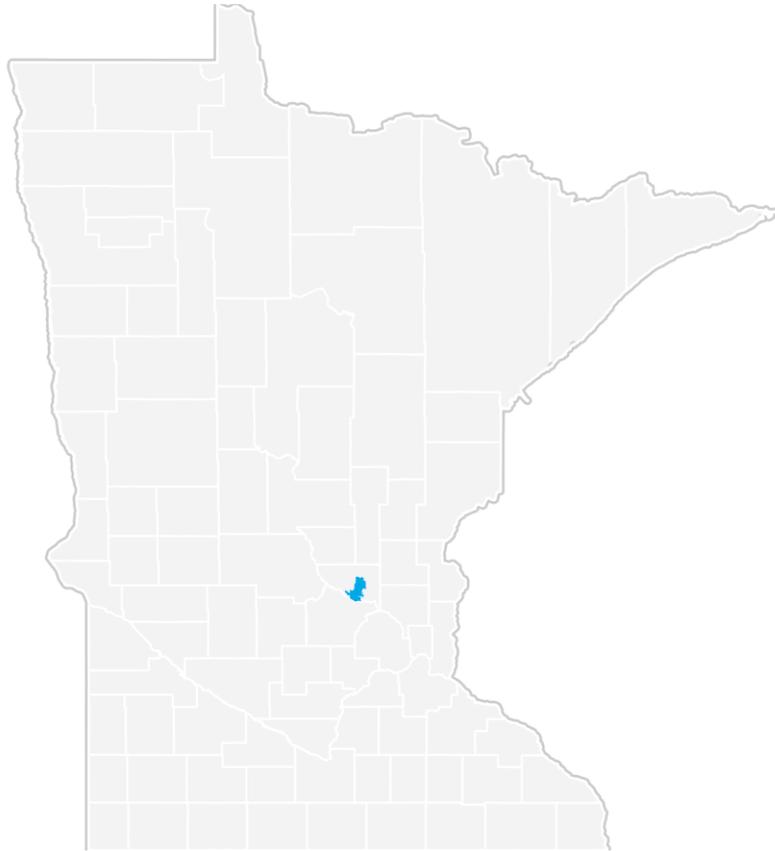


October 7, 2016



Economic Overview

ZCTA 55309



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Demographic Profile

In 2010, the population in ZCTA 55309* was 18,208.

The region has a civilian labor force of 10,397 with a participation rate of 75.9%. Of individuals 25 to 64 in ZCTA 55309,* 28.6% have a bachelor's degree or higher which compares with 30.9% in the nation.

The median household income in ZCTA 55309* is \$75,287 and the median house value is \$168,600.

Summary ¹						
	Percent			Value		
	ZCTA 55309	Minnesota	USA	ZCTA 55309	Minnesota	USA
Demographics						
Population	—	—	—	18,208	5,303,925	308,745,538
Median Age ³	—	—	—	31.7	37.4	37.2
Under 18 Years	33.1%	24.2%	24.0%	6,031	1,284,063	74,181,467
18 to 24 Years	7.1%	9.5%	9.9%	1,289	502,799	30,672,088
25 to 34 Years	15.0%	13.5%	13.3%	2,733	715,586	41,063,948
35 to 44 Years	16.9%	12.8%	13.3%	3,071	681,094	41,070,606
45 to 54 Years	14.0%	15.2%	14.6%	2,556	807,898	45,006,716
55 to 64 Years	8.2%	11.9%	11.8%	1,498	629,364	36,482,729
65 to 74 Years	3.6%	6.7%	7.0%	663	354,427	21,713,429
75 Years, and Over	2.0%	6.2%	6.0%	367	328,694	18,554,555
Race: White	94.7%	85.3%	72.4%	17,249	4,524,062	223,553,265
Race: Black or African American	1.1%	5.2%	12.6%	203	274,412	38,929,319
Race: American Indian and Alaska Native	0.3%	1.1%	0.9%	58	60,916	2,932,248
Race: Asian	0.9%	4.0%	4.8%	163	214,234	14,674,252
Race: Native Hawaiian and Other Pacific Islander	0.0%	0.0%	0.2%	1	2,156	540,013
Race: Some Other Race	1.1%	1.9%	6.2%	193	103,000	19,107,368
Race: Two or More Races	1.9%	2.4%	2.9%	341	125,145	9,009,073
Hispanic or Latino (of any race)	2.7%	4.7%	16.3%	483	250,258	50,477,594
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over) ⁴	75.9%	70.0%	63.5%	10,397	2,973,943	157,940,014
Armed Forces Labor Force ⁴	0.0%	0.0%	0.4%	0	2,071	1,025,497
Veterans, Age 18-64 ⁴	5.7%	5.4%	5.8%	671	182,241	11,371,344
Median Household Income ^{3,4}	—	—	—	\$75,287	\$60,828	\$53,482
Per Capita Income ^{3,4}	—	—	—	\$28,608	\$31,642	\$28,555
Poverty Level (of all people) ⁴	8.0%	11.5%	15.6%	1,488	605,761	47,755,606
Households Receiving Food Stamps ⁴	7.0%	8.8%	13.0%	423	185,637	15,089,358
Mean Commute Time (minutes) ⁴	—	—	—	36.1	23.0	25.7
Commute via Public Transportation ⁴	2.2%	3.5%	5.1%	214	95,068	7,157,671
Union Membership ⁵	14.5%	14.0%	11.1%	—	—	—
Educational Attainment, Age 25-64						

