



MAY  
2022 ISSUE

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All data referenced in this employment report is from the State of Alaska, Dept. of Labor & Workforce Development ([www.laborstats.alaska.gov](http://www.laborstats.alaska.gov)) and from the U.S. Bureau of Labor Statistics ([www.bls.gov](http://www.bls.gov)).

Report compiled by Anchorage Economic Development Corp.

If you are interested in learning more about this data or are interested in how AEDC can help you develop a report, call AEDC at 907.258.3700.



## YEAR TO DATE: BY THE NUMBERS

↑		+1.7% YTD TOTAL JOBS 140,500 +2,300
↓		GOV. JOBS Federal -200 State -500
↑		OIL & GAS +200
↓		INFORMATION -100
↑		CONSTRUCTION +300
↑		MANUFACTURING +100
↑		TRANS/WAREHOUSE/ UTILITIES +1,200
↑		RETAIL TRADE +300
↑		WHOLESALE TRADE +200
↓		STATE EDUCATION -200

## MONTHLY SUMMARY

Preliminary job numbers for the month of April show an increase of 5,600 jobs up from April of 2021 that was impacted by COVID-19 shutdowns. Almost all sectors saw modest to significant growth with the exception of information, health care, and federal and state government.

The number of single-family homes sold year-to-date has decreased by 10%. The average sale price so far in 2022 has risen by 7.1%. Single-family home listings decreased by 40% compared to the same period in 2021, suggesting that the housing market remains deep into a seller's market. With national inflation remaining near an all-time high, a broad range of interest rates will likely increase significantly as we progress into 2022. The top five employers posting jobs in April are Alaska Native Tribal Health Consortium, Providence Health & Services, Anchorage School District, Humana, and the Municipality of Anchorage.

## APRIL GAINS

Oil & Gas +200	Food Services and Drinking Places +1,500
Construction +300	Financial Activities +100
Manufacturing +100	Wholesale Trade +200
Retail Trade +300	Other Services +200
Transportation/Warehouse/Utilities +1,200	Local Government +200
Professional & Business Services +600	Local Education +200
Leisure & Hospitality +3,100	
Accommodation +500	

## APRIL LOSSES

Health Care -200
Information -100
Federal Government - 200
State Government - 500
State Education - 200

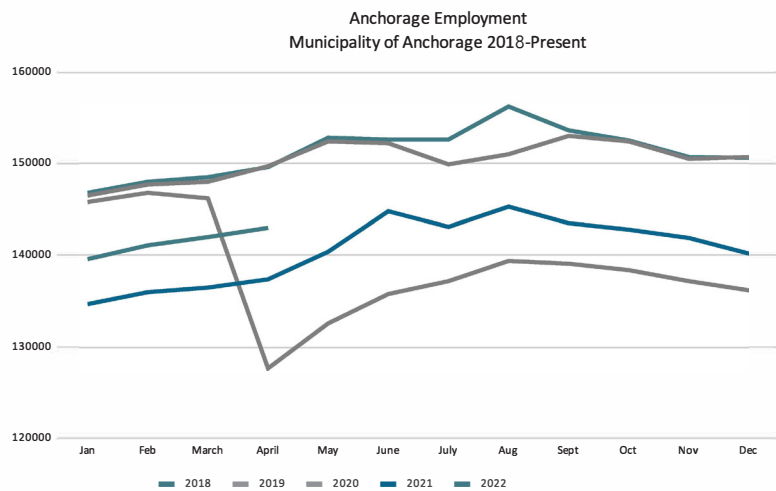
## NO CHANGE

## THE BOTTOM LINE

Anchorage's job market continues to strongly rebound in 2022. Most industry sectors are seeing moderate to significant job growth compared to April 2021; opportunities for a solid year of growth in the broader economy thanks to a bright outlook for tourism, transportation, and professional and business services. Current economic and labor trends indicate that Anchorage likely remains years away from full employment recovery to pre-pandemic levels.

