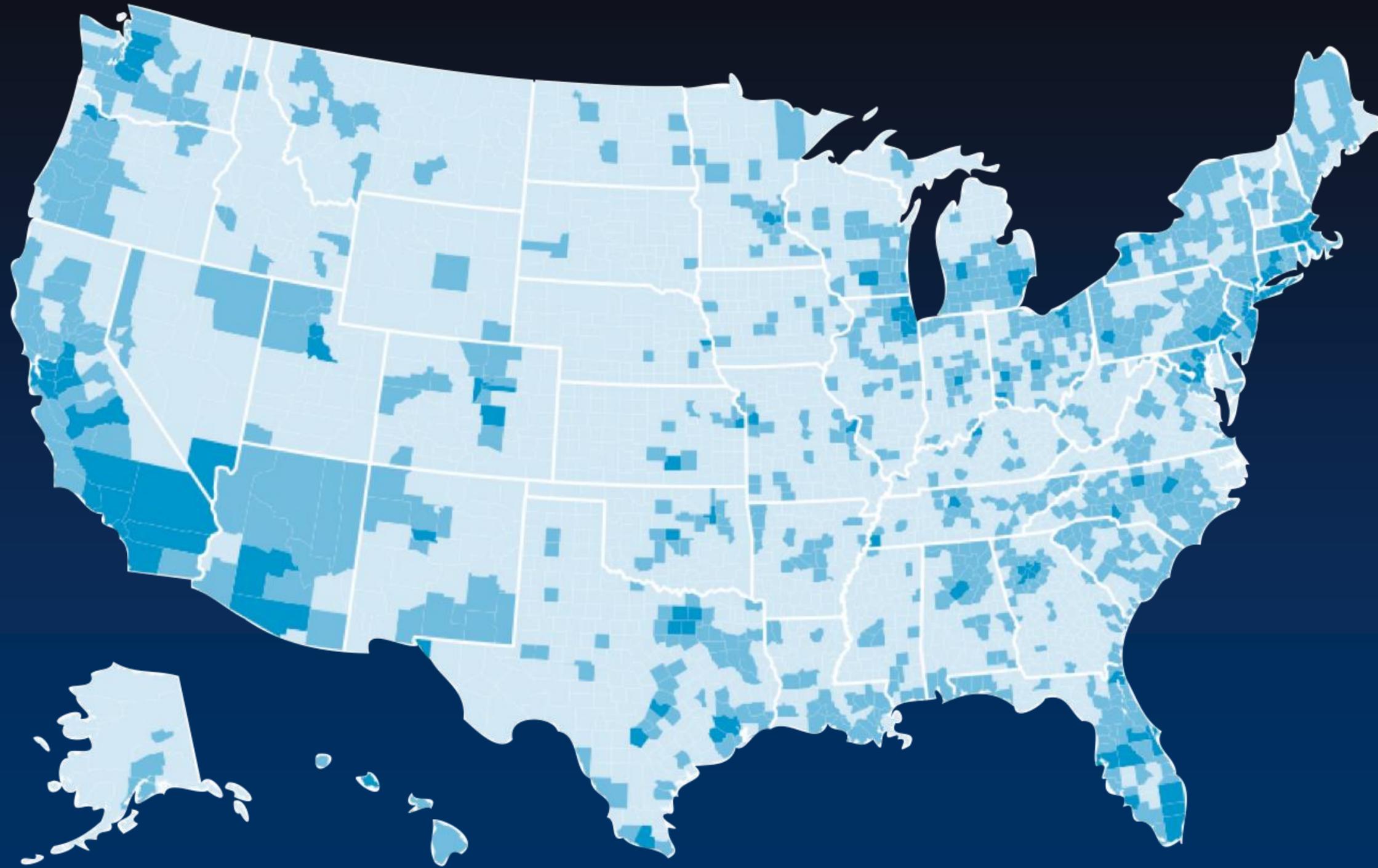


Exploring Rural America: County Economies 2015



The U.S. Economy Is Recovering



COUNTY ECONOMIES 2015

OPPORTUNITIES AND CHALLENGES



DR. EMILIA ISTRATE AND DR. BRIAN KNUDSEN

NACo TRENDS ANALYSIS PAPER SERIES, ISSUE 5 • JANUARY 2016 • www.NACo.org

“County Economies 2015 is a reminder that county economies are where Americans feel the national economy.”

County economies are the building blocks of regional economies, states and the nation. The conditions of a county economy can

constrain and challenge county governments, residents and businesses, while also providing opportunities. This analysis tracks the performance of the 3,069 county economies in 2015 by examining annual changes in jobs, unemployment rate, economic output (GDP) and median home prices. It also explores wage dynamics in 2014 and between 2009 and 2014. The overall analysis indicates both opportunities and challenges, revealing that:

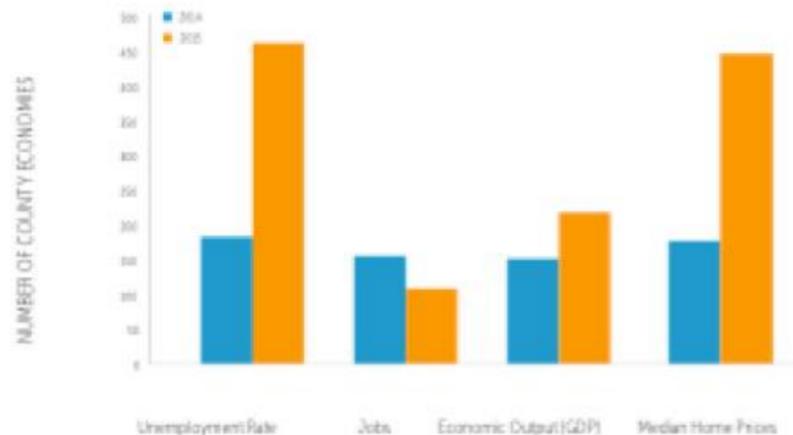
2.5 TIMES
MORE COUNTY ECONOMIES RECOVERED ON UNEMPLOYMENT RATE IN 2015 THAN IN THE PREVIOUS YEAR.