Summary ¹						
	Percent			Value		
	ZCTA 55309	Minnesota	USA	ZCTA 55309	Minnesota	USA
No High School Diploma ⁴	4.9%	6.2%	12.0%	510	176,721	19,939,890
High School Graduate ⁴	25.0%	23.5%	26.5%	2,588	672,953	44,000,387
Some College, No Degree ⁴	31.3%	22.9%	21.9%	3,239	655,679	36,270,359
Associate's Degree ⁴	10.1%	12.0%	8.7%	1,046	343,759	14,487,486
Bachelor's Degree ⁴	20.7%	24.2%	19.7%	2,144	695,175	32,646,533
Postgraduate Degree ⁴	7.9%	11.3%	11.2%	817	324,559	18,533,513
Housing						
Total Housing Units ⁴	—	—	—	6,476	2,364,149	132,741,033
Median House Value (of owner-occupied units) ^{3,4}	—	—	—	\$168,600	\$185,200	\$175,700
Homeowner Vacancy ⁴	0.0%	1.5%	2.1%	0	22,585	1,591,421
Rental Vacancy ⁴	4.4%	4.6%	6.9%	30	28,917	3,105,361
Renter-Occupied Housing Units (% of Occupied Units) ⁴	10.8%	27.9%	35.6%	657	590,136	41,423,632
Occupied Housing Units with No Vehicle Available (% of Occupied Units) ⁴	3.7%	7.3%	9.1%	225	153,366	10,594,153
Social						
Enrolled in Grade 12 (% of total population) ⁴	2.2%	1.5%	1.4%	416	79,754	4,443,768
Disconnected Youth ^{4,6}	1.3%	2.0%	3.3%	14	5,769	572,277
Children in Single Parent Families (% of all children) ⁴	18.0%	28.2%	34.7%	969	348,999	24,388,185
Disabled, Age 18-64 ⁴	9.1%	8.3%	10.2%	1,083	276,309	19,703,061
Disabled, Age 18-64, Labor Force Participation Rate and Size ⁴	60.6%	51.0%	41.2%	656	140,836	8,119,295
Foreign Born ⁴	3.7%	7.5%	13.1%	701	403,545	41,056,885
Speak English Less Than Very Well (population 5 yrs and over) ⁴	2.1%	4.3%	8.6%	363	217,737	25,305,202

Source: [JobsEQ®](#)

1, Census 2010, unless noted otherwise

2, Census 2015, annual average growth rate since 2005

3, Median values for certain aggregate regions (such as MSAs) may be estimated as the weighted averages of the median values from the composing counties.

