

The Economic Outlook for Missoula and Ravalli Counties

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Missoula County Profile

Indicator	Value	State Rank
Total Population, 2020	117,922	3
Percent change since 2010	11.9%	7
Median age	36.0	50
Percent Aged 65 or Older	15.0%	
Percent with Bachelors Degree or Higher (Age 25+)	43.0%	2
Percent without Health Insurance Coverage, 2018	9.0%	49

Source: U.S. Census Bureau, Decennial Census 2010, 2020



Missoula County Profile

Indicator	Value	State Rank
Earnings per Job, 2020	\$51,752	19
Construction	\$66,647	11
Manufacturing	\$49,789	11
Retail Trade	\$40,308	10
Forestry, Fishing and related	\$53,390	1
Information	67,382	7

Source: U.S. Bureau of Economic Analysis



Ravalli County Profile

Indicator	Value	State Rank
Total Population, 2020	44,174	7
Percent change since 2010	9.9%	10
Median age	49.1	15
Percent Aged 65 or Older	25.1%	
Percent with Bachelors Degree or Higher (Age 25+)	27.8%	17
Percent without Health Insurance Coverage, 2018	14.2%	15

Source: U.S. Census Bureau, Decennial Census 2010, 2020



Ravalli County Profile

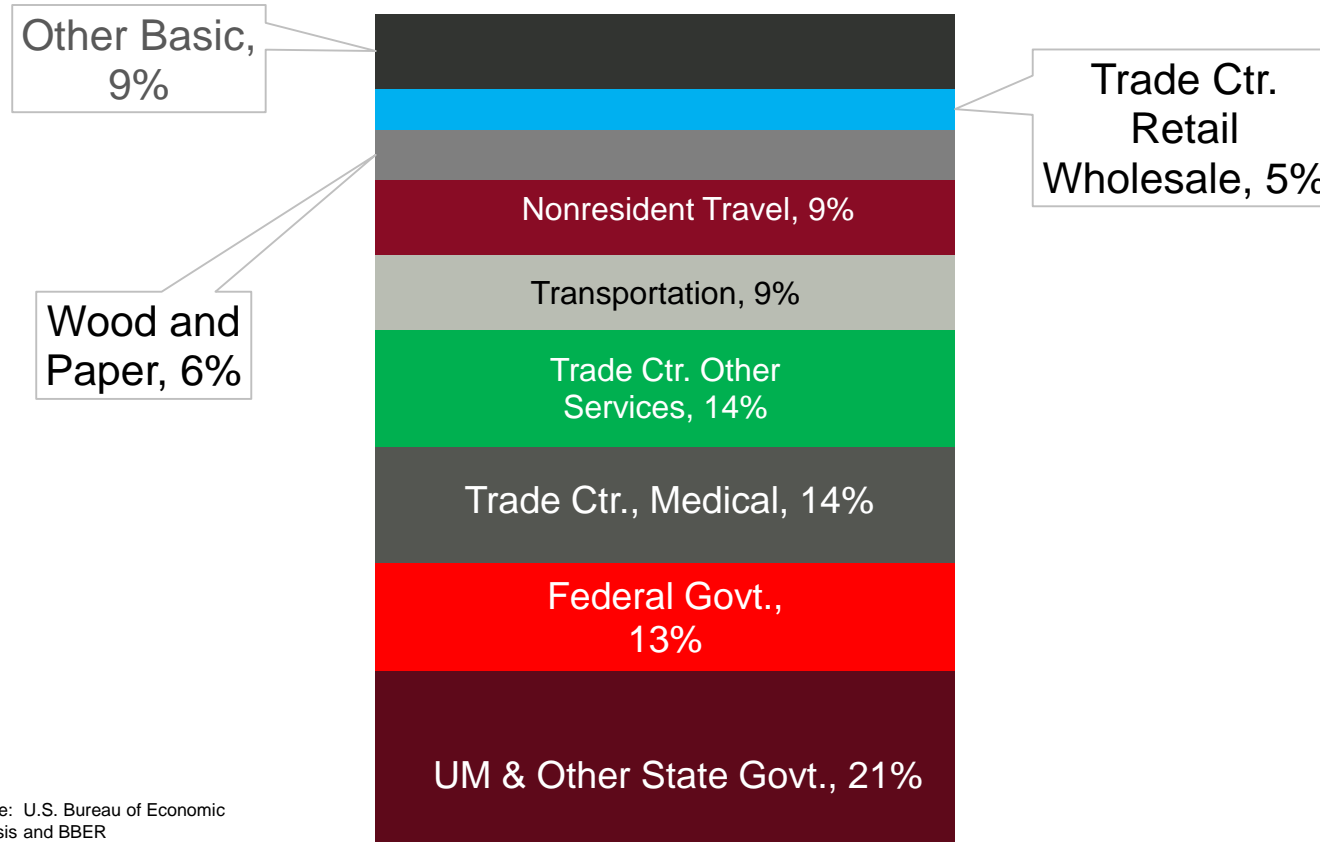
Indicator	Value	State Rank
Earnings per Job, 2020	\$38,783	46
Construction	\$45,890	30
Manufacturing	\$37,097	17
Retail Trade	\$28,192	34
Information	\$33,075	28
Forestry, fishing, related activities, and other	\$26,476	9

