


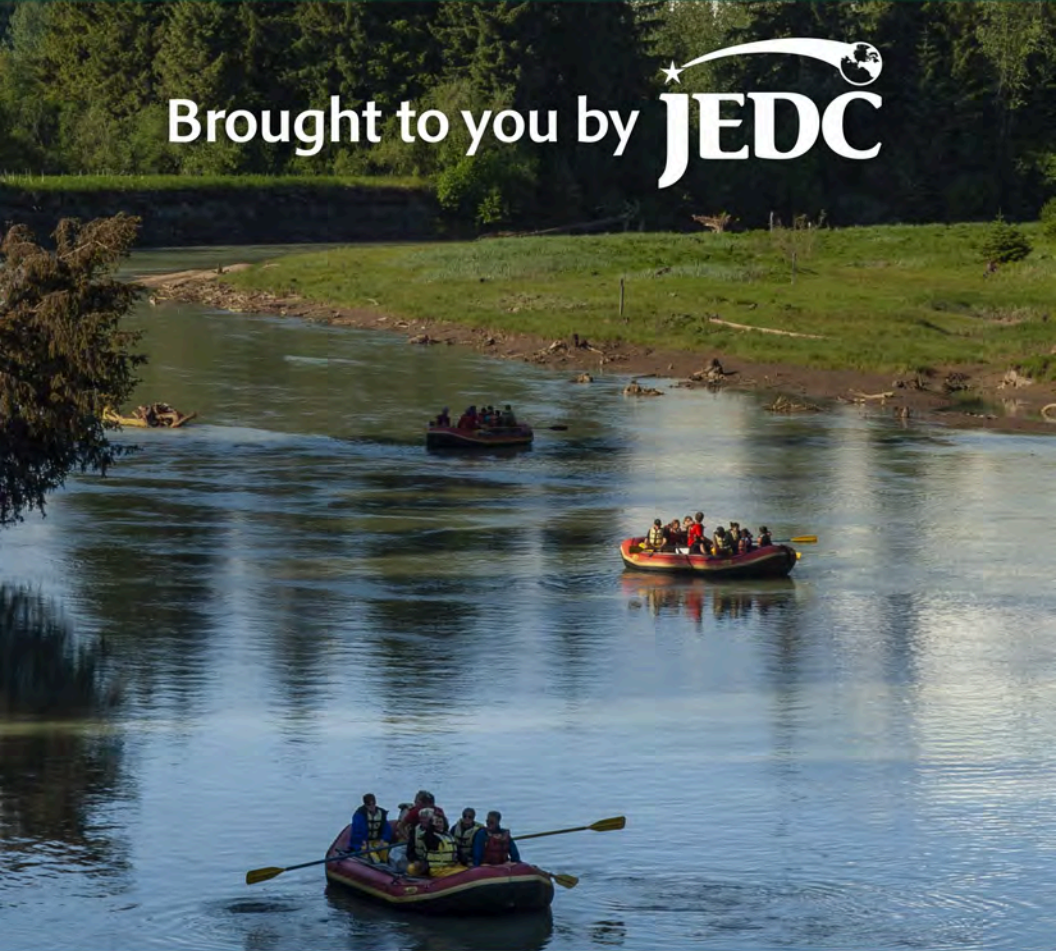
JUNEAU & SOUTHEAST ALASKA



ECONOMIC INDICATORS

AND OUTLOOK

Brought to you by  JEDC



VOLUME 2024

2024 JEDC Investors



PLATINUM



GOLD



TRUST YOUR TECH
HANSENGRESS.COM



SEALASKA



UNIVERSITY
of ALASKA
SOUTHEAST



SILVER



FIRST BANK

The one who's here.



First National Bank
ALASKA MEMBER FDIC

Learn more and invest today at [JEDC.org/invest](https://www.jedc.org/invest)



612 West Willoughby Avenue
Juneau, AK 99801
Phone: (907) 523-2300
Fax: (907) 463-3929
www.JEDC.org

October 2024

The Juneau Economic Development Council is pleased to present the 2024 edition of the ***Juneau and Southeast Alaska Economic Indicators and Outlook*** report to our community. We thank those who help us make this annual publication possible, including the City and Borough of Juneau, which provides core funding to JEDC, our Investors, and the many organizations who shared their research and information, most notably the Alaska Department of Labor and Workforce Development.

Juneau's overall economy has put the pandemic years fully behind us. We see solid performance in the tourism and mining sectors in 2024. We also see a multi-year decline in the number of people that commercially fish in Juneau and a continued erosion of State of Alaska jobs in Juneau. The high cost of housing remains a top concern, but relative to other places in the US, our growing housing supply is helping to make our housing a little more (relatively) affordable. We continue to see our older population choose to age in place, not without some challenges. Strategies to encourage migration to Juneau, especially workers with families, will be key for future stability (or growth) of our economy.

We invite you to engage with our programs, and we welcome your input on economic development! Please visit our website or contact us at (907) 523-2300.

Regards,

A handwritten signature in black ink, appearing to read "Garrett Schoenberger".

Garrett Schoenberger
Chair, Board of Directors

A handwritten signature in black ink, appearing to read "Brian Holst".

Brian Holst
Executive Director

Please visit our website to view all our research and reports:

www.JEDC.org

Table of Contents

Juneau by the Numbers	4
Southeast Alaska by the Numbers	5
Employment & Earnings	6
Industry Sector Employment & Earnings	10
Government Employment	14
<i>State Government Employment</i>	14
<i>Federal Government Employment</i>	18
<i>Local and Tribal Government Employment</i>	19
Non-Resident Employment	21
Unemployment	22
Seasonality of Employment.....	22
Per Capita Personal Income and Household Earnings	26
Income Distribution, Poverty, and Income Inequality	27
Gender Compensation	28
Southeast Alaska Employment and Wages	29
Demographics	30
Juneau and Southeast Alaska Population Trends	30
Juneau Population by Age Group	33
Juneau Migration and Resident Transiency	35
Regional Population Trends	36
Median Age	37
Education	41
Juneau School District Enrollment	41
University of Alaska Southeast Enrollment	41
Educational Attainment	42
Construction and Housing	43
Southeast Alaska New Housing Construction	43
Juneau Home Sales and Prices	44
<i>Median Days on Market</i>	44



Monthly Rental Costs (Adjusted Rates) and Vacancy Rates.....	46
Business and Industry	50
Entrepreneurship	50
Gross Business Sales.....	51
<i>Freight Volumes.....</i>	<i>52</i>
Travel and Visitor Industry	52
<i>Cruise Ship Visitation</i>	<i>53</i>
<i>Airline Passenger Traffic.....</i>	<i>54</i>
<i>Ferry Traffic.....</i>	<i>57</i>
<i>Visitor-Related Tax Revenue</i>	<i>57</i>
Health Care Industry.....	58
Natural Resources and Mining Industry	58
Seafood Industry	59
<i>Seafood Processing Employment in Southeast Alaska</i>	<i>59</i>
<i>Commercial Harvesting in Southeast Alaska</i>	<i>60</i>
Cost of Living	62
<i>Comparative Cost-of-Living Index.....</i>	<i>62</i>
<i>Military Cost-of-Living Index.....</i>	<i>66</i>
<i>Urban Alaska</i>	<i>67</i>
<i>Gasoline and Fuel Oil Costs.....</i>	<i>67</i>
<i>Electricity Costs.....</i>	<i>68</i>

Juneau by the Numbers

	2022	2023	% Change 2022 - 2023
Employment & Wages			
Total Payroll (Millions)	\$1,082.86	\$1,170.51	8.1%
<i>Government (Millions)</i>	\$458.84	\$491.54	7.1%
<i>Service Sector (Millions)</i>	\$434.80	\$475.05	9.3%
<i>Goods-Producing (Millions)</i>	\$189.21	\$203.92	7.8%
Average Wage	\$62,412	\$66,000	5.8%
Average Monthly Employment	17,349	17,722	2.1%
<i>Service Sector</i>	8,646	8,982	3.9%
<i>Goods-Producing</i>	2,119	2,144	1.2%
<i>State of Alaska</i>	3,339	3,270	-2.1%
<i>Local and Tribal</i>	2,542	2,637	3.7%
<i>Federal Civilian</i>	703	688	-2.1%
Commercial Fishing Permits Issued	568	552	-2.8%
Unemployment Rate	2.9%	3.0%	0.1%
Demographics			
Population	31,834	31,549	-0.9%
<i>0 - 19 Years</i>	7,355	7,203	-2.1%
<i>20 - 39 Years</i>	8,703	8,606	-1.1%
<i>40 - 59 Years</i>	8,312	8,136	-2.1%
<i>60 and Over</i>	7,464	7,604	1.9%
Median Age	39.7	39.9	0.5%
Construction & Housing			
New Housing Permits Issued	74	176	137.8%
New Housing Units Built	64	121	89.1%
Median Price of Single-Family Home	\$529,500	\$522,500	-1.3%
Transportation			
Cruise Passenger Arrivals*			2.2%
		*1,677,935 (2024)	
Air Passenger Enplanements	359,312	354,709	-1.3%
Ferry Passenger Arrivals	35,683	41,469	16.2%
Business Sales			
Gross Business Sales (Thousands)	\$3,051,736	\$3,319,161	8.8%



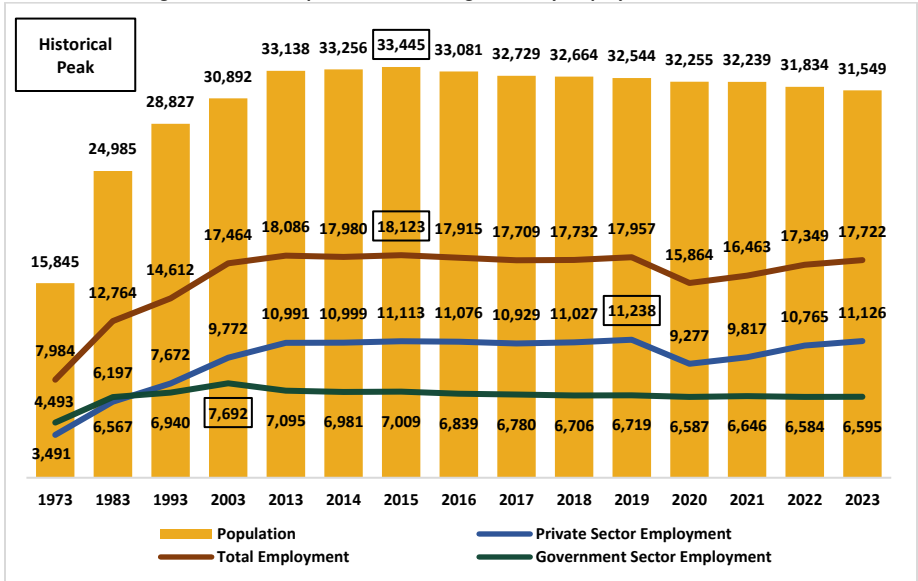
Southeast Alaska by the Numbers

	2022	2023	% Change 2022 - 2023
Employment & Earnings			
Total Payroll (Millions)	\$2,064.31	\$2,265.45	9.7%
<i>Government (Millions)</i>	\$774.04	\$832.28	7.5%
<i>Service Sector (Millions)</i>	\$940.09	\$1,044.19	11.1%
<i>Goods-Producing (Millions)</i>	\$350.17	\$388.98	11.1%
Average Wage	\$57,924	\$61,321	5.9%
Average Monthly Employment	35,638	36,944	3.7%
<i>Service Sector</i>	19,156	20,214	5.5%
<i>Goods-Producing</i>	4,492	4,620	2.9%
<i>State of Alaska</i>	4,333	4,287	-1.1%
<i>Local and Tribal</i>	6,291	6,445	2.5%
<i>Federal Civilian</i>	1,365	1,377	0.9%
Commercial Fishing Permits Issued	4,682	4,625	-1.2%
Unemployment Rate	4.3%	4.2%	-0.1%
Demographics			
Population	71,873	71,077	-1.1%
<i>0-19 Years</i>	16,707	16,334	-2.2%
<i>20-39 Years</i>	18,298	18,048	-1.4%
<i>40-59 Years</i>	18,158	17,843	-1.7%
<i>60 and Over</i>	18,710	18,852	0.8%
Population Without Juneau	40,039	39,528	-1.3%
Median Age Without Juneau	42.4	42.6	0.5%
Construction & Housing			
New Housing Units Built	157	247	57.3%
Without Juneau	93	126	35.5%
Transportation			
Ferry Passengers	118,692	137,718	16.0%
Air Passenger Enplanements	703,914	705,356	0.2%

Employment & Earnings

Juneau's average monthly employment increased by 373 jobs (+2.2%) in 2023 based on preliminary jobs numbers. This follows an increase of 886 jobs (+5.4%) between 2021 and 2022. The private sector added 361 jobs (+3.4%) in 2023, while government jobs (Federal, State, and Local) increased by 11 (+0.2%). This increase was due to growth in Local & Tribal Government employment; Federal & State Government employment both fell in 2023. Figure 1 illustrates Juneau's historical trends in population and average monthly employment.

Figure 1: Juneau Population and Average Monthly Employment, 1973 - 2023



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

Figure 2 explores annual job counts in Juneau within the Traded, Non-Traded, and Government Sectors.

Juneau's traded industries (like mining, tourism, and manufacturing – including seafood processing) bring revenue into the community from outside. Juneau's traded industries grew by 247 jobs (+5.9%) in 2023, continuing a positive trend after the significant decline in 2020. The number of jobs in Juneau's traded industries in 2023 was 46 below the number of jobs in 2019. Mining saw an increase of 54 jobs (+5.8%) in 2023, the third consecutive year of increases. Tourism added 202 jobs (+7.3%), bringing the industry job count to 94.3% of what it was in 2019.

Juneau's non-traded industries (goods and services consumed where they are produced) saw an overall increase of 114 jobs (+1.7%) in 2023. With this increase, the number of jobs in the non-traded sector was 99.0% of what it was in 2019.

Together we're charting our economic future.
Join the conversation at juneau.org.



Proud Partner of
Juneau Economic
Development Council



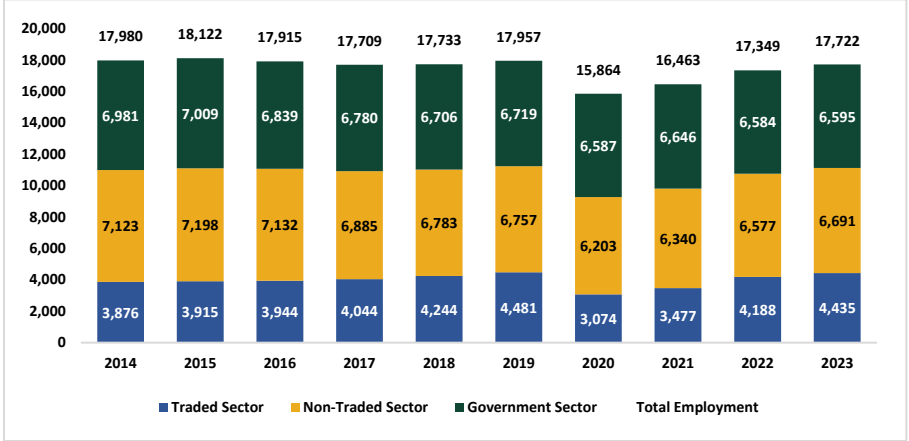
better together.

Thank you to the JEDC team for your commitment to bringing Alaskans together and creating community-wide economic opportunity in Juneau.



Alaska
AIRLINES

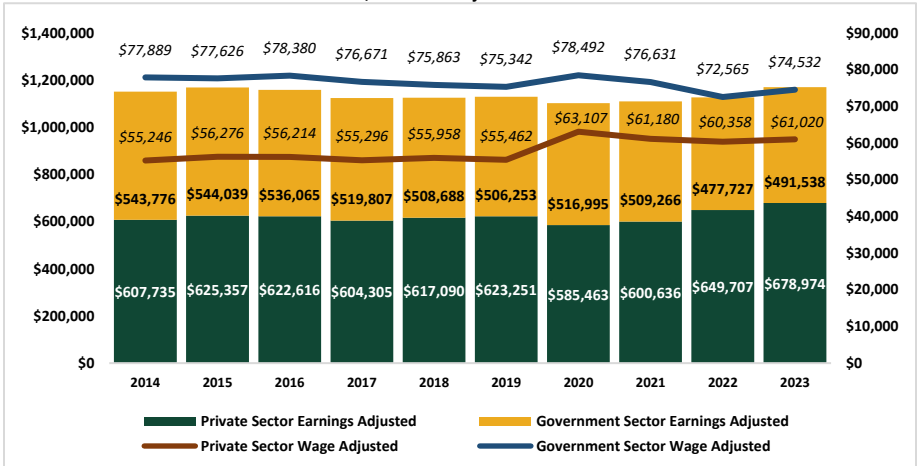
Figure 2: Juneau's Non-Traded, Traded, Government and Total Avg. Monthly Employment, 2014 - 2023



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages. (Note: Jobs count is for wage and salary jobs, including full and part-time, temporary, or permanent, for all employers. Government sector employment excludes active-duty Coast Guard employment.)

On an inflation-adjusted basis, 2023 total earnings in Juneau increased by \$43.1 million (+3.8%) compared to the previous year, to \$1.17 billion (Figure 3). Private sector earnings increased by \$29.3 million, and government sector earnings increased by \$13.8 million from 2022 to 2023. The inflation-adjusted annual private sector average wage in 2023 was \$662 higher than 2022. The government sector inflation-adjusted average annual wage was \$1,967 higher in 2023 than in 2022. The U.S. annual inflation rate in 2023 was 4.11%, according to the Federal Reserve Bank of St. Louis. This follows an annual inflation rate of 8.00% in 2022.

Figure 3: Juneau's Total Earnings (Thousands) and Average Annual Wages for Private and Government Sectors 2014 – 2023, Inflation Adjusted to 2023 Dollars



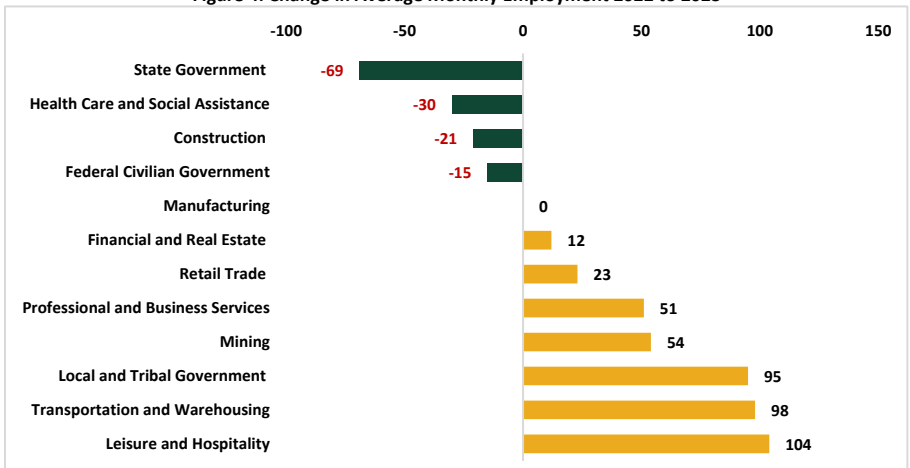
Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages. (Note: Earnings are for wage and salary jobs, including full and part-time, temporary or permanent, for all employers. Government sector earnings are exclusive of active-duty Coast Guard employment.)



Industry Sector Employment & Earnings

In 2023, Juneau continued to experience a decline in the number of State Government jobs. Figure 4 shows that monthly state government employment decreased by 69 jobs in 2023 (compared to losses of 143, 48, and 141 in preceding years). Local and Tribal Government employment increased by 95 jobs, a third consecutive year of growth. Federal Government employment decreased by 15 jobs. Health Care & Social Assistance and Construction saw minor decreases in employment, declining by 30 and 21 respectively. Most other industries saw modest to significant increases in employment and earnings, continuing the trend of recovery post-2020 pandemic. Leisure & Hospitality and Transportation & Warehousing, two industries that are closely related to tourism, grew for a third consecutive year. In 2023, Leisure & Hospitality average monthly employment grew by 104 and Transportation employment grew by 98.

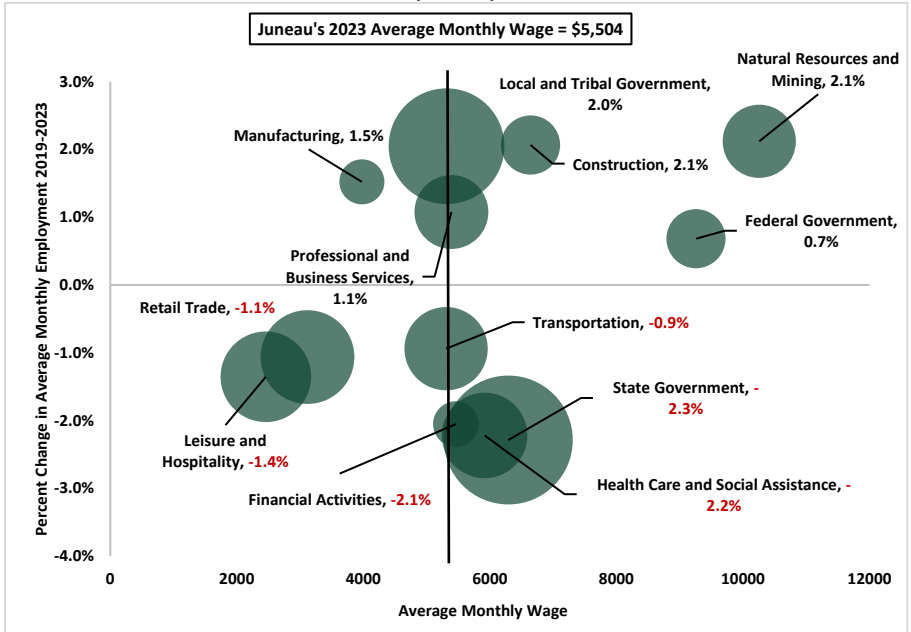
Figure 4: Change in Average Monthly Employment 2022 to 2023



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages (*Note: Local Government includes Juneau School District employment and enterprises such as the Juneau Airport, Docks and Harbors, and Bartlett Regional Hospital. The Federal Civilian Government does not include active-duty Coast Guard personnel stationed in Juneau. Also, the Information sector technically saw the greatest decrease in average monthly employment from 2022 to 2023, but this was not included as it was a result of certain employers changing NAICS codes for their firms.*)

Juneau's economy prospers when high paying jobs increase in the community. An analysis of average wages in 2023 and annual compound change in employment from 2019 to 2023 by sector is shown in Figure 5.