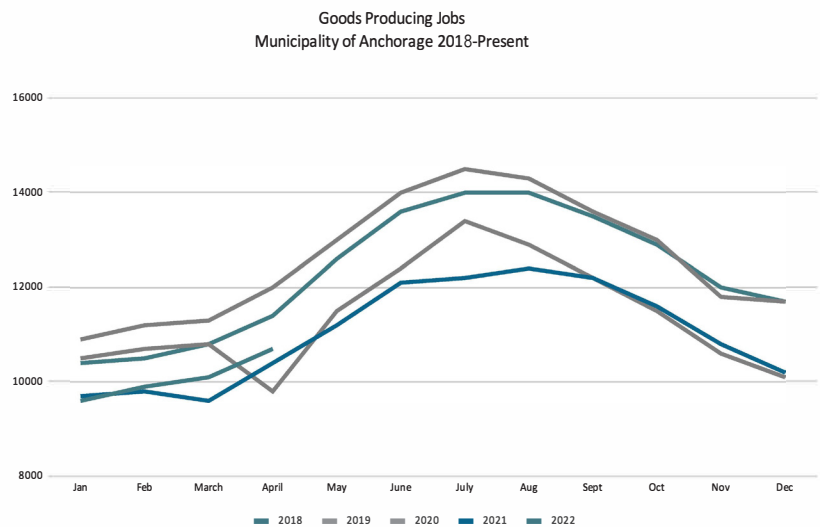
## ANCHORAGE EMPLOYMENT

Total Anchorage employment is at 143,000 in April of 2022, showing an increase of 5,600 jobs compared to the same month in 2021.



## GOODS PRODUCING JOBS

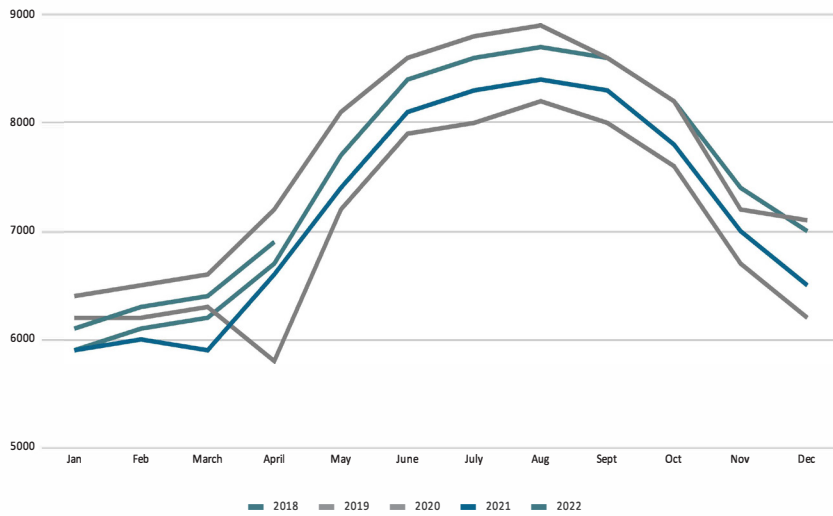
Anchorage's 10,700 jobs in the goods producing sector was up 300 jobs for the month of April 2022 compared with the same month in 2021.



All data sourced from the Alaska Department of Labor and the U.S. Bureau of Labor Statistics.



