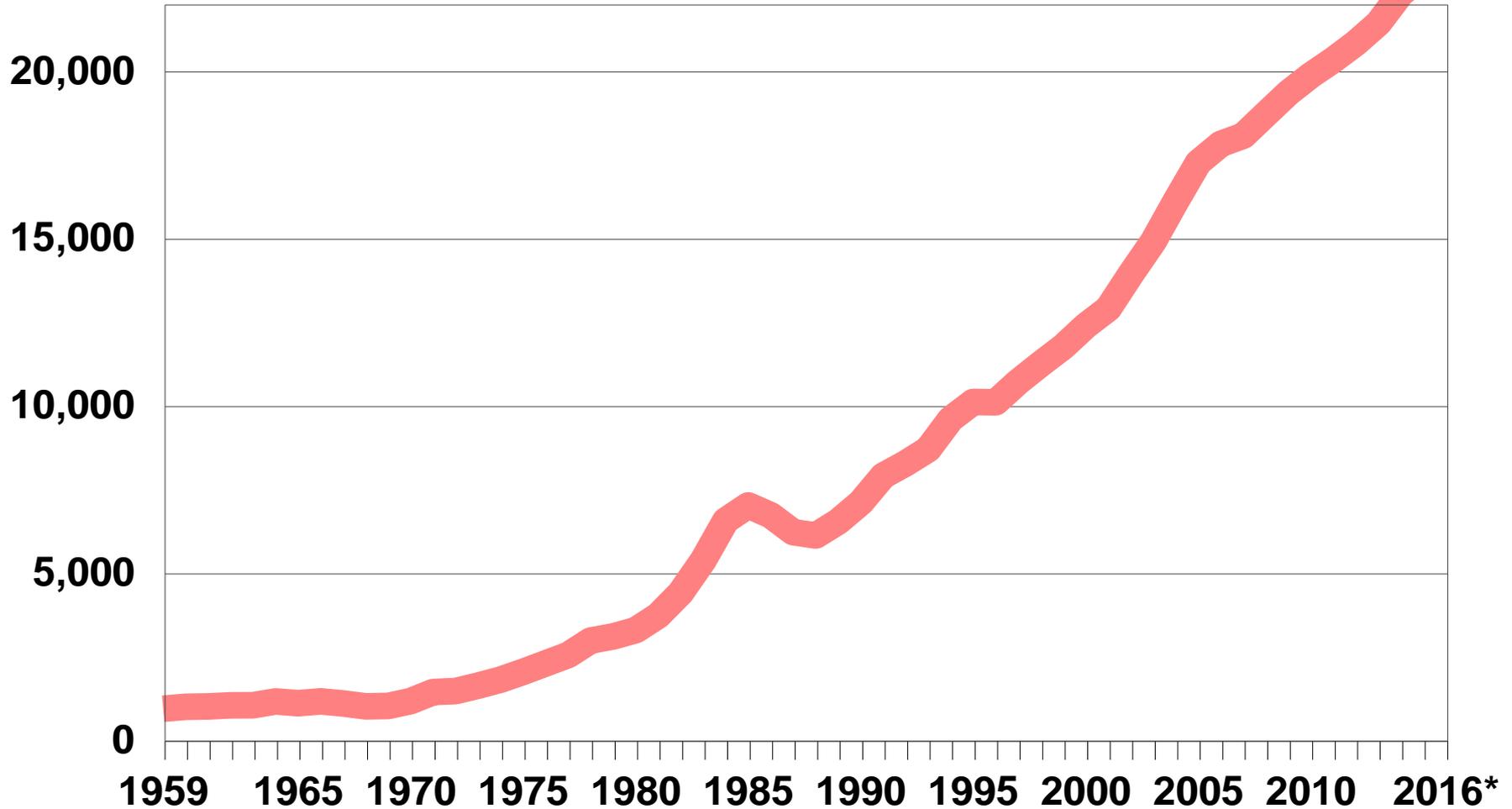


Per Capita Personal Income Growth³



Just Keeps On Growing--Should Not Be Taken For Granted

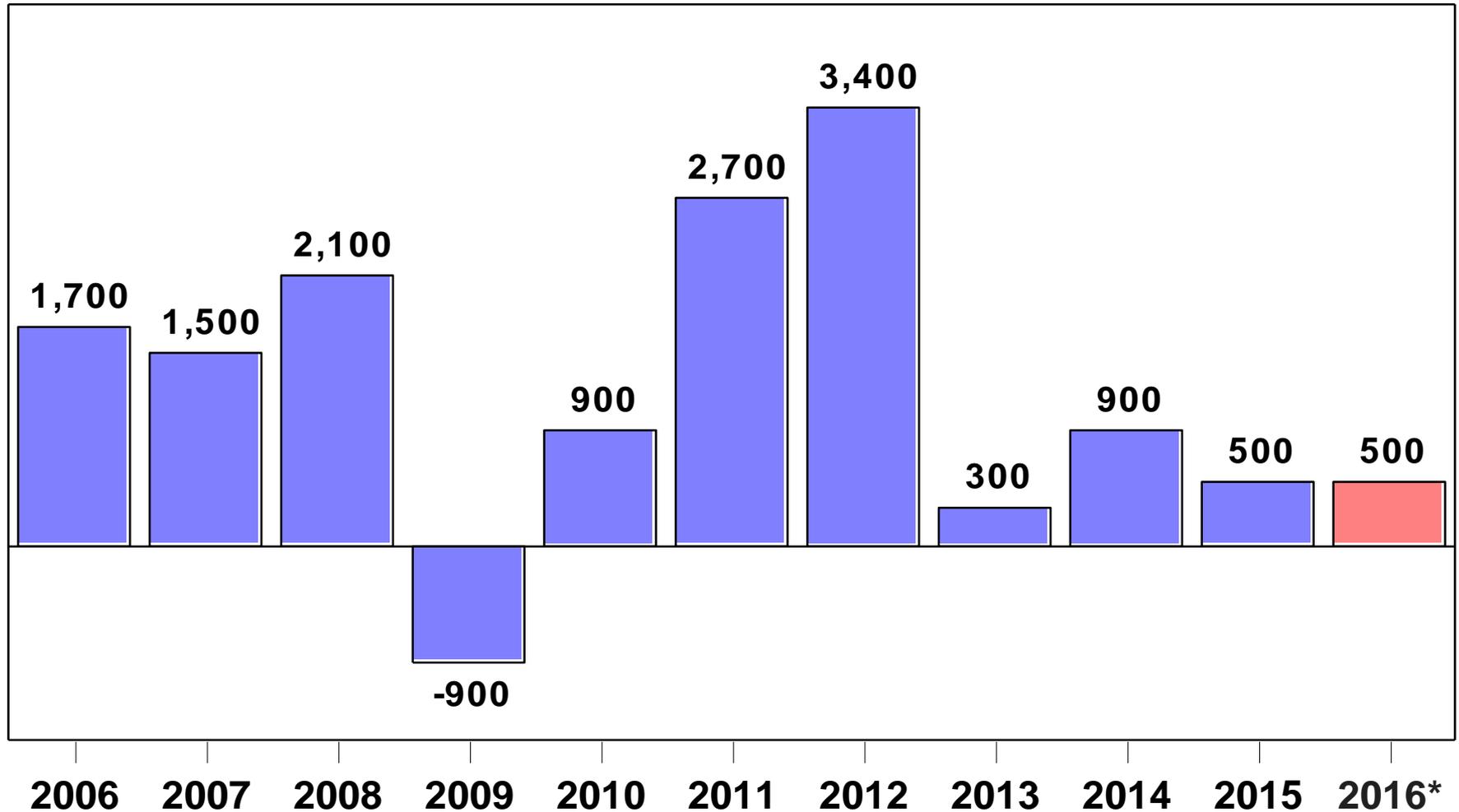
Mat-Su wage and salary employment



Based on first six months of 2016

Better Than Most Places--Up

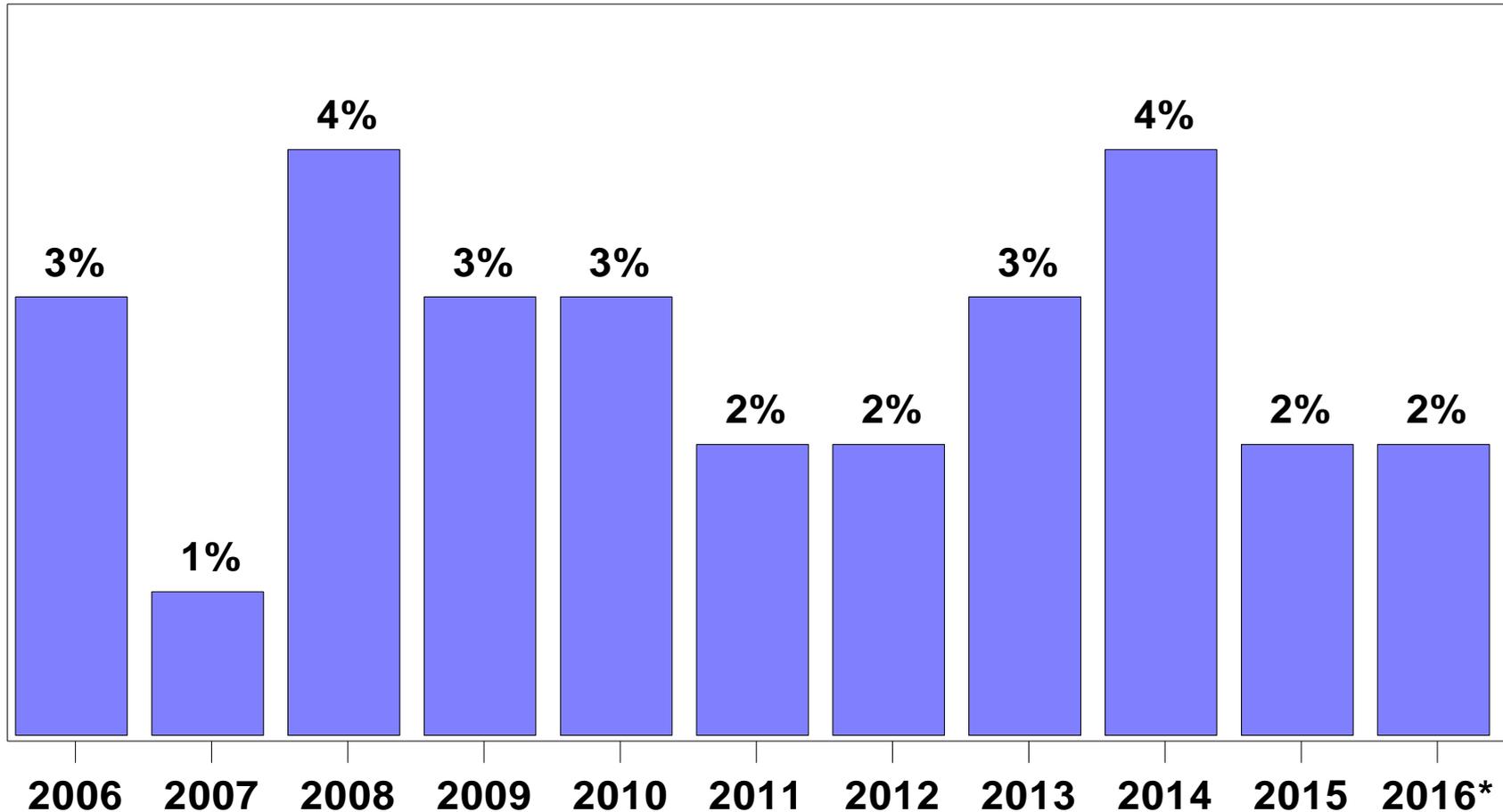
Annual wage and salary employment changes



