



OCTOBER 2022 ISSUE

IN THIS ISSUE

Anchorage and industry
employment analysis

Anchorage housing
market numbers

Top employers and
featured occupations

Unemployment data for
Anchorage and our take

SPONSORED BY

People *AK*



THANK YOU.

Thank you to our sponsors
PeopleAK and
First National Bank Alaska for
making this report possible.

Find more research at
AEDCWeb.com

This report was compiled by the Anchorage Economic Development Corporation (AEDC) whose mission is to grow a prosperous, sustainable and diverse economy. If you are interested in contributing to this mission, please consider investing in AEDC by emailing development@aedcweb.com to learn more about investor benefits and the impact your investment will have on the future of our city's economy.

All data referenced in this employment report is from the State of Alaska, Department of Labor & Workforce Development, the U.S. Bureau of Labor Statistics, Alaska Multiple Listing Service and Jobs EQ.

If you are interested in learning more about this data or how AEDC can help its investor members develop custom reporting tools, please contact AEDC at info@aedcweb.com.

OCTOBER 2022 VS OCTOBER 2021 MONTHLY JOB CHANGES



TOTAL JOBS
146,000



CONSTRUCTION
- 200



OIL & GAS
- 200



WHOLESALE TRADE
- 100



TRANS/WAREHOUSE/
UTILITIES
+ 1,400



RETAIL TRADE
+ 100



FINANCIAL ACTIVITIES
- 300



PROFESSIONAL &
BUSINESS SERVICES
+ 700



FEDERAL
GOVERNMENT
+ 200



