



Flathead County

Midyear 2011

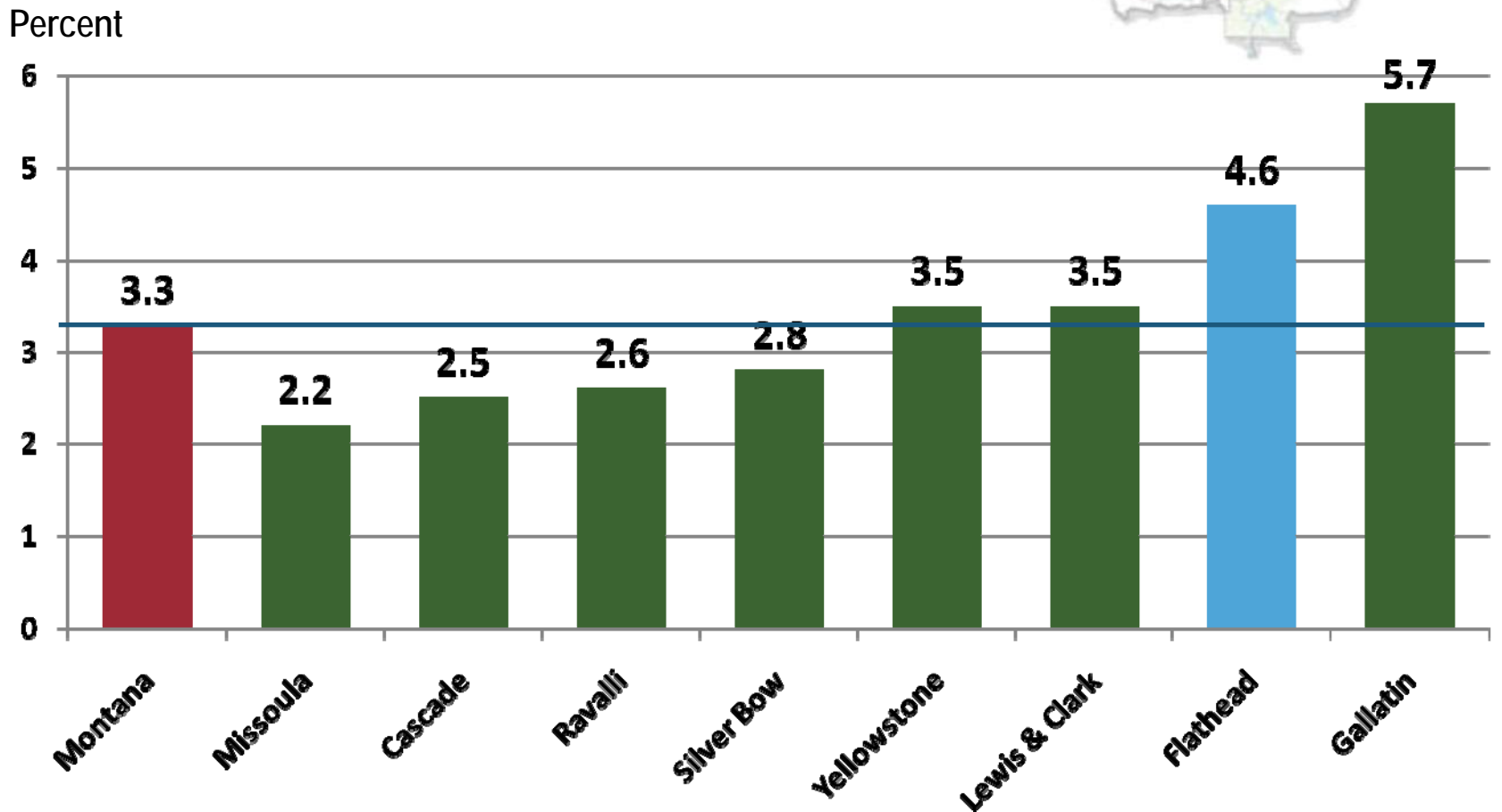
By Paul E. Polzin

Director Emeritus

Bureau of Business and Economic Research

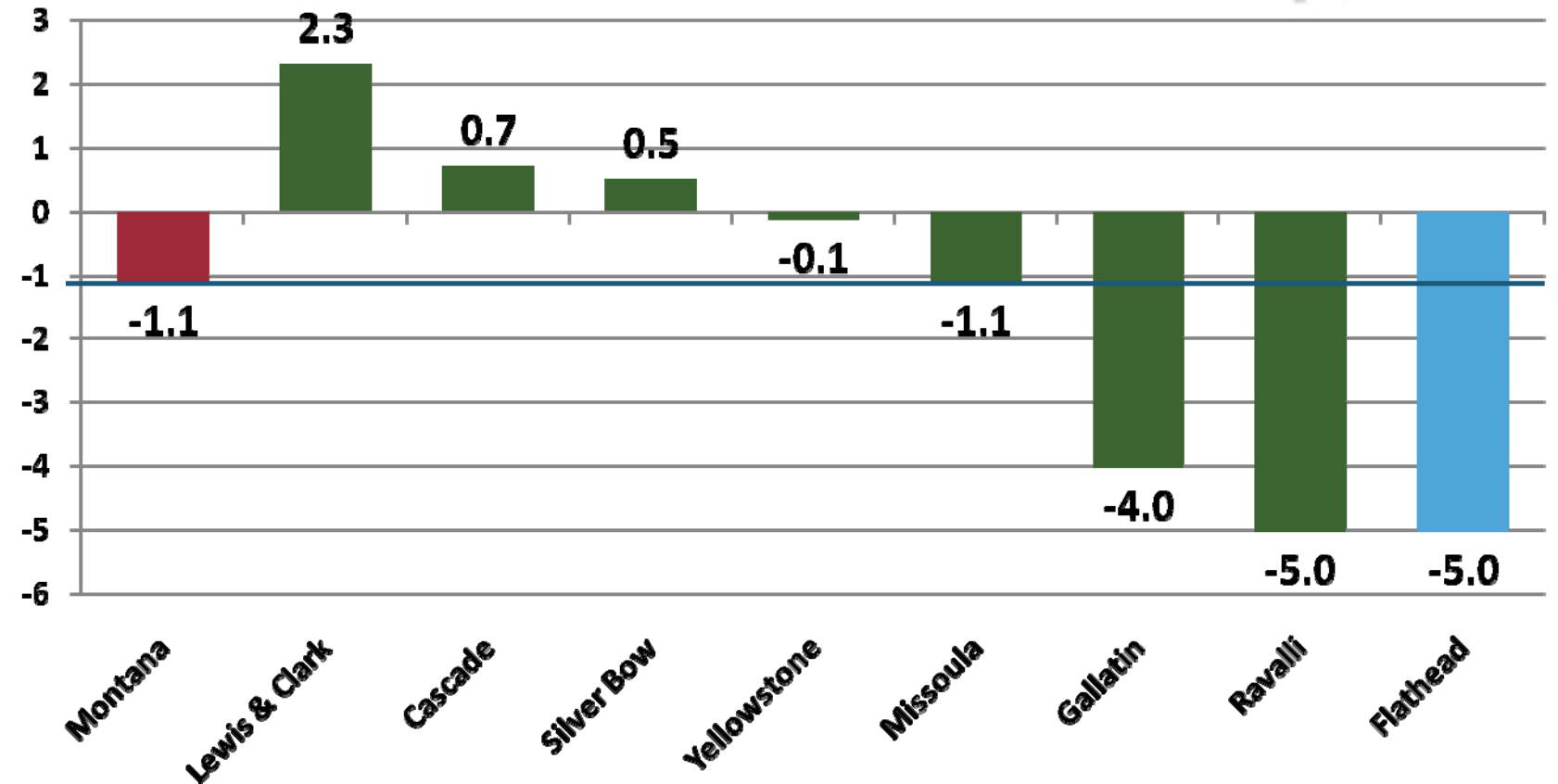
The University of Montana

Annual Percent Change in Nonfarm Earnings (in Constant Dollars), 2001-2007



