

# San Juan County Economic Profile

## Cost of Living / Living Wage

Regional Cost of Living 2015							
	Composite	Grocery Items	Housing	Utilities	Transportation	Health Care	Misc Goods and Services
San Juan	132.0	102.0	112.0	191.0	90.0	106.0	104.0
Whatcom	113.4	108.2	128.9	82.2	120.1	117.0	109.4
Skagit	111.3	117.2	110.0	79.0	113.1	120.4	118.4
Everett	111.3	107.5	127.4	84.2	116.0	126.3	104.2
Seattle	140.3	124.6	183.9	107.7	121.1	120.5	128.9

Source: C2ER 2015 Annual Report (Except SJI)  
SJI Data collected from bestplaces.net, methodology unknown

The cost of living in San Juan County is higher than those surrounding counties but less than that found in Seattle.

San Juan data collection methodology is unknown and data provided should be used with caution. CEBR does not believe the specific data points to be accurate, but views the composite as reasonable.

Small differences in this table should be considered not significant due to data collection methodologies.

The Center defines a living wage as the household earning point that adheres to a conventional banking formula dictating that a maximum of 33.3 percent of household income be allocated to housing expenses – whether mortgage or rent.

In San Juan County the average hourly wage is \$15.58. For 58% of the workforce, the average wage does not support a housing option. Additionally, 98% of the workforce may require two wage earners in a household for desired housing.

Note: Home purchase assumes 20% as down payment, 4% interest and is displayed as principal and interest only. Rental rates are based on a small sample which had a wide range of pricing. Rates provided would be lower end of range on market.

Living Wage			
	Rate	Required Household Hourly Wage	Required Household Weekly Wage
Rent 1 bedroom	\$ 950	\$ 16.46	\$ 658.35
Rent 2 bedroom	\$ 1,200	\$ 20.79	\$ 831.60
Rent 3 bedroom	\$ 1,500	\$ 25.99	\$ 1,039.50
Median home mortgage	\$ 1,886	\$ 32.67	\$ 1,307.00

Source: CEBR extrapolation from limited data - ESTIMATES ONLY

## About This Report

This report has been prepared by the Center for Economic and Business Research (The Center) located within the College of Business and Economics at Western Washington University (WWU). The Center works in partnership with businesses, government entities and non-profits to bridge the resources of WWU students, faculty and staff from throughout the WWU Community to create high quality analysis and proposed solutions to challenges. From answering the simple question, creating understandable and thorough analysis documents, creating internships, class projects, to faculty projects, we assist in creating an informed path to help business owners and policy shapers make decisions to move forward.

Data for San Juan County is difficult to obtain from sources with known methodology. Where possible we have utilized standard sources but have noted in numerous locations in this profile where estimations or untested data sources have been used.

Learn more at:

<https://cbe.wvu.edu/cebr/center-economic-and-business-research>

You can reach us at [cebr@wvu.edu](mailto:cebr@wvu.edu) or 360-650-3909



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## Wage and Salary (San Juan County)