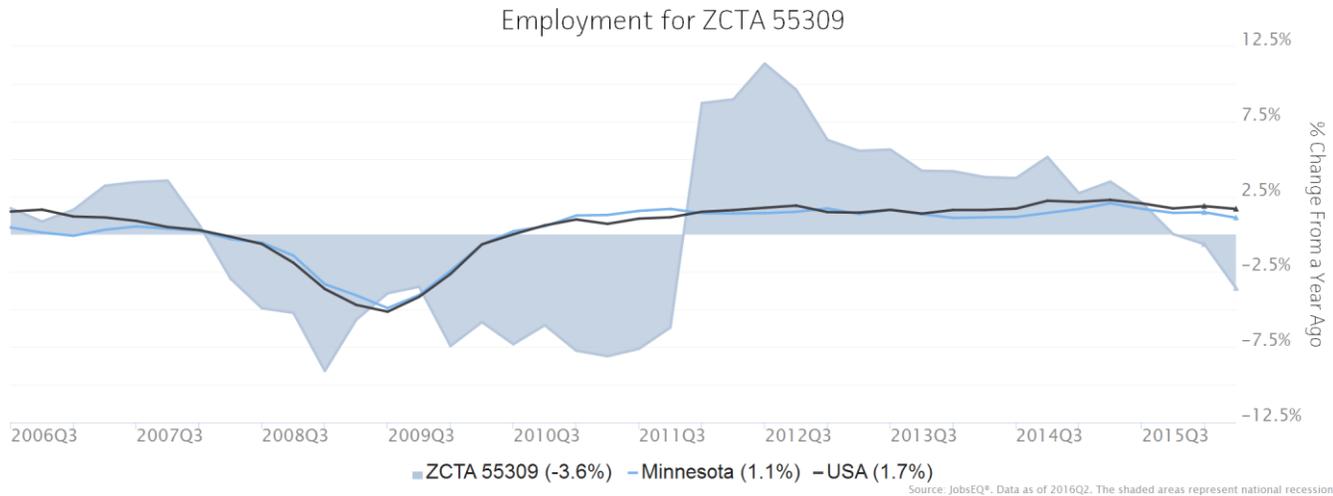
4, ACS 2010-2014

5, 2014; Current Population Survey, unionstats.com, and Chmura; county- and zip-level data are best estimates based upon industry-, MSA-, and state-level data

6, Disconnected Youth are 16-19 year olds who are (1) not in school, (2) not high school graduates, and (3) either unemployed or not in the labor force.

Employment Trends

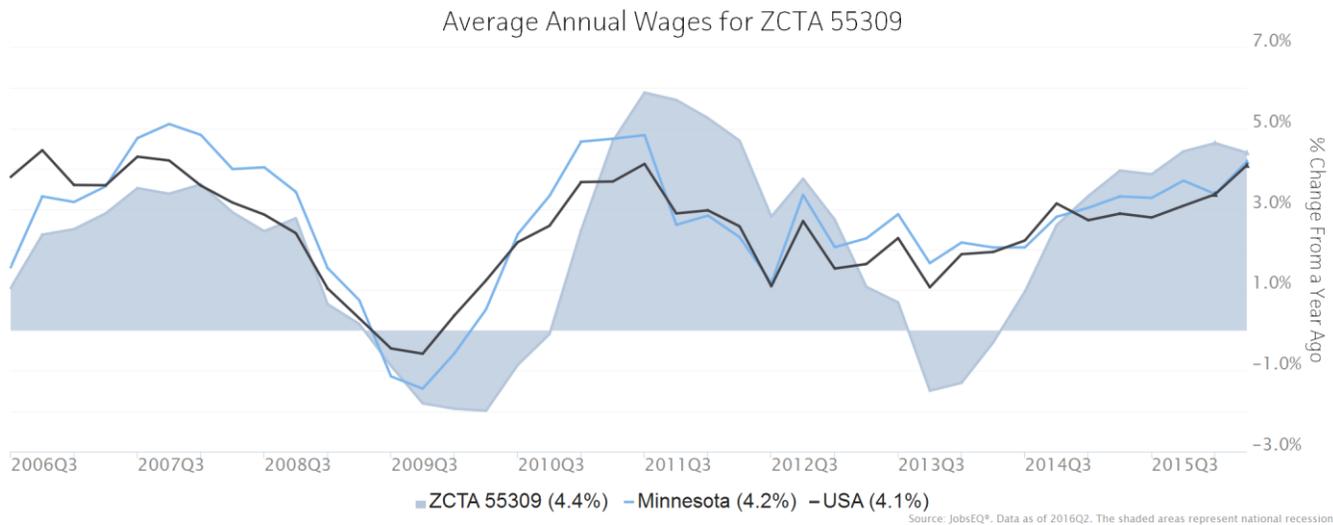
As of 2016Q2, total employment for ZCTA 55309 was 4,117 (based on a four-quarter moving average). Over the year ending 2016Q2, employment declined 3.6% in the region.



Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2015Q4 with preliminary estimates updated to 2016Q2.

Wage Trends

The average worker in ZCTA 55309 earned annual wages of \$41,140 as of 2016Q2. Average annual wages per worker increased 4.4% in the region during the preceding four quarters. For comparison purposes, annual average wages were \$53,084 in the nation as of 2016Q2.



Annual average wages per worker data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2015Q4 with preliminary estimates updated to 2016Q2.

Cost of Living Index

The Cost of Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 2.9% higher in ZCTA 55309 than the U.S. average.

Cost of Living Information			
	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
ZCTA 55309	\$42,271	102.9	\$41,074
Minnesota	\$54,713	103.5	\$52,864
USA	\$54,152	100.0	\$54,152

Source: [JobsEQ®](#)

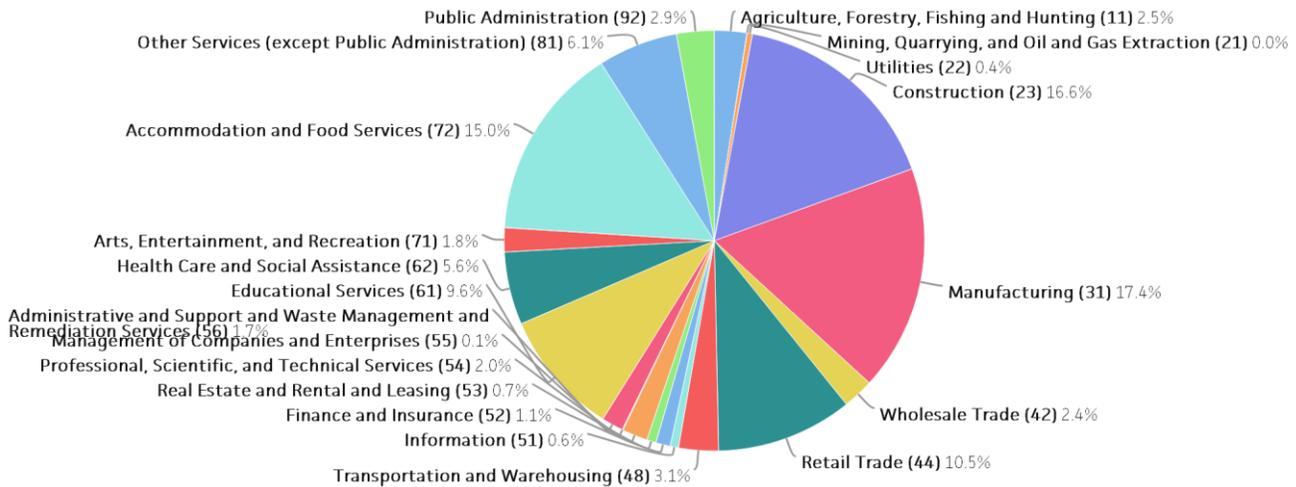
Data as of 2016Q2

The Cost of Living Index is developed by Chmura Economics & Analytics and is updated quarterly.

Industry Snapshot

The largest sector in ZCTA 55309 is Manufacturing, employing 715 workers. The next-largest sectors in the region are Construction (681 workers) and Accommodation and Food Services (617). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Construction (LQ = 3.03), Manufacturing (2.10), and Agriculture, Forestry, Fishing and Hunting (1.71).

Total Workers for ZCTA 55309 by Industry



Source: JobsEQ®, Data as of 2016Q2

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2015Q4 with preliminary estimates updated to 2016Q2.

Sectors in ZCTA 55309 with the highest average wages per worker are Utilities (\$81,167), Finance and Insurance (\$61,668), and Construction (\$54,019). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Construction (+386 jobs), Accommodation and Food Services (+337), and Manufacturing (+168).

Over the next 10 years, employment in ZCTA 55309 is projected to expand by 145 jobs. The fastest growing sector in the region is expected to be Health Care and Social Assistance with a +1.7% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Construction (+87 jobs), Health Care and Social Assistance (+43), and Accommodation and Food Services (+19).