Annual Percent Change in Nonfarm Earnings (in Constant Dollars), 2008-2009

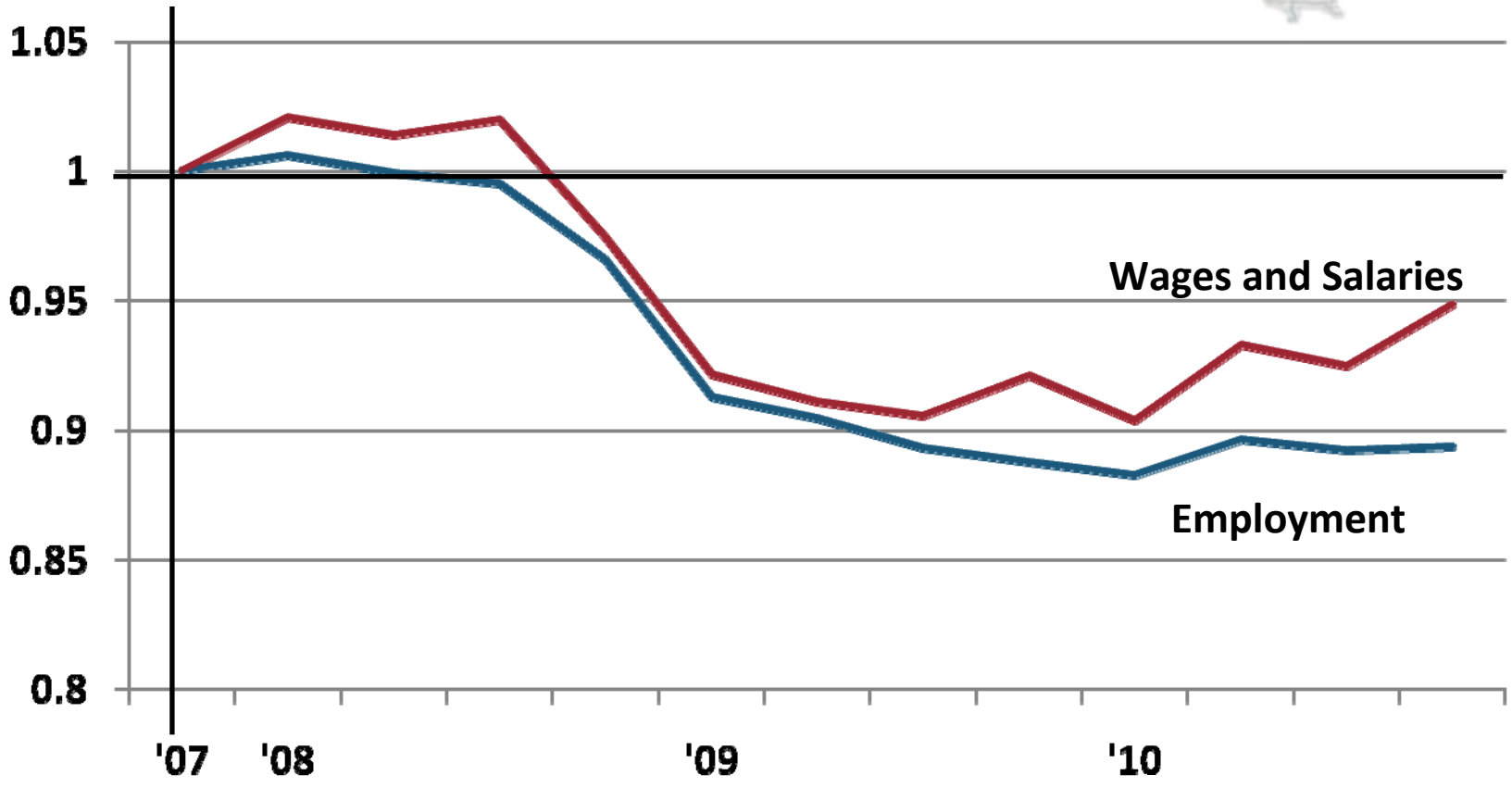
Percent



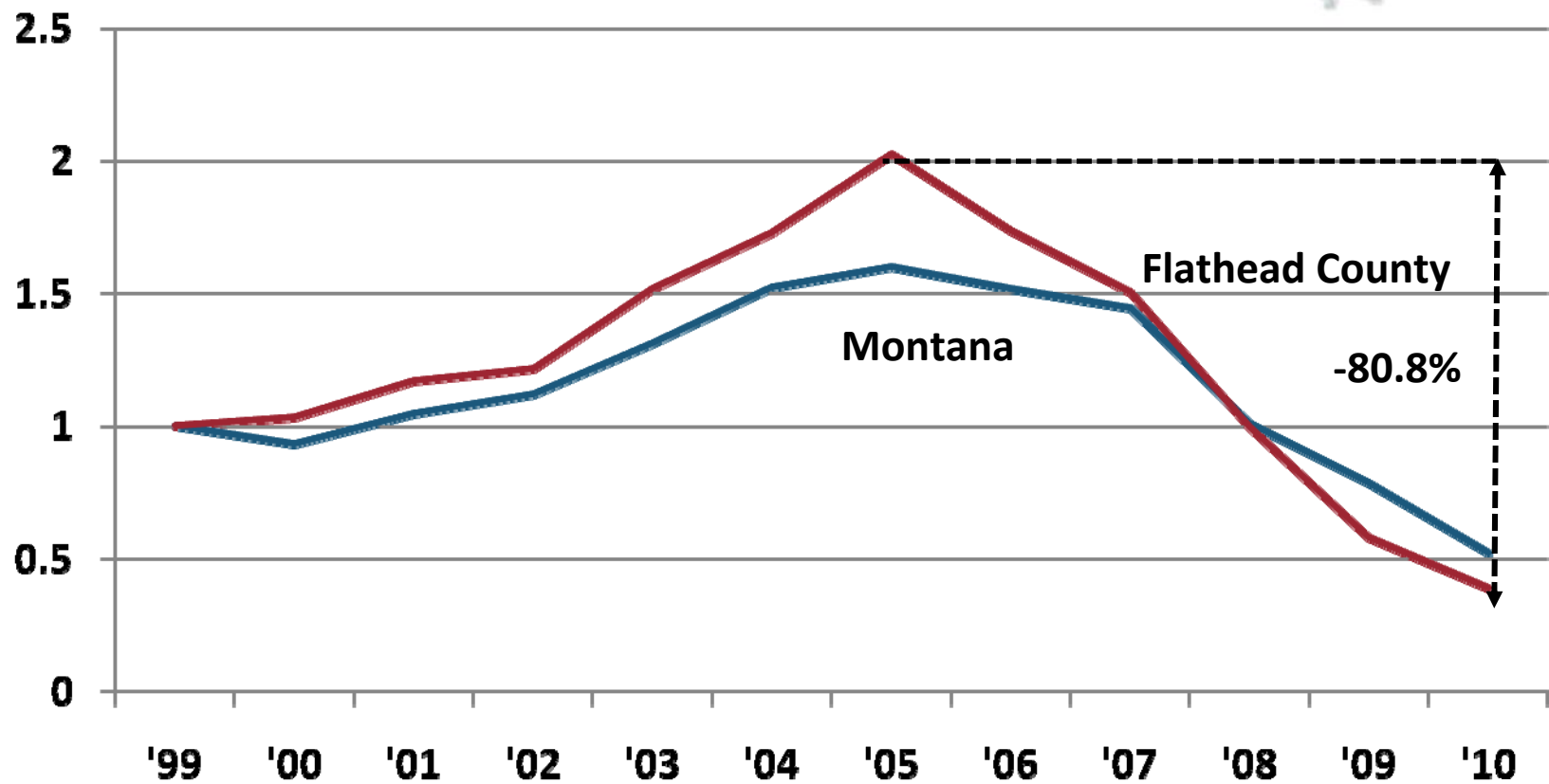
Non-Farm Employment and Inflation Adjusted Wages and Salaries, Seasonally Adjusted, Flathead County



