

Washington County

FACTS



Updated December 2009

Population

As of July 1st	2005	2006	2007	2008	2009
Total Population	127,127	134,899	140,908	144,710	145,466
% Change of the Prior Year	8.4%	6.1%	4.5%	2.7%	0.5%

Source: Utah Population Estimates Committee.

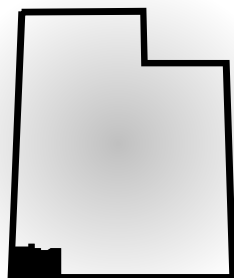
<http://governor.utah.gov/dea/datatables.html>

City Population

As of July 1st	2008
Enterprise	1,636
Hildale	1,970
Hurricane	13,321
Ivins	7,870
La Verkin	4,487
Leeds	764
New Harmony	194
Rockville	264
St. George	72,718
Santa Clara	6,866
Springdale	579
Toquerville	1,373
Virgin	555
Washington	17,716

Source: U.S. Census Bureau.

<http://www.census.gov/popest/cities>



Labor Force

	2004	2005	2006	2007	2008p
Labor Force	47,514	52,061	56,553	63,065	62,495
Employed	45,221	49,543	54,242	61,357	59,639
Unemployed	2,293	2,518	2,311	1,708	2,856
Rate	4.8%	4.8%	4.1%	2.7%	4.6%
Nonfarm Jobs	42,864	47,243	51,529	53,512	51,455
%Chng Prior Year	9.9%	10.2%	9.1%	3.8%	-3.8%
Mining	149	167	246	307	261
Construction	5,686	7,176	8,289	8,368	6,314
Manufacturing	2,847	3,151	3,276	3,302	3,125
Trade/Trans/Utilities	10,072	10,969	11,785	12,177	12,038
Information	818	884	869	805	817
Financial Activities	1,833	1,977	2,248	2,287	2,122
Profess/Business Svcs	3,164	3,467	3,786	4,183	4,026
Ed/Health/Social Svcs	5,866	6,329	6,923	7,237	7,681
Leisure/Hospitality	5,577	5,873	6,566	6,955	6,829
Other Services	1,238	1,336	1,402	1,415	1,345
Government	5,614	5,914	6,139	6,476	6,892
Total Establishments	3,868	4,112	4,860	4,865	4,969
Total Wages (\$Millions)	1,045.3	1,219.4	1,431.6	1,541.9	1,499.2

Source: Utah Department of Workforce Services, Workforce Information.

<http://jobs.utah.gov/jsp/wi/utalmis/gotoLaborforce.do>

<http://jobs.utah.gov/jsp/wi/utalmis/gotoIndustry.do>

Tourism, recreation, and its desirability as a retirement spot have fueled growth in service and trade industries. Spurred by in-migration, the county experienced spectacular economic growth through most of the 90s and through 2006.

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Washington County

—From Boom to Bust

In 2008, Washington County lost its standing as the economic darling of Utah. Washington County came early to the recessionary scene with job losses arriving in January 2008. The current downturn—the result of the collapse of a speculative housing bubble—represents the worst contraction in decades.

Population

“Move-ins” to Washington County know why they’ve come. Quality of life, natural beauties, and not owning a snow shovel are just a few of the reasons. Whatever the motivation, Washington County almost doubles its population every decade.

In 2008, economic woes tempered population growth to the lowest rate in more than two decades. Nevertheless, with a growth rate of 2.7 percent, Washington County still managed faster expansion than Utah as a whole (2.2 percent). The net in-migration that has become a way of life dropped dramatically during 2008. And, if the county holds true to past trends, net in-migration will continue to slip through 2010. Yet, even with slower in-migration, the county should continue to grow—just not quite as rapidly.

Currently, the county’s population tops 145,000 individuals. While most of the county has shared in the population expansion, St. George and townships near St. George have attracted the most new residents.

The Labor Market

During the boom years, Washington County exhibited some of the fastest job growth in the nation—let alone the state. However, this trend came to a crashing halt in 2008 as the county’s employment base decreased by almost 4 percent—roughly 2,100 jobs.

Most industries joined the job-loss crowd, but it was the previously skyrocketing construction industry that overshadowed all other employment declines.

Only two major sectors managed to keep on generating gains. Government (which includes public education) and private

education/health/social services created more than 400 jobs each during 2008.

