

Mat-Su's Economy—Interesting

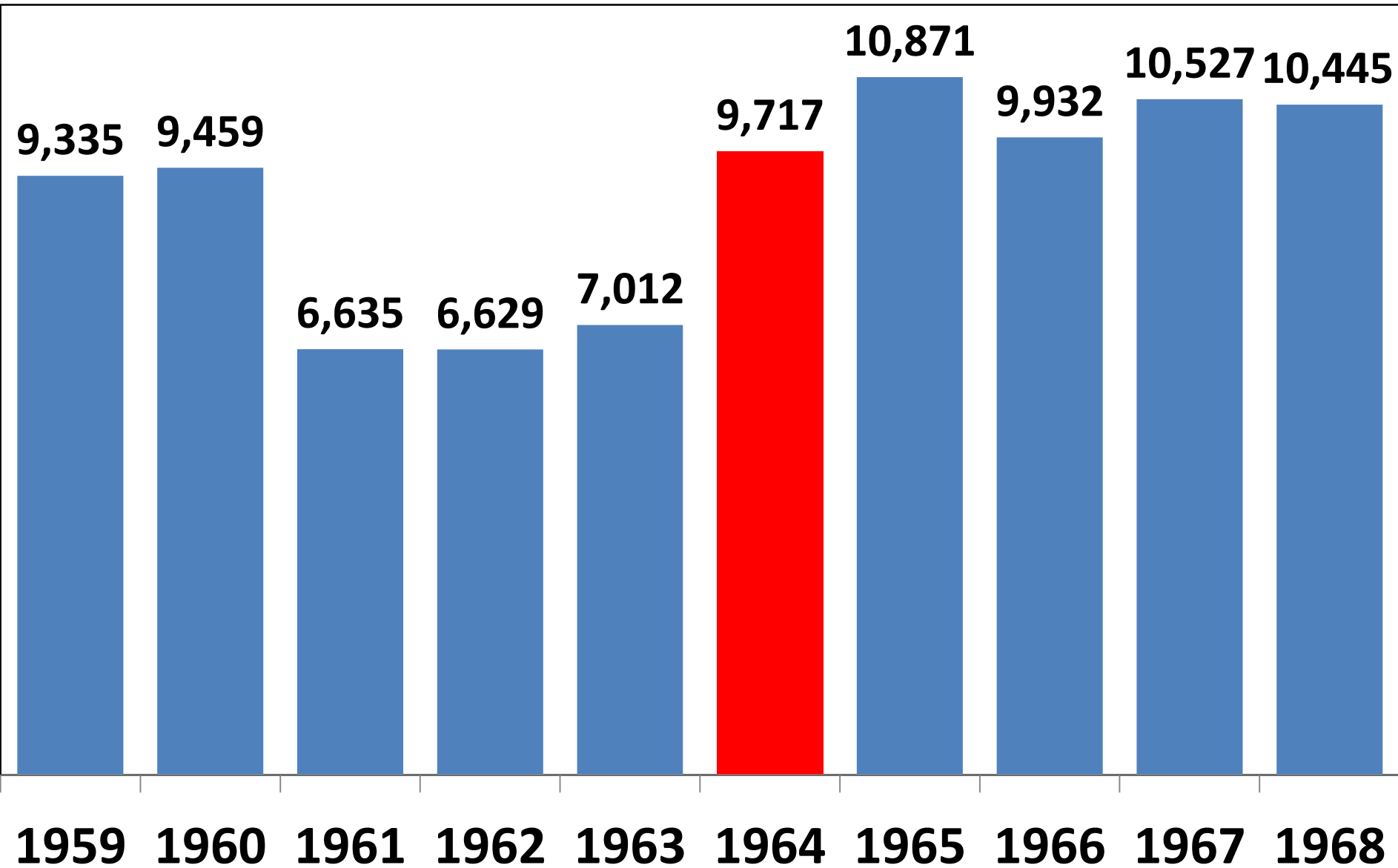


January 22nd, 2019

Neal Fried, Economist

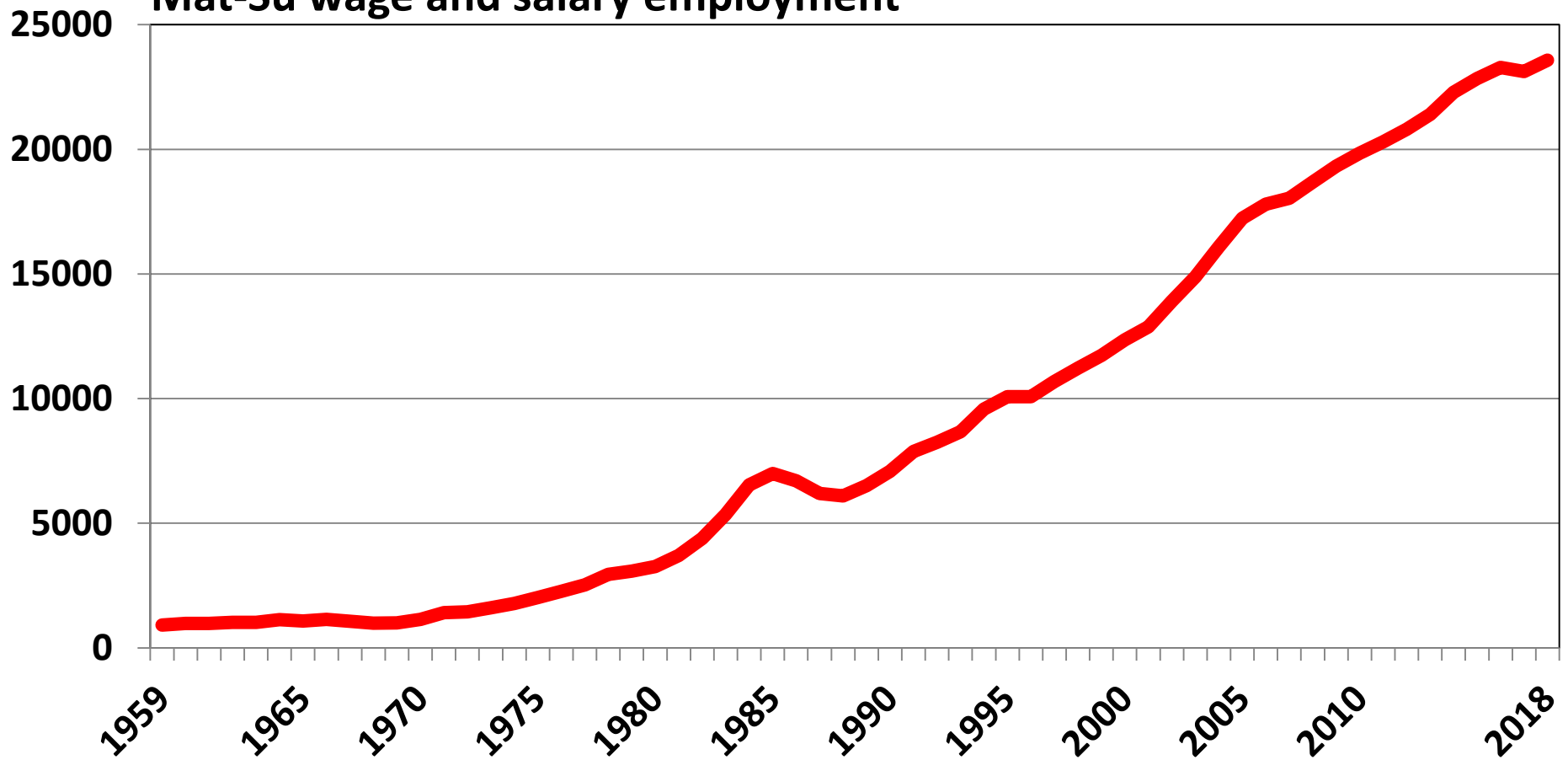
**Alaska Department of Labor and Workforce Development, Research
Section**

Alaska's Construction Employment Response To The 1964 Earthquake



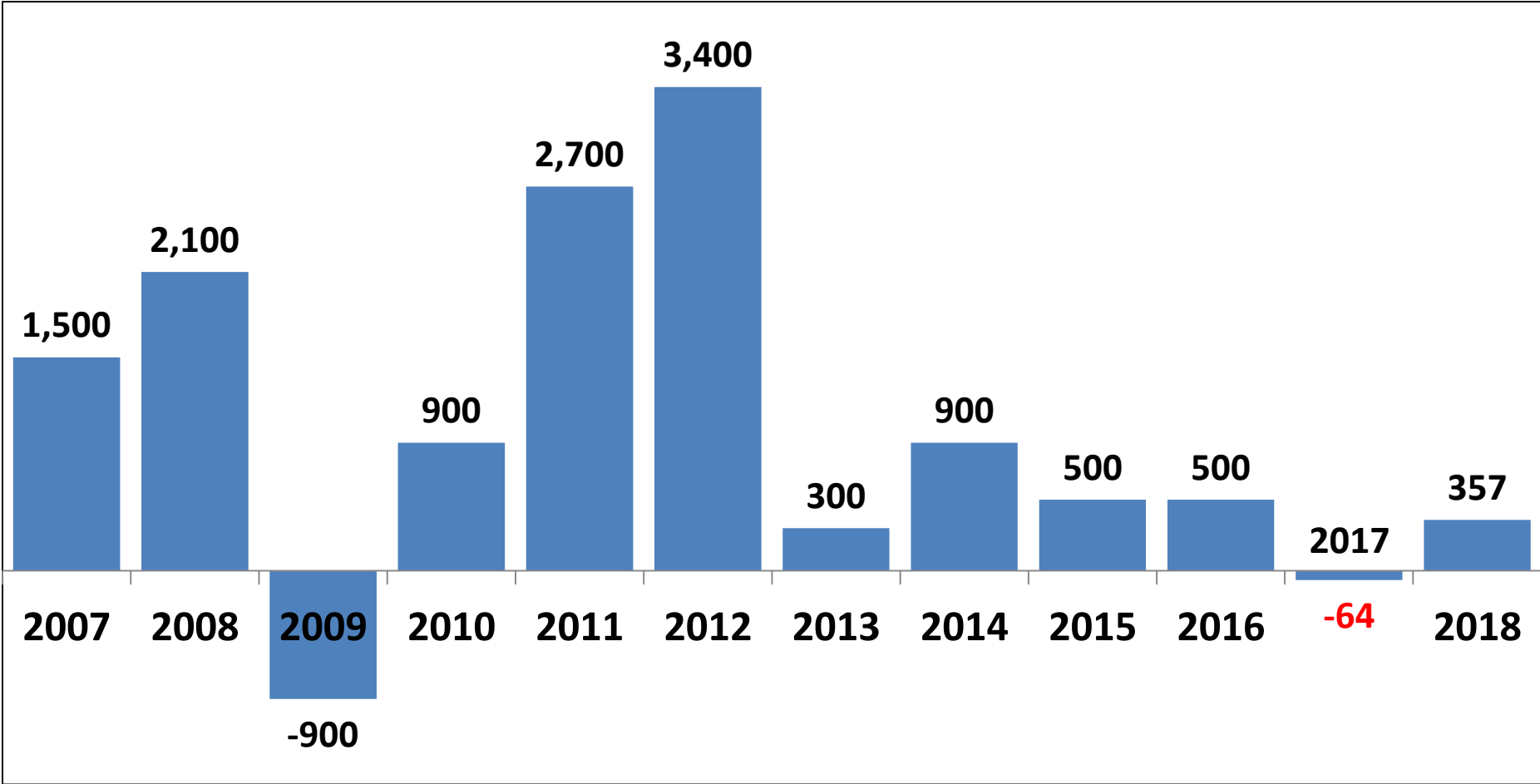
Employment Began To Fall Some In 2017, But Nice Uptick In 2018!