*Based on first 6 months of 2016

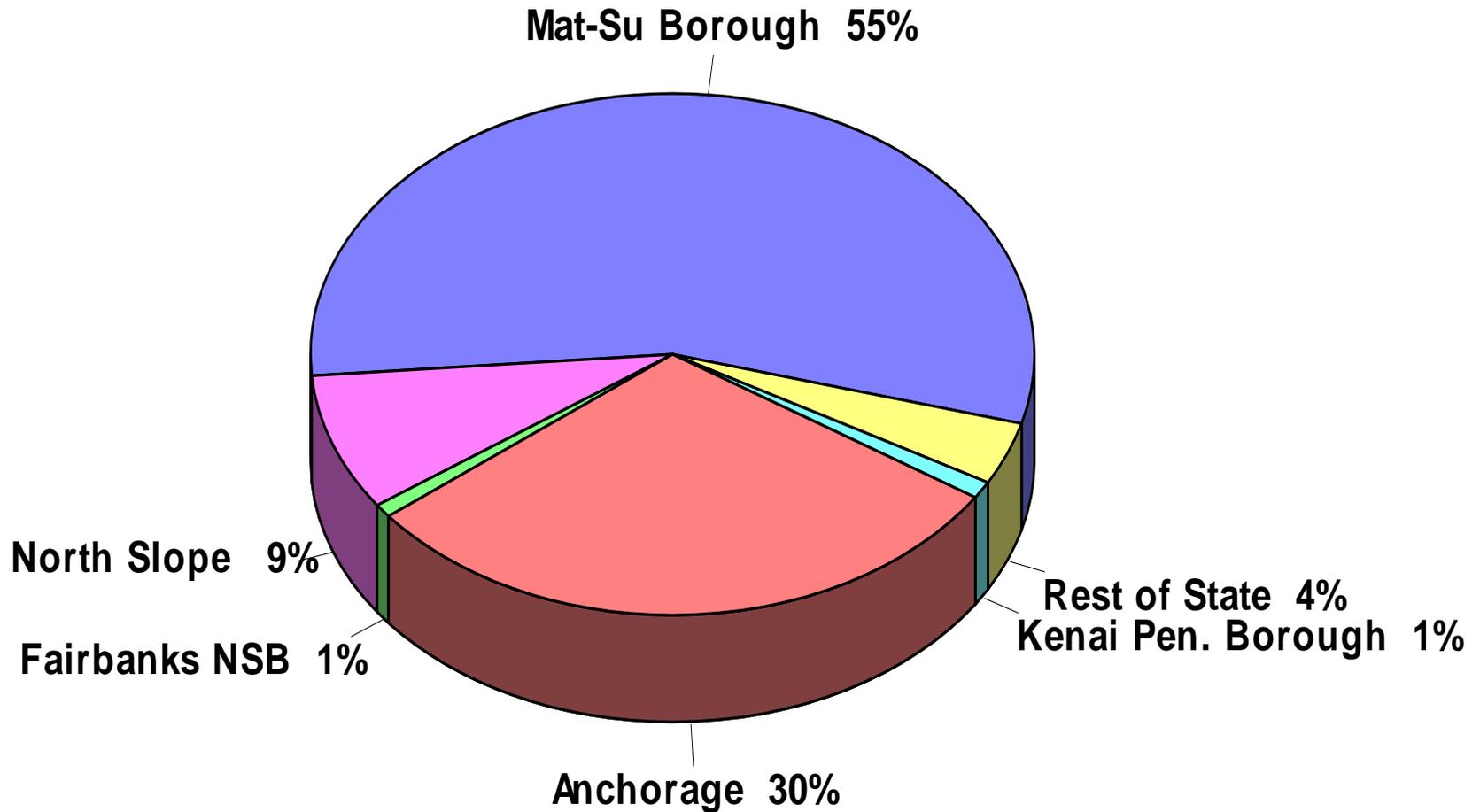
Employment Growth Just Keeps On Trucking

MatSu annual employment growth



*Based on first 6 months of 2016

Where MatSu Residents Work- So, What Happens In The Rest Of The State Matters

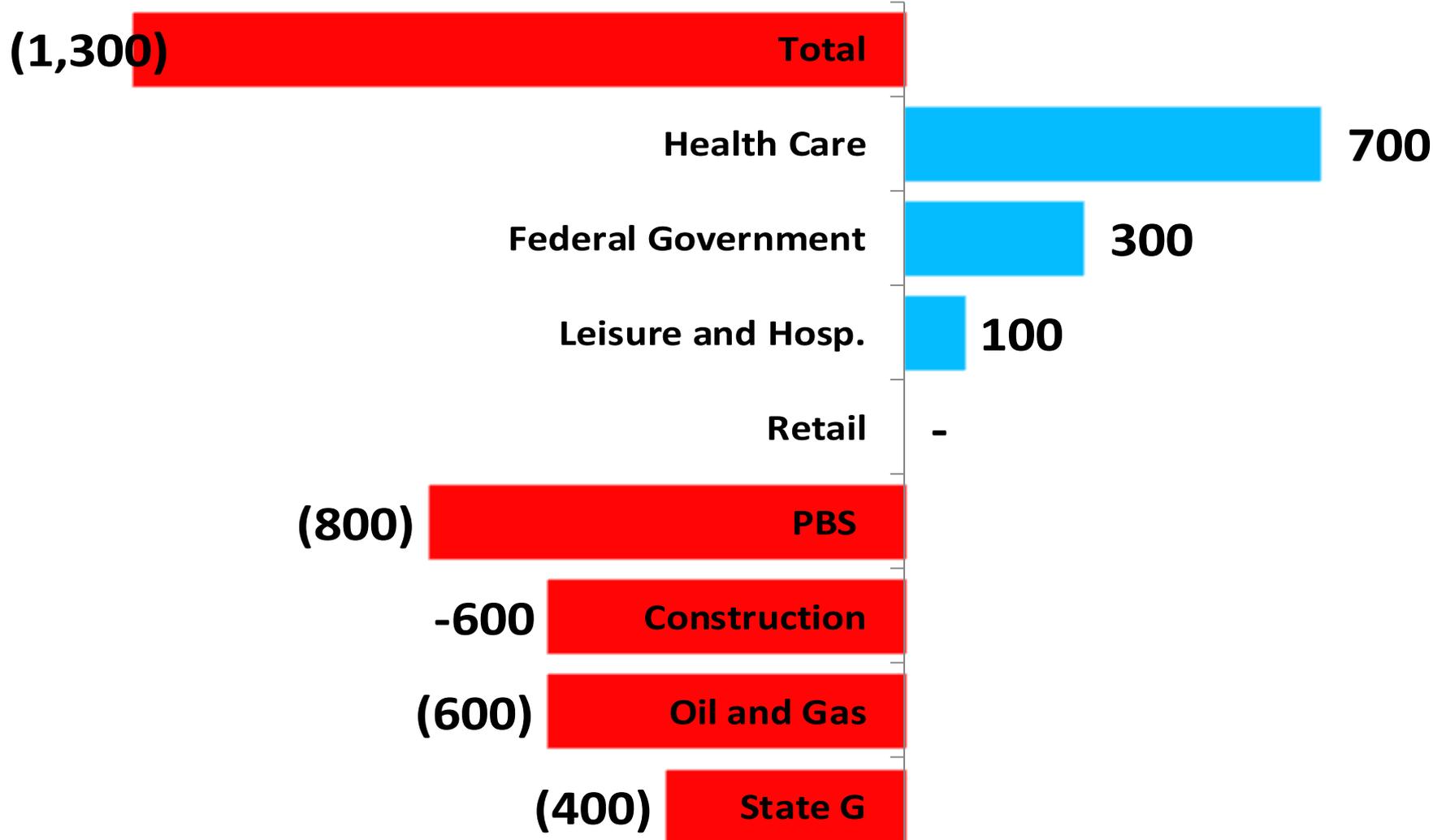


¹Excludes uniformed military, federal and self-employed workers, 2014

Sources: Alaska Department of Labor and Workforce Development, Research and Analysis

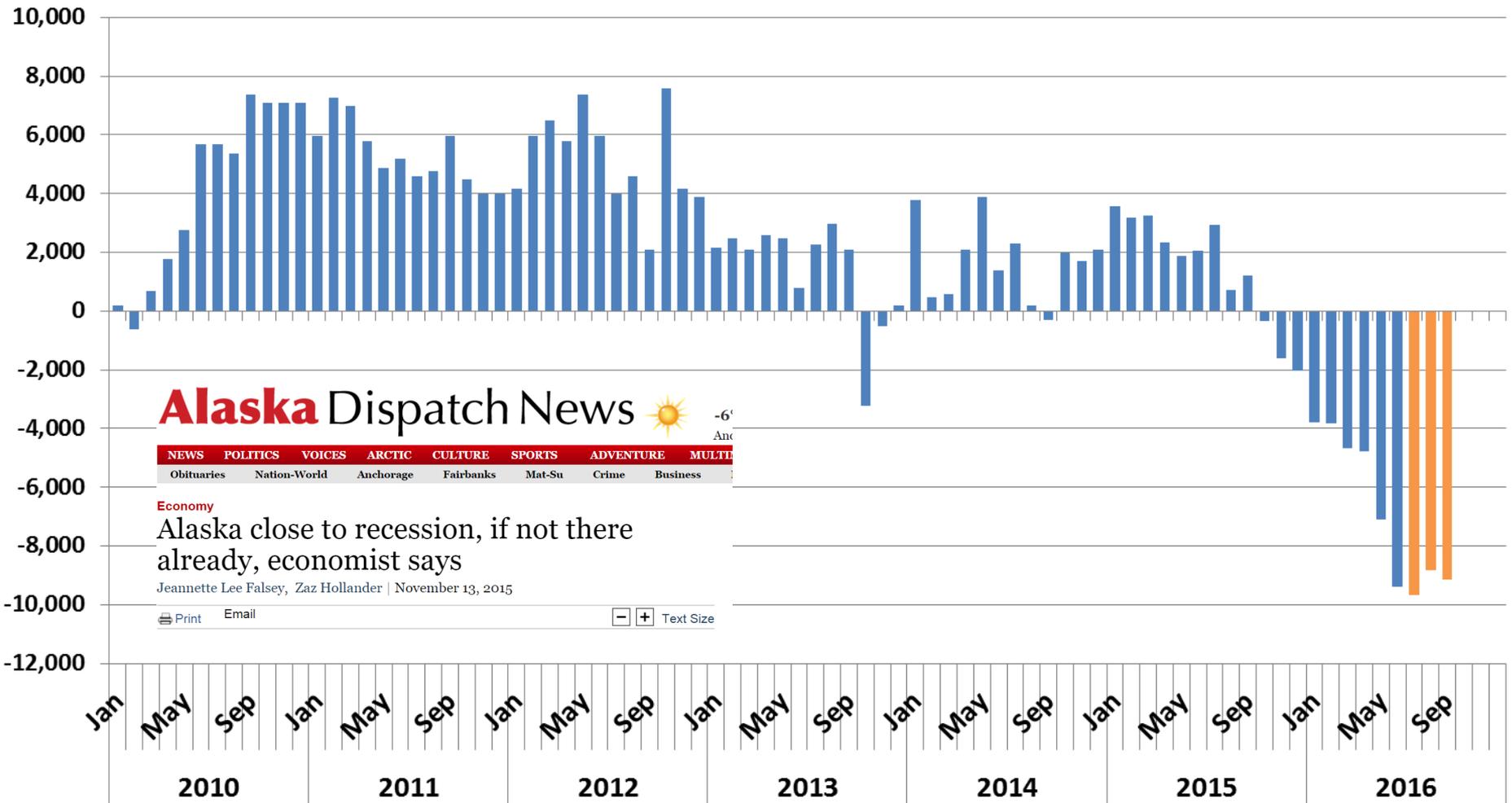
This Is How Things Are Shaping Up In Anchorage In 2016

Number of Jobs Gained and Lost in 2016, first 8 months



Does this look like a recession?