1 RECOVERY ACCELERATED IN 2015 ON UNEMPLOYMENT RATES AND HOME PRICES.

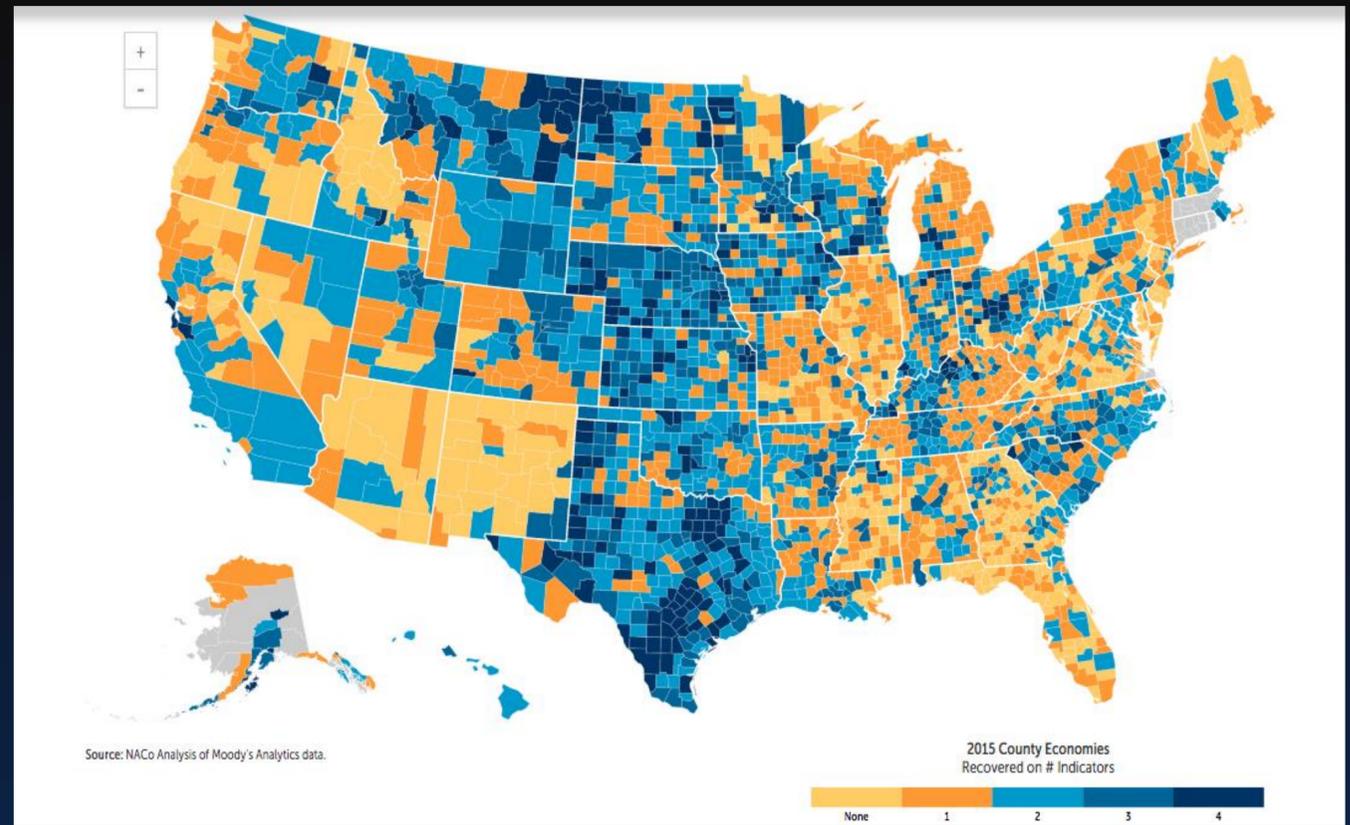
An additional 462 county economies closed their unemployment gap in 2015, two and a half times more than in the previous year. Most of these county economies that returned to their pre-recession unemployment lows in 2015 were in the South and Midwest. In total, a quarter of county economies across the country got to their pre-recession unemployment lows by 2015. In a similar fashion, 2015 saw home prices reach pre-recession peaks in an additional 448 county economies, up from the previous year. This brings to almost two-thirds the

UNEMPLOYMENT RATES RECOVERED TO PRE-RECESSION LEVELS IN 2.5 TIMES MORE COUNTY ECONOMIES IN 2015 THAN IN 2014

Number of County Economies That Returned to Their Pre-Recession Lows in 2014 and 2015



Notes: This report examines only the economies of counties with county governments.
Source: NACo Analysis of Moody's Analytics 2015 data



Source: NACo Analysis of Moody's Analytics data.

2015 County Economies Recovered on # Indicators



www.NACo.org | January 2016

COUNTY ECONOMIES 2015

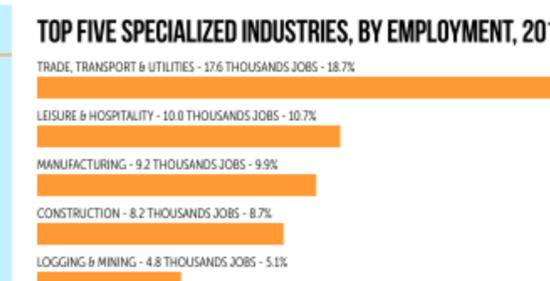
WASHINGTON COUNTY, PA



SIZING UP 2015

POPULATION, 2014	208,187
UNEMPLOYMENT RATE, 2015	5.3%
REAL GDP, 2015, IN 2009 DOLLARS	\$11.1 Billion

Washington County, PA has a county government.
Washington County is a medium-sized county in the Pittsburgh, PA metropolitan area.



MEDIA CONTACT
Brian Namey
Director of Public Affairs
202.942.4220 | bnamey@naco.org

QUESTIONS
Dr. Emilia Istrate
Director of Research and Outreach
research@naco.org

FINDINGS
www.naco.org/countyeconomies
#COUNTYECONOMIES

DEFINITION OF TERMS: (Data Sources: Moody's Analytics and U.S. Census Bureau)
Economic output (gross domestic product - GDP): Total value of goods and services produced by a county economy, also known as GDP. **Jobs:** Total wage and salary jobs, whether full or part-time, temporary or permanent in a county economy. It counts the number of jobs, not employed people, for all employers in a county economy, not only for the county government.
Median Home Sales Price: Median sales prices of existing single-family homes in a county economy. **Unemployment Rate:** The proportion of the civilian labor force that is unemployed.

NOTES:
This study determines peak and trough values and years separately for each county economy and each indicator. Peak values represent the highest annual value (lowest value for unemployment rate) of a county economy indicator between 2002 and 2009. 2002 marks the first year after the end of the previous U.S. recession; 2009 marks the end of the latest U.S. recession as determined by the National Bureau of Economic Research. Trough values represent the lowest annual value (highest for the unemployment rate) of a county economy indicator between the peak and 2015. It is possible that no recession occurred in a county economy for a specific indicator. Industry employment reflects number of jobs at single or aggregated 2-digit NAICS level. Moody's Analytics does not provide agriculture industry employment data as part of their County Forecast Database. A specialized industry is an industry more concentrated in a particular county compared to the state's overall industry job composition. Industry job numbers below 1,000 are rounded to the closest 10. 2015 data are forecasts. Small, medium-sized and large counties have a population less than 50,000, between 50,000 and 500,000 and greater than 500,000, respectively. County population values come from the U.S. Census Bureau's population estimates, vintage 2004. Real gross domestic product (GDP) is in 2009 chained dollars, as estimated by Moody's Analytics.