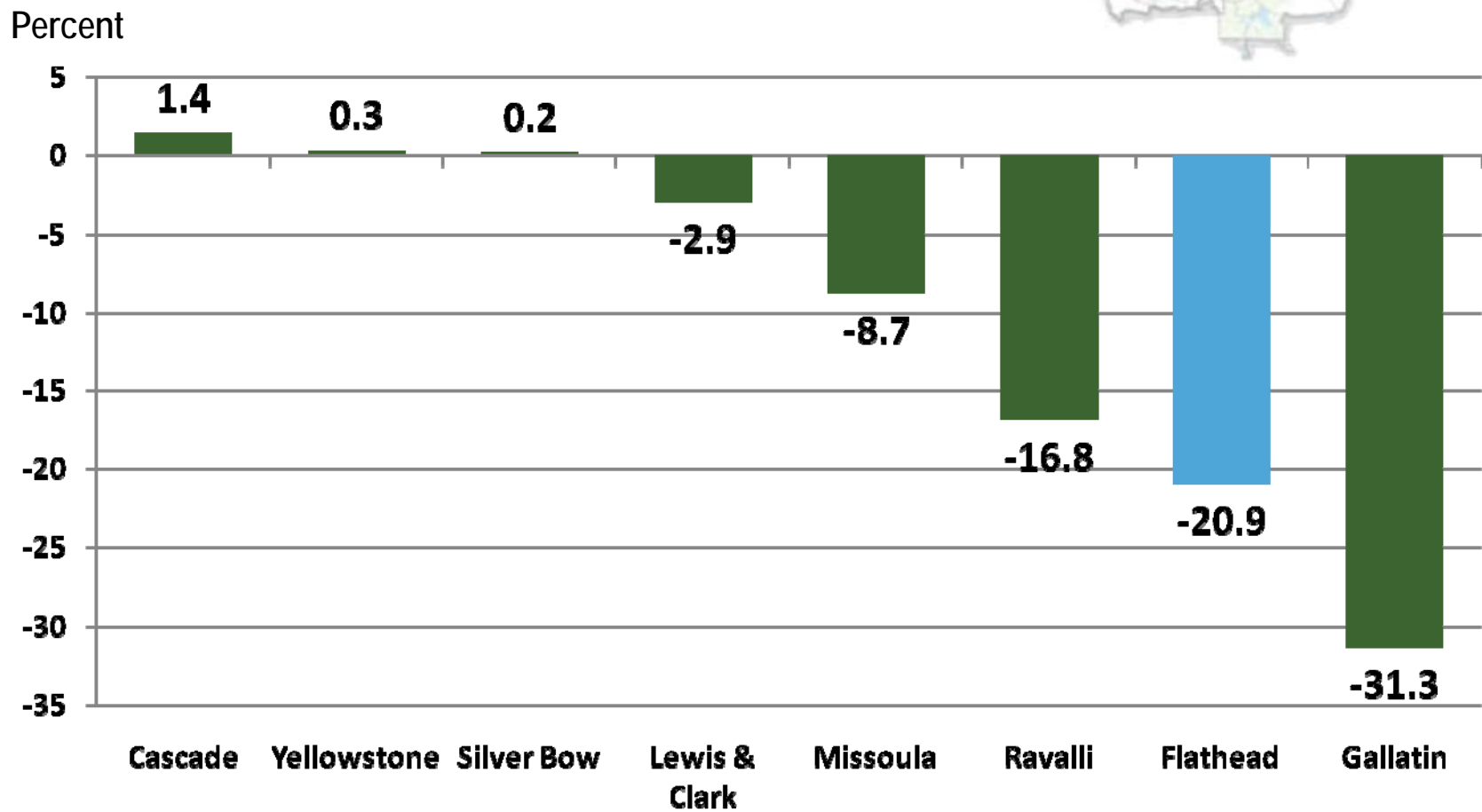
Recession Declared, Dec. 2007



Single Family Housing Starts



Peak to Date Median House Price Change



Components of Construction

NAICS Code

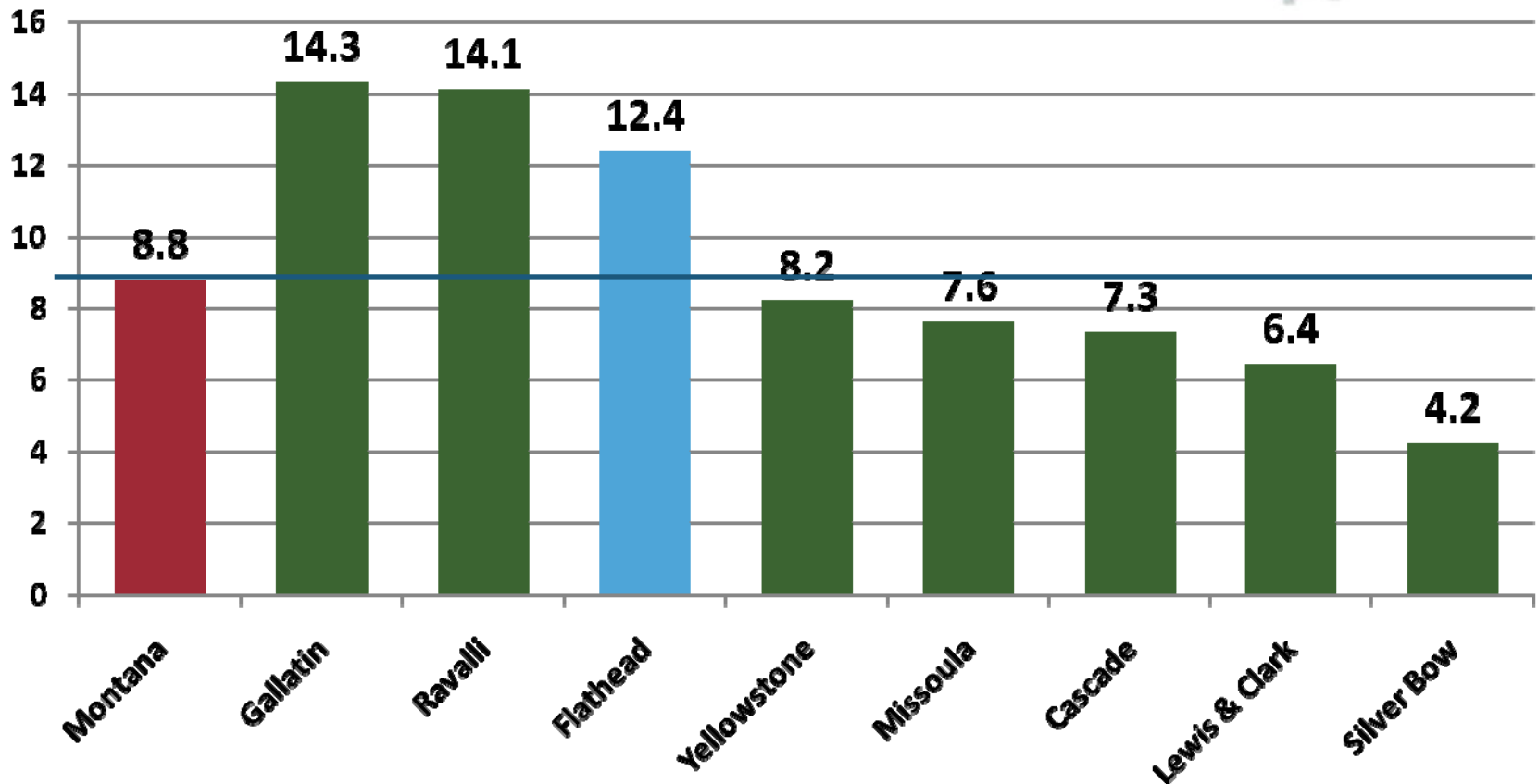
- 236 Construction of Buildings
 - 2361 Residential Building Construction
 - 2362 Nonresidential Building Construction

- 237 Heavy and Civil Engineering Construction
 - 2371 Utility System Construction
 - 2372 Land Subdivision
 - 2373 Highway, Street, and Bridge Construction
 - 2379 Other Heavy and Civil Engineering Construction