Alaska's Total Wage and Salary Employment Over-the-year change



Alaska Dispatch News

NEWS POLITICS VOICES ARCTIC CULTURE SPORTS ADVENTURE MULTIMEDIA
Obituaries Nation-World Anchorage Fairbanks Mat-Su Crime Business

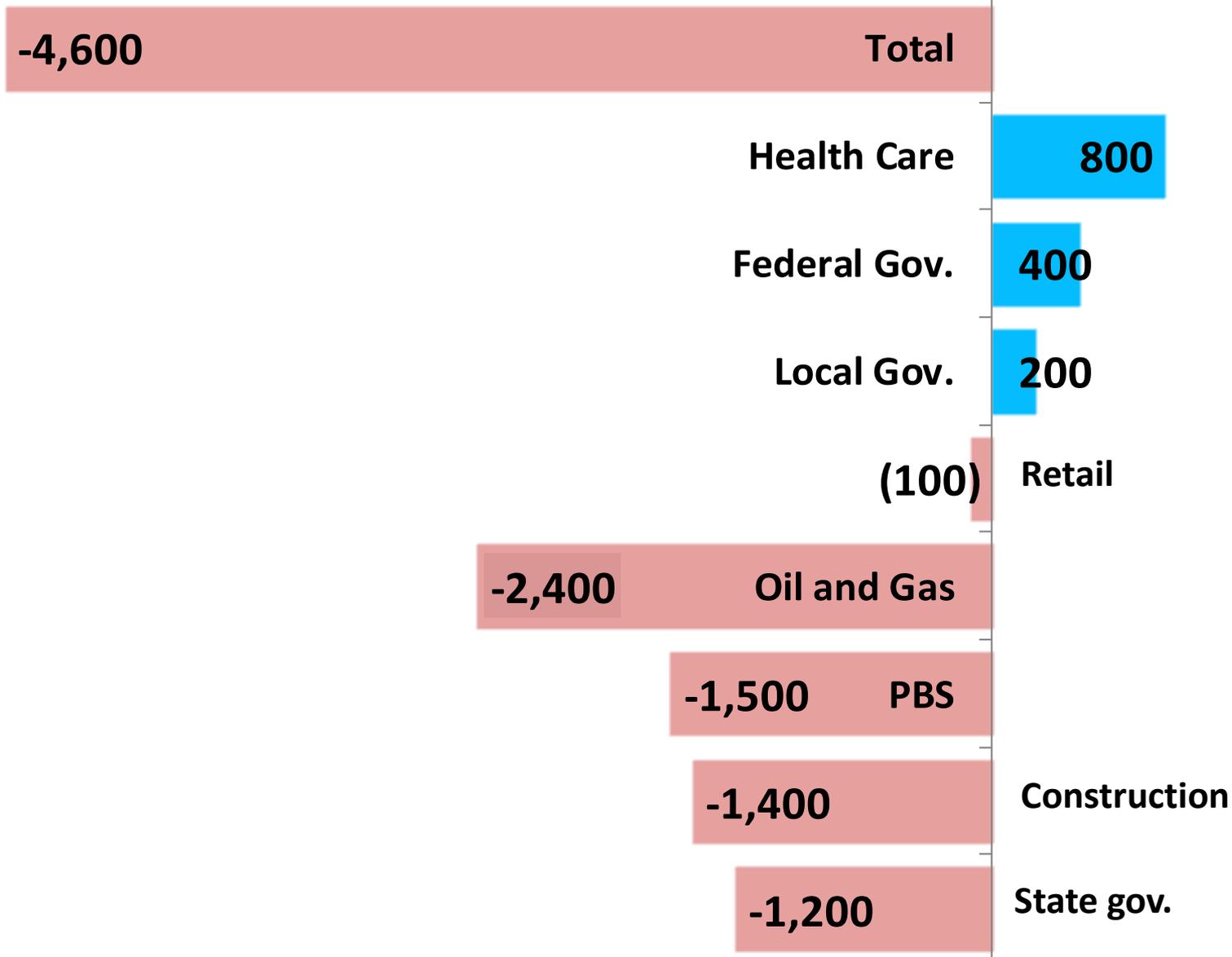
Economy
Alaska close to recession, if not there already, economist says

