ALASKA ECONOMIC

TRENDS

RENTAL MARKET SURVEY '95:

VACANCY RATE STILL TIGHT

WINTER '95 NEW HIRES
HIT FOUR-QUARTER LOW

SEPTEMBER EMPLOYMENT
REFLECTS FALL SLOWDOWN

ALASKA DEPARTMENT OF LABOR • TONY KNOWLES, GOVERNOR

December
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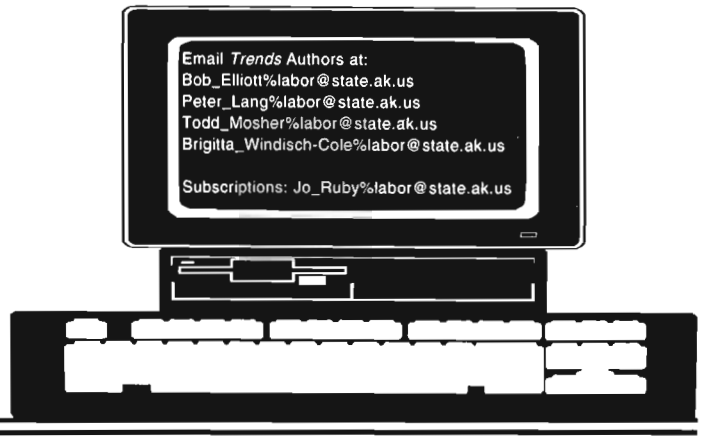

ALASKA ECONOMIC TRENDS

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Rental Market Survey '95: Vacancy Rate Still Tight

by Bob Elliott and Peter Lang

Availability and affordability of rental homes in Alaska were issues investigated recently in a survey of rental market conditions conducted by the Alaska Department of Labor (AKDOL).

Labor economists and statisticians at AKDOL conducted their *1995 Annual Rental Market Survey* for the Alaska Housing Finance Corporation (AHFC) during the year's second quarter, April 1 through June 30. The AKDOL and AHFC usually conduct the survey in March and April prior to the start of the state's seasonal industries.

Landlords surveyed by mail and telephone in ten areas of the state provided data on rental cost, utility type, and vacancy status for their rental properties. A database of landlords is confidentially maintained by AKDOL and updated throughout the year using sources such as newspaper advertisements, property managers, and municipal tax roles to identify additional landlords for the survey sample. This year's sample size increased approximately 25 percent to include over 16,400 rental units categorized as either "single-family residence" or "apartment," a category which includes condominiums.

The survey revealed an overall statewide vacancy rate that has continued to tighten during the past three years, with the major urban areas of Anchorage and Fairbanks both experiencing vacancy rate declines for each year. With the recent retail expansion boom and strong service sector employment growth, the need for additional low-income housing within the state has increased. Although the high inventories of past years have been worked down and new construction has been better planned and less speculative, the increased costs of land and materials have continued to damper development of these low-cost housing units. Even with recent financing incentive credits to spur increased multi-family construction during the past two years, an imbalance between supply and demand for affordable rental housing apparently remains. Consequently, in all but one of the areas surveyed, landlords have been able to increase rents during the past year.

Overall Vacancy Rate Tightens

The overall rental vacancy rate in the surveyed areas for all types of units, both single-family residences and apartments, fell from 4.1% in 1994 to 3.8% in 1995. Rates were still the lowest in Juneau at 1.4%, up slightly from last year's 0.8% due to the increased construction of the past two years. (See Figure 1.) The Matanuska-Susitna Borough was unchanged with the second lowest rate at 2.2%. One-half of the areas surveyed had higher vacancy rates than for the prior year. Lower rates reported by the other half in-

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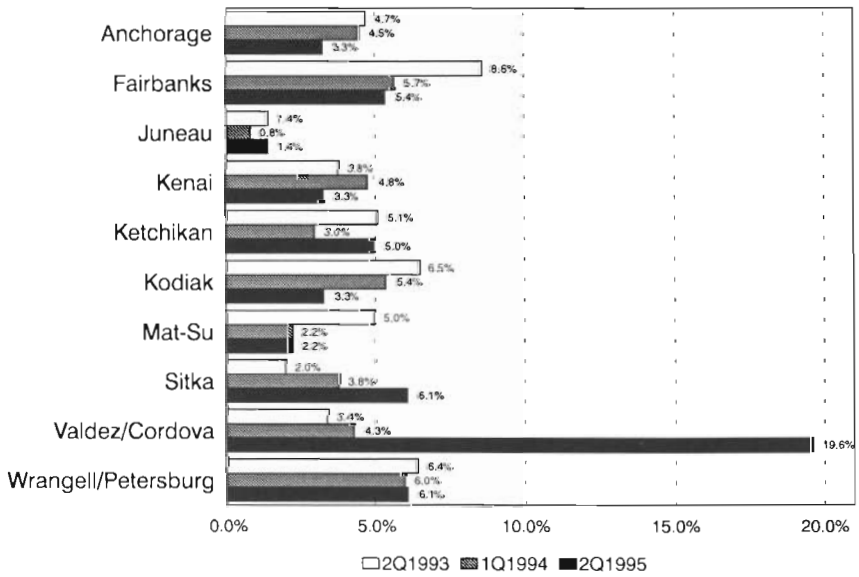
Figure • 1

Vacancy Rates
All Units, Selected Boroughs and Census Areas



Source: Alaska Department of Labor, Research & Analysis Section.

T a b l e • 1

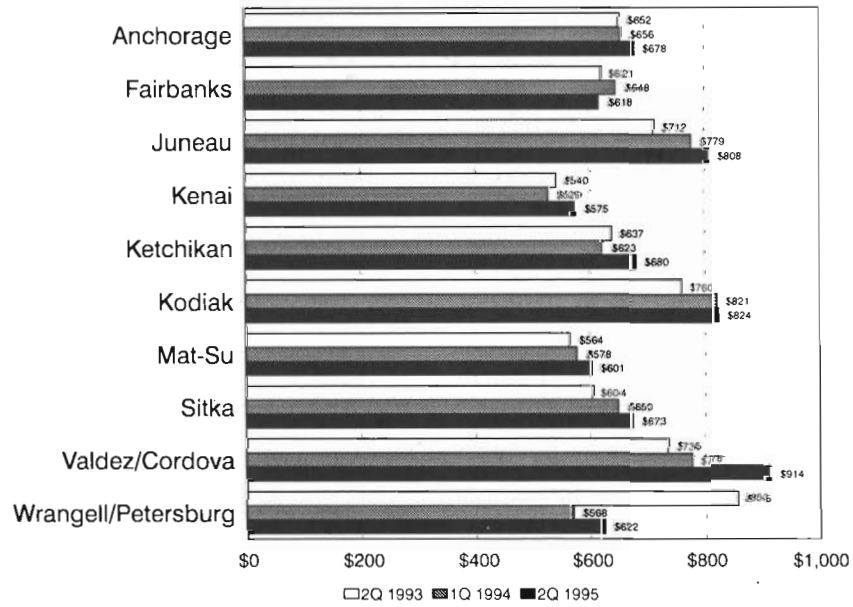
Rental Costs, Vacancy Rates, and Utilities
All Units, Selected Boroughs and Census Areas, 2nd Quarter 1995

Surveyed Communities	Average Rent		Median Rent		Units	Vacant	Vacancy	Percent of Units with Utilities Included In Contract Rent					
	Contract	Adjusted	Contract	Adjusted	Surveyed	Units	Rate (%)	Heat	Lights	Hot Water	Water	Sewer	Garbage
Anchorage Borough	$678	$714	$650	$675	8,017	268	3.3	71.3	29.0	71.6	94.4	95.3	93.9
Fairbanks North Star Borough	618	651	625	650	2,890	157	5.4	91.3	20.0	83.8	92.6	92.3	86.0
Juneau Borough	808	894	800	855	1,153	16	1.4	53.0	16.7	49.4	97.9	94.4	87.1
Kenai Peninsula Bor.	575	651	550	625	1,499	49	3.3	68.5	20.5	65.2	86.2	81.9	77.8
Ketchikan Gateway Bor.	680	756	660	761	802	40	5.0	69.6	33.5	59.5	53.5	54.9	49.9
Kodiak Island Borough	824	899	850	881	304	10	3.3	56.6	11.5	75.0	92.1	98.7	98.7
Matanuska-Susitna Bor.	601	672	600	645	998	22	2.2	59.4	14.9	56.1	64.4	69.8	66.0
Sitka Borough	673	814	625	771	392	24	6.1	43.6	9.4	36.7	33.7	31.4	29.6
Valdez-Cordova CA	914	978	885	989	102	20	19.6	76.5	2.0	76.5	98.0	98.0	98.0
Wrangell-Petersburg CA	622	710	635	694	247	15	6.1	64.0	27.9	50.2	41.3	36.8	34.4
Overall Averages/Totals	**$666**	**$716**	**$650**	**$676**	**16,404**	**621**	**3.8**	**71.5**	**24.2**	**69.0**	**87.5**	**87.6**	**84.4**

Source: Alaska Department of Labor, Research & Analysis Section, 1995 Annual Rental Market Survey.

