



Cascade County

Midyear 2011

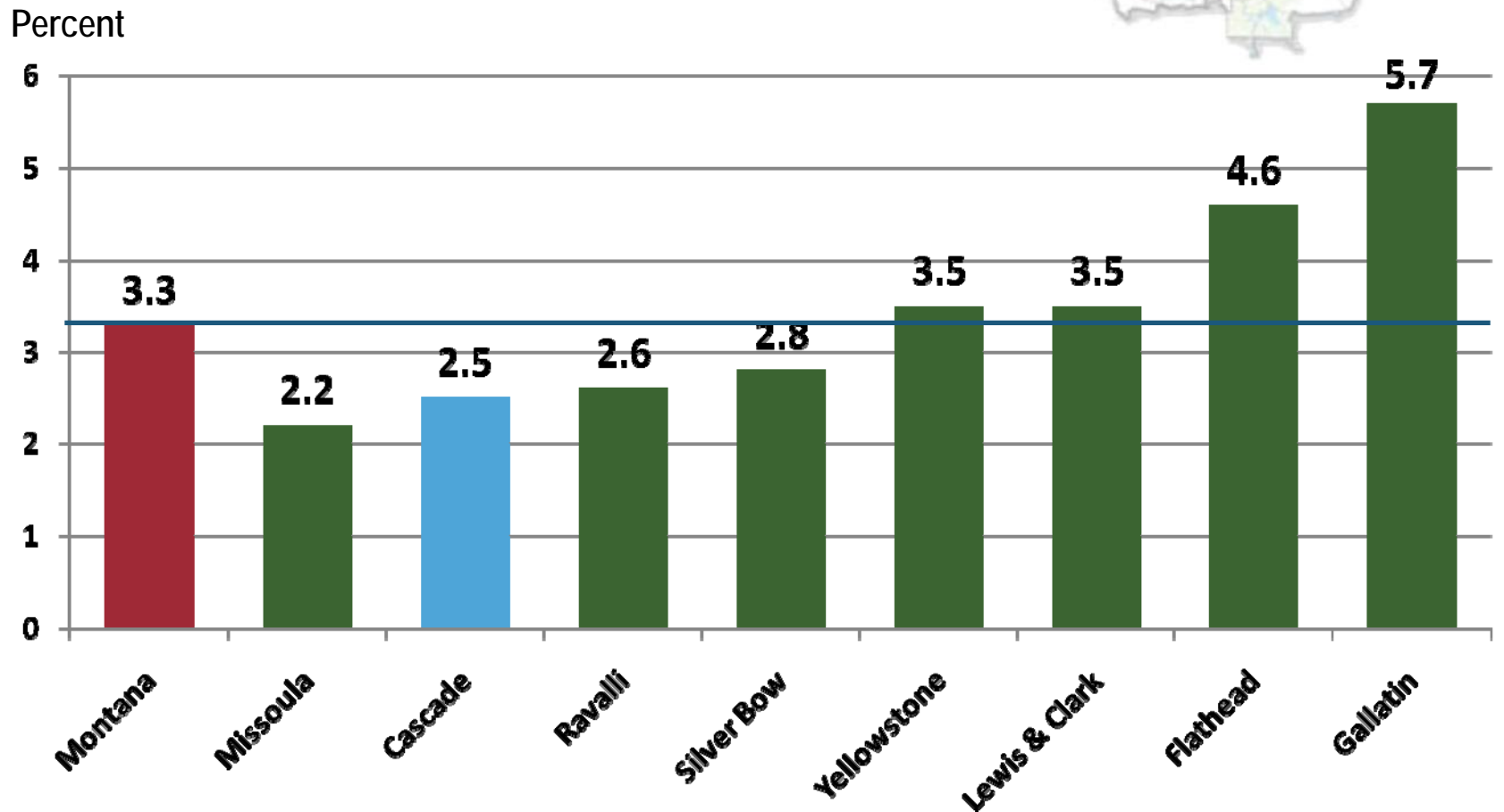
By Paul E. Polzin

Director Emeritus

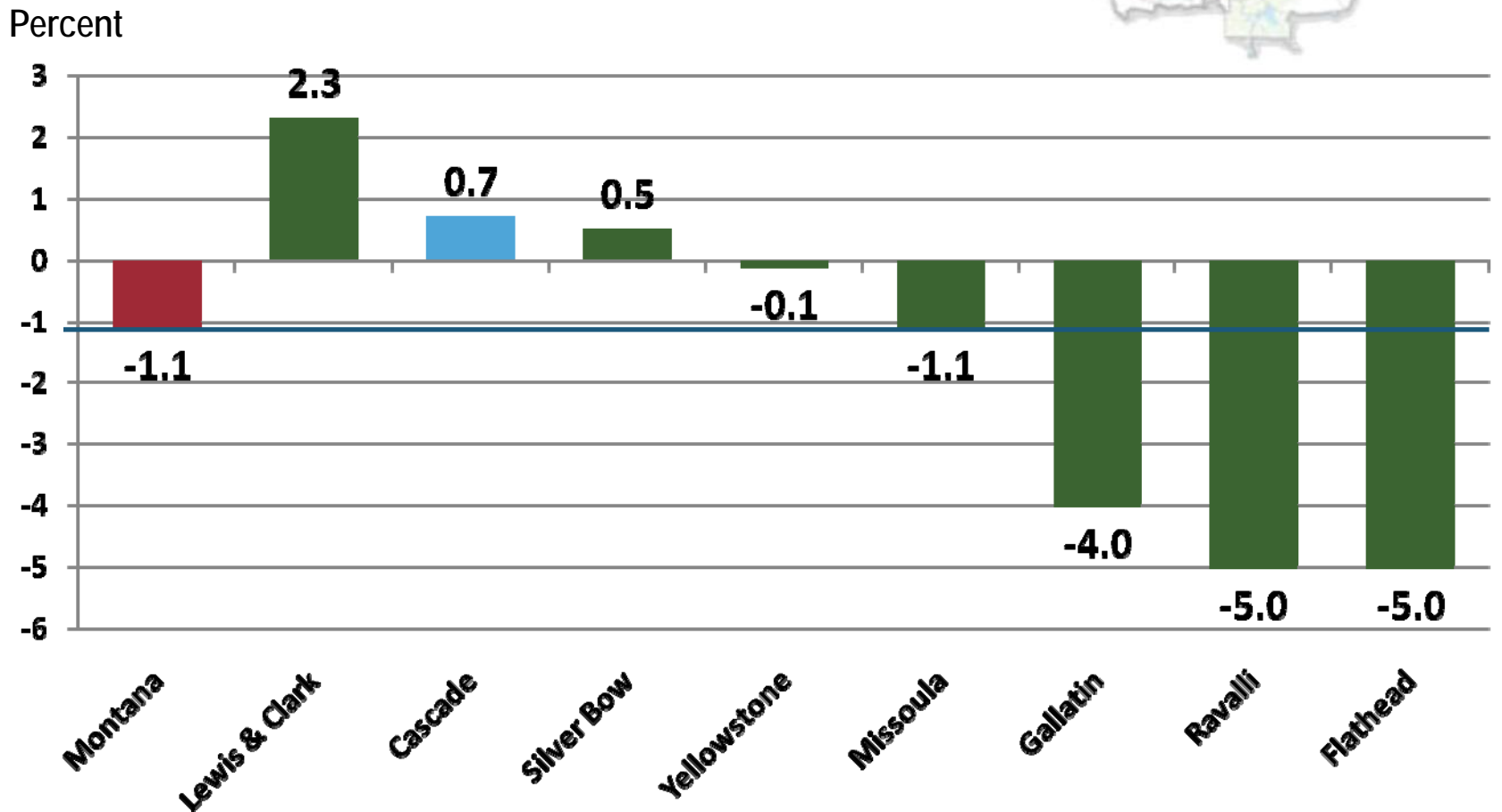
Bureau of Business and Economic Research