EDUCATIONAL &
HEALTH SERVICES
+ 600



LOCAL
GOVERNMENT
+ 100



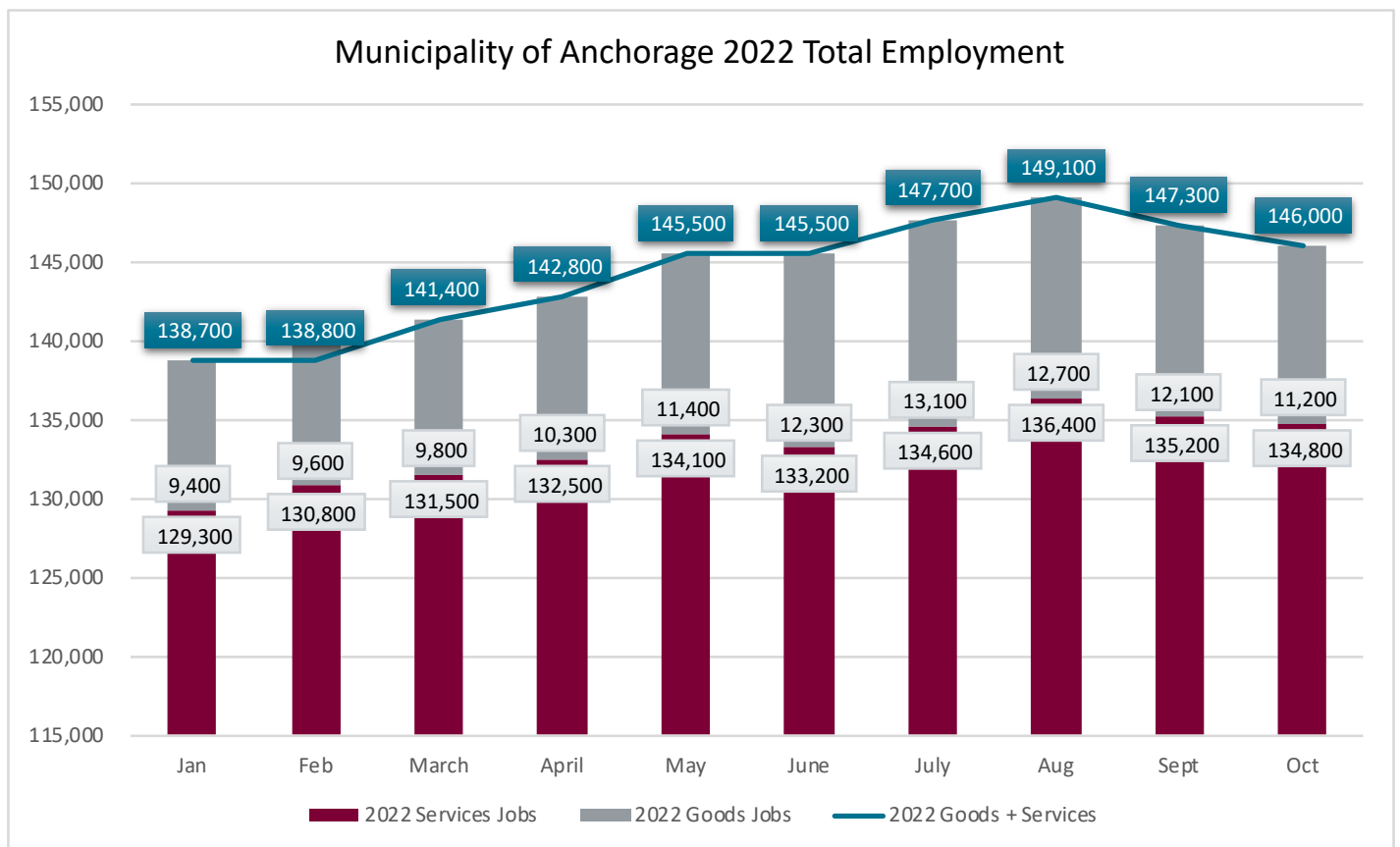
FOOD SERVICE &
DRINKING PLACES
+ 1,100

MONTHLY SUMMARY

Anchorage job growth declined month-over-month to an estimated 146,000 jobs as compared to September's 147,300. This decrease was expected as it is the traditional seasonal decline that Anchorage experiences when the fall season transitions into winter, hospitality operations slow down, summer construction projects come to a close, and other seasonal economic activity slows down. Notably, Anchorage's estimated October jobs numbers are 3,700 higher than last year's numbers, demonstrating that Anchorage is partially recovering from pandemic-related job loss. However, Anchorage is still far behind economic recovery caused by the 2015-2019 recession. In October of 2015, Anchorage had 157,400 jobs, 7.8% more than October of 2022.

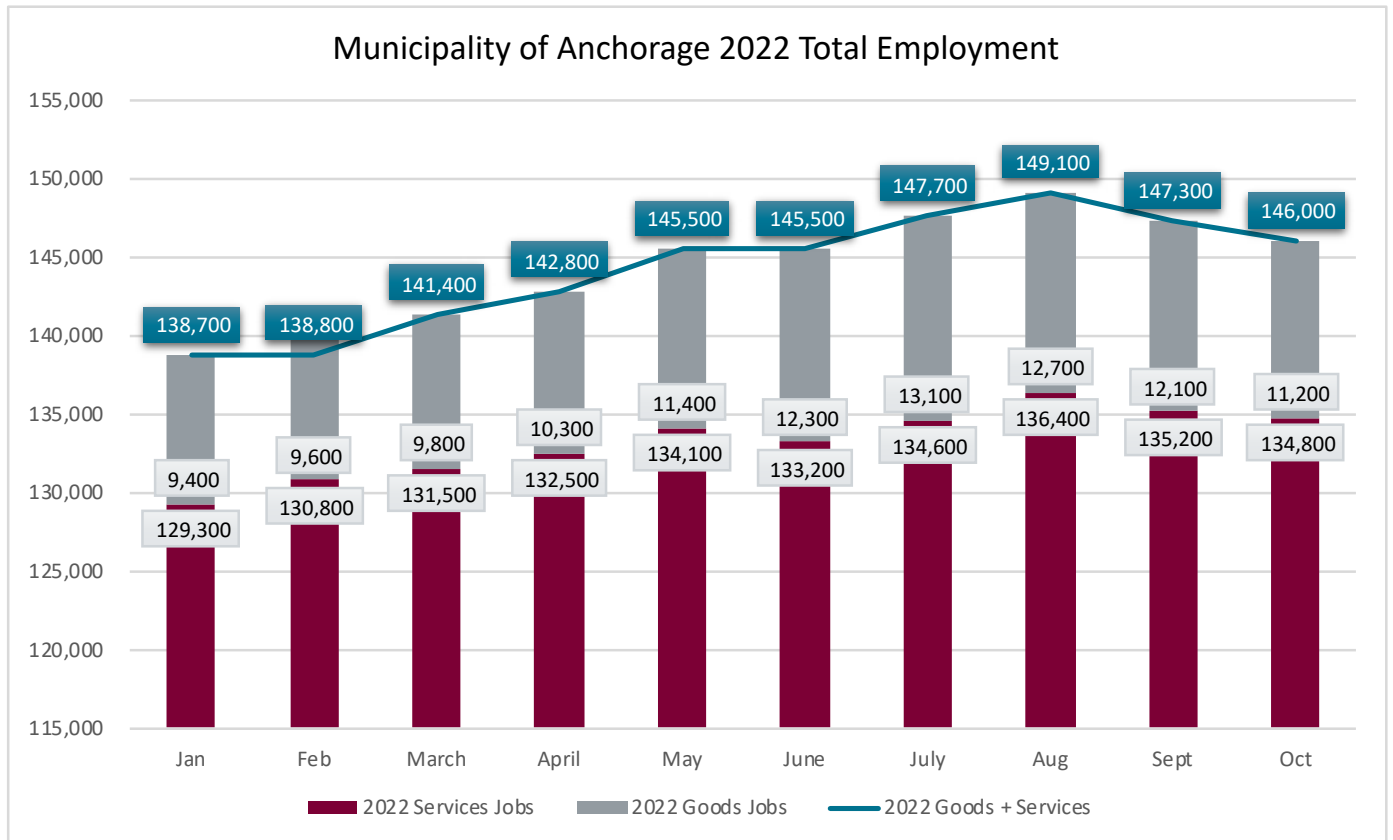
Anchorage and Mat-Su's largest employee-seeking employers continue to be government entities, like the Anchorage Municipality and the Matanuska-Susitna Borough, health care providers, like Providence and the South-central Foundation, and education providers like the University of Alaska and the Anchorage School District. The most sought-after employees are registered nurses, retail salespersons (including front-line workers and their supervisors), stockers and order fillers, and human and social services assistants.