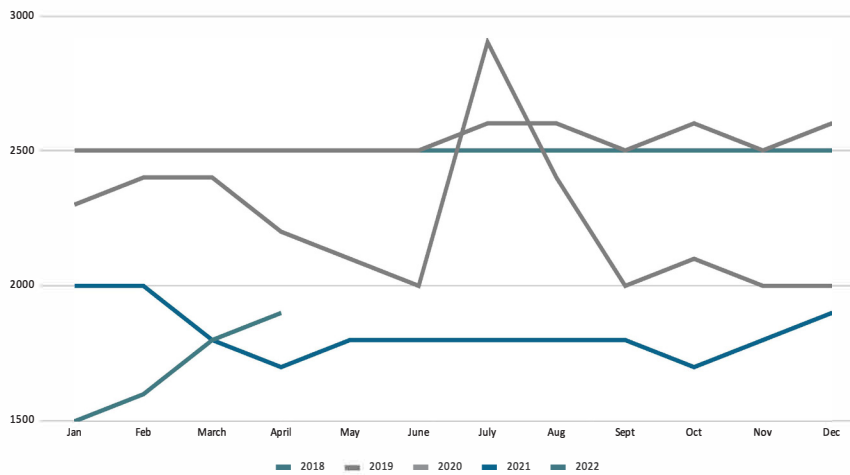
Construction Employment  
Municipality of Anchorage 2018-Present



## CONSTRUCTION EMPLOYMENT

At 6,900 jobs, Anchorage construction employment is up 300 jobs, a 4.5% increase in April compared to the same period in 2021.

Oil & Gas Employment  
Municipality of Anchorage 2018-Present



## OIL & GAS EMPLOYMENT

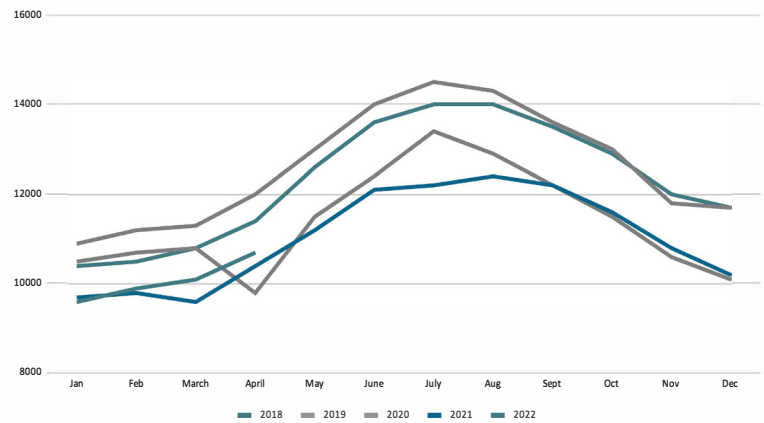
Anchorage's oil and gas sector added jobs in April for the first time since 2019, up 200 jobs between April 2022 and April 2021. This is a 11.8% increase.

All data sourced from the Alaska Department of Labor and the U.S. Bureau of Labor Statistics.

## SERVICE PROVIDING JOBS

Services providing industries gained approximately 5,400 jobs between April of 2022 and April of 2021. This rebounding job growth is mainly the result of strong growth in the tourism sector, with broad overall growth in most services providing sectors of the economy.

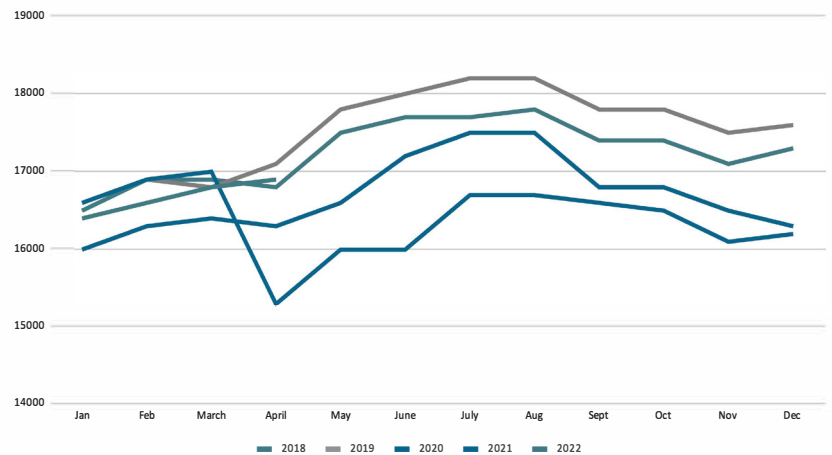
Goods Producing Jobs  
Municipality of Anchorage 2018-Present



## PROFESSIONAL & BUSINESS SERVICES

Anchorage's professional & business services sector saw a strong increase of 600 jobs in April 2022, a 3.7% increase compared to the same month in 2021.