Figure 5: Compound Annual Change in Average Monthly Employment 2019–2023 and Average Monthly Wage 2023 by Industry Sector



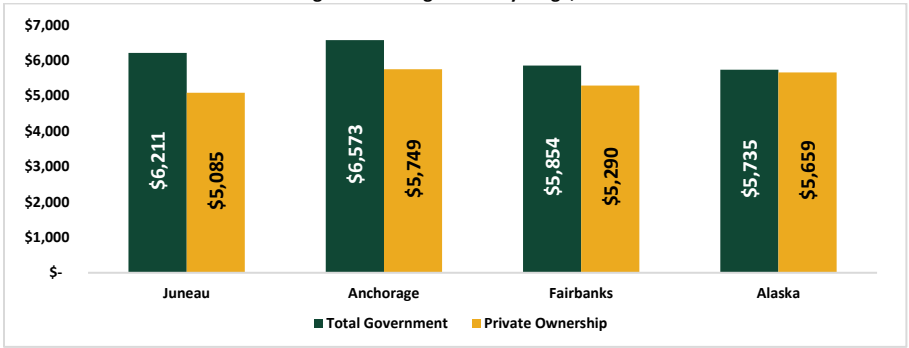
Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages. *(Note: Local Government includes the Juneau School District employment and enterprises such as the Juneau Airport, Docks and Harbors, and Bartlett Regional Hospital and tribal employment. Federal Civilian Government does not include Coast Guard personnel stationed in Juneau.)*

How to read Figure 5:

- The size of each circle represents the number of jobs in each industry in 2022. The largest circle is state government, which is the largest employer in Juneau. The next largest employer, local government, is the second largest circle and retail trade is the third.
- The circle's position on the horizontal axis indicates that sector's average monthly wages in 2023. Those sectors paying above Juneau's average monthly wage are located on the right side of the vertical axis and sectors paying below the average monthly wage are on the left. Mining jobs pay the highest average monthly wages in Juneau. Federal government pays the second highest. Leisure and Hospitality has the lowest average wage in part due to the high frequency of part-time jobs and lower wages. Each job, whether part-time or full-time, is counted as one job, bringing down the average wage.
- The circle's vertical position, either above the center line or below the center line, shows the % gain or loss of jobs over the last five years for each industry. From 2019 to 2023, Juneau's average monthly employment declined in state government (-2.3%), retail trade (-1.1%), leisure and hospitality (-1.4%), and other industries below the center line. Industries above the center line saw growth in employment.

As shown in Figure 6, Juneau's average monthly wage for the government sector was \$6,211 in 2023, above the state average of \$5,735 but below that of Anchorage (\$6,573). In contrast, Juneau's private sector average monthly wage of \$5,085 is lower than that of Anchorage, Fairbanks, and the state average. Juneau's average wages in construction, manufacturing, professional & business services were also consistently lower than Anchorage, Fairbanks, and Alaska as a whole.

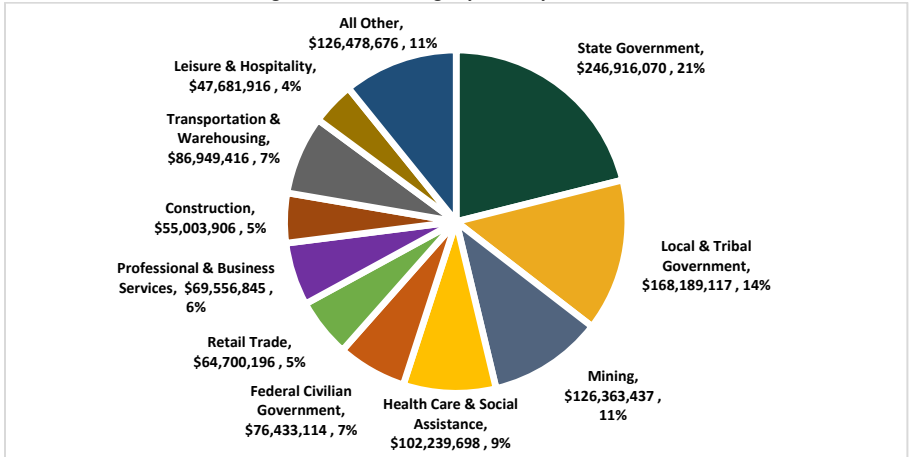
Figure 6: Average Monthly Wage, 2023



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

Figure 7 shows the total earnings for each sector of Juneau's economy, along with the percentage each sector contributes to total earnings in the community. Juneau's state government sector is the largest contributor, with total earnings of \$246,916,070 contributing 21% of all wage and salary earnings. State government, local government and mining were the top three contributors of wages, accounting for 46% of all earnings in Juneau in 2023.

Figure 7: Total Earnings by Industry Sector, 2023

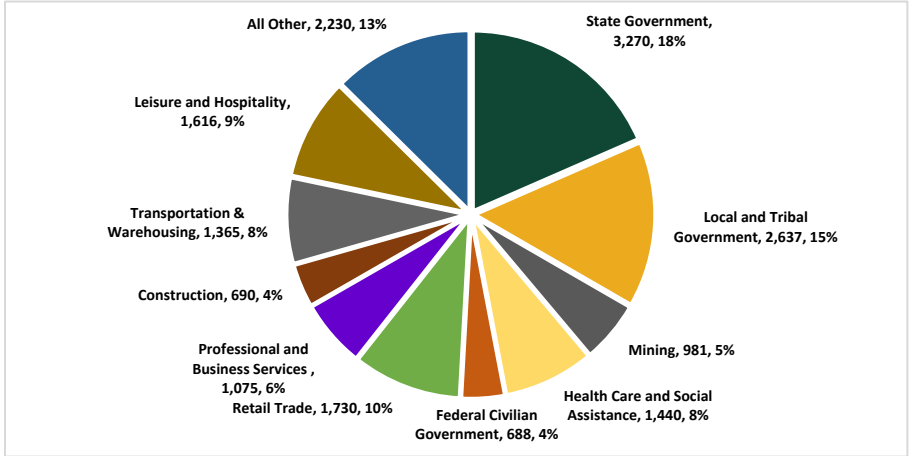


Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages (Note: Local Government includes the Juneau School District employment and enterprises such as the Juneau Airport, Docks and Harbors, and Bartlett Regional Hospital and tribal employment. The Federal Civilian Government does not include the Coast Guard personnel stationed in Juneau.)

In comparison, Figure 8 shows the average monthly employment of Juneau's industry sectors along with their percentage of employment across all industries. State government, local & tribal government, and federal government provide 37% of jobs in the community. While only accounting for 5% of jobs, the mining industry brought in 11% of total earnings for Juneau in 2023, indicating high wages. In contrast, the retail trade industry represents a relatively high percentage of employment at 10%,

but only contributes 5% of total earnings in Juneau, indicating lower wages. Note that seafood harvesters are generally not included in the above.

Figure 8: Average Monthly Employment by Industry Sector, 2023



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages. (Note: Local Government includes the Juneau School District employment and enterprises such as the Juneau Airport, Docks and Harbors, and Bartlett Regional Hospital and tribal employment. Federal Civilian Government does not include Coast Guard personnel stationed in Juneau.)

Figure 9: Average Monthly Employment and Total Earnings by Sector, Juneau 2022 – 2023

Sector	Average Employment 2022	Average Employment 2023	% Change	Total Earnings 2022	Total Earnings 2023	% Change
Natural Resources & Mining	1,010	1,055	4.5%	\$116,584,177	\$129,879,025	11.4%
Construction	711	690	-3.0%	\$54,825,755	\$55,003,906	0.3%
Manufacturing	399	399	0.0%	\$17,807,998	\$19,040,729	6.9%
Total Goods Producing	2,119	2,144	1.2%	\$189,217,930	\$203,923,660	7.8%
Retail Trade	1,707	1,730	1.3%	\$61,486,966	\$64,700,196	5.0%
Leisure & Hospitality	1,512	1,616	6.9%	\$41,781,526	\$47,681,916	14.5%
Health Care & Social Assistance	1,470	1,440	-2.0%	\$95,898,121	\$102,239,698	7.9%
Transportation & Warehouses	1,267	1,365	7.7%	\$77,739,439	\$86,949,416	12.6%
Information	253	171	-32.4%	\$16,420,352	\$11,067,932	-32.6%
Professional & Business Services	1,024	1,075	5.0%	\$62,939,772	\$69,556,845	10.5%
Financial & Real Estate	400	412	3.0%	\$25,974,374	\$27,012,514	4.0%
Membership Organization	452	551	21.9%	\$24,670,895	\$33,148,230	34.4%
All Other Services	561	622	10.9%	\$27,892,986	\$32,693,683	17.2%

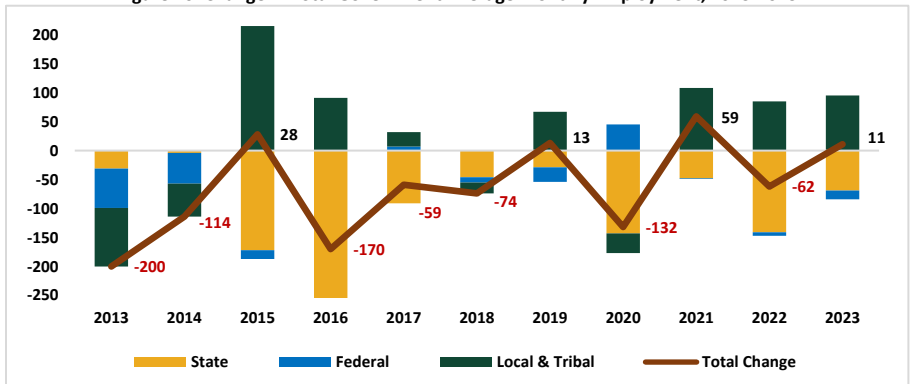
Sector	Average Employment 2022	Average Employment 2023	% Change	Total Earnings 2022	Total Earnings 2023	% Change
Total Service Providing	8,646	8,982	3.9%	\$434,804,431	\$475,050,430	9.3%
Total Private Sector	10,765	11,126	3.4%	\$624,022,361	\$678,974,090	8.8%
State Government	3,339	3,270	-2.1%	\$227,777,484	\$246,916,070	8.4%
Local & Tribal Government	2,542	2,637	3.7%	\$157,095,239	\$168,189,117	7.1%
Federal Civilian Government	703	688	-2.1%	\$73,968,134	\$76,433,114	3.3%
Total Government	6,584	6,595	0.2%	\$458,840,857	\$491,538,301	7.1%
Totals	17,349	17,722	2.1%	\$1,082,863,218	\$1,170,512,391	8.1%

Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages (*Note: Local Government includes the Juneau School District employment and enterprises such as the Juneau Airport, Docks and Harbors, and Bartlett Regional Hospital. The Federal Civilian Government does not include the uniformed Coast Guard personnel stationed in Juneau.*)

Government Employment

Government jobs in Juneau increased by 11 in 2023 (Figure 10). State jobs decreased for the 11th consecutive year, losing 69 jobs. Federal government jobs increased by 45 in 2020 due to data collection for the Decennial U.S. Census, and only decreased by 22 jobs from 2021-2023 (-15 in 2023), which indicates the addition of new jobs offsetting the loss of the temporary census jobs. Local and tribal government jobs rose by 95, causing overall government employment to increase.

Figure 10: Change in Total Government Average Monthly Employment, 2013-2023



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages


State Government Employment

Juneau's state government average monthly employment decreased from 3,339 to 3,270 in 2023 (Figure 11). While less significant than the decline in 2022, the loss of 69 jobs in 2023 is the sixth most jobs lost in a single year in the last 20 years. Since 2014, a total of 1,003 state jobs have left Juneau. Within the same period, state jobs in Alaska have dropped by 3,430.

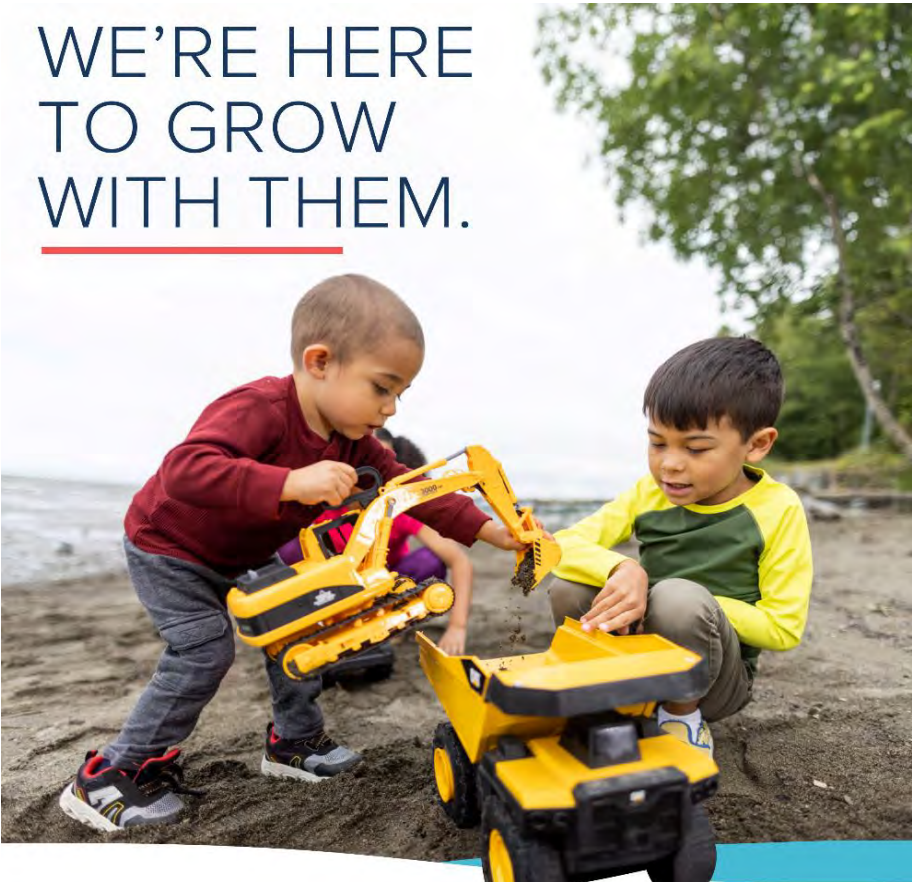


For those who need care every day, and those who show up every day.

When it comes to health, no one should have to go it alone. That's the very idea behind our healthcare network, and why we continue to stand by our community with world-class caregivers and state-of-the-art facilities. We'll be there for you whenever you need us. Find the care you need at **searhc.org**.

Health. For All.  **SEARHC**

WE'RE HERE
TO GROW
WITH THEM.



**PROUD SPONSOR OF THE JUNEAU
ECONOMIC DEVELOPMENT COUNCIL**

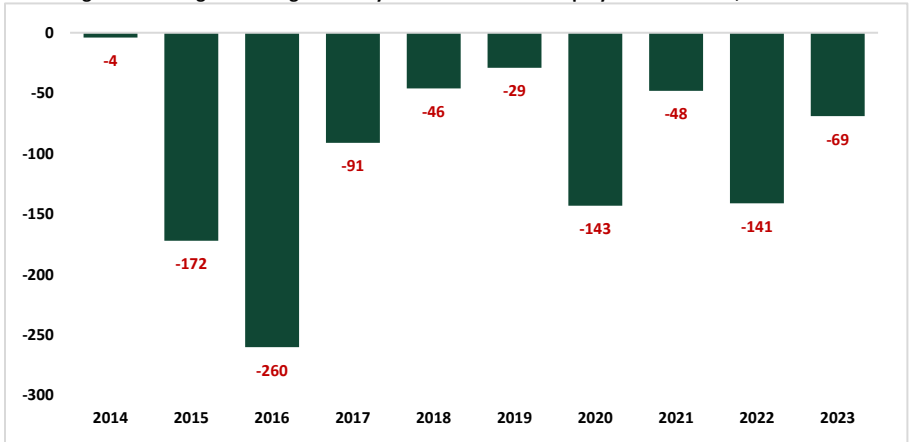
Open a new account with as little as
\$25 this year and you may be eligible
for a **\$250** contribution.*

ALASKA529
EDUCATION SAVINGS PLAN

ONE PLAN, MANY PATHS. 1-888-425-2752 | Alaska529plan.com

*Certain restrictions apply; visit Alaska529plan.com/DashToSave for terms and conditions.

Figure 11: Change in Average Monthly State Government Employment in Juneau, 2014 – 2023



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages. (Note: Average annual state employment includes Juneau employees in the Executive branch, legislative branch, judicial branch and University of Alaska Southeast.)

The Executive Branch is the largest branch of government and is headed by an elected Governor and Lt. Governor. A count of Juneau executive branch employees is taken annually on June 30, displayed below in Figure 12. The most recent count of 2,517, taken on June 30, 2024, is five employees above the 2023 count. The departments of Corrections, Health, and Natural Resources saw the largest relative increases in employment. The largest decrease was in the Department of Administration, which had an 8.6% decline from 2023 to 2024 (-34 employees). The overall increase in 2024 comes after a decline of 67 executive branch employees from 2022 to 2023.

Figure 12: Juneau Area Executive Branch Employee Count by Department on June 30, 2023 and 2024

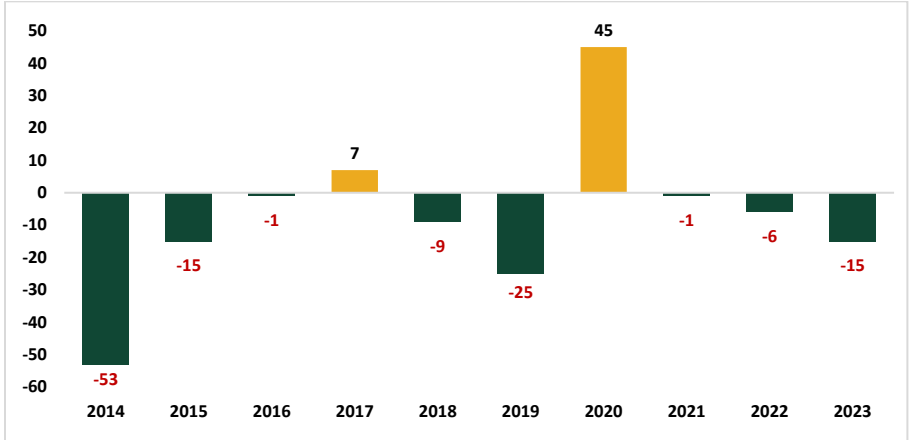
Department	June 2023	June 2024	% Change
Transportation & Public Facilities	500	504	0.8%
Health	190	202	6.3%
Family & Community Services	186	193	3.8%
Administration	397	363	-8.6%
Fish & Game	227	221	-2.6%
Labor & Workforce Development	184	179	-2.7%
Education & Early Development	146	145	-0.7%
Commerce, Community & Economic Development	137	139	1.5%
Revenue	160	163	1.9%
Corrections	118	128	15.3%
Environmental Conservation	85	88	3.5%
Office of the Governor	47	45	-4.3%
Law	67	69	3.0%
Public Safety	38	37	-2.6%
Natural Resources	30	34	13.3%
Military and Veterans Affairs	7	7	0.0%
Totals	2,512	2,517	0.2%

Source: Alaska Department of Administration, Employee Planning and Information Center. (Note: In March 2022, the Department of Health and Social Services was restructured into two separate departments: Department of Health and Department of Family and Community Services.)

Federal Government Employment

Juneau saw a rare increase in federal government jobs in 2020. Most of this job increase was due to data collection for the Decennial Census and these positions were likely temporary. This increase was essentially maintained in 2021, with a decline of only 1 federal job. In 2022, 6 federal jobs were lost, and 15 federal jobs were lost in 2023. Figure 13 displays the annual change in Juneau federal jobs.

Figure 13: Change in Average Monthly Federal Civilian Government Employment in Juneau, 2014 – 2023



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

A breakdown of the change in federal government employment by department is visible in Figure 14. Indian Affairs saw the largest relative decrease in employment, dropping by 2 (-20.0%) from 2022 to 2023. The Postal Service and “All Other” categories also saw decreases in 2023. The largest increase was in the Department of Transportation, which saw an increase of 5 employees (+7.1%) in 2022. Other departments saw modest increases or decreases.