Source: U.S. Bureau of Economic Analysis



Drivers of Economic Activity

Percent Share of Income in Basic Industries, Missoula County

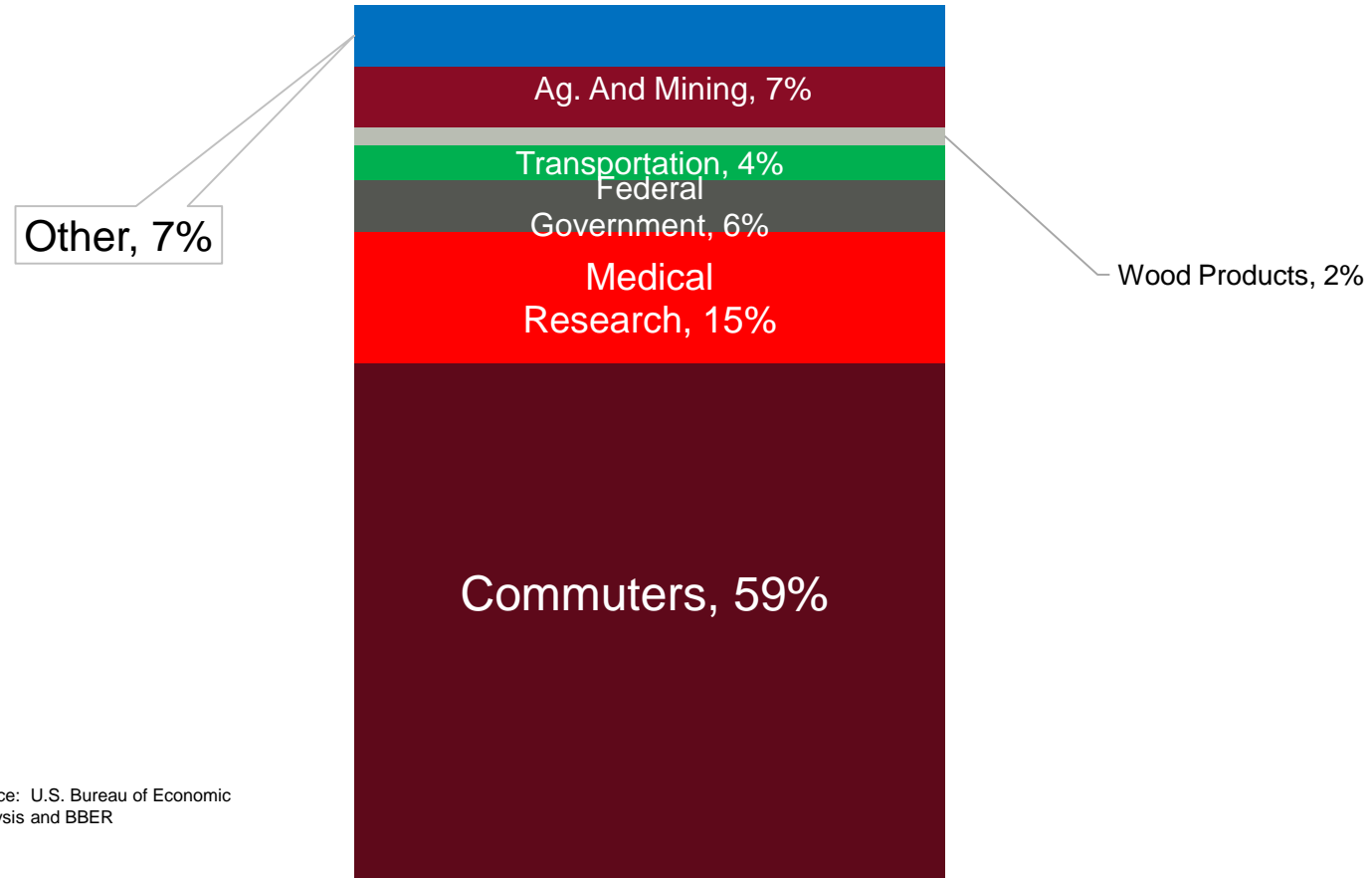


Source: U.S. Bureau of Economic Analysis and BBER



Drivers of Economic Activity

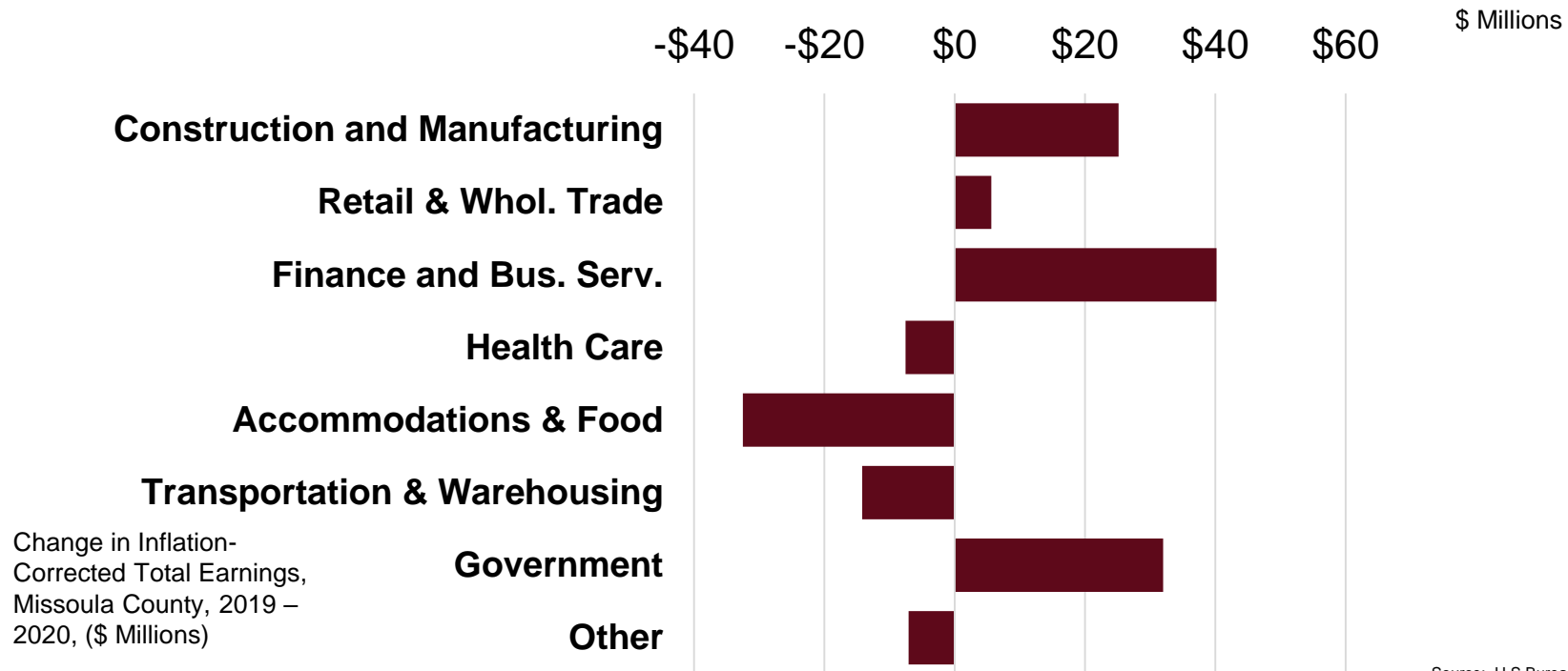
Percent Share of Income in Basic Industries, Ravalli County