Mat-Su wage and salary employment

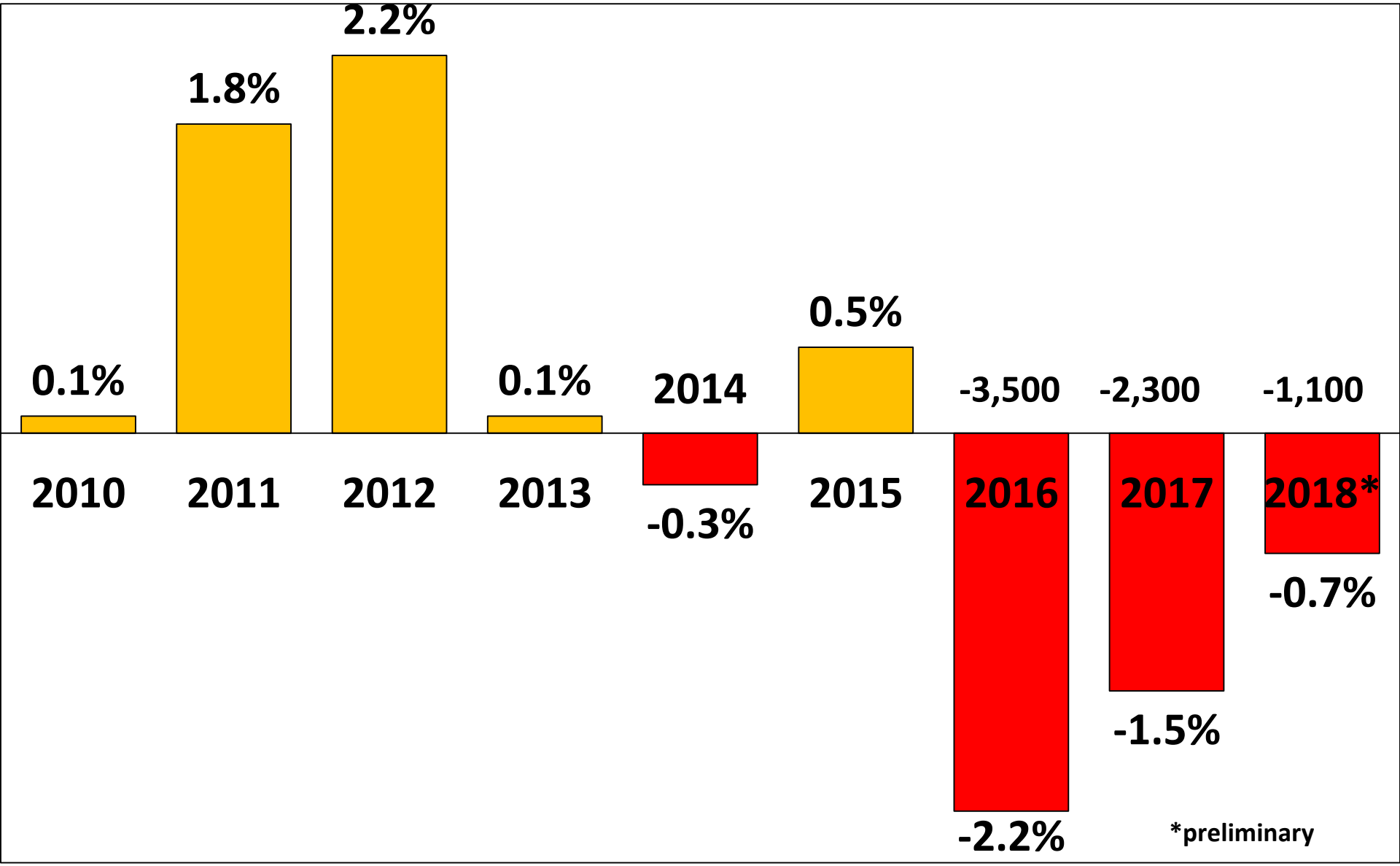


Looks Better Than Many

Annual wage and salary employment changes, Mat-Su

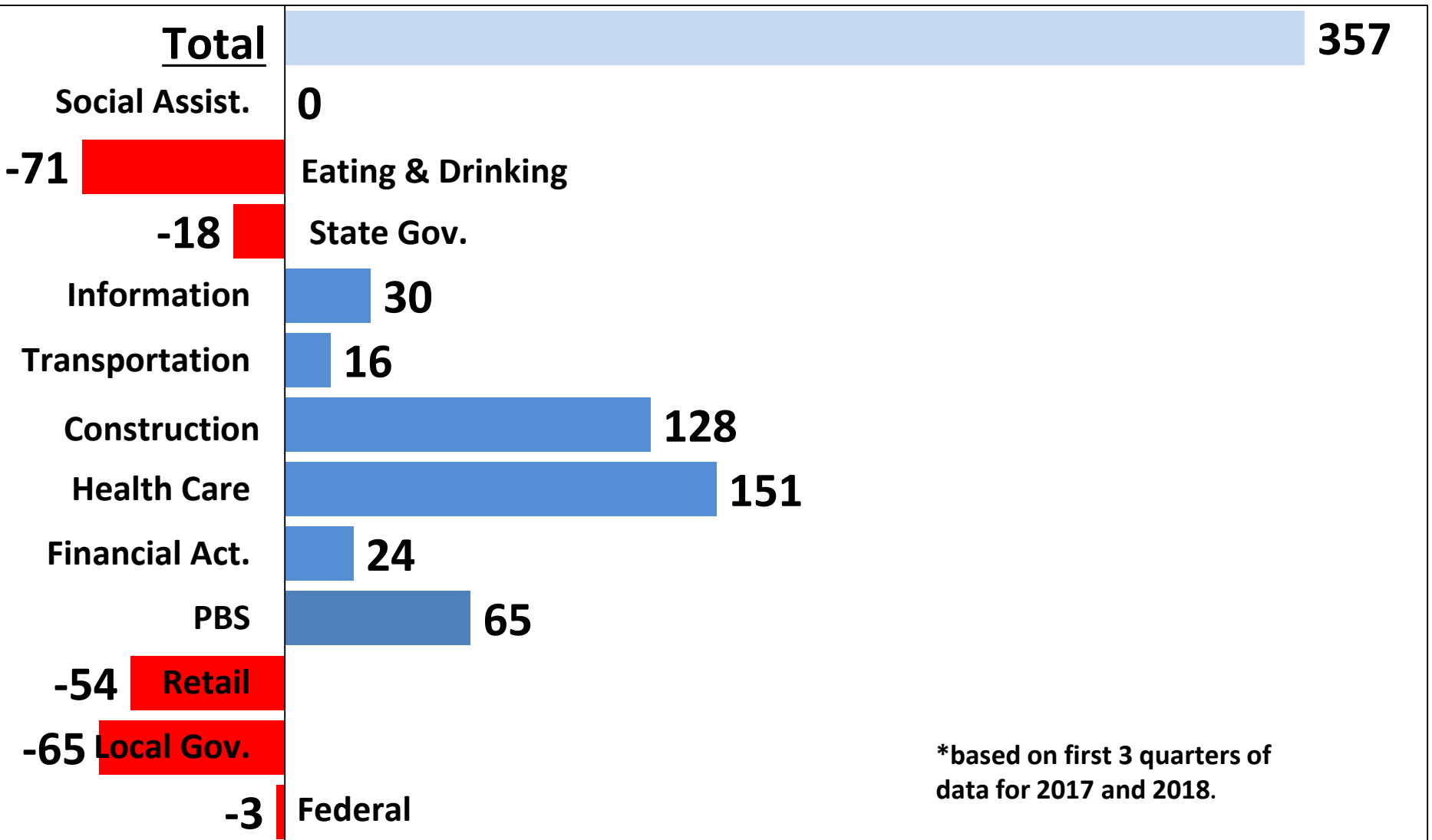


Anchorage's Workforce Got Smaller For Third Year In A Row-But Losses Were Moderating



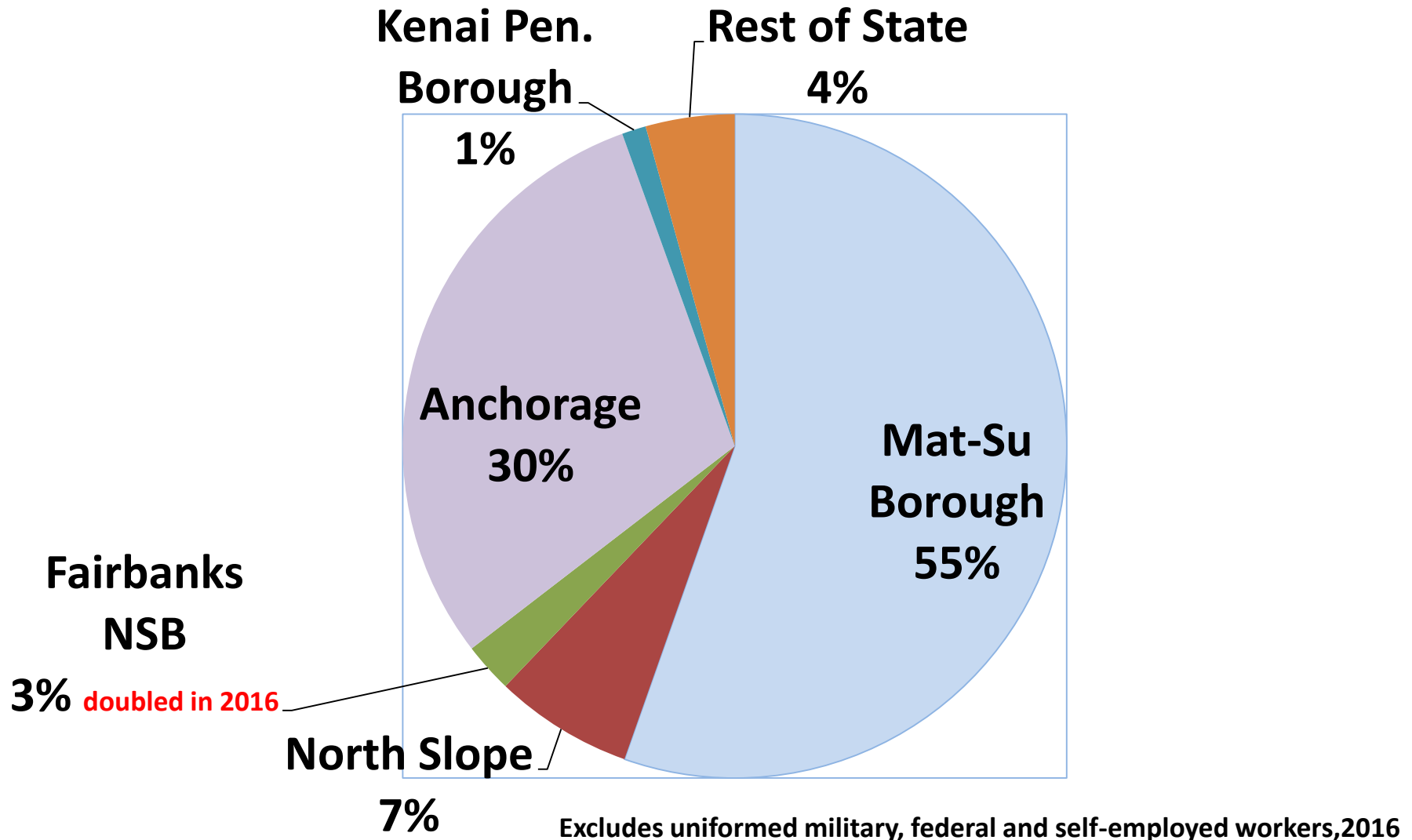
Mat-Su's Employment Gains and Losses

2017-2018* (Total Employment 23,584)

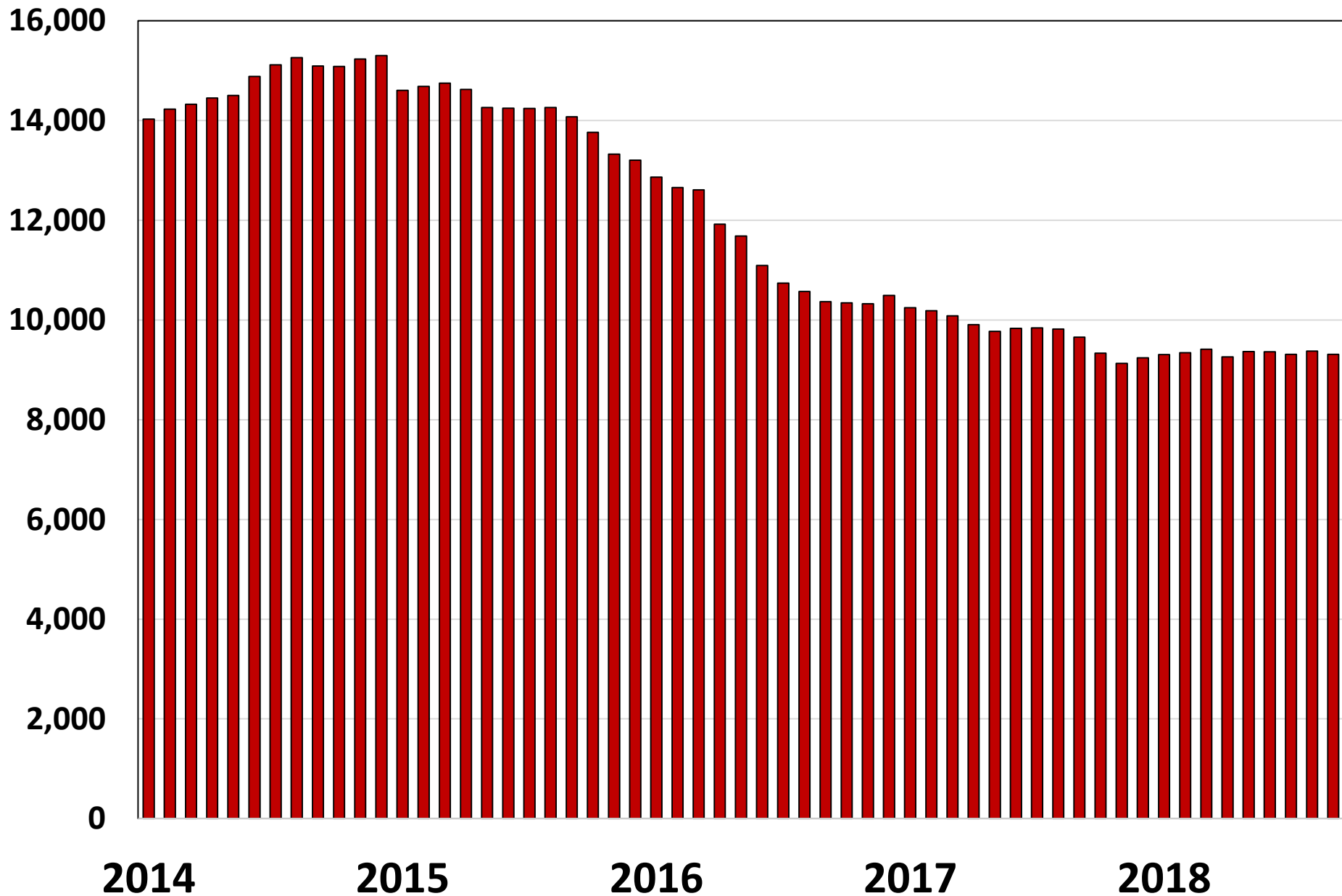


*based on first 3 quarters of data for 2017 and 2018.