Jeannette Lee Falsey, Zaz Hollander | November 13, 2015

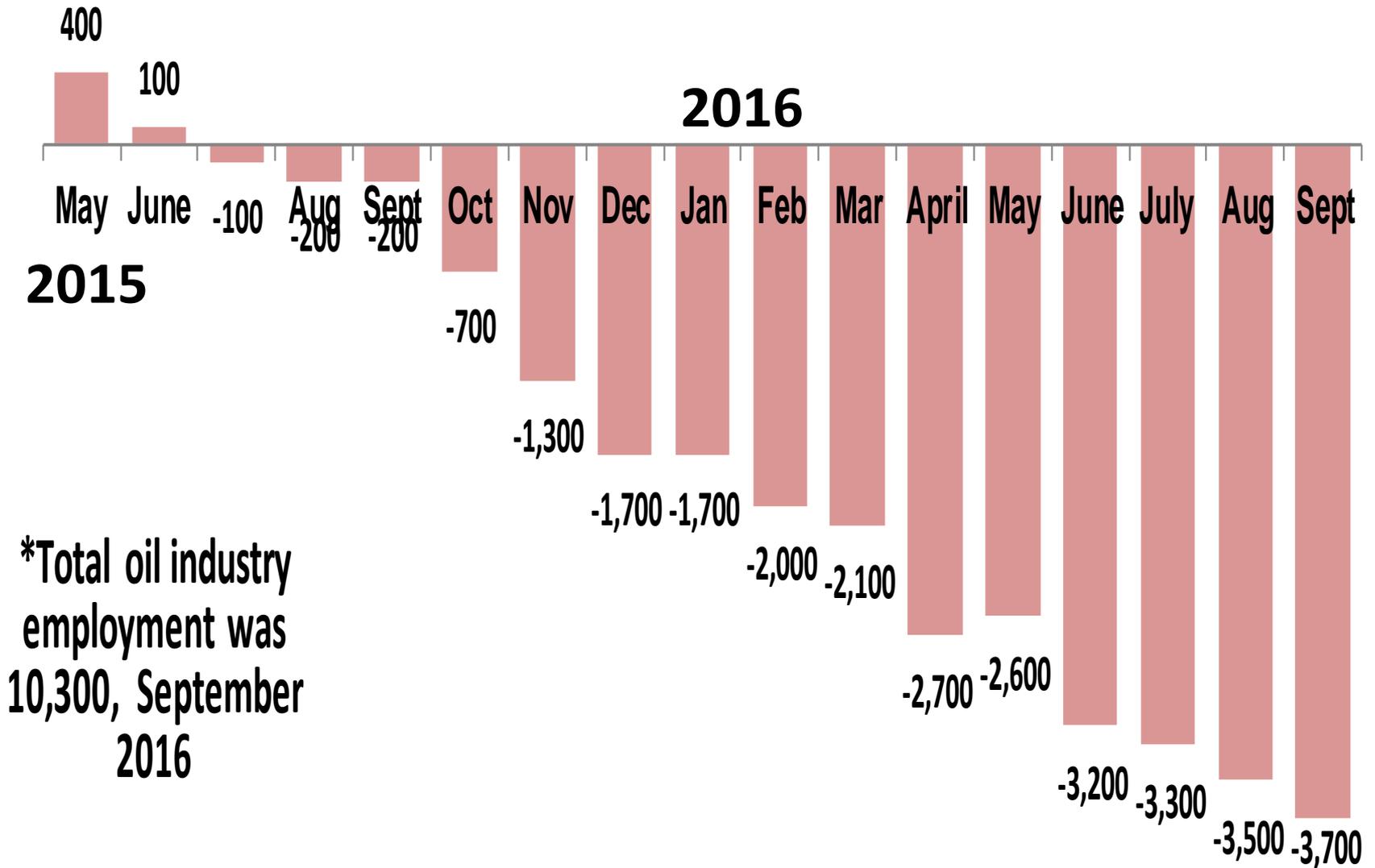
Print Email Text Size

This Is How Things Are Shaping Up In AK In 2016

Number of Jobs Gained and Lost in 2016, first 6 months

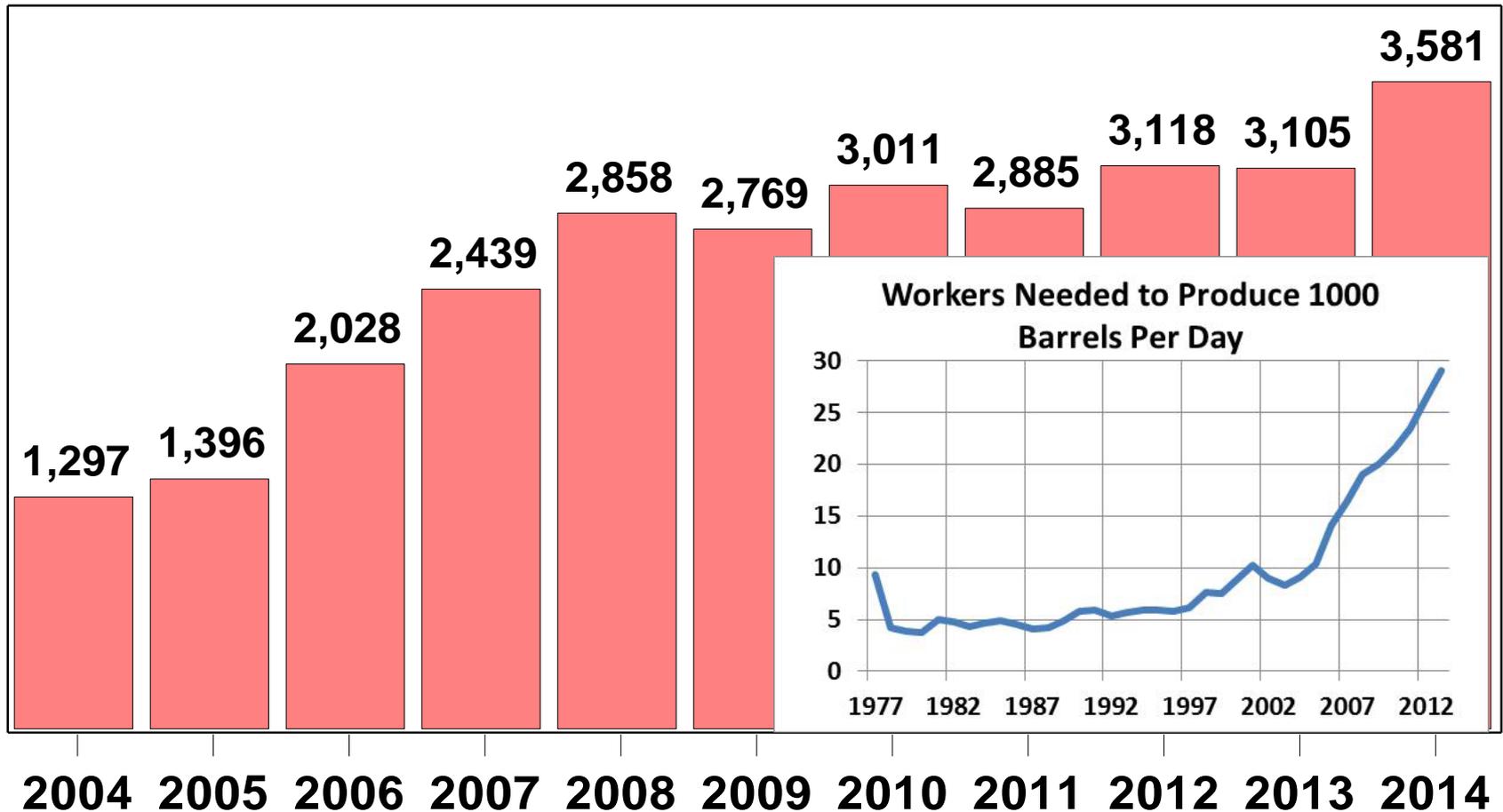


Oil Industry Losses In AK Began Last Year



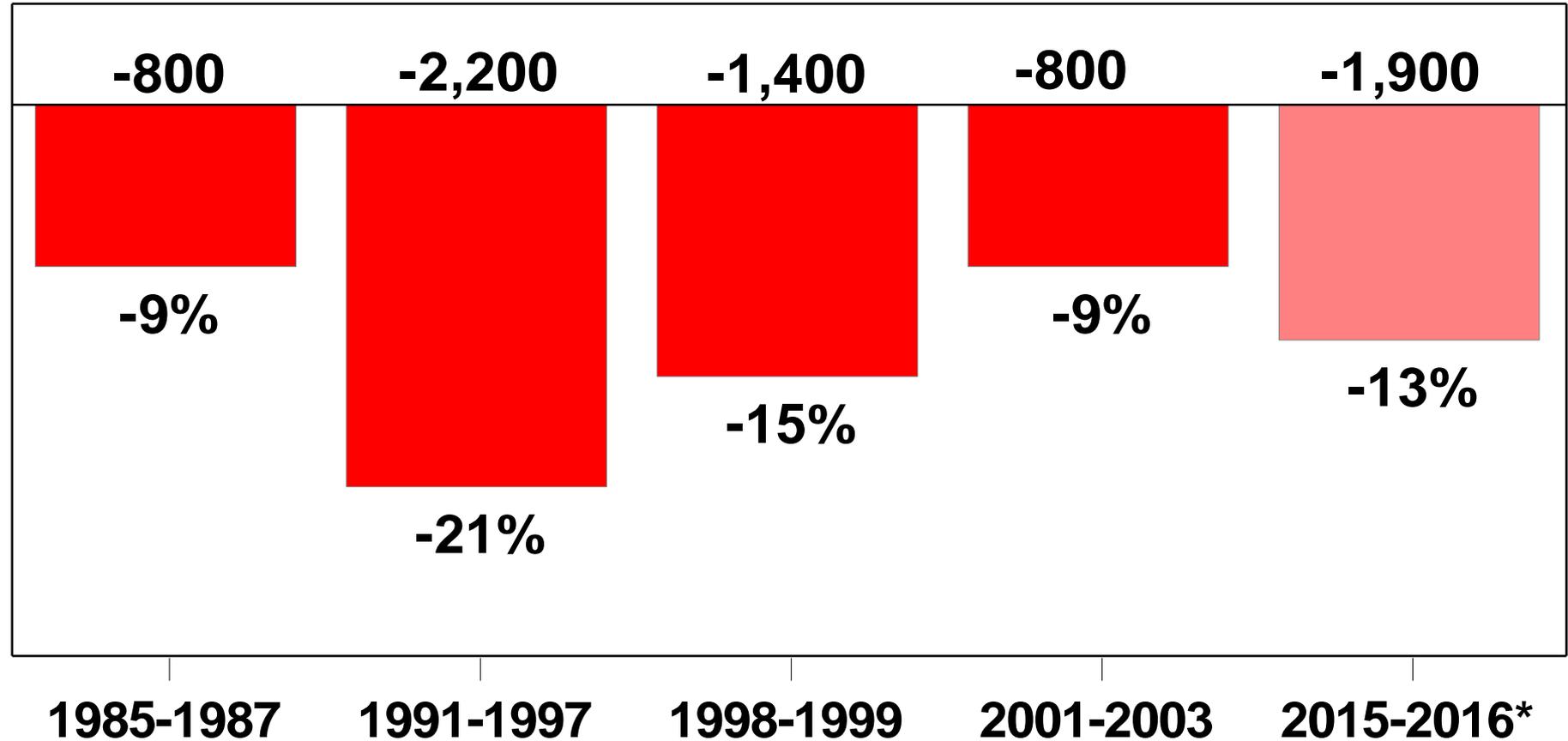
Number Of MatSu Residents Working On The Slope (In 2014 MatSu residents earned \$258 million in the oil industry) 2.5 x average

Jobs



Previous Oil and Gas Employment Losses In Alaska

Oil and gas employment losses in AK



*Very preliminary estimates--first quarter 2016 compared to first quarter 2015

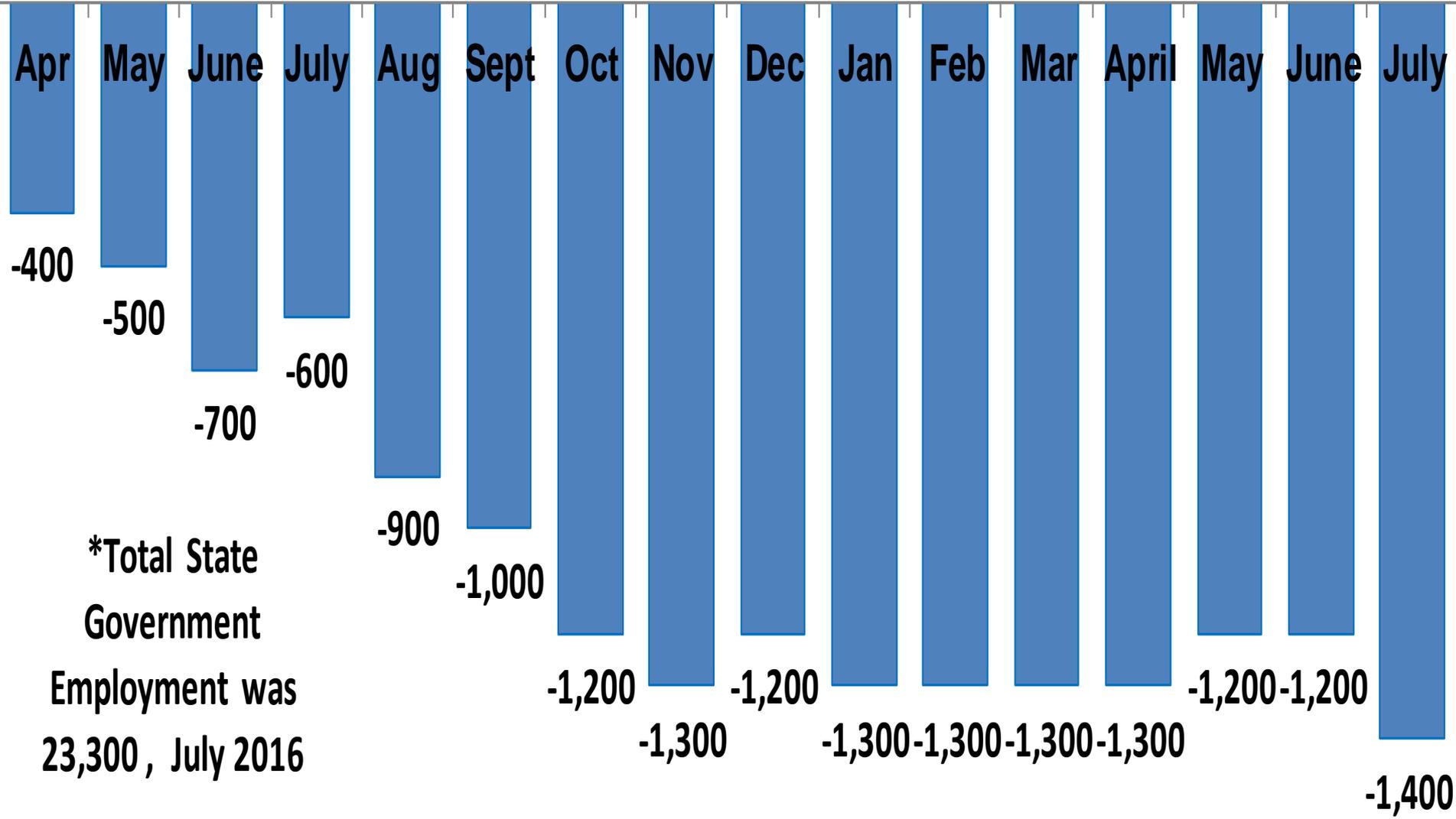
Part of the Exclusive Club

Ranking	State	Median Household Income-2015
	MatSu Borough	\$76,424
	Anchorage	\$78,662
1	Maryland	\$75,847
2	Hawaii	\$73,486
3	Alaska	\$73,355
4	New Jersey	\$72,222
5	Connecticut	\$71,346
	U.S.	\$55,775

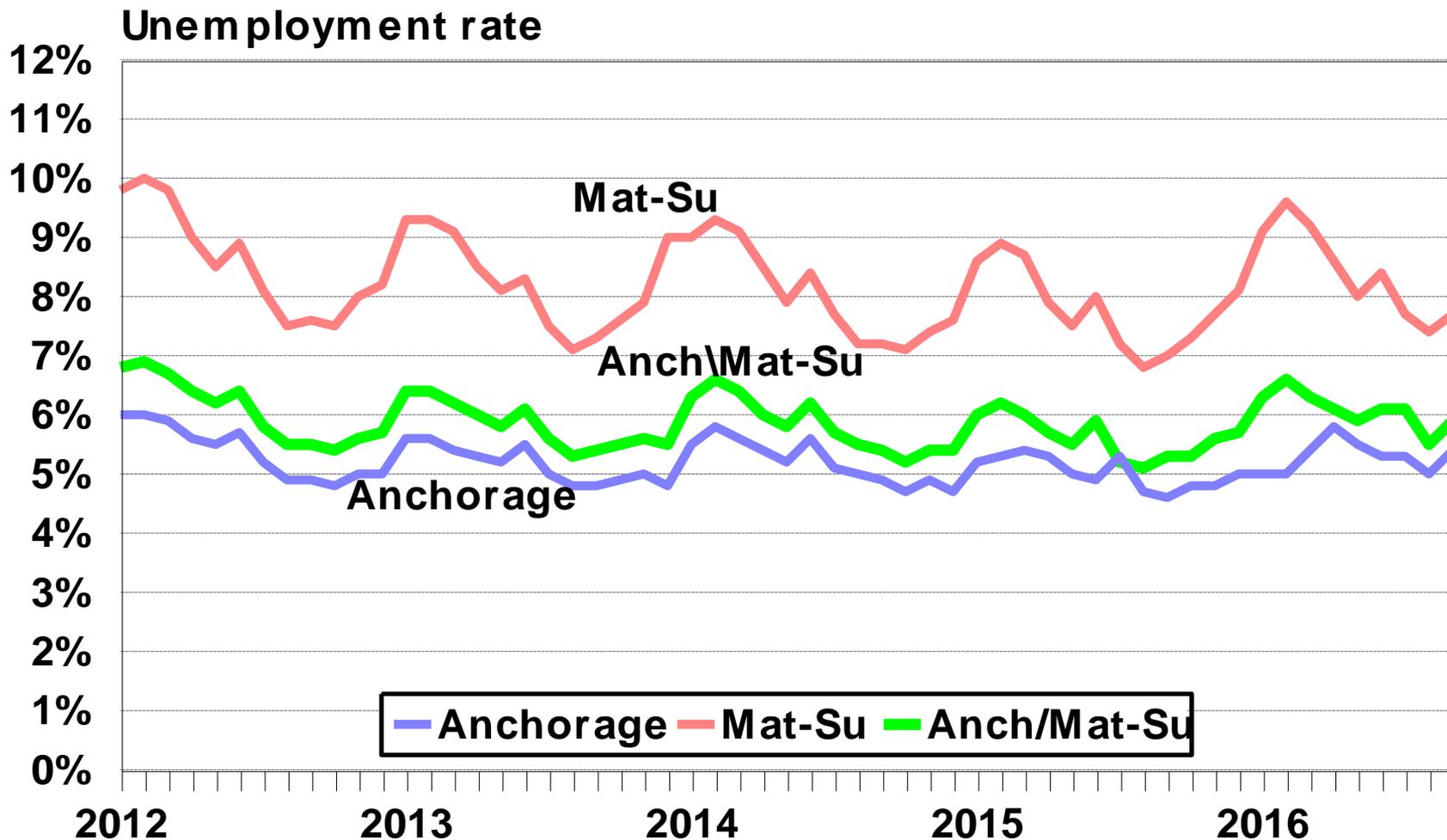
State Government Job Losses Growing

2015

2016



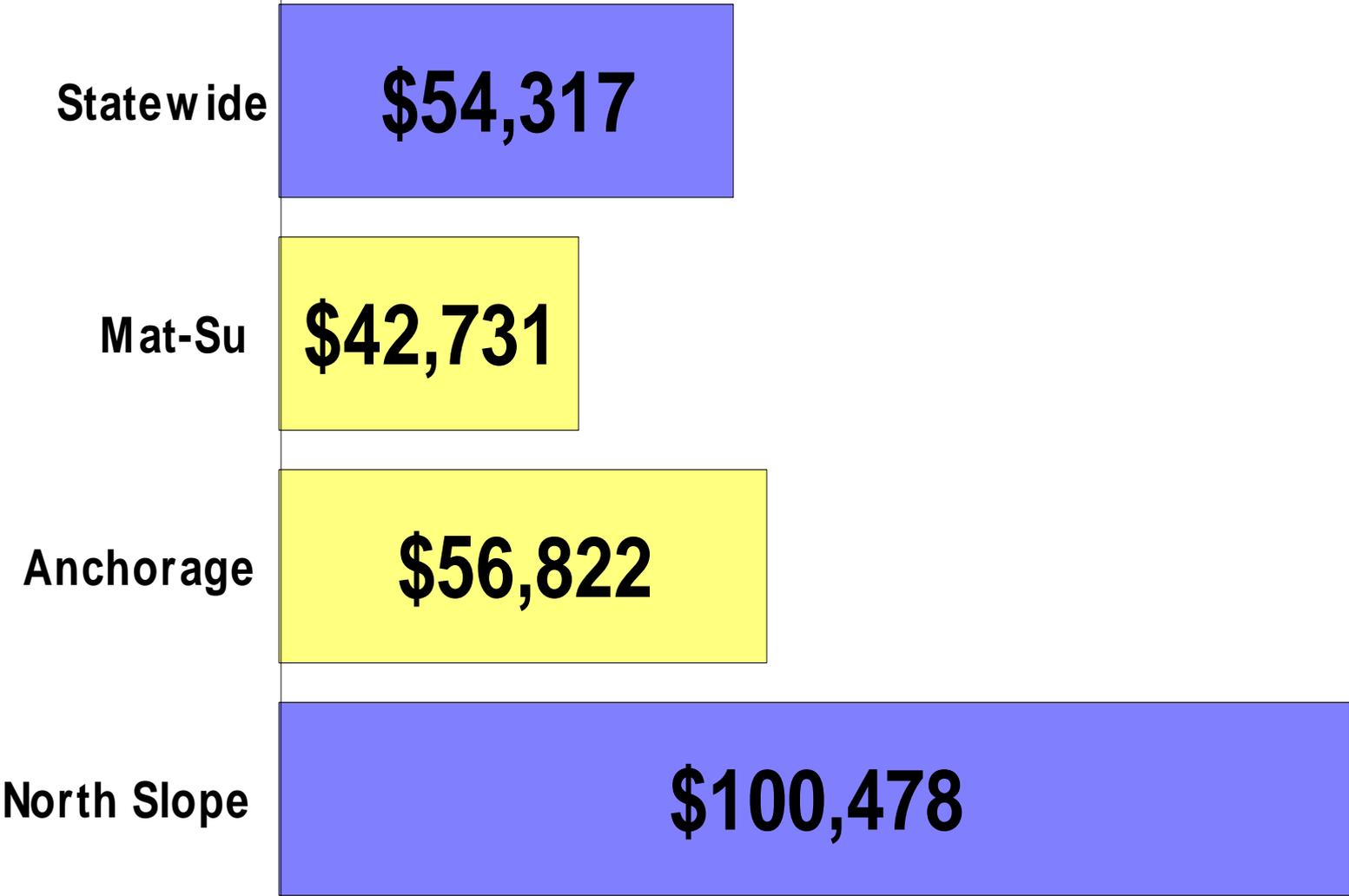
Mat-Su's and Anchorage's Unemployment Rates Rising A Bit