Source: U.S. Bureau of Economic Analysis and BBER



Government Growth Was a Stabilizing Force

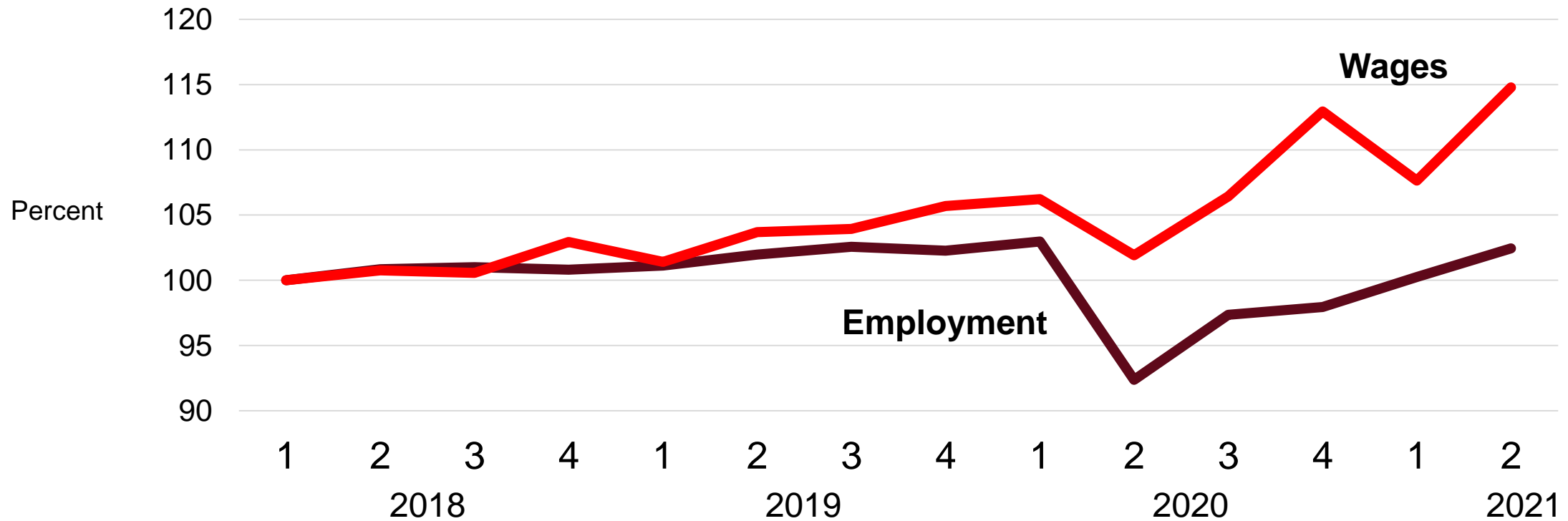


Source: U.S Bureau of Economic Analysis



Wages and Employment, Missoula County, 2018Q1 – 2021Q2

Seasonally Adjusted Index, 2018Q1 = 100

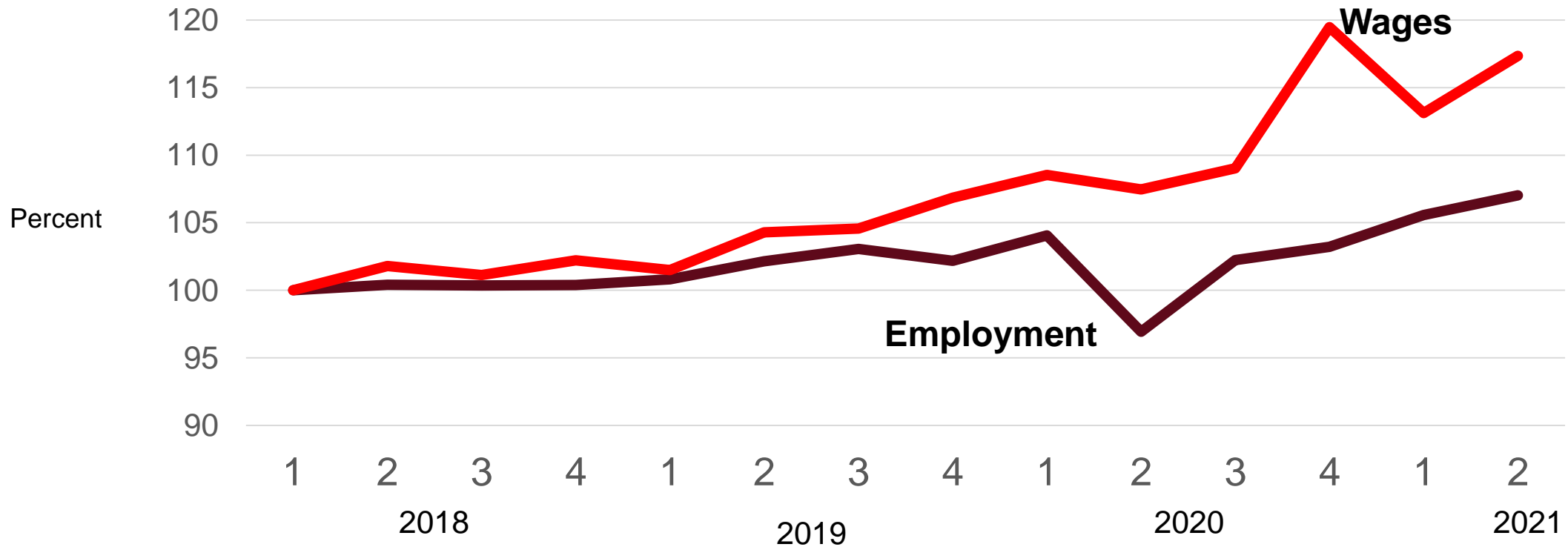


Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages



Wages and Employment, Ravalli County, 2018Q1 – 2021Q2