Figure 14: Average Monthly Federal Government Civilian Employment in Juneau by Dept, 2022 – 2023

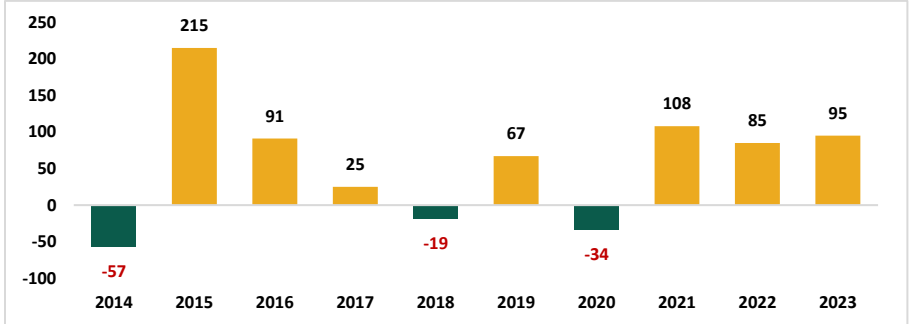
Department	2022	2023	% Change
NOAA	198	195	-1.5%
Forest Service	163	170	4.3%
Coast Guard	80	77	-3.8%
DOT	70	75	7.1%
Postal Service	69	59	-14.5%
TSA	46	45	-2.2%
Indian Affairs	10	8	-20.0%
CBP	8	8	0.0%
Fish & Wildlife	3	3	0.0%
All Other	56	48	-14.3%
Totals	703	688	-2.1%

Source: Alaska Department of Labor and Workforce Development, Research and Analysis (Note: US Coast Guard employment does not include active-duty personnel.)

Local and Tribal Government Employment

Local and tribal government employment had a large increase of 95 jobs (+3.5%) in 2022, marking the third consecutive year of significant job increases (Figure 15). Since 2014, a net total of 576 local and tribal government jobs have been added.

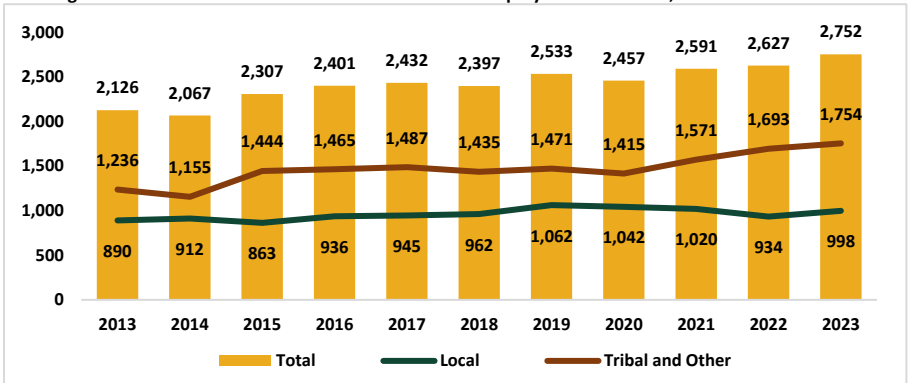
Figure 15: Change in Average Monthly Local and Tribal Government Employment in Juneau, 2014 – 2023



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages. (Note: Local Government includes such enterprises as the Juneau Airport, Docks and Harbors, and Bartlett Regional Hospital.)

Figure 16 compares CBJ employment (based on the October count) with overall October local government employment. While the category of local government has grown in employment over the past decade, City & Borough of Juneau employment has remained relatively flat. CBJ employment has gone up by 108 (+12.1%) from 2013 to 2023. Non-CBJ local government (incl. tribal government and other city-owned enterprises like Bartlett Hospital & Juneau School District) has seen employment grow by 518 (+41.9%).

Figure 16: CBJ vs. Tribal & Other Local Government Employment in Juneau, October 2013 – 2023



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages, City & Borough of Juneau Department of Human Resources & Risk Management. Note: Data is based on October count of CBJ employees, including FTE and part time.

Figure 17 shows the breakdown of CBJ employment by department, including city-owned enterprises. These counts are based on budgeted full-time positions over five fiscal years (FY21-FY25). Overall budgeted employment decreased slightly from FY24 to FY25 (-1.6%, -32.17 FTE positions) but has increased from FY21 to FY25 (+7.1%,

+129.82 FTE positions). Notably, employment in the Education Department has declined by 16.0% (-114.3 FTE positions) from FY21 to FY25; Bartlett Regional Hospital employment has increased by 40.1% (+207 FTE positions) in the same period.

Figure 17: CBJ Budgeted Full-Time Equivalent Employment in Juneau by Department, FY21 – FY25

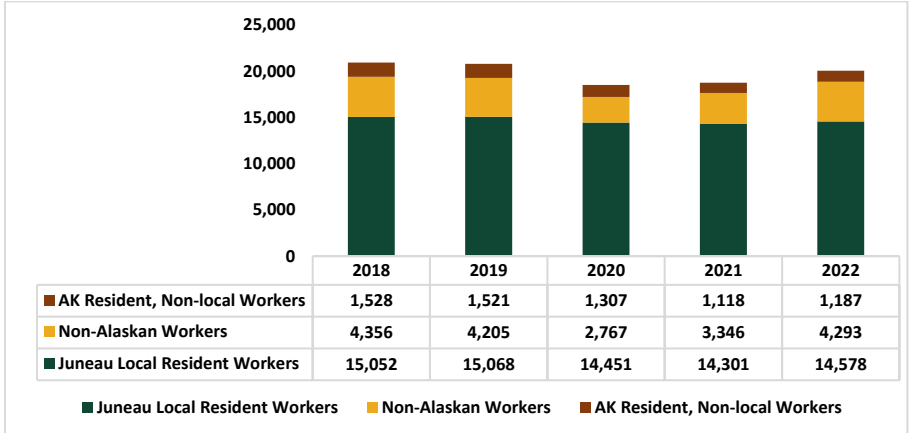
Department	FY21	FY22	FY23	FY24	FY25*	% Change FY24-25
General Governmental Funds	455.59	466.64	472.26	478.72	485.44	1.4%
Mayor and Assembly	9.00	9.00	9.00	9.00	9.00	0.0%
City Manager	10.50	12.50	9.50	11.75	10.25	-12.8%
City Clerk	2.68	2.68	4.36	4.50	4.50	0.0%
IT	16.66	15.66	15.00	16.00	15.00	-6.3%
Community Development	24.00	23.00	24.66	24.66	25.66	0.0%
Finance	45.00	44.10	44.10	45.05	46.05	2.2%
Fire/EMS	60.30	69.80	69.80	70.30	70.30	0.0%
Human Resources	4.40	4.40	4.40	5.80	5.60	-3.4%
Law	11.50	11.50	11.25	10.25	10.25	0.0%
Libraries	27.71	27.71	27.41	27.42	27.42	0.0%
Parks and Landscape	21.53	21.24	21.24	21.24	21.74	2.4%
Administration and Recreation	34.41	37.97	39.82	42.08	44.43	5.6%
Aquatics	24.87	24.67	24.67	25.27	25.27	0.0%
Police	97.84	97.84	97.84	96.84	97.84	1.0%
General Engineering	1.90	1.90	3.10	2.45	1.90	-22.4%
RecycleWorks	1.30	1.30	1.20	1.20	1.40	16.7%
Streets	21.91	21.89	25.23	25.23	25.23	0.0%
Transit	39.98	39.98	39.68	39.68	43.60	9.9%
Special Revenue Funds	716.24	708.01	707.94	682.93	601.94	-11.9%
Education	676.73	670.70	670.70	645.10	563.45	-12.7%
Downtown Parking	0.31	0.31	0.24	0.24	0.90	275.0%
Eaglecrest	35.60	33.40	33.40	33.99	33.99	0.0%
Lands	3.60	3.60	3.60	3.60	3.60	0.0%
Special Assessment Funds	1.10	1.10	1.10	-	-	-
Engineering	1.10	1.10	1.10	-	-	-
Enterprise Funds	624.28	684.27	739.56	794.75	834.50	5.0%
Juneau International Airport	36.97	36.97	35.48	35.40	37.20	5.1%
Bartlett Regional Hospital	506.00	566.00	617.00	675.00	713.00	5.6%
Harbors	16.33	16.33	16.83	17.95	17.95	0.0%
Docks	13.74	13.74	19.20	19.75	19.75	0.0%
Water	14.08	14.08	14.00	12.40	13.85	11.7%
Wastewater	37.16	37.15	37.05	34.25	32.75	-4.4%
Internal Service Funds	22.70	23.18	23.20	23.20	25.30	9.1%
Facilities Maintenance	10.75	11.25	11.25	11.25	13.15	16.9%
Public Works Fleet	6.25	6.23	6.25	6.25	6.25	0.0%
Risk Management	138%	136%	5.70	5.70	5.90	3.5%
Capital Projects	16.75	16.70	17.65	18.95	19.20	1.3%
CIP Engineering	16.75	16.70	17.65	18.95	19.20	1.3%
Total Staffing	1,836.56	1,899.90	1,961.71	1,998.55	1,966.38	-1.6%

Source: CBJ FY25 Adopted Budget Book. (*Note: FY25 is Adopted Budget. FY26 Approved Budget has same FTE numbers as FY25.)

Non-Resident Employment

In 2022 (the most recent year for which data is available), Juneau's cumulative workforce (the total number of people who worked over the course of a year) was 20,058 workers (Figure 18). This is an increase of 1,293 (+6.9%) from 2021 following an increase of 240 workers from 2020 to 2021. In 2022, 72.7% of workers were Juneau residents, 5.9% were non-local Alaskan residents, and 21.4% were non-Alaskan workers.

Figure 18: Worker Residency, Juneau 2018 -2022



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, Resident Hire, Historical Documents, "Nonresidents Working in Alaska: 2022". (Note: Worker count shows total cumulative workers. Data available through 2022.)

Non-resident workers are mostly employed in Juneau's private sector, which was 28.3% non-resident hire in 2022 (Figure 19). This is an increase from 2021, when 24.1% of private sector employment was non-resident. In 2022, Juneau's local government sector was 8.6% nonresident hire and state government was 5.3% non-resident hire. In Southeast Alaska, industries with high numbers of non-resident workers include seafood processing, mining, and agriculture, forestry, fishing, and hunting.

Figure 19: Resident and Non-Resident Workers and Earnings by Place of Work, 2022

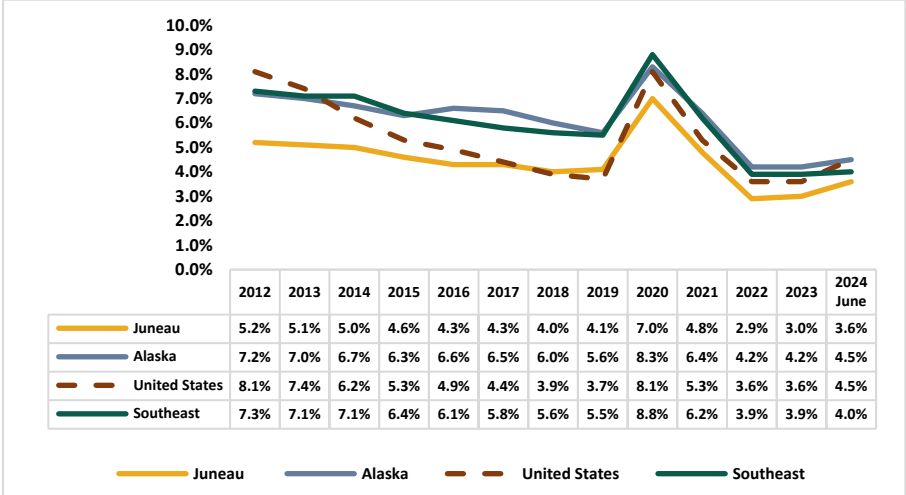
	Workers				Total Wages (Millions)		
	Juneau Resident Workers	Other Resident Workers	Out of State Workers	% Out of State Workers	Juneau Resident Workers	Other Resident Workers	Out of State Workers
State Government	3,151	230	191	5.3%	ND	ND	ND
Local & Tribal Government	2,558	67	247	8.6%	\$141.6	\$3.7	\$7.7
Private Sector	8,869	890	3,855	28.3%	\$401.7	\$53.1	\$140.4
Totals	14,578	1,187	4,293	21.4%	\$543.3	\$56.8	\$148.1

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, Resident Hire, Historical Documents, "Nonresidents Working in Alaska: 2022". (Note: 2022 is the most current year for which data is available.)

Unemployment

Juneau's unadjusted unemployment rate for 2023 was 3.0% (Figure 20). This is 0.1 percentage point down from 2022, when Juneau unemployment hit a record low since data collection began in 1990. Juneau's unadjusted unemployment rate in 2024 (through July 1) rose to 3.6%. Juneau's unemployment rates remain below the rest of Southeast Alaska, and the nation.

Figure 20: Average Annual Unemployment Rate 2012 – June 2024 (Not Seasonally Adjusted)



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, Employment and Employer Data

Seasonality of Employment

Juneau's average monthly employment has a pronounced seasonal variability. Government sector employment is down in the summer when the school district and university are on summer break. Private sector employment increases in the summer with hiring for Juneau's tourism, construction, and manufacturing sectors. In 2023, Juneau reached peak employment in August, similar to 2022 and pre-pandemic employment trends. The months of May-September have roughly 2,000 more jobs on average compared to November-March, while April and October are “shoulder” months, having roughly 1,000 more jobs than the slow season and 1,000 less jobs than the busy season. Figure 21 displays the seasonality of Juneau’s employment across all industries in 2023, with employment peaking in August.



SEALASKA

STRENGTHENING
*PEOPLE, CULTURE,
AND HOMELANDS*

*Proud investor in the Juneau
Economic Development Council*



MySealaska.com

Sealaska.com

FOLLOW US ON SOCIAL





UASoutheast

UASAlaska



**SKILLS
AT
WORK**

POWER TECH

CONSTRUCTION TECH

HEALTHCARE

AQUACULTURE/FISHERIES

MARINE TRANSPORTATION

WELDING



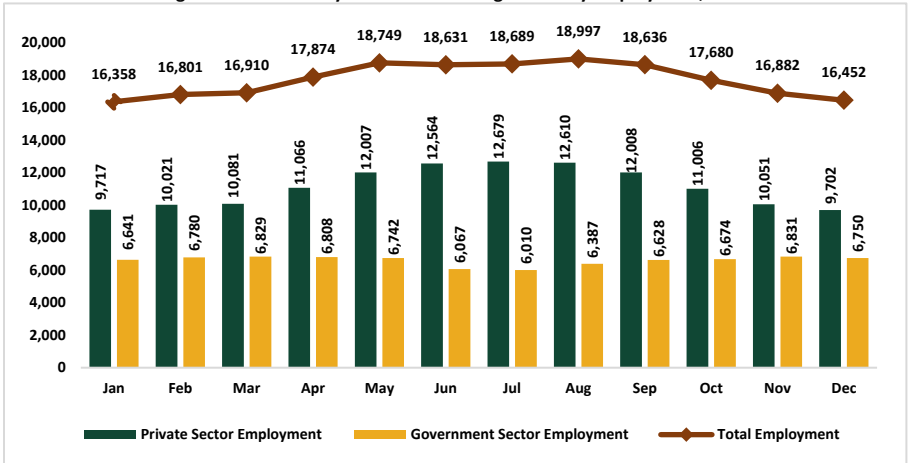
UNIVERSITY of ALASKA SOUTHEAST

UAS Admissions: uas.admissions@alaska.edu

Tel: (907) 796-6100 | Toll free: 1-877-465-4827 | uas.alaska.edu

UA is an Affirmative Action/Equal Opportunity employer and educational institution and provider and prohibits illegal discrimination against any individual: www.alaska.edu/nondiscrimination.

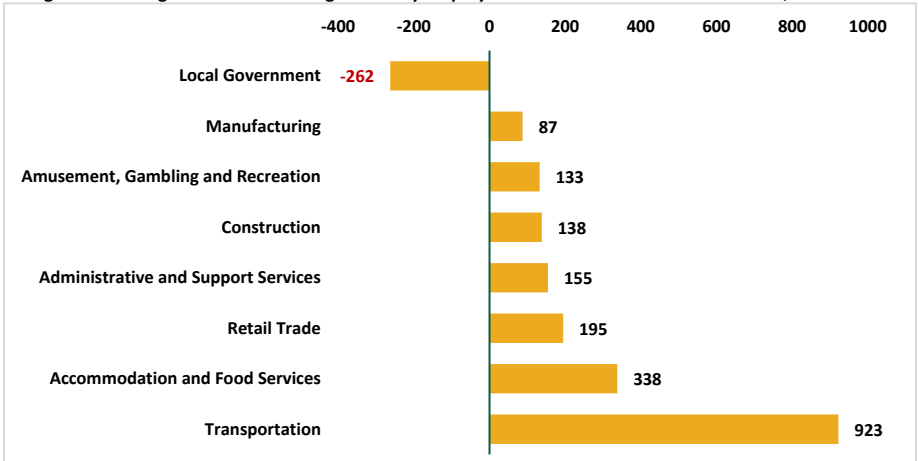
Figure 21: Seasonality of Juneau's Average Monthly Employment, 2023



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

Local government was the only sector to show a decrease in summer employment (May-October) in 2023*. Local government consistently has higher employment in the winter months (January to April and November to December) due to the seasonality of school activity. The sectors that normally show large increases in summer employment are closely associated with the tourism industry: Retail Trade, Accommodation and Food Services, and Transportation. These three sectors typically have the biggest increases in summer employment, which was also true of 2023. Figure 22 shows the sectors of Juneau's economy that normally have a substantial summer increase or decrease.

Figure 22: Change in Summer Average Monthly Employment over Winter for Select Sectors, 2022 - 2023

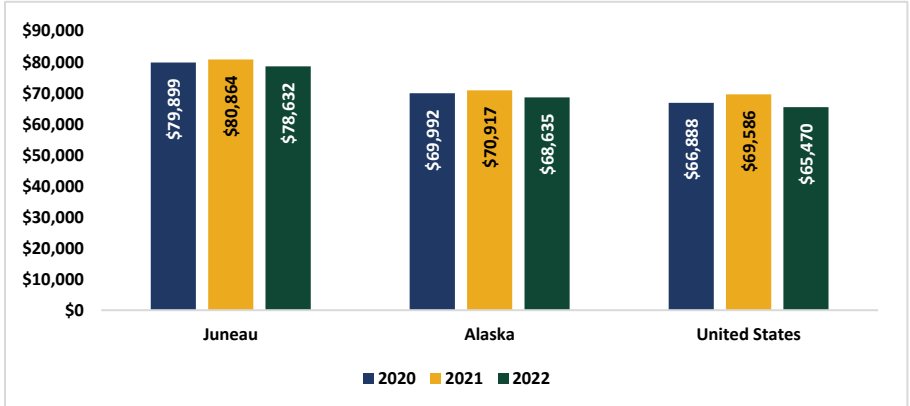


Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages. (Note: The Information Sector technically saw significant job loss but was excluded because the decline was mostly due to employers changing NAICS code classification rather than actual job losses.)

Per Capita Personal Income and Household Earnings

Per capita personal income is calculated as the total personal income of all residents divided by the total population. It is an indicator of the overall economic wellbeing of the community. In 2022, Juneau's per capita personal income of \$78,632 was 115% of the state average and 120% of the national average, indicating a relatively high amount of income on average in Juneau (Figure 23). It is important to note that per capita personal income does not indicate how equally income is distributed.

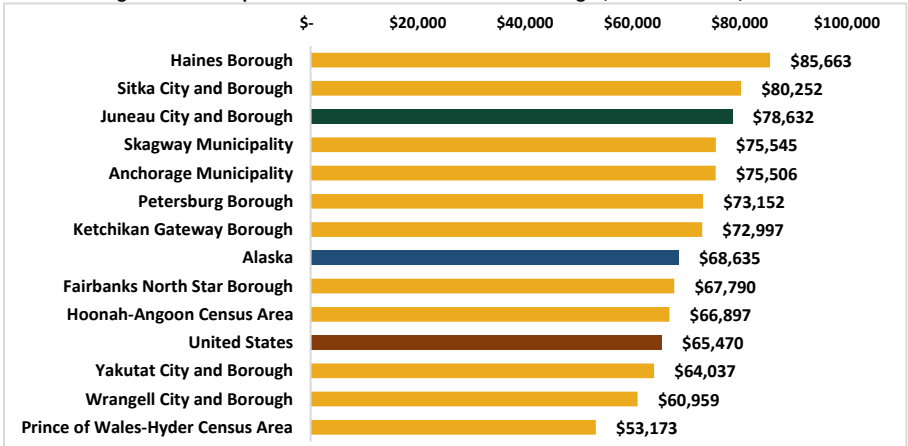
Figure 23: Per Capita Personal Income Comparison, 2020 -2022 (in 2022 Inflation-adjusted Dollars)



Source: U.S. Bureau of Economic Analysis, Regional Data, Local Area Personal Income. (Note: 2022 is the most current year for which data is available.)

Among census-designated areas in Southeast Alaska, Juneau saw the third-highest per capita income in 2022, below Haines and Sitka. Juneau's per capita income remained higher than Anchorage, Fairbanks, and state/national averages Figure 24 displays per capita personal income for Alaska, U.S., and Southeast census areas.

Figure 24: Per Capita Personal Income for Selected Boroughs, States and U.S., 2022

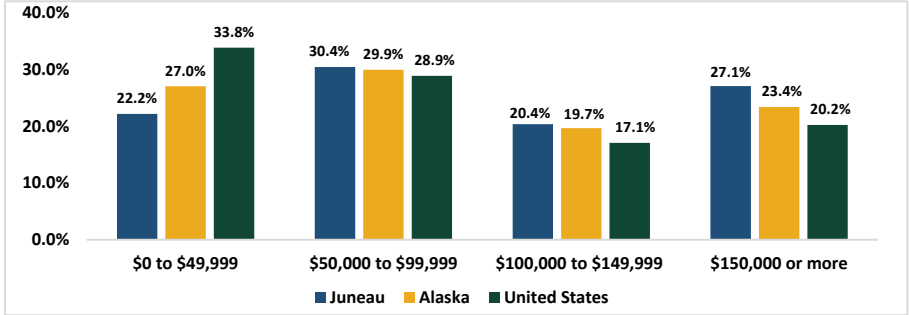


Source: U.S. Bureau of Economic Analysis, Regional Data, Local Area Personal Income. (Note: Data available through 2022.)