Because the availability of affordable housing can be a barrier to recruiting out-of-state candidates, AEDC analyzes the real estate market each month. In October, the Anchorage housing market continued to have an extremely low inventory of single-family homes with homes being quickly purchased by buyers despite continued interest rate increases. In addition to high mortgage rates, buyers are also running into an average price increase on single family homes of 5.7% as compared to September.



ANCHORAGE EMPLOYMENT

Total Anchorage employment was 146,000 in October of 2022, showing an increase of about 3,700 jobs compared to October in 2021 but still 5,100 short of October 2019's pre-pandemic levels.

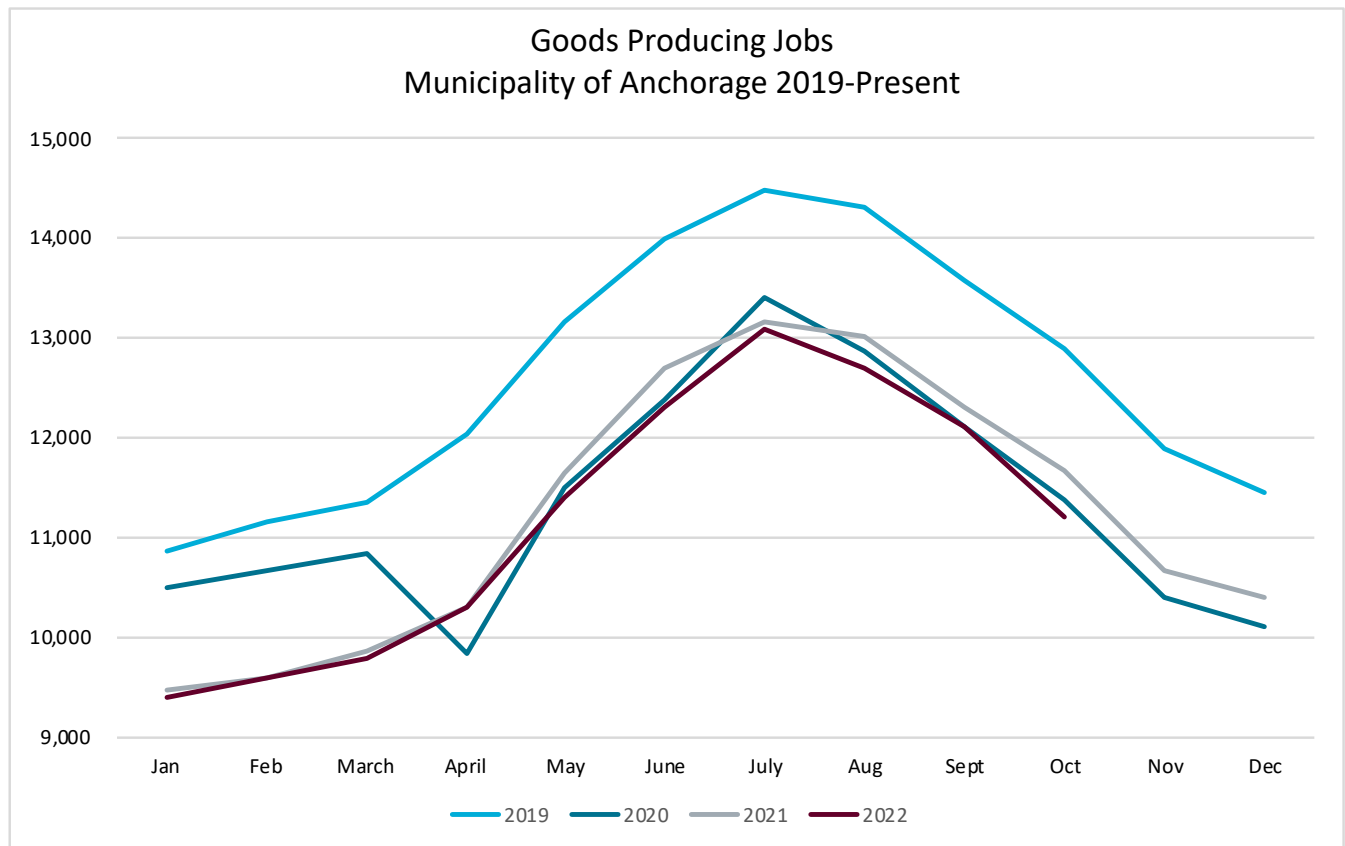


All data sourced from the Alaska Department of Labor and the U.S. Bureau of Labor Statistics.