F i g u r e • 2

Average Contract Rents
All Units, Selected Boroughs and Census Areas



Source: Alaska Department of Labor, Research & Analysis Section.

Lower rates reported by the other half included the larger population areas of Anchorage and Fairbanks, down 1.2% and 0.3%, respectively. Both the Wrangell-Petersburg area and Sitka had the highest rates at 6.1%, and may be continuing to experience repercussions from recent closures of the sawmills in Wrangell and Sitka. Sitka also reported the greatest increase in vacancy rates, at 2.3% over the prior year, while Kodiak Island and Kenai had the greatest declines in their vacancy rates, dropping from 5.4% to 3.3% and from 4.8% to 3.3%, respectively. Although the Valdez-Cordova survey area had the highest vacancy rates and rents, the data were regarded as unreliable due to small sample size and questionable survey responses that may have skewed the results.

Contract Rents Rose in Most Areas

Contract rent represents the actual rent paid by the tenant, and may include some utilities within the price. Compared to the prior year, average contract rents were up in all of the surveyed communities except Fairbanks, which dropped $30, to $618 per month. (See Figure 2.) Kodiak, at $824 per month, and

Juneau, at $808 per month, were the most expensive places to rent. Due to sampling concerns in the survey, the Valdez-Cordova area's $914 monthly rent was disregarded as being the most expensive. Similar to 1994's survey, Kenai had the lowest surveyed rent at $575 per month, followed by the Matanuska-Susitna Borough at $601. In dollar amounts, Kodiak showed the least change in rents from the prior year, nudging up $3 to $824. The largest increase was posted in Ketchikan, up $57, to $680 per month, followed closely by the Wrangell-Petersburg area's increase of $54, to $622 per month. In percentage terms, the largest increases in contract rents were reported in Ketchikan and the Wrangell-Petersburg area, both at 9.5%, while Fairbanks had the only decline from the past year, at 4.6%.

For single-family homes in all of the communities surveyed, the average contract rent experienced a 3.2% rental decline, which could be attributed to a significant vacancy factor increase from the previous year. For apartments in these same communities, on the other hand, contract rent rose by 3.2% in response to a tightening in the overall vacancy rate.

Upon averaging the differences in the ten selected survey areas between apartments and single-family home rentals, a "total weighted average" showed that contract rent was $41 more for single-family residences than for apartment units. In addition, there was a rent premium based on the number of bedrooms per rental unit, with the average contract rent higher for each additional bedroom. Based on the contract rent, two-bedroom units were $130 more per month than one-bedroom units; three-bedroom units had a $140 premium over two-bedrooms; and four-bedroom units were higher than three-bedroom units by $239. It should be noted that the bedroom subcategories for each of the survey areas were limited to a minimum sample size of ten units, thus accounting for the fact that some bedroom categories were not shown in Table 2 and Table 3.

Rents Adjusted by Utility Schedule

Significant differences existed among the surveyed areas regarding what types of utilities were included in the rental price. Using a utility schedule provided by AHFC, all rents were subsequently adjusted to reflect what the rent would have been if all utilities were included in the contract price. As a result, the adjusted rent provided a theoretical value for comparative purposes. With the contract rent adjusted by the utility schedule, Kodiak remained the highest at $899 per month, with Juneau having the second highest average adjusted rent, at $894.

Urban areas appeared more likely than rural areas to include utilities in the rent. Both Anchorage and Fairbanks were the most generous in providing utilities in the rent, whereas Sitka and the Wrangell-Petersburg area were the least. Fairbanks reported the highest proportion of heating included in the rent, at 91.3%, with half of the areas gravitating around the statewide average of 71.5% of rental units including the cost of heat. The utilities most likely included in the rental costs were sewer, at 87.6%; water, at 87.5%; and garbage collection, at 84.4%. Lights were the least included in the rent, at 24.2%, followed by hot water, at 69.0%.

In the areas surveyed, utility costs were included in more contract rents for apartments than for single-family residences. Utilities are more often included in apartment rents because breaking out individual utility costs for each unit of an apartment block is sometimes more difficult than it would be for a single-family house. Heating was included in 46.7% more apartment contract rents than in single-family dwelling contract rents. Lights were provided in 11.3% more apartment rental costs than in single-family rentals. Apartment rents included hot water 39.9% more often than did single-family dwelling rentals; and water, 23.7% more often. Sewer charges were included 18.1% more often in apartment contract rents and garbage collection, 31.1% more often for apartments than for single-family dwellings.

Table • 2

Rental Costs, Vacancy Rates, and Utilities
Single-Family Residences, Selected Boroughs and Census Areas, 2nd Quarter 1995

Bedrooms	Contract Rent Average	Contract Rent Median	Adjusted Rent Average	Adjusted Rent Median	Unit Numbers	Vacant Units	Vacancy Rate (%)	Percent of Units with Utilities Included In Contract Rent: Heat	Lights	Hot Water	Water	Sewer	Garbage
Anchorage Borough													
1	$482	$500	$568	$588	23	0	0.0	34.8	21.7	30.4	73.9	69.6	56.5
2	766	750	757	711	131	9	6.9	10.7	9.9	10.7	72.5	72.5	67.9
3	1,041	1,030	1,006	967	228	19	8.3	7.0	3.9	6.1	52.6	54.4	47.8
4	1,319	1,280	1,441	1,363	57	3	5.3	12.3	7.0	10.5	35.1	35.1	29.8
Fairbanks North Star Borough													
1	491	475	1,441	1,363	44	4	9.1	59.1	11.4	52.3	72.7	79.5	77.3
2	725	725	829	814	57	3	5.3	42.1	8.8	24.6	50.9	56.1	50.9
3	907	900	1,030	1,008	87	1	1.1	23.0	9.2	19.5	43.7	40.2	47.1
4	1,052	1,050	1,252	1,270	15	0	0.0	20.0	6.7	20.0	26.7	33.3	53.3
Juneau Borough													
1	642	688	734	708	12	3	25.0	50.0	33.3	33.3	83.3	83.3	50.0
2	867	850	1,007	1,001	38	0	0.0	5.3	2.6	2.6	97.4	97.4	10.5
3	1,271	1,300	1,187	1,107	49	2	4.1	14.3	12.2	12.2	89.8	93.9	24.5
Kenai Peninsula Borough													
1	453	458	556	560	35	4	11.4	34.3	25.7	31.4	60.0	57.1	34.3
2	591	600	748	750	67	3	4.5	17.9	13.4	17.9	35.8	40.3	23.9
3	772	800	899	885	86	6	7.0	25.6	19.8	23.3	41.9	43.0	25.6
4	862	850	1,033	1,031	16	2	12.5	12.5	12.5	12.5	37.5	43.8	18.8
Ketchikan Gateway Borough													
1	516	500	621	600	17	1	5.9	17.6	23.5	23.5	52.9	47.1	23.5
2	641	625	764	790	21	1	4.8	4.8	9.5	28.6	33.3	42.9	14.3
3	822	900	957	1,043	18	1	5.6	33.3	22.2	22.2	50.0	61.1	33.3
Kodiak Island Borough													
2	742	738	833	851	34	2	5.9	5.9	2.9	26.5	85.3	100.0	100.0
3	845	775	1,007	948	27	0	0.0	3.7	0.0	29.6	88.9	96.3	96.3
Matanuska-Susitna Borough													
1	459	475	527	528	28	3	10.7	14.3	10.7	10.7	25.0	39.3	10.7
2	617	600	705	707	82	1	1.2	11.0	9.8	11.0	32.9	35.4	19.5
3	804	825	933	952	106	3	2.8	3.8	2.8	2.8	21.7	29.2	7.5
4	958	975	1,127	1,134	22	0	0.0	9.1	4.5	9.1	31.8	27.3	0.0
Sitka Borough													
1	435	450	533	566	13	1	7.7	15.4	15.4	15.4	30.8	30.8	15.4
2	765	663	886	792	31	1	3.2	19.4	12.9	12.9	12.9	12.9	12.9
3	804	700	967	917	33	0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Valdez-Cordova CA													
1	545	550	594	584	10	0	0.0	90.0	0.0	90.0	90.0	90.0	90.0
Wrangell-Petersburg CA													
1	517	500	614	637	12	1	8.3	33.3	25.0	25.0	25.0	25.0	25.0
2	645	650	755	746	19	2	10.5	15.8	15.8	15.8	15.8	15.8	15.8
3	625	675	794	812	14	0	0.0	7.1	0.0	0.0	0.0	0.0	0.0

**Bedroom and survey area categories containing less than 10 units were excluded.*
Source: Alaska Department of Labor, Research & Analysis Section, 1995 Annual Rental Market Survey.