Seasonally Adjusted Index, 2018Q1 = 100

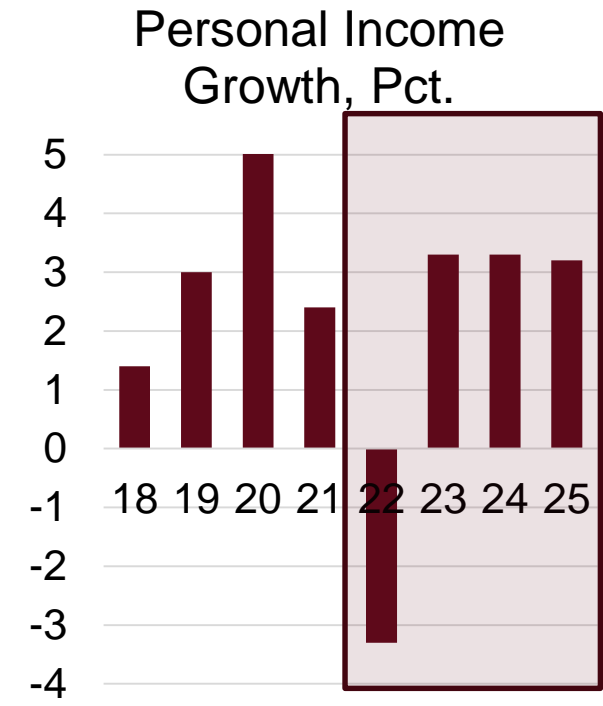
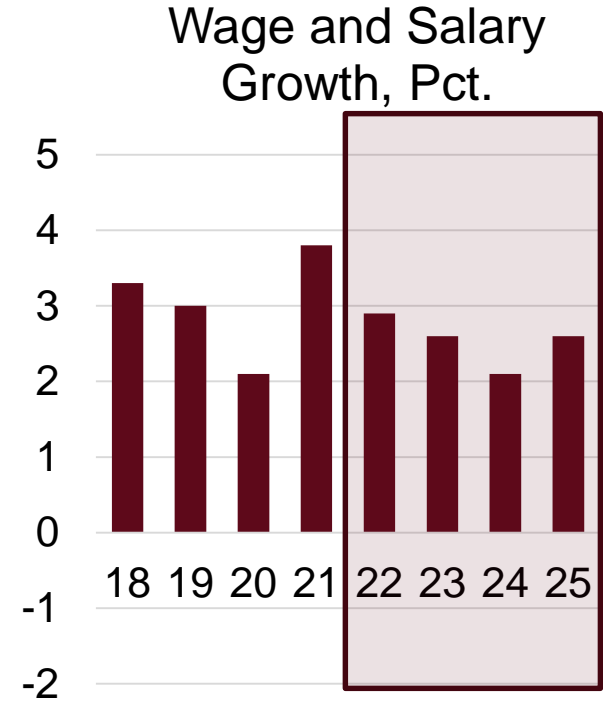
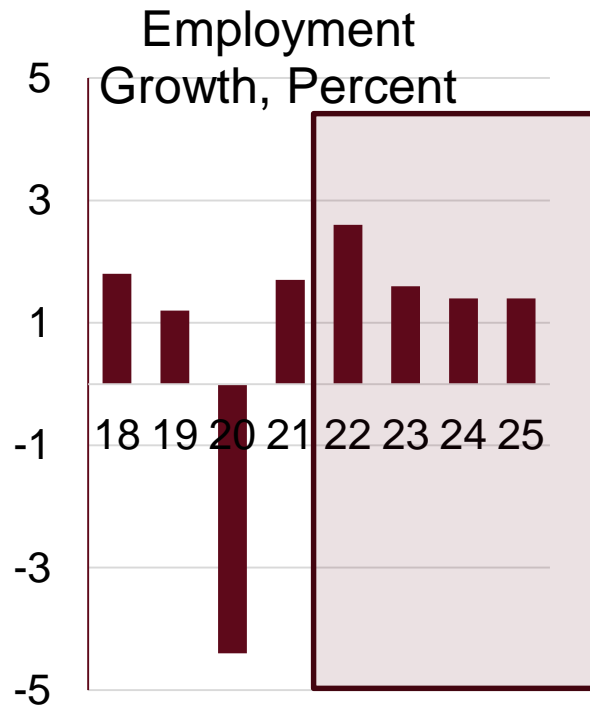


Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages



Missoula County's Recession Experience

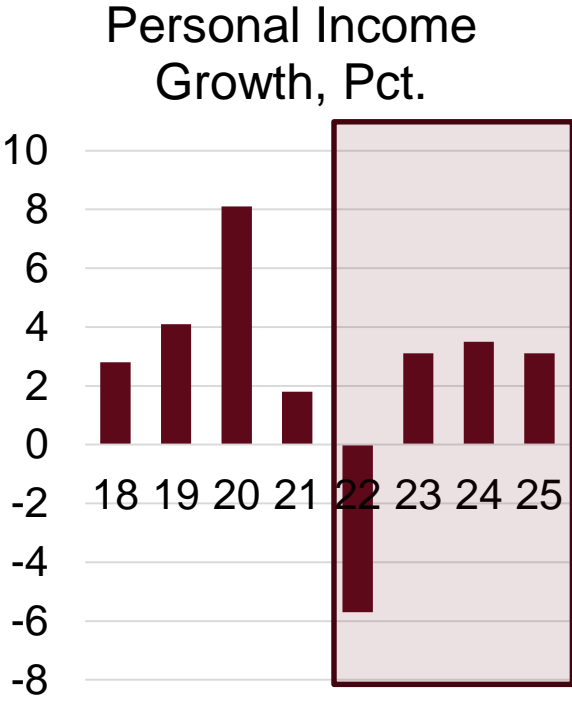
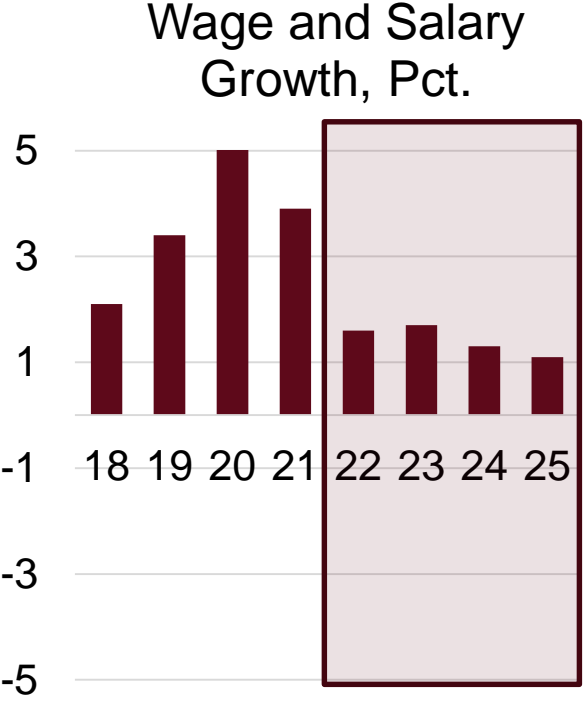
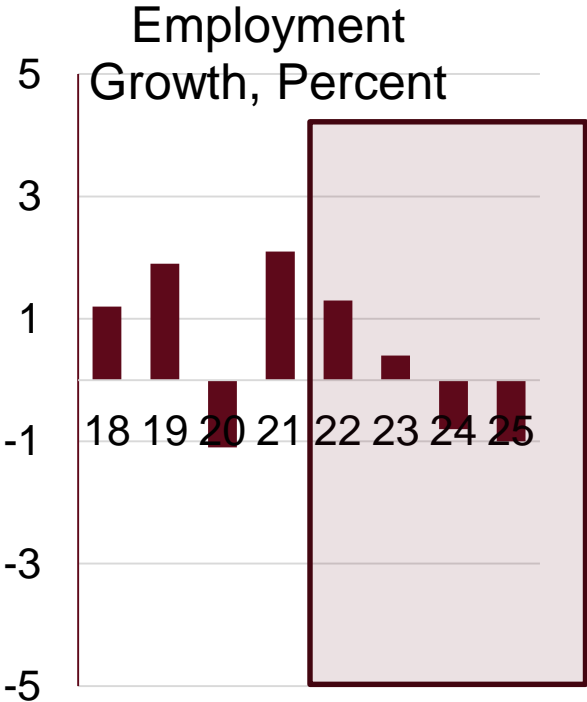
Employment, Wages and Salary and Income Growth, Actual and Forecast, Percent