		Current			Historical				Forecast		
		Four Quarters Ending with 2016q2			Total Change over the Last 5 Years	Average Annual % Change in Employment 2011q2-2016q2			Over the Next 10 Years		
NAICS	Industry	Empl	Avg. Annual Wages	Location Quotient	Empl	ZCTA 55309	Minnesota	USA	Total Approx Repl Demand	Total Growth Demand	Avg. Annual Growth Percent
11	Agriculture, Forestry, Fishing and Hunting	103	\$34,691	1.71	20	4.4%	1.6%	1.0%	35	-9	-0.9%
22	Utilities	17	\$81,167	0.76	-165	-37.9%	-0.2%	0.2%	4	-2	-1.4%
23	Construction	681	\$54,019	3.03	386	18.2%	3.7%	2.7%	141	87	1.2%
31	Manufacturing	715	\$53,078	2.10	168	5.5%	1.3%	1.1%	161	-39	-0.6%
42	Wholesale Trade	98	\$52,668	0.60	-28	-5.0%	1.2%	1.4%	22	2	0.2%
44	Retail Trade	432	\$27,501	0.96	-29	-1.3%	1.1%	1.5%	134	5	0.1%
48	Transportation and Warehousing	126	\$52,014	0.74	-4	-0.6%	1.5%	2.4%	32	-1	-0.1%
51	Information	26	\$44,911	0.31	-14	-8.1%	-0.9%	0.6%	6	-3	-1.1%
52	Finance and Insurance	46	\$61,668	0.28	-15	-5.5%	0.6%	0.9%	11	1	0.3%
53	Real Estate and Rental and Leasing	30	\$33,463	0.42	-2	-1.4%	1.8%	1.7%	7	-1	-0.2%
54	Professional, Scientific, and Technical Services	81	\$50,678	0.30	-13	-2.9%	2.7%	2.5%	17	6	0.8%
55	Management of Companies and Enterprises	3	\$44,021	0.04	2	18.4%	1.6%	3.5%	1	0	0.1%
56	Administrative and Support and Waste Management and Remediation Services	69	\$28,210	0.26	11	3.4%	1.2%	2.9%	16	4	0.5%
61	Educational Services	397	\$42,032	1.16	10	0.5%	0.8%	0.4%	83	-1	0.0%
62	Health Care and Social Assistance	231	\$35,356	0.40	-99	-6.9%	2.0%	2.3%	48	43	1.7%
71	Arts, Entertainment, and Recreation	76	\$13,886	0.94	5	1.4%	0.4%	2.1%	23	3	0.4%
72	Accommodation and Food Services	617	\$13,487	1.69	337	17.2%	2.1%	3.1%	218	19	0.3%
81	Other Services (except Public Administration)	253	\$20,100	1.39	14	1.2%	0.8%	-0.1%	64	7	0.3%
92	Public Administration	119	\$50,679	0.60	24	4.6%	0.8%	-0.4%	29	1	0.0%
	Total - All Industries	4,117	\$41,140	1.00	608	3.2%	1.5%	1.7%	1,014	145	0.3%

Source: [JobsEQ®](#)

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2015Q4 with preliminary estimates updated to 2016Q2. Forecast employment growth uses national projections adapted for regional growth patterns.

Occupation Snapshot

The largest major occupation group in ZCTA 55309 is Food Preparation and Serving Related Occupations, employing 624 workers. The next-largest occupation groups in the region are Production Occupations (489 workers) and Construction and Extraction Occupations (478). High location quotients (LQs) indicate occupation groups in which a region has high concentrations of employment compared to the national average. The major groups with the largest LQs in the region are Construction and Extraction Occupations (LQ = 2.61), Production Occupations (1.92), and Food Preparation and Serving Related Occupations (1.76).

Occupation groups in ZCTA 55309 with the highest average wages per worker are Legal Occupations (\$94,700), Management Occupations (\$91,100), and Healthcare Practitioners and Technical Occupations (\$77,100). The unemployment rate in the region varied among the major groups from 1.1% among Healthcare Practitioners and Technical Occupations to 5.7% among Food Preparation and Serving Related Occupations.