Table • 3

Rental Costs, Vacancy Rates, and Utilities
Apartments, Selected Boroughs and Census Areas, 2nd Quarter 1995

Bedrooms	Contract Rent Average	Contract Rent Median	Adjusted Rent Average	Adjusted Rent Median	Unit Numbers	Vacant Units	Vacancy Rate (%)	Percent of Units with Utilities Included In Contract Rent: Heat	Lights	Hot Water	Water	Sewer	Garbage
Anchorage Borough													
0	$458	$450	$474	$475	512	3	0.6	88.5	40.2	83.0	99.6	99.6	99.6
1	563	575	587	595	2485	83	3.3	76.6	41.9	76.9	98.2	99.2	98.7
2	705	695	738	724	3454	117	3.4	76.4	25.8	76.3	97.0	98.1	96.8
3	860	825	911	876	1031	32	3.1	62.3	13.6	66.1	93.8	94.4	91.3
4	1,215	1,200	1,243	1,200	35	2	5.7	88.6	45.7	91.4	94.3	97.1	97.1
Fairbanks North Star Borough													
0	377	350	384	361	262	50	19.1	98.1	43.1	98.1	99.6	99.6	98.9
1	504	495	527	515	789	38	4.8	92.5	22.8	89.7	92.6	92.3	86.8
2	655	650	681	672	1201	42	3.5	97.6	13.2	89.2	97.4	96.9	89.3
3	781	750	817	777	388	15	3.9	95.6	23.2	78.1	96.4	95.6	85.6
4	1,027	1,007	1,111	1,141	28	2	7.1	78.6	25.0	46.4	75.0	75.0	46.4
Juneau Borough													
0	511	450	546	503	46	2	4.3	73.9	17.4	82.6	100.0	100.0	100.0
1	650	675	717	726	281	3	1.1	54.8	24.6	55.9	100.0	96.1	95.4
2	812	825	901	906	564	5	0.9	53.7	12.4	50.2	98.8	93.3	96.5
3	995	950	1,098	1,104	112	1	0.9	60.7	11.6	41.1	93.8	93.8	77.7
4	2,325	2,400	2,381	2,466	10	0	0.0	100.0	0.0	80.0	100.0	100.0	80.0
Kenai Peninsula Borough													
0	377	390	425	390	37	6	16.2	67.6	37.8	64.9	100.0	94.6	94.6
1	472	450	515	473	306	6	2.0	81.0	26.5	78.8	96.1	88.2	94.8
2	572	550	644	622	726	14	1.9	73.3	16.9	69.0	93.9	88.7	84.7
3	704	700	762	749	197	6	3.0	80.2	21.3	77.2	88.3	85.8	79.7
Ketchikan Gateway Borough													
0	504	475	530	535	113	0	0.0	77.0	48.7	75.2	89.4	89.4	88.5
1	599	600	649	654	289	15	5.2	84.4	48.4	72.0	59.5	58.5	58.8
2	795	800	883	901	257	21	8.2	72.8	23.0	58.0	42.8	48.2	40.5
3	871	850	1,019	1,031	66	0	0.0	40.9	4.5	25.8	18.2	15.2	13.6
Kodiak Island Borough													
1	739	850	781	881	95	3	3.2	85.3	3.2	93.7	94.7	97.9	97.9
2	867	850	928	933	88	3	3.4	63.6	20.5	85.2	92.0	100.0	100.0
3	1,059	1,100	1,143	1,148	32	1	3.1	56.3	9.4	75.0	93.8	96.9	96.9
Matanuska-Susitna Borough													
0	388	425	411	453	26	2	7.7	100.0	3.8	96.2	50.0	96.2	100.0
1	536	454	565	522	161	3	1.9	90.7	46.0	83.9	94.4	96.3	96.9
2	569	575	627	628	477	9	1.9	72.3	9.2	70.9	74.0	79.7	84.5
3	700	700	772	770	78	0	0.0	61.5	16.7	50.0	60.3	60.3	51.3
Sitka Borough													
1	592	600	723	690	82	1	1.2	42.7	9.8	40.2	47.6	43.9	40.2
2	619	625	744	738	139	4	2.9	59.7	5.0	49.6	37.4	33.8	33.1
3	847	850	997	1,105	63	17	27.0	41.3	12.7	36.5	38.1	36.5	34.9
Valdez-Cordova CA													
2	993	1,050	1,063	1,094	47	0	0.0	61.7	2.1	61.7	100.0	100.0	100.0
3	961	885	1,015	939	33	20	60.6	100.0	0.0	100.0	100.0	100.0	100.0
Wrangell-Petersburg CA													
1	616	550	665	647	67	7	10.4	91.0	40.3	79.1	56.7	56.7	50.7
2	640	689	721	689	71	3	4.2	83.1	28.2	62.0	45.1	35.2	32.4
3	830	816	891	831	18	2	11.1	72.2	55.6	72.2	72.2	55.6	55.6

**Bedroom and survey area categories containing less than 10 units were excluded.*
Source: Alaska Department of Labor, Research & Analysis Section, 1995 Annual Rental Market Survey.

Winter '95 New Hires Hit Four-Quarter Low

by Todd Mosher

Table • 1

Alaska New Hires[1] 1st Quarter 1995

	1st Qtr 95 Winter	Change from 4th Qtr 94 Fall	Change from 1st Qtr 94 Winter
Total New Hires:	**45,020**	**-2,928**	**-2,823**
By Region[2]			
Northern	2,671	-1	-1,809
Interior	4,625	-1,312	-233
Southwest	5,167	863	-311
Anchorage	19,771	-3,623	-1,254
Gulf Coast	5,578	622	334
Southeast	5,758	-250	1,044
Marine	981	820	34
Outside	358	11	-406
Unknown	98	-71	88
By Industry			
Ag./Forestry/Fishing	231	-52	-35
Mining	1,156	160	-1,484
Construction	3,062	-1,755	-770
Manufacturing	6,902	4,189	630
Seafood Processing	5,878	4,472	667
All Other	1,024	-283	-37
Trans./Comm./Util.	2,965	-348	-45
Tourism Related	750	302	212
All Other	2,215	-650	-257
Wholesale Trade	1,523	162	-24
Retail Trade	10,760	-3,248	-697
Fin./Ins./Real Estate	1,501	-530	-226
Services	12,300	-419	-200
Hotels & Lodging	1,048	-11	4
All Other	11,252	-408	-204
Public Admin.[3]	4,620	-1,087	28

[1] *A "new hire" is defined as an employee that was hired by the firm in the report quarter and has not been employed by the firm during any of the previous four quarters. New hires figures include turnover and should not be used to assess job growth trends.*

[2] *An employee's region is determined by his or her actual place of employment.*

[3] *Includes all employees of publicly-owned institutions.*

Source: Alaska Department of Labor, Research and Analysis.

The *Alaska New Hires Quarterly Report* identifies seasonal fluctuations in Alaska job openings. A *new hire* is defined as an employee who was not working for the employer during any of the previous four quarters. A new hire represents either a new job or the turnover of an existing job, excluding seasonal rehires from the previous year. The new hires report is primarily designed to provide specific information about the seasonal peaks and troughs of job entry opportunities for Alaska regions, industries, and occupations. Because the new hires data include job turnover, readers are cautioned against making broad inferences about Alaska job growth trends based only on quarterly new hires data.