“Work is about a search for daily meaning as well as daily bread.” Studs Terkel

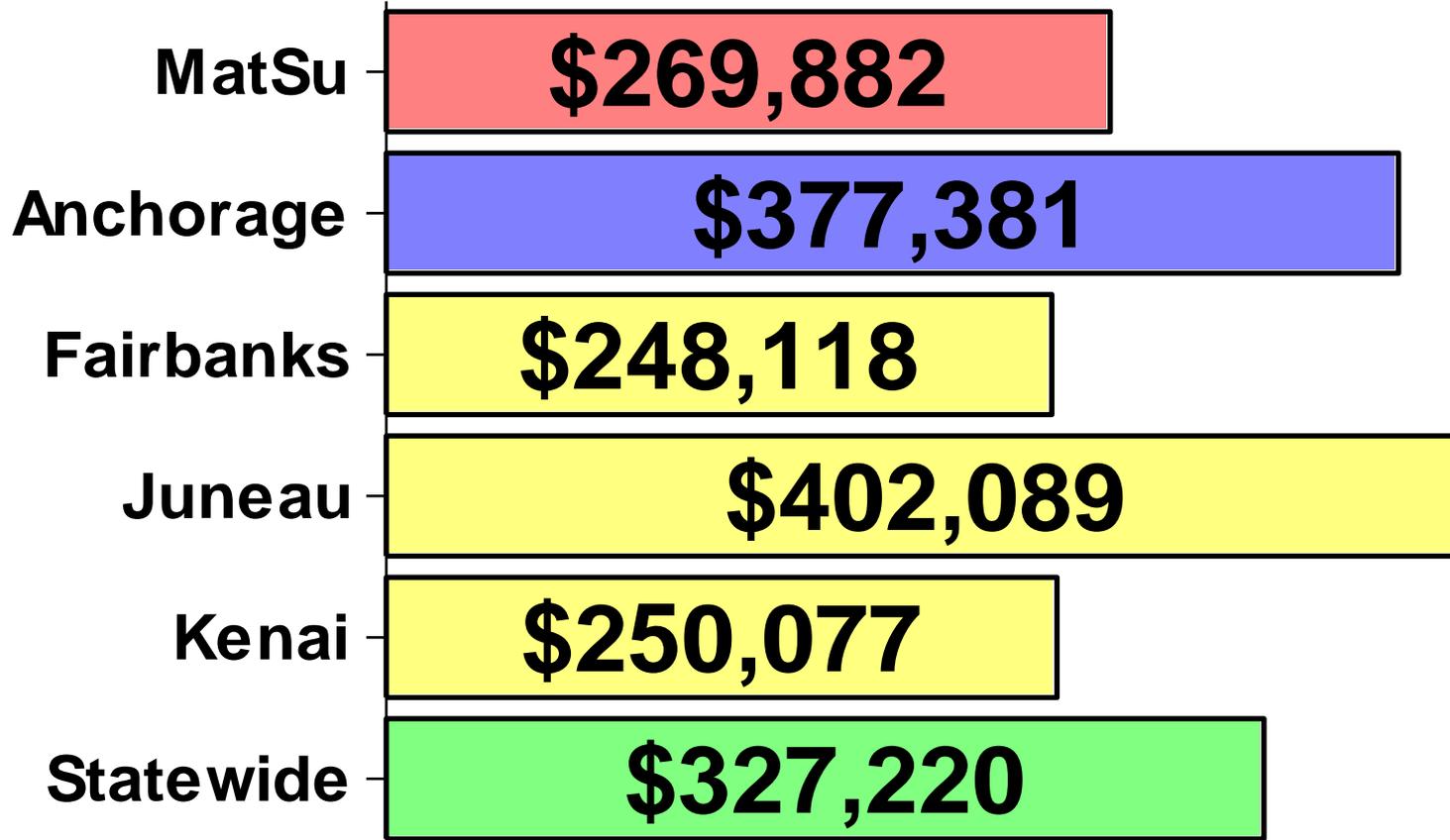
A Big Reason Commuting Occurs

2015 annual average earnings



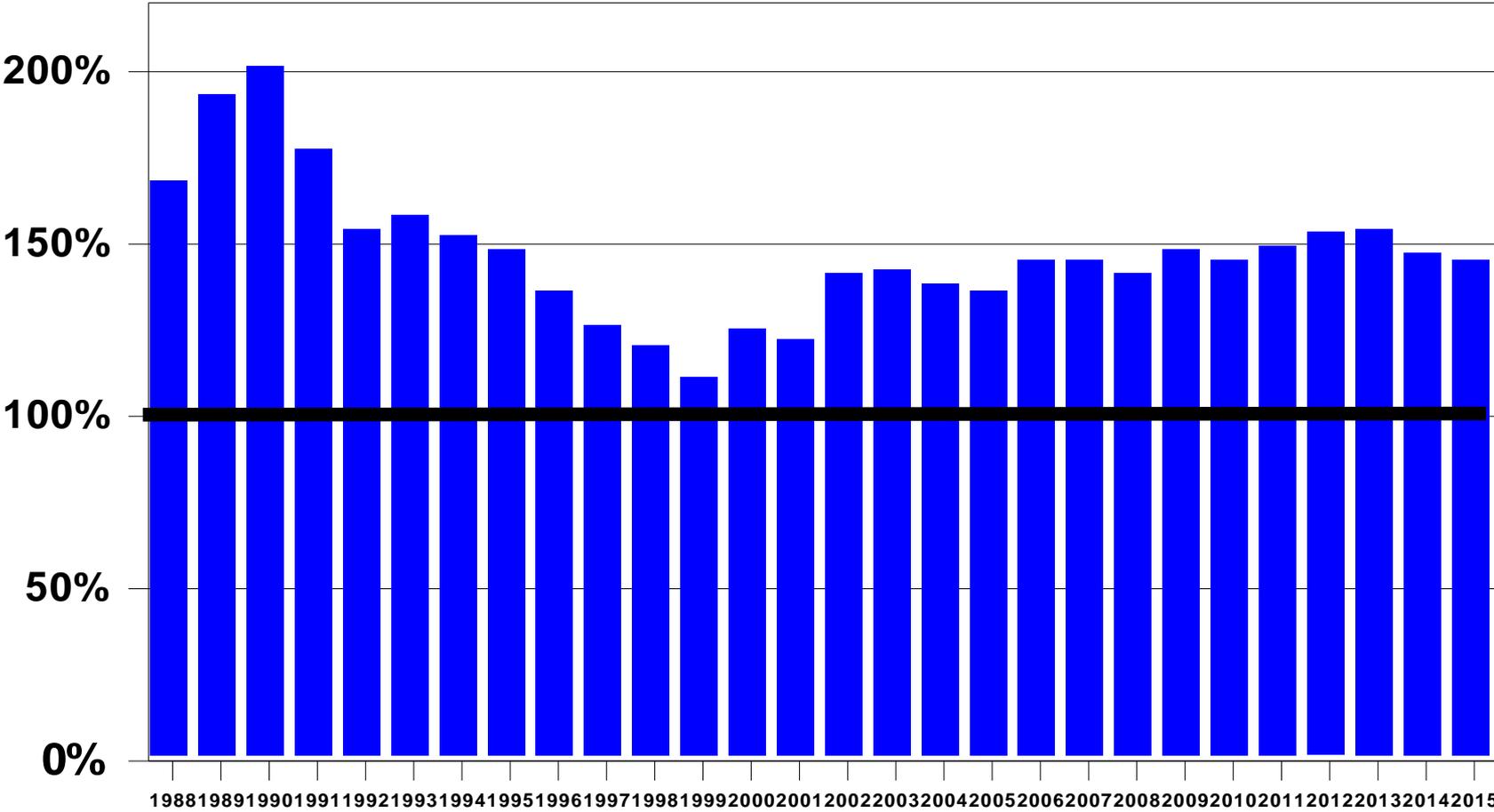
Single-Family Home Prices

Average Sales Prices of Single-Family Home, 2nd quarter 2016



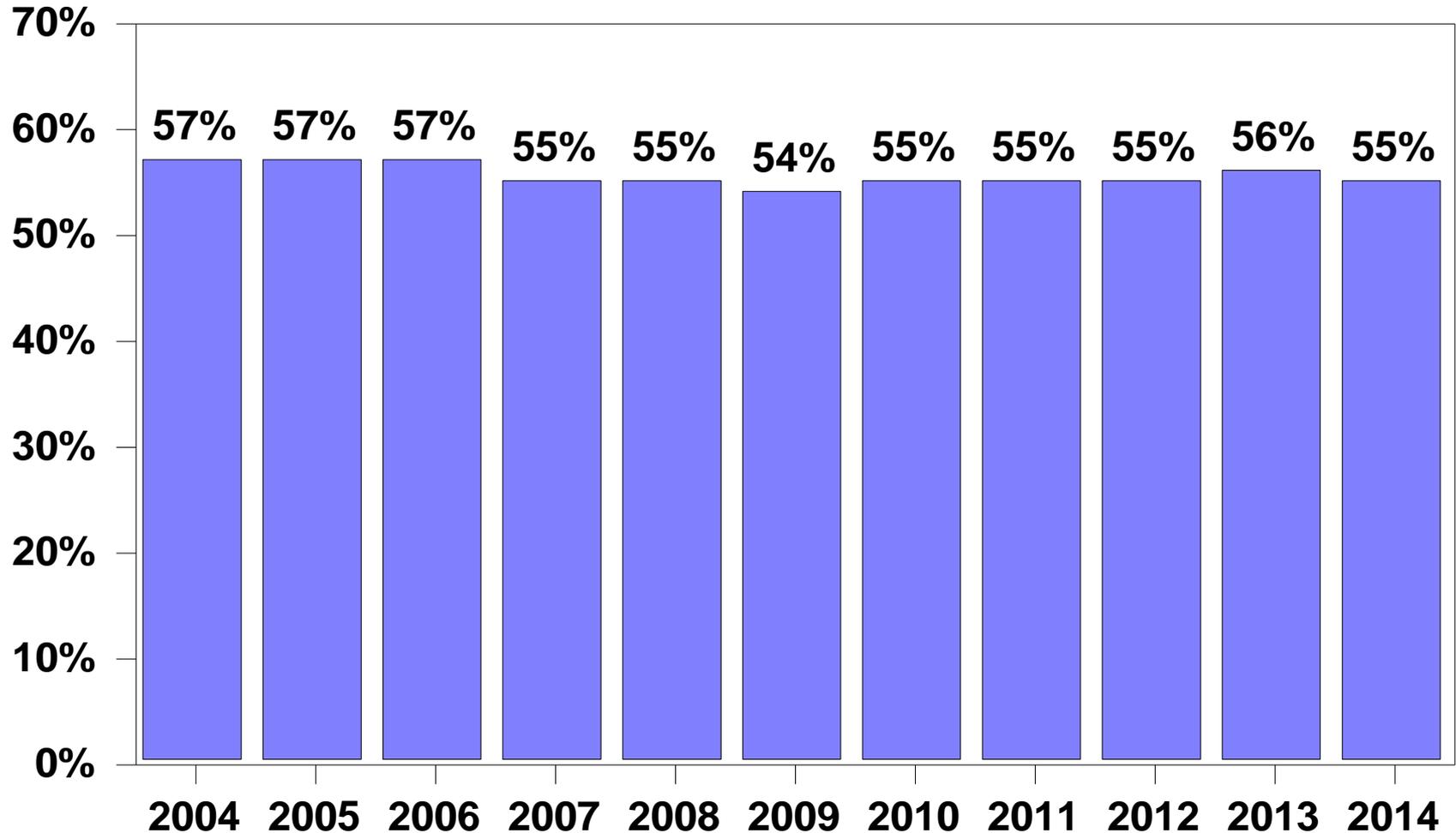
Housing Prices Were A Better Deal In The MatSu In 1990 But Remain A Pretty Good Deal

Ratio of single family home price-Anchorage/MatSu



Source: Valley Board of Realtors, MLS.