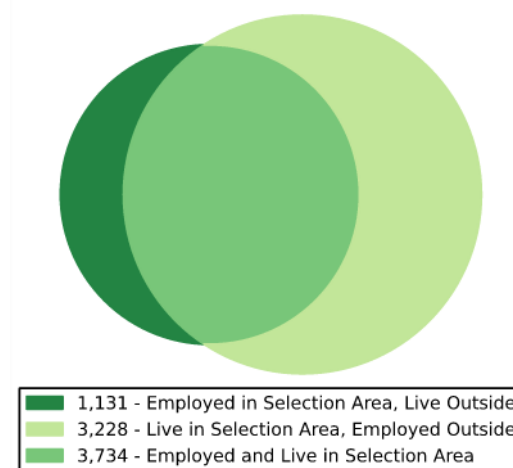
Industry description	Avg. Firms	Total 2014 wages paid	Average annual employment	Average annual wage	Average weekly wage
Mining	*	*	*	*	*
Management of companies and enterprises	*	*	*	*	*
Utilities	10	\$5,654,438	73	\$77,458	\$1,490
Information	12	\$2,723,962	57	\$47,789	\$919
Wholesale trade	27	\$3,809,509	81	\$47,031	\$904
Professional and technical services	73	\$6,049,420	135	\$44,811	\$862
Finance and insurance	17	\$4,565,638	102	\$44,761	\$861
Government	41	\$34,981,175	796	\$43,946	\$845
Agriculture, forestry, fishing and hunting	14	\$2,051,899	52	\$39,460	\$759
Manufacturing	33	\$6,877,998	189	\$36,392	\$700
Construction	191	\$20,880,460	588	\$35,511	\$683
Educational services	17	\$6,749,898	191	\$35,340	\$680
Arts, entertainment, and recreation	34	\$5,849,555	194	\$30,152	\$580
Retail trade	95	\$18,698,949	632	\$29,587	\$569
Other services, except public administration	86	\$7,292,406	257	\$28,375	\$546
Health care and social assistance	80	\$11,131,944	409	\$27,217	\$523
Administrative and waste services	63	\$5,733,007	215	\$26,665	\$513
Transportation and warehousing	20	\$2,722,238	109	\$24,975	\$480
Accommodation and food services	107	\$26,033,803	1,209	\$21,533	\$414
Real estate and rental and leasing	38	\$2,786,321	130	\$21,433	\$412
<b>TOTAL</b>	<b>960</b>	<b>\$176,291,115</b>	<b>5,444</b>	<b>\$32,383</b>	<b>\$623</b>

Note: Government sector includes all tribal businesses and businesses located within recognized tribal land.

Source: Washington Employment Security Department

## Work / Home Shed

Inflow/Outflow Job Counts in 2014



Source: US Census Bureau, On The Map

Jobs Counts by Places (Cities, CDPs, etc.) Where Workers are Employed - All Jobs 2014

Place	Count	Share
All Places (Cities, CDPs, etc.)	6,962	100.0%
Friday Harbor town, WA	1,552	22.3%
Seattle city, WA	569	8.2%
Bellingham city, WA	216	3.1%
Everett city, WA	164	2.4%
Bellevue city, WA	102	1.5%
Mount Vernon city, WA	91	1.3%
Anacortes city, WA	81	1.2%
Marysville city, WA	50	0.7%
Monroe city, WA	47	0.7%
Redmond city, WA	45	0.6%
All Other Locations	4,045	58.1%

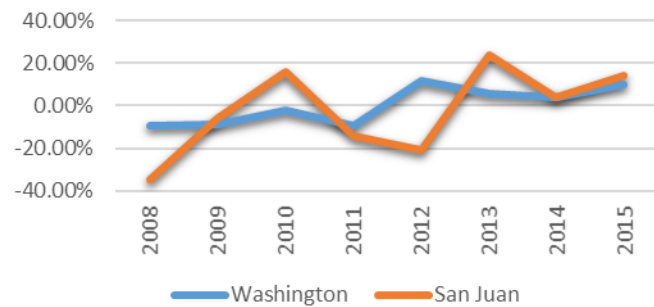
Source: US Census Bureau, On The Map

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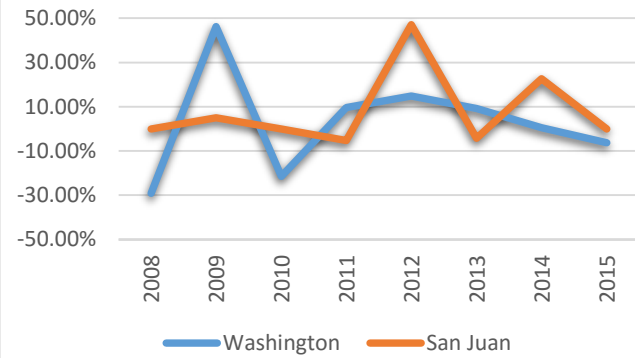
## Housing Indicators