The University of Montana

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



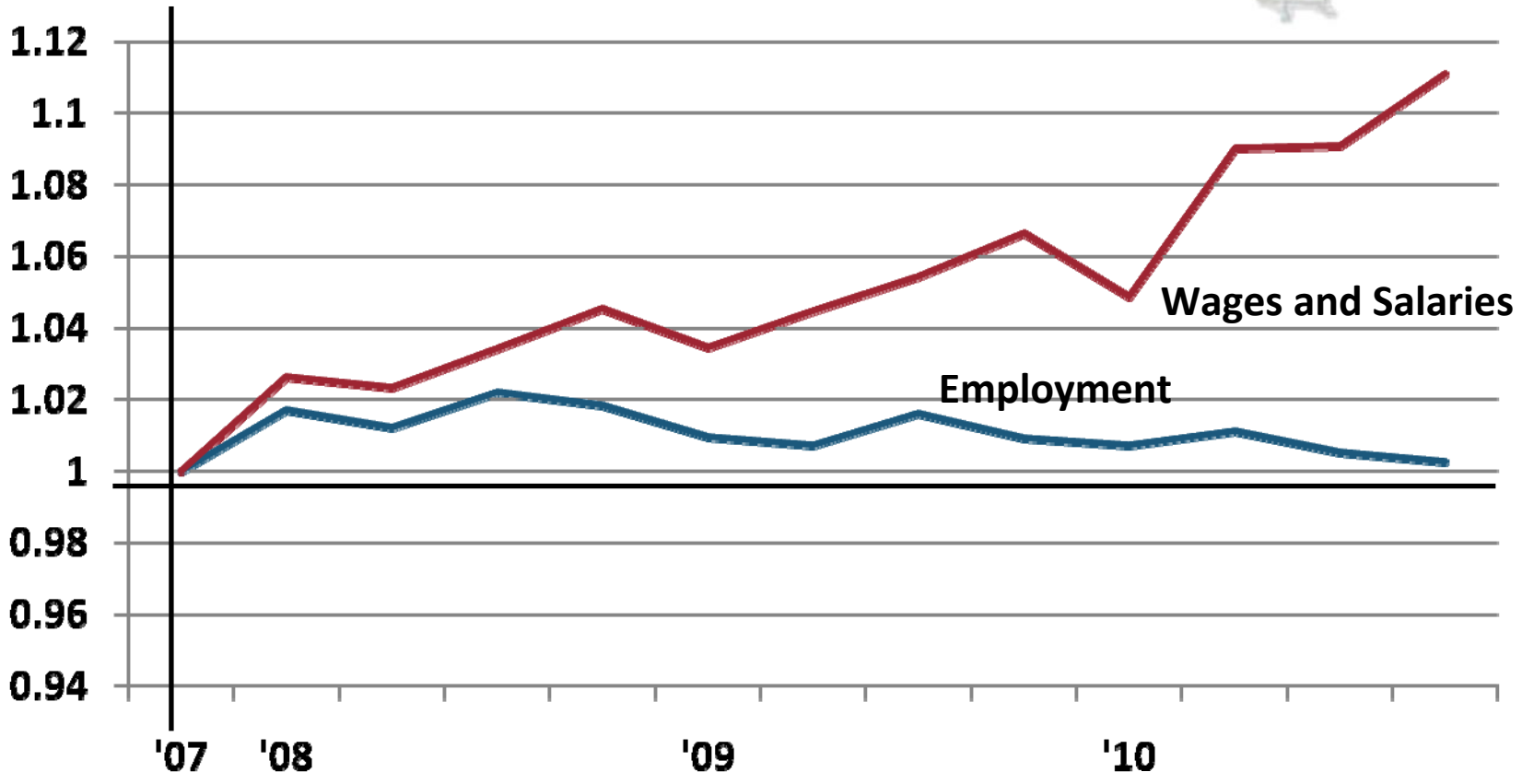
Annual Percent Change in Nonfarm Earnings (in Constant Dollars), 2008-2009



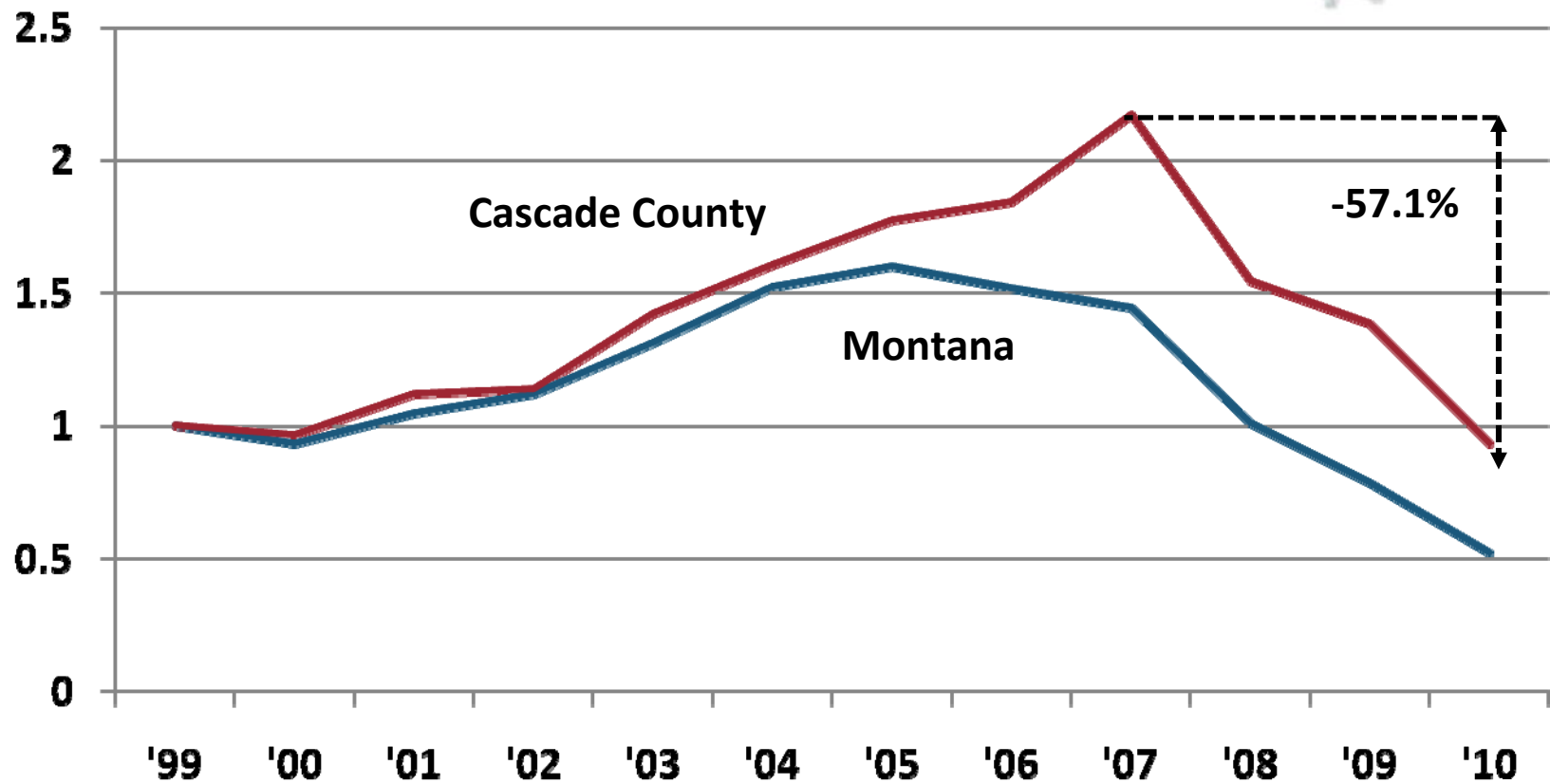
Non-Farm Employment and Inflation Adjusted Wages and Salaries, Seasonally Adjusted, Cascade County



