

San Juan County / Friday Harbor Economic Profile

Cost of Living / Living Wage

Regional Cost of Living 2017							
	Composite	Grocery Items	Housing	Utilities	Transportation	Health Care	Misc Goods and Services
San Juan	143.6	134.9	154.4	93.2	167.9	121.8	148.6
Bellingham	115.3	106.7	126.6	75	116.6	112.4	121.4
Skagit	109.4	118.1	105.3	75	116	120.8	115.4
Seattle Area	152.8	123.8	206.6	127.9	137.6	123.5	136.5

The cost of living is higher in San Juan County than in surrounding counties such as Whatcom and Skagit, but still lower than in the Seattle area.

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.

Living Wage			
	Rate	Required Hourly Wage	Required Weekly Wage
Rent 1 Bedroom	\$ 1,050	\$ 18.17	\$ 726.92
Rent 2 Bedroom	\$ 1,400	\$ 24.23	\$ 969.23
Median Home Mortgage	\$ 1,641	\$ 28.40	\$ 1,136.08

In San Juan County the average hourly wage is \$16.28. For 62 percent of the workforce, the average wage does not support a one bedroom housing option. An additional 36 percent 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.

About This Report

This report has been prepared by the Center of 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.

Learn more at: <https://cbe.wvu.edu/cebr/center-economic-and-business-research>
 You can reach us at cebr@wwu.edu or 360-650-3909



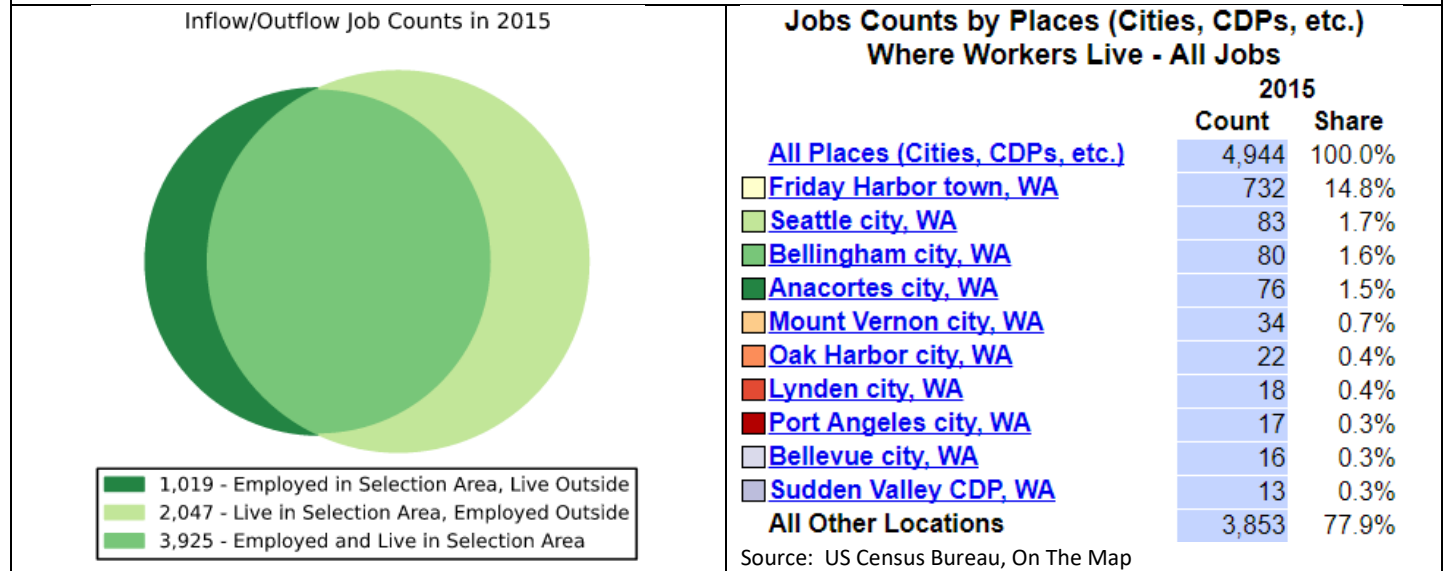
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Wage and Salary (Whatcom County – sorted by Average Weekly Wage)