Where Mat-Su Residents Work— Means More Than Ever

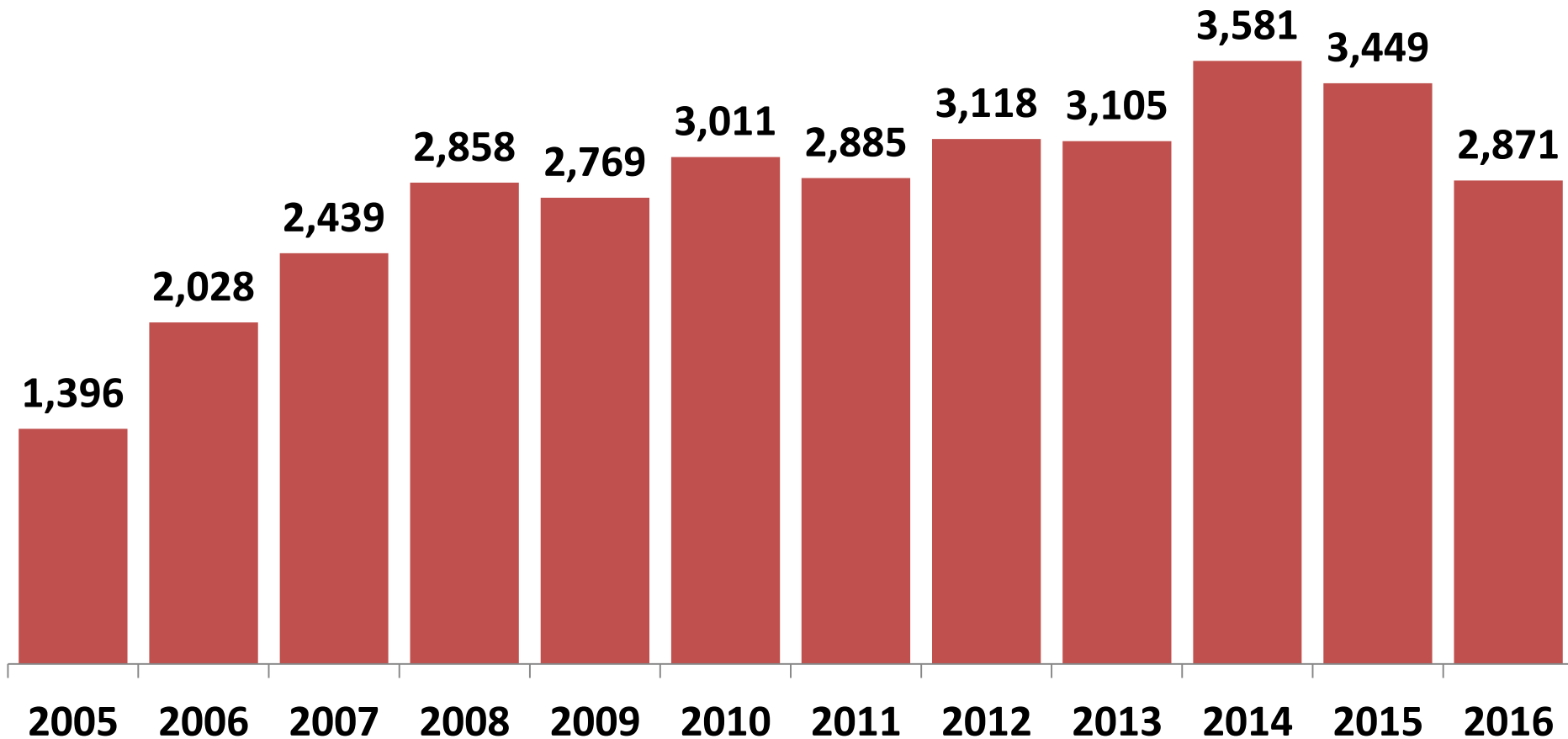


Alaska Oil Industry Employment Stabilizes



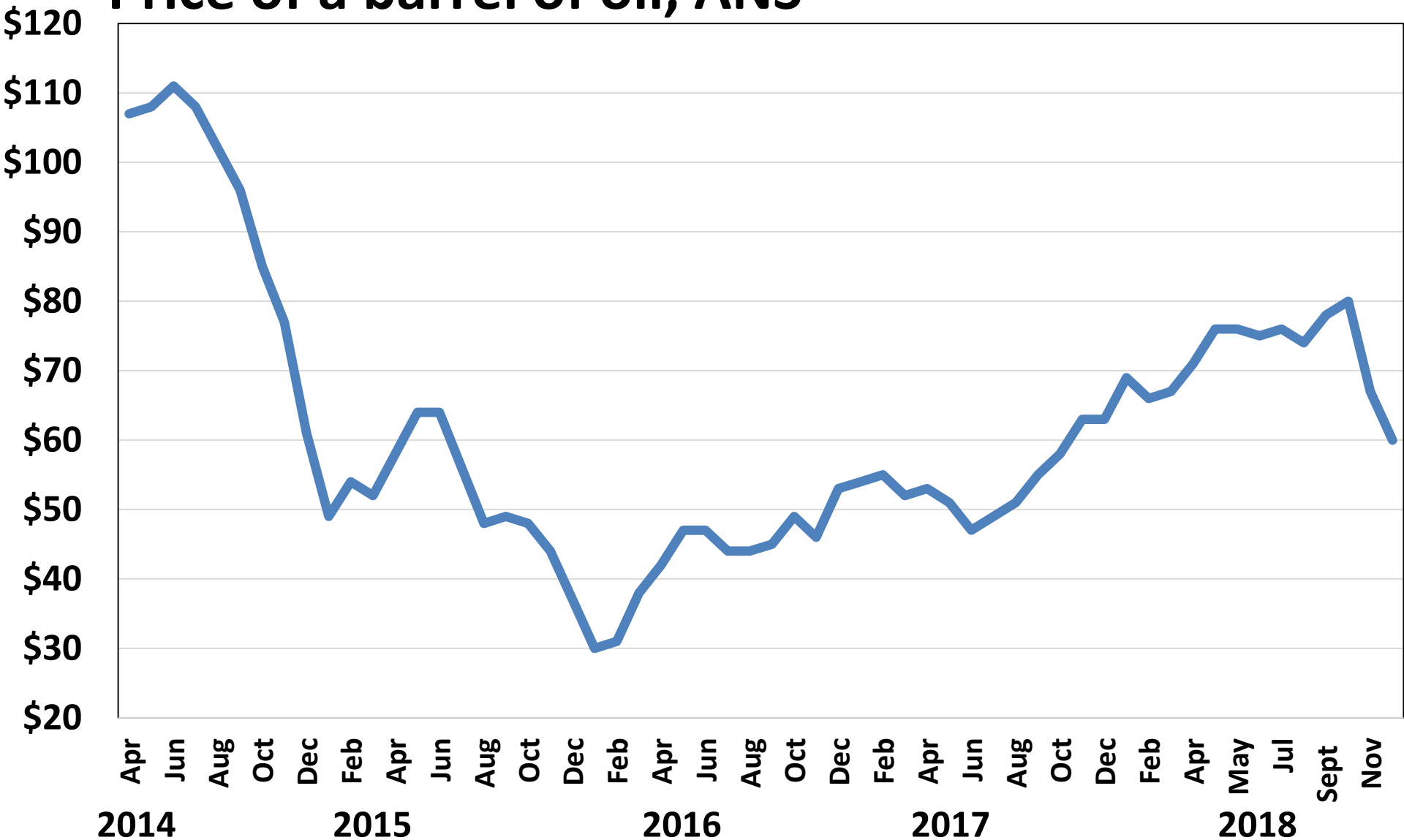
The Number of Mat-Su Residents Working On The Slope

Jobs





Mixed Story

Price of a barrel of oil, ANS






Energy

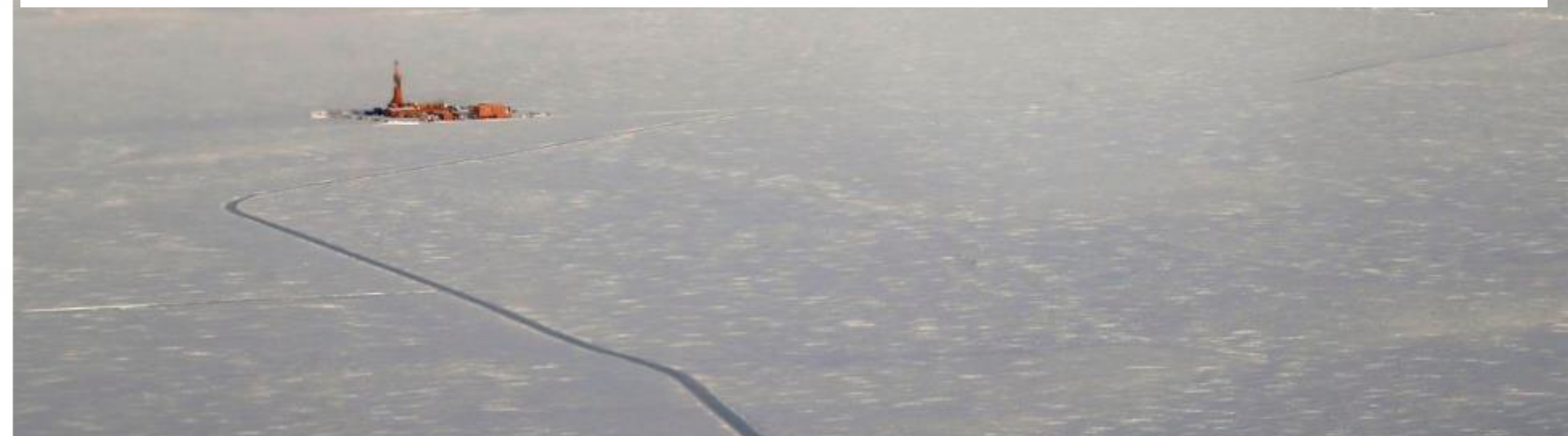
Research firm dubs Alaska's North Slope a 'super basin,' with oil production poised to surge

 Author: [Alex DeMarban](#)  Updated: 15 hours ago  Published 1 day ago

Energy

Driller boosts potential at big Alaska discovery by hundreds of millions of barrels

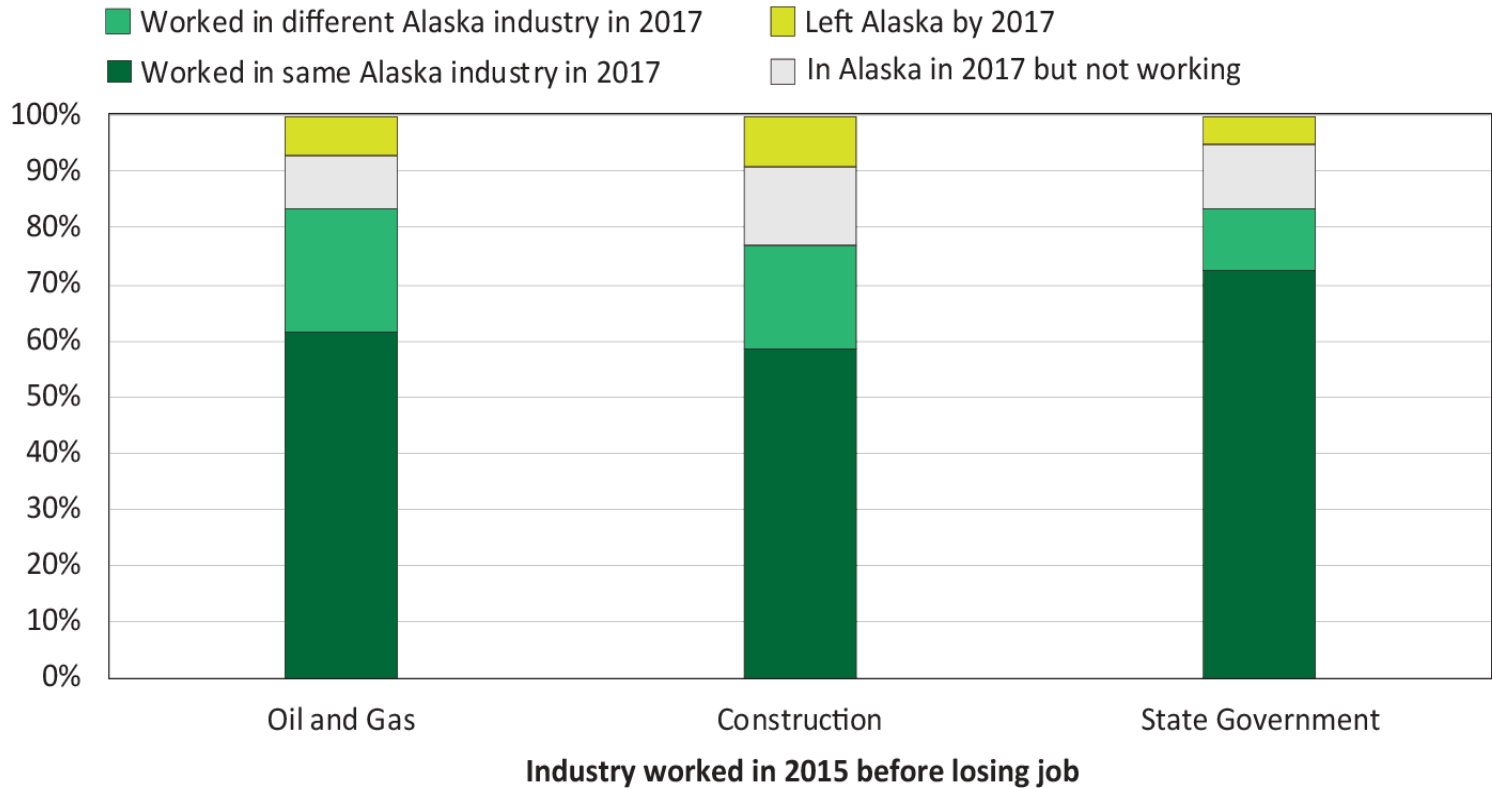
 Author: [Alex DeMarban](#)  Updated: 13 hours ago  Published 21 hours ago



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Most Who Lost Jobs Found Work in Alaska