Seasonal declines in retail and construction drop winter new hires to four-quarter low

There were 45,020 Alaska new hires in the winter of 1995, nearly 3,000, or 6.5%, fewer than in the fall of 1994 and about 2,800, or 6.3%, fewer than in the previous winter. (See Table 1.) The seemingly sharp decline in new hires from the previous winter was partly the result of the previous year's short-term boost from the North Slope's GHX-2 gas-handling project and related services. Excluding the Northern Region, new hires were down by 2.3% from the previous winter. In Southeast Alaska, expansion of the services and retail sectors led to an 18.1% increase in new hires from the previous winter. On the other hand, Anchorage area new hires were down from the previous winter by 6.3%, primarily because of slower retail growth.

The fall-to-winter drop in new hires coincides with the normal seasonal downturn in the retail and construction industries, which left Alaska with about nine percent fewer retail and construction jobs. The seasonal transition's impact on new hires, which includes turnover, was more dramatic. Winter of 1995 retail new hires were 3,248, or 30.2%,

lower than in the fall of 1994. Construction new hires fell by 1,755, or 57.3%.

Seafood industry presents different picture for Southwest and Gulf Coast

In Southwest Alaska and the Gulf Coast, the first wave of seafood processing hiring propelled First Quarter 1995 new hires above the previous quarter's level. (See Table 1.) Gains in seafood industry new hires more than offset substantial fall-to-winter declines in most other industries.

Interior and Anchorage experienced steepest fall-to-winter declines

Interior new hires dropped by 1,312, or 28.1%, from the fall of 1994 to the winter of 1995. Most of the decline was in the construction, retail, and government sectors. Anchorage new hires fell by 3,623, or 18.3%, from fall to winter, primarily due to losses in the retail, construction, and services industries.

Northern and Southeast Alaska fared better

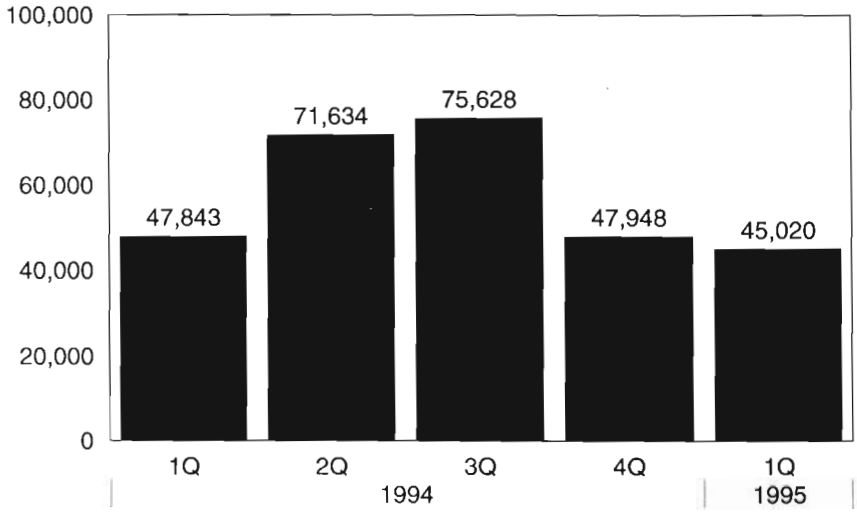
In Northern Alaska, winter new hires held steady with the previous quarter. A modest jump in mining industry new hires offset losses in public sector new hires, while most other industries changed minimally. Southeast's winter new hires dropped by a modest 4.3% from the previous quarter. Excluding the construction industry, which had 238 fewer new hires in the winter, Southeast's fall and winter totals were nearly identical.

Top occupations for winter new hires dominated by seafood and services jobs

In the winter of 1995, retail and construction jobs were supplanted by cannery workers and other seafood processors, and miscellaneous manual occupations as the top occupations for new hires. (See Table 2.) The rest of the winter's top 20 list was dominated by services-related occupations. Of those occupations on the top 20 list, manufacturing-related jobs accounted for over 6,500 new

Figure • 1

Alaska New Hires
From 1st Quarter 1994 through 1st Quarter 1995



A "new hire" is defined as an employee that was hired by the firm in the report quarter and had not been employed by the firm during any of the previous four quarters. New hires figures include turnover and should not be used to assess job growth trends.

Source: Alaska Department of Labor, Research and Analysis Section.

Table • 2

Top 20 Occupations for New Hires
1st Quarter 1995

Rank	Occupation	New Hires 1Q95	Change from 4Q94
1	Cannery Workers, Seafood Processing	3,849	2,973
2	Misc. Manual Occupations	1,684	283
3	General Office Occupations	1,540	-199
4	Sales Clerks	1,174	-581
5	Janitors & Cleaners	1,157	-130
6	Waiters & Waitresses	1,121	-206
7	Seafood Handcutters and Trimmers	989	939
8	Cashiers	901	-128
9	Construction Laborers	821	-669
10	Misc. Food & Beverage Preparers	711	-107
11	Fast Food Prep & Service Workers	656	-20
12	Carpenters	646	-893
13	Child Care Workers, Except Private Household	625	139
14	Kitchen Workers, Food Prep Workers	570	-44
15	Secretaries	510	39
16	Receptionists	504	-20
17	Bookkeepers, Accounting & Auditing Clerks	479	-23
18	Teacher Aides	467	-307
19	Food Counter & Related Cafeteria Occupations	460	-219
20	Attendants, Amusement & Recreation	445	-4

New hires figures include turnover and should not be used to assess job growth trends.
Source: Alaska Department of Labor, Research and Analysis Section.

related jobs accounted for over 6,500 new hires, food service jobs accounted for over 3,500 new hires, and office support occupations accounted for over 3,000 new hires. The top 20 occupations combined represented about 43 percent of all new hires for the quarter.

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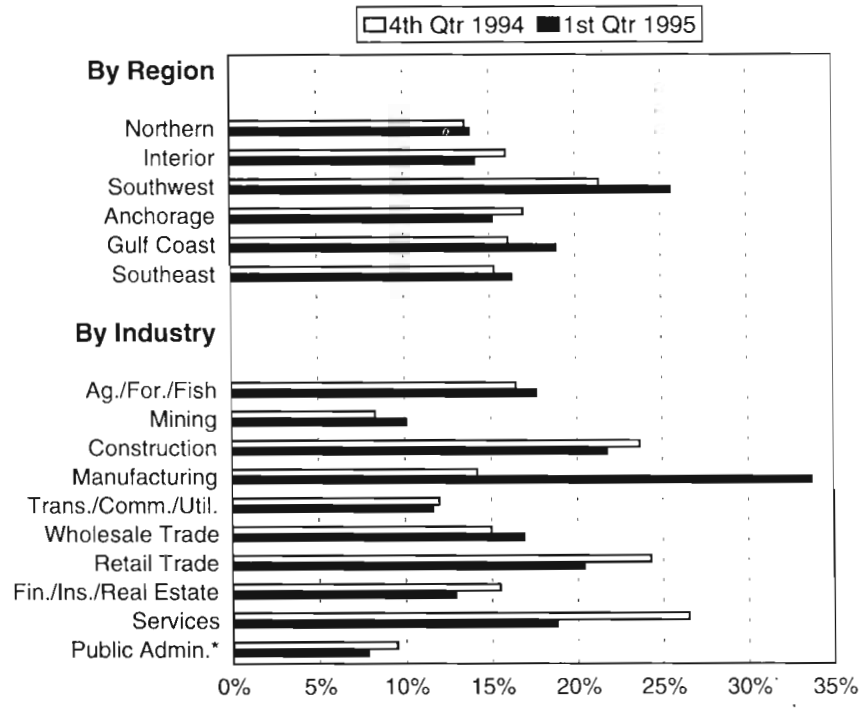
Summer was peak, winter was trough for Alaska new hires

Figure 1 shows Alaska new hires for the five quarters starting with the winter of 1994 and ending with the winter of 1995. Statewide, the summer of 1994 was the peak season for new hires over this period, while the winter of 1995 was the trough. Over the four-quarter period ending with the First Quarter of 1995, new hires peaked in the summer of 1994 for all major regions of the state except the Interior. (See Table 3.) All of Alaska's major industries peaked in either the spring or summer. However, the two largest spring-peaking industries, retail and services, were only slightly above their summer levels.

Figure • 2

Percent New Hires
From 4th Quarter 1994 through 1st Quarter 1995



*Includes all employees of publicly-owned institutions.
An employee's region is determined by his or her actual place of employment. If the place of employment is not reported, the employee's region is determined by the location of the employer.
Source: Alaska Department of Labor, Research & Analysis Section.