NACo.org/CountyEconomies



25 MASSACHUSETTS AVE, NW • SUITE 500 • WASHINGTON, DC 20001
202.393.6226 • www.naco.org

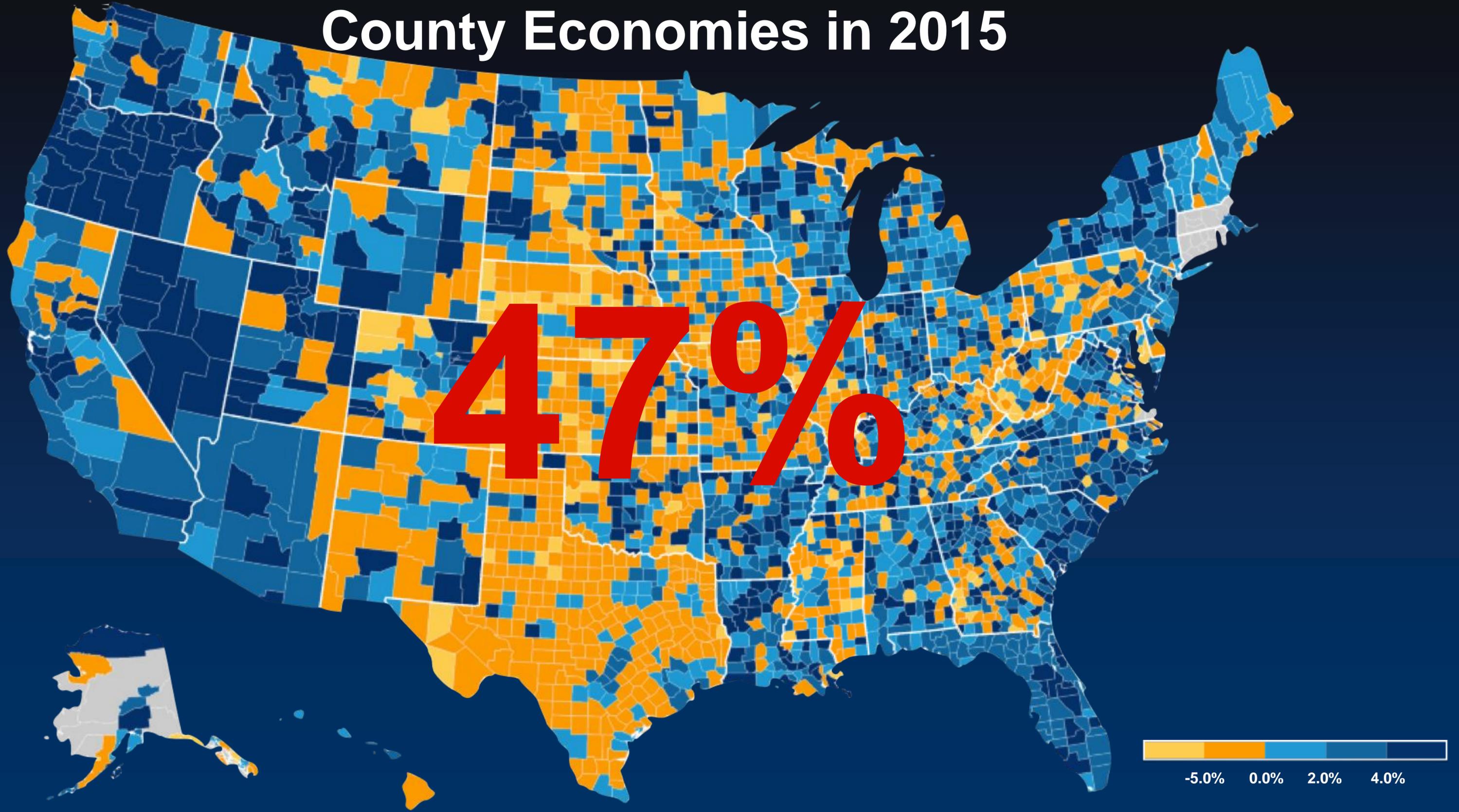
**2015 Was A Year Of
Accelerated Recovery**