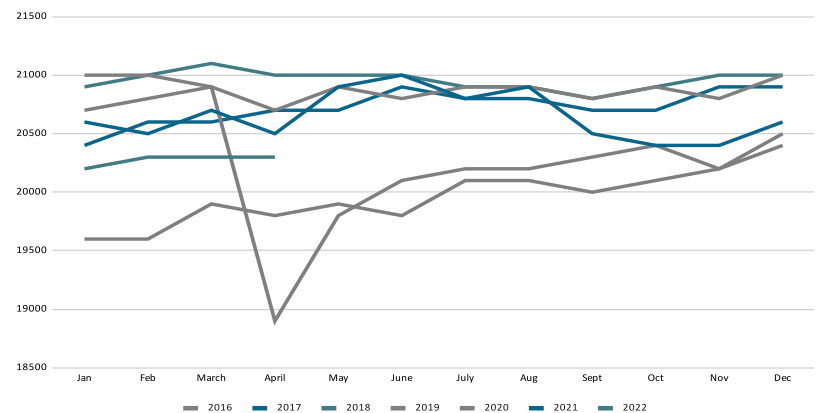
Professional & Business Services Municipality of Anchorage 2018 - Present



## HEALTH CARE EMPLOYMENT

Health care employment is down 200 jobs in April 2022 versus April 2021. We remain happy to see hospitalizations and COVID-19 caseloads remain at relatively low levels in the Anchorage area and are hopeful this sector will return to positive job growth later in the year.

Health Care Employment  
Municipality of Anchorage 2016-Present



All data sourced from the Alaska Department of Labor and the U.S. Bureau of Labor Statistics.

## TOP JOBS OPENINGS BY OCCUPATION

*These numbers represent average salary and number of job openings for each occupation in April.*

### #1 Registered Nurses

Average annual:  
\$81,400

Total Ads:  
1,087

### #2 Stockers and Order Fillers

Average annual:  
\$34,871

Total Ads:  
678

### #3 Retail Salespersons

Average annual:  
\$31,200

Total Ads:  
616

## TOP 5 EMPLOYERS

*These numbers represent open positions in April.*

### Alaska Native Tribal Health Consortium

Total Ads: 499

### Providence Health & Services

Total Ads: 444

### Anchorage School District

Total Ads: 359

### Humana (Insurance)

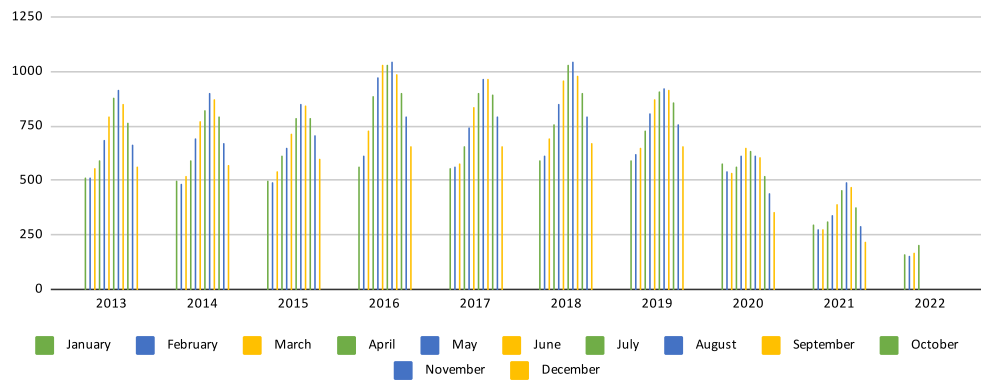
Total Ads: 281

### Municipality of Anchorage

Total Ads: 225



Anchorage Single Family Home Listings  
Monthly Totals 10-Year Comparison as of 04/30/2022