GOODS PRODUCING JOBS

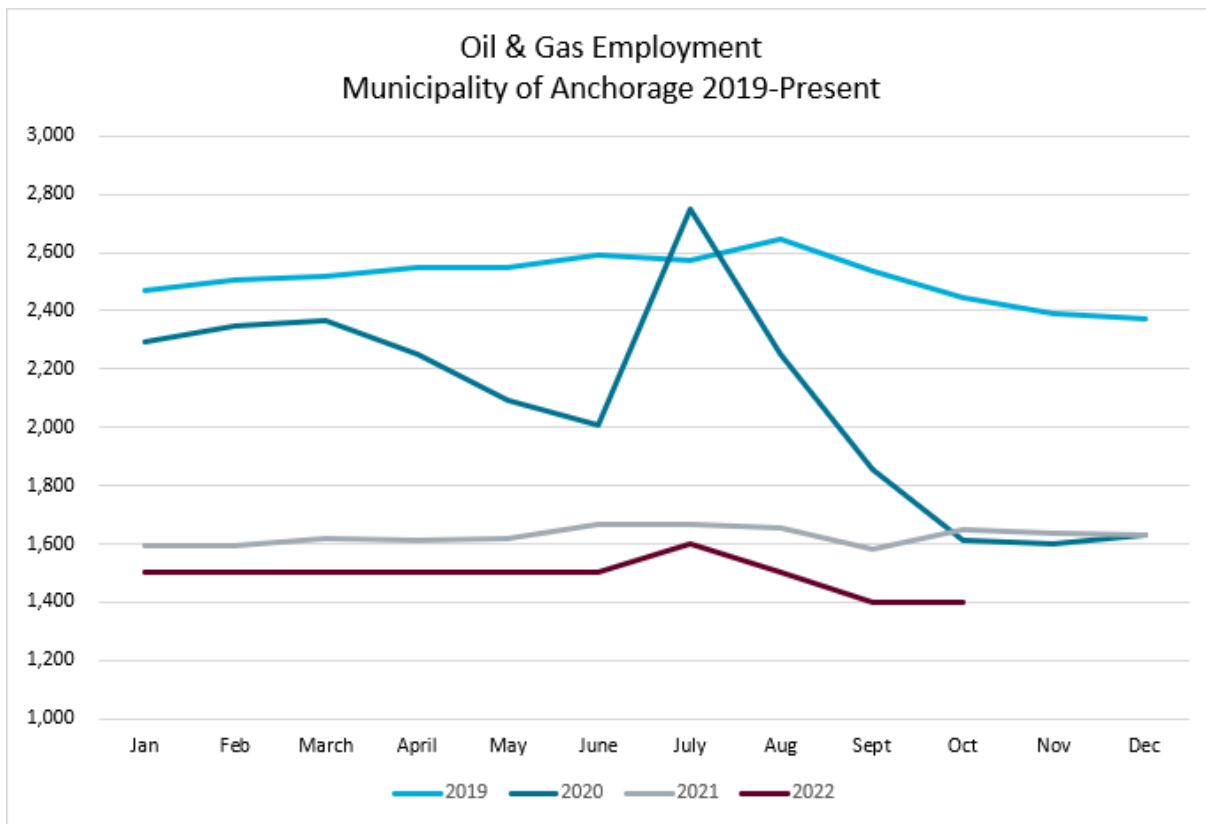
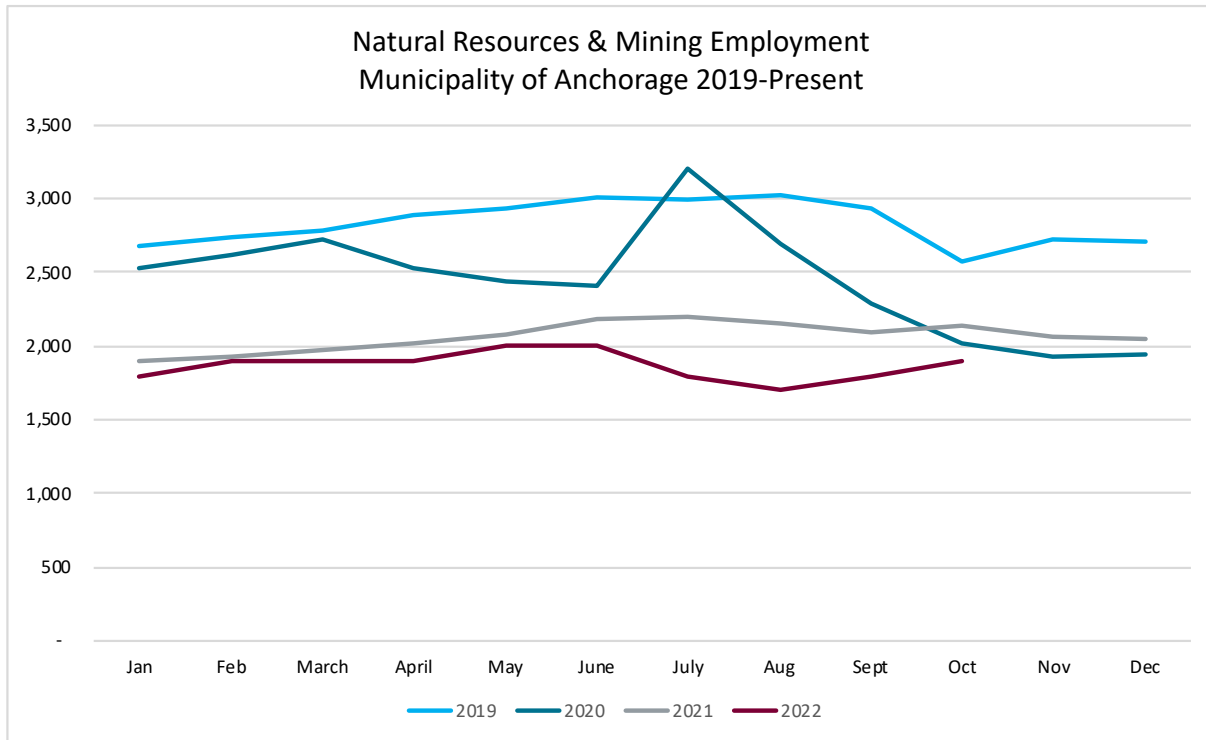
Anchorage’s estimated 11,200 jobs in the goods producing sector for October was down by 900 from September and 500 from October of 2021. The month-over-month decrease follows expected seasonal trends, but the year-over-year decrease is primarily due to an 11.0% decrease in Natural Resources and Mining jobs. The Natural Resources and Mining sector includes Oil and Gas employment, which experienced a 15% decrease in jobs, as compared to October 2021, to about 1,400 total jobs in Anchorage. There has not been another month in recent history where Oil and Gas jobs were as low as they’ve been in 2022, with the sector averaging only 1,500 jobs year-to-date.