Over the next 10 years, the fastest growing occupation group in ZCTA 55309 is expected to be Healthcare Support Occupations with a +2.1% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Construction and Extraction Occupations (+80 jobs) and Food Preparation and Serving Related Occupations (+19). Over the same period, the highest replacement demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Food Preparation and Serving Related Occupations (238 jobs) and Production Occupations (136).

Occupation Snapshot in ZCTA 55309														
		Current					Historical				Forecast			
		Four Quarters Ending with 2016q2			2016q2		Total Change over the Last 5 Years	Avg Ann % Chg in Empl 2011q2-2016q2			Over the Next 10 Years			
SOC	Title	Empl	Avg. Annual Wages ¹	LQ	Unempl	Unempl Rate	Empl	ZCTA 55309	Minnesota	USA	Current Online Job Ads ²	Total Repl Demand	Total Growth Demand	Avg. Annual Growth Percent
11-0000	Management Occupations	239	\$91,100	0.96	10	1.7%	23	2.1%	1.3%	1.5%	13	85	2	0.1%
13-0000	Business and Financial Operations Occupations	92	\$59,700	0.46	9	2.2%	-11	-2.1%	1.3%	1.6%	8	22	5	0.6%
15-0000	Computer and Mathematical Occupations	35	\$69,100	0.31	4	2.0%	-9	-4.3%	1.9%	2.7%	7	5	3	0.8%
17-0000	Architecture and Engineering Occupations	44	\$67,200	0.63	4	2.2%	-10	-4.1%	1.7%	1.3%	6	11	0	0.1%
19-0000	Life, Physical, and Social Science Occupations	11	\$58,900	0.34	1	2.4%	-2	-3.4%	2.0%	1.1%	1	4	1	0.5%
21-0000	Community and Social Service Occupations	47	\$41,800	0.71	3	1.6%	-23	-7.7%	2.1%	1.5%	3	10	2	0.4%
23-0000	Legal Occupations	11	\$94,700	0.33	0	n/a	0	0.8%	-0.2%	0.2%	0	2	1	0.5%
25-0000	Education, Training, and Library Occupations	295	\$45,700	1.27	14	2.4%	11	0.8%	1.0%	0.5%	19	65	3	0.1%
27-	Arts, Design,	58	\$44,700	0.80	4	2.5%	2	0.7%	0.5%	1.2%	5	22	-1	-0.2%

Occupation Snapshot in ZCTA 55309

		Current					Historical				Forecast			
		Four Quarters Ending with 2016q2			2016q2		Total Change over the Last 5 Years	Avg Ann % Chg in Empl 2011q2-2016q2			Over the Next 10 Years			
SOC	Title	Empl	Avg. Annual Wages ¹	LQ	Unempl	Unempl Rate	Empl	ZCTA 55309	Minnesota	USA	Current Online Job Ads ²	Total Repl Demand	Total Growth Demand	Avg. Annual Growth Percent
0000	Entertainment, Sports, and Media Occupations													
29-0000	Healthcare Practitioners and Technical Occupations	70	\$77,100	0.30	6	1.1%	-6	-1.6%	1.6%	1.5%	4	16	11	1.5%
31-0000	Healthcare Support Occupations	56	\$30,300	0.46	11	3.3%	-10	-3.4%	1.5%	2.3%	0	12	13	2.1%
33-0000	Protective Service Occupations	44	\$41,700	0.55	7	3.7%	1	0.6%	0.3%	0.8%	0	11	1	0.2%
35-0000	Food Preparation and Serving Related Occupations	624	\$20,300	1.76	71	5.7%	308	14.6%	1.9%	3.0%	31	238	19	0.3%
37-0000	Building and Grounds Cleaning and Maintenance Occupations	106	\$25,700	0.71	19	5.1%	-7	-1.3%	1.5%	1.0%	7	24	3	0.3%
39-0000	Personal Care and Service Occupations	153	\$23,400	0.93	17	3.4%	-5	-0.6%	1.7%	2.2%	27	49	13	0.8%
41-0000	Sales and Related Occupations	351	\$36,100	0.82	49	4.2%	-21	-1.1%	0.9%	1.4%	38	121	2	0.1%
43-0000	Office and Administrative Support Occupations	407	\$33,400	0.66	61	3.7%	-4	-0.2%	1.3%	1.6%	15	83	-6	-0.1%
45-0000	Farming, Fishing, and Forestry Occupations	42	\$25,200	1.60	n/a	n/a	11	6.5%	2.5%	1.4%	1	13	-3	-0.8%
47-0000	Construction and Extraction Occupations	478	\$49,500	2.61	30	4.7%	254	16.3%	3.2%	2.3%	1	94	80	1.6%
49-0000	Installation, Maintenance, and Repair Occupations	176	\$43,400	1.12	18	3.6%	-12	-1.3%	1.8%	1.7%	9	44	10	0.6%
51-0000	Production Occupations	489	\$36,500	1.92	44	4.6%	72	3.3%	1.5%	1.6%	32	136	-5	-0.1%
53-0000	Transportation and Material Moving Occupations	289	\$32,700	1.04	44	5.4%	43	3.3%	1.6%	2.3%	8	69	2	0.1%
00-0000	Total - All Occupations	4,119	\$40,400	1.00	n/a	n/a	609	3.3%	1.5%	1.7%	235	1,136	154	0.4%