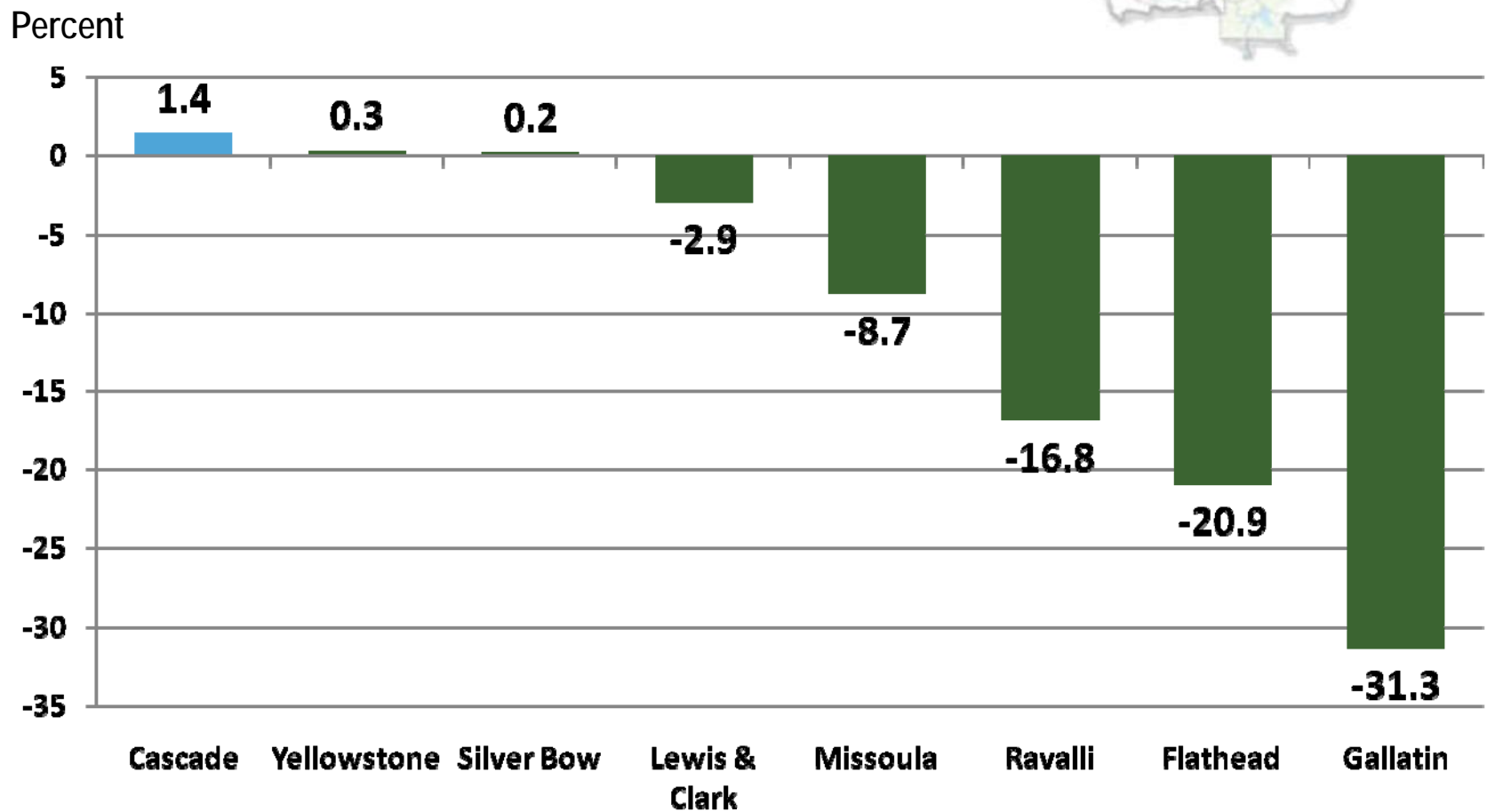
Recession Declared, Dec. 2007



Single Family Housing Starts



Peak to Date Median House Price Change



Components of Construction

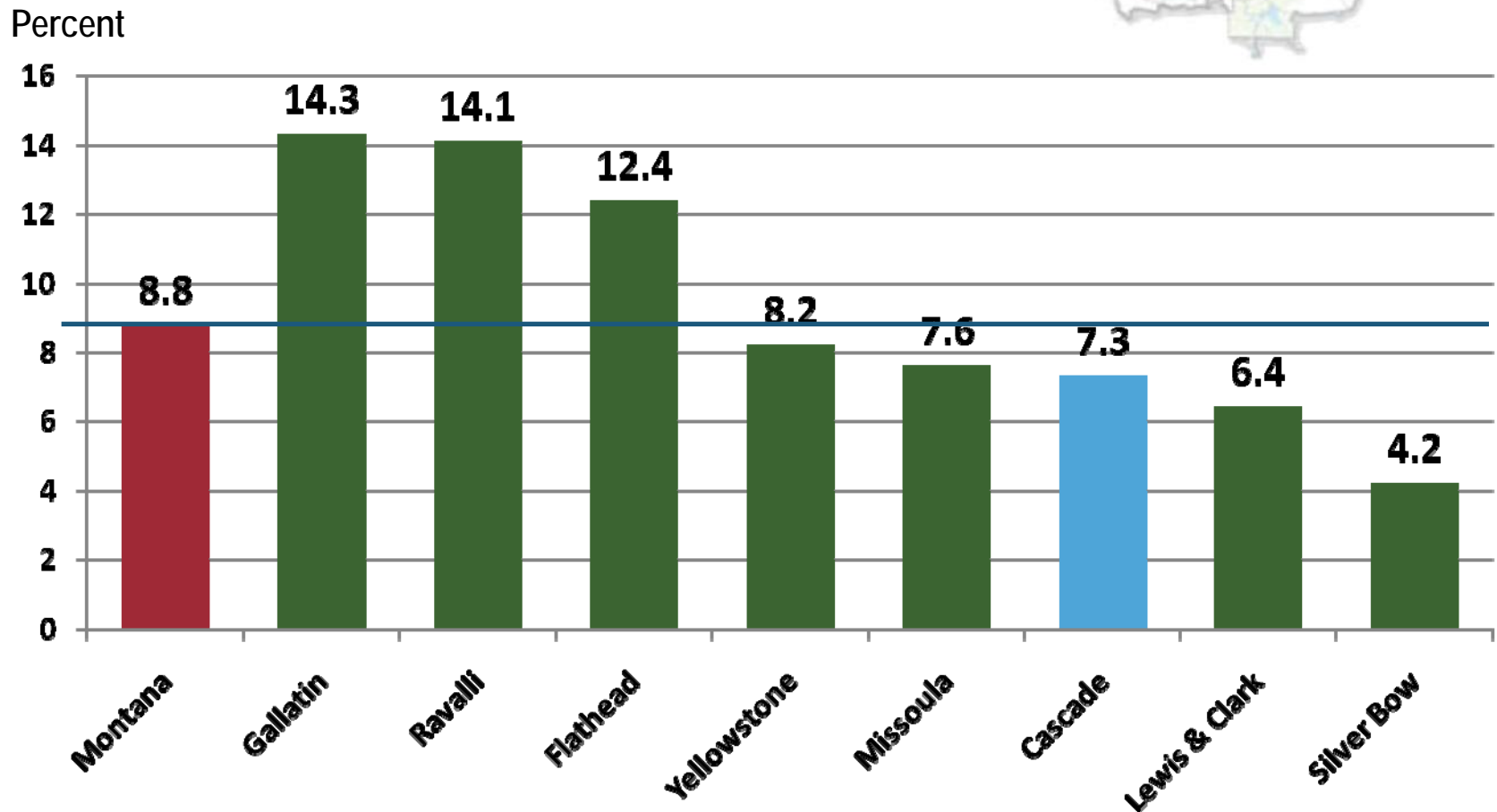
NAICS Code