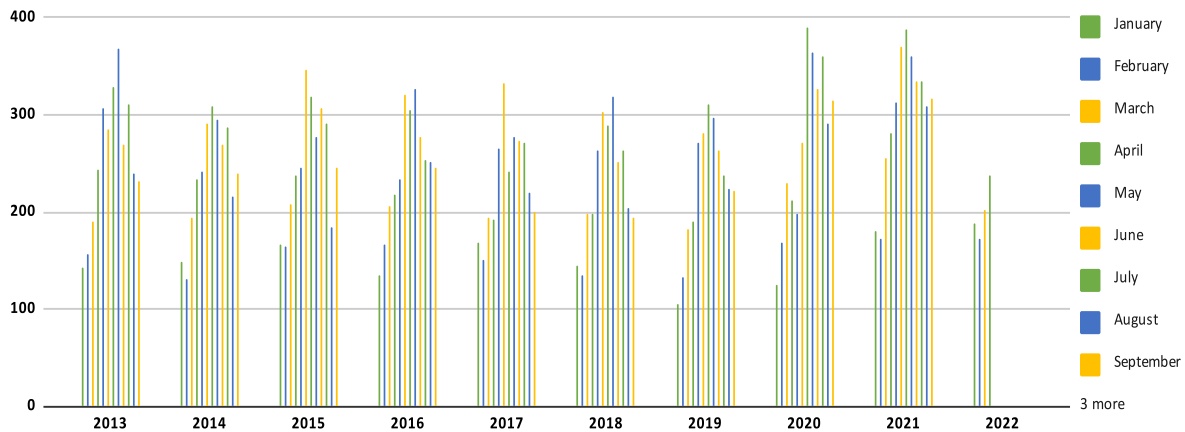


## ANCHORAGE SINGLE-FAMILY HOME LISTINGS

### YTD 10-YEAR COMPARISON

Anchorage's single-family home listings stood at 208 for the month of April 2022, an increase of 37 from 171 listings in the prior month, a -34% decline in inventory for sale from April 2021

Anchorage Single Family Home Monthly Unit Sales  
Monthly 10-Year Comparison as of 04/30/2022



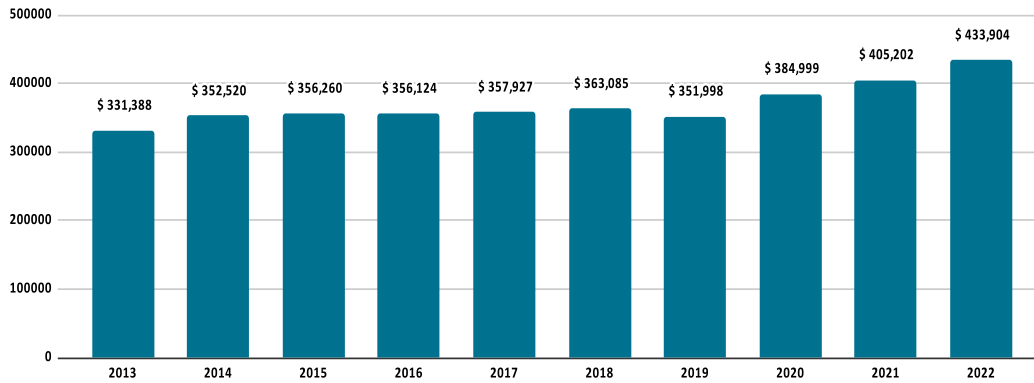
## ANCHORAGE SINGLE-FAMILY HOME MONTHLY UNIT SALES

### YTD 10-YEAR COMPARISON

Anchorage's single-family home monthly unit sales stood at 237 in April 2022, which is down 44 from March 2021 at 281 sales.