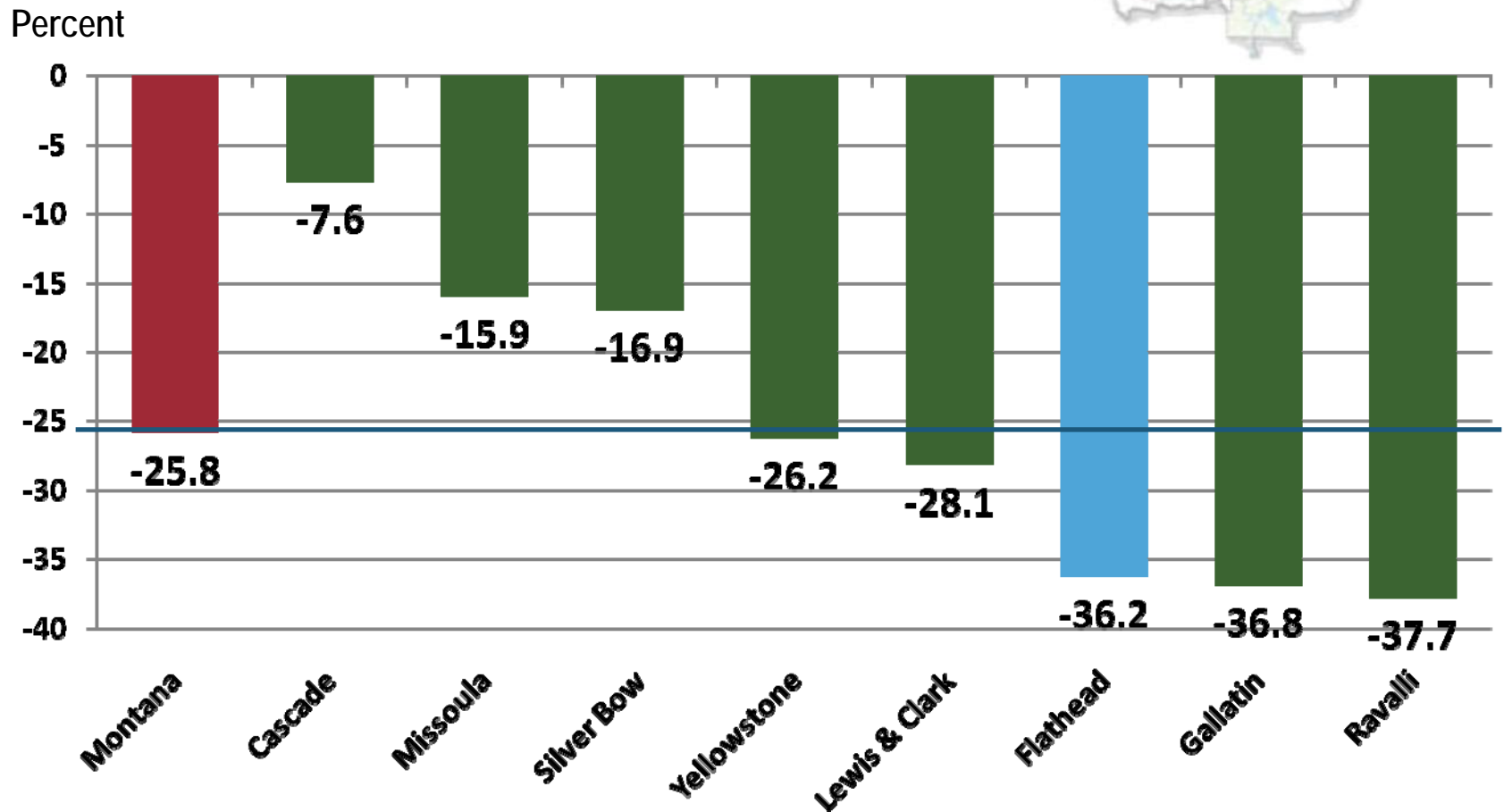
- 238 Specialty Trade Contractors
 - 2381 Building Exterior Contractors (Concrete, Roofing, Masonry, etc.)
 - 2382 Building Equipment Contractors (Electrical, Plumbing, Heating)
 - 2383 Building Finishing Contractors (Drywall, Flooring, Painting)
 - 2389 Other Specialty Trade Contractors

Construction Earnings as Percent of Nonfarm Earnings (2001-2009 Average)

Percent



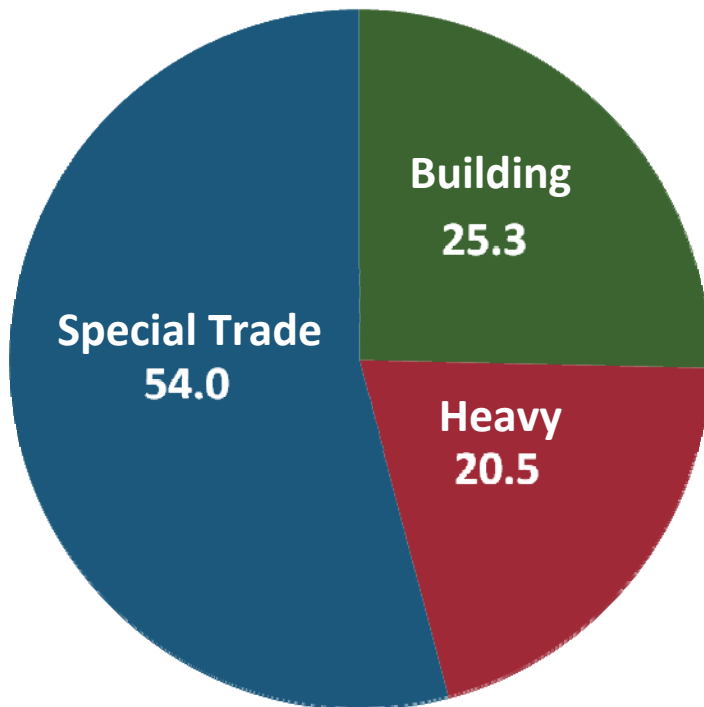
Percent Change in Construction Earnings (In Constant Dollars), 2007-2009