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

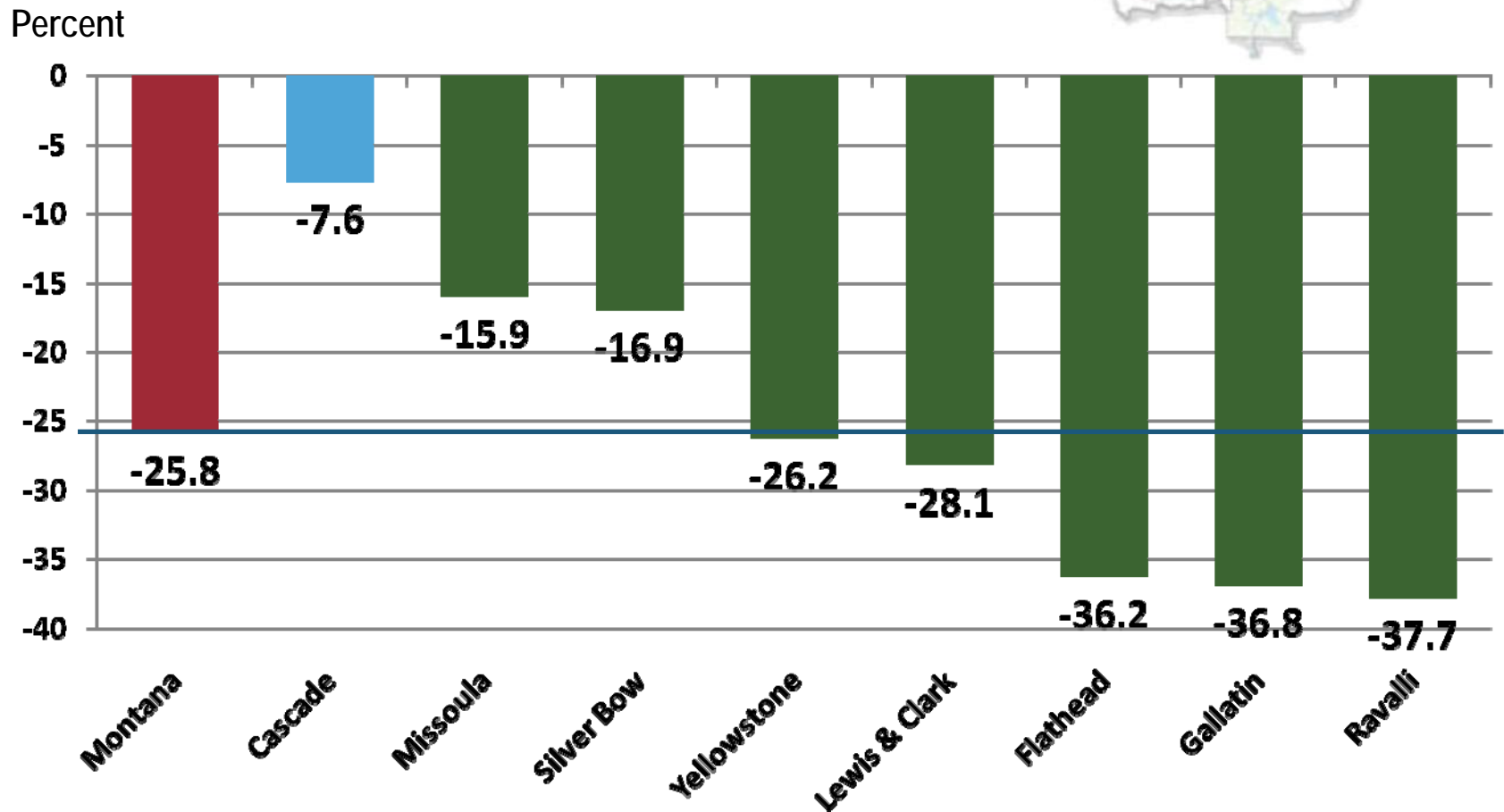
- 237 Heavy and Civil Engineering Construction
 - 2371 Utility System Construction
 - 2372 Land Subdivision
 - 2373 Highway, Street, and Bridge Construction