Data source: Alaska Multiple Listing Service

Anchorage Single Family Home Average Sale Price  
YTD 10-Year Comparison as of 04/30/2022

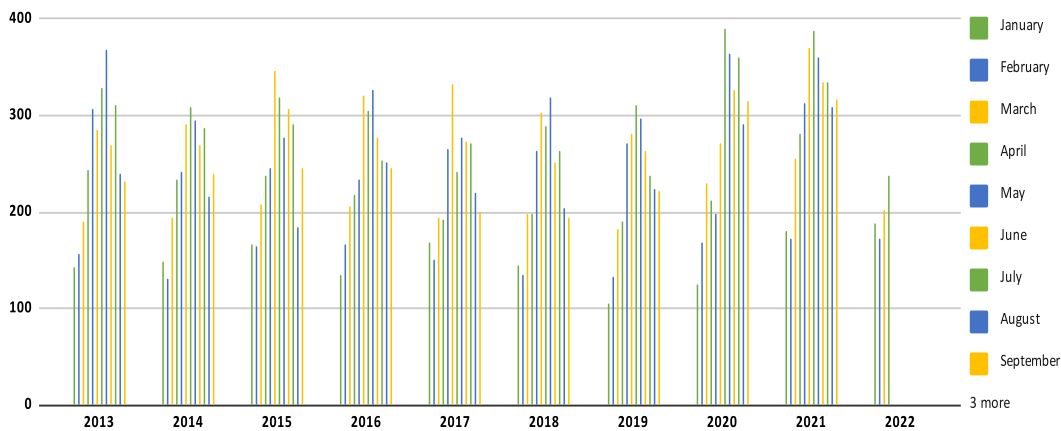


## ANCHORAGE SINGLE-FAMILY HOME AVERAGE SALES PRICE

### YTD 10-YEAR COMPARISON

The average price of a single-family home in Anchorage stood at \$454,561 in April 2022, up \$22,237 from \$432,324 in April 2021. Year to date, the average price of a home sold in Anchorage in 2022 stands at \$427,350, up \$31,188 compared to the same period in 2021 or an increase of 5.1%.

Anchorage Single Family Home Monthly Unit Sales  
Monthly 10-Year Comparison as of 04/30/2022



## ANCHORAGE SINGLE-FAMILY HOMES TOTAL UNIT SALES

### YTD 10-YEAR COMPARISON

The number of single-family home unit sales year-to-date increased in April 2022 to 801, down 89 units sold compared to the same 4-month period in 2021, showing a significant 10% decrease in home sales for the year, denoting the continuing tight inventories of homes for sale in Anchorage.

Data source: Alaska Multiple Listing Service

# UNEMPLOMENT TAKEAWAY

Anchorage's unemployment rate in April was 4.0%, flat compared to the prior month of March. This time last year, Anchorage had an unemployment rate of 6.9% in April of 2021. As we continue to see unemployment rates at significantly lower rates than seen historically in first 4 months of the year, we know that there were nearly 19,000 available job openings posted in the Anchorage/Mat-Su area in April. The continuing net outmigration of workers to the Lower 48, combined with the surge in retirements, fear of COVID, and lack of affordable and available daycare continue to create significant workforce shortages not only in Anchorage, but across Alaska. In April there were 6,003 unemployed individuals reported in Anchorage compared to 9,900 in April of 2021. Anchorage's locally based labor force stands at 151,908 (employment + unemployment = labor force), down slightly from the previous month.

Anchorage continues to show the lowest unemployment rate in the southcentral region with Kenai coming in at 5.5% unemployment, the Matanuska-Susitna Borough at 5.8% unemployment and the State of Alaska as a whole at 4.8% unemployment for the month of April 2022. All of these unemployment rates represent near or at historic lows for the first four months of the year.



# Diamond Investors



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