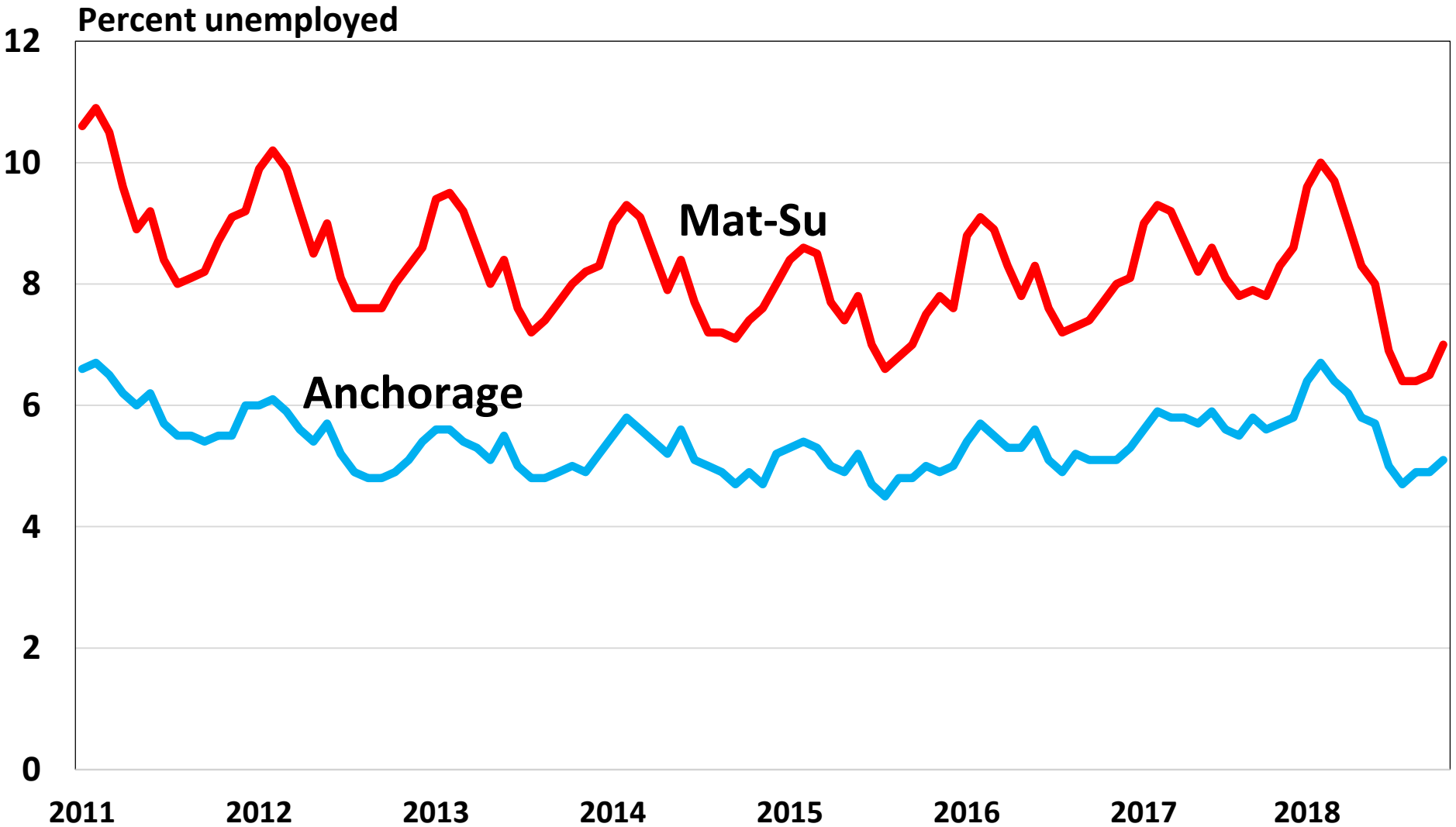
INDUSTRIES HARDEST-HIT BY STATE RECESSION, 2015 AND 2017



Note: Resident workers only

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

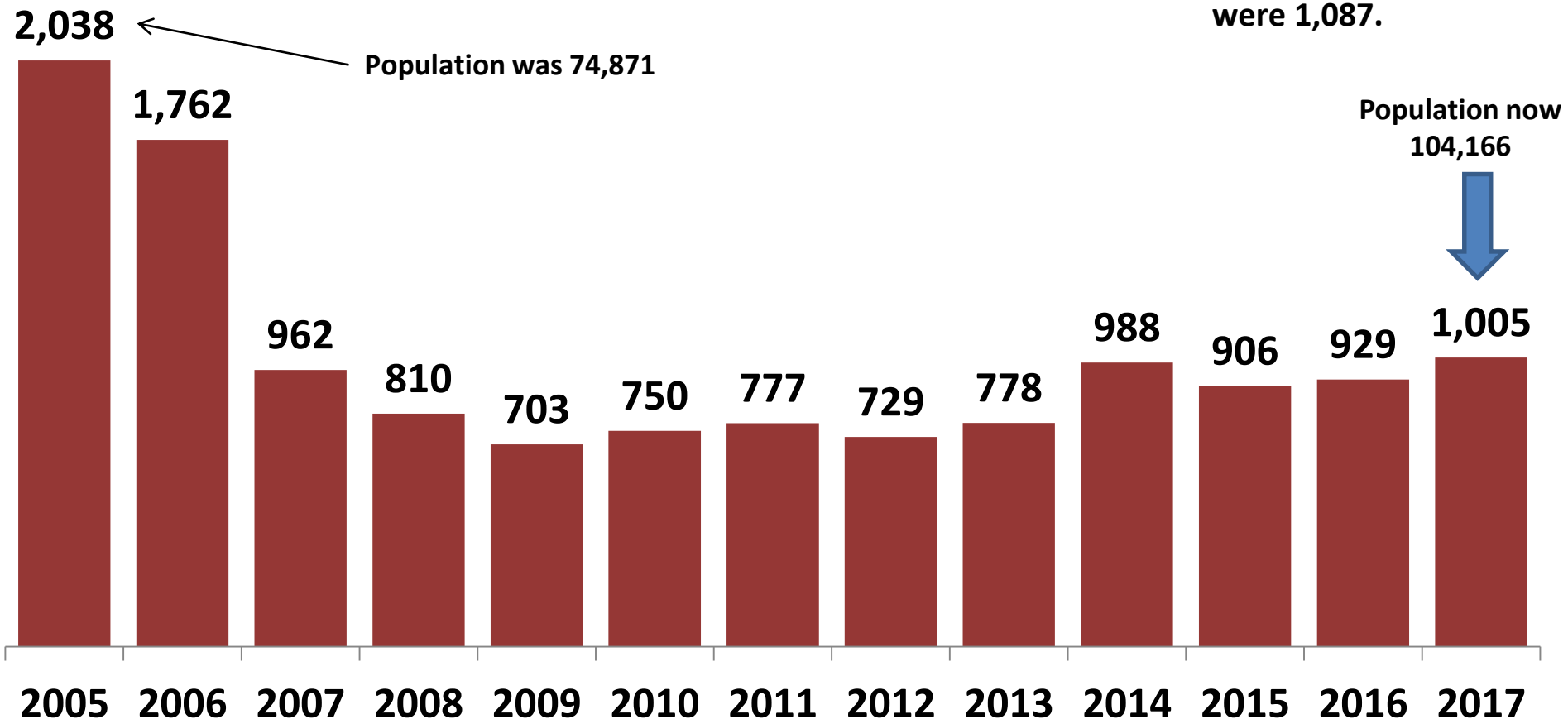
Mat-Su's Jobless Rate Has Come Down Some



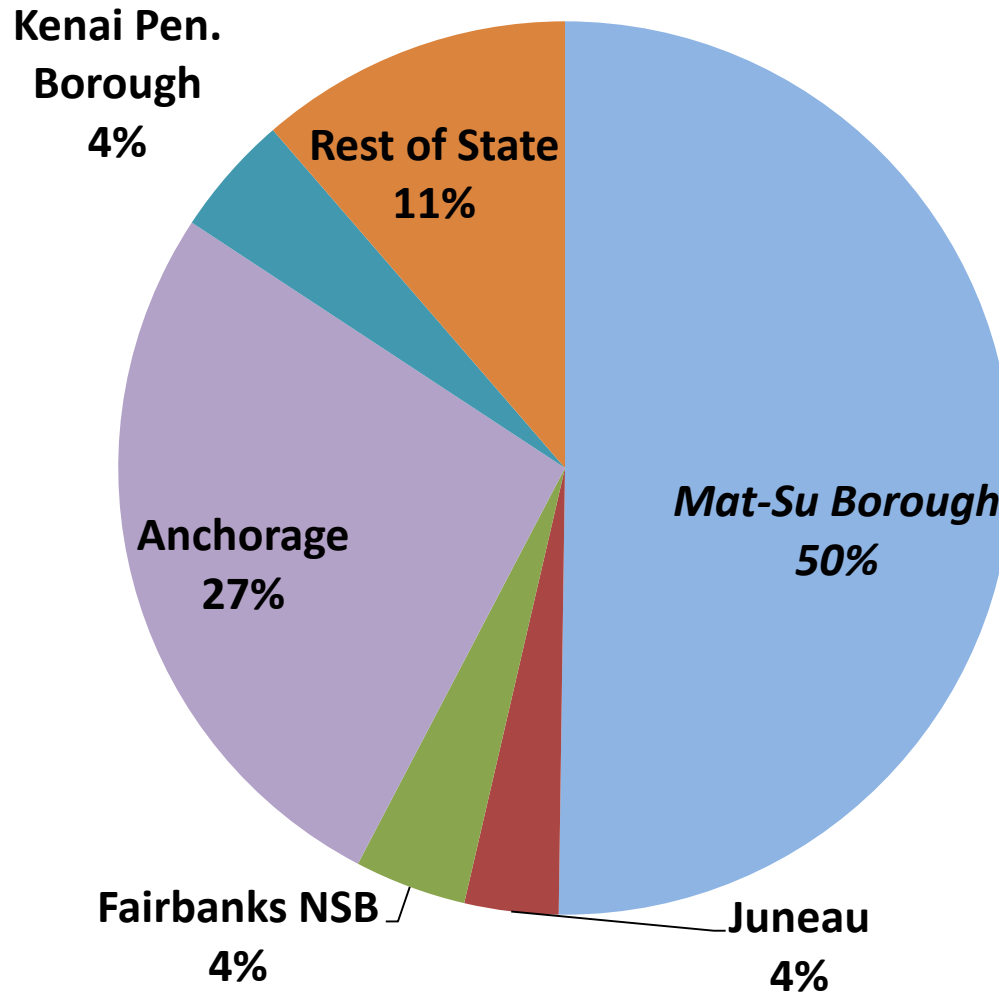
Building Permits In The Mat-Su— Nice Bump In 2017

Number of residential building units

In 1995, when Matsu population was 48,906, permits issued were 1,087.