Seasonal variation in new hires was significant for many occupations

Table 4 shows the statewide seasonal fluctuation of new hires by occupation over the four-quarter period ending with the winter of 1995. Of the top 100 occupations for new hires over the period, only four peaked during the winter quarter: child care workers, seafood handcutters and trimmers, postsecondary teachers, and general managers and other top executives. Forty-eight occupations peaked in the spring of 1994; thirty-nine peaked in the summer; and nine peaked in the fall.

In addition to travel-related occupations, many retail and service occupations peaked in the spring, when employers were gearing up for the tourism season. With the exception of travel agents and clerks, pilots, bus and cab drivers, and public transportation attendants, most of these occupations maintained near-peak levels of new hires during the summer. Newly hired excavators, maintenance repairers, heavy equipment mechanics, gardeners and nursery workers, timbercutters and many office occupations had peak levels during the spring which were significantly higher than summer levels. Newly hired manufacturing workers (including seafood processors), construction-related workers, janitors and cleaners, security guards, recreation attendants, sailors and deckhands, secretaries and receptionists, and many professional occupations hit their highest four-quarter levels in the summer of 1994. The most prominent fall-peaking occupations were: teachers (other than postsecondary) and other education-related workers, nursing aides and attendants, driver-sales workers, carpet and tile installers, boilermakers, industrial engineers, garment and textile salespersons, communication equipment repairers, and officers and administrators.

Methodology

The new hires series is produced by matching Occupational Data Base files, Alaska Department of Labor wage files, and Permanent Fund Dividend files keyed on employer numbers and employee social security numbers. This match is made for the report quarter and the four previous quarters. Each employer's full listing of employees is considered for the report quarter. If an employee worked for the employer in any of the previous four quarters, he or she is considered continuously employed or a seasonal rehire and is excluded from the new hires subset; otherwise, the employee is defined as a new hire for that employer.

A worker can be counted as a new hire for more than one employer during the report quarter, but not more than once for the same employer. This method purposely treats the turnover of an existing job as a new hire. The new hires series is designed to measure job opportunities provided by the combined effect of turnover and job growth.

An employee's region is set by his or her actual place of employment, unless that information is not provided by the employer. Historically, employers do not report place of employment information for about 10 percent of all employees. In that case, the employee's region is determined by the location of the employer.

Table • 3

Alaska New Hires for the Four Quarters Ending March 31, 1995

	2Q94 Spring	3Q94 Summer	4Q94 Fall	1Q95 Winter	Four Qtr. Average
Totals	**71,634**	**75,628**	**47,948**	**45,020**	**60,058**
By Region					
Northern	3,632	**4,443**	2,672	2,671	3,355
Interior	**11,172**	10,238	5,937	4,625	7,993
Southwest	5,364	**7,220**	4,304	5,167	5,514
Anchorage	29,781	**30,353**	23,394	19,771	25,825
Gulf Coast	9,995	**10,745**	4,956	5,578	7,819
Southeast	10,250	**10,753**	6,008	5,758	8,192
Marine	801	843	161	**981**	697
Outside	444	**585**	347	358	434
Unknown	195	**448**	169	111	231
By Industry					
Ag/For/Fish	**960**	858	283	231	583
Mining	1,303	**1,669**	996	1,156	1,281
Construction	7,547	**9,126**	4,817	3,062	6,138
Manufacturing	8,256	**10,612**	2,713	6,902	7,121
Trans/Comm./ Public Util.	**6,036**	5,070	3,313	2,965	4,346
Wholesale Trade	1,962	**2,190**	1,361	1,523	1,759
Retail Trade	**19,040**	18,598	14,008	10,760	15,602
Fin/Insur/Realty	2,460	**2,634**	2,031	1,501	2,157
Services	**18,538**	18,482	12,719	12,300	15,510
Pub Admin	5,532	**6,389**	5,707	4,620	5,562

Shading indicates peak quarter for new hires over the four-quarter period.
New hires figures include turnover and should not be used to assess job growth trends. Region is determined by the worker's place of employment.

Source: Alaska Department of Labor, Research and Analysis Section.

Table • 4

Top 100 Occupations for New Hires
Four-Quarter Average: April 1, 1994-March 31, 1995

New Hires	2Q94 Spring	3Q94 Summer	4Q94 Fall	1Q95 Winter	Four Qtr. Average
Cannery Workers, Seafood Processing	4,116	**6,710**	876	3,849	3,888
Misc. Manual Occupations	2,561	**2,758**	1,401	1,684	2,101
Sales Clerks	**2,965**	2,491	1,755	1,174	2,096
General Office Workers	**2,286**	2,018	1,739	1,540	1,896
Construction Laborers	2,306	**2,699**	1,490	821	1,829
Waiters & Waitresses	**2,188**	2,044	1,327	1,121	1,670
Carpenters	1,465	**2,132**	1,539	646	1,446
Janitors & Cleaners	1,544	**1,589**	1,287	1,157	1,394
Cashiers	**1,711**	1,494	1,029	901	1,284
Misc. Food & Beverage Preparers	**1,466**	1,312	818	711	1,077
Kitchen Workers, Food Prep	**1,231**	996	614	570	853
Maids & Housemen	**1,233**	1,062	320	374	747
Food Counter & Related Occupations	**799**	775	679	460	678
Fast Food Prep & Service Workers	660	674	**676**	656	667
Receptionists	648	**721**	524	504	599
Electricians	536	**827**	482	396	560
Misc. Freight, Stock, & Material Movers	**752**	662	434	389	559
Child Care Workers, Except Private Household	550	571	486	**625**	558
Secretaries	605	**622**	471	510	552
Bookkeepers, Accounting & Auditing Clerks	**617**	550	502	479	537
Truck Drivers, Light	**622**	616	468	439	536
Attendants, Amusement & Recreation	545	**635**	449	445	519
Stock Handlers & Baggers	**620**	616	462	321	505
Teacher Aides	296	473	**774**	467	503
Seafood Handcutters & Trimmers	351	520	50	**989**	478
Cooks, Restaurant	**633**	554	320	270	444
Bartenders	**575**	435	364	383	439
Adult Education Teachers	405	352	**597**	365	430
Misc. Salespersons	505	**541**	441	222	427
Guards & Police, Except Public	334	**638**	359	329	415
Counter Clerks	410	**496**	329	392	407
Sailors & Deckhands	521	**576**	214	266	394
Truck Drivers, Heavy	**506**	**506**	311	237	390
Vehicle Washers & Equipment Cleaners	**578**	439	265	205	372
Stock & Inventory Clerks	411	**480**	251	312	364
Short-Order Cooks	378	**433**	341	300	363
Waiters'/Waitresses' Assistants	418	**437**	204	169	307
Operating Engineers	**444**	419	189	146	300
Plumbers, Pipefitters & Steamfitters	356	**444**	232	153	296
Garage & Service Station Workers	318	**435**	246	169	292
Misc. Hand Working Occup.	176	**595**	89	237	274
Automobile Mechanics	**367**	288	236	195	272
Misc. Personal Service Occupations	**360**	316	216	175	267
Social Workers	224	**281**	274	268	262
Stevedores	255	**336**	242	198	258
Cooks	**346**	287	219	164	254
Hand Packers & Packagers	344.	**350**	150	172	254
Maintenance Repairers, General Utility	**406**	267	143	132	237
Salespersons, Garments & Textiles	273	274	**303**	96	237
Recreation Workers	**312**	274	145	181	228
Registered Nurses	248	**264**	222	174	227
Misc. Mechanics & Repairers	263	**280**	208	147	225

Table • 4 (cont.)