Income Distribution, Poverty, and Income Inequality

In Juneau, 47.5% of households earn more than \$100,000 per year, while 43.1% of all Alaskan households and 37.3% of all U.S. households earn above this threshold. Juneau has a smaller proportion earning under \$50,000, with 22.2% compared to 27.0% in Alaska and 33.8% in the United States. Juneau has the highest proportion of households in the \$50,000-\$99,999, \$100,000-\$149,999, and \$150,000+ groups. This data is based on five-year averages from 2018 through 2022 (Figure 25).

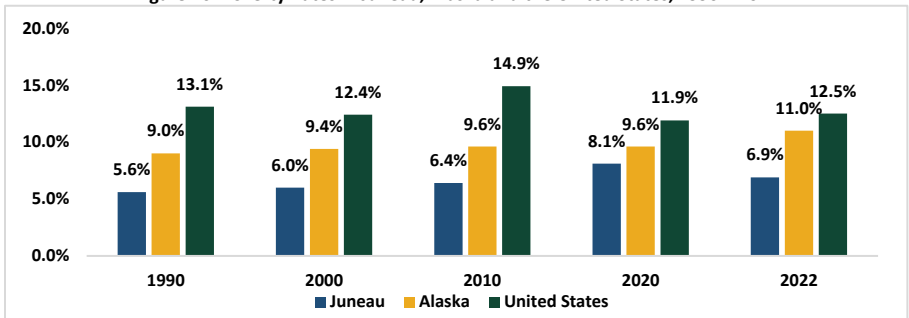
Figure 25: Percent of Households by Income Bracket, 2018 -2022, 5-Year Averages



Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates DP03 Dataset. (Note: Dataset 2018-2022 is the most current estimate available.)

The national poverty threshold for individuals was \$14,580 in 2023, with an additional \$5,140 added for each family member. Despite Juneau's higher-than-average income, poverty has increased since 1990 (Figure 26). Juneau's 2022 estimate showed a poverty rate of 6.9%. This is down 1.2 percentage points from the 2020 estimate, but 0.5 points higher than in 2010. Juneau's poverty rate is significantly lower than Alaska and the United States as a whole.

Figure 26: Poverty Rates in Juneau, Alaska and the United States, 1990 – 2022

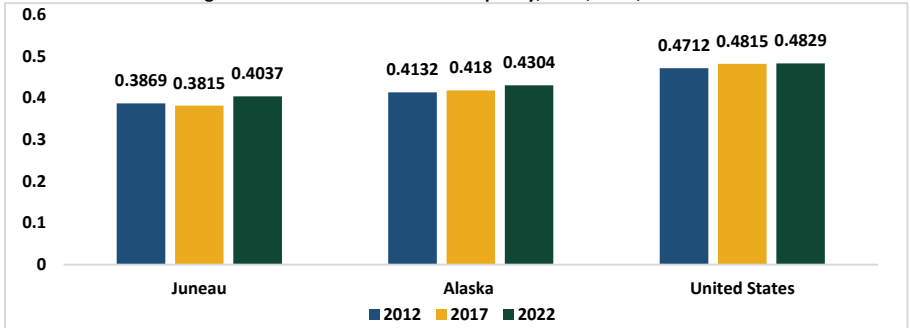


Source: U.S. Census Bureau Decennial Census 1990, 2000, 2006-2010, 2016-2020, and 2018-2022, American Community Survey 5-Year Estimates S1701 Dataset (Note: Dataset 2018-2022 is the most current estimate available.)

Income inequality is measured by the distribution of wealth across a population. A common way economists measure income inequality is using the Gini coefficient (or ratio), a number between 0 (perfect equality) and 1 (maximum inequality). The lower

the Gini coefficient score, the more fairly distributed the income. As seen in Figure 27, the Gini coefficient for household income in the United States averaged 0.4829 for the five-year period from 2018-2022 (the most recent period for which data is available). Alaska’s Gini coefficient was 0.4304, one of the lowest scores among all states. Juneau had a Gini coefficient of 0.4037, up from 2012 and 2017 five-year estimates. However, Juneau’s coefficient remains lower than Alaska or the United States. One reason for greater income equality in Juneau may be the predominance of government employment and other middle-income positions.

Figure 27: Gini Index of Income Inequality, 2012, 2017, and 2022

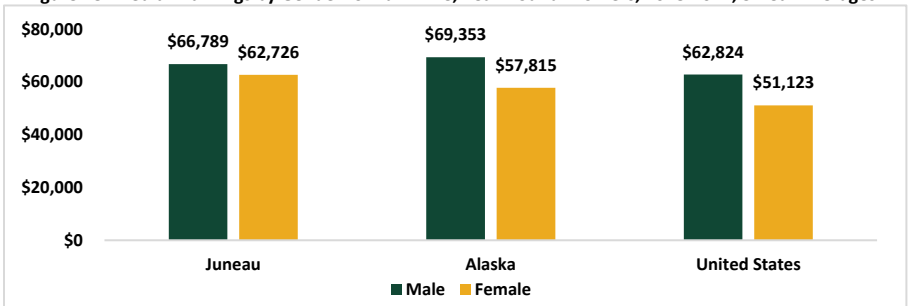


Source: U.S. Census Bureau, 2008-2012, 2013-2017, and 2018-2022 American Community Survey 5-Year Estimates, B19083 Data Set. (Note: Dataset 2018-2022 is the most current estimate available.)

Gender Compensation

Both men and women working full-time, year-round jobs in Juneau earn slightly more on average than their counterparts in Alaska and the United States (Figure 28). The ratio of women’s earnings to men is higher in Juneau than the rest of the state and the nation, meaning there is slightly more parity in income compared to Alaska and the United States. The median earnings for female fulltime, year-round workers in Juneau (\$62,726) is 93.9% of male full-time, year-round earnings (\$66,789) according to the census bureau’s 2022 five-year estimate. In Alaska, women earned 83.4% of annual male full-time earnings, and in the United States women earned 81.4%.

Figure 28: Median Earnings by Gender for Full-Time, Year-Round Workers, 2018-2022, 5-Year Averages



Source: U.S. Census Bureau, DP03 dataset: Selected Economic Characteristics, 2018-2022 ACS 5-Year Estimate. (Note: Dataset 2018- 2022 is the most current estimate available.)

Southeast Alaska Employment and Wages

Southeast Alaska employment increased by 3.5% (1,306 jobs) from 2022 to 2023 (Figure 29). The private sector saw a 4.8% rise in employment (1,184 jobs) while total government employment saw an increase of 1.0% (120 jobs). The only sector that experienced a decrease was State Government (-1.1%). The largest increases in employment were in Transportation and Warehousing (14.5%) and Leisure and Hospitality (8.4%). The Professional & Business Services category also experienced significant growth, with employment rising by 5.6% and earnings by 12.1%. Within the Southeast Region, no sectors saw a decline in earnings in 2023.

Figure 29: Select Southeast Alaska Industry Sector Employment and Earnings, 2022 to 2023

Sector	Average Employment 2022	Average Employment 2023	% Change	Total Earnings 2022	Total Earnings 2023	% Change
Natural Resources & Mining	1,339	1,371	2.4%	\$139,423,368	\$151,572,034	8.7%
Construction	1,428	1,478	3.5%	\$109,616,755	\$119,487,289	9.0%
Manufacturing	1,727	1,771	2.5%	\$101,132,517	\$117,917,963	16.6%
Total Goods Producing	4,492	4,620	2.8%	\$350,172,640	\$388,977,286	11.1%
Retail Trade	3,954	4,032	2.0%	\$140,726,786	\$150,945,945	7.3%
Leisure & Hospitality	3,975	4,309	8.4%	\$128,274,727	\$149,330,553	16.4%
Health Care & Social Assistance	3,822	3,864	1.1%	\$254,297,013	\$274,037,844	7.8%
Transportation and Warehousing	2,620	2,999	14.5%	\$161,622,483	\$192,432,419	19.1%
Financial & Real Estate	999	1,032	3.3%	\$60,843,617	\$61,934,339	1.8%
Professional and Business Service	1,633	1,730	5.6%	\$91,819,089	\$102,969,772	12.1%
Other	2,153	2,248	4.2%	\$102,508,109	\$112,539,355	9.8%
Total Service Providing	19,156	20,214	5.2%	\$940,091,824	\$1,044,190,227	11.1%
Total Private Sector	23,649	24,833	4.8%	\$1,290,264,464	\$1,433,167,513	11.1%
State Government	4,333	4,287	-1.1%	\$289,120,885	\$315,025,855	9.0%
Local and Tribal Government	6,291	6,445	2.4%	\$354,860,985	\$379,658,651	7.0%
Federal Civilian Government	1,365	1,377	0.9%	\$130,062,469	\$137,595,768	5.8%
Total Government	11,989	12,109	1.0%	\$774,044,339	\$832,280,274	7.5%
Totals	35,638	36,944	3.5%	\$2,064,308,803	\$2,265,447,787	9.7%

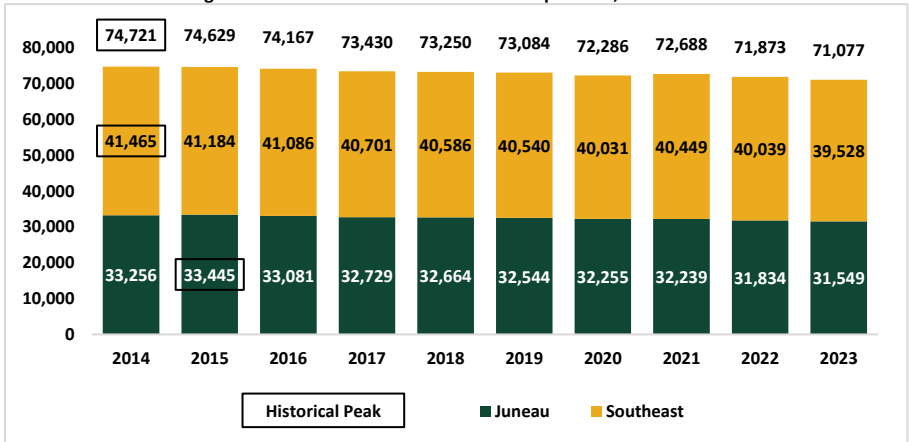
Source: Alaska Department of Labor and Workforce Development, Southeast Quarterly Census of Employment and Wages. **(Note:** Southeast data is based on August 2024 data provided by AK DOL and is subject to revision. Also, due to some data suppression for confidentiality, employment totals within sub-sections may not exactly match overall totals.

Demographics

Juneau and Southeast Alaska Population Trends

As illustrated in Figure 30, Juneau’s population peaked in 2015 and has since been slowly and steadily decreasing. There are now 5.7% fewer individuals (1,896) residing in Juneau compared to that historical peak, and the current total is .9% fewer individuals (285) than 2022. Including Juneau, Southeast Alaska’s total population realized a net loss of 1.1% (796). Excluding Juneau, Southeast Alaska’s population otherwise fell by 1.3% (511) from 2022 to 2023.

Figure 30: Juneau and Southeast Alaska Population, 2014 – 2023



Source: Alaska Department of Labor and Workforce Development, Research & Analysis, Population Estimates.

When considering the annual components of population change in Juneau (see Figure 31), natural population increases - as defined by births over deaths - previously compensated for nominal out-migration patterns. However, beginning in 2015, out-migration notably eclipsed natural increases with Juneau’s population continuing a steady decline for the better part of a decade. The natural increase of 49 in 2023 is now a fraction (21%) of the natural increase rate of 230 in 2013.



Premera Blue Cross Blue Shield of Alaska
is committed to improving lives, and
we are proud to invest in the

Juneau Economic Development Council

Together, we can build a stronger Alaska.



BLUE CROSS BLUE SHIELD OF ALASKA

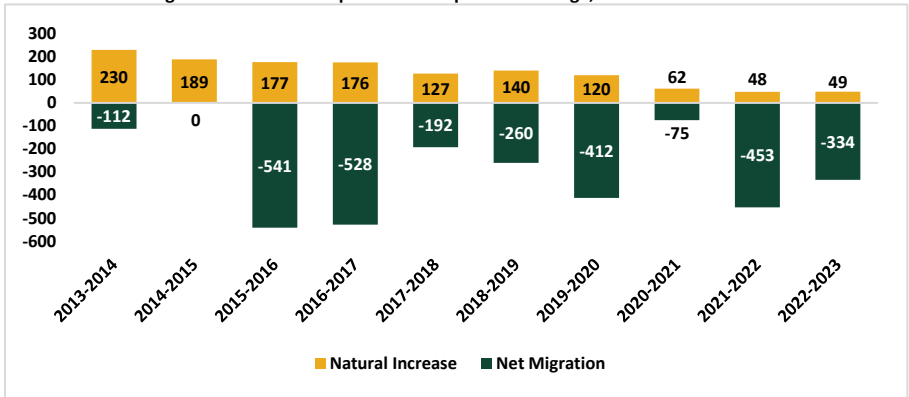
An Independent Licensee of the Blue Cross Blue Shield Association



TRUST YOUR TECH

[HANSENGRESS.COM/CAREERS](https://hansengress.com/careers)

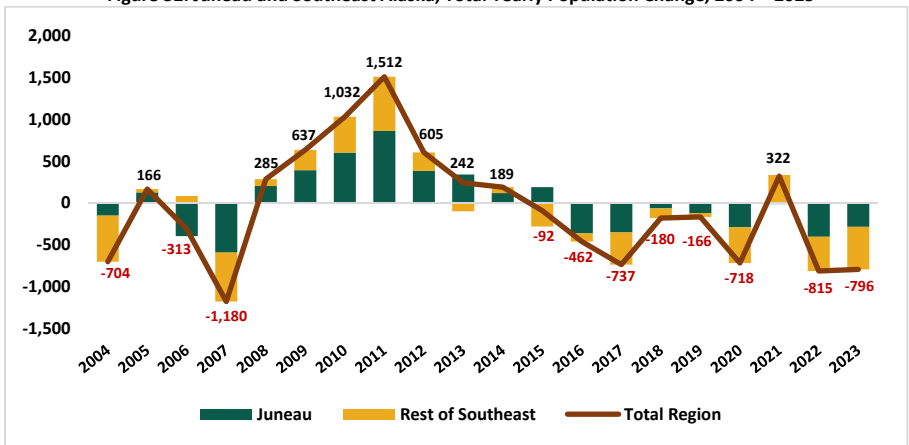
Figure 31: Annual Components of Population Change, Juneau 2013 – 2023



Source: Alaska Department of Labor and Workforce Development, Research & Analysis, Population Estimates, Components of Change.

Following several years of decline and after the 2007-2008 global recession, Juneau and Southeast Alaska experienced consecutive year-over-year growth for a total increase of 3,466 individuals over a 4-year period (2008-2012). In 2015, Southeast Alaska resumed its pre-recession decline, followed by Juneau in 2016. Although Southeast (excluding Juneau) experienced modest population growth in 2022, subsequent declines have been reported in 2022 and 2023. See Figure 32.

Figure 32: Juneau and Southeast Alaska, Total Yearly Population Change, 2004 – 2023



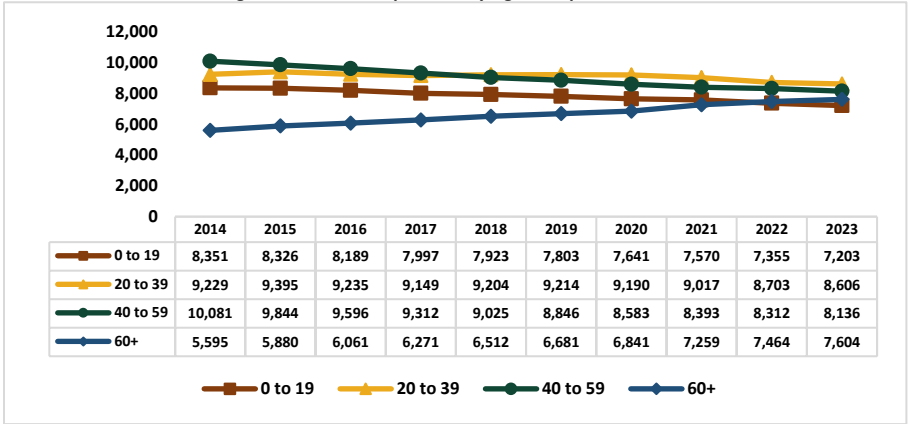
Source: Alaska Department of Labor and Workforce Development, Research & Analysis, Population Estimates.

Juneau Population by Age Group

In 2023, Juneau had 8,606 residents aged 20-39 years, the largest age demographic for the sixth year in a row despite a 1.1% decrease in this age group from the previous year (see Figure 33). Those aged 60 years or older represent Juneau’s fastest growing age demographic, surpassing the 0 to 19 age group for the first time in 2022 and continuing to outpace the number of children, youth, and young adults in 2023.

Additionally, the 0-19 age group now represents 22.8% of Juneau’s total population after falling from 25.1% in 2014 reflecting a 2.3% decrease over the past decade; the 20-39 age group now represents 27.3% of Juneau’s total population after decreasing .5% decrease over the past decade; and the 40-59 age group now represents 25.8% of Juneau’s total population after decreasing by 4.5% in 2014. During this same time frame, Juneau’s population of senior residents has grown from 16.8% to 24.1% reflecting an increase of 7.3% over the past decade.

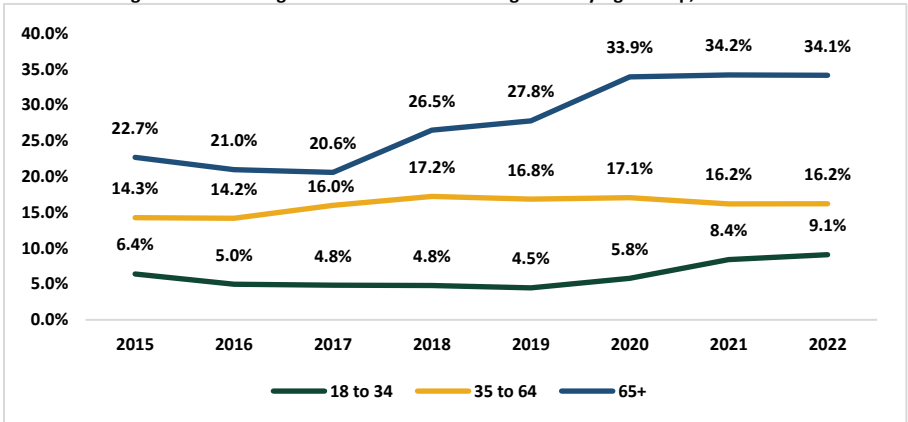
Figure 33: Juneau Population by Age Group, 2014 – 2023



Source: Alaska Department of Labor and Workforce Development, Population Estimates, Economic Regions and Boroughs/Census Areas, "Age and Sex" Dataset.

As illustrated in Figure 34, older Juneau residents are now much more likely to live alone than those in other age groups. From 2015 to 2022, notable shifts include seniors (65+) increasing by 11.4% (+891), those aged 35 to 64 increasing by 1.9% (+129), and those aged 18 to 24 increasing by .7% (+173).

Figure 34: Percentage of Juneau Residents Living Alone by Age Group, 2015-2022

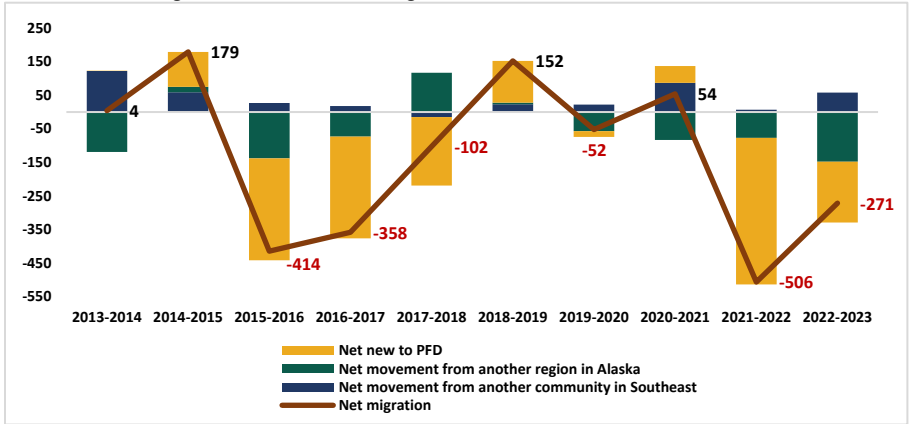


Source: U.S. Census Table B09021: Living Arrangements of Adults 18 Years and Over by Age, ACS 5-Year Estimates (Note: Dataset 2018-2022 is the most current estimate available).

Juneau Migration and Resident Transiency

The Alaska Department of Labor and Workforce Development uses Permanent Fund Dividend (PFD) applications to track migration patterns between communities across Alaska. Based on 2023 PFD filings, Juneau experienced a net loss of 271 people which follows a net loss of 506 people in the preceding year (see Figure 35). The net positive migration of 58 into Juneau from other areas within Southeast Alaska in 2023 (see Figure 36) was offset by natural decreases and out-migration, resulting in Juneau’s continued population decline. While PFD data is a reliable measure of intrastate movement, this data lags on new migrants from outside the state due to the requirement of being a resident in Alaska for one calendar year.