**But Not On Economic
Output**

Small County Economies Recovered In 2014 And 2015

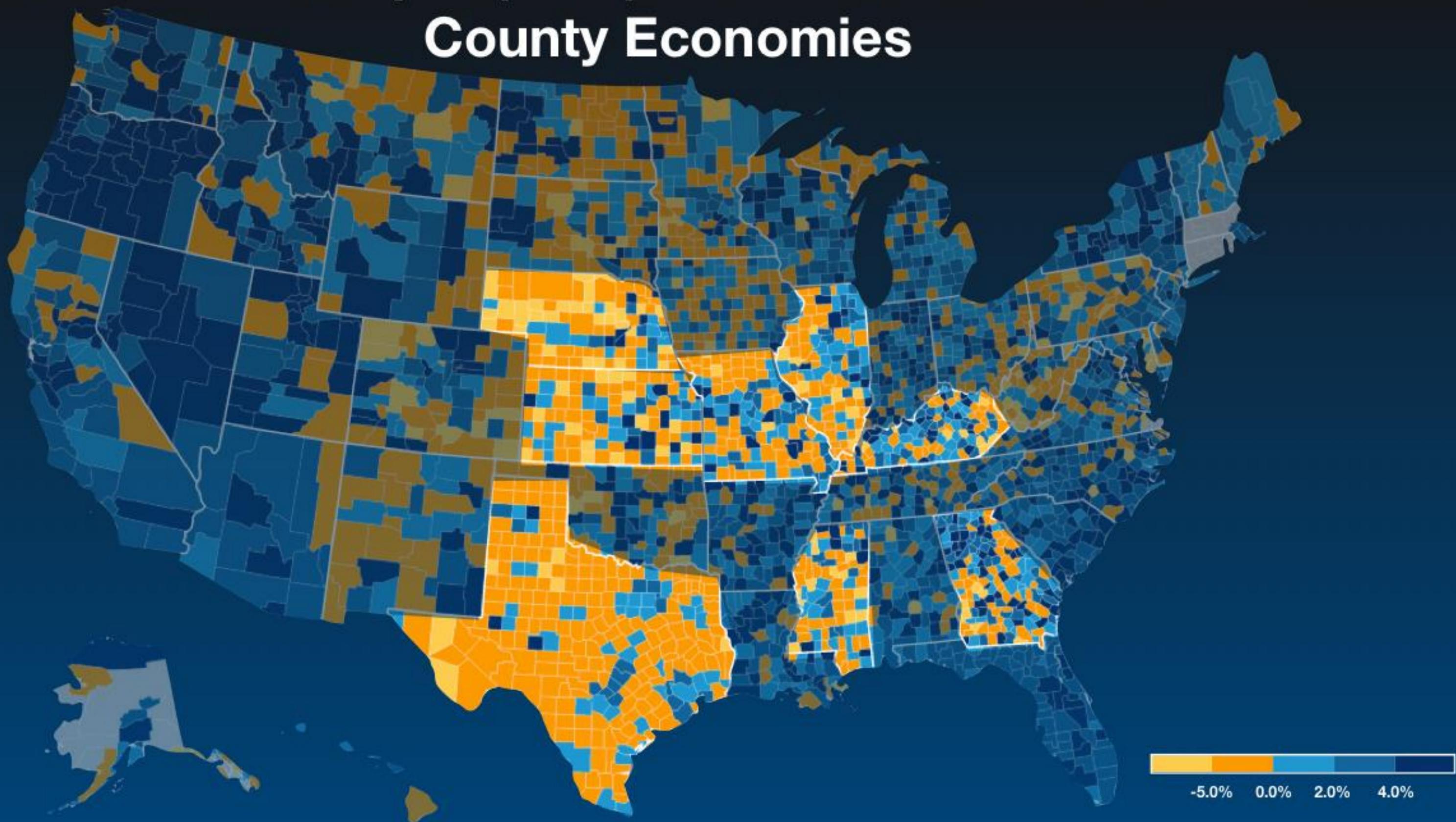


Economic Output (GDP) Declined In 47% Of Small County Economies in 2015



Source: NACo Analysis of Moody's Analytics 2015 Data

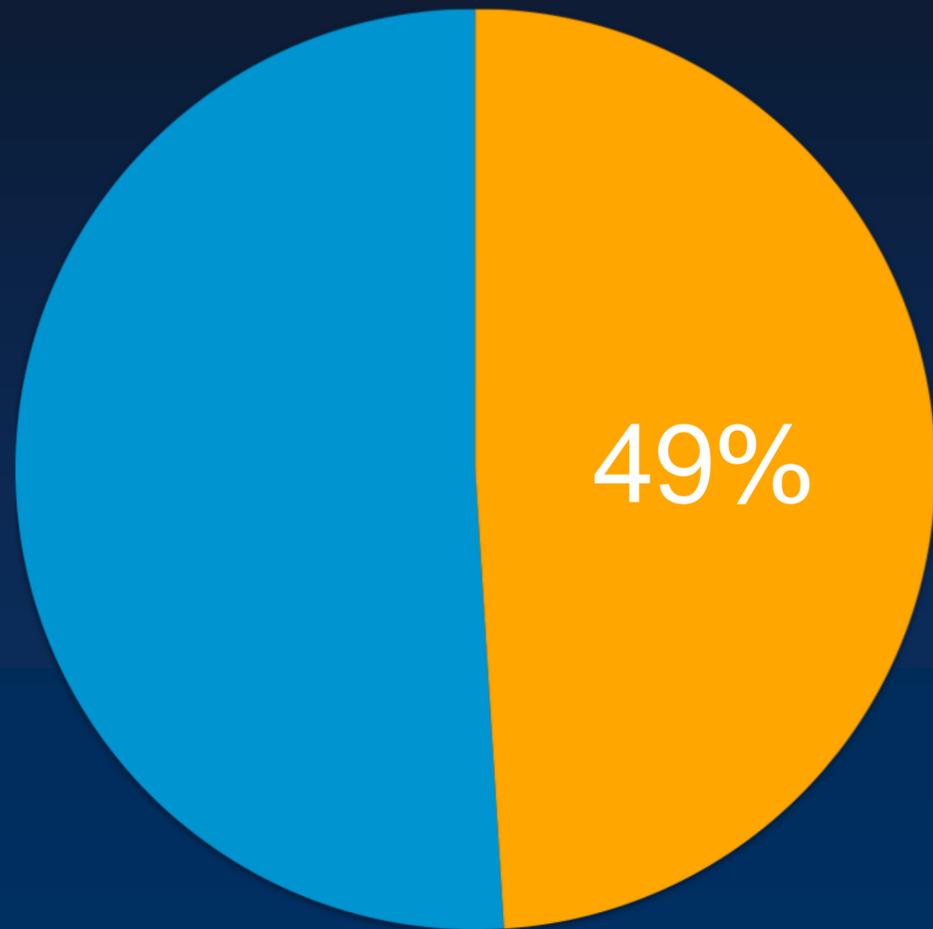
Economic Output (GDP) Declined In 47% Of Small County Economies



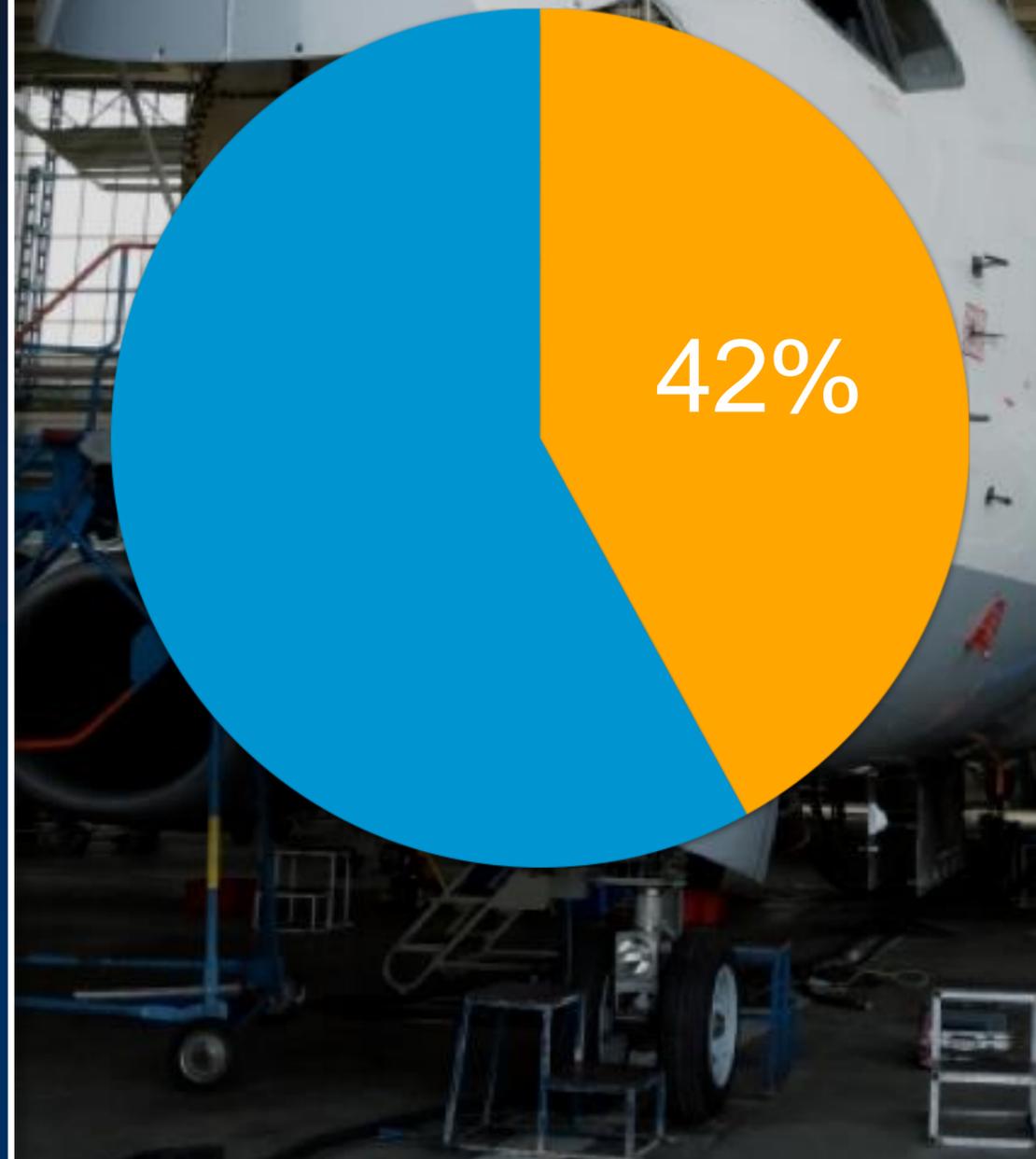
Source: NACo Analysis of Moody's 2015 Data