The construction industry lost 900 jobs as compared to September, and 200 jobs from the year prior, indicating that the construction season peaked slightly sooner in 2022 than previous years, and declined more rapidly. With only 7,500 estimated jobs in October, this marks the lowest number of October construction jobs that have been recorded since AEDC began tracking this data in 2001. Manufacturing, the other primary job sector within the goods producing category, remained flat year-over-year, but decreased by about 100 as compared to September.



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

GOODS PRODUCING JOBS (CONT)

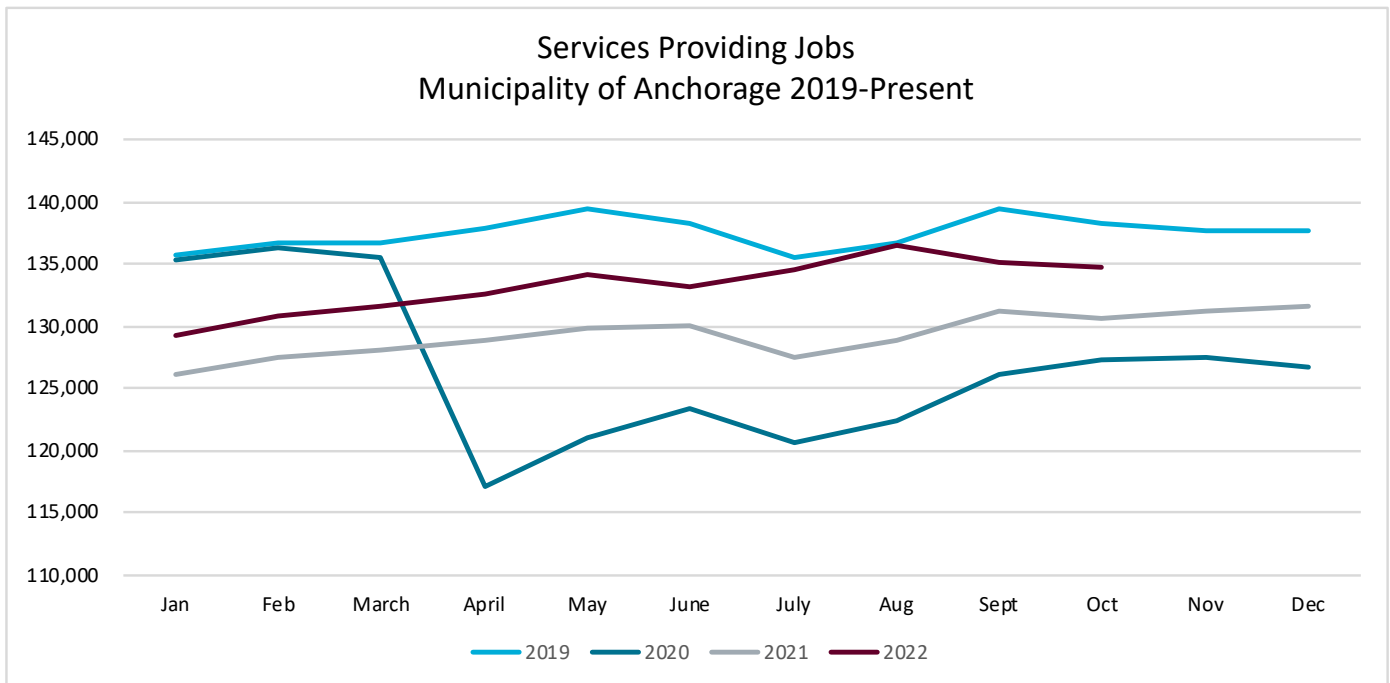


All data sourced from the Alaska Department of Labor and the U.S. Bureau of Labor Statistics.