Figure 35: Total PFD-based Migration to and from Juneau, 2013 to 2023



Source: Alaska Department of Labor and Workforce Development, Research and Analysis, Migration Data and Information, PFD-Based Migration to and from Cities and Places

Figure 36: PFD-based Migration to and from Juneau, 2022 to 2023

Area	Into Juneau	Out of Juneau	Net Migration
Anchorage and Mat-Su	163	311	-148
Fairbanks	28	34	-6
Other (Excluding Southeast Alaska, Anchorage/Mat-Su, and Fairbanks)	83	77	6
Southeast	210	152	58
<i>Haines Borough</i>	16	22	-6
<i>Hoonah-Angoon Census Area</i>	44	32	12
<i>Ketchikan Gateway Borough</i>	36	17	19
<i>Petersburg Borough</i>	11	12	-1
<i>Prince of Wales - Hyder Census Area</i>	19	23	-4
<i>Sitka City and Borough</i>	65	28	37
<i>Municipality of Skagway Borough</i>	3	3	0
<i>Wrangell City and Borough</i>	10	5	5
<i>Yakutat City and Borough</i>	6	10	-4
Totals	484	574	-90

Source: Alaska Department of Labor and Workforce Development, Research and Analysis, Migration Data and Information, PFD-Based Migration between Boroughs/Census Areas.



Regional Population Trends

Based on July 2023 estimates, the population in most communities across Southeast Alaska experienced either a decline or a negligible increase in population counts. As noted in Figure 37, the Southeast Alaska census-designated places (CDP) of Hoonah-Angoon Census Area, Ketchikan Gateway Borough, and City and Borough of Wrangell experienced the most significant drops with each losing at least 2.2% of their population from 2022 to 2023. Relative to other Southeast communities, Juneau had relatively less decline, losing 0.9% of its population in 2023.

Figure 37: Southeast Population by Borough and Census-designated Place (CDP)

	April 2010 Census	April 2020 Census	July 2022 Estimate	July 2023 Estimate	% Change 2022-2023
Haines Borough	2,508	2,080	2,576	2,530	-1.8%
<i>Covenant Life CDP</i>	86	25	74	63	-14.9%
<i>Excursion Inlet CDP</i>	12	40	23	24	4.3%
<i>Haines CDP</i>	1,713	1,657	1,789	1,767	-1.2%
<i>Lutak CDP</i>	49	29	61	53	-13.1%
<i>Mosquito Lake CDP</i>	309	120	295	285	-3.4%
<i>Mud Bay CDP</i>	212	159	200	191	-4.5%
<i>Balance</i>	127	50	134	147	9.7%
Hoonah-Angoon Census Area	2,149	2,365	2,350	2,298	-2.2%
<i>Angoon City</i>	459	357	340	343	0.9%
<i>Elfin Cove CDP</i>	27	24	38	38	0.0%
<i>Game Creek CDP</i>	18	23	18	18	0.0%
<i>Gustavus City</i>	442	655	658	655	-0.5%
<i>Hoonah City</i>	760	931	917	885	-3.5%
<i>Klukwan CDP</i>	95	87	86	87	1.2%
<i>Pelican City</i>	88	98	83	90	8.4%
<i>Tenakee Springs City</i>	131	116	126	123	-2.4%
<i>Whitestone Logging Camp CDP</i>	17	2	2	2	0.0%
<i>Balance</i>	112	72	82	57	-30.5%
Juneau City and Borough	31,275	32,255	31,834	31,549	-0.9%
Ketchikan Gateway Borough	13,477	13,948	13,776	13,475	-2.2%
<i>Ketchikan City</i>	8,050	8,192	8,002	7,803	-2.5%
<i>Loring CDP</i>	4	0	0	0	0.0%
<i>Saxman City</i>	411	384	357	343	-3.9%
<i>Balance</i>	5,012	5,372	5,417	5,329	-1.6%
Petersburg Borough	3,203	3,398	3,358	3,367	0.3%
<i>Hobart Bay CDP</i>	1	1	1	1	0.0%
<i>Kupreanof City</i>	27	21	23	26	13.0%
<i>Petersburg CDP</i>	2,948	3,048	3,002	3,023	0.7%
<i>Balance</i>	227	333	332	317	-4.5%
Prince of Wales-Hyder Census Area	6,172	5,753	5,720	5,784	1.1%
<i>Coffman Cove City</i>	176	127	201	191	-5.0%
<i>Craig City</i>	1,201	1,036	993	1,019	2.6%
<i>Edna Bay City</i>	42	25	42	49	16.7%
<i>Hollis CDP</i>	112	65	139	145	4.3%
<i>Hydaburg City</i>	376	380	348	337	-3.2%
<i>Hyder CDP</i>	87	48	46	47	2.2%

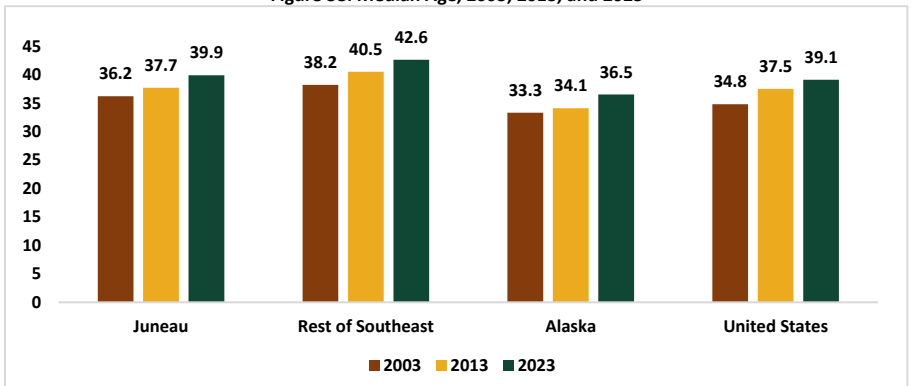
	April 2010 Census	April 2020 Census	July 2022 Estimate	July 2023 Estimate	% Change 2022-2023
<i>Kake City</i>	557	543	530	530	0.0%
<i>Kasaan City</i>	49	30	49	50	2.0%
<i>Klawock City</i>	755	720	694	696	0.3%
<i>Metlakatla CDP</i>	1,405	1,454	1,444	1,446	0.1%
<i>Naukati Bay CDP</i>	113	142	131	130	-0.8%
<i>Point Baker CDP</i>	15	12	10	10	0.0%
<i>Port Alexander City</i>	52	78	57	51	-10.5%
<i>Port Protection CDP</i>	48	36	33	36	9.1%
<i>Thorne Bay City</i>	471	476	447	478	6.9%
<i>Whale Pass City</i>	31	86	84	91	8.3%
<i>Balance</i>	682	495	472	478	1.3%
Sitka City and Borough	8,881	8,458	8,354	8,231	-1.5%
Skagway Municipality	968	1,240	1,147	1,127	-1.8%
<i>Skagway CDP</i>	920	1,164	1,078	1,069	-0.8%
<i>Balance</i>	48	76	69	58	-15.9%
Wrangell City and Borough	2,369	2,127	2,085	2,039	-2.3%
Yakutat City and Borough	662	662	673	677	0.6%
<i>Yakutat CDP</i>	662	657	668	672	0.6%
<i>Balance</i>	0	5	5	5	0.0%

Source: Alaska Department of Labor and Workforce Development, Research & Analysis, Alaska Population Estimates by Borough, Census Area, City, and Census Designated Place (CDP)

Median Age

Across all geographic groups, the median age for the nation, the State of Alaska, Juneau, and Southeast Alaska (excluding Juneau) has grown older over the past three decades (see Figure 38). In Juneau, the median age increased from 37.7 years (2013) to 39.9 years (2023). Additionally, while Juneau’s median age (39.9 years) is older than the state average (36.5 years) and slightly older than the nation’s average (39.1 years), it remains younger than the rest of the region; notably, Southeast – excluding Juneau – has the oldest median age (42.6 years) across all categories.

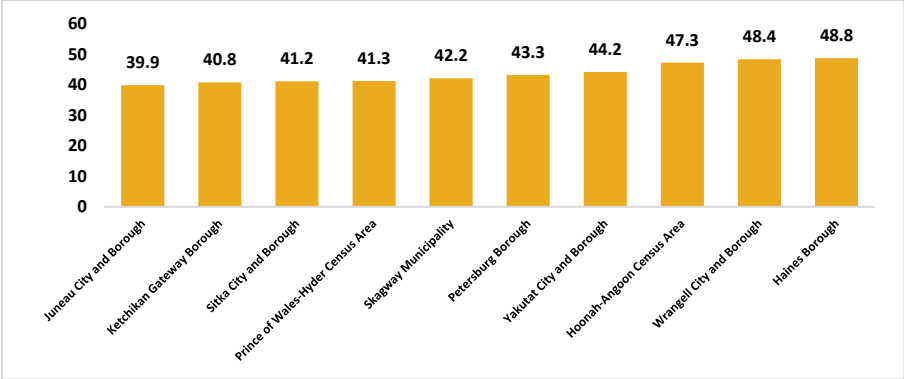
Figure 38: Median Age, 2003, 2013, and 2023



Source: Alaska Department of Labor and Workforce Development, Population Estimates, Economic Regions and Boroughs/Census Areas, "Age and Sex" Dataset; U.S. Census Bureau, Population Division (Note: Rest of Southeast median age calculated by average median ages for Southeast Alaskan cities (excluding Juneau) weighted by population.)

From a regional perspective (see Figure 39), Juneau has the youngest median age (39.9 years) across all Southeast communities, followed by Ketchikan Gateway Borough (40.8 years). Southeast Alaska communities reporting the highest median ages include Hoonah-Angoon Census Area (47.3 years), Wrangell City and Borough (48.4 years), and Haines Borough (48.8 years).

Figure 39: Median Age for Southeast Communities, 2023



Source: Alaska Department of Labor and Workforce Development, Population Estimates, Economic Regions and Boroughs/Census Areas, "Age and Sex" 2023 Dataset



Bartlett

Regional Hospital

Centered on you. Serving Southeast.
Find the care you need at BartlettHospital.org



Fly with us!
**COASTAL
HELICOPTERS**

Your pathway to adventure!

Your local helicopter company offering charter services and scheduled tours.

Locals receive a 30% discount on any scheduled tours. Call us at (907)789-5610!

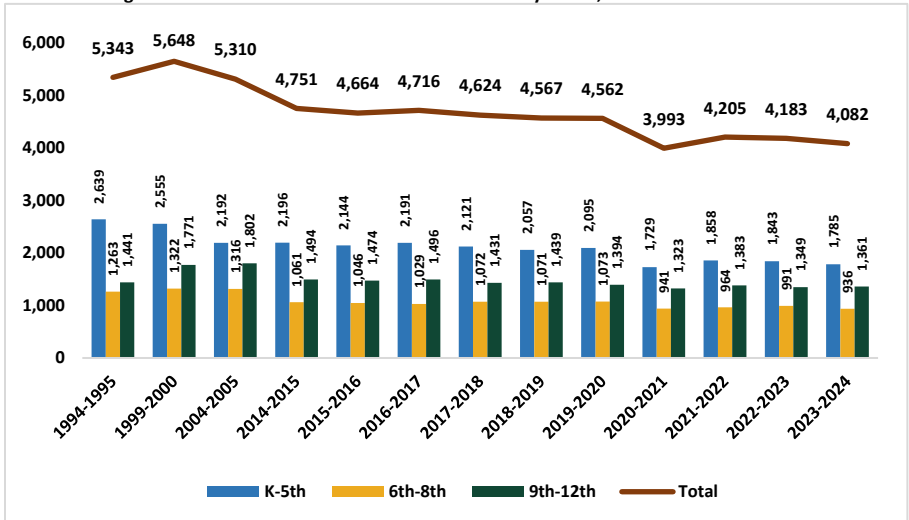


VISIT OUR WEBSITE
www.coastalhelicopters.com

Juneau School District Enrollment

As shown in Figure 40, enrollment for K-12 in the Juneau School District for the 2023-2024 school year was 4,082 students, a decrease of 101 students from the previous year, resuming the trend of slow decline after a sharp drop in 2020-21 and a rebound in 2021-22. In 2023-24, there were 480 fewer enrolled students than the 2019-20 school year. This enrollment total includes Homebridge students but does not include students enrolled in other homeschooling programs. Enrollment decreased significantly during the 2020-2021 academic year as the COVID-19 pandemic led to a transition from in-person to online schooling. As a result of this change and overall safety concerns, many parents switched their children to Homebridge or other homeschooling programs. Enrollment totals only recovered by 212 during the 2021-2022 school year, displaying a lasting effect from the pandemic-induced decline.

Figure 40: Juneau School District K-12 Enrollment by Grade, 1994-2023 School Years

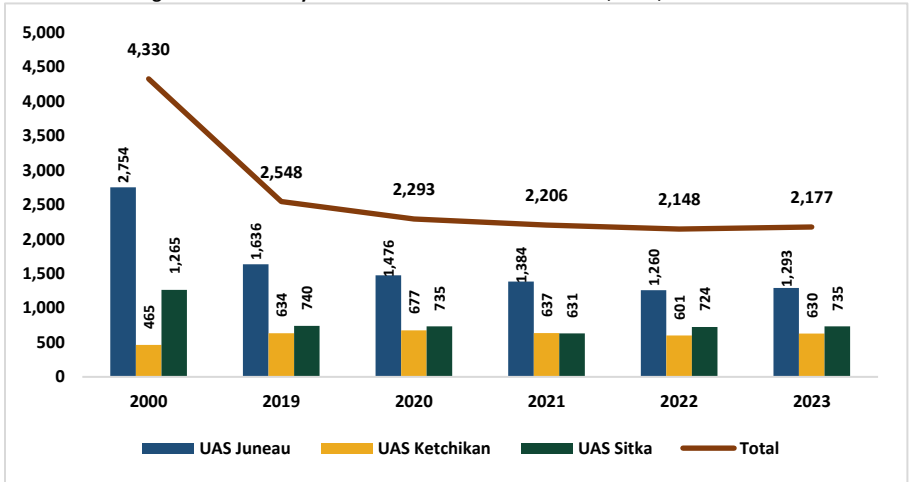


Source: Alaska Department of Education and Early Development Data Center

University of Alaska Southeast Enrollment

Figure 41 displays enrollment at the University of Alaska Southeast which accounted for 2,177 students in 2023, up 29 enrollments (+1.4%) compared to 2022. Fall enrollment was up at UAS Juneau, Sitka, and Ketchikan campuses. Sitka's campus had 11 more enrollments (+1.5%), a second consecutive year of increases. Juneau's campus had 33 more enrollments (+2.6%) compared to 2022. Ketchikan's campus saw 29 more enrollments (+4.8%) compared to the previous year. *Some UAS students are enrolled at multiple campuses, meaning campus enrollments do not sum to the total enrollment.*

Figure 41: University of Alaska Southeast Fall Enrollment, 2000, 2019 to 2023

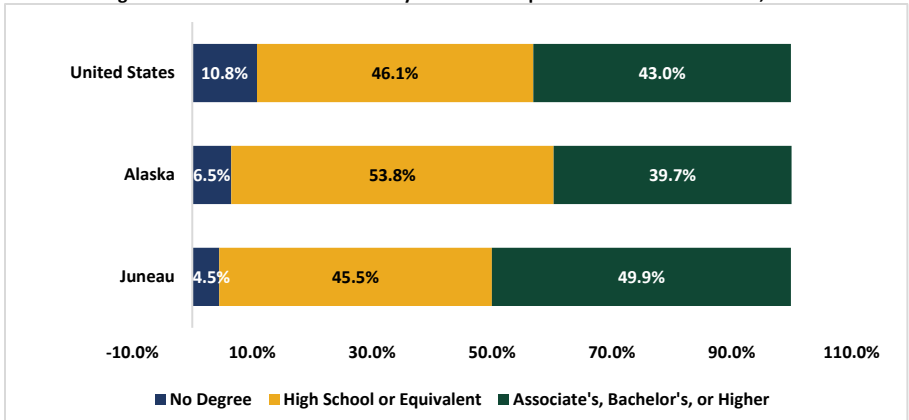


Source: University of Alaska Southeast (Note: Due to cross-registration, individual campus enrollments do not sum to total enrollment.)

Educational Attainment

Figure 42 indicates that Juneau has a more educated population than the state of Alaska and the nation. The 2022 five-year Census Bureau estimate shows that 49.9 percent of Juneau’s 25+ population has earned an associate degree or higher. In comparison, only 39.7 percent of individuals in Alaska have earned a degree beyond high school. Only 4.5% of Juneau residents 25 and older do not hold a high school diploma, compared to 6.5% of 25+ Alaskan Residents and 10.8% of 25+ U.S. citizens.

Figure 42: Educational Attainment by Percent of Population 25 Years and Older, 2022



Source: U.S. Census Bureau, 2018 -2022 American Community Survey 5-Year Estimates, “Educational Attainment” S1501 Dataset. (Note: Dataset 2018-2022 is the most current estimate available.)

Construction and Housing

Southeast Alaska New Housing Construction

New housing construction by structure type and community is displayed in Figure 43. There were 121 total housing units added in Juneau in 2023, up by 57 (+89.1%) from 2022. New multi-family construction drove the increase, rising by 59 (+295.0%) in 2023, while single-family construction decreased by 2 (-4.6%). Haines, Ketchikan, Petersburg and Sitka also saw increases in units built in 2023. Overall, there were 90 more units built in Southeast Alaska (+57.3%) in 2023 than in 2022.

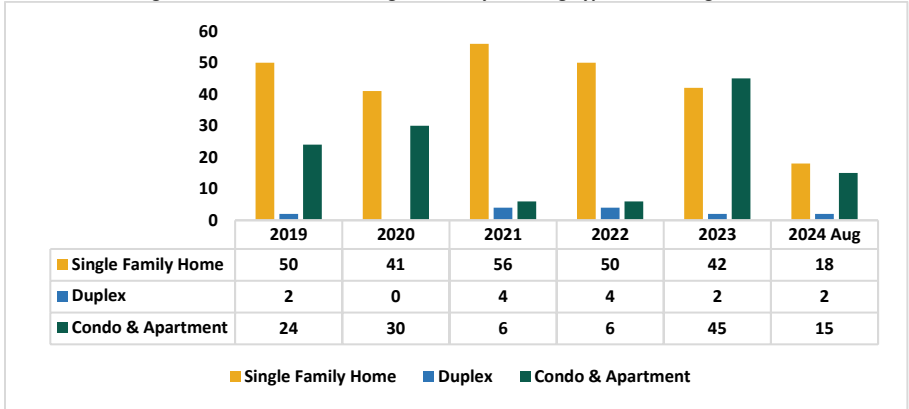
Figure 43: New Housing Units Built by Type of Structure, Select Communities in 2022 and 2023

	Total Units 2022	Total Units 2023	Single Family 2022	Single Family 2023	Multi Family 2022	Multi Family 2023	Mobile Home 2022	Mobile Home 2023
Haines	8	20	8	20	0	0	0	0
Ketchikan	40	46	34	29	6	17	0	0
Juneau	64	121	44	42	20	79	0	0
Petersburg	4	10	4	7	0	2	0	1
Sitka	36	43	30	23	6	20	0	0
Skagway	3	2	0	2	3	0	0	0
Wrangell	2	4	2	2	0	2	0	0
Yakutat	0	1	0	1	0	0	0	0
Totals	157	247	122	126	35	120	0	1

Source: Alaska Housing Finance Corporation (Note: Multi-family includes properties with two or more dwellings.)

Figure 44: Juneau saw similar levels of Single-Family Home permits from 2019 – 2023, however numbers from August 2024 indicate a slight downturn. Condominium & Apartment permits dropped in 2021 and 2022 but recovered in 2023 and 2024.

Figure 44: New Juneau Housing Permits by Dwelling Type, 2019 – August 2024

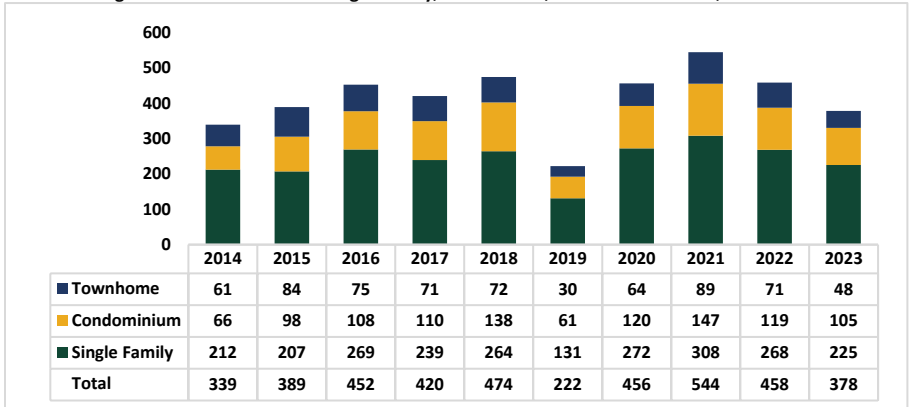


Source: City & Borough of Juneau Permitting Office

Juneau Home Sales and Prices

Juneau’s home sale volume decreased in 2023 for the second year in a row after reaching an all-time high for the decade across all home types in 2021. Total sales volume decreased by 80 (-17.5%) from 2022 to 2023. Single-family home sales decreased 16.0% from the previous year, condominiums decreased 11.8%, and townhomes 32.4%. The trend in Figure 45 aligns with the Federal Reserve interest rate hikes in March of 2022 after record-high home sales in 2021.