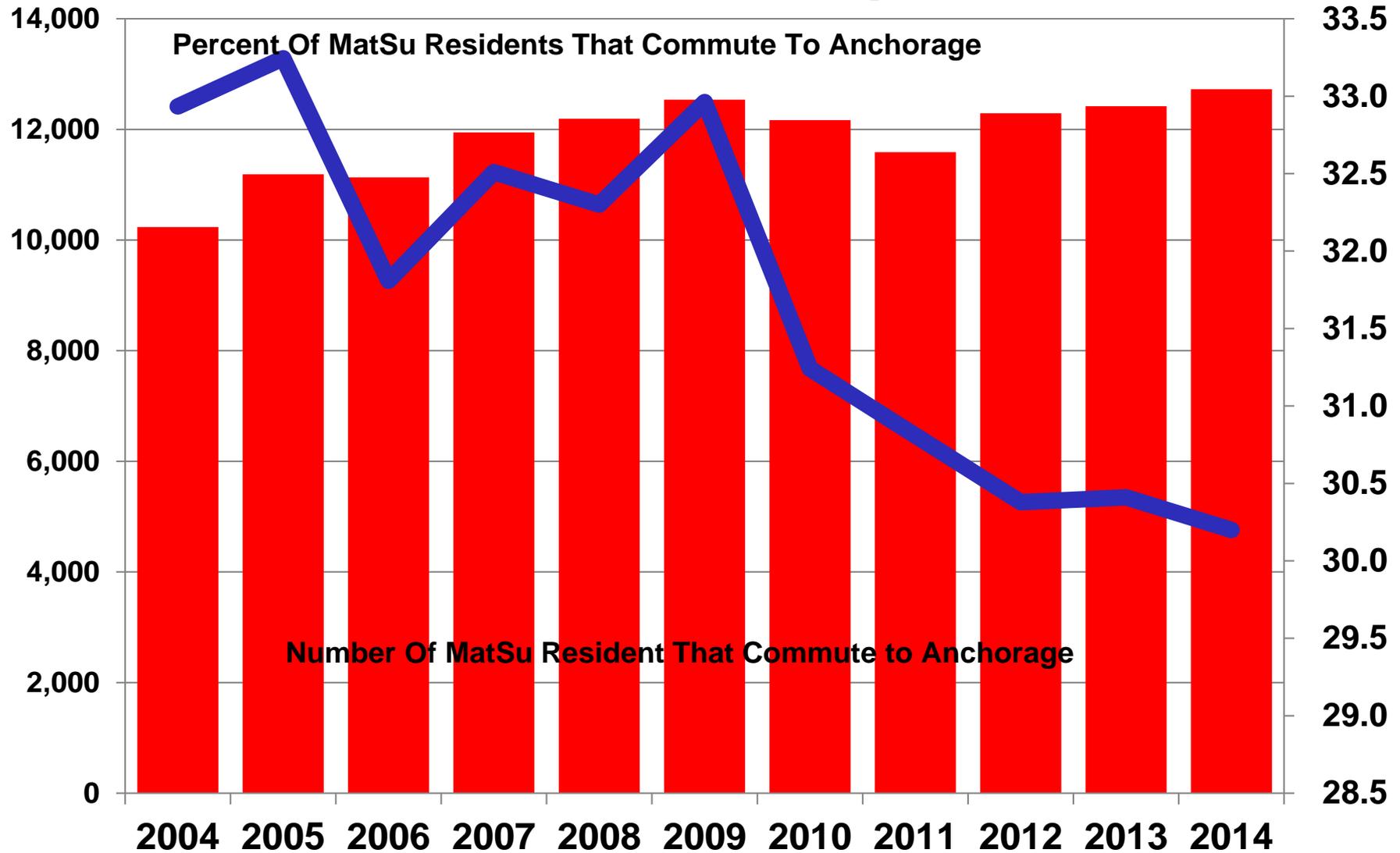
Percent of Valley Residents Working In The Valley--Not Much Change



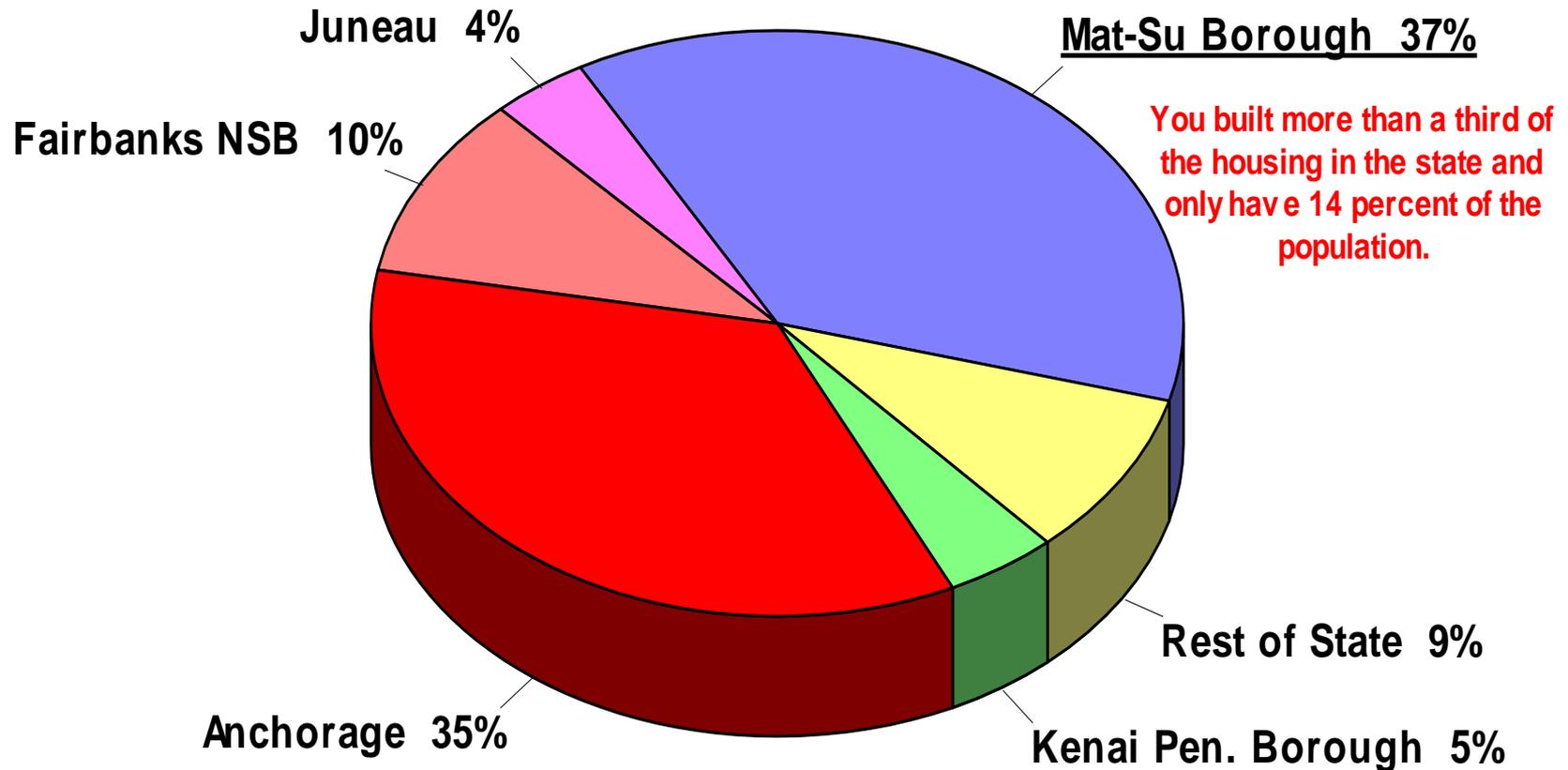
*Excludes federal, uniformed military and self-employed

Sources: Alaska Department of Labor and Workforce Development, Research and Analysis