**The Economic Recovery Is
Spreading Out More Rapidly**

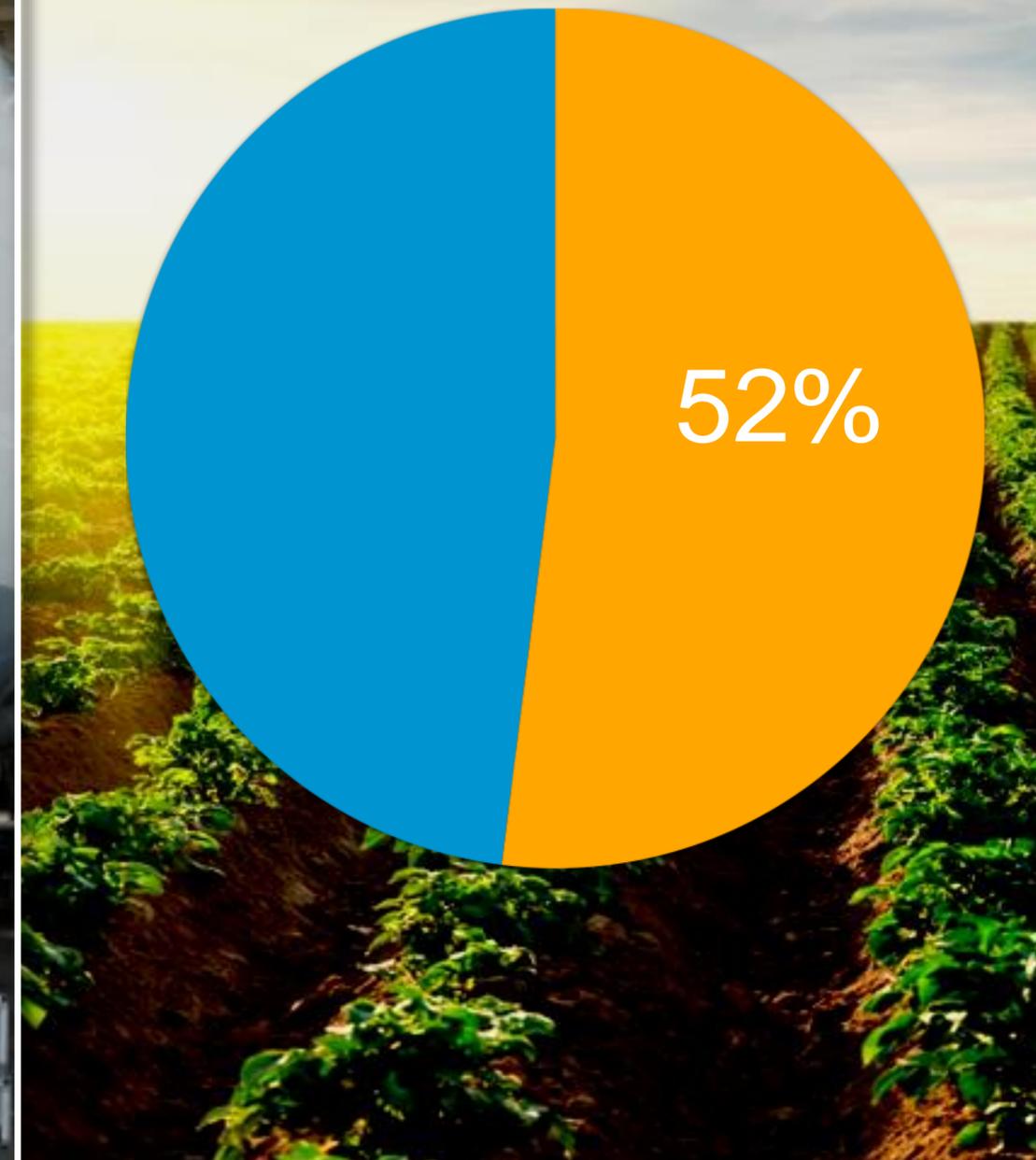
Large County Economies
Share of Total Jobs



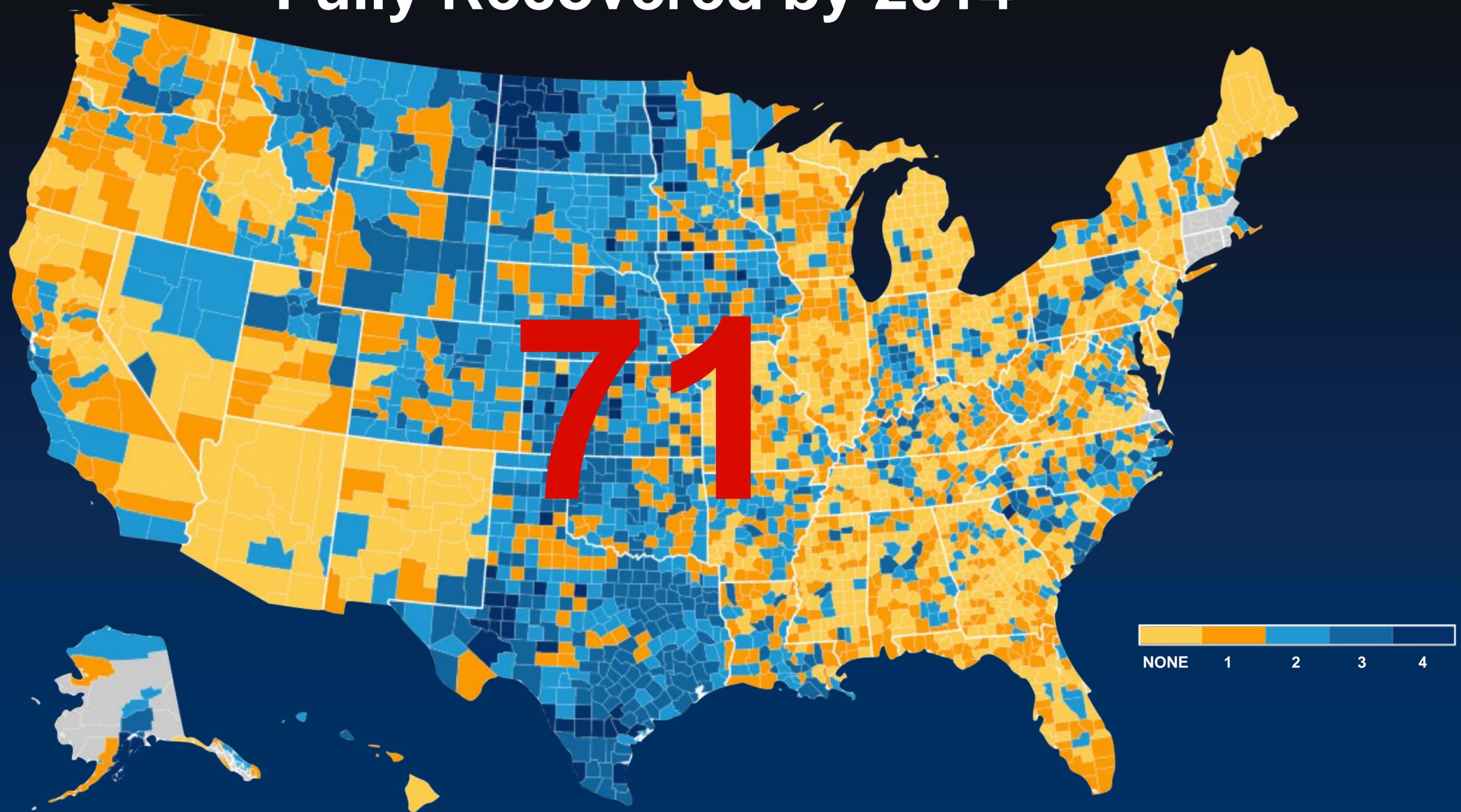
Medium-sized County
Economies
Share of Manufacturing Jobs