Figure 45: Sales Volume of Single Family, Townhomes, and Condominiums, 2014-2023

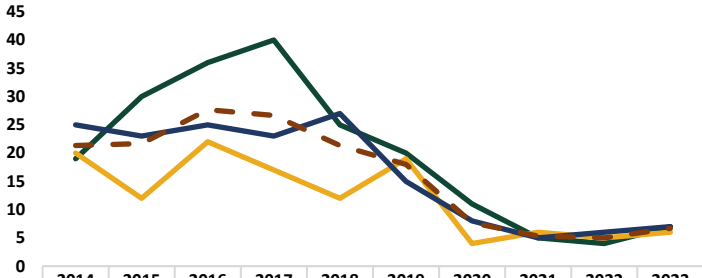


Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section and Alaska Housing Finance Corporation, Alaska Housing Market Indicators, "Quarterly Survey of Lenders" Dataset. **(Note:** Single Family includes attached units; multi-family includes properties with two or more dwellings.)

Median Days on Market

In Figure 46, the median number of days that units in Juneau are on the market has dropped significantly in recent years for all types of units. In 2020, Juneau observed a large decrease in the median number of days on the market. In 2021, the weighted average number of days on market was five, down from eight in 2020. In 2022, it was also five. In 2023, the weighted average was up to seven. This is a steep decline from 2019, when the average was 18 days. This decline suggests a tight or ‘hot’ real estate market, even though the 2023 total sales volume is lower than in previous years. In other words, this is an indicator that demand for housing continues to be strong.

Figure 46: Juneau Median Days on Market, 2014 – 2023

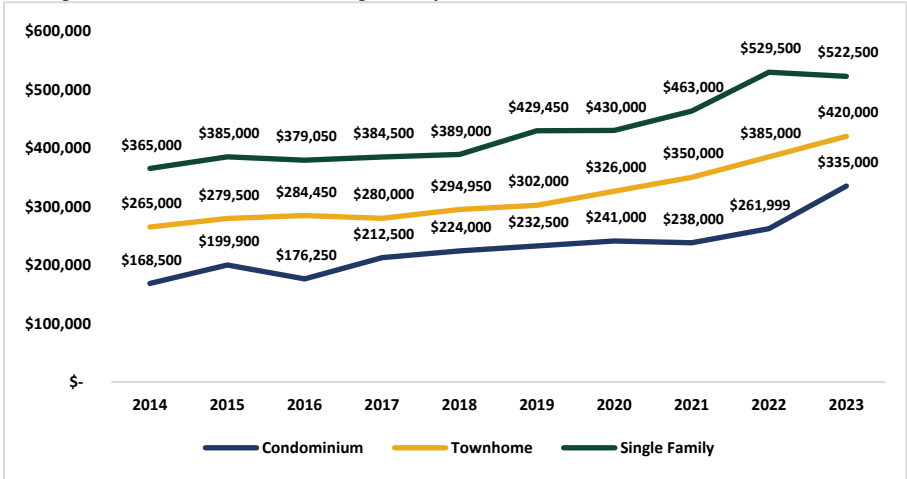


	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Condominium	19	30	36	40	25	20	11	5	4	7
Townhome	20	12	22	17	12	19	4	6	5	6
Single Family	25	23	25	23	27	15	8	5	6	7
Average	21	22	28	27	21	18	8	5	5	7

Sources: Southeast Alaska Multiple Listing Service

Figure 47 illustrates the increase in the median price of Juneau homes. The median transaction price of single-family homes increased by 14.4% from 2021 to 2022. In 2023, the median price of a single-family home decreased for the first time in the past decade, seeing a slight drop of 1.3%. The median price for townhomes increased by 9.1%, and the median condominium price increased by 27.9%. These large increases suggest a greater demand for condominiums and townhomes.

Figure 47: Juneau Median Price of Single Family, Attached Homes and Condominiums, 2014 – 2023

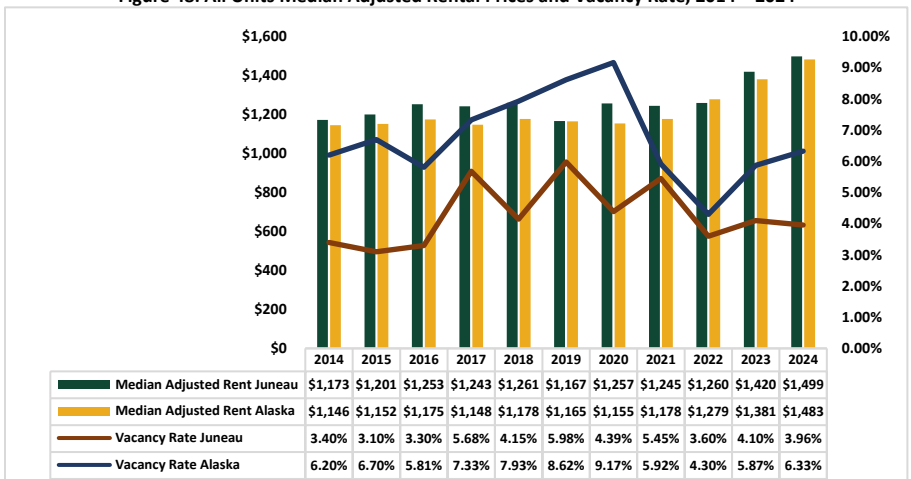


Sources: Southeast Alaska Multiple Listing Service.

Monthly Rental Costs (Adjusted Rates) and Vacancy Rates

Every March, the Alaska Department of Labor and Workforce Development surveys Alaska’s landlords for rental housing costs and vacancy rates for the Alaska Housing Finance Corporation. In 2022, Juneau rental prices saw the largest single-year increase on record (Figure 48). From 2023 to 2024, Juneau’s median rental price for all units increased by 5.6% to \$1,499, a more modest increase. Vacancy rates in Alaska rose by 0.46 percentage points to 6.33%, while those in Juneau decreased by 0.14 percentage points to 3.96%. This data suggests a much tighter rental market in Juneau compared to Alaska. According to the Alaska Department of Labor and Workforce Development, the ideal vacancy rate for a community is between 6 and 7%. This is because more vacancies allow renters more choices on where to live, providing incentive for landlords to maintain units in good repair and offer competitive prices.

Figure 48: All Units Median Adjusted Rental Prices and Vacancy Rate, 2014 – 2024



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, Alaska Housing Finance Corporation Rental Market Survey. (Note: Rental price is adjusted to include heat, light, hot water, water, garbage, sewer, and snow removal, if one or more of these utilities is not included in the rent.)

Housing construction in Juneau peaked in the 1970s and 1980s, with a combined total of 7,064 units added during the two decades. While construction slowed during the 1990s and 2000s, 3,075 units were still added. In the 2010s, 848 housing units were built, the lowest number of any decade since the 1950s. Figure 49 shows a significant decline in Juneau housing construction from 2010-2019 and beyond.



Proudly Serving Juneau with

100%

RENEWABLE

— HYDROPOWER —

AEL&P offers EV chargers for rent and reduced rates for nighttime EV charging.

Find out more about these popular programs at
www.AELP.com or call us at 907.759.5903

www.AELP.com



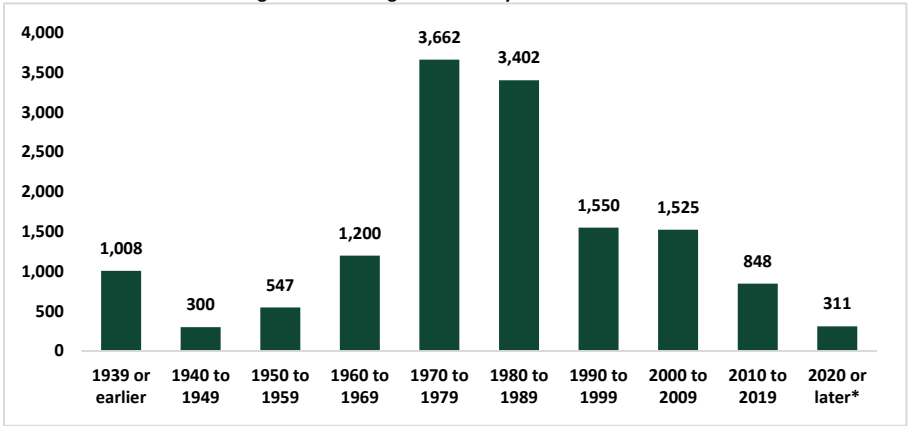
RESPONSIBLE • RELIABLE • RENEWABLE



Blazing new frontiers for the Alaska economy.

Driving economic vitality in the communities where Avista serves is something we value and strive to achieve through our support of economic development organizations that deliver business development, expansion and job creation. JEDC serves as the cornerstone to the region's economic development strategies and fosters a healthy and sustainable economic climate in Juneau and throughout Southeast Alaska. We're pleased to be part of the community through our investment in AEL&P and to be able to support JEDC's focus on growing this region's economy.

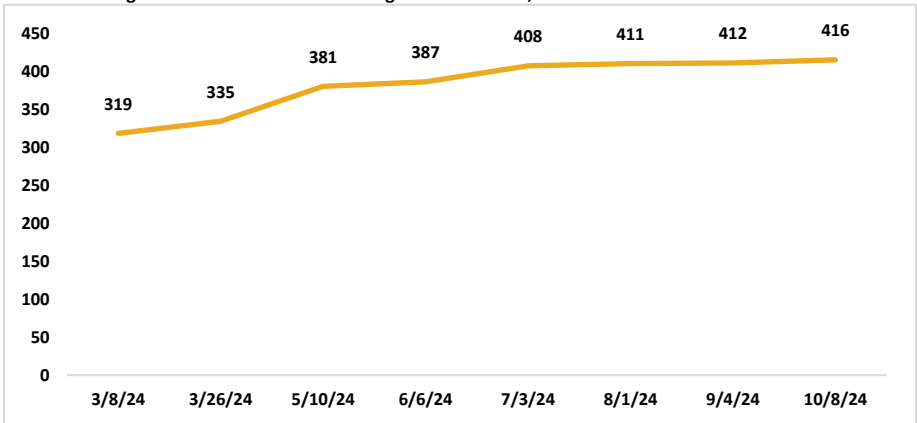
Figure 49: Housing Units Built by Decade in Juneau



Source: U.S. Census Bureau Table DP04 Selected Housing Characteristics, 2018-2022 5-year estimates. (Note: 2020 or later figure based on Alaska Housing Finance Corporation Indicators Reports. 2019 and previously based on USCB data.)

In 2023, the City & Borough of Juneau passed an ordinance requiring operators of short-term residential rentals to register with the CBJ Sales Tax office and be subject to Bed Tax. A short-term residential rental is defined as “a dwelling unit that is rented, leased, or otherwise advertised for occupancy for a period of less than 30 days”. Due to the recency of the ordinance, data is limited. As of September 4, 2024, there were 412 short-term rentals registered with CBJ. These properties include full homes, accessory apartments, condominiums, and more. Short-term rentals are typically geared toward visitors and are not viable housing options for full-time or seasonal residents. The upward trend visible in Figure 50 is likely due in part to units coming into compliance.

Figure 50: Short-Term Rentals Registered with CBJ, March – October 2024

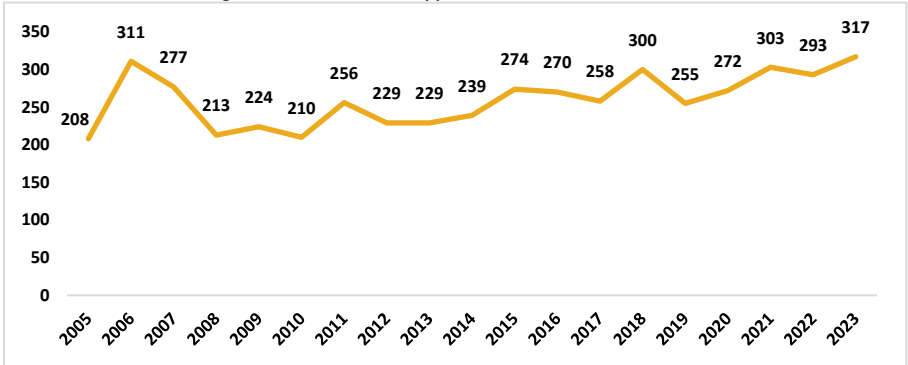


Source: City & Borough of Juneau

Entrepreneurship

“New business applications” (Figure 51) are the total number of applications for an employer identification number (EIN). New business applications in Juneau increased in 2023 following a slight drop in 2022. The number of applications decreased by 8.2 percent from 2022 to 2023, reaching a new high. New business applications are an indicator of the level of entrepreneurship taking place.

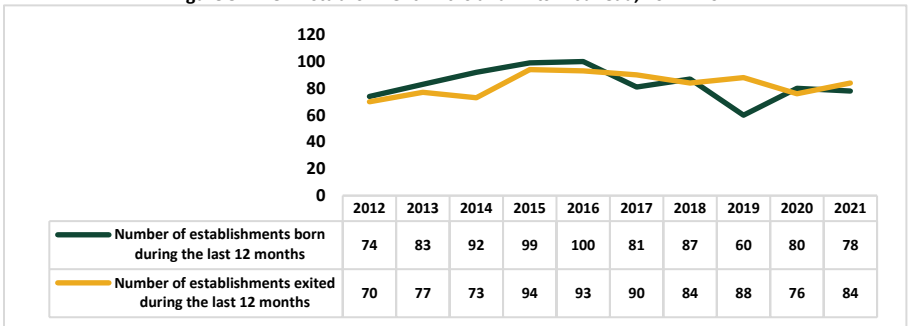
Figure 51: New Business Applications in Juneau, 2005– 2023



Source: U.S. Census Bureau, Business Formation Statistics

In 2021, new establishment births outweighed exits, resulting in a net decline of -6 establishments in Juneau (see Figure 52). The number of new establishments can serve as an indicator of economic growth. An establishment is a single physical location where one predominant activity occurs. Multiple establishments can be part of the same enterprise or firm. New establishments are the engine of job creation in the US economy and an important source of innovation and productivity.

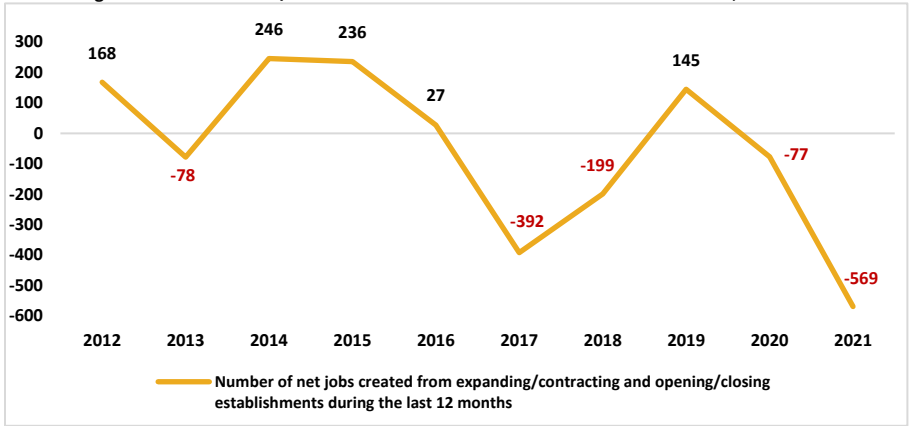
Figure 52: New Establishment Births and Exits in Juneau, 2012– 2021



Source: U.S. Census Bureau, Business Dynamic Statistics (*Note: 2021 is the most recent year for which data is available. Young firm deaths refer to firms that die within 5 years of creation.*)

In 2021, there were 569 jobs lost due to establishment births & exits in Juneau (see Figure 53). This follows the loss of 77 jobs in 2020. 2020 and 2021 were impacted by the global COVID-19 pandemic, which resulted in closures of establishments.

Figure 53: Net Jobs Gain/Loss from New Establishment Births & Exits in Juneau, 2012–2021

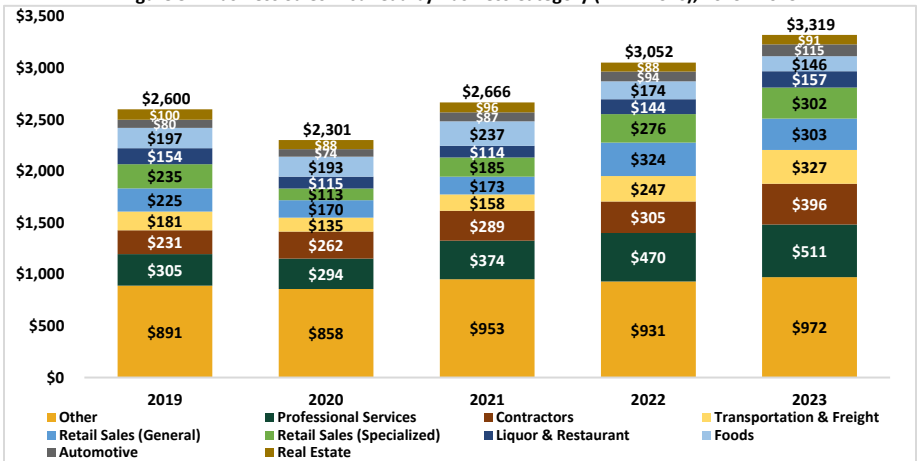


Source: U.S. Census Bureau, Business Dynamic Statistics (Note: 2021 is the most recent year for which data is available.)

Gross Business Sales

Total gross business sales in the City and Borough of Juneau rose by 8.8% in 2023, following a 14.5% increase in 2022. Most business categories saw increases in gross sales. The Retail Sales (General) and Food categories saw minor decreases in sales in 2023. Transportation & Freight saw the largest relative increase in sales with a 32.4% increase from 2022 to 2023, following a 56.3% increase from 2021 to 2022. Figure 54 breaks down annual business sales by category in Juneau from 2019 to 2023.

Figure 54: Business Sales in Juneau by Business Category (in Millions), 2019– 2023

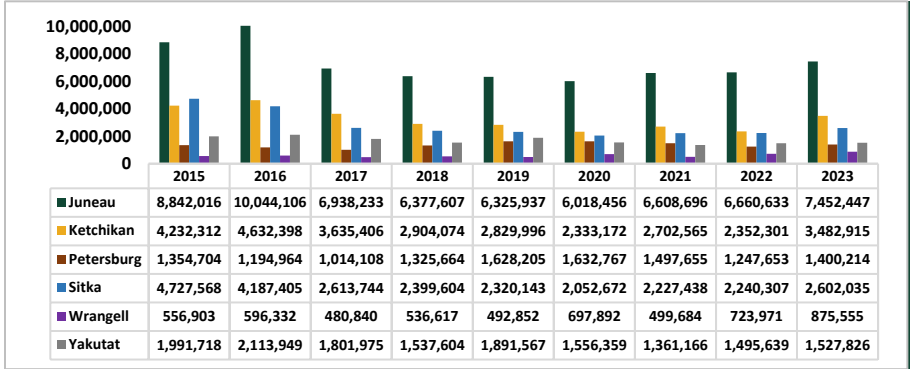


Source: City & Borough of Juneau Sales Tax Office and CBJ Comprehensive Annual Financial Report, Statistical Section. (Note: "Other" category includes mineral sales, wholesale equipment, food suppliers, and fuel companies.)

Freight Volumes

Air freight enplanements in Juneau grew by 11.9% in 2023 and increased among all other listed communities (Figure 55). This is the third consecutive year of growth after steady decline from 2015-2020. Ketchikan saw the largest relative increase in 2023 with a significant 48.1% increase in freight enplanement. The primary product shipped from Southeast Alaska by air is seafood heading to Seattle.

Figure 55: On-Flight Freight Enplanement (Pounds in Thousands), 2015 – 2023



Source: Bureau of Transportation Statistics, T-100 Market Data

Travel and Visitor Industry

Tourism contributes to the local economy by bringing in new money from outside the community. Businesses that serve the tourism industry often also serve the residents of Southeast Alaska. Examples are restaurants, and support services for air and water transportation. For this reason, it is not possible to separate out employment statistics that can be attributed *just* to the tourism industry. Rather, to report employment and wage data, JEDC aggregates all jobs in leisure, hospitality and transportation to gauge the overall health of the tourism industry (Figure 56). In 2021, Juneau saw the beginning of a recovery after sharp declines in employment & earnings in 2020. The tourism industry made a strong comeback in 2022, with earnings surpassing 2019 numbers for both Juneau & Southeast. In 2023, employment increased by 8.0% in Juneau and 10.9% in the Southeast region, while earnings increased by 13.3% in Juneau and 17.9% across Southeast.

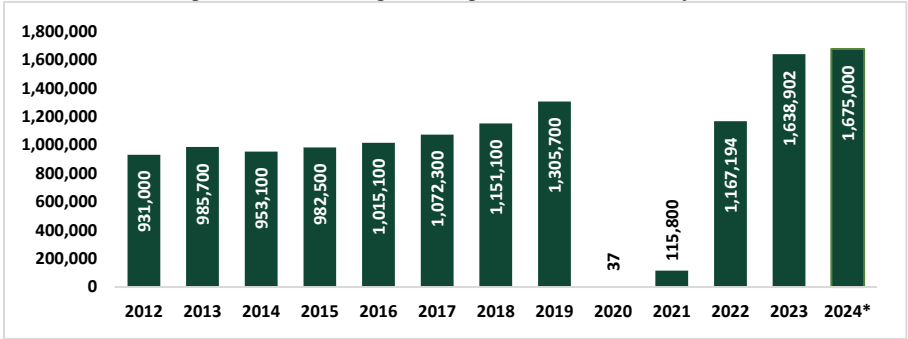
Figure 56: Leisure, Hospitality, and Transportation Industries Employment and Earnings, 2019-2023

	Number of Firms		Average Employment		Total Earnings	
	Juneau	Southeast	Juneau	Southeast	Juneau	Southeast
2019	208	679	3,154	7,254	\$103,225,389	\$253,718,558
2020	203	671	1,878	3,445	\$62,723,855	\$163,805,705
2021	201	661	2,180	5,229	\$78,383,883	\$202,389,689
2022	205	696	2,779	6,587	\$119,520,965	\$289,998,248
2023	206	719	2,981	7,308	\$134,631,332	\$341,762,972
% Change 2019-2023	-1.0%	5.9%	-5.5%	0.7%	30.4%	34.7%

Cruise Ship Visitation

After reaching over one million cruise passengers for the first time in 2016, Juneau’s cruise passenger volume continued to grow through 2019, when it reached a high of 1,305,700 visitors. Due to COVID-19, only one small cruise ship brought visitors to Juneau in August of 2020. Cruise tourism returned by late July of 2021 and brought a total of 115,800 passengers to Juneau, just under 10% of the 2019 season. Tourism rebounded strongly in 2022, reaching 89.4% of 2019 passenger numbers. The 2023 season brought a record high number of passengers to Juneau, seeing an increase of 40.4% increase from 2022 (and a 25.5% increase from 2019). Assuming 100% capacity, Juneau is projected to see 1,675,000 cruise passengers in the 2024 season. See Figure 57. These totals do not include small cruise ship passengers.