 - 2379 Other Heavy and Civil Engineering Construction

- 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)



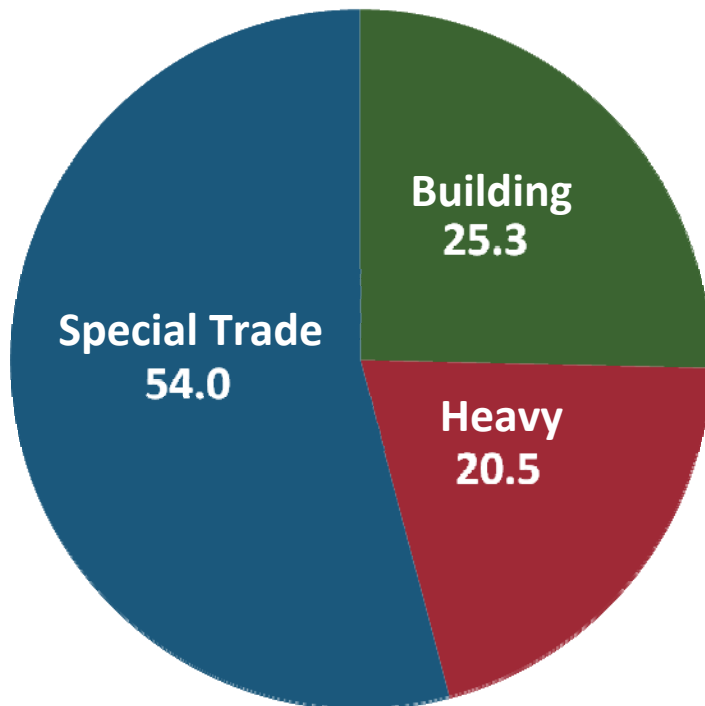
Percent Change in Construction Earnings (In Constant Dollars), 2007-2009