Not surprisingly, the county’s jobless ranks grew substantially. During 2008, Washington County’s unemployment rate jumped almost two full percentage points to 4.6 percent.

Wages

In 2006, a tight labor market helped drive wages up by almost 8 percent—the largest annual increase in 25 years. However, in 2008, average wages increased by just 1 percent—not even enough to keep up with inflation.

Despite strong wage growth during the boom, Washington County’s average monthly wage never measured more than 80 percent of the state average. In 2008, the average slipped to 78 percent of the state figure. In addition, Washington County ranks in the bottom half of a ranking of Utah county average monthly wages.

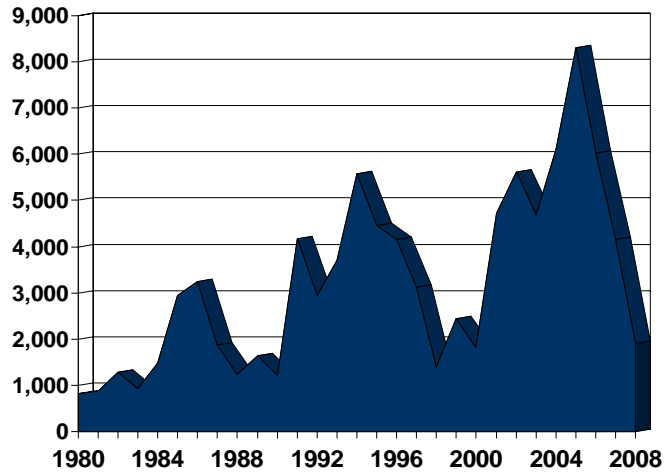
Other Indicators

In 2008, Washington County marked the third straight year of declining home permits. In addition, nonresidential permits continued to deteriorate. In comparison with 2007, total permit values dropped by almost 50 percent. And in another sign of a recessionary economy, gross taxable sales displayed a double-digit decline.

Into 2009 . . .

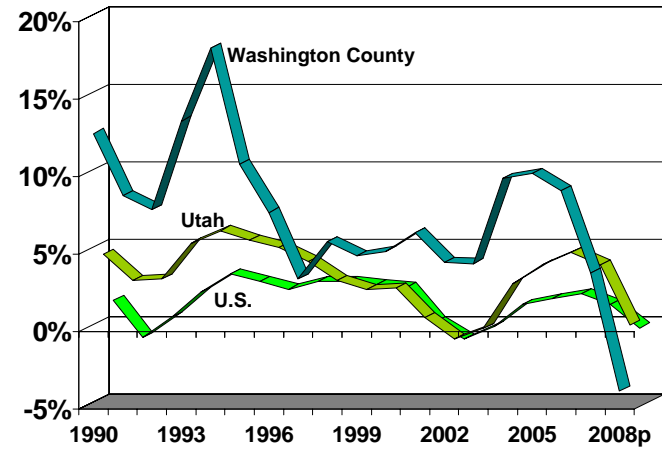
Employment data from the first quarter of 2009 and survey data for the second quarter of 2009, suggest that Washington County job losses hit their worst point in February 2009 (down 9.7 percent). Until final second quarter 2009 data is available, we won’t know for sure, but it appears that the county may have ended its economic downturn. Other economic data supports this proposition. While both construction permitting and sales are still showing year-over losses, these declines are shrinking—again suggesting that the economy has bottomed out and is setting the stage for growth in coming months.

Washington County Net Migration



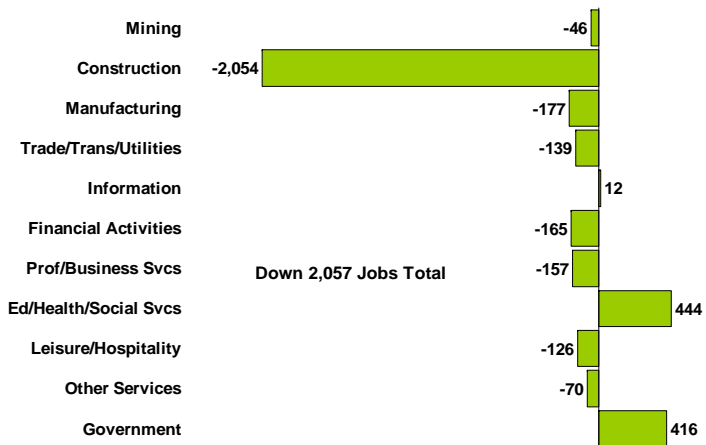
Source: Utah Population Estimates Committee; Utah Governor's Office of Planning and Budget.