Source: IHS Markit

Ravalli County's Recession Experience

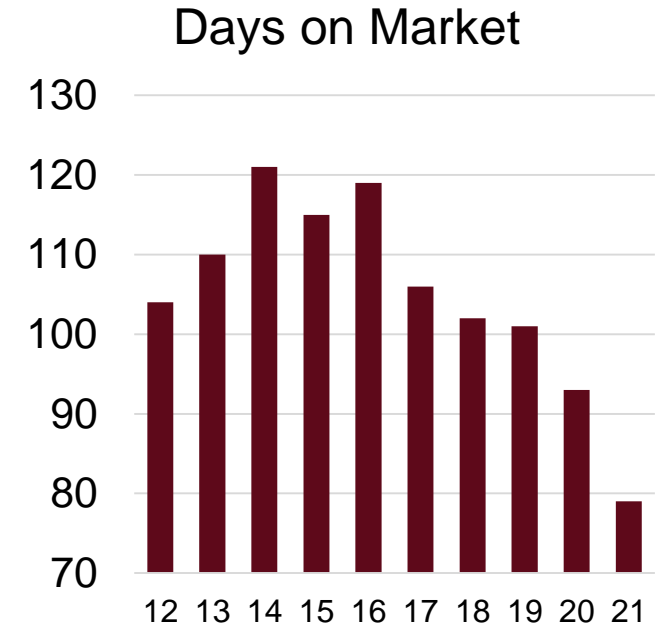
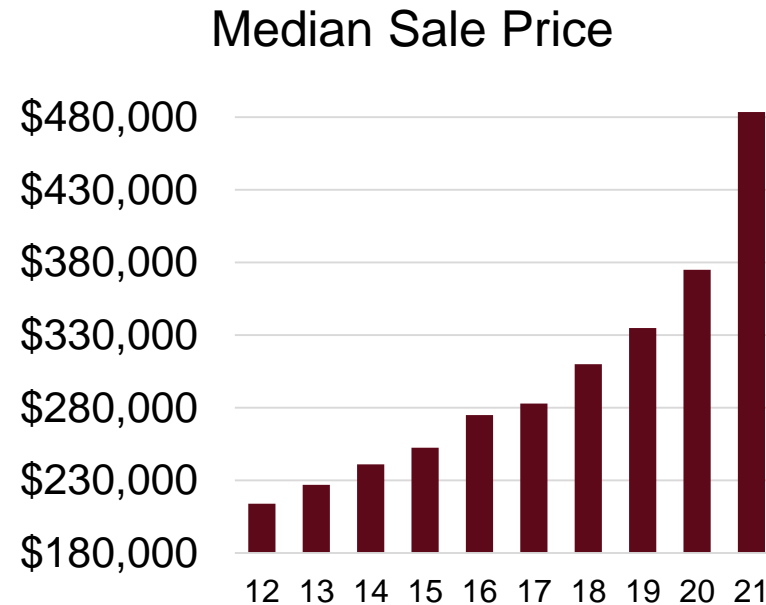
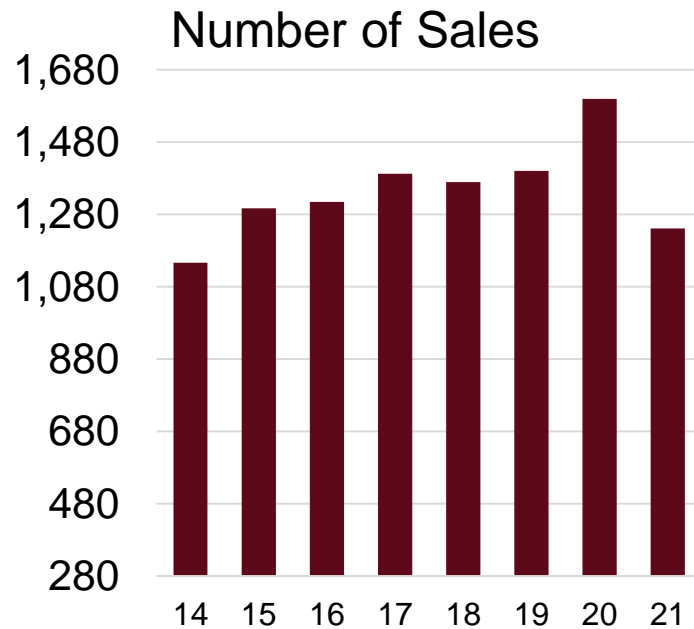
Employment, Wages and Salary and Income Growth, Actual and Forecast,
Percent



Source: IHS Markit

Home Prices Surged in 2021

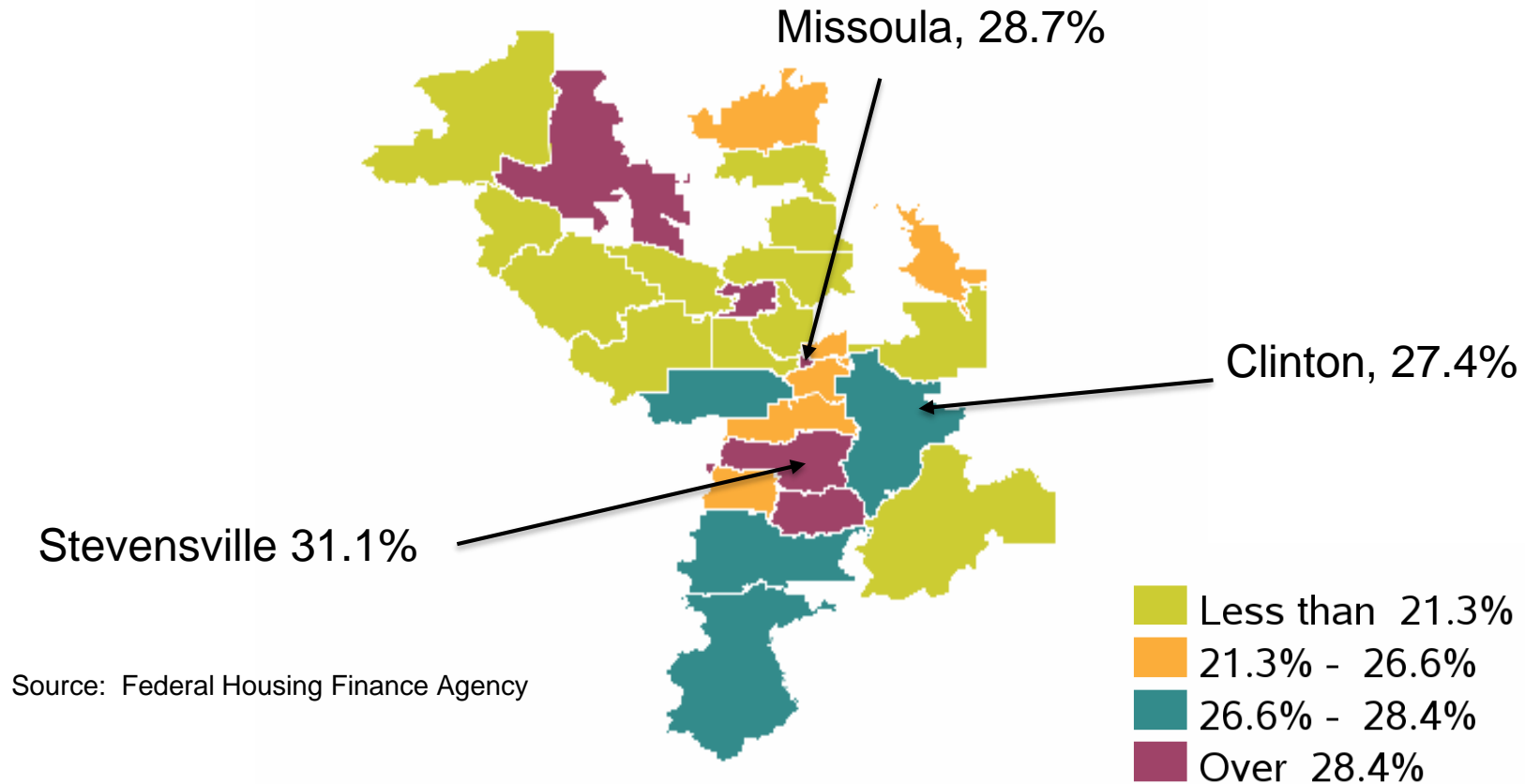
Missoula County Market Statistics for Single Family Homes



