

Benton, Lincoln, & Linn County Economic Indicators April 2014



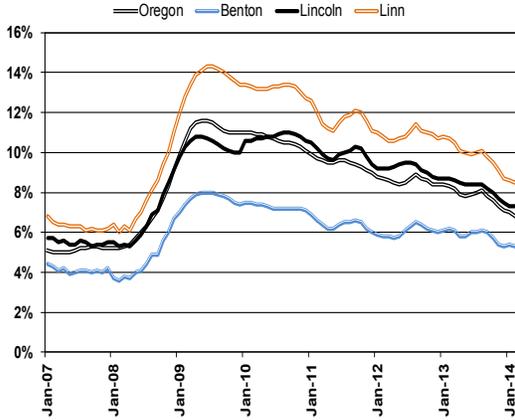
Quality Information, Informed Choices

Labor Market Information

www.QualityInfo.org

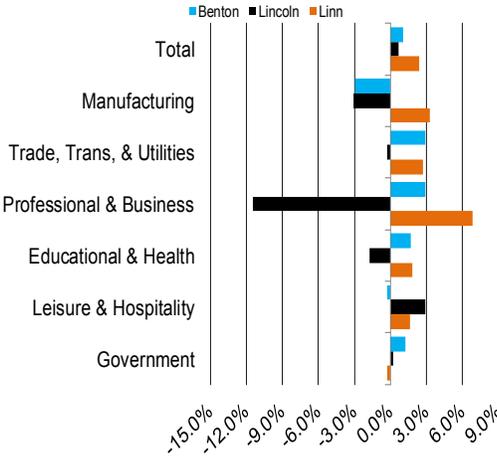
Unemployment Rate

Through March 2014 (Seasonally adj.)



Industry Growth

Change from One Year Earlier - March 2014



Labor Trends

Benton County's unemployment rate of 5.5 percent is down from 6.0 percent a year ago; whereas the county's employment in the private sector was up 100 jobs over last year, the government sector increased by 200 jobs.

Lincoln County's unemployment rate of 7.5 percent is down from 8.6 percent a year ago; at the same time, Government employment in the county fell by 10 jobs over last year, private employment also fell by 70 jobs.

Linn County's unemployment rate of 8.6 percent is down from 10.2 percent a year ago; however the county's government employment fell by 40, while private employment was up by 860, lead by manufacturing.

Real Estate Trends

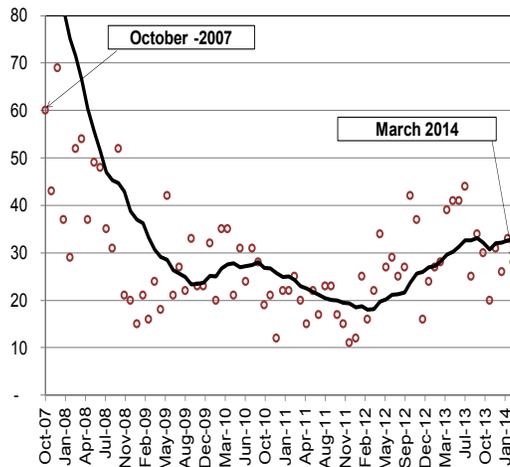
Residential construction building permits leveled off over the past few months, compared to the same period last year. Data are still suggesting positive but slow momentum in the residential construction sector.

Permit numbers jump around from month to month, but the chart to the right shows a slight upward trend. Permits are well below the levels seen before the recession.

The Per Capita Personal Income data was released recently by US Bureau of Economic Analysis. The chart at the right shows PCPI as a percent of the U.S. average for the three counties. Each county saw a slight increase (between 0.17 and 0.34 percent) over last year. This is good news for the area; all three counties have been trending down over the past ten years.

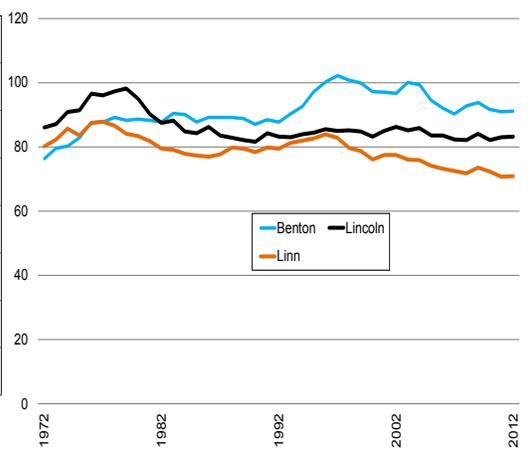
Residential Building Permits

Benton, Lincoln, & Linn Counties
12 month Average



Per Capita Personal Income (PCPI)

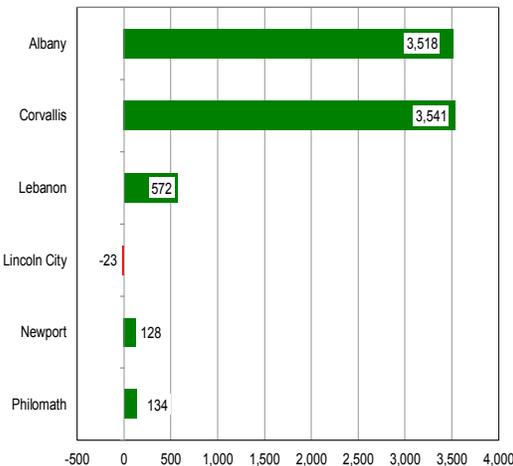
As a Percent of the U.S.
1972-2012



City Population Change

2009 to 2012

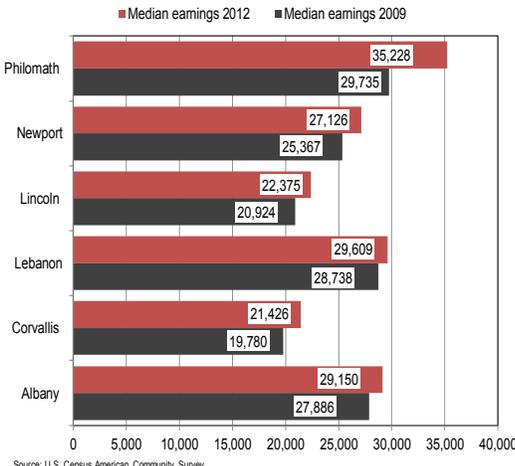
US Census, American Community Survey



City Median Earning Change

2009 to 2012

US Census, American Community Survey



Median Earnings and Population Change

The American Community Survey has a lot of data nuggets for most of the areas in Linn, Benton, and Lincoln counties.

Comparing the change in population from 2009 to 2012, some surprises were found. Lincoln City's population change was flat, the loss shown in the graph is within the margin of error for no over all growth. Albany, Newport, Lincoln City had significant growth in population for those over 44 years old. Lebanon, and Philomath all had significant growth in population for those under 44 years old. Corvallis had significant growth in population for those 25 years and older.

Median earnings grew in all the major cities in the area, with Philomath having the largest gain. Even though median earnings grew in Corvallis, it was low due to the large number of students working in various establishments both on and off campus.

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