Nonfarm Job Growth



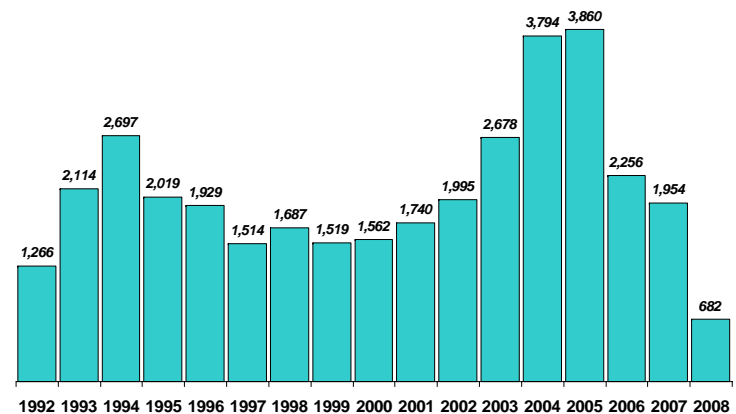
Source: Utah Department of Workforce Services.

2008 Washington County Numeric Change in Jobs by Industry



Source: Utah Department of Workforce Services.

Washington County Permitted New Dwelling Units



Source: Utah Bureau of Business and Economic Research.

Income and Wages

	2004	2005	2006	2007	2008p
Total Personal Income (\$Millions)	2,364.8	2,775.7	3,072.4	3,204.7	NA
Per Capita Income	21,426	23,310	24,178	24,014	NA
Median Household Income Estimates	42,726	43,980	46,110	47,097	NA
Average Monthly Nonfarm Wage	2,025	2,151	2,315	2,401	2,428

Source: U.S. Bureau of Economic Analysis, U.S. Census Bureau, Utah Department of Workforce Services.

<http://www.bea.gov/bea/regional/reis/>

<http://www.census.gov/hhes/www/saiper/>

<http://jobs.utah.gov/jsp/wi/utalimis/gotoIndustry.do>

Sales and Building

	2004	2005	2006	2007	2008p
Gross Taxable Sales (\$000s)	1,958,528	2,401,940	2,680,271	2,615,120	2,267,529
Permit Authorized Construction (\$000)	579,782	747,459	618,284	530,484	278,596
New Residential Building Permits	3,794	3,860	2,256	1,954	682
Residential Build Permits Value (\$000)	458,232	604,088	411,808	351,160	119,327

Source: Utah Tax Commission and University of Utah Bureau of Economic and Business Research.

<http://tax.utah.gov/esu/income>

<http://www.business.utah.edu/bebr/>

Demographics

	2008
Under 18	29.2%
65 years and over	16.9%
Median Age	30.2
Persons per Household	2.97
Persons per Family	3.37
Female-Headed Families	5.6%
High School Graduates	90.9%
College Graduates	25.7%
Labor Force	
Female Participation	49.7%
Male Participation	69.4%
Self-Employed	10.0%
Commute Time (minutes)	17.5
Median Family Income	\$55,284
Median Earnings	
Male, full-time, year-rnd	\$40,427
Female, full-time, yr-rnd	\$28,823
Persons Below Poverty	7.9%

Source: U.S. Census Bureau

<http://www.census.gov/acs/www/>

Largest Employers

Washington School District
Intermountain Health Care
Wal-Mart
St. George City
Dixie College
Cross Creek Manor
SkyWest Airlines
Federal Government
Washington County
Viracon
Cinnamon Hills Youth Center
Lin's Supermarket
Sunroc Corp
Red Mountain Spa
Albertsons
Harmons
City of Washington
Costco

Source: Utah Dept. of Workforce Services.

<http://jobs.utah.gov/jsp/wi/utalimis/gotoCounties.do>

Other

Population by Race	2008
White	87.8%
Black	0.6%
American Indian	1.2%
Asian	0.8%
Pacific Islanders	0.5%
Other	1.3%
Hispanic/All Races	7.9%

Source: U.S. Census Bureau

<http://www.census.gov/acs/www/>

For More Information . . .



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jobs.utah.gov/opencms/wi