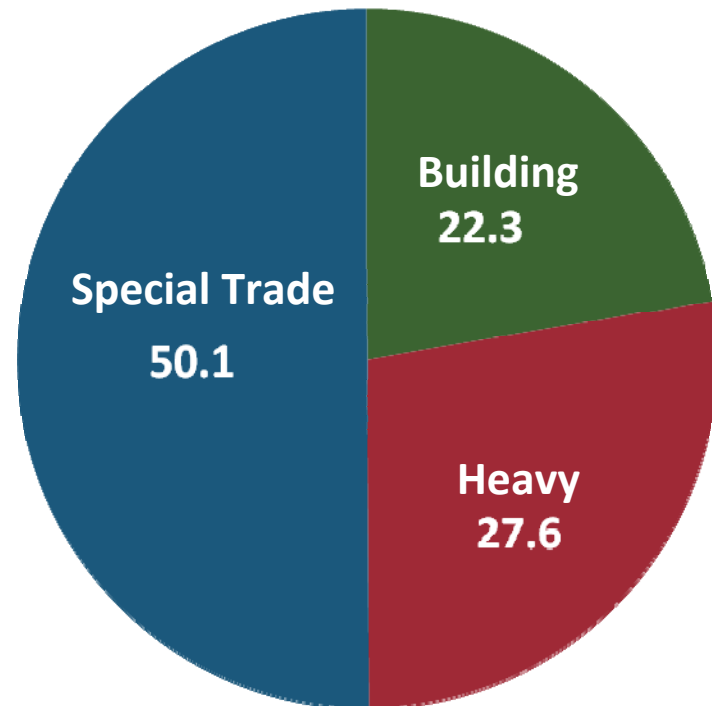
Composition of Construction, Cascade County, 2009