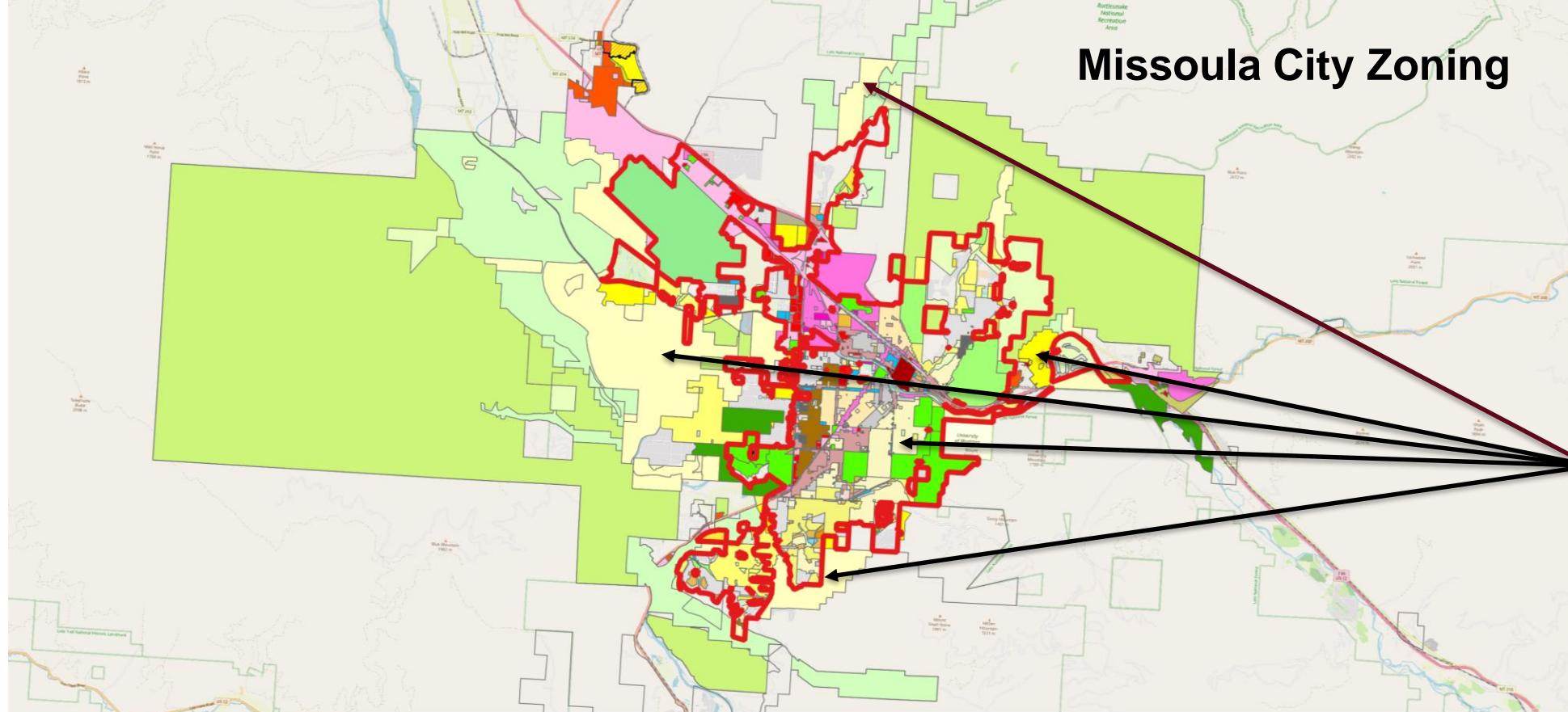
Source: Montana Regional MLS.