Industry description	Firms	Total 2016 wages paid	Average annual employment	Average annual wage	Average weekly wage
Mining	*	*	*	*	*
Management of companies and enterprises	*	*	*	*	*
Utilities	9	\$5,672,484	75	\$75,633	\$1,454
Wholesale trade	26	\$4,002,818	66	\$60,649	\$1,166
Professional and technical services	84	\$9,824,688	175	\$56,141	\$1,080
GOVERNMENT	40	\$37,493,509	820	\$45,724	\$879
Finance and insurance	16	\$4,134,599	94	\$43,985	\$846
Information	13	\$2,812,314	64	\$43,942	\$845
Manufacturing	35	\$6,979,840	176	\$39,658	\$763
Construction	204	\$24,997,403	658	\$37,990	\$731
Educational services	19	\$7,494,778	207	\$36,207	\$696
Agriculture, forestry, fishing and hunting	20	\$2,696,324	78	\$34,568	\$665
Administrative and waste services	60	\$6,754,374	215	\$31,416	\$604
Retail trade	98	\$20,681,329	668	\$30,960	\$595
Healthcare and social assistance	69	\$11,673,063	382	\$30,558	\$588
Other services, except public administration	82	\$6,582,799	235	\$28,012	\$539
Transportation and warehousing	21	\$3,177,588	130	\$24,443	\$470
Accommodation and food services	104	\$29,139,203	1,278	\$22,801	\$438
Real estate and rental and leasing	39	\$3,025,675	145	\$20,867	\$401
Arts, entertainment, and recreation	35	\$3,825,436	198	\$19,320	\$372
TOTAL	980	\$192,726,527	5,690	\$33,871	\$651

Note: Government sector includes all tribal businesses and businesses located within recognized tribal land.
 Source: Washington Employment Security Department

Work / Home Shed



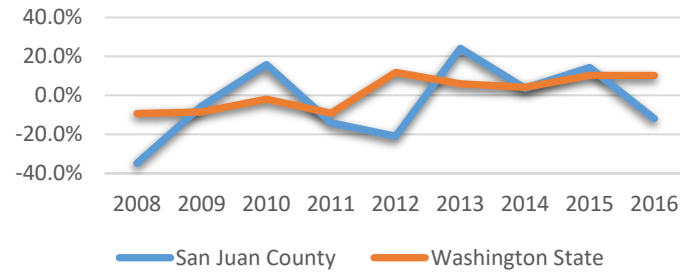
Source: US Census Bureau, On The Map

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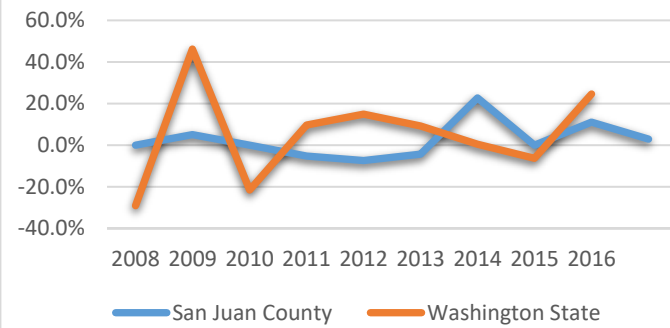
Housing Indicators