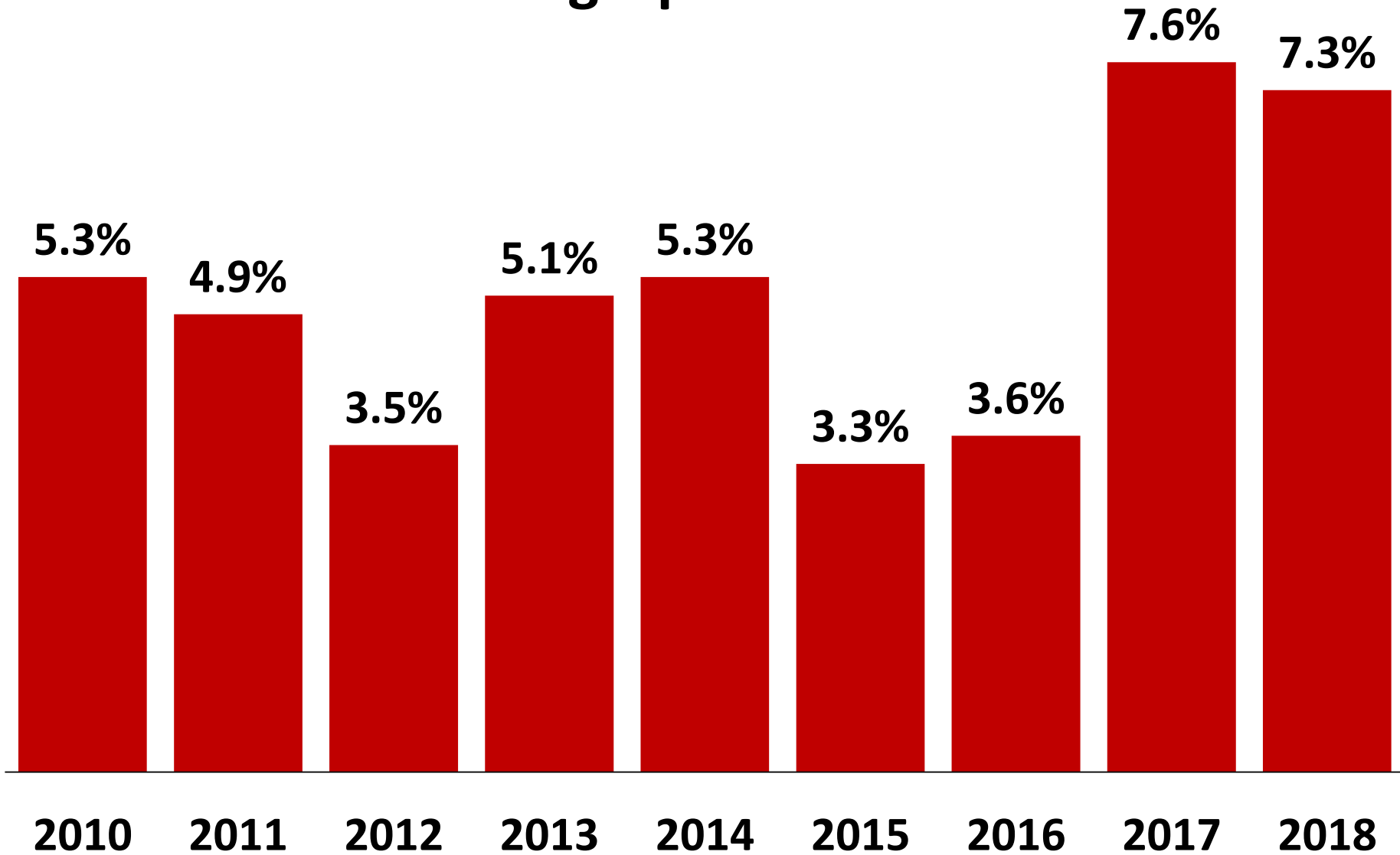


The Valley Builds Half Of The Homes In The State In 2017



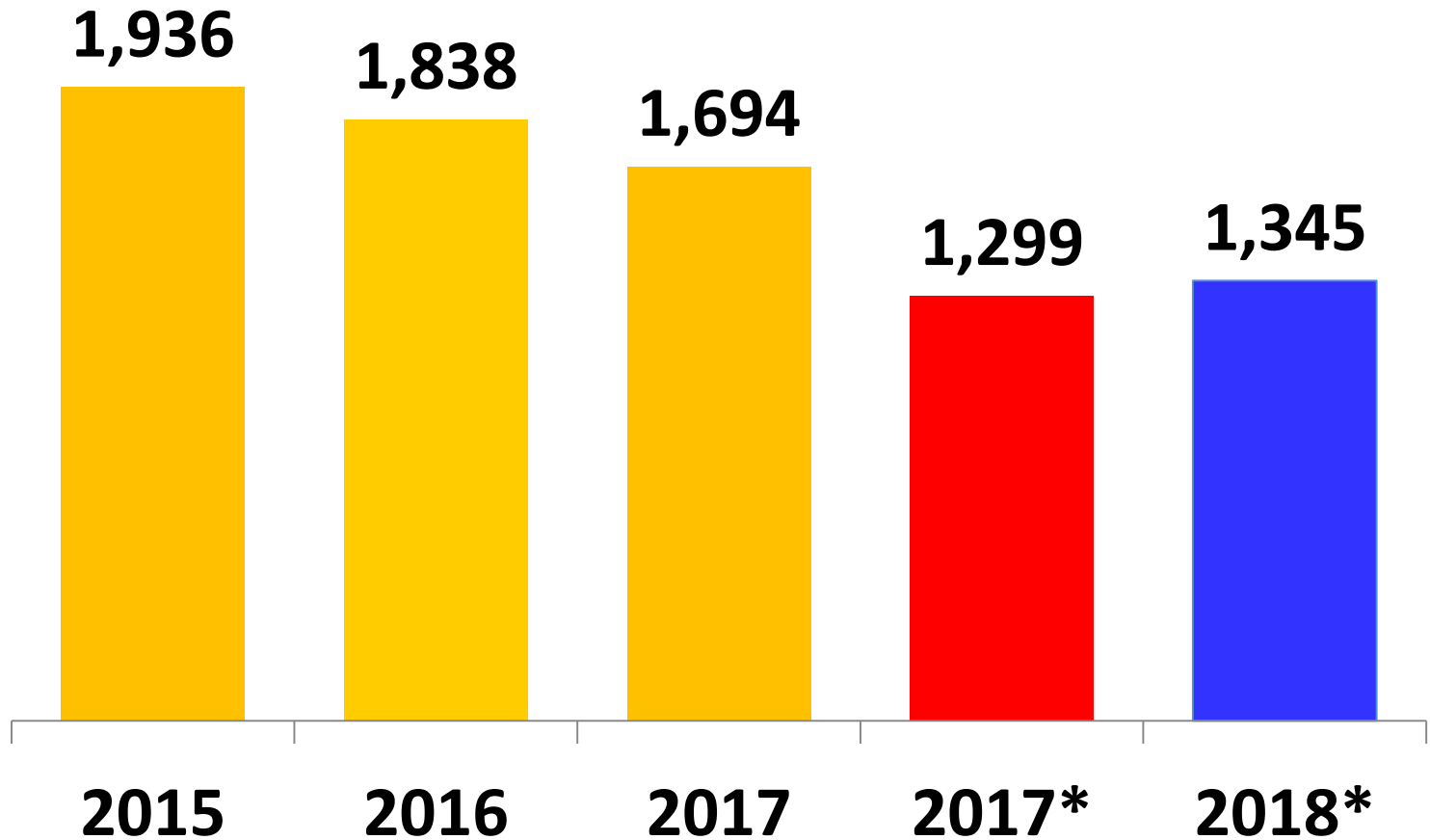
You have 14% of the state's population but built half of the new housing in 2017.

Residential Vacancy In Mat-Su Are Trending Upwards Some



Home Sales In The Valley Have Not Changed Much

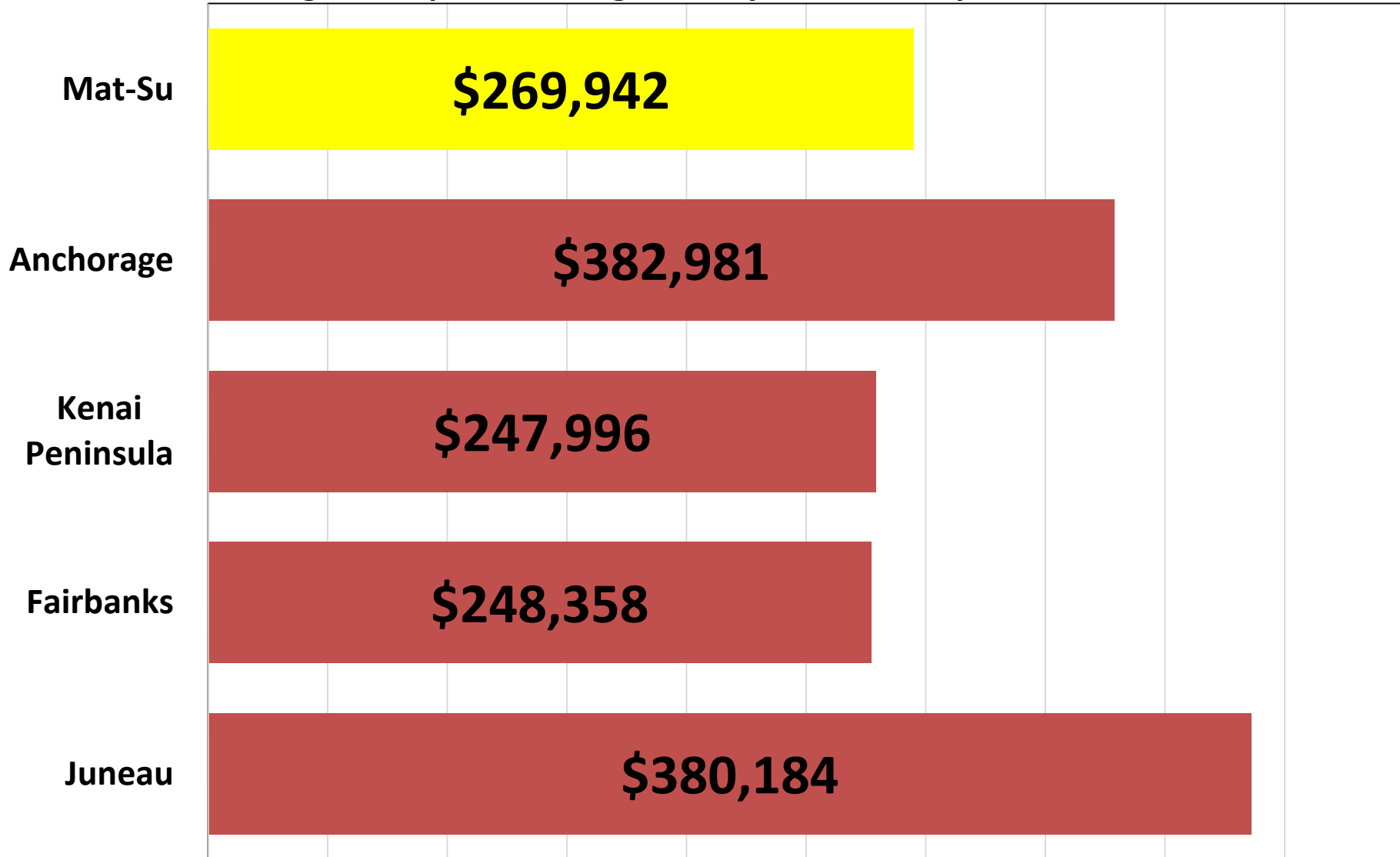
Mat-Su single family home sales, MLS



*1st three quarters

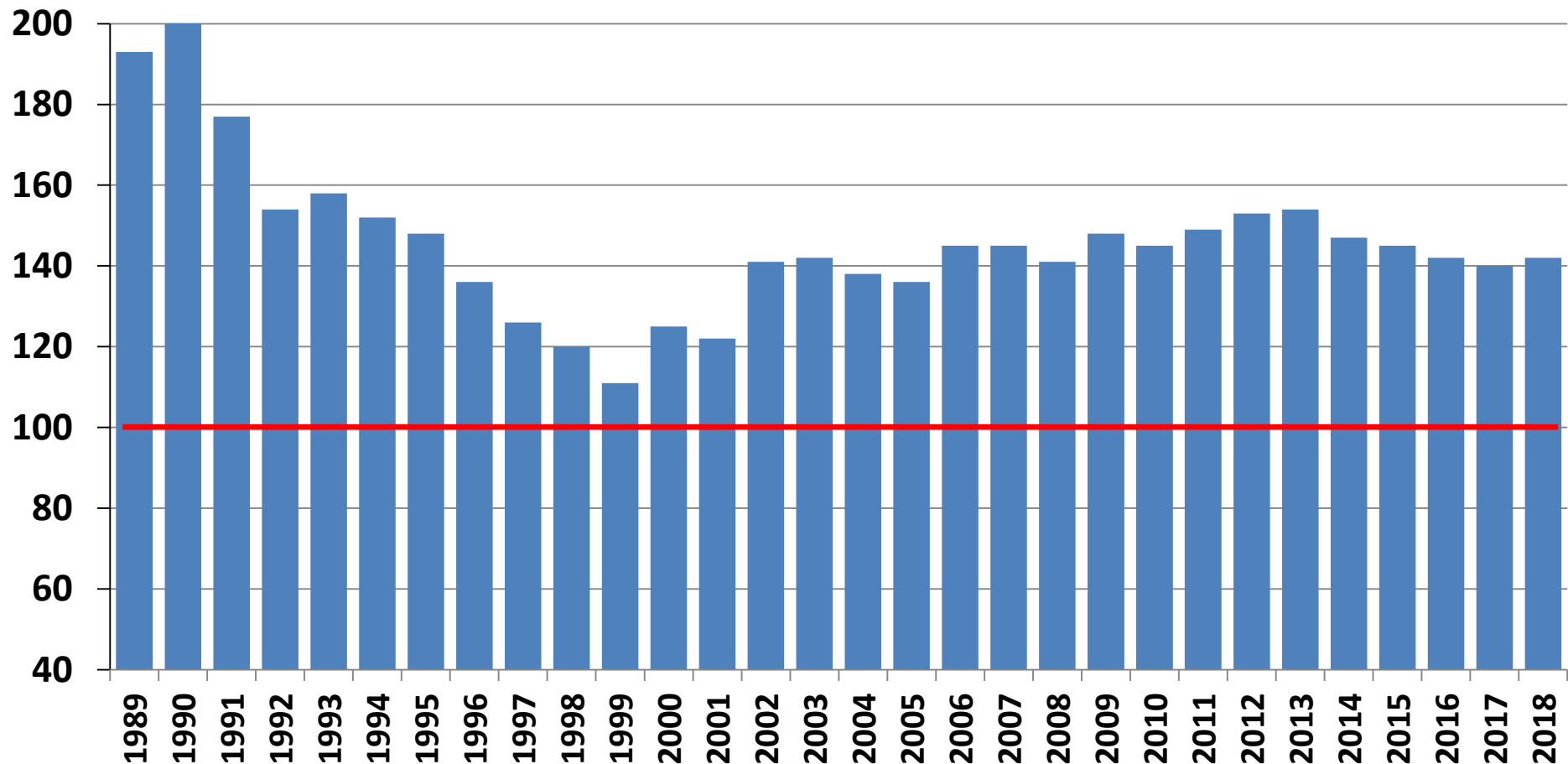
A Strong Economic Selling Point of The Mat-Su