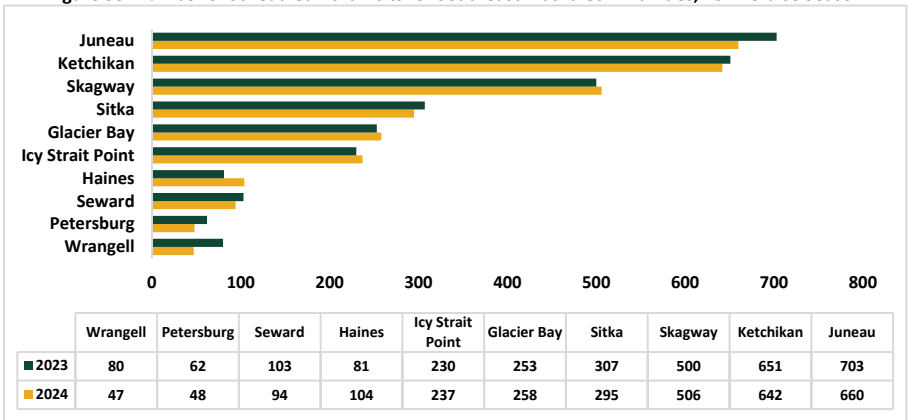
Figure 57: Cruise Passengers Visiting Juneau, 2012 – 2024 Projected



Sources: Cruise Line Agencies of Alaska, McDowell Group, and CBJ Docks & Harbors. (Note: 2024 includes numbers through end September plus October estimate based on 2023 visitation. Also, totals do not include approx. 9,905 small cruise passengers who visited Juneau in 2024.)

During the 2024 cruise season, Juneau has the most scheduled port calls of all Southeast communities at 703, followed by Ketchikan and Skagway. See Figure 58.

Figure 58: Number of Scheduled Port Visits for Southeast Alaska Communities, 2024 Cruise Season

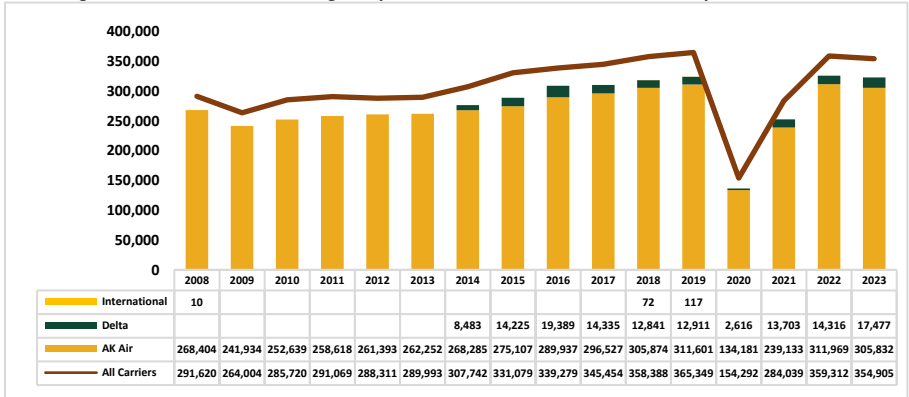


Source: Cruise Line Agencies of Alaska (Note: These figures do not include most small cruise ship lines.)

Airline Passenger Traffic

While 98 percent of Alaska cruise visitors come to Juneau, only about 10 percent of tourists arriving in Alaska by air come to Juneau. Passenger enplanement statistics (Figure 59) can serve as a good indicator of economic activity in Juneau, since businesspeople, convention attendees, and independent tourists travel predominantly by air. In 2020, Juneau’s air travel was about 42% of what it was in 2019. This decline reversed the next year, and in 2021 Juneau had an 86.4% increase in passenger enplanements. In 2022, enplanements continued to increase, reaching 98.4% of 2019 capacity. Passenger enplanements dropped slightly in 2023, with a 1.2% decline.

Figure 59: Scheduled Air Passenger Enplanements at Juneau International Airport, 2008 – 2023



Source: Bureau of Transportation Statistics, T-100 Market Data, ACAIS

Figure 60 displays a different set of data from the Federal Aviation Administration, including non-scheduled enplanements (charter services). This data shows a 4.2% increase in Juneau scheduled and non-scheduled enplanements from 2022 to 2023.

Figure 60: Scheduled and Non-Scheduled Enplanements in Southeast Communities

Community	2022	2023	% Change 2022-2023
Juneau	403,587	420,478	4.2%
Ketchikan	143,786	148,645	3.4%
Sitka	94,648	96,214	1.7%
Petersburg	23,955	24,921	4.0%
Klawock	16,167	16,733	3.5%
Wrangell	13,337	14,323	7.4%
Yakutat	12,139	12,105	-0.3%
Gustavus	10,179	9,584	-5.9%
Haines	7,253	6,306	-13.1%
Hoonah	5,950	5,790	-2.7%
Skagway	5,293	4,953	-6.4%
Totals	736,294	760,052	3.23%

Source: Federal Aviation Administration, Airports, Preliminary CY 2023 ACAIS. (Note: Non-scheduled service includes air taxi/commercial and private activity.)



Partnering with our community.



True North Federal Credit Union
2777 Postal Way, Juneau AK 99801

(907) 523-4700
www.TrueNorthFCU.org

Federally Insured by NCUA



SOUTHEAST'S LOCAL INTEGRATED SOLUTIONS PARTNER

907.780.6060  RESPEC.COM

21 RESPEC PROFESSIONALS
CALL SOUTHEAST HOME
348 PROJECTS
IN SOUTHEAST, 2023

RESPEC is your local, trusted Southeast choice for **civil, mechanical, electrical, survey, structural, and materials testing** consultation services.

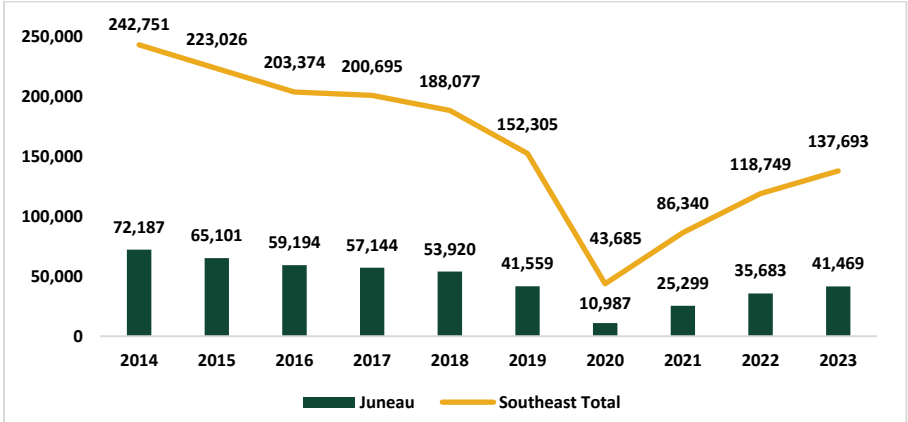
Our offerings don't end there. RESPEC is a leader in diverse technologies and draws from a wide array of expertise, products, and services delivering world-class solutions for business, mining, energy, water, natural resources, urban development, infrastructure, and enterprise services. Contact us to learn more.

9109 MENDENHALL MALL ROAD SUITE 4, JUNEAU, AK 99801

Ferry Traffic

Ferry traffic volume reflects both independent tourism travel and regional travel among residents (Figure 61). From 2012 to 2019, ferry travel steadily declined regionally and locally. This decline in ferry travel throughout the region was exacerbated due to the 2020 pandemic and reductions in service, falling 71.3% percent from 2019 to 2020. 2021 and 2022 saw a slight rebound in ferry travel around the Southeast region. Numbers continued to rise in 2023, with Southeast ferry passenger traffic increasing by 16.0% and Juneau traffic increasing by 16.2% from 2022. Southeast reached 90.4% of the 2019 passenger count in 2023, while Juneau reached 99.8%.

Figure 61: Disembarking Ferry Passenger Traffic Juneau and Southeast, 2014-2023

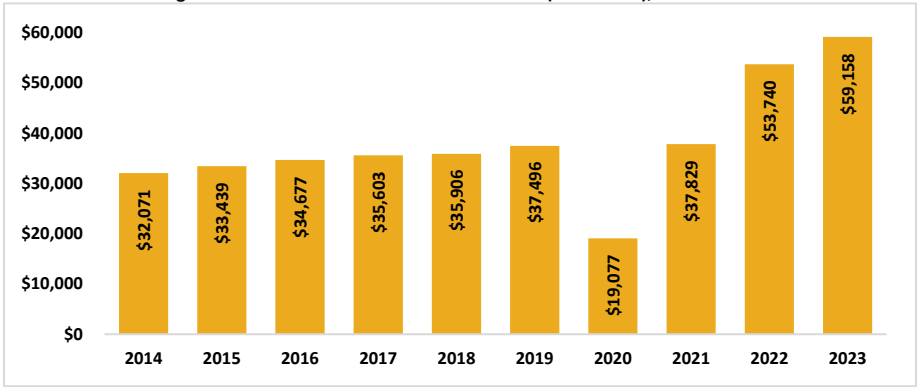


Source: Alaska Department of Transportation, Alaska Marine Highway System, Marine Traffic Manager

Visitor-Related Tax Revenue

Figure 62 shows annual hotel & motel business sales in Juneau, which includes short-term rental units registered with CBJ. Juneau's hotel & motel revenue can be used to indicate the health of the independent tourism and business travel sectors. In the calendar year 2023, gross sales for hotels & motels grew by 10.1% (+\$5.42 million), indicating a strong recovery within the accommodation sector. This follows an increase of 42.1% (+\$15.9 million) from 2021 to 2022. In addition to the continued recovery of the visitor industry and new rules around registering short-term rental units, it is possible that increased nightly rates also contributed to higher gross sales.

Figure 62: Hotel & Motel Gross Business Sales (Thousands), 2014 – 2023



Source: City and Bureau of Juneau Comprehensive Annual Financial Report, Statistical Section

Health Care Industry

In 2023, both Juneau and Southeast Alaska observed increases in total earnings (7.5% and 7.8% respectively) within the health care industry for the fifth consecutive year (Figure 63). Juneau saw a slight drop in employment numbers with a decrease of 2.0% (-29), while Southeast Alaska saw a slight increase of 1.1% (+43). The number of firms in Juneau decreased by two in 2023, while the region-wide number of firms decreased stayed the same. As Juneau’s and Southeast Alaska’s populations continue to age, it is expected that demand for health care will continue to rise.

Figure 63: Private Health Care and Social Services Employment and Payroll, 2019 - 2023

	Number of Firms		Average Employment		Total Earnings	
	Juneau	Southeast	Juneau	Southeast	Juneau	Southeast
2019	111	254	1,610	3,989	\$81,489,212	\$211,463,440
2020	117	268	1,469	3,849	\$82,831,639	\$219,744,316
2021	116	311	1,546	3,926	\$89,592,733	\$234,289,376
2022	109	261	1,469	3,821	\$95,069,543	\$254,237,983
2023	107	261	1,440	3,864	\$	\$274,037,844
% Change 2019 -2023	-3.6%	2.8%	-10.6%	-3.1%	25.5%	29.6%

Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

Natural Resources and Mining Industry

Juneau’s average monthly employment in the natural resources and mining sector increased by 130 jobs to 1,055 (+14.1%) in 2023. Total earnings increased by 15.3% in Juneau and 9.1% in Southeast Alaska. Total firms in Juneau remained the same but declined by 3 across Southeast. In Southeast Alaska as a whole, there were a total of 1,371 workers in the mining industry, an increase of 2.7% from 2022. Gold, silver, lead, and zinc are the main metals mined in Southeast Alaska. In 2022, prices for gold and silver rose, lead prices fell, and zinc prices slightly increased. See Figure 64 and 65.

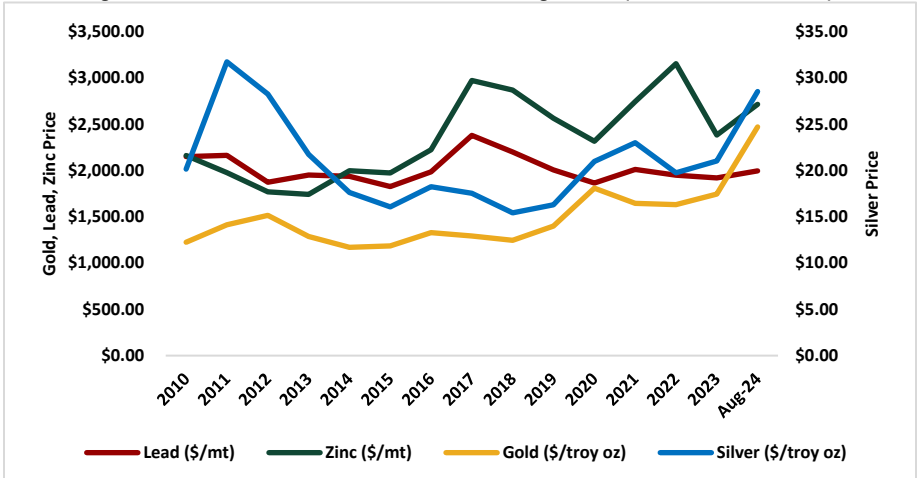
Figure 64: Natural Resources & Mining Employment and Payroll, 2019 - 2023

	Number of Firms		Average Employment		Total Earnings	
	Juneau	Southeast	Juneau	Southeast	Juneau	Southeast
2019	15	78	950	1,359	\$92,719,063	\$119,061,411
2020	17	78	875	1,223	\$102,045,889	\$124,280,198
2021	18	74	927	1,255	\$103,980,305	\$125,415,637
2022	18	76	925	1,335	\$112,681,438	\$138,937,536
2023	18	73	1,055	1,371	\$129,879,025	\$151,572,034
% Change 2019 -2023	20.0%	-6.4%	11.1%	0.9%	40.1%	27.3%

Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

High gold prices help secure the longevity of Juneau’s mines. Regional mines that focus on other metals will incidentally find gold. Kensington Mine, one of Juneau’s two largest along with Green’s Creek, primarily mines gold. Green’s Creek Mine extracts lead, zinc, gold, and silver. From 2023 to August 2024, prices for all listed metals increased, most significantly for gold and silver (Figure 65).

Figure 65: Prices of Metals Mined in Juneau, 2010 – August 2024 (Indexed to 2010 Dollars)



Source: The World Bank, Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages (Note: Prices are in real dollars.)

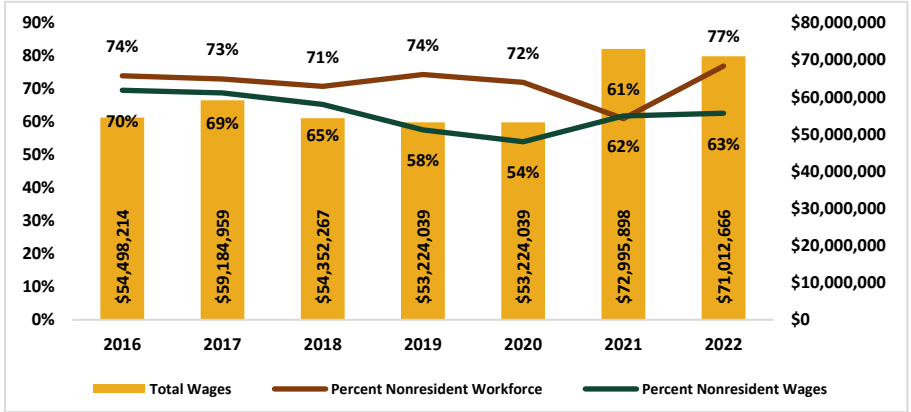
Seafood Industry

Seafood Processing Employment in Southeast Alaska

Seafood processing is a primary component of Southeast Alaska’s manufacturing industry. In 2022 (the most recent year for which data is available), regional seafood processing employment fell by 10.7% to 2,847 workers, following an 8.0% increase in 2021 (Figure 66). Of the 2,847 seafood processing workers in 2022, 77% were non-Alaskan residents. The percentage of nonresident workers rose by 16 percentage points in 2022, and the proportion of nonresident wages rose one percentage point.

Juneau’s seafood processing workforce grew by 20 (+6.4%) in 2022. Much of the regional decline was attributed to Sitka, which saw a decline of 362 workers (-30.8%).

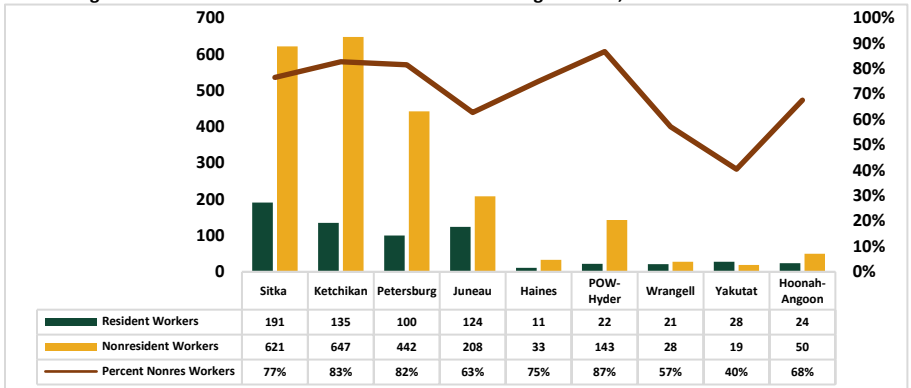
Figure 66: Total Southeast Wages and Percent Nonresident Seafood Processing Workforce, 2016-2022



Source: Alaska Department of Labor and Workforce Development, "Nonresidents Working in Alaska", 2022 (Note: Worker count is the cumulative number of workers who worked over the course of a year, not the number of jobs.)

Sitka, Ketchikan, and Petersburg are the main locations for nonresident seafood processing employees in Southeast Alaska; these communities have high numbers of nonresident workers versus resident workers (Figure 67). Juneau has one of the lowest percentages of nonresident workers at 63%, only above Wrangell and Yakutat.

Figure 67: Resident and Nonresident Seafood Processing Workers, Select Communities 2022



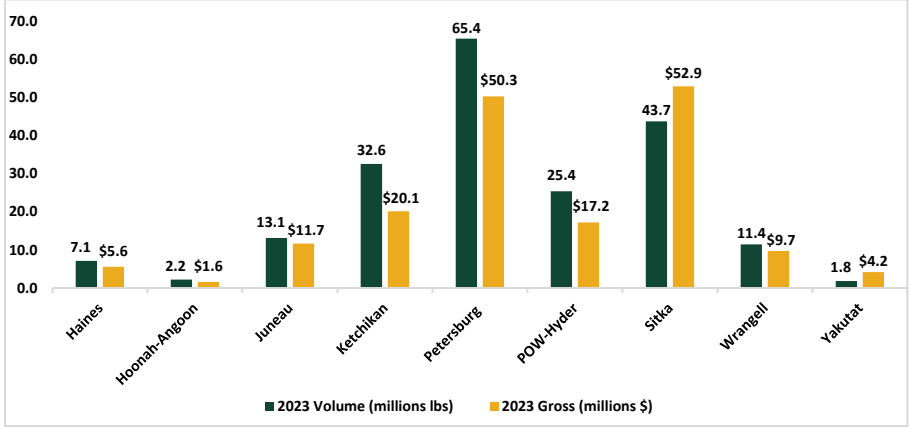
Source: Alaska Department of Labor and Workforce Development, "Nonresidents Working in Alaska", 2022 (Note: Worker count is the cumulative number of workers who worked over the course of a year, not the number of jobs.)

Commercial Harvesting in Southeast Alaska

In 2022, Petersburg’s commercial harvesting industry had the highest volume landed among Southeast communities (Figure 68). Sitka had the second-highest pounds landed and the highest gross sales. Juneau’s gross sales decreased by \$13.3 million in 2023, and volume decreased by 0.1 million pounds. Throughout Southeast Alaska,

sales decreased by \$57.9 million (-25.1%) while landings increased by 28.3%. This suggests lower per-pound sales in 2023 compared to 2022.