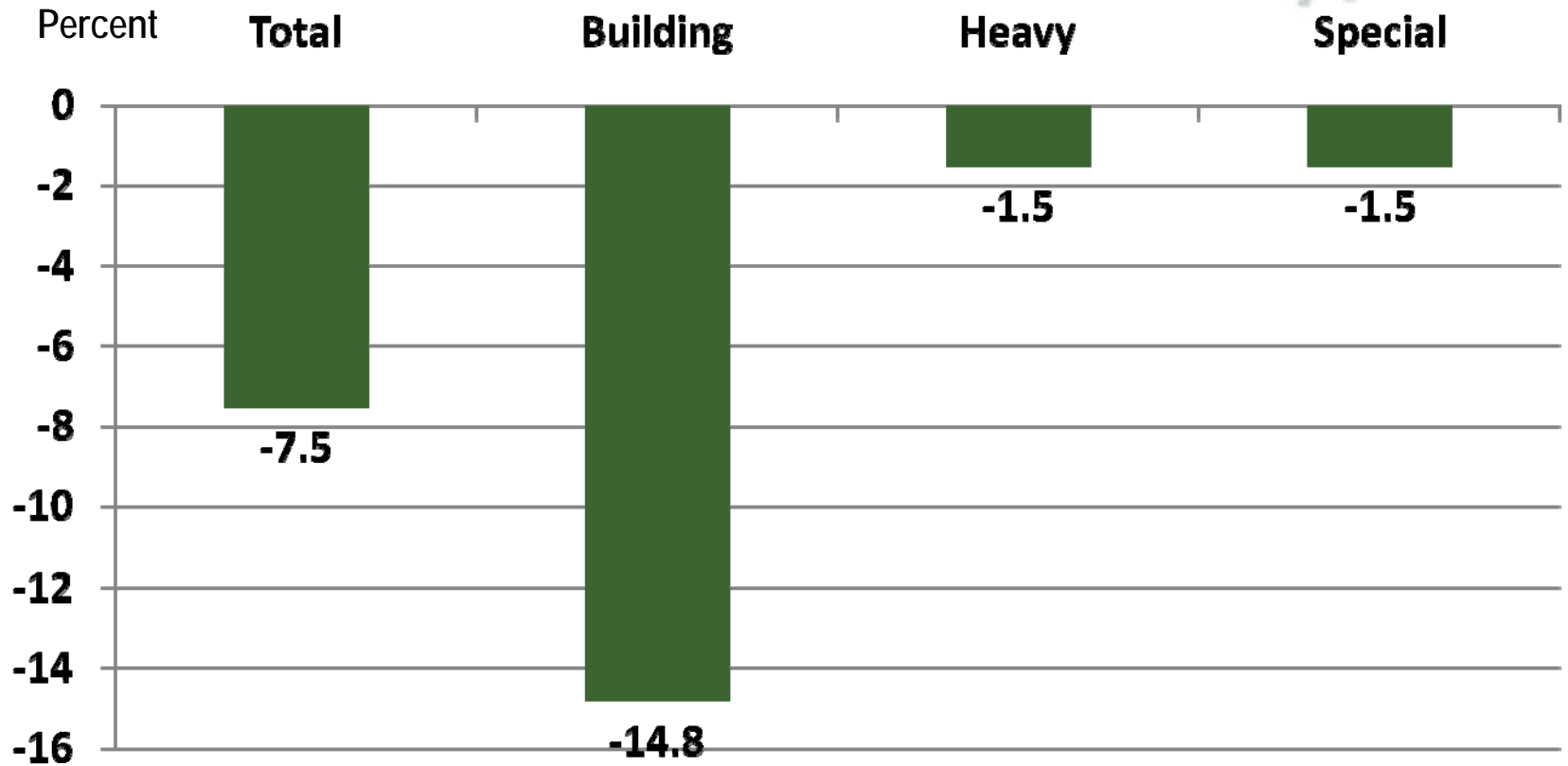
Montana



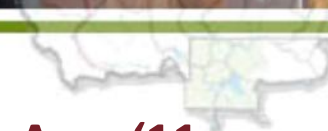
Cascade County