Average sales prices of single-family home, 3rd quarter 2018

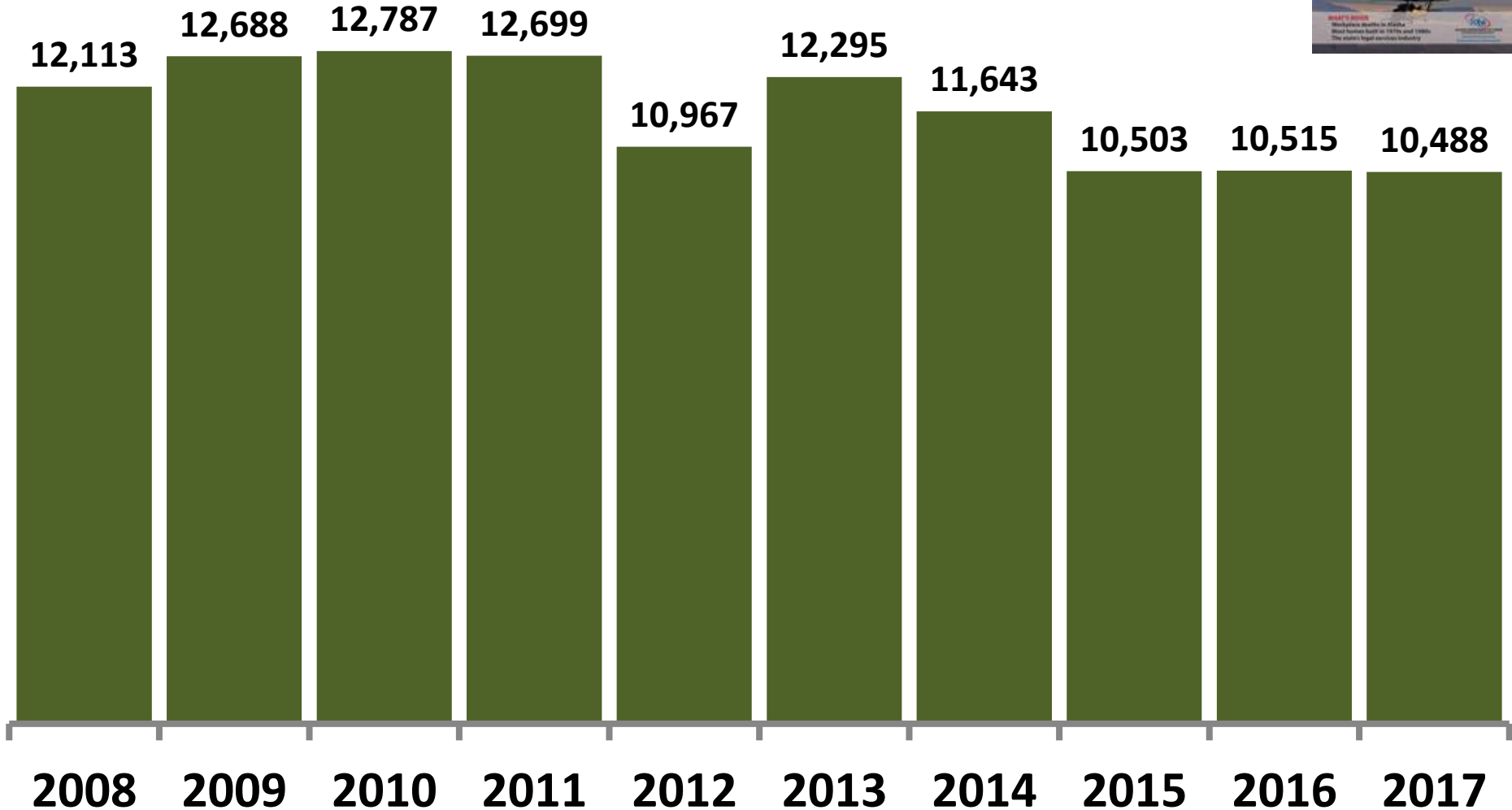


The Valley Housing Price Advantage Has Changed Little Since The Early 2000's

Ratio of single family home price-Anchorage/Mat-Su

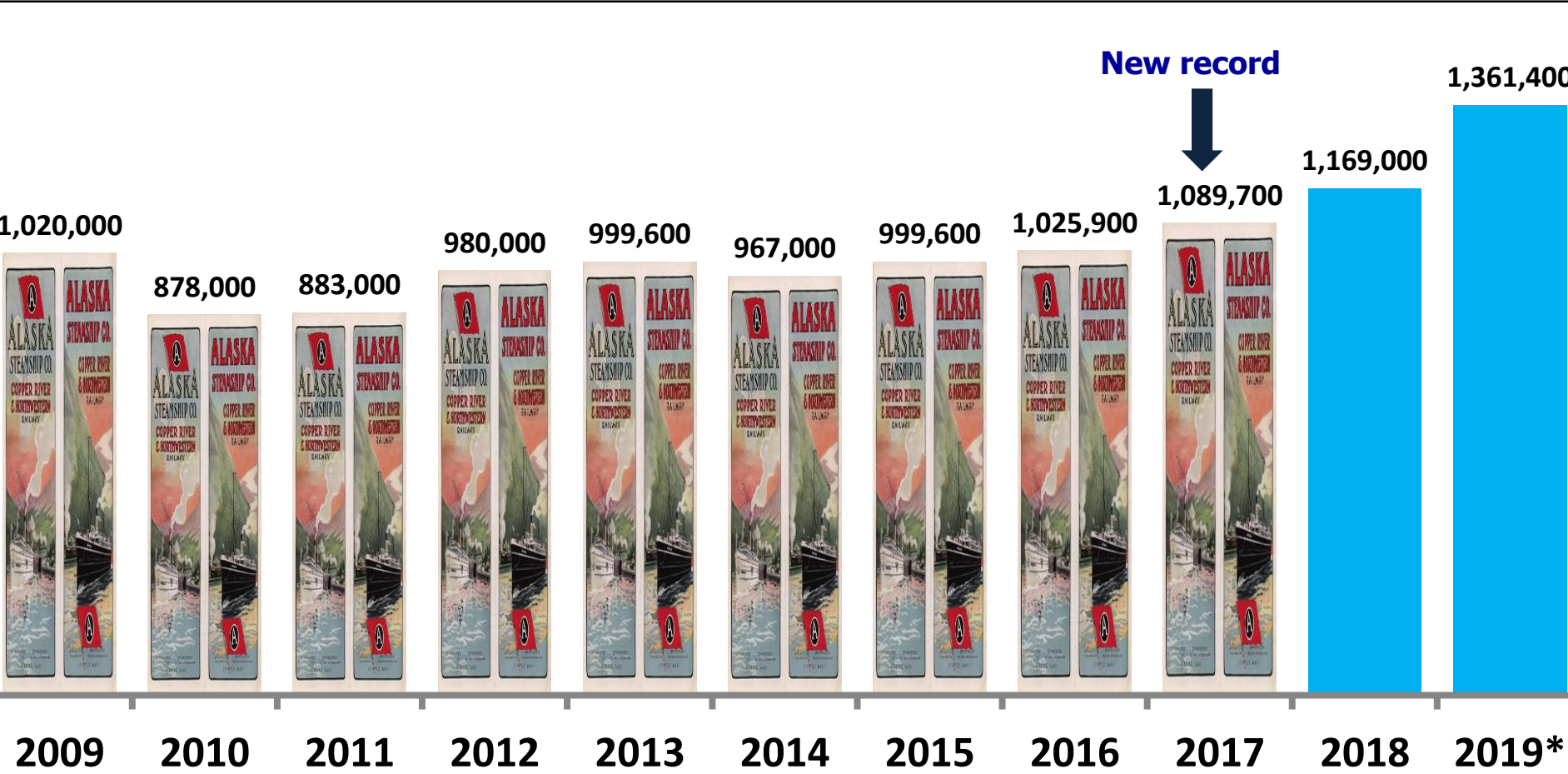


Anchorage Uniformed Military Numbers Remain Stable



Cruise ship Passengers Are Coming Back In Boatloads

Number of cruise ship passengers in AK



New record



Source: CILA

*projected

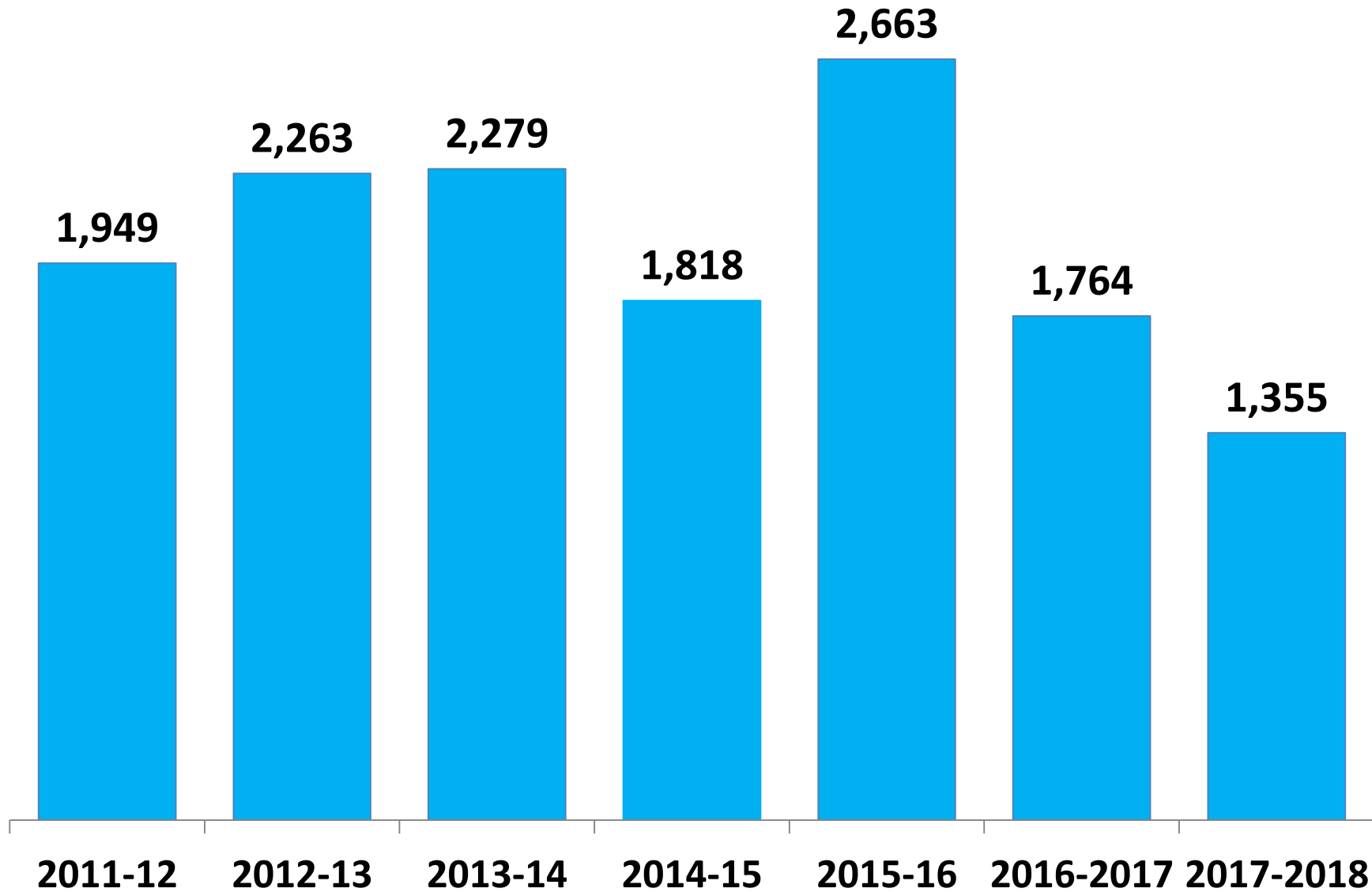
A Pretty Attractive Income Picture

Ranking	State	Median Household Income- 2017
	Anchorage	\$79,166
	Mat-Su	\$69,121
1	Maryland	\$78,916
2	New Jersey	\$76,475
3	Alaska	\$76,144
4	Hawaii	\$74,923
5	Massachusetts	\$74,167
	U.S.	\$57,652 <small>Source: U.S Census</small>

Mat-Su Population Grew Again In 2107

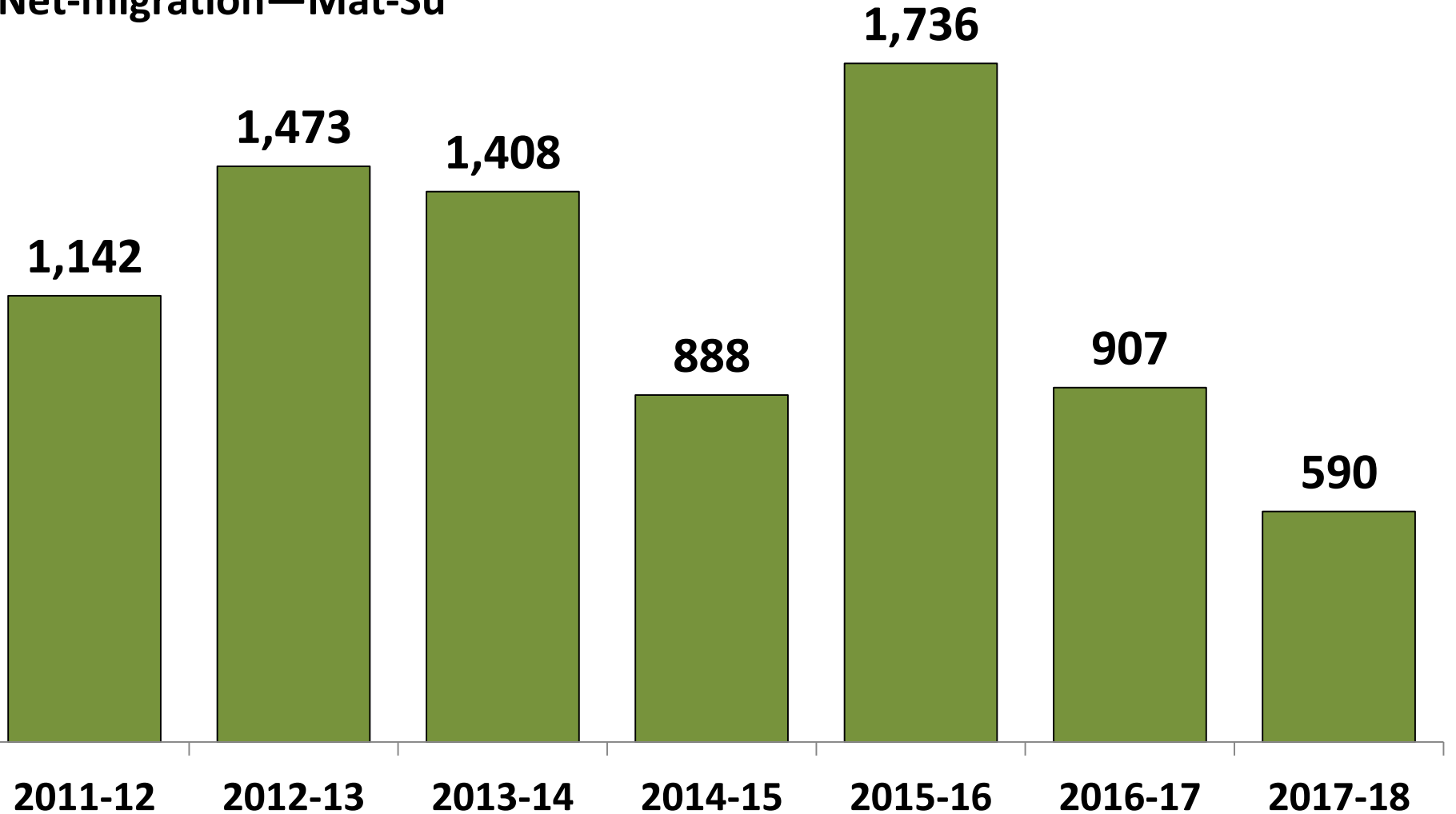
(2018 population was 105,743)