Source: [JobsEQ®](#)

Data as of 2016Q2 unless noted otherwise

Note: Figures may not sum due to rounding.

1. Occupation wages are as of 2015 and should be taken as the average for all Covered Employment

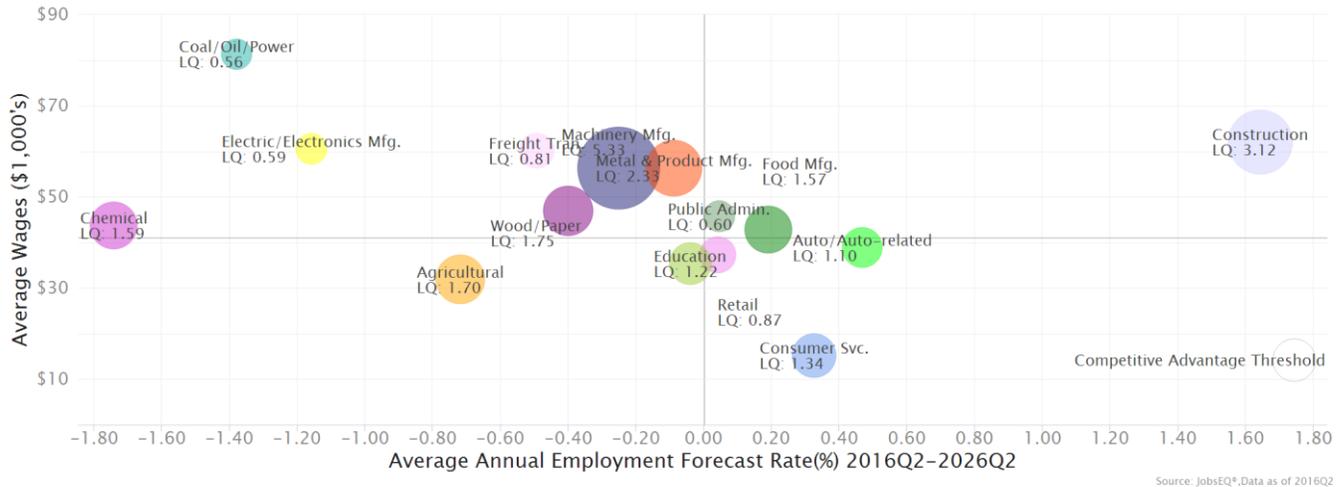
2. Data represent found online ads active within the last thirty days in any zip code intersecting or within the selected region; data represents a sampling rather than the complete universe of postings; the listing search uses keywords that are similar to but not the equivalent of the SOC occupation definitions.

Occupation employment data are estimated via industry employment data and the estimated industry/occupation mix. Industry employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and currently updated through 2015Q4, imputed where necessary with preliminary estimates updated to 2016Q2. Wages by occupation are as of 2015 provided by the BLS and imputed where necessary. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Industry Clusters

A cluster is a geographic concentration of interrelated industries or occupations. The industry cluster in ZCTA 55309 with the highest relative concentration is Machinery Mfg. with a location quotient of 5.33. This cluster employs 414 workers in the region with an average wage of \$56,304. Employment in the Machinery Mfg. cluster is projected to contract in the region about 0.3% per year over the next ten years.