### Median Resale Price Annual % Change



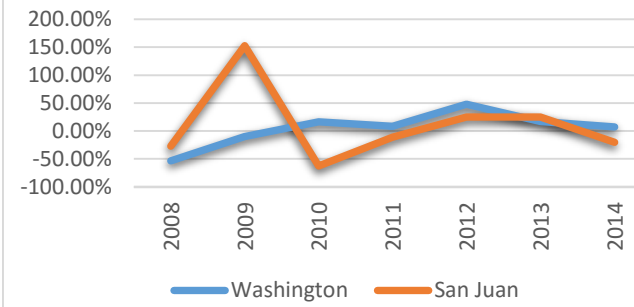
Source: UW Runstad Center for Real Estate Studies

### Sales Annual % Change



Source: UW Runstad Center for Real Estate Studies

### Building Permits Annual % Change

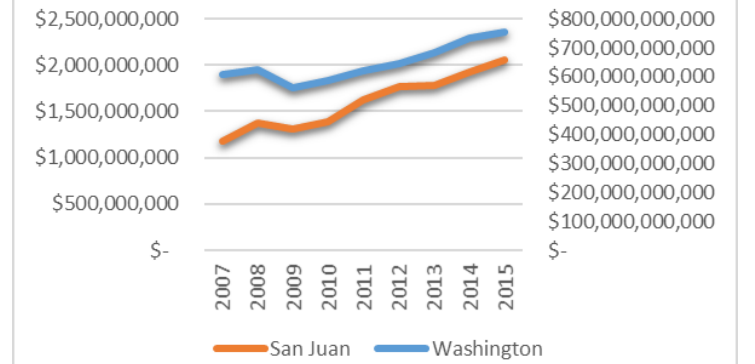


Source: UW Runstad Center for Real Estate Studies

## Gross Business Income\*

\*As reported by business filing address

### Gross Business Income

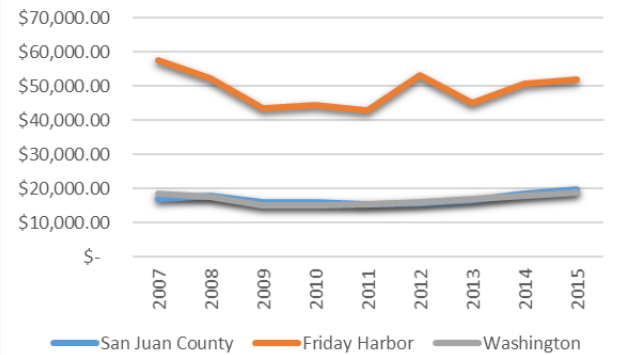


Source: Washington Department of Revenue

## Taxable Retail Sales\*

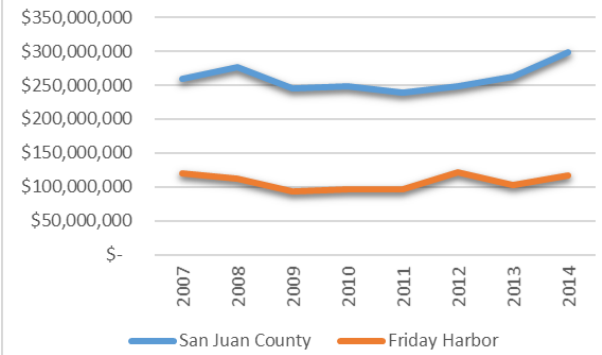
\*Taxes collected are reported by destination and may include sales for other jurisdictions but delivered within Whatcom County.

### Taxable Sales per Capita



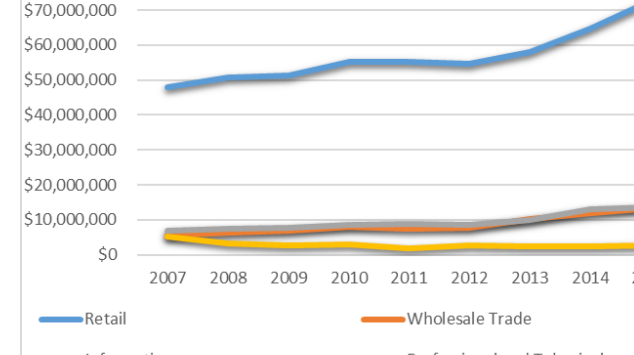
Source: Washington State Department of Revenue