Median Resale Price Annual % Change



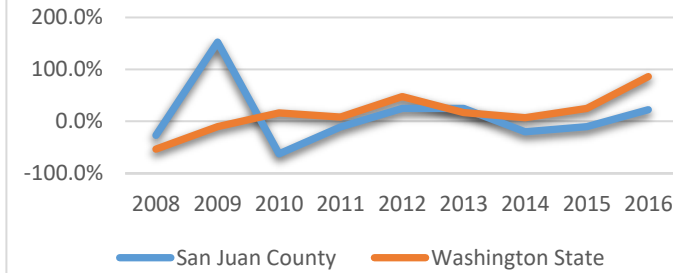
Source: UW Runstad Center for Real Estate Studies

Sales Annual % Change



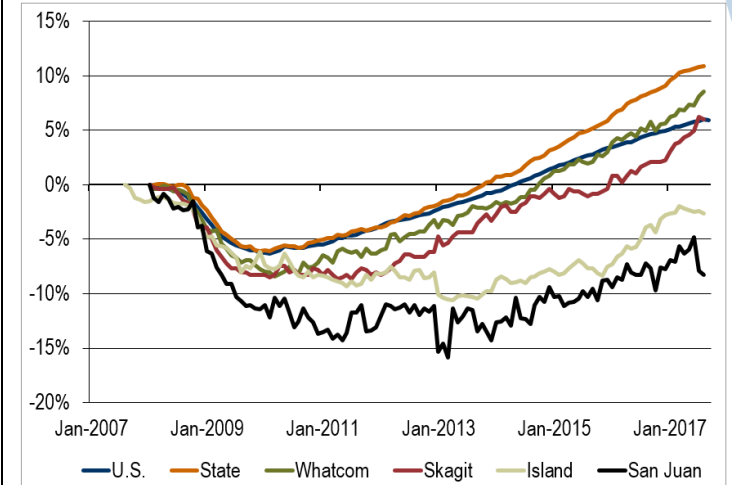
Source: UW Runstad Center for Real Estate Studies

Building Permits Annual % Change



Source: UW Runstad Center for Real Estate Studies

Job Growth Since the Recession

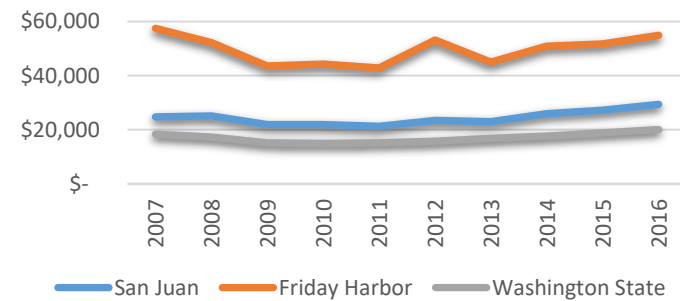


Source: Employment Security Department/WITS; U.S. Bureau of Labor Statistics

Taxable Retail Sales*

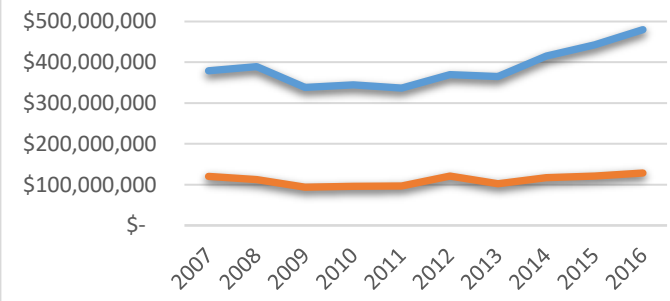
*Taxes collected are reported by destination and may include sales for other jurisdictions but delivered within Whatcom County.