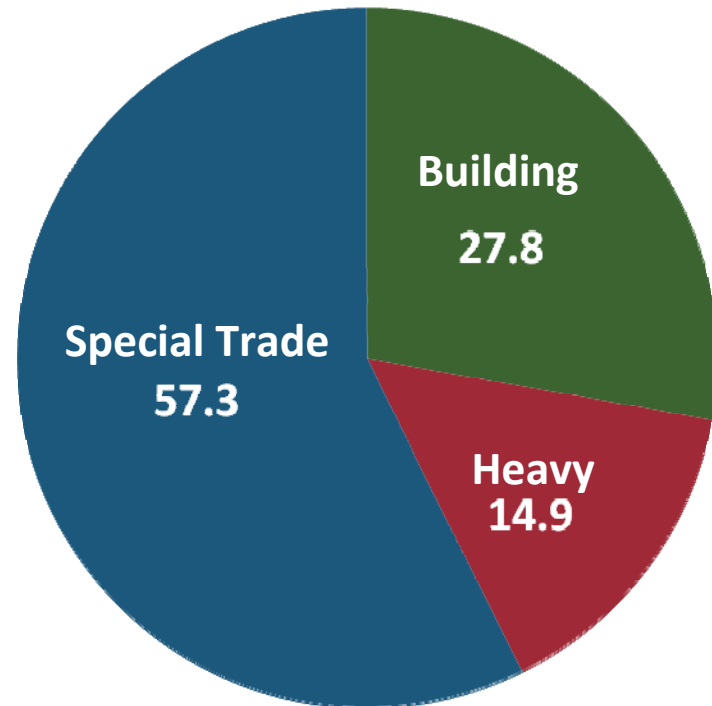
Composition of Construction, Flathead County