MatSu Resident Workers Who Work in Anchorage

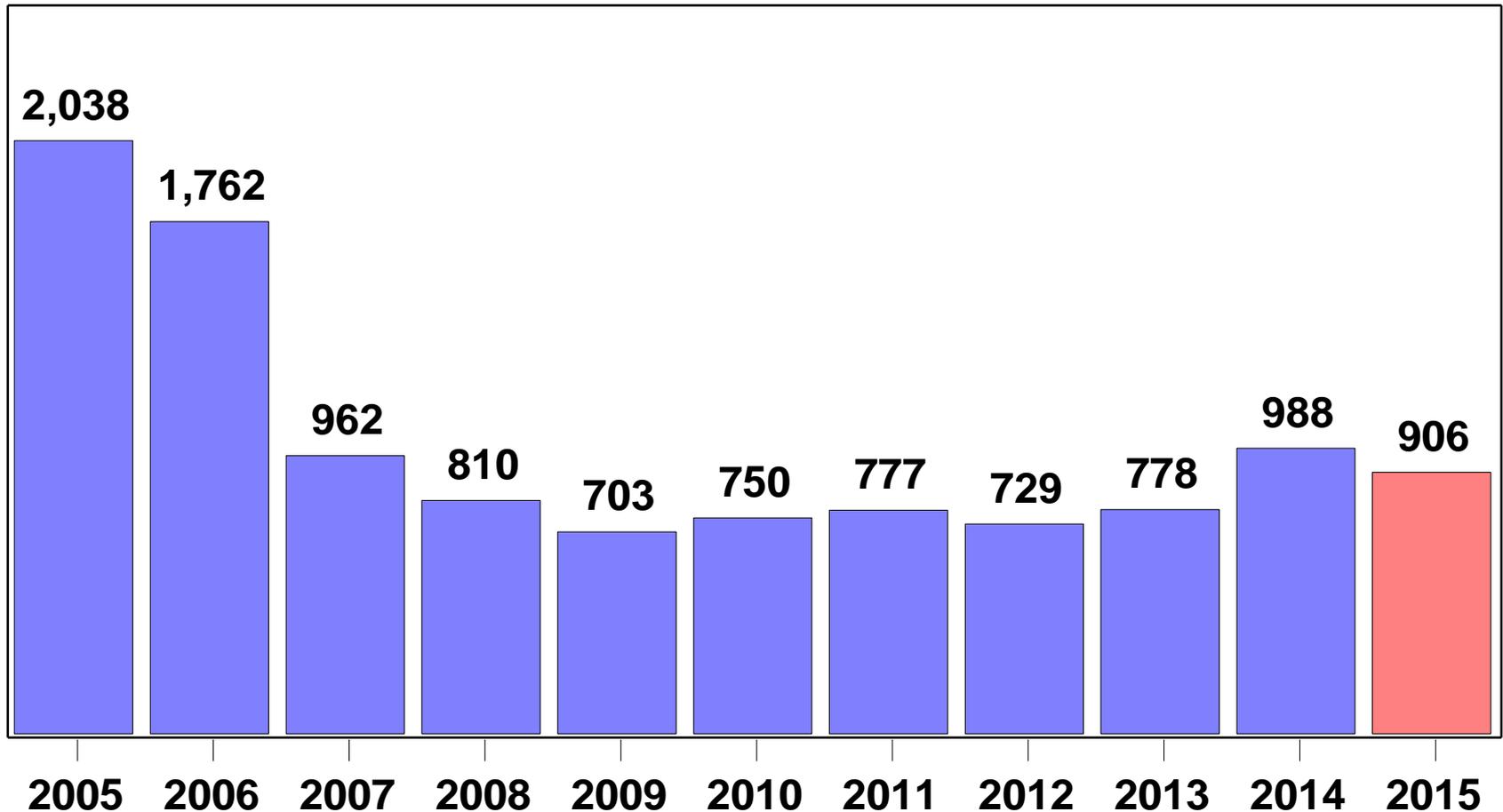


You House The State! Only A Slight Exaggeration-Building Permits 2015



Building Permit Activity Perks Up In The MatSu

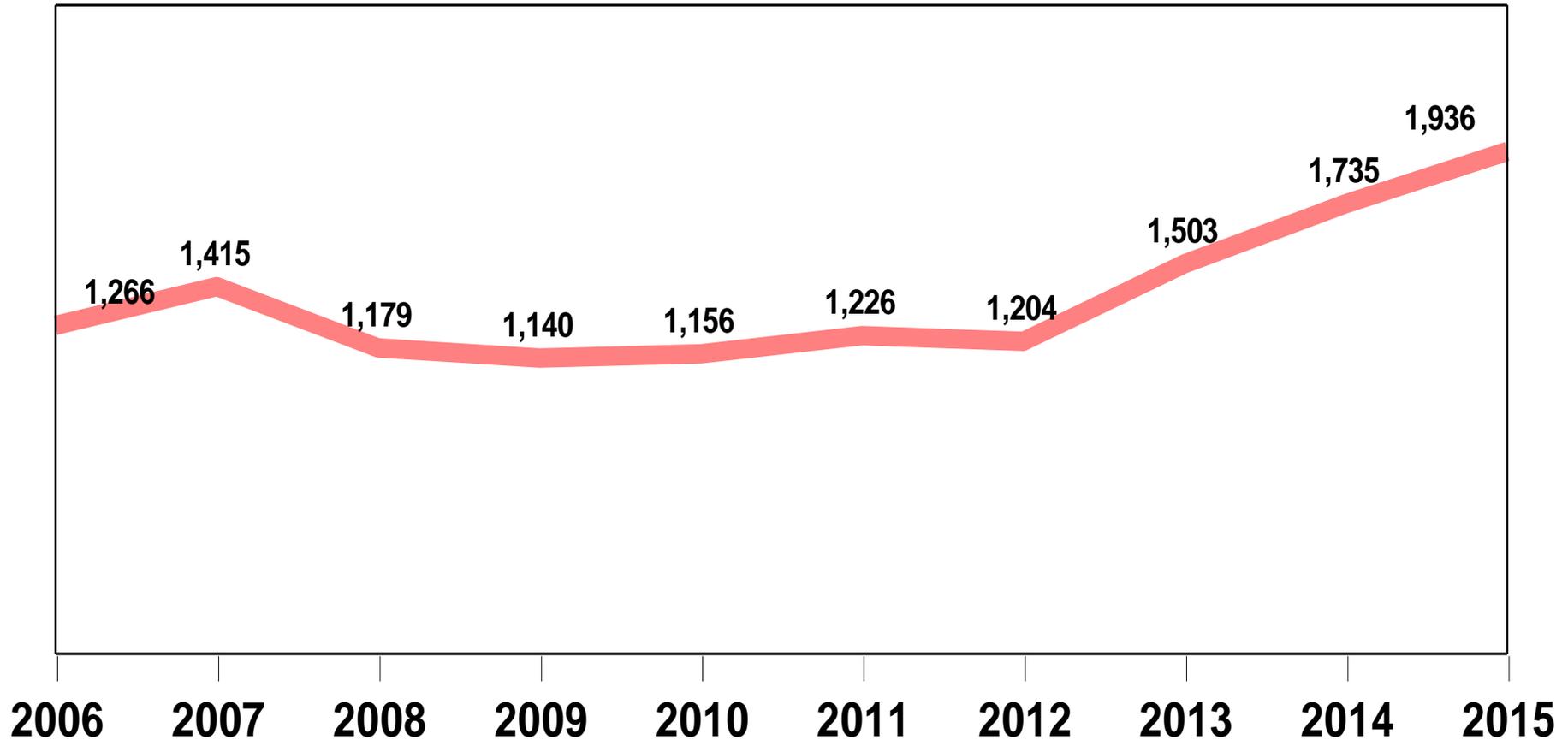
MatSu Borough Housing Unit Activity



Home Sales

(1st 3 quarters of 2016 shows little change)

Single family home sales in the MatSu



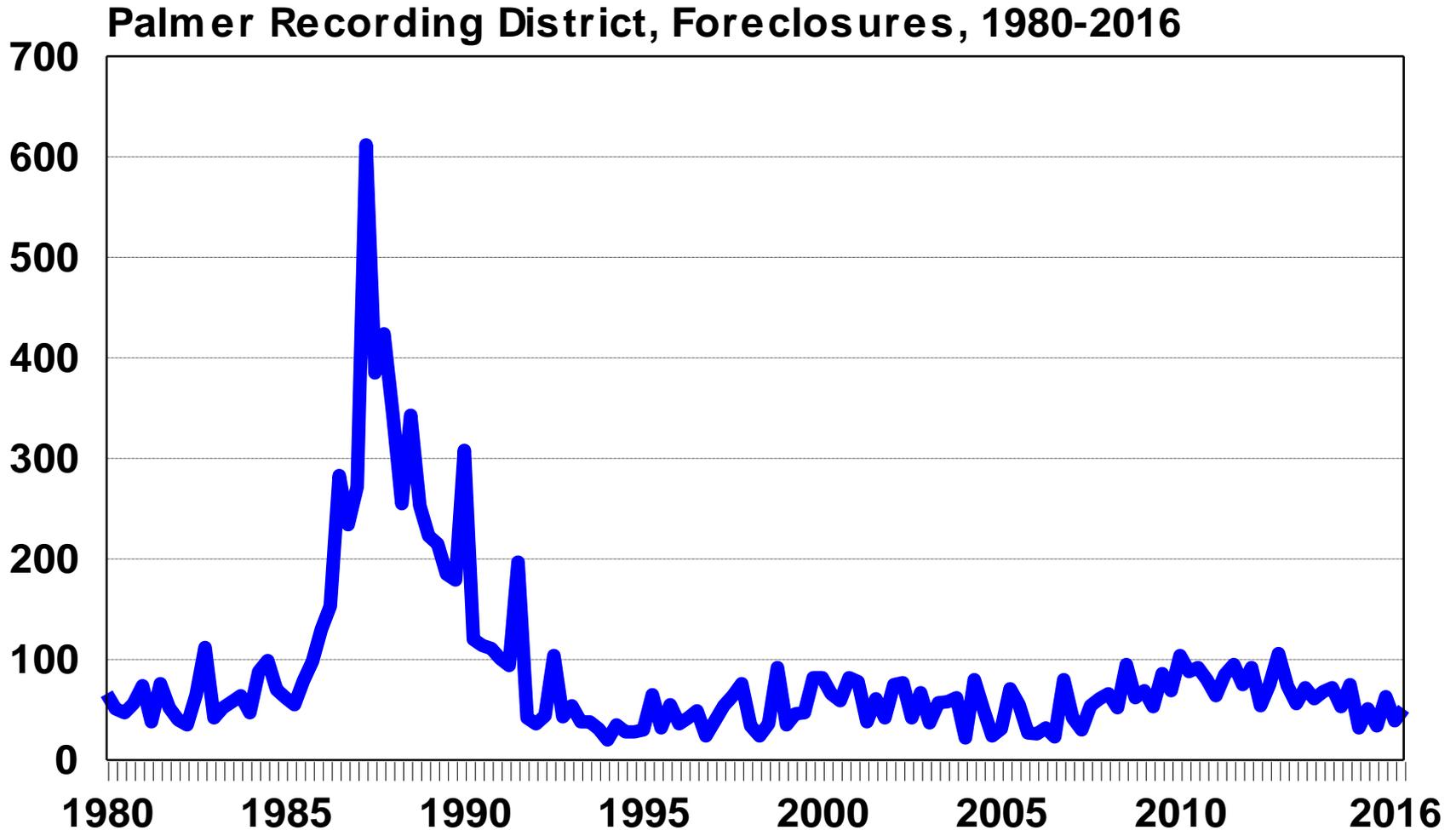
ACTIVE LISTINGS, MAY 2-8

CITY	2015	2016	% Change
Anchorage	428	702	64.0%
Big Lake	61	37	-39.3%
Chugiak	30	49	63.3%
Eagle River	134	171	27.6%
Fairbanks	54	56	3.7%
Halibut Cove	6	4	-33.3%
Homer	114	98	-14.0%
Kenai	60	93	55.0%
Kodiak	23	17	-26.1%
North Pole	22	13	-40.9%
Palmer	107	125	16.8%
Seldovia	13	19	46.2%
Seward	13	15	15.4%
Sitka	12	12	0.0%
Soldotna	147	140	-4.8%
Talkeetna	32	25	-21.9%
Wasilla	343	454	32.4%
Willow	60	54	-10.0%