### Taxable Retail Sales



Source: Washington State Department of Revenue

### Taxable Sales in Top Sectors

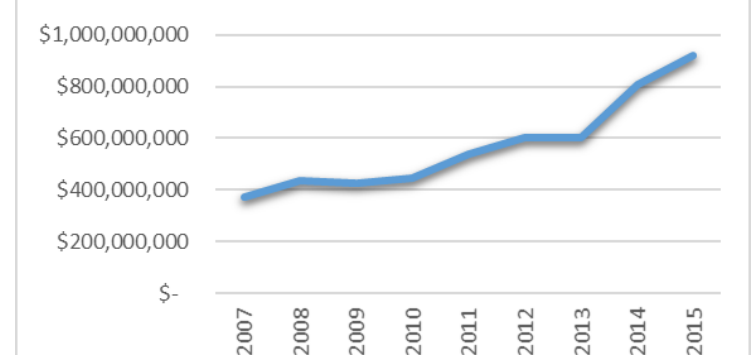


Source: Washington State Department of Revenue

## Out of State Sales\*

\*As reported by business filing address

### Out of State / Foreign Sales



Source: Washington Department of Revenue

## P – 20 Performance

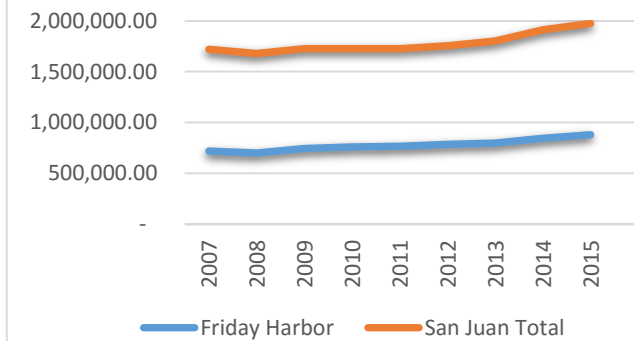
District	Washington					Out of State					Total	
	Total	Public 4yr	Private 4yr	Public 2yr	Private 2yr	Total	Public 4yr	Private 4yr	Public 2yr	Private 2yr	HS Graduates	% Going to College
Lopez Island	21-39%	0-20%	0-20%	21-39%	0-20%	60-79%	0-20%	40-59%	0-20%	0-20%	21	70-79%
Orcas	60-79%	40-59%	0-20%	21-39%	0-20%	21-39%	0-20%	0-20%	0-20%	0-20%	23	70-79%
San Juan	80-84%	45-49%	0-5%	25-29%	0-5%	20-24%	0-5%	10-14%	0-5%	0-5%	65	70-74%
<b>Statewide</b>	<b>82%</b>	<b>31%</b>	<b>5%</b>	<b>45%</b>	<b>0-1%</b>	<b>18%</b>	<b>8%</b>	<b>8%</b>	<b>2%</b>	<b>0-1%</b>	<b>65881</b>	<b>61%</b>

Source: ERDC

Note: With a small base number of students even a small number of students making one choice will result in a large percentage indicated.

## Ferry Riders

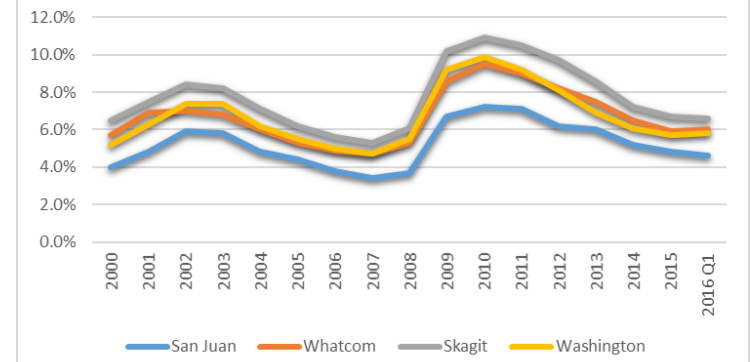
### Total Ferry Riders



Source: WSDOT

## Unemployment

### Seasonally Adjusted Unemployment



Source: Washington Employment Security Department