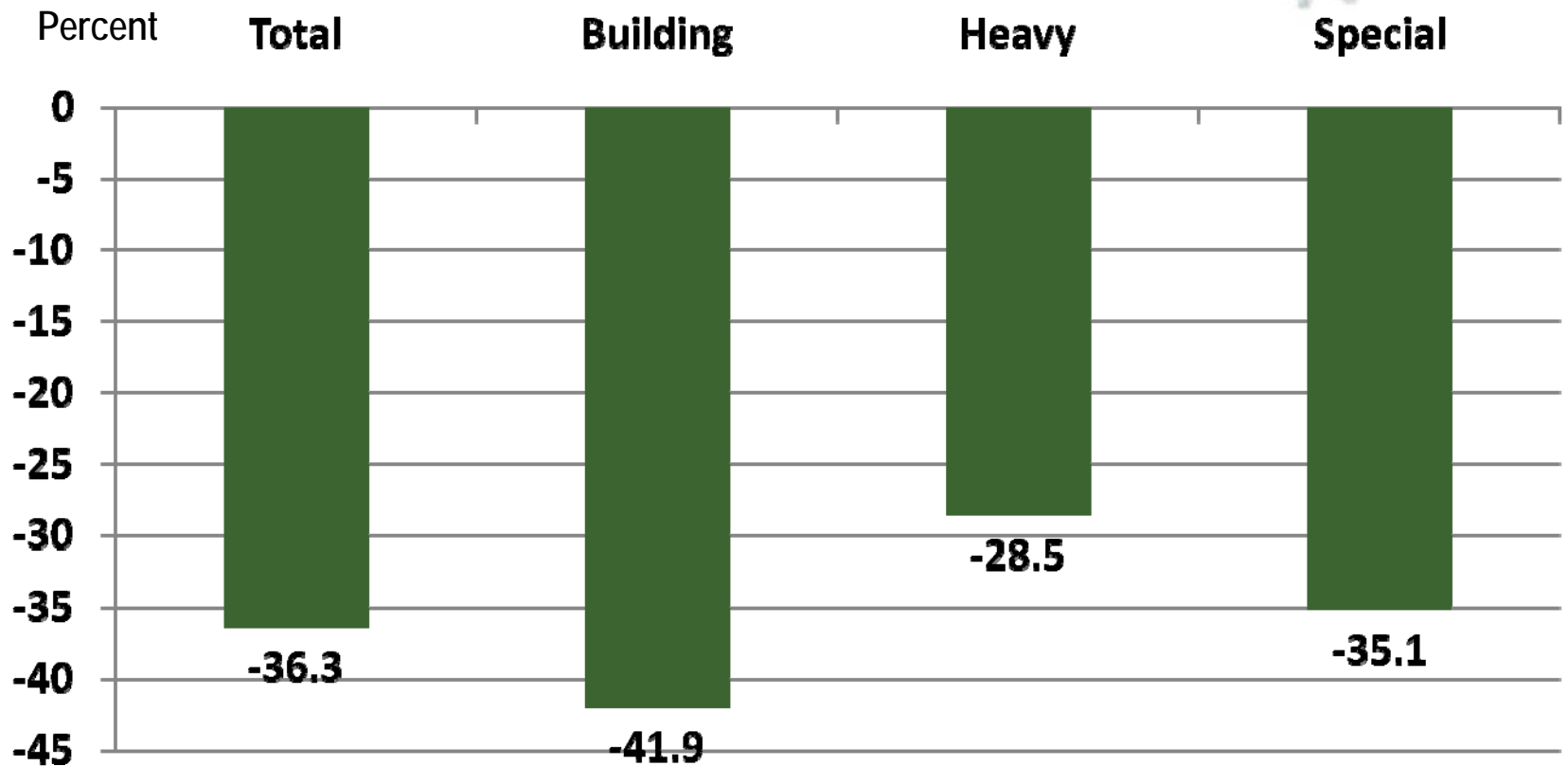
Montana



Flathead



**Percent Change
in Construction Earnings, by Component
(In Constant Dollars), 2007-2009,
Flathead County**

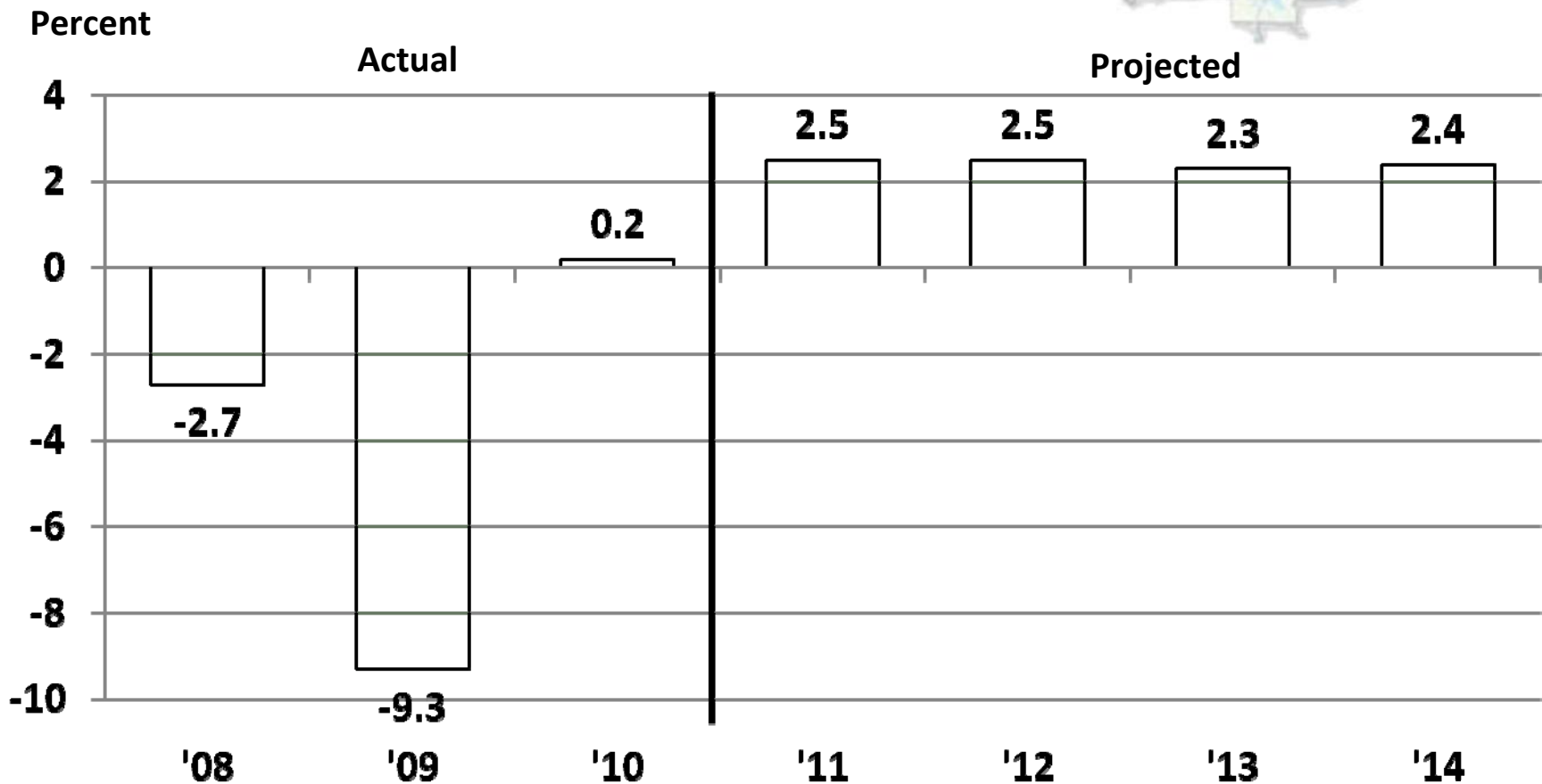


Flathead's Economic Base 2008-2010

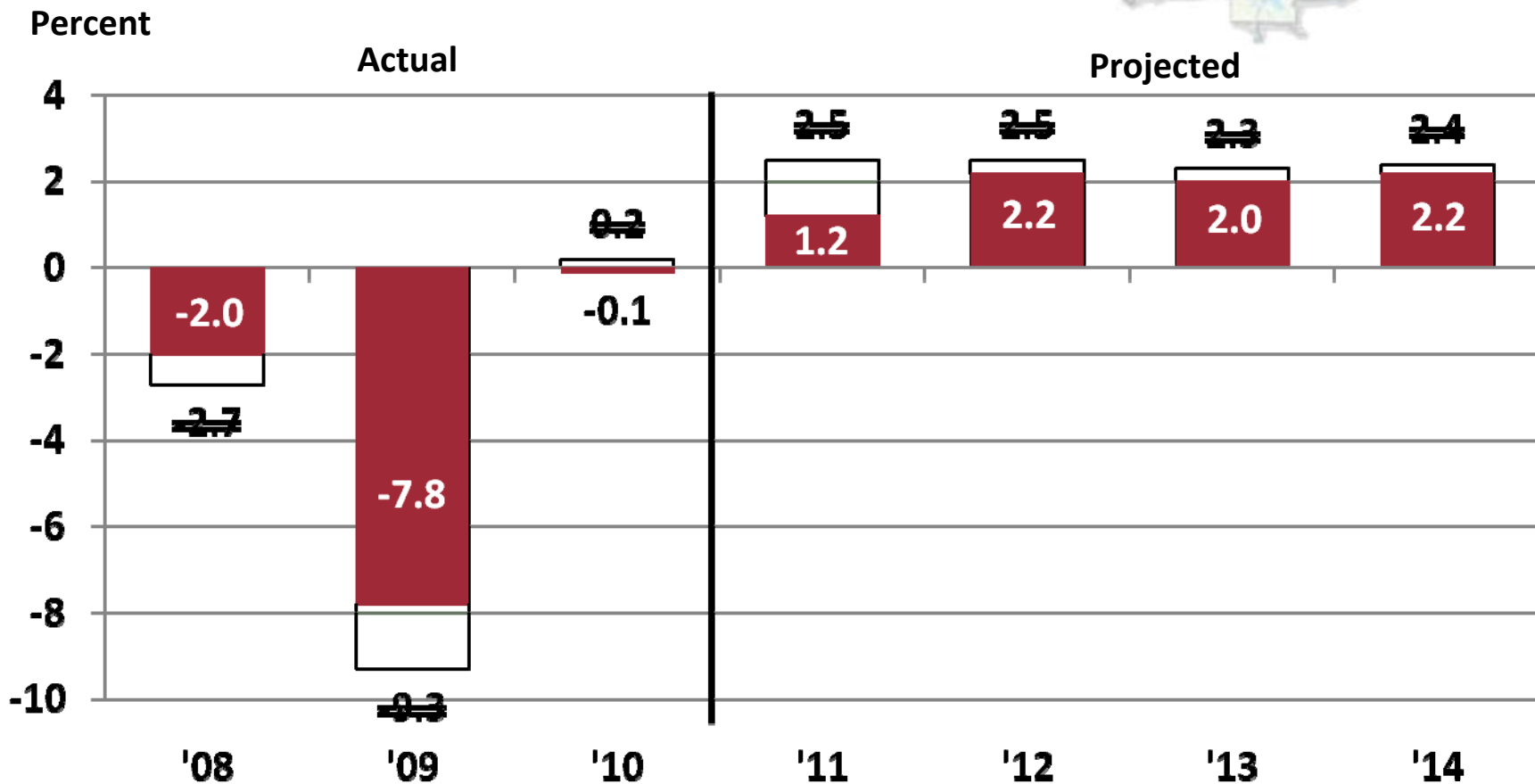


		<u>Feb. '11</u>	<u>Aug. '11</u>