Source: MLS

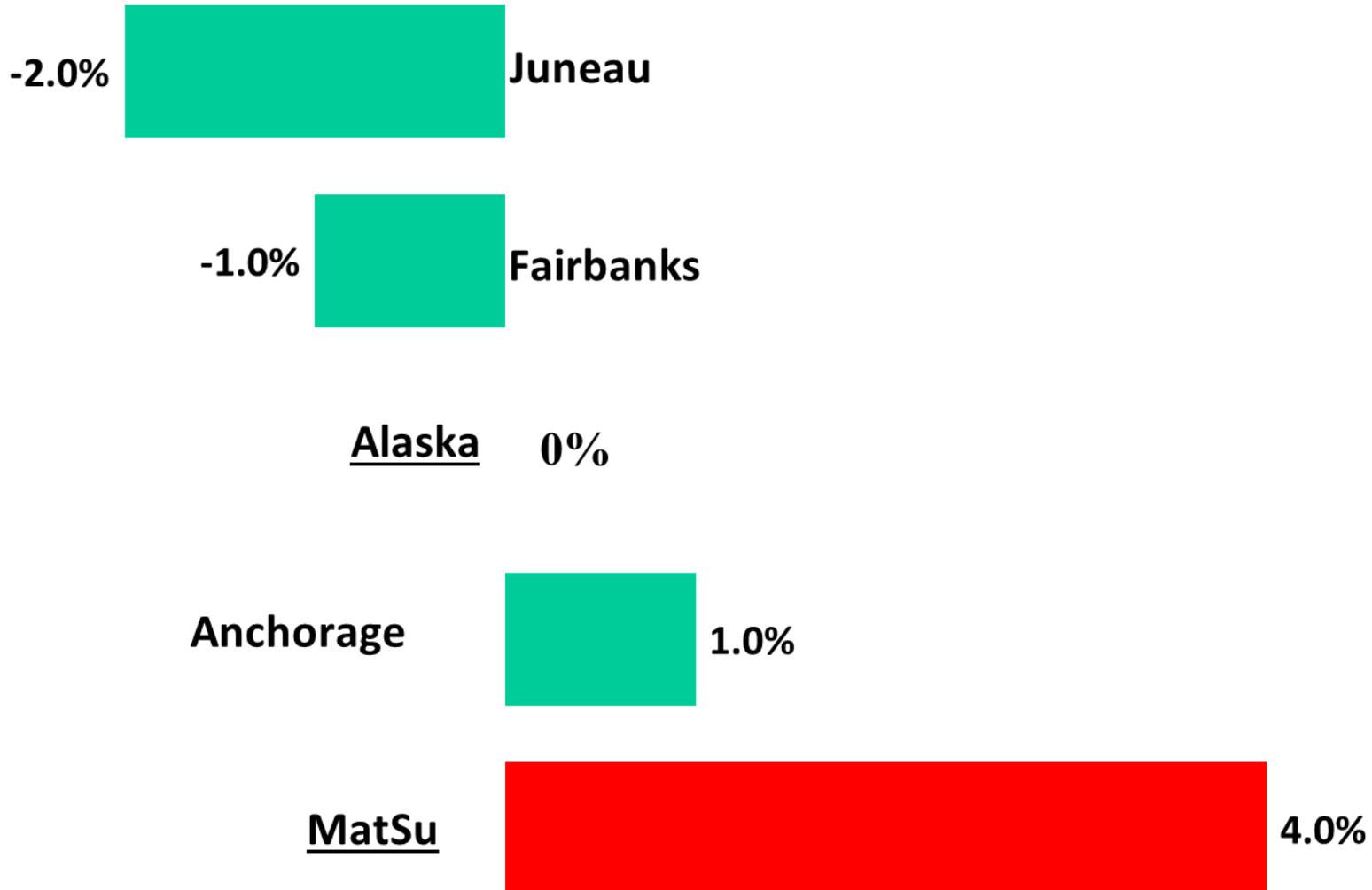
Total +425 or up 26%

Foreclosures, Little Sign Of Much Change

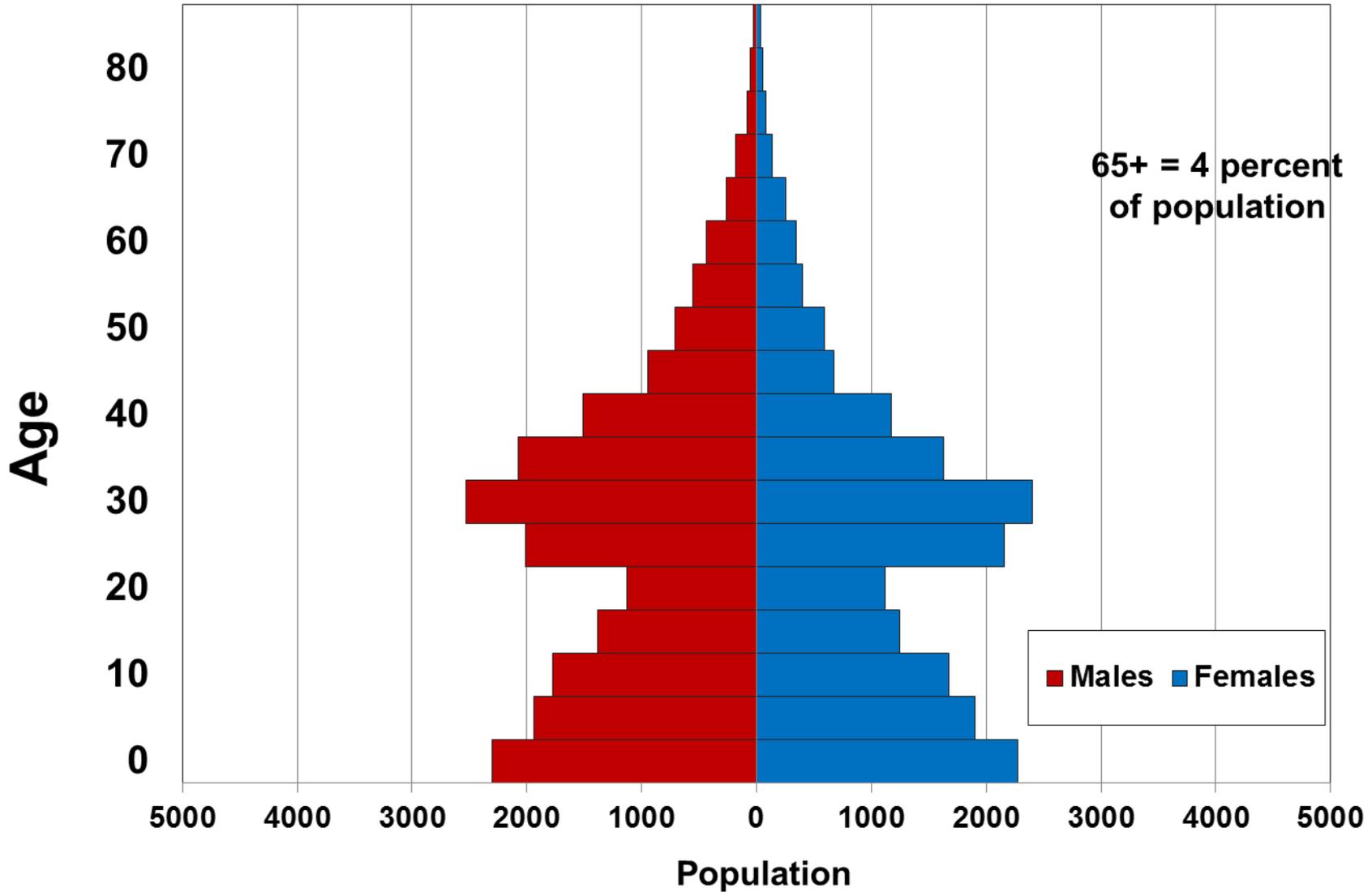


Growth In The MatSu School Enrollment Has Been An Anomaly

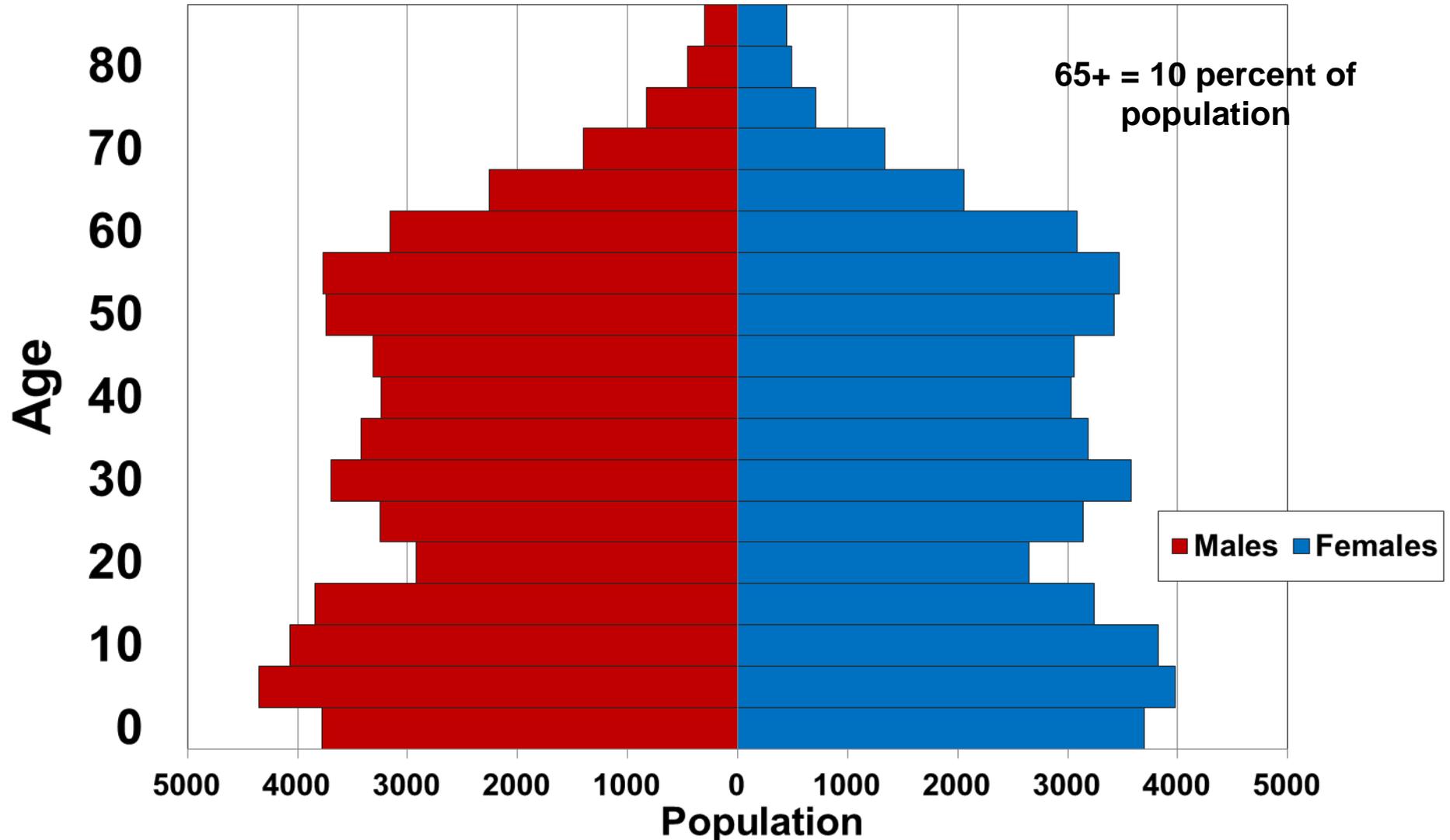
Percent change 2015-2016



The Distribution of MatSu's Population in 1985

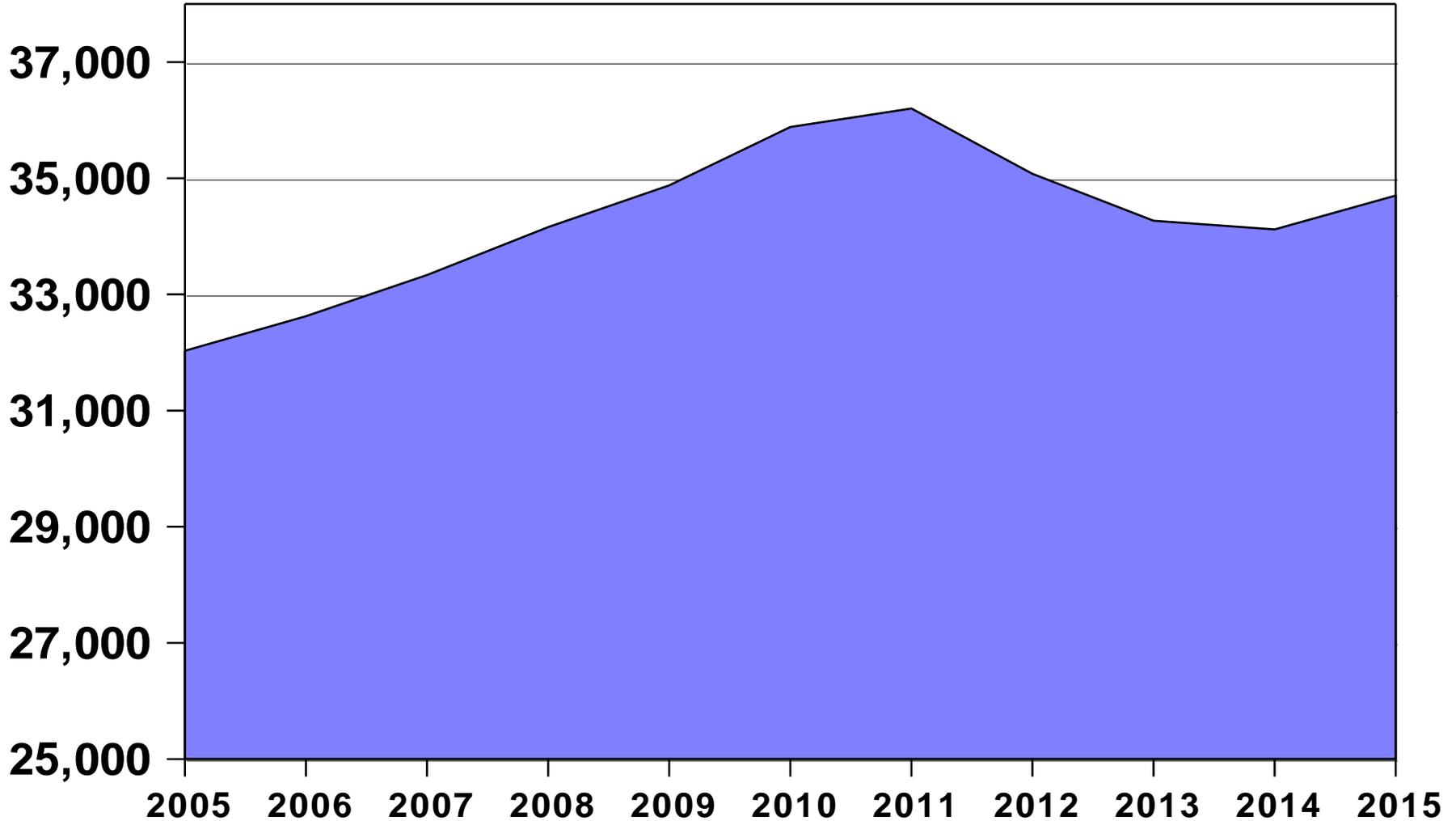


And This Is The Distribution Of The MatSu Population Today, 2015



After Three Years of Decline The Trend Has Finally Reversed Itself

number of registered pickups in the Valley



And 9,565 registered snowmachines in 2015--peaked at 11,048 in 2008

Source: Division of Motor Vehicles.



Questions?