Annual gains



The Valley Is The Only Place In AK That Continues To Gain Population VIA Migration— But Lowest Since 1993-1994

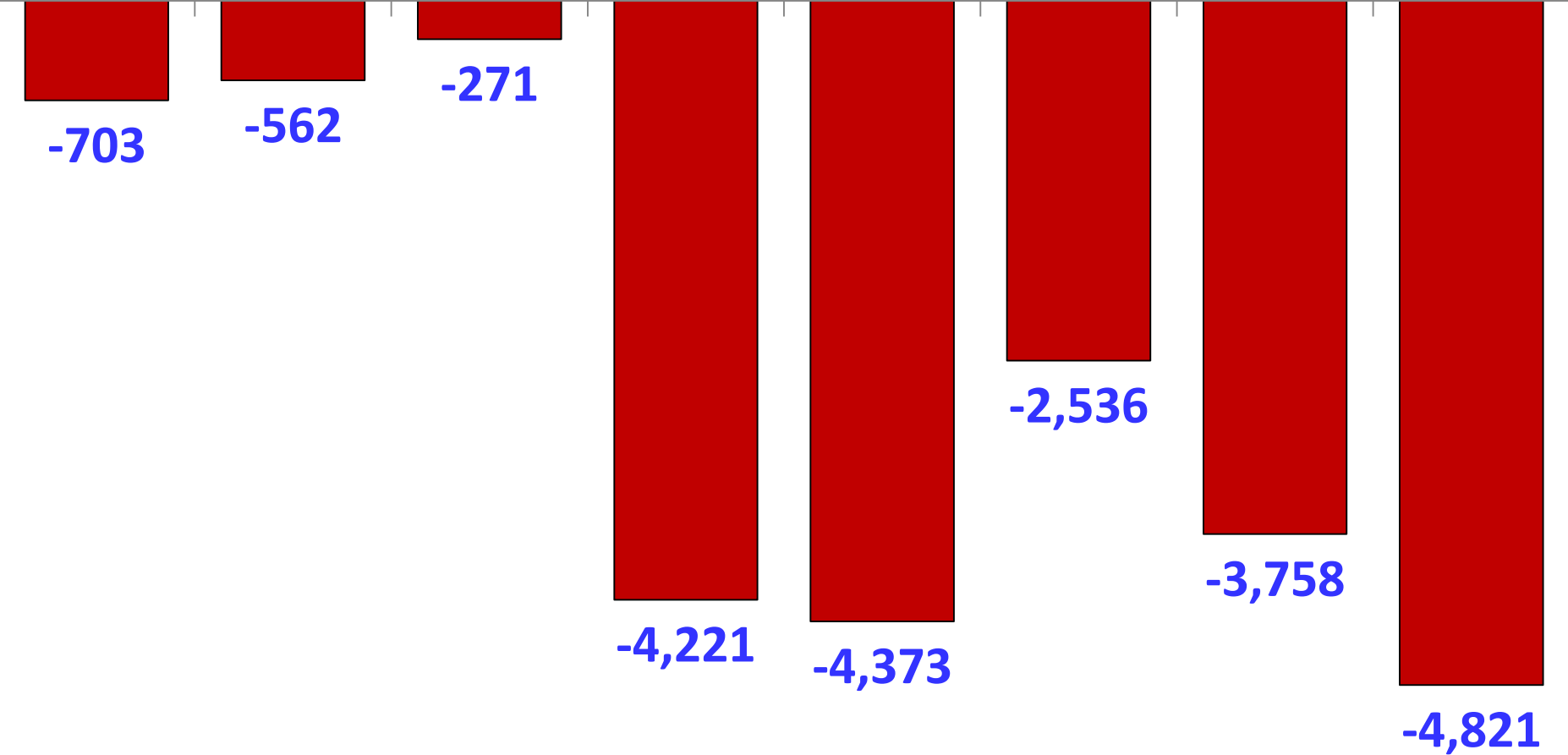
Net-migration—Mat-Su



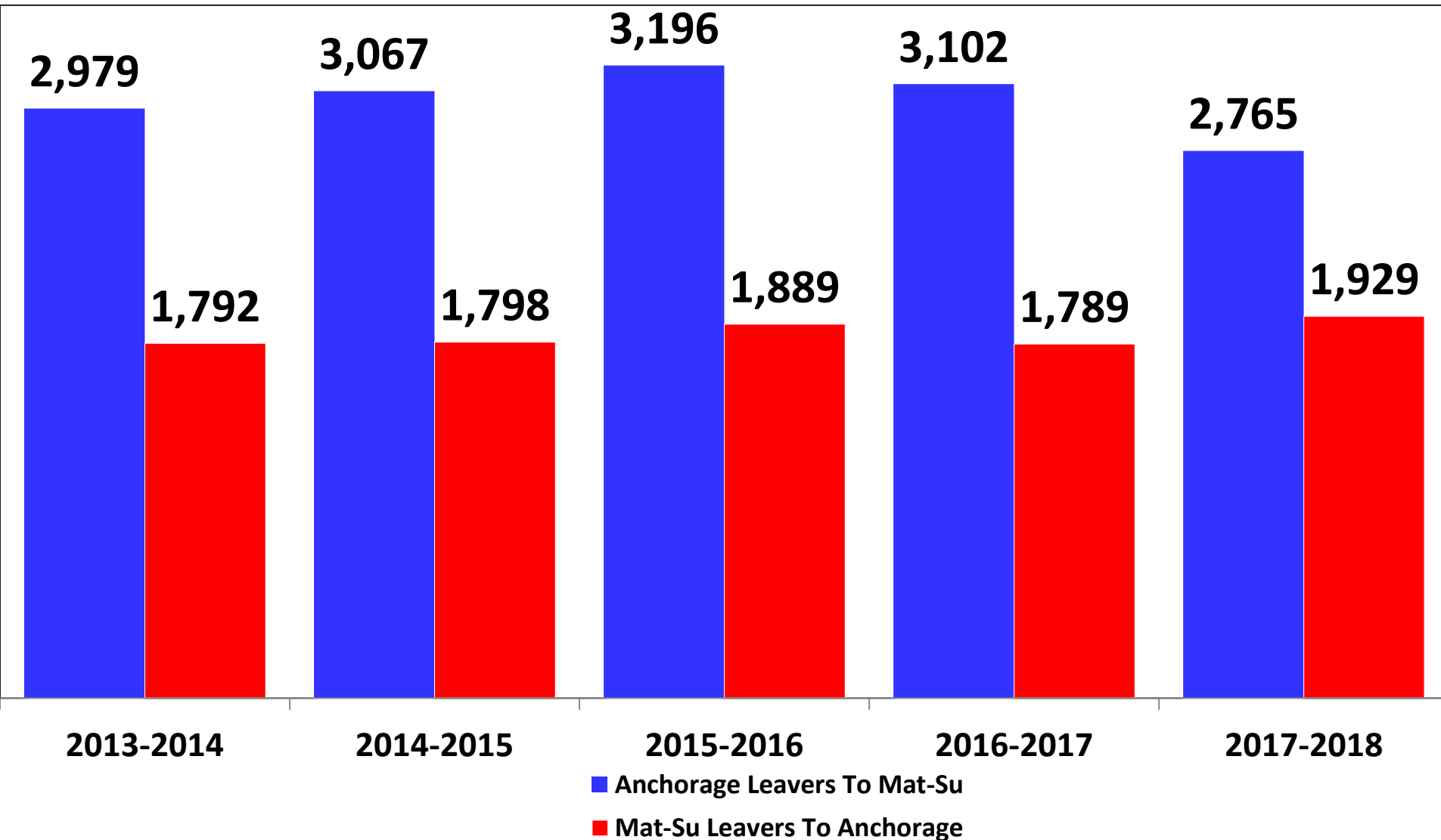
A “Little” Different For Anchorage

Net-migration--Anchorage

2010-11 2011-12 2012-13 2013-14 2014-15 2015-16 2016-17 2017-18

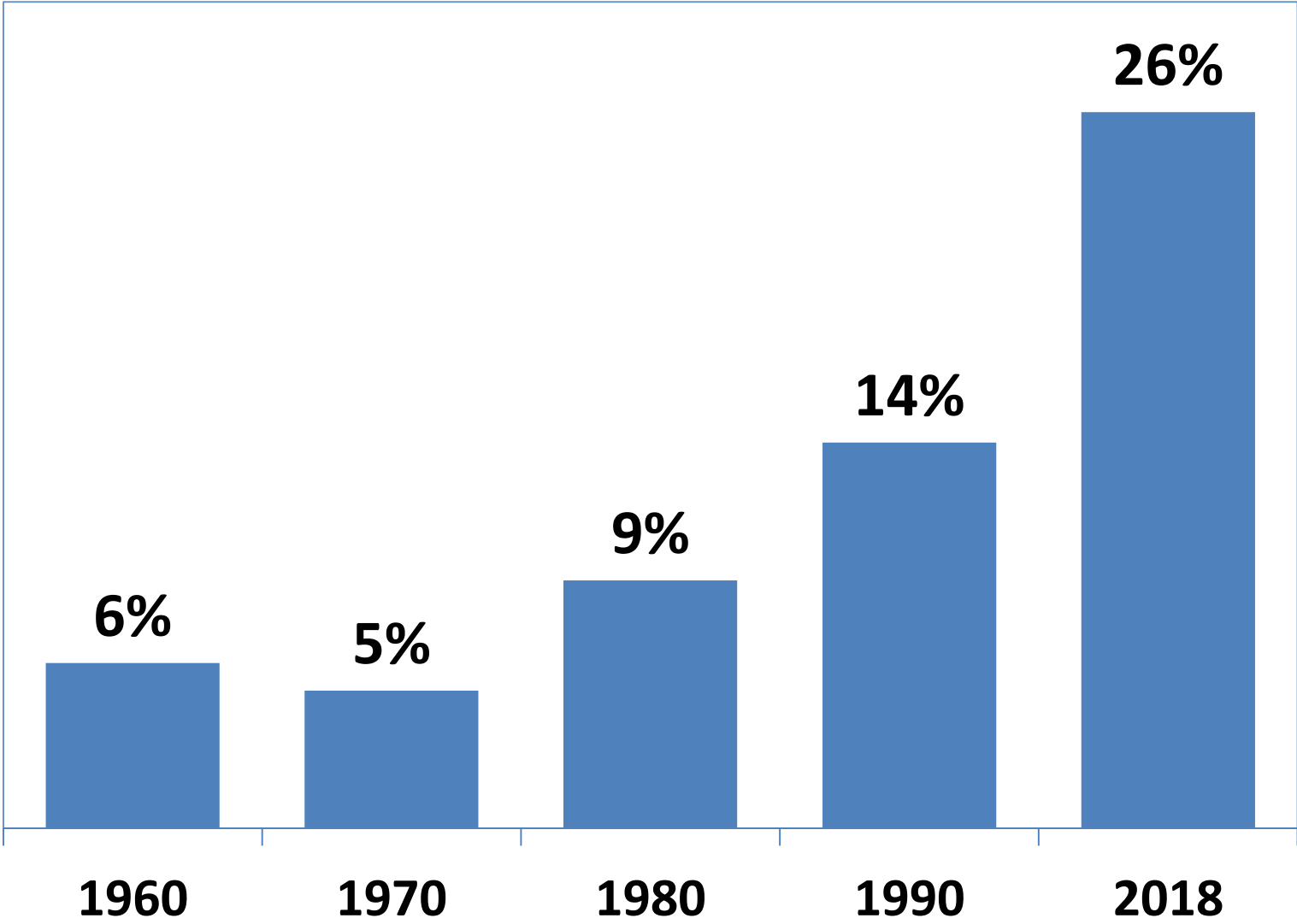


Mat-Su Big Net Gainer In Annual Migration Between Anchorage And The Mat-Su



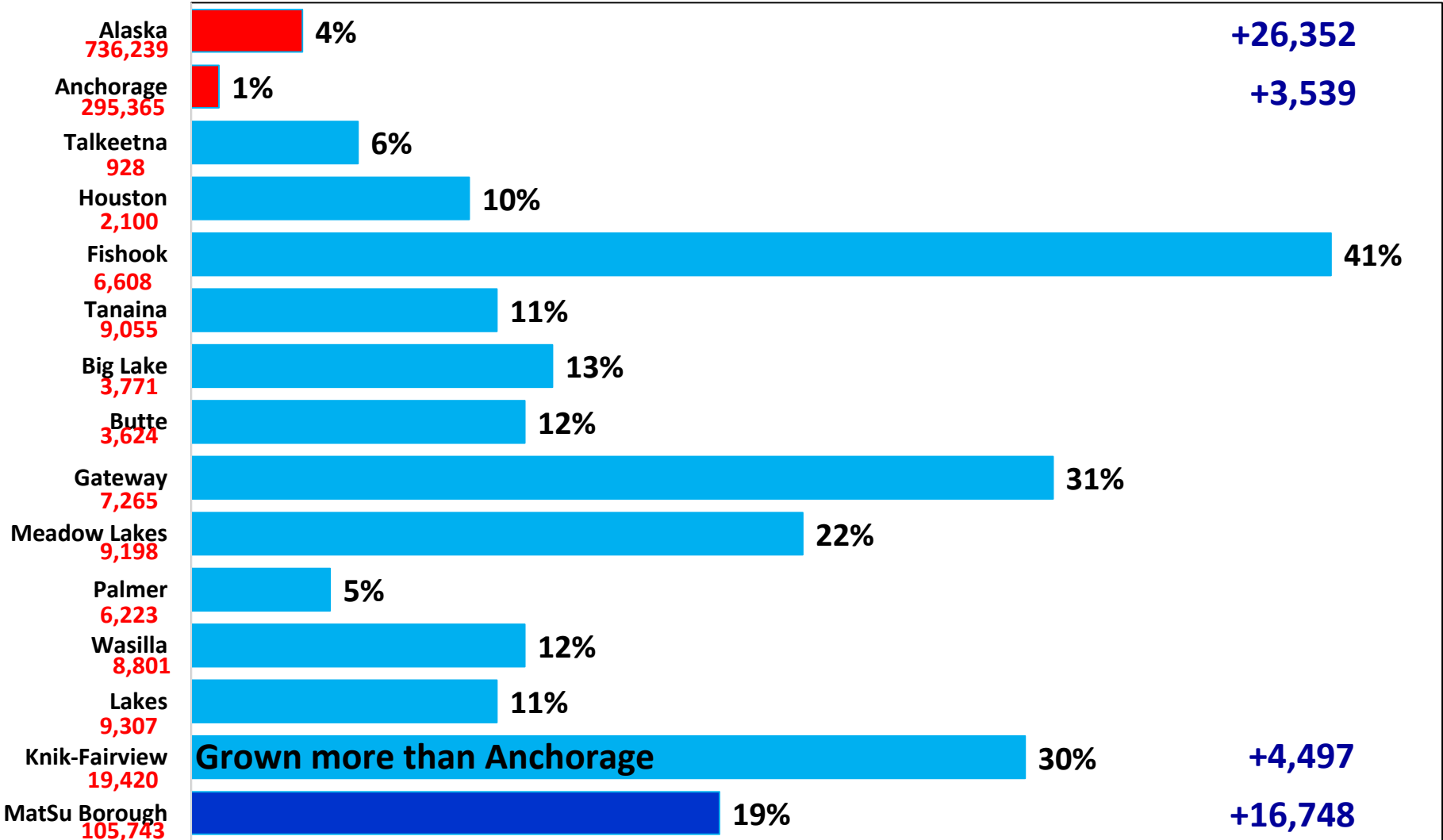
The Mat-Su Population Represents More Than A Quarter Of the Anchorage/Mat-Su Region's