SERVICE PROVIDING JOBS

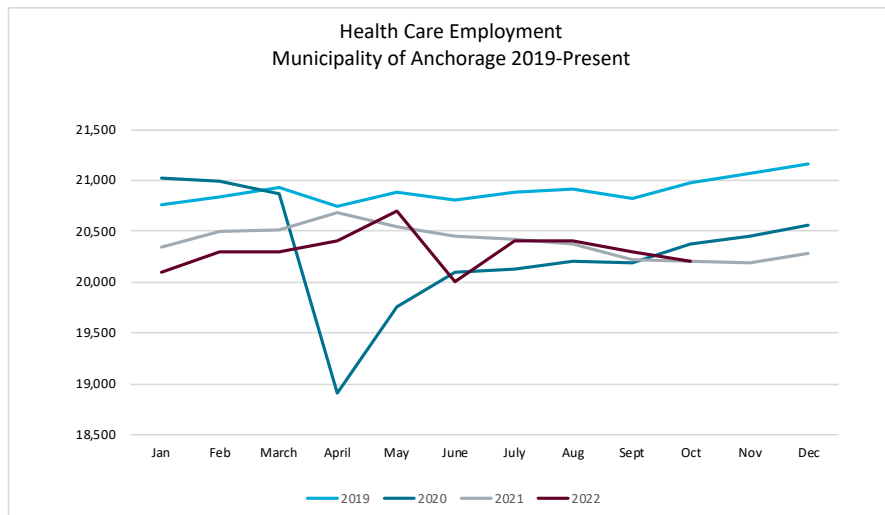
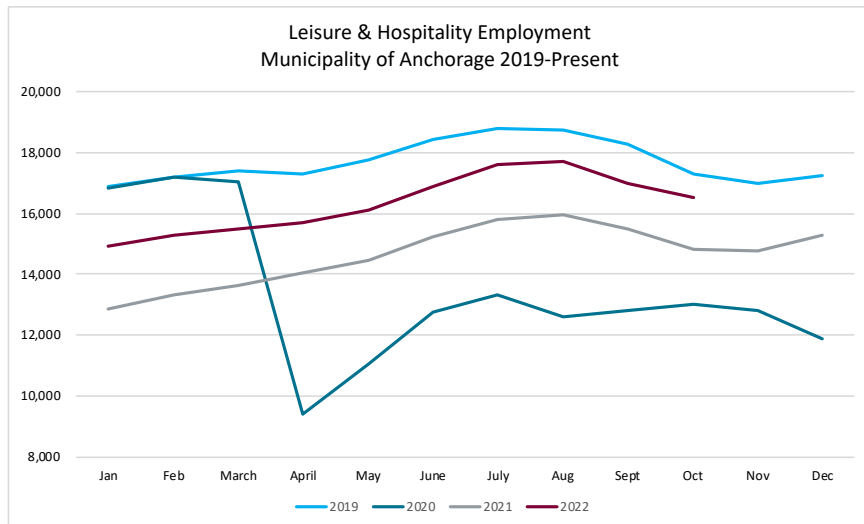
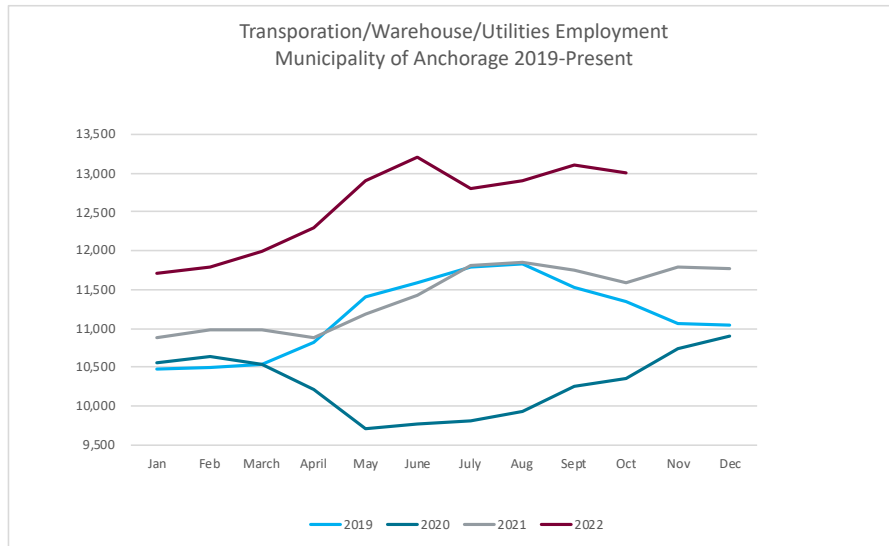
The services providing category represents all jobs that provide services or intangible goods, which is over 90% of available jobs, and it is where most of Anchorage's economic activity occurs. In October, Anchorage had 134,800 jobs in this sector, an increase of 4,100 as compared to October in 2021 but stubbornly below pre-pandemic levels in 2019. Most of this year-over-year monthly growth continues to come from the very strong tourism sector, boasting an 11.5% increase in the Leisure & Hospitality sector and 1,100 additional jobs in Food Services and Drinking Places alone. The Transportation/Warehouse/Utilities sector also continues to experience strong growth with a 12.1% increase, as compared to October of last year, representing an additional 1,400 jobs for Anchorage's economy.

Health care employment has barely budged throughout 2022 with an average of 20,300 jobs year-to-date and an estimated 20,200 jobs in October, slightly below September's estimated job count by 100 jobs. The primary challenge in this sector continues to be workforce shortages and a very tight labor pool for nearly all positions in health care facilities throughout Anchorage.