Small County Economies
Share of Agricultural Jobs

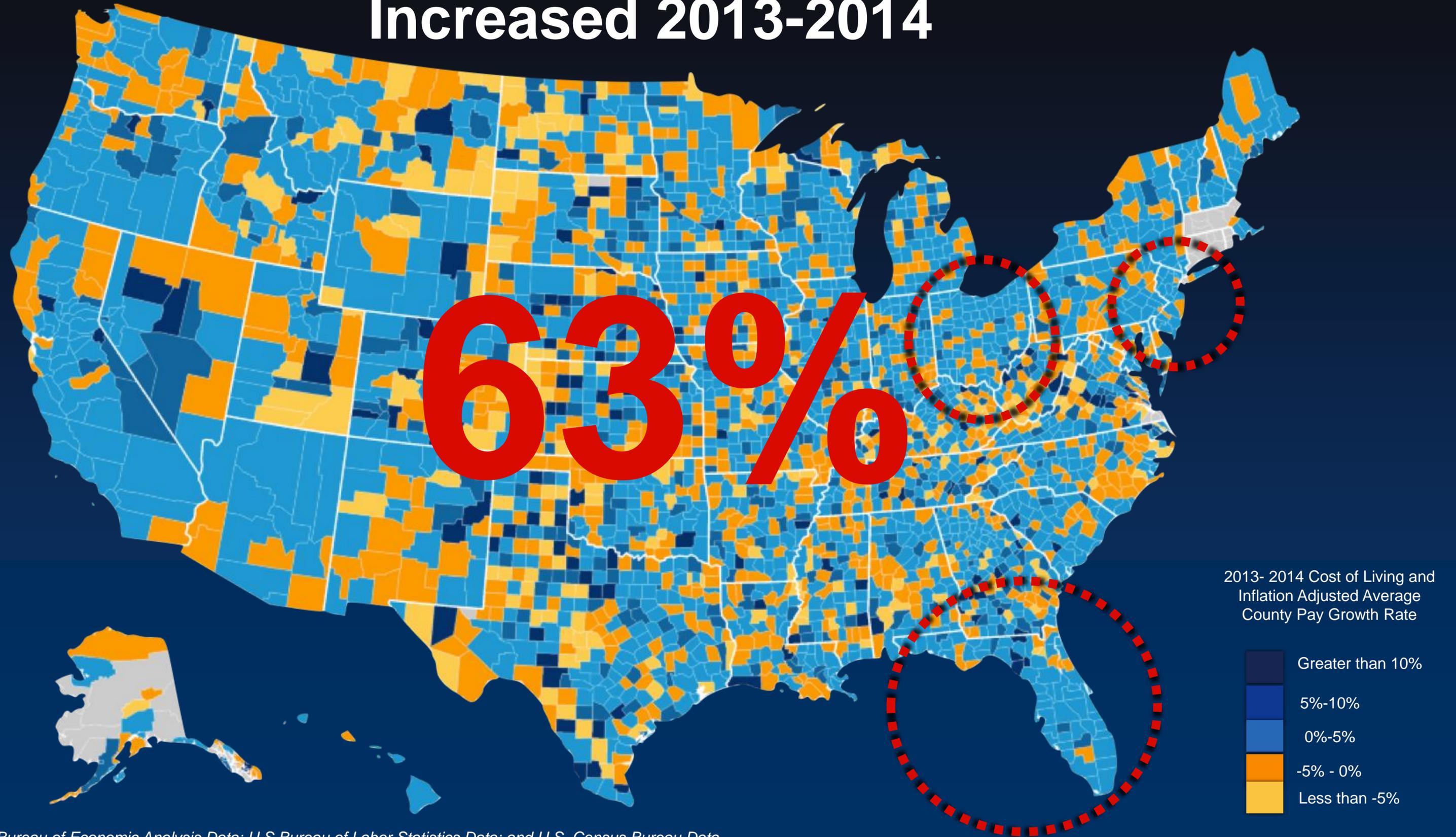


Fully Recovered by 2014



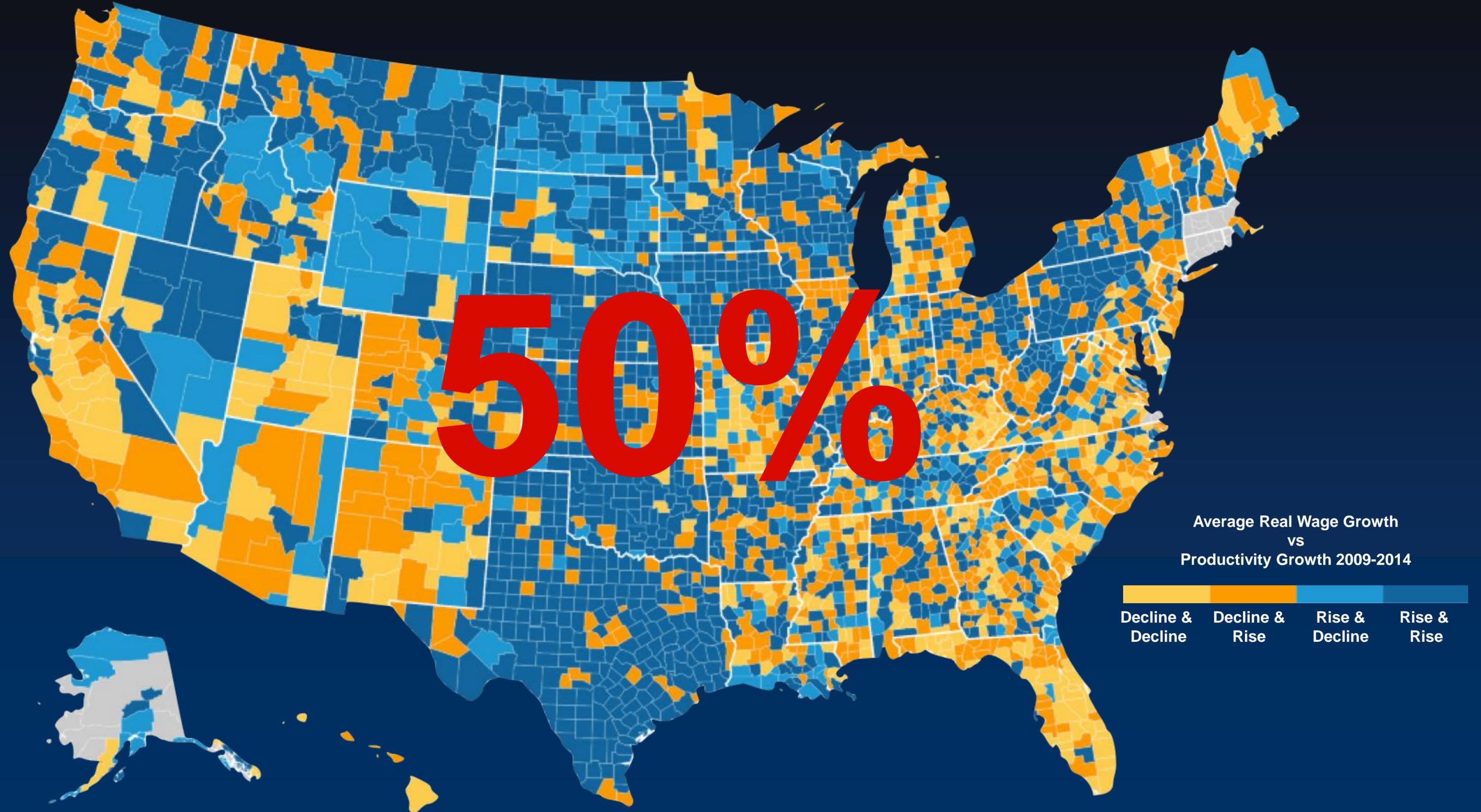
**The recovery is creating an
uneven geography of
opportunity**

Annual Wages In Two-Thirds Of Small County Economies Increased 2013-2014



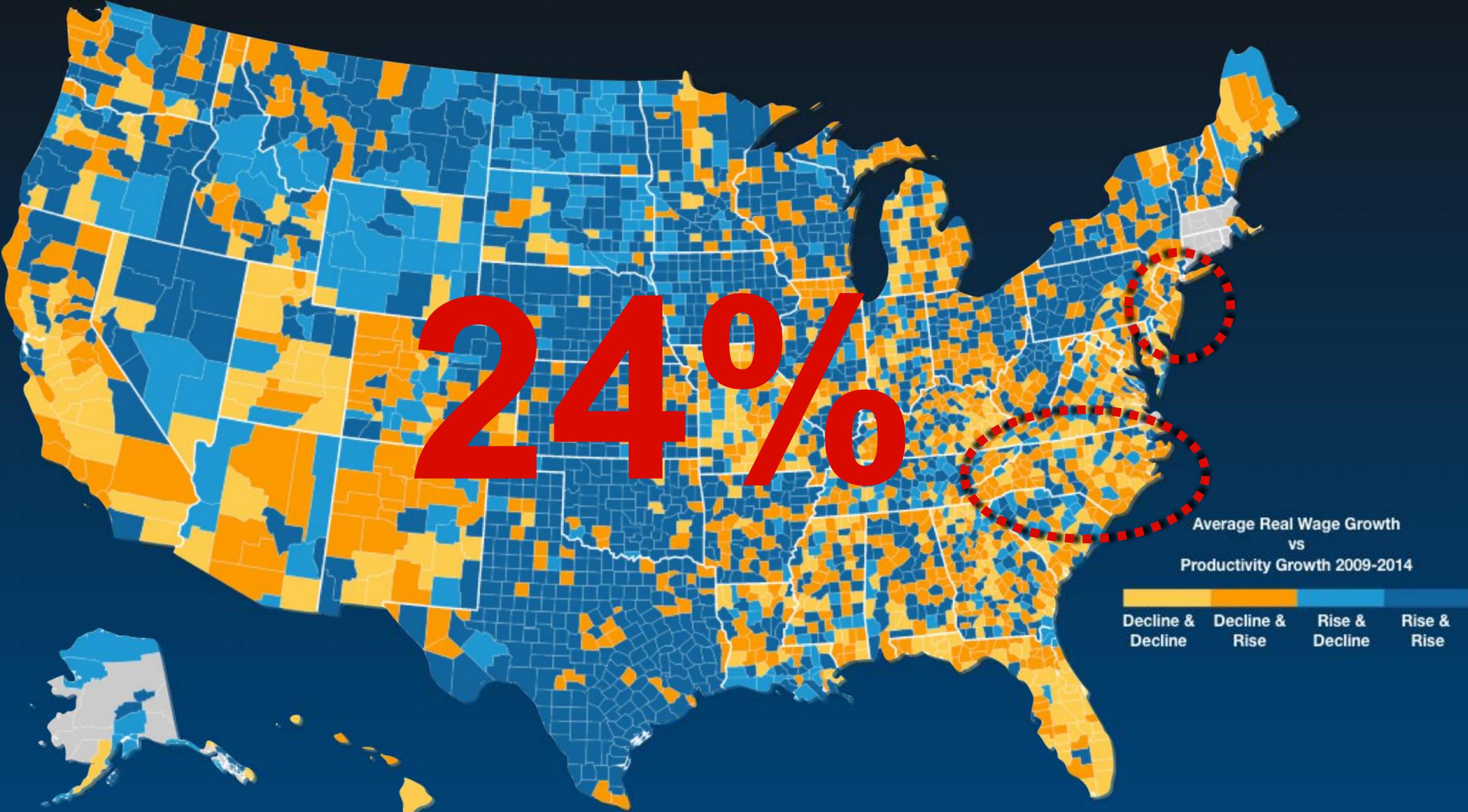
63%

Mismatched Real Wages And Productivity Growth



50%

Mismatched Real Wages And Productivity Growth



Source: NACo Analysis of Moody's 2015 Data; U.S. Bureau of Labor Statistics

The Uneven Recovery Adds To Challenges Facing Counties

County Economies 2015

NACo.org/CountyEconomies
NACo.org/CountyExplorer

COUNTY ECONOMIES 2015
OPPORTUNITIES AND CHALLENGES

DR. EMILIA ISTRATE AND DR. BRIAN KNUDSEN | NACo TRENDS ANALYSIS PAPER SERIES, ISSUE 5 • JANUARY 2016 • www.NACo.org

“County Economies 2015 is a reminder that county economies are where Americans feel the national economy.”