Top 100 Occupations for New Hires
Four-Quarter Average: April 1, 1994-March 31, 1995

New Hires	2Q94 Spring	3Q94 Summer	4Q94 Fall	1Q95 Winter	Four Qtr. Average
Painters, Construction & Maintenance	304	**368**	126	97	224
Misc. Construction Trades	248	**388**	183	68	222
Guides	**444**	369	51	15	220
Reservation Agents & Ticket Clerks	**378**	232	100	139	212
Data Entry Keyers	**259**	235	192	142	207
Admin. Support Occupations	210	206	**213**	189	205
Postsecondary Teachers	110	272	141	**292**	204
Nursing Aides, Orderlies, & Attendants	156	224	**246**	167	198
Groundskeepers & Gardeners, Except Farm	**425**	261	72	34	198
Welders & Cutters	262	**263**	151	103	195
Misc. Management Related Occupations	**219**	191	160	191	190
Carpenters' Helpers	187	**308**	182	70	187
Heavy Equipment Mechanics	**327**	171	94	150	186
Bus Drivers	192	**294**	120	126	183
Bank Tellers	**242**	233	117	134	182
General Managers & Other Top Executives	189	178	140	**210**	179
Hotel Clerks	**271**	226	98	111	177
Airplane Pilots & Navigators	**269**	160	115	131	169
Elementary School Teachers	69	228	**242**	128	167
Excavating & Loading Machine Oprs.	**214**	186	131	94	156
Hairdressers & Cosmetologists	164	**170**	137	115	147
Fishers	191	**257**	55	72	144
Driver-Sales Workers	125	135	**180**	100	135
Secondary School Teachers	69	162	**172**	134	134
Traffic, Shipping, & Receiving Clerks	176	**191**	113	55	134
Salespersons, Motor Vehicles & Mobile Homes	157	**167**	96	114	134
Supervisors, Food & Beverage Prep & Service	**197**	143	95	86	130
Timber Cutting & Related Occupations	**196**	149	64	95	126
Cooks, Institutional & Cafeteria	**144**	129	121	99	123
Truck Drivers, Tractor-Trailer	**183**	162	94	54	123
Misc. Logging Occupations	**166**	153	92	79	123
Baggage Porters & Bellhops	**188**	151	90	60	122
Managers, Administrative Services	**168**	111	84	125	122
Supervisors, Sales & Retail	**151**	105	117	115	122
Salespersons, Sporting Goods	104	**185**	116	75	120
Dancers	148	**154**	55	116	118
Dental Assistants	118	**153**	112	90	118
Misc. Technicians	**179**	172	65	55	118
File Clerks	**183**	130	86	68	117
Sales Occupations, Misc. Services	**147**	117	121	80	116
Misc. Occupations, Not Elsewhere Classified	**159**	119	80	87	111
Administrative Assistants & Officers	108	**124**	94	110	109
Misc. Material Moving Equipment Operators	**143**	135	72	84	109
Athletes & Related Workers	**148**	67	107	88	103
Misc. Cleaning & Building Service Occupations	**121**	107	82	100	103
Nursery (Agricultural/Horticultural) Workers	**278**	42	21	46	97
Teachers, Except Postsecondary N.E.C.	71	**153**	89	72	96

Shading indicates peak quarter for new hires over the four-quarter period. New hires figures include turnover and should not be used to assess job growth trends.

Source: Alaska Department of Labor, Research and Analysis Section.

September Employment Reflects Fall Slowdown

by Brigitta Windisch-Cole

As Alaska's economy moved into its typical fall slowdown, September's 5.7% unemployment rate reflected the lowest level for this month since 1990. Moreover, during every month in 1995, fewer workers were unemployed than for the same months during the year before. This has occurred in spite of sluggish employment growth.

September marked the beginning of the seasonal drop in Alaska's employment count as 5,600 wage and salary jobs were shaved from the state total. Seafood processing jobs accounted for about 90 percent of the slowdown. With non residents comprising almost 75 percent of the workers in seafood processing jobs, however, the effect that the seasonal downturn exerted on the Alaska resident workforce was mitigated somewhat. The recent job losses pushed up the September unemployment rate seven-tenths of a percentage point over the previous month. (See Table 4.)

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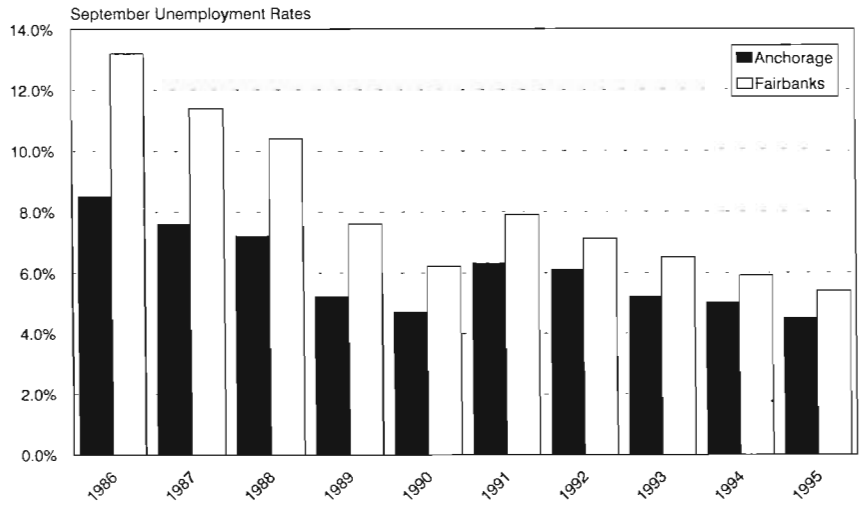
Alaska's economy lost 100 jobs over last year, nullifying any growth. (See Table 1.) Since the first quarter of this year, the growth rate in employment has been falling. During the first quarter, job growth showed a 1.9% increase, followed by 1.2% in the second quarter, and a listless 0.4% gain during the third quarter. Job losses in oil, transportation, manufacturing and the public sector negated employment gains in construction, retail, and the service industry.

Figure • 1

Unemployment Rates Are Low



Source: Alaska Department of Labor, Research & Analysis Section.

Alaska's urban unemployment rates are low

Anchorage registered a jobless rate of 4.5% and Fairbanks recorded 5.4% for September. (See Table 4.) For both areas, these are the lowest September unemployment rates in at least a decade. (See Figure 1.)

Adding new jobs, as well as filling existing jobs, pulled the unemployment counts down. While Anchorage's economy added 400 jobs to last year's September employment level, it recorded about 700 fewer jobless workers. In Fairbanks, employment counts were up 150 jobs over last year's and about 250 fewer workers were looking for jobs. A big plus in both areas was construction industry employment and a solid visitor season.

While the visitor industry slowed in September, mild temperatures in both urban areas allowed construction projects to continue at a summer pace. Annual growth for Anchorage's construction employment increased by 3.7%, and the Fairbanks North Star Borough boasted a 15% gain.

Not all regions show declining unemployment rates

Unemployment rates for the Gulf Coast and the Southwest regions moved up during

September. (See Table 4.) The monthly increase reflects the end of the salmon season. The end of Kodiak's record salmon harvest had a dramatic effect on the area's jobless rate. Kodiak's unemployment rate jumped from 2.9% in August to 15.0% in September. Within the Southwest region, unemployment also climbed a bit at the end of the salmon season in areas along the western Gulf of Alaska and Bristol Bay. (See Table 4.) The over-the-year increase in Kodiak's unemployment rate can also be explained by commercial fishing activities. Because of the abundant harvest in Kodiak early in the season, some fish processing plants purchased less product in the later months.

As the season ends...

So far this year Alaska's job count grew 1.1% over last year's. Retail employment showed a 3.6% gain—and is still expanding. Two specialty retailers, *Office Max* and *Computer City*, will add Anchorage stores. Two national franchise restaurants, *Hooters* and *Kenny Rogers Roasters*, will soon open their doors. Service industry employment, with a boost from the health care service industry, displayed a 3.4% gain. Construction industries showed strong additions to employment with a 3.2% growth rate. The downside of the employment picture includes a 10.3% job loss in the oil industry and a downsized public sector which has trimmed its work force by 0.5%.

Some turbulence in transportation industry

Transportation employment had been growing since 1990 and may be the quickest respondent to economic change. In May, the trend in employment growth in this industry reversed. September shows that 500 transportation jobs were lost over last year's count.

Job losses due to the *MarkAir* departure were not all absorbed by other airlines during the tourism season. Summer traffic, however, appears to have impressed *Reno Air*, a new airline in Alaska. The company decided to continue operations through next spring. In addition, downsizing at *Alyeska Pipeline Company* contributed to employment losses in transportation. The company recently announced another possible layoff, affecting 50 workers. So far, restructuring has claimed about 300 jobs.

On the positive side of the employment scene are the trucking/warehousing and water transportation industries. The big construction jobs in the state, an expanded retail market, and the record salmon harvest have contributed to commercial sea and road traffic this year. In Anchorage, freight volume passing through the port has been increasing since 1991. (See Figure 2.) The bulk of container cargo that passes over the Anchorage docks remains in or close to town. According to industry experts, about 25-30 percent of general cargo continues by road or rail to out of town destinations. Trucking and warehousing employment has benefitted from increased freight handling and has gained 200 jobs so far this year. Water transportation also has boosted employment by 100.

Putting the frenzied season to rest

Mixed feelings about Alaska's economy remain: Job growth has declined over the summer, yet unemployment rates are low in an historical comparison. Urban areas showed the lowest unemployment rates for September in at least a decade. There have been fewer unemployed workers throughout 1995. The summer season left a positive imprint on the economy. An excellent fish harvest, a solid visitor season, and a hectic construction schedule provided job growth for industries such as trucking and warehousing and water transportation. However, job losses in some industries are slowly mounting and have negated job growth.