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

SERVICE PROVIDING JOBS (CONT)



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

TOP JOB OPENINGS BY OCCUPATION

#1 Registered Nurses

Average annual salary: \$105,509
Total Ads: 1,002

#2 Retail Salespersons

Average annual salary: \$32,974
Total Ads: 595

#3 Stockers and Order Fillers

Average annual salary: \$35,727
Total Ads: 499

#4 First- Line Supervisors of Retail Sales Workers

Average annual salary: \$43,436
Total Ads: 451

#5 Social and Human Services Assistants

Average annual salary: \$41,600
Total Ads: 449

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

TOP ALASKA EMPLOYERS POSTING JOBS IN ANCHORAGE/MAT-SU.

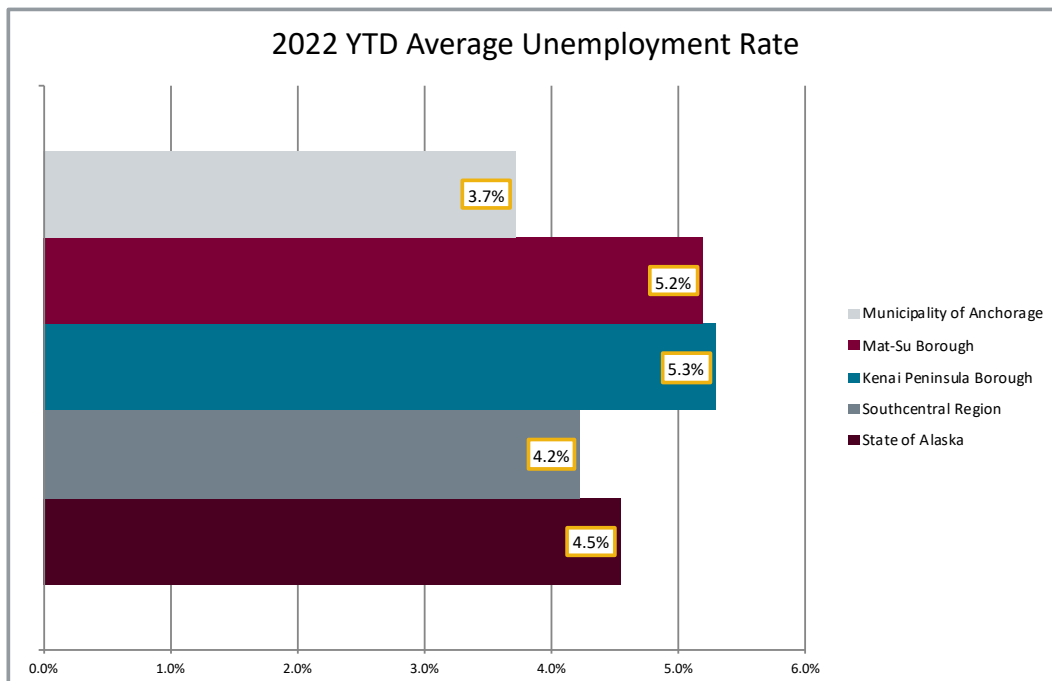
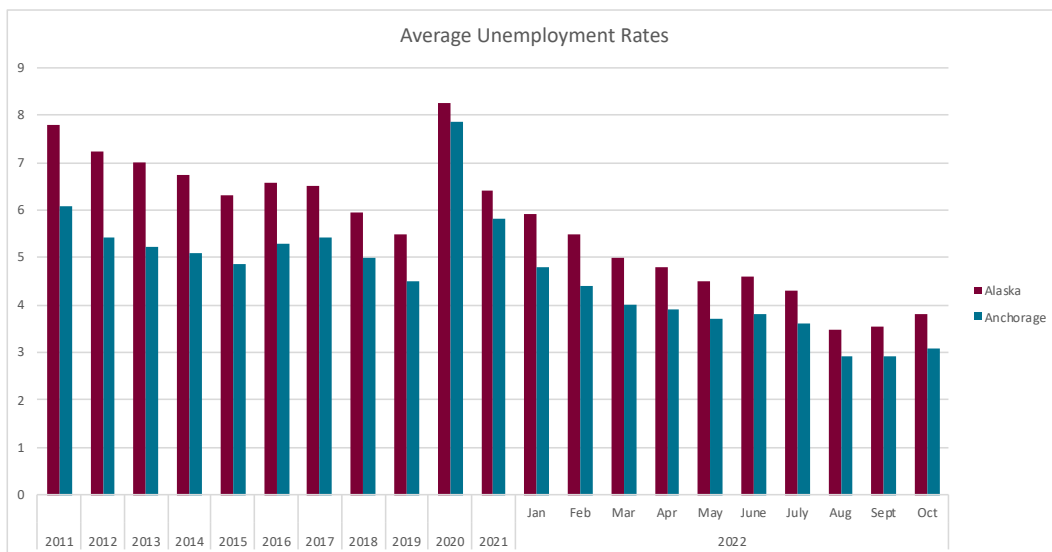
Providence Health & Services - 535
Municipality of Anchorage - 291
Anchorage School District - 222
Southcentral Foundation - 207
University of Alaska - 163

Matanuska-Susitna Borough - 155
State of Alaska - 153
The Alaska Club - 150
GCI Communication - 138
Lithia Motors - 97

These numbers represent open positions in October.