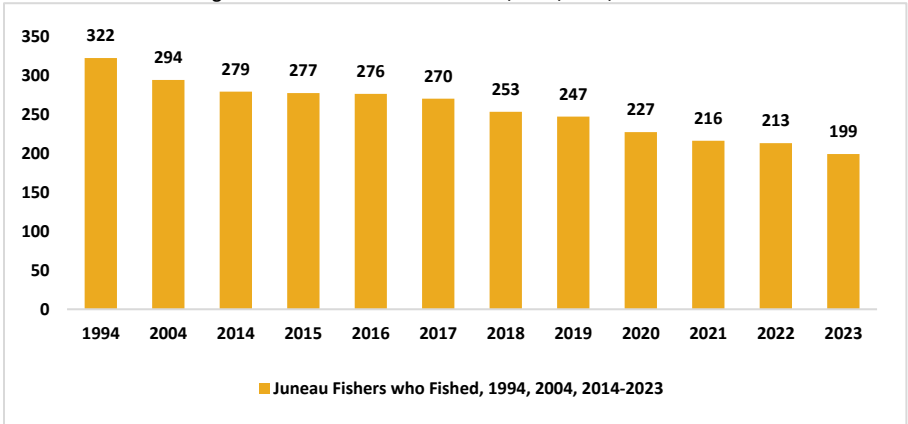
Figure 68: Estimated Gross Earnings (\$Millions) and Pounds Landed (Millions) in Southeast Alaska, 2023



Source: Alaska Department of Fish and Game personnel and "Commercial Operators Annual Report"

“Fishers Who Fished” is a count of permit holders who made at least one landing during the year, including people who held the permit through a temporary emergency transfer, later permanently transferred their permit away, or later had their permit revoked. The number of Juneau fishers has steadily dropped over the past several decades, lowering by 123 (-38.2%) since 1994. See Figure 69.

Figure 69: Juneau Fishers Who Fished, 1994, 2004, 2014-2023



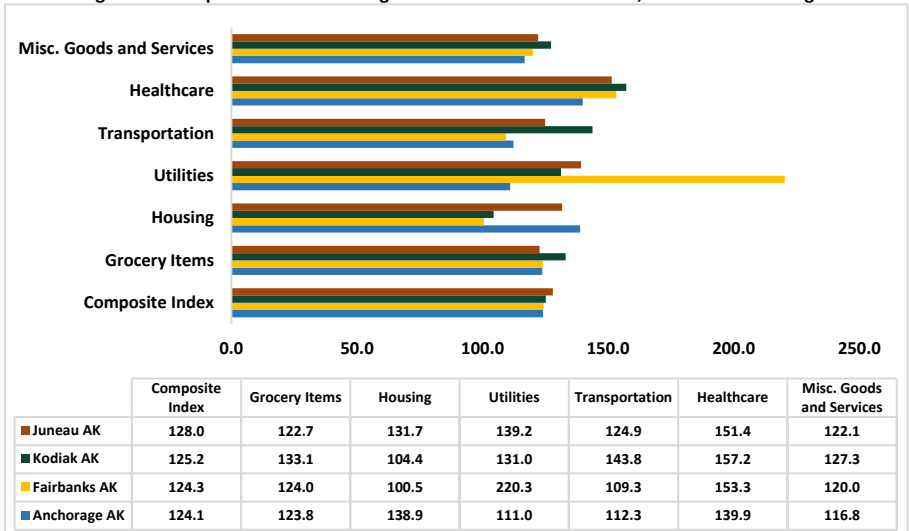
Source: Commercial Fishing Entry Commission Fishery Statistics

Cost of Living

Comparative Cost-of-Living Index

The Cost-of-Living Index (COLI) is a nationwide survey of living expenses conducted three times a year in approximately 300 U.S. cities and JEDC collects data for Juneau. This index establishes the average cost of living in the U.S. based on the cost of consumer goods, services, housing, energy, health care, and transportation for a moderately affluent professional household. The average cost across all urban communities surveyed is set at 100, meaning this index shows cost of living *relative to the nationwide average*. As illustrated in Figure 70, Juneau’s 2023 annual average composite score of 128.0 means that it is 28.0% more expensive than the average across all categories. This is a 0.1% increase from 2022, when the composite score was 127.9. Healthcare, housing and utilities are Juneau’s highest relative cost categories, healthcare being >50% more expensive than the average U.S. city.

Figure 70: Comparative Cost of Living Index for Select Communities, 2023 Annual Averages



Source: Council for Community and Economic Research (C2ER), Cost of Living Index, 2022 Annual Average Data (**Note:** National average for 268 urban areas = 100).

Juneau’s cost of living index compares Juneau’s cost with the average of all surveyed areas. Therefore, the cost of items and services in Juneau could increase, but the composite score may decrease if the national average index increases by a larger degree than Juneau’s local index. As noted in Figure 71, Juneau’s composite index went up by 0.1 points in 2023, signaling overall similar relative costs as in 2022. Increases in Misc. Goods and Services, Transportation, and Utilities contributed to the overall increase. All other categories in Juneau saw a decrease in 2023.



ACHIEVE
MORE



We Work In Alaska's Best Interest

At Northrim, we focus on the unique needs of businesses like yours. We provide customized solutions, including automated treasury management services, to help you reduce time and costs.

See how a Northrim expert can help you achieve more.



Northrim Bank[®]

(907) 790-5168 | northrim.com



CHART YOUR COURSE TO SUCCESS

In Alaska, running a business is as unpredictable as the open sea. With First National, you're equipped with an experienced team of local experts and innovative tools to navigate toward a bright future. From facility financing to payroll processing, we're here to help Alaska businesses succeed.

Shape Your Tomorrow



Discover how First National empowers businesses like Insatiable Fisheries to thrive in Alaska's unique economic waters.

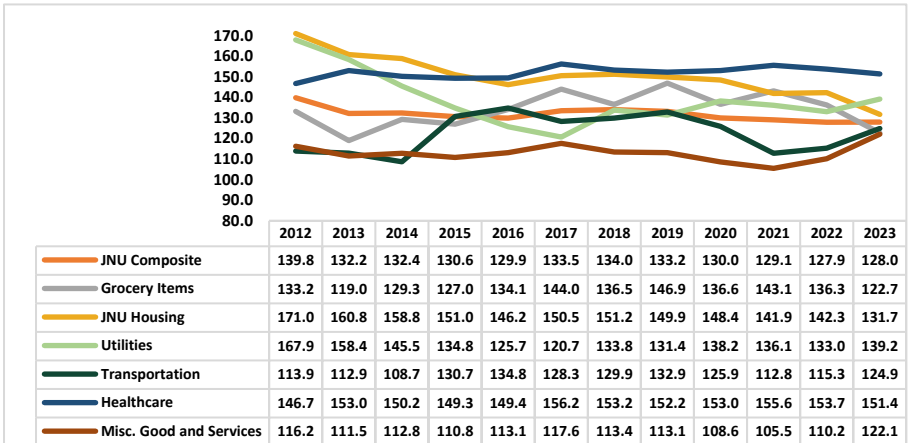


First National Bank
ALASKA

[FNBAlaska.com](https://www.FNBAlaska.com)

MEMBER FDIC | NMLS #640297 | EQUAL HOUSING LENDER

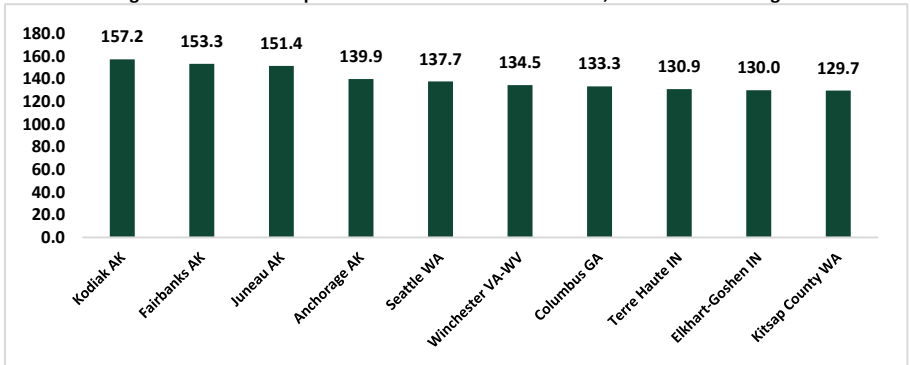
Figure 71: Juneau Annual Cost of Living Index by Category, 2012-2023



Source: Council for Community and Economic Research (C2ER), Cost of Living Index, Annual Average Data

Of the ten U.S. cities with the most expensive healthcare cost (see Figure 72), four cities in Alaska rank the highest costs for healthcare in the nation: Kodiak (157.2); Fairbanks (153.3); Juneau (151.4); and Anchorage (139.9). The next closest U.S. city, Seattle, is almost 20 points below Anchorage. This signals the prohibitive cost of health care for Alaskans in these communities (See Figure 72). When combined with the added expense and challenge of traveling in and out of the state, Alaska residents are more likely to struggle as they seek access quality, affordable health care.

Figure 72: Ten Most Expensive Cities for Cost of Healthcare, 2023 Annual Averages

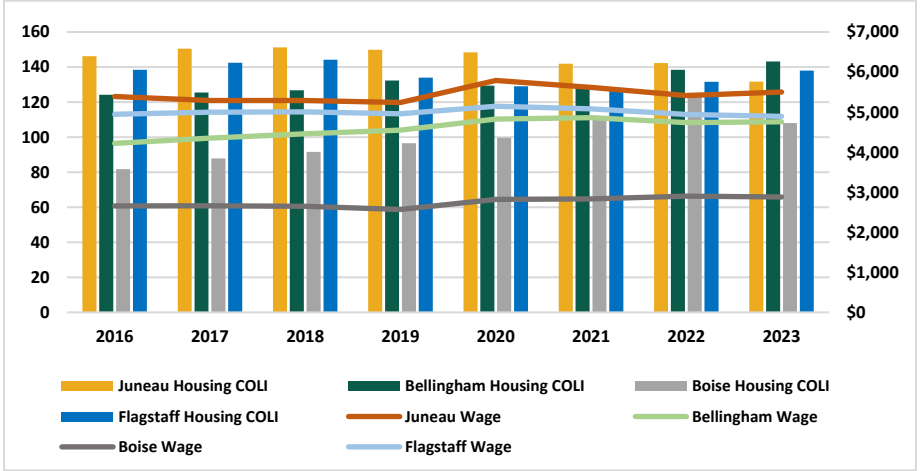


Source: Council for Community and Economic Research (C2ER), Cost of Living Index, 2022 Annual Average Data (Note: National average for 268 urban areas = 100).

While useful to compare the cost of consumer goods and services across the United States, this index does not adjust for local income. Figure 73 explores the relationship between real wage growth (inflation adjusted to 2023) and the housing sub-category of the Cost-of-Living Index. From 2016 to 2023, Juneau’s housing COLI declined from 146.2 to 131.7, a 10% decrease. This means that within that period, Juneau housing went from 146.2% more expensive than the nationwide average, to 131.7% more

expensive (Juneau’s peak housing COLI was 172.8 in 2011). During this same period, the housing COLI in Boise and Bellingham increased by 32.2% and 15.3% respectively, and Flagstaff’s housing COLI decreased by 0.3%. Average wages in Juneau increased by 2.1% in this period, while wages in Boise increased by 8.6% and in Bellingham by 12.8%. Flagstaff saw a 1.1% decline in average wages. Among these examples, Juneau is the only city where the relative cost of housing decreased while wages increased.

Figure 73: Inflation-Adjusted Wages and Housing COLI, 2016-2023



Source: Alaska Department of Labor, Quarterly Census of Employment and Wages; Arizona Office of Economic Opportunity, Coconino County; Quarterly Census of Employment and Wages; Washington State Employment Security Department; Idaho Department of Labor, C2ER COLI 2023 Annual Averages

Military Cost-of-Living Index

The Department of Defense gives a Cost-of-Living Allowance (COLA) to compensate active-duty military personnel who are assigned to overseas duty stations (including Alaska and Hawaii) with above average prices for goods and services. COLA is determined by a survey of the cost of goods and services in a community compared to the same goods and services in the continental United States. COLA is adjusted downward in communities where military personnel shop at base commissaries and exchanges, as in Anchorage and Fairbanks. According to the July 2024 COLA allowance, Juneau was 126% more expensive for goods and services compared to the average continental U.S military location, down 12% from 2023 (see Figure 74).

Figure 74: US Military Overseas COLA Adjustment for Select Alaska Communities, 2022 - 2024

Community	2022 %	2023 %	2024 %
Juneau	140%	138%	126%
Fairbanks	130%	134%	126%
Anchorage	126%	128%	124%
Petersburg	142%	138%	134%
Sitka	140%	138%	132%
Ketchikan	138%	136%	132%

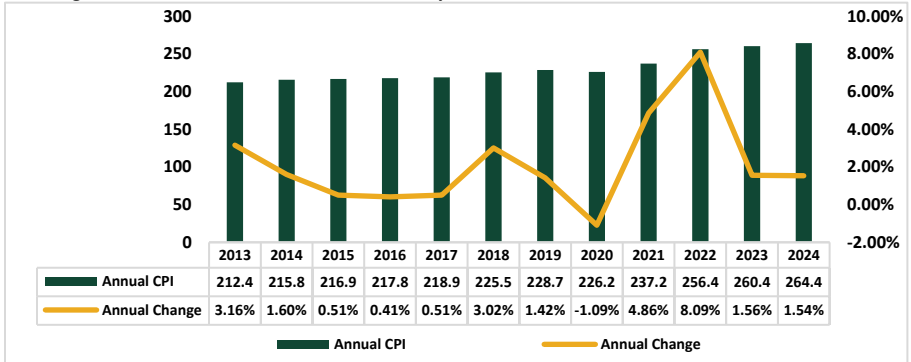
Source: U.S. Department of Defense, Overseas COLA Calculator.



Urban Alaska

The U.S. Bureau of Labor Statistics collects and publishes an aggregate index of market price consumer goods and services (CPI) on a bi-monthly basis; see Figure 75. This CPI measures inflation experienced by consumers in day-to-day living expenses. In 2020, the Urban Alaska CPI fell slightly (-1.9%) for the first time in ten years. In 2021, the CPI for Urban Alaska increased (+4.86%) resuming the upward trend seen over the last ten years. This trend continued through 2022, when the CPI substantially increased by 8.09%. In 2023, the CPI rose by a less degree, increasing by 1.54%. Current 2024 data indicate a similar increase to 2023, at 1.54%.

Figure 75: Bureau of Labor Statistics Bimonthly Consumer Price Index, Urban Alaska 2013 – 2024

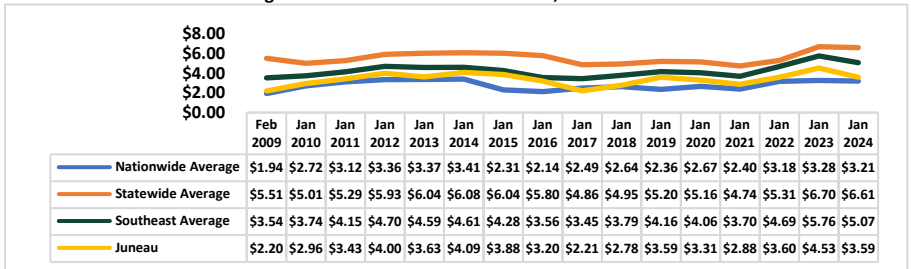


Source: Bureau of Labor Statistics, CPI for All Urban Consumers, Urban Alaska.

Gasoline and Fuel Oil Costs

The Alaska Department of Commerce, Community and Economic Development collects retail heating fuel and gasoline prices on a semi-annual basis from 100 select communities across Alaska; see Figure 76. These prices fell for the six-month period preceding January 2024 across all geographic categories including Juneau (-20.8%), Southeast Alaska (-12.0%), Alaska (-1.3%), and nationwide (-2.1%). Due to the added costs of transporting fuel to Alaska's remote interior communities, the state average is much higher than Juneau, Southeast Alaska, and national prices.

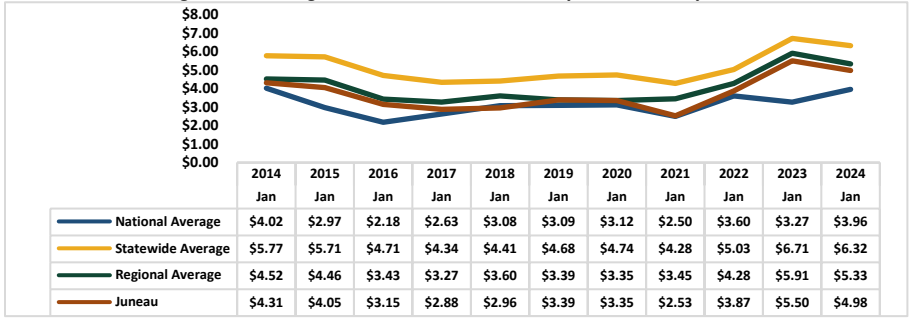
Figure 76: Gasoline Prices Per Gallon, 2009 – 2024



Source: Alaska Department of Commerce, Community, and Economic Development, Division of Community and Regional Affairs, Alaska Fuel Price Survey – January 2023.

In 2023, heating fuel prices decreased by 9% nationwide and increased significantly in the State of Alaska (+33%), across Southeast Alaska (+38%), and in Juneau (+42%); see Figure 77. The opposite occurred in 2024 as the average nationwide price rose by +21% and averages decreased across Alaska (-6%), Southeast (-10%), and Juneau (-9%). Contributing to the lower prices compared to other locations is the relatively shorter distances for electricity in Juneau to travel from generation sites to fuel distribution centers, and year-round marine operations.

Figure 77: Heating Fuel Prices Per Gallon, January 2014 – January 2024

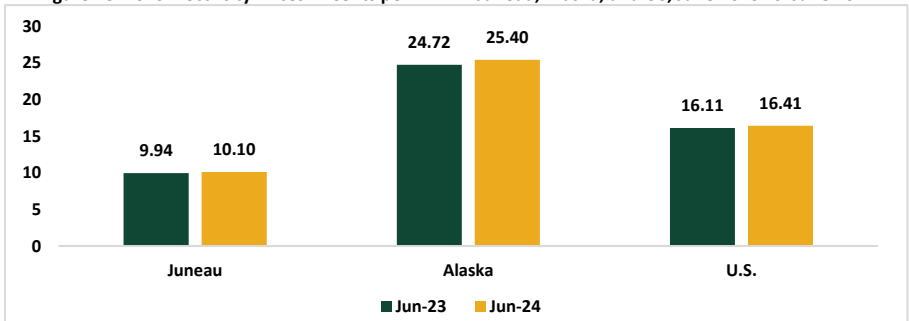


Source: Alaska Department of Commerce, Community, and Economic Development, Division of Community and Regional Affairs, Alaska Fuel Price Survey – January 2024. **Note:** State price excludes the Northern Region, where prices are subsidized.

Electricity Costs

While Juneau’s gasoline and heating fuel prices are higher than the national average, the price of electricity per kilowatt hour is significantly lower (see Figure 78). This is due to the availability of hydropower, a relatively cheap source of electricity generation. In June 2023, the price of general residential electricity in Juneau was \$.0994/kWh, about 40% of the June 2023 average price for Alaska and about 60% of the June 2023 national average. Electricity prices tend to be slightly lower in the off-peak season of June to October, and slightly higher from November to May when there is greater demand for heat during the winter. The November 2023-June 2024 price per kWh in Juneau was \$.10101/kWh in 2024, remaining at about 40% of the June 2024 average price for Alaska and about 60% of the June 2024 national average.

Figure 78: 2023 Electricity Prices in Cents per kWh in Juneau, Alaska, and US, June 2023 vs. June 2024



Sources: U.S. Energy Information Administration, Table 5.6.A; Alaska Electric Light & Power Co.



FIRST BANK

*The **one** who's here.*



*Providing
financial services to
Southeast Alaskans
for over 100 years.*



FIRST BANK

*The **one** who's here.*

FirstBankAK.com





INNOVATIVE MINING

Innovation is the bedrock on which we operate. We invest in technologies that help keep our workers safe, reduce our environmental impact, and increase our production.

HECLA | RESPONSIBLE. SUSTAINABLE. INNOVATIVE.

**PROUDLY SUPPORTING
SOUTHEAST ALASKA'S
ECONOMY SINCE 1987**



KENSINGTON MINE
 **COEUR ALASKA**

We Pursue a Higher Standard
coeur.com/kensington

SOUTHEAST STRONG

With a rich history in Southeast Alaska, we provide a range of financial services, from accounts to loans and business products. Proudly serving Juneau, we're committed to supporting our members and making a positive impact in the community.

www.TongassFCU.com

**In Juneau at 8585 Old Dairy Road
in the K-Plaza Suite 205!**



TONGASS
FEDERAL CREDIT UNION



Dawson

CONSTRUCTION

BUILDING A BETTER COMMUNITY



\$3 billion invested over 4 decades created

ALASKA'S MOST
ADVANCED NETWORK.



GCI.COM/BUSINESS

2024 JEDC Investors



BRONZE



Royal Caribbean Group



Dawson



Tongass
Federal Credit Union



INVESTOR



AFFILIATE



JUNEAU Arts & Humanities COUNCIL



Imagine Maids



Learn more and invest today at [JEDC.org/invest](https://www.jedc.org/invest)

BOARD OF DIRECTORS

Garrett Schoenberger
Chair

Dr. Aparna Palmer
Vice-Chair & UAS Chancellor

Aaron Morrison
Treasurer

Melissa Kookesh
Secretary

Beth Weldon
CBJ Mayor

Jake Carpenter

Trenton English

Marc Guevarra

Brian Kleinhenz

Alexander Kotlarov

Jill Weitz

Ella Adkison
CBJ Assembly Liaison

MISSION

The Juneau Economic Development Council fosters a healthy and sustainable economic climate in Juneau and throughout Southeast Alaska.

In collaboration with other organizations, JEDC implements initiatives to maintain, expand, and create jobs and economic opportunities. Our primary focus: help make Juneau a great capital city; strengthen key regional industry; promote entrepreneurship and small business; develop talent; and deliver economic development services.

AREAS OF FOCUS

Help Make Juneau a Great (Capital) City
Strengthen Key Regional Industries
Promote Entrepreneurship and Small
Businesses
Develop Talent
Deliver Economic Development Services



www.JEDC.org

612 West Willoughby Avenue
Juneau, AK 99801
(907) 523-2300