Housing Price Growth, 2016-2020



Missoula City Zoning

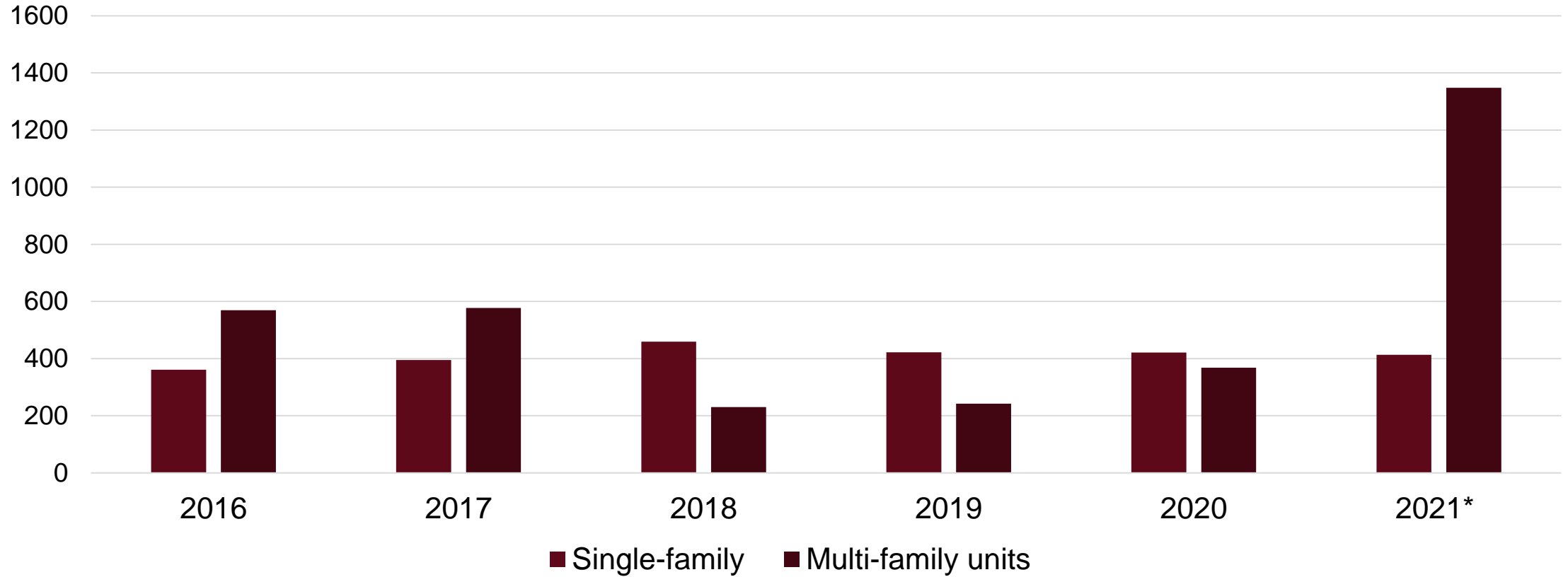


Residential
Zoning

Missoula County Zoning Districts		City of Missoula Zoning Districts		Missoula City Zoning Districts	
C-A1	C-C2	C1-3	M1R-2	R5.4	
C-A3	C-C3	C1-4	M2-4	R8	
C-P1	C-I1	C2-2	OP2	R80	
C-R2	C-I2	C2-4	OP3	RMH	
C-R3	C-RR1	CBD-4	R20	RM2.7	
C-C1	C-RR2	M1-2	R215	Missoula City Bounds	
	C-RR3		R40		