Percent Mat-Su population of Anchorage/Mat-Su region



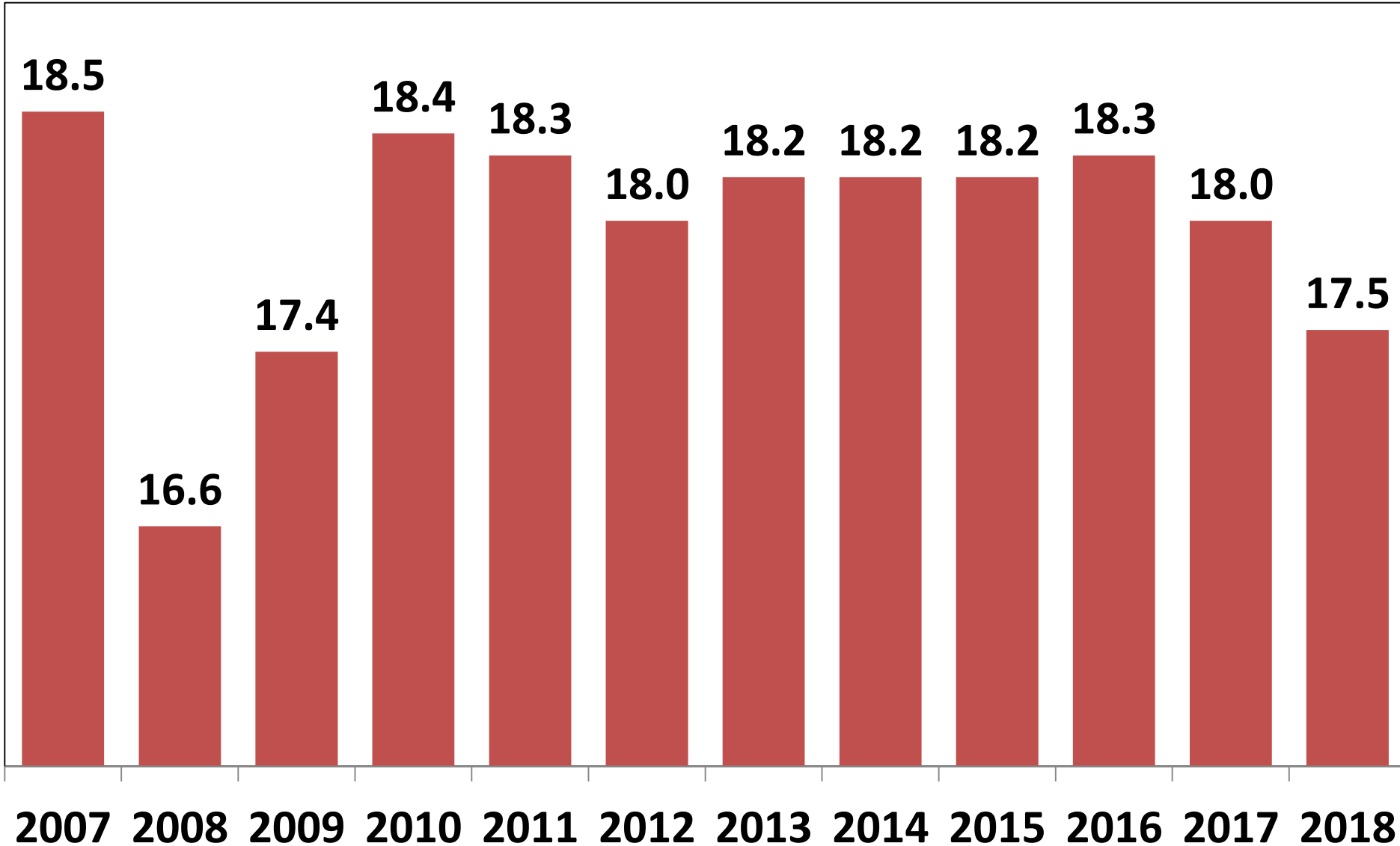
The Valley-Always The Outlier

Population growth 2010-2018



Alcohol Consumption In Alaska--Any Pattern?

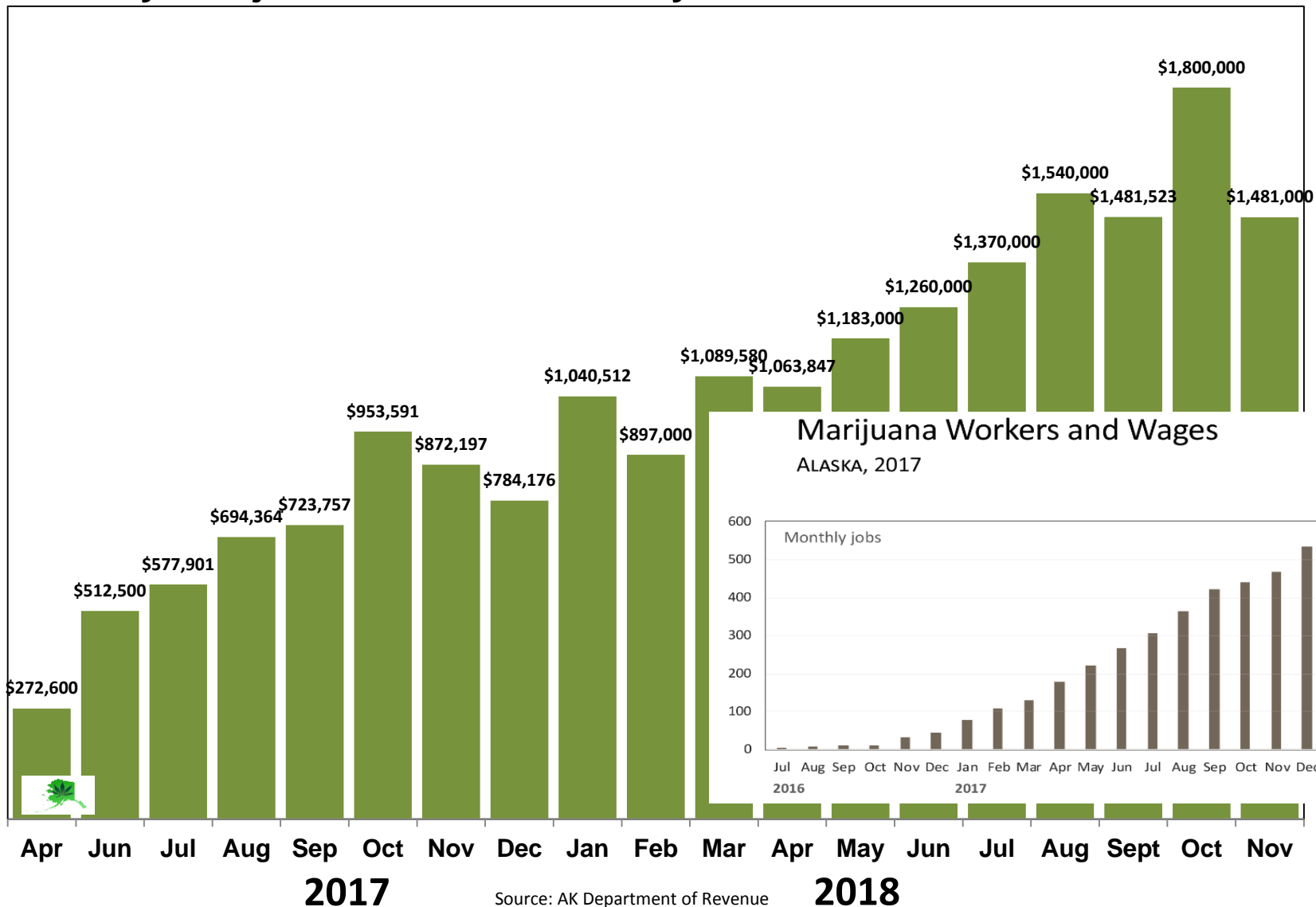
Millions of gallons of beer, wine and liquor consumption in AK



Source: AK Department of Revenue FY

Another “Budding Growth” Industry —But Revenues Not Going to Get “High” Enough To Bail Out the Economy

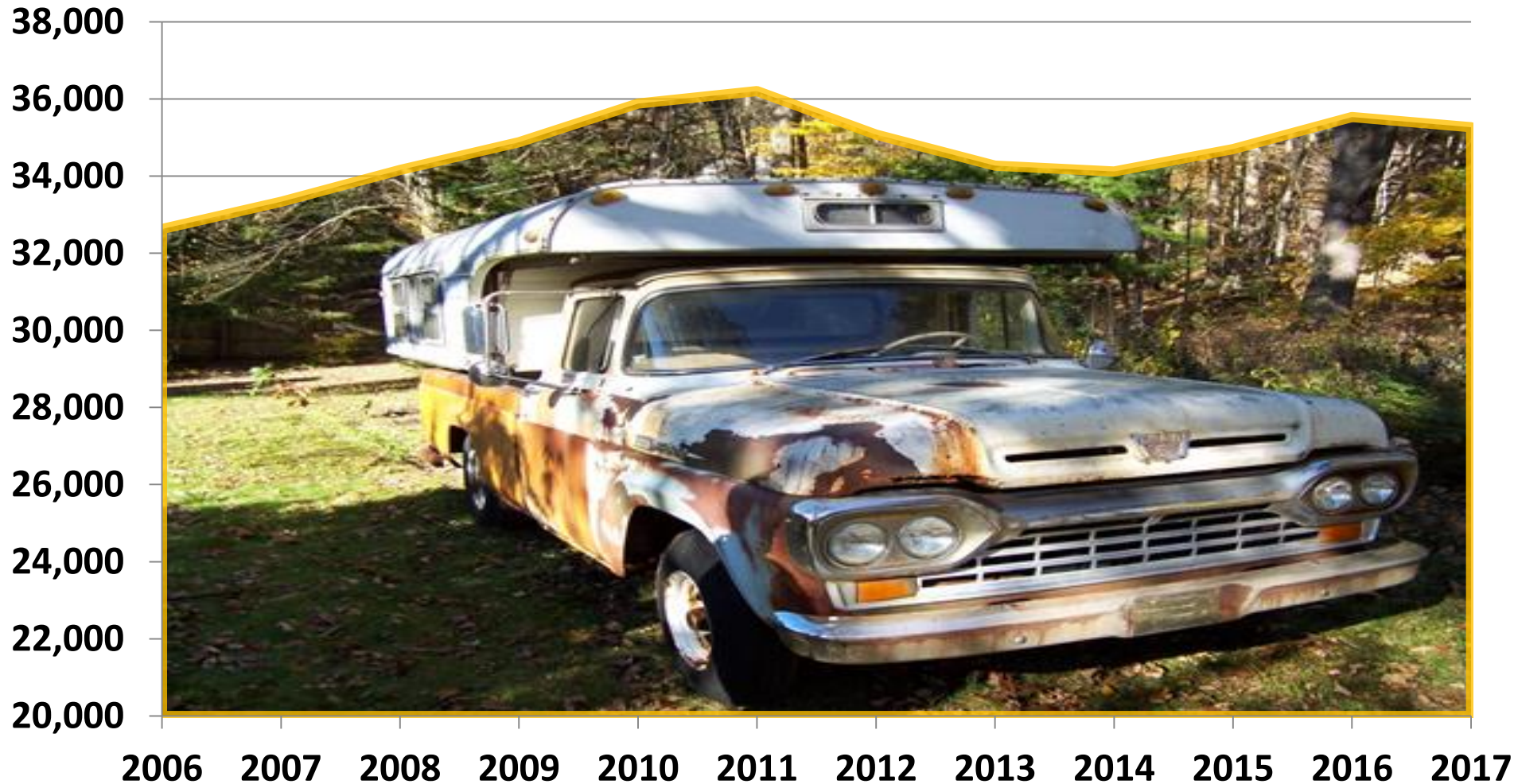
Monthly marijuana taxes collected by State of AK



Source: AK Department of Revenue

They Fell In 2017? Why? You Tell Me!

Number of pick-up registrations in the Valley



Source: DMV