County economies are the building blocks of regional economies, states and the nation. The conditions of a county economy can constrain and challenge county governments, residents and businesses, while also providing opportunities. This analysis tracks the performance of the 3,069 county economies in 2015 by examining annual changes in jobs, unemployment rate, economic output (GDP) and median home prices. It also explores wage dynamics in 2014 and between 2009 and 2014. The overall analysis indicates both opportunities and challenges, revealing that:

2.5 TIMES MORE COUNTY ECONOMIES RECOVERED ON UNEMPLOYMENT RATE IN 2015 THAN IN THE PREVIOUS YEAR.

RECOVERY ACCELERATED IN 2015 ON UNEMPLOYMENT RATES AND HOME PRICES.

An additional 462 county economies closed their unemployment gap in 2015, two and a half times more than in the previous year. Most of these county economies that returned to their pre-recession unemployment lows in 2015 were in the South and Midwest. In total, a quarter of county economies across the country got to their pre-recession unemployment lows by 2015. In a similar fashion, 2015 saw home prices reach pre-recession peaks in an additional 448 county economies, up from the previous year. This brings to almost two-thirds the

UNEMPLOYMENT RATES RECOVERED TO PRE-RECESSION LEVELS IN 2.5 TIMES MORE COUNTY ECONOMIES IN 2015 THAN IN 2014

Number of County Economies That Returned to Their Pre-Recession Lows in 2014 and 2015

Unemployment Rate Jobs Economic Output (GDP) Median Home Prices

Notes: This report examines only the economies of counties with county governments. Source: NACo Analysis of Moody's Analytics 2015 data.

TO ACCESS THE COMPANION INTERACTIVE MAPS, INDIVIDUALIZED COUNTY PDF PROFILES AND OTHERS, GO TO WWW.NACO.ORG/COUNTYECONOMIES

25 MASSACHUSETTS AVE, NW • SUITE 500 • WASHINGTON, DC 20001
202.393.6226 • www.naco.org

COUNTY ECONOMIES 2015
www.NACo.org | January 2016

WASHINGTON COUNTY, PA

2014-2015

UNEMPLOYMENT RATE CHANGE: -0.4PPS
JOBS GROWTH RATE: 1.4%
ECONOMIC OUTPUT GROWTH RATE: 6.3%
MEDIAN HOME PRICES GROWTH RATE: 4.0%

COUNTY PERFORMANCE 2002-2015

SIZING UP 2015

POPULATION, 2014	208,187
UNEMPLOYMENT RATE, 2015	5.3%
REAL GDP, 2015, IN 2009 DOLLARS	\$11.1 Billion

Washington County, PA has a county government.
Washington County is a medium-sized county in the Pittsburgh, PA metropolitan area.

TOP FIVE SPECIALIZED INDUSTRIES, BY EMPLOYMENT, 2015

TRADE, TRANSPORT & UTILITIES	176 THOUSANDS JOBS - 18.7%
LEISURE & HOSPITALITY	109 THOUSANDS JOBS - 10.7%
MANUFACTURING	92 THOUSANDS JOBS - 9.9%
CONSTRUCTION	82 THOUSANDS JOBS - 8.7%
LOGGING & MINING	48 THOUSANDS JOBS - 5.1%

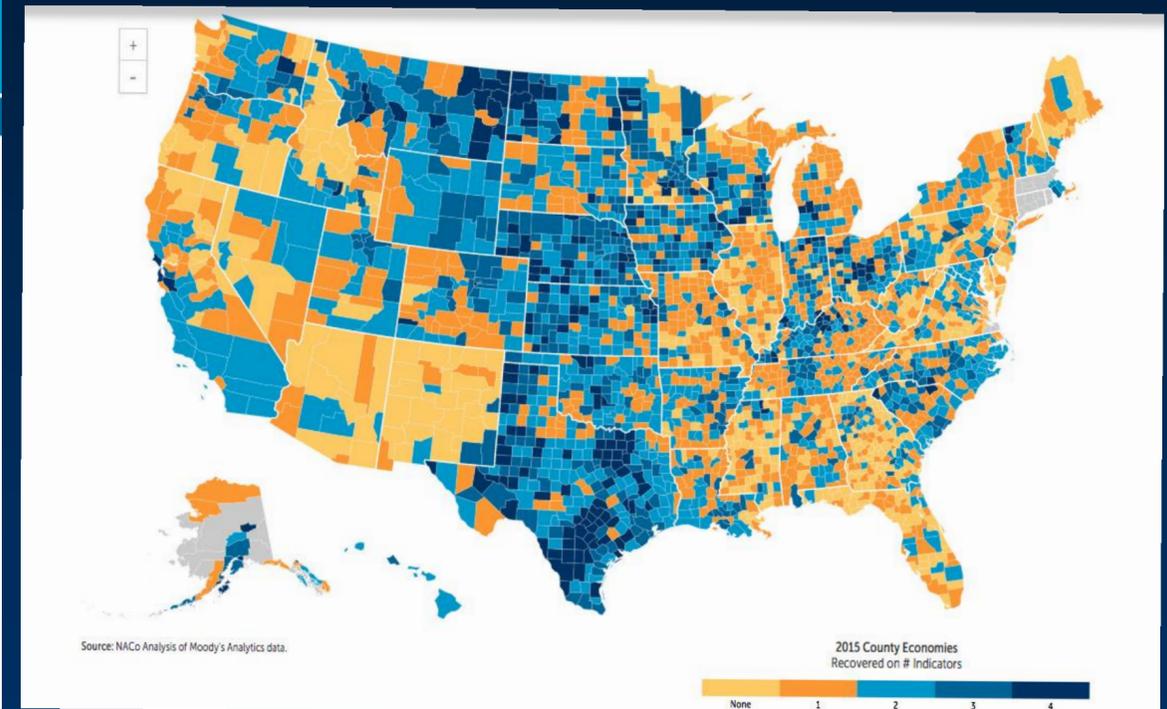
MEDIA CONTACT
Brian Namey
Director of Public Affairs
202.942.4220 | bnamey@naco.org

QUESTIONS
Dr. Emilia Istrate
Director of Research and Outreach
research@naco.org

FINDINGS
WWW.NACO.ORG/COUNTYECONOMIES
#COUNTYECONOMIES

DEFINITION OF TERMS: (Data Sources: Moody's Analytics and U.S. Census Bureau)
Economic output (Gross Domestic Product - GDP): Total value of goods and services produced by a county economy, also known as GDP. Jobs: Total wage and salary jobs, whether full or part-time, temporary or permanent in a county economy. It counts the number of jobs, not employed people, for all employers in a county economy, not only for the county government.
Median Home Sales Price: Median sales prices of existing single-family homes in a county economy. Unemployment Rate: The proportion of the civilian labor force that is unemployed.

Source: NACo Analysis of Moody's Analytics data.



Research Report

3,069 County Profiles

Data Interactive

Emilia Istrate | Research Director

Washington, DC / May 5, 2016