Industry Clusters for ZCTA 55309 as of 2016Q2

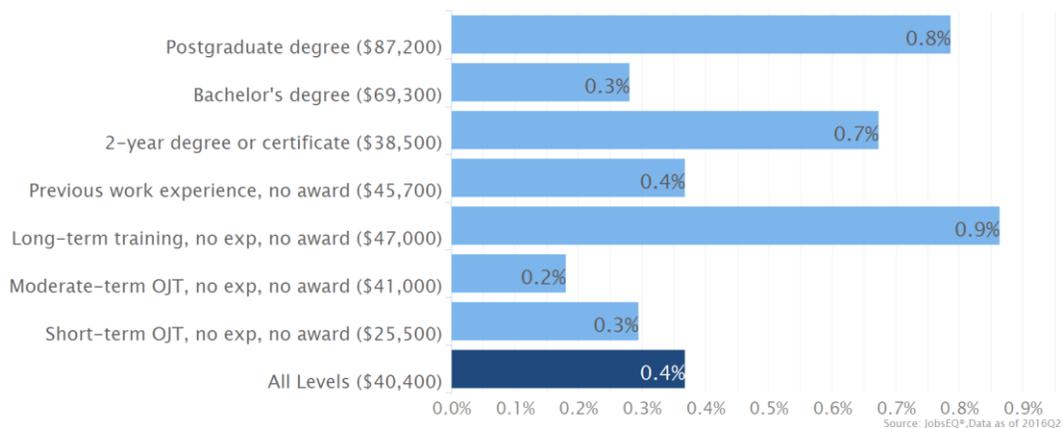


Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2015Q4 with preliminary estimates updated to 2016Q2. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Education Levels

Expected growth rates for occupations vary by the education and training required. While all employment in ZCTA 55309 is projected to grow 0.4% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 0.8% per year, those requiring a bachelor's degree are forecast to grow 0.3% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 0.7% per year.

Annual Average Projected Job Growth by Training Required for ZCTA 55309



Employment by occupation data are estimates as of 2016Q2. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

FAQ

What is a location quotient?

A location quotient (LQ) is a measurement of concentration in comparison to the nation. An LQ of 1.00 indicates a region has the same concentration of an industry (or occupation) as the nation. An LQ of 2.00 would mean the region has twice the expected employment compared to the nation and an LQ of 0.50 would mean the region has half the expected employment in comparison to the nation.

What is replacement demand?

Replacement demand is the number of jobs required due to replacements—retirements and turnover resulting from workers moving from one occupation into another. Note that replacement demand does not include all turnover—it does not include when workers stay in the same occupation but switch employers. The replacement demand shown in this report may also be understated; thus, it can be taken to be a minimum measure of the number of workers who will need to be trained for the occupation due to replacements. The total projected demand for an occupation is the sum of the replacement demand and the growth demand (which is the increase or decrease of jobs in an occupation expected due to expansion or contraction of the overall number of jobs in that occupation).

What is a cluster?

A cluster is a geographic concentration of interrelated industries or occupations. If a regional cluster has a location quotient of 1.25 or greater, the region is considered to possess a *competitive advantage* in that cluster.

What is the difference between industry wages and occupation wages?

Industry wages and occupation wages are estimated via separate data sets, often the time periods being reported do not align, and wages are defined slightly differently in the two systems (for example, certain bonuses are included in the industry wages but not the occupation wages). It is therefore common that estimates of the average industry wages and average occupation wages in a region do not match exactly.

What is NAICS?

The North American Industry Classification System (NAICS) is used to classify business establishments according to the type of economic activity. The NAICS Code comprises six levels, from the “all industry” level to the 6-digit level. The first two digits define the top level category, known as the “sector,” which is the level examined in this report.

What is SOC?

The Standard Occupational Classification system (SOC) is used to classify workers into occupational categories. All workers are classified into one of over 820 occupations according to their occupational definition. To facilitate classification, occupations are combined to form 23 major groups, 96 minor groups, and 449 occupation groups. Each occupation group includes detailed occupations requiring similar job duties, skills, education, or experience.

About This Report

This report and all data herein were produced by JobsEQ®, a product of Chmura Economics & Analytics. The information contained herein was obtained from sources we believe to be reliable. However, we cannot guarantee its accuracy and completeness.