Housing Starts, Missoula County

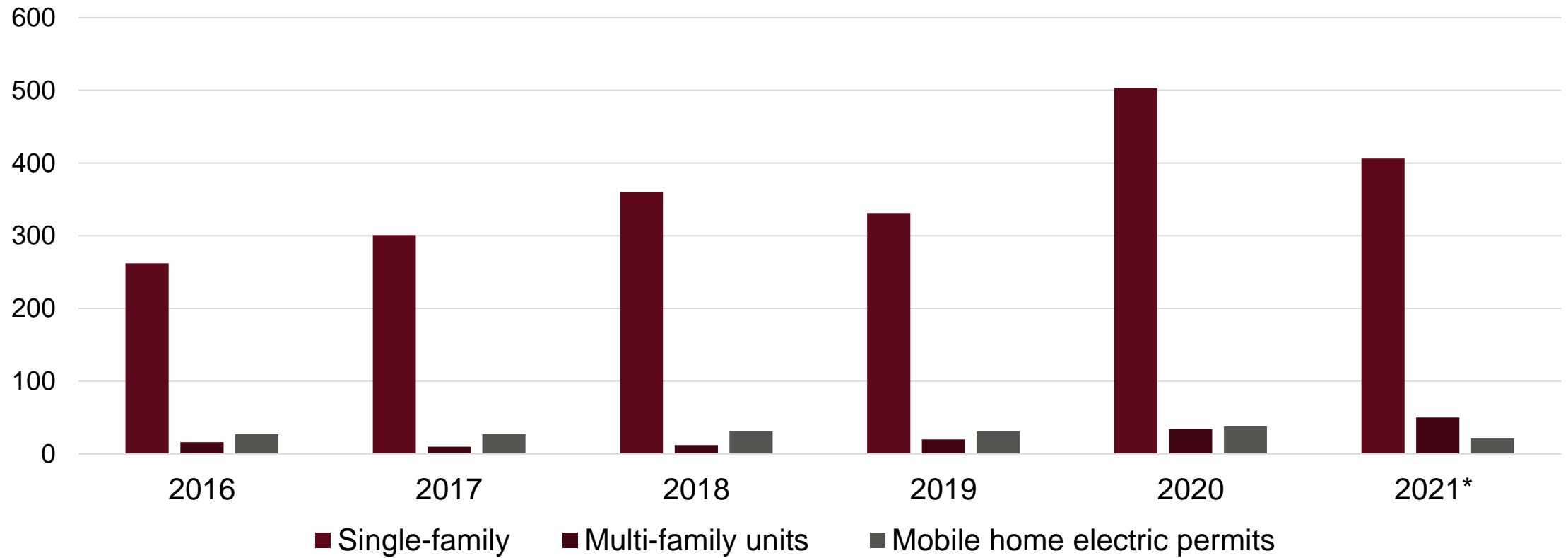


*2021 data include starts through November only

Source: U.S. Census Bureau and Montana Dept. of Labor and Industry



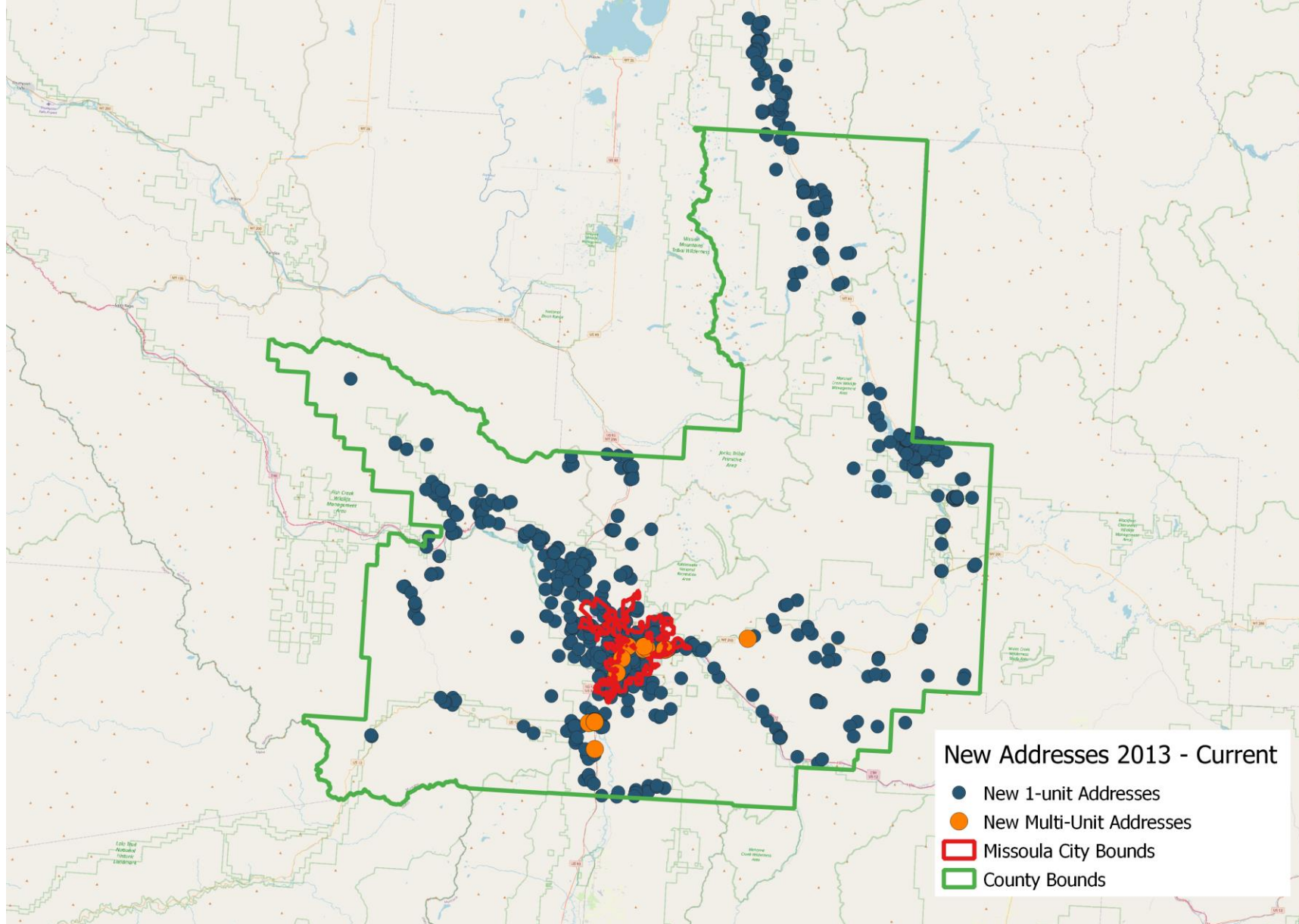
Housing Starts, Ravalli County



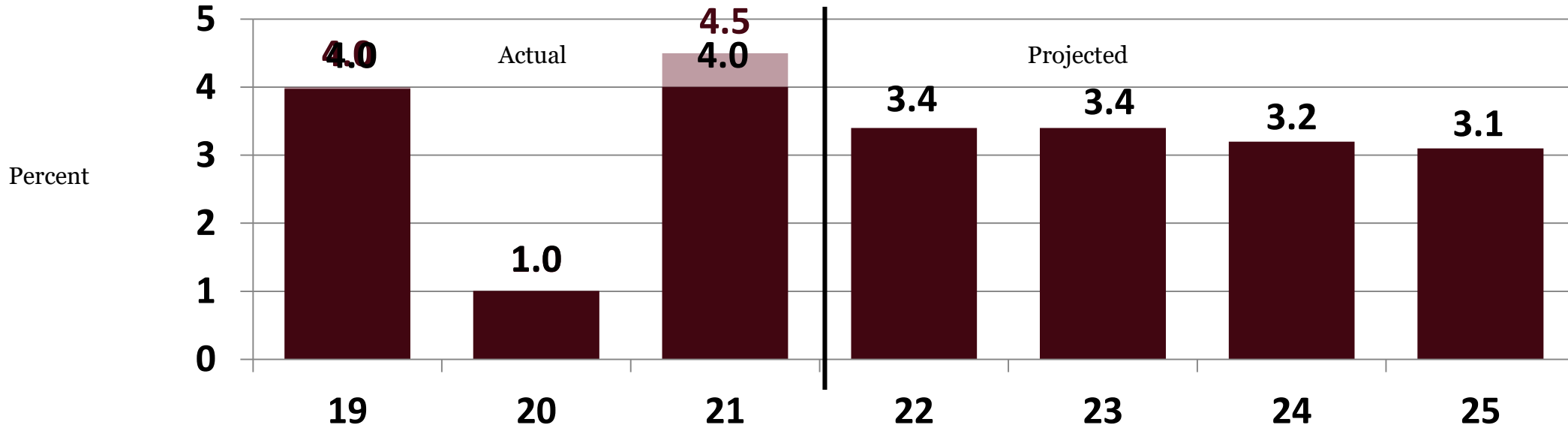
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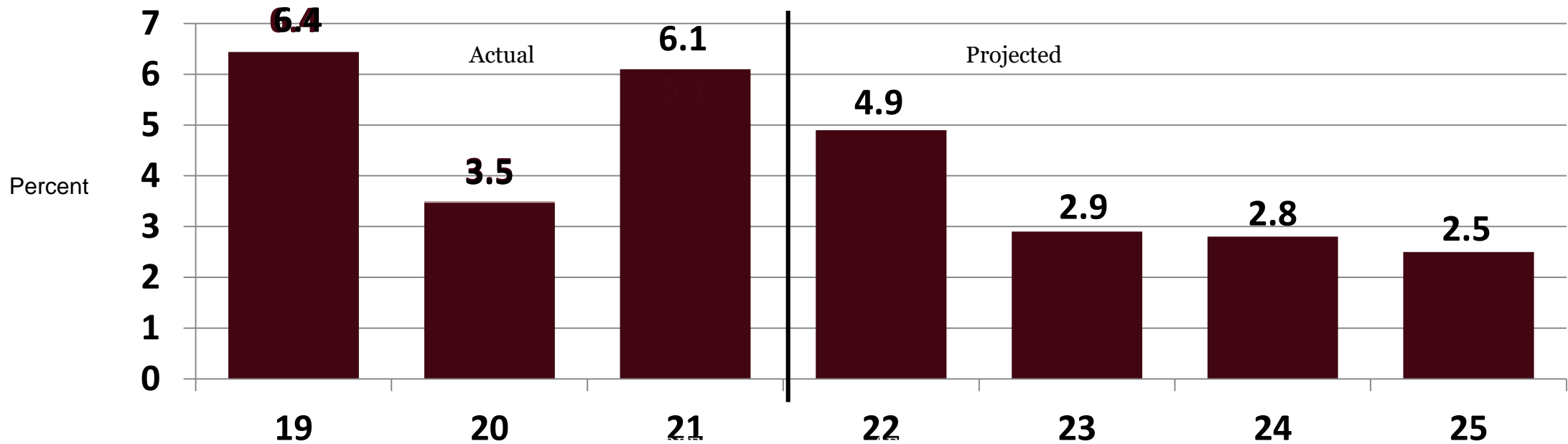
Growth in Nonfarm Earnings, Missoula County, 2019-2025



Source: BBER and U.S. Bureau of Economic Analysis



Growth in Nonfarm Earnings, Ravalli County, 2019-2025



Source: BBER and U.S. Bureau of Economic Analysis