Taxable Sales Per Capita



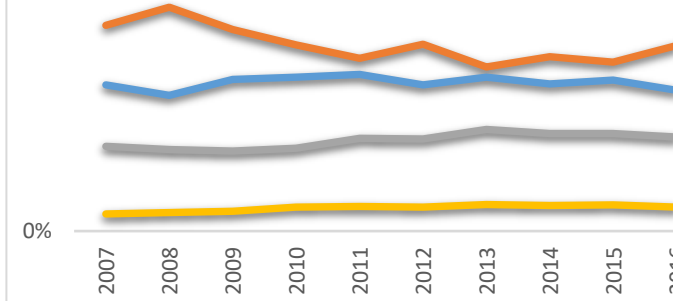
Source: Washington State Department of Revenue

Taxable Retail Sales



Source: Washington State Department of Revenue

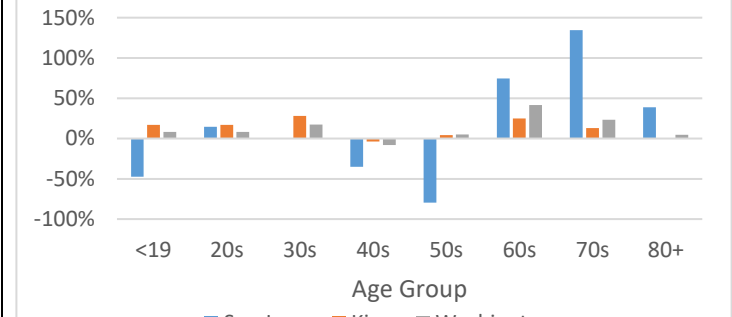
Taxable Sales in Top Sectors



Source: Washington State Department of Revenue

Population Demographics

Population Change, 2010-2016



Source: Washington Office of Financial Management, CEBR

P – 20 Performance

Table 1. Student enrollment by type of institution Enrolled in Postsecondary Ed

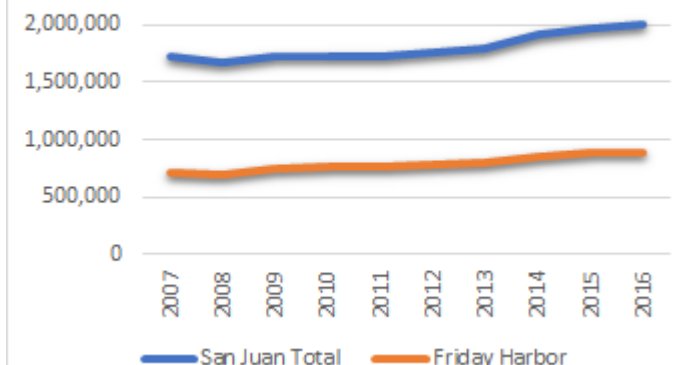
District	Washington					Out of State					Total	HS Graduates	% Going to		
	Total	Public 4yr	Private 4yr	Public 2yr	Private 2yr	Total	Public 4yr	Private 4yr	Public 2yr	Private 2yr					
Lopez Island															
Orcas	50-59%	30-39%	0-10%	11-19%	0-10%	40-49%	11-19%	11-19%	0-10%	0-10%					25
San Juan	80-84%	45-49%	6-9%	25-29%	0-5%	20-24%	6-9%	6-9%	0-5%	0-5%					65
Statewide	82%	32%	5%	44%	0-1%	18%	7%	8%	3%	0-1%					67841

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

Source: ERDC

Ferry Riders

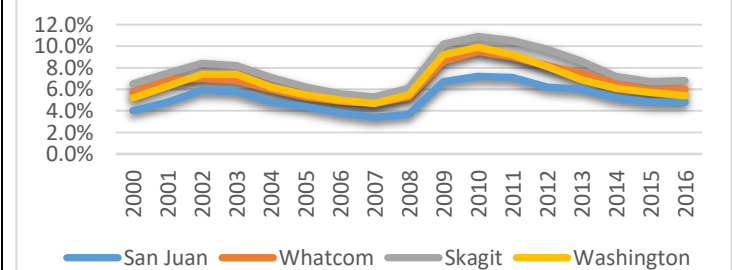
Annual Ferry Riders



Source: WSDOT

Unemployment

Seasonally Adjusted Unemployment



Source: Washington Employment Security Department