Table • 1

Nonagricultural Wage and Salary Employment by Place of Work

Alaska	p/ 9/95	r/ 8/95	9/94	Changes from 8/95	Changes from 9/94
Total Nonag. Wage & Salary	275,000	280,600	275,100	-5,600	-100
Goods-producing	44,600	50,000	45,700	-5,400	-1,100
Mining	10,000	10,000	11,200	0	-1,200
Construction	16,000	16,200	15,400	-200	600
Manufacturing	18,600	23,800	19,100	-5,200	-500
Durable Goods	3,400	3,400	3,700	0	-300
Lumber & Wood Products	2,400	2,400	2,700	0	-300
Nondurable Goods	15,200	20,400	15,400	-5,200	-200
Seafood Processing	11,900	17,000	12,100	-5,100	-200
Pulp Mills	500	500	500	0	0
Service-producing	230,400	230,600	229,400	-200	1,000
Transportation	25,000	25,300	25,500	-300	-500
Trucking & Warehousing	3,300	3,400	3,000	-100	300
Water Transportation	2,300	2,500	2,200	-200	100
Air Transportation	7,800	8,000	8,200	-200	-400
Communications	3,900	3,900	3,900	0	0
Trade	56,900	58,100	55,800	-1,200	1,100
Wholesale Trade	8,800	8,900	8,800	-100	0
Retail Trade	48,100	49,200	47,000	-1,100	1,100
Gen. Merch. & Apparel	9,500	9,600	9,300	-100	200
Food Stores	7,600	7,700	7,400	-100	200
Eating & Drinking Places	16,400	17,000	16,000	-600	400
Finance-Ins. & Real Estate	12,500	12,500	12,400	0	100
Services & Misc.	62,400	63,800	61,300	-1,400	1,100
Hotels & Lodging Places	7,700	8,600	7,700	-900	0
Health Services	13,300	13,300	12,600	0	700
Government	73,600	70,900	74,400	2,700	-800
Federal	18,400	18,600	19,000	-200	-600
State	21,600	20,400	22,200	1,200	-600
Local	33,600	31,900	33,200	1,700	400

Municipality of Anchorage	p/ 9/95	r/ 8/95	9/94	Changes from 8/95	Changes from 9/94
Total Nonag. Wage & Salary	125,200	126,200	124,800	-1,000	400
Goods-producing	13,400	14,100	13,400	-700	0
Mining	2,800	2,900	3,200	-100	-400
Construction	8,400	8,600	8,100	-200	300
Manufacturing	2,200	2,600	2,100	-400	100
Service-producing	111,800	112,100	111,400	-300	400
Transportation	12,800	13,000	13,300	-200	-500
Air Transportation	4,700	4,700	5,000	0	-300
Communications	2,300	2,400	2,400	-100	-100
Trade	30,200	30,200	29,500	0	700
Wholesale Trade	6,300	6,300	6,300	0	0
Retail Trade	23,900	23,900	23,200	0	700
Gen. Merch. & Apparel	4,800	4,800	4,600	0	200
Food Stores	3,400	3,400	3,400	0	0
Eating & Drinking Places	8,200	8,200	8,000	0	200
Finance-Ins. & Real Estate	7,400	7,500	7,400	-100	0
Services & Misc.	33,000	33,500	32,500	-500	500
Hotels & Lodging Places	2,800	3,000	2,800	-200	0
Health Services	6,700	6,800	6,400	-100	300
Government	28,400	27,900	28,700	500	-300
Federal	10,800	10,800	11,200	0	-400
State	8,200	7,600	8,300	600	-100
Local	9,400	9,500	9,200	-100	200

Table • 2

Alaska Hours and Earnings for Selected Industries

	Average Weekly Earnings			Average Weekly Hours			Average Hourly Earnings		
	p/ 9/95	r/ 8/95	9/94	p/ 9/95	r/ 8/95	9/94	p/ 9/95	r/ 8/95	9/94
Mining	$1,274.06	$1,253.41	$1,173.21	50.8	50.5	48.3	$25.08	$24.82	$24.29
Construction	1,383.75	1,313.17	1,187.32	50.3	48.6	46.8	27.51	27.02	25.37
Manufacturing	639.28	577.81	552.10	50.1	53.9	50.1	12.76	10.72	11.02
Seafood Processing	495.92	520.18	467.19	57.8	57.1	53.7	8.58	9.11	8.70
Trans., Comm. & Utilities	681.87	677.43	687.34	35.7	35.9	36.1	19.10	18.87	19.04
Trade	402.14	416.05	389.85	33.4	34.7	33.9	12.04	11.99	11.50
Wholesale	652.73	660.63	606.40	38.6	39.3	37.9	16.91	16.81	16.00
Retail	366.57	373.24	349.93	32.7	33.9	33.2	11.21	11.01	10.54
Finance-Ins. & Real Estate	477.11	459.10	442.15	35.9	35.7	35.4	13.29	12.86	12.49

Notes to Tables 1-3:

Tables 1&2- Prepared in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics.

Table 3- Prepared in part with funding from the Employment Security Division.

p/ denotes preliminary estimates.

r/ denotes revised estimates.

Government includes employees of public school systems and the University of Alaska.

Average hours and earnings estimates are based on data for full- and part-time production workers (manufacturing) and nonsupervisory workers (nonmanufacturing). Averages are for gross earnings and hours paid, including overtime pay and hours.

Benchmark: March 1994

Nonagricultural Wage and Salary Employment by Place of Work

Southeast Region

	p/ 9/95	r/ 8/95	Changes from 9/94	8/95	9/94
Total Nonag. Wage & Salary	38,950	40,300	39,200	-1,350	-250
Goods-producing	7,400	8,300	8,000	-900	-600
Mining	200	200	200	0	0
Construction	1,900	1,950	1,850	-50	50
Manufacturing	5,300	6,150	5,950	-850	-650
Durable Goods	1,800	1,800	2,150	0	-350
Lumber & Woods Products	1,650	1,650	2,050	0	-400
Nondurable Goods	3,500	4,350	3,800	-850	-300
Seafood Processing	2,750	3,600	3,050	-850	-300
Pulp Mills	500	550	500	-50	0
Service-producing	31,550	32,000	31,200	-450	350
Transportation	3,300	3,450	3,350	-150	-50
Trade	7,400	7,750	7,200	-350	200
Wholesale Trade	600	600	600	0	0
Retail Trade	6,800	7,150	6,600	-350	200
Finance-Ins. & Real Estate	1,600	1,600	1,600	0	0
Services & Misc.	6,900	7,100	6,700	-200	200
Government	12,350	12,100	12,350	250	0
Federal	2,000	2,050	2,050	-50	-50
State	5,350	5,300	5,400	50	-50
Local	5,000	4,750	4,900	250	100

Anchorage/Mat-Su Region

Total Nonag. Wage & Salary	135,800	136,650	134,800	-850	1,000
Goods-producing	14,250	14,900	14,350	-650	-100
Mining	2,900	2,950	3,300	-50	-400
Construction	9,050	9,250	8,800	-200	250
Manufacturing	2,300	2,700	2,250	-400	50
Service-producing	121,550	121,750	120,450	-200	1,100
Transportation	14,050	13,950	14,350	100	-300
Trade	32,850	33,100	31,950	-250	900
Finance-Ins. & Real Estate	7,800	7,900	7,750	-100	50
Services & Misc.	35,550	35,950	34,800	-400	750
Government	31,300	30,850	31,600	450	-300
Federal	10,850	10,900	11,300	-50	-450
State	9,100	8,450	9,150	650	-50
Local	11,350	11,500	11,150	-150	200

Gulf Coast Region

Total Nonag. Wage & Salary	28,800	31,700	28,450	-2,900	350
Goods-producing	7,850	10,250	7,650	-2,400	200
Mining	1,250	1,050	1,000	200	250
Construction	1,550	1,500	1,550	50	0
Manufacturing	5,050	7,700	5,100	-2,650	-50
Seafood Processing	3,750	6,300	3,850	-2,550	-100
Service-producing	20,950	21,450	20,800	-500	150
Transportation	2,300	2,450	2,350	-150	-50
Trade	5,400	5,850	5,250	-450	150
Wholesale Trade	750	800	750	-50	0
Retail Trade	4,650	5,050	4,500	-400	150
Finance-Ins. & Real Estate	650	700	700	-50	-50
Services & Misc.	5,850	6,250	5,800	-400	50
Government	6,750	6,200	6,700	550	50
Federal	700	700	700	0	0
State	1,850	1,750	1,850	100	0
Local	4,200	3,750	4,150	450	50