UNEMPLOYMENT TAKEAWAY

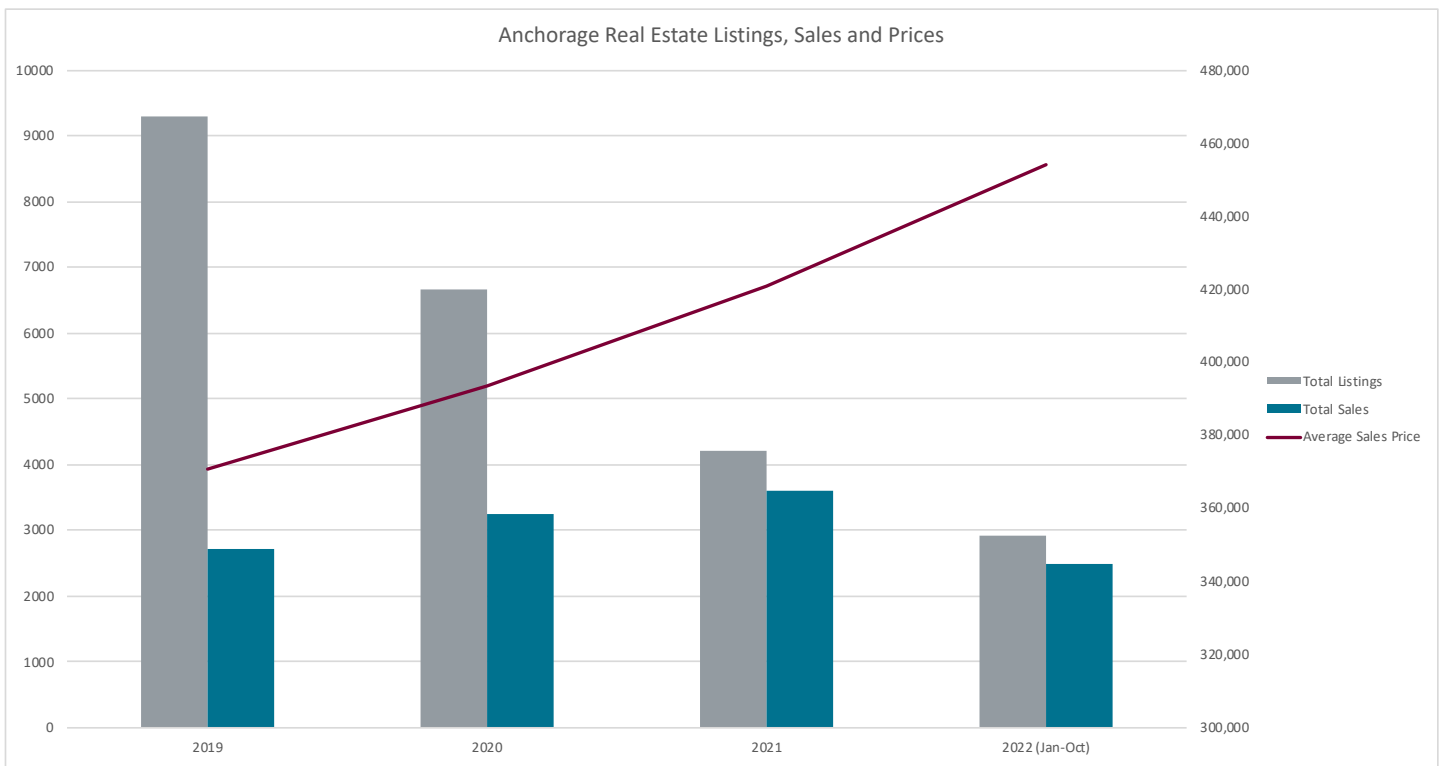
Anchorage dipped down to its lowest unemployment levels in history in August and September, but October ticked up ever so slightly to 3.1%. October also saw the active labor force (people that are employed or actively searching for employment) increase by 2,709 as compared to September. Out of a labor force of about 154,000 people, only about 4,800 are unemployed, representing an incredibly tight labor market with only 3.1% of the workforce being unemployed. Other regions in Alaska experienced a similar trend of increasing unemployment in October with the Mat-Su Borough experiencing 4.2% unemployment, the Kenai Peninsula Borough experiencing 4.6% unemployment and the State of Alaska experiencing 3.8% overall unemployment. Employers across the state are continuing to struggle to fill positions at all levels of their organizations and many are utilizing national recruiting strategies to attract out-of-state workers to fill vacancies in the Anchorage and Alaska markets.



ANCHORAGE SINGLE-FAMILY HOME LISTINGS

Anchorage saw 332 new residential home listings in the month of October, a decrease of 34 compared to September and 47 lower than October of 2021. Only 230 homes were sold but the average monthly home price increased for the first time since May of this year to \$469,189 from \$442,255 in September.

Anchorage continues to see significantly less residential listings year-over-year and an increasing price of housing as is expected in traditional supply and demand economics. At the end of October in 2019, Anchorage had seen about 7,900 listings, 2,300 sales, and homes were selling for \$371K, on average. During that same time period in 2022, we have seen a 63% decrease in listings to just 2,900, but sales have only decreased by 8%, indicating that there is still a demand for housing in Anchorage but because of the limited supply, prices have been driven up by 22%, on average.



DIAMOND INVESTORS



510 L Street, Suite 603
Anchorage, AK 99501
(907) 258-3700

Customized reports available upon request.