Other Basic	8%		
Primary Metals	2%	CFAC Dormant	✓
Transportation	7%	Slow Growth	✓
Trade Center	13%	?	✓
Other manufacturing	16%	Slow Growth	Smooth Transition
Federal Gov't	16%	Stable at Best	✓
Nonresident travel	20%	Slow Growth	Poor Start. Maybe OK
Wood products	18%	Bottom?	✓
Construction		Slow Recovery	No Signs of Recovery

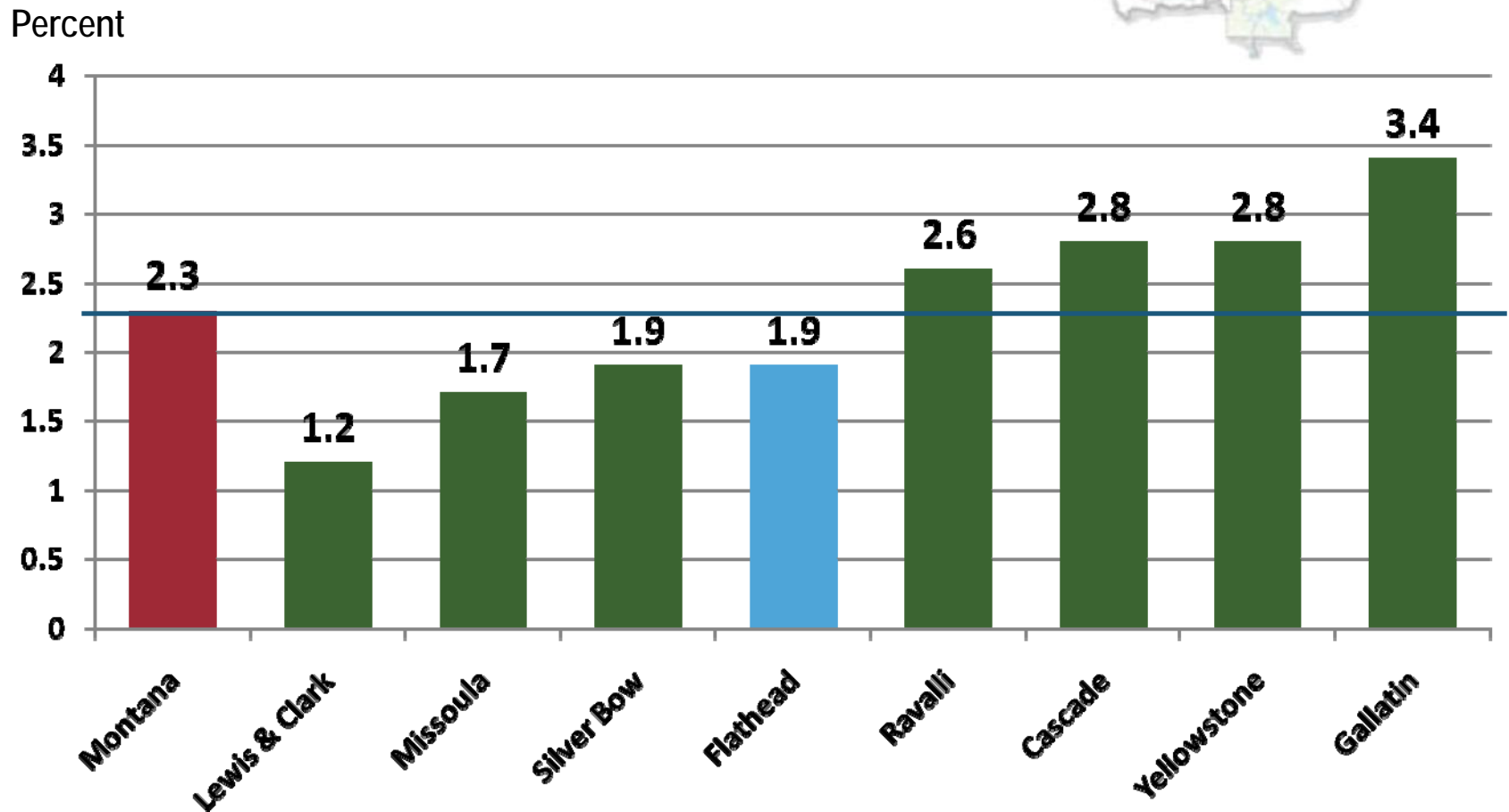
Actual and Projected Change in Nonfarm Earnings, Flathead County, 2007-2014



Actual and Projected Change in Nonfarm Earnings, Flathead County, 2007-2014



Projected Annual Percent Change In Nonfarm Earnings (in Constant Dollars) 2010-2014





Questions?