Interior Region

	p/ 9/95	r/ 8/95	Changes from: 9/94	8/95	9/94
Total Nonag. Wage & Salary	38,200	38,200	38,350	0	-150
Goods-producing	4,050	4,100	4,000	-50	50
Mining	800	850	1,100	-50	-300
Construction	2,550	2,550	2,200	0	350
Manufacturing	700	700	700	0	0
Service-producing	34,150	34,100	34,350	50	-200
Transportation	3,200	3,400	3,150	-200	50
Trade	8,300	8,600	8,200	-300	100
Finance-Ins. & Real Estate	1,200	1,150	1,150	50	50
Services & Misc.	8,800	9,100	8,700	-300	100
Government	12,650	11,850	13,150	800	-500
Federal	3,700	3,850	3,800	-150	-100
State	4,500	4,100	4,950	400	-450
Local	4,450	3,900	4,400	550	50

Fairbanks North Star Borough

Total Nonag. Wage & Salary	32,750	32,800	32,600	-50	150
Goods-producing	3,550	3,650	3,550	-100	0
Mining	650	650	950	0	-300
Construction	2,300	2,350	2,000	-50	300
Manufacturing	600	650	600	-50	0
Service-producing	29,200	29,150	29,050	50	150
Transportation	2,500	2,600	2,500	-100	0
Trucking & Warehousing	600	650	500	-50	100
Air Transportation	600	600	650	0	-50
Communications	300	250	300	50	0
Trade	7,600	7,800	7,450	-200	150
Wholesale Trade	850	800	800	50	50
Retail Trade	6,750	7,000	6,650	-250	100
Gen. Merch. & Apparel	1,250	1,300	1,300	-50	-50
Food Stores	750	800	700	-50	50
Eating & Drinking Places	2,800	3,000	2,750	-200	50
Finance-Ins. & Real Estate	1,100	1,100	1,050	0	50
Services & Misc.	7,800	8,100	7,650	-300	150
Government	10,200	9,550	10,400	650	-200
Federal	3,000	3,150	3,100	-150	-100
State	4,200	3,800	4,450	400	-250
Local	3,000	2,600	2,850	400	150

Southwest Region

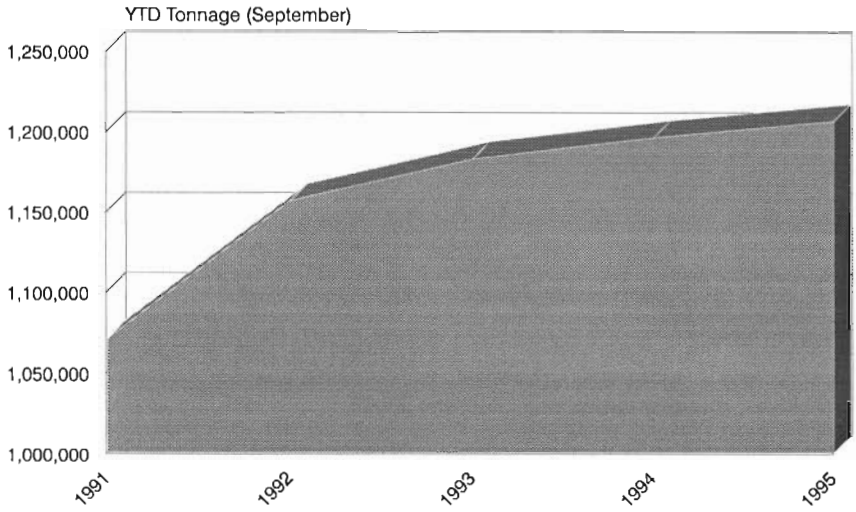
Total Nonag. Wage & Salary	17,850	18,950	18,150	-1,100	-300
Goods-producing	5,600	7,050	5,650	-1,450	-50
Seafood Processing	5,250	6,600	5,100	-1,350	150
Service-producing	12,250	11,900	12,500	350	-250
Government	5,500	5,250	5,750	250	-250
Federal	800	850	900	-50	-100
State	500	500	500	0	0
Local	4,200	3,900	4,350	300	-150

Northern Region

Total Nonag. Wage & Salary	15,800	15,450	16,600	350	-800
Goods-producing	5,550	5,650	6,400	-100	-850
Mining	4,900	4,950	5,650	-50	-750
Service-producing	10,250	9,800	10,200	450	50
Government	5,100	4,650	4,950	450	150
Federal	250	250	250	0	0
State	350	300	350	50	0
Local	4,500	4,100	4,350	400	150

Figure • 2

Increased General Cargo Through Port of Anchorage



Source: Port of Anchorage, Monthly Tonnage and Revenue Summaries.

Table • 4

Unemployment Rates by Region & Census Area

Not Seasonally Adjusted	Percent Unemployed p/ 9/95	r/ 8/95	9/94
United States	5.4	5.6	5.6
Alaska Statewide	5.7	5.0	6.1
Anchorage/Mat-Su Region	5.0	4.5	5.5
Municipality of Anchorage	4.5	4.0	5.0
Mat-Su Borough	7.5	7.3	8.8
Gulf Coast Region	9.3	6.5	8.7
Kenai Peninsula Borough	8.2	7.6	8.5
Kodiak Island Borough	15.0	2.9	11.1
Valdez-Cordova	5.4	6.6	6.1
Interior Region	5.8	5.4	6.3
Denali Borough	5.3	3.6	2.4
Fairbanks North Star Bor.	5.4	5.0	5.9
Southeast Fairbanks	8.9	7.4	9.7
Yukon-Koyukuk	10.8	11.9	10.8
Northern Region	8.8	8.6	8.8
Nome	10.5	10.8	9.5
North Slope Borough	3.6	3.1	4.4
Northwest Arctic Borough	13.5	12.9	14.0
Southeast Region	5.0	4.4	5.7
Haines Borough	6.2	5.6	9.3
Juneau Borough	4.9	4.2	5.1
Ketchikan Gateway Borough	5.1	3.7	5.0
Prince of Wales-Outer Ketch.	7.3	6.7	9.4
Sitka Borough	3.9	4.6	7.2
Skagway-Hoonah-Angoon	4.1	3.9	4.5
Wrangell-Petersburg	5.0	4.7	4.6
Yakutat Borough	1.9	2.2	3.6
Southwest Region	5.5	5.4	5.4
Aleutians East Borough	1.3	1.3	1.4
Aleutians West	1.0	1.1	1.6
Bethel	8.4	7.9	8.3
Bristol Bay Borough	4.0	4.5	1.8
Dillingham	5.4	4.0	5.5
Lake & Peninsula Borough	6.2	7.6	5.3
Wade Hampton	12.4	12.9	11.1
Seasonally Adjusted			
United States	5.6	5.6	5.9
Alaska Statewide	7.1	6.7	7.4

p/ denotes preliminary estimates r/ denotes revised estimates
Benchmark: March 1994

- *Comparisons between different time periods are not as meaningful as other time series published by the Alaska Department of Labor.*
- *The official definition of unemployment currently in place excludes anyone who has made no attempt to find work in the four-week period up to and including the week that includes the 12th of each month. Most Alaska economists believe that Alaska's rural localities have proportionately more of these discouraged workers.*

Source: Alaska Department of Labor, Research & Analysis Section.

Alaska Employment Service

Anchorage: Phone 269-4800

Bethel: Phone 543-2210

Dillingham: Phone 842-5579

Eagle River: Phone 694-6904/07

Mat-Su: Phone 376-2407/08

Fairbanks: Phone 451-2871

Glennallen: Phone 822-3350

Kotzebue: Phone 442-3280

Nome: Phone 443-2626/2460

Tok: Phone 883-5629

Valdez: Phone 835-4910

Kenai: Phone 283-4304/4377/4319

Homer: Phone 235-7791

Kodiak: Phone 486-3105

Seward: Phone 224-5276

Juneau: Phone 465-4562

Petersburg: Phone 772-3791

Sitka: Phone 747-3347/3423/6921

Ketchikan: Phone 225-3181/82/83

Alaska Economic Regions

The Alaska Department of Labor shall foster the welfare of the wage earners of the state, improve their working conditions and advance their opportunities for profitable employment.