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

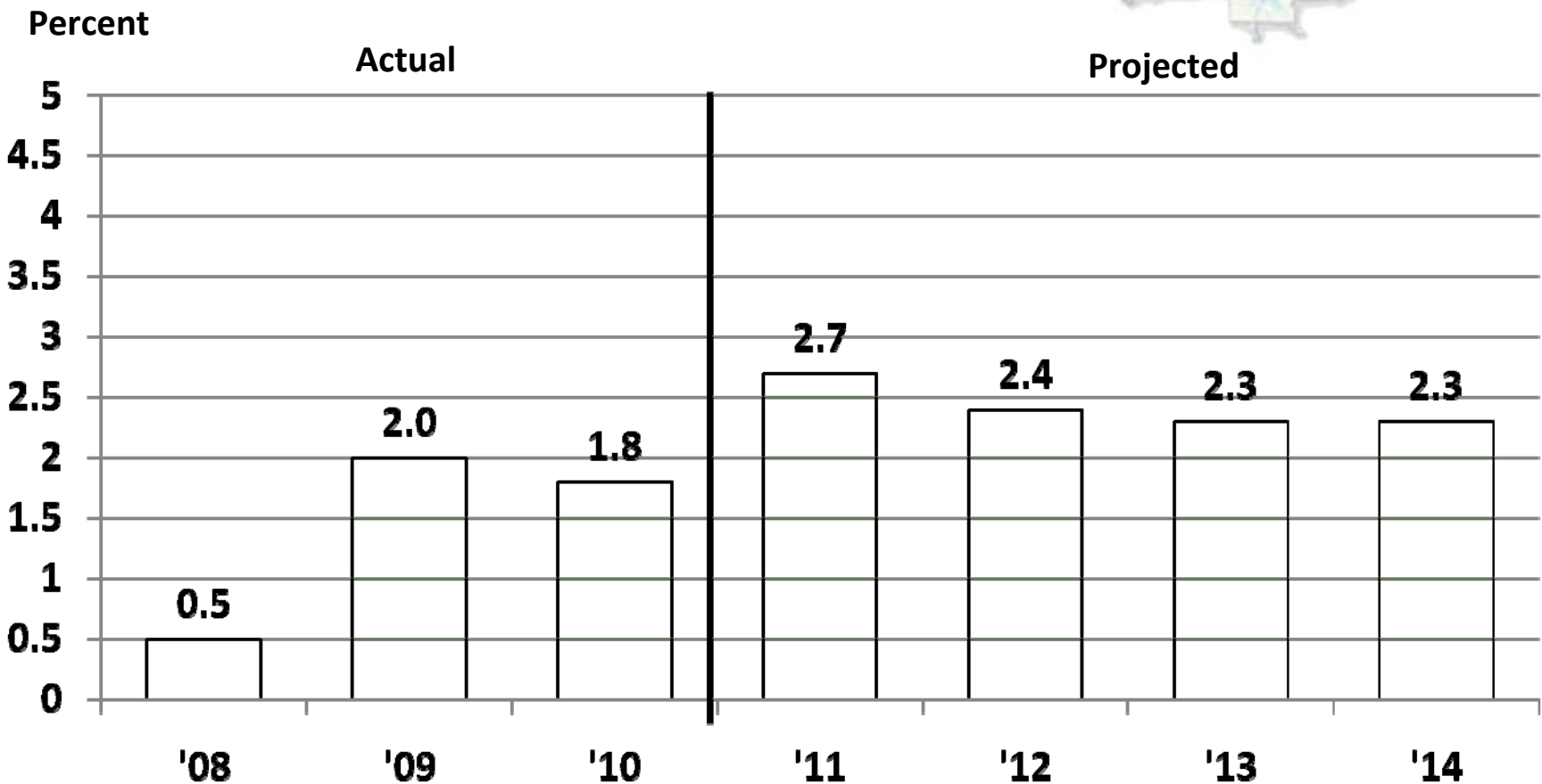


Cascade's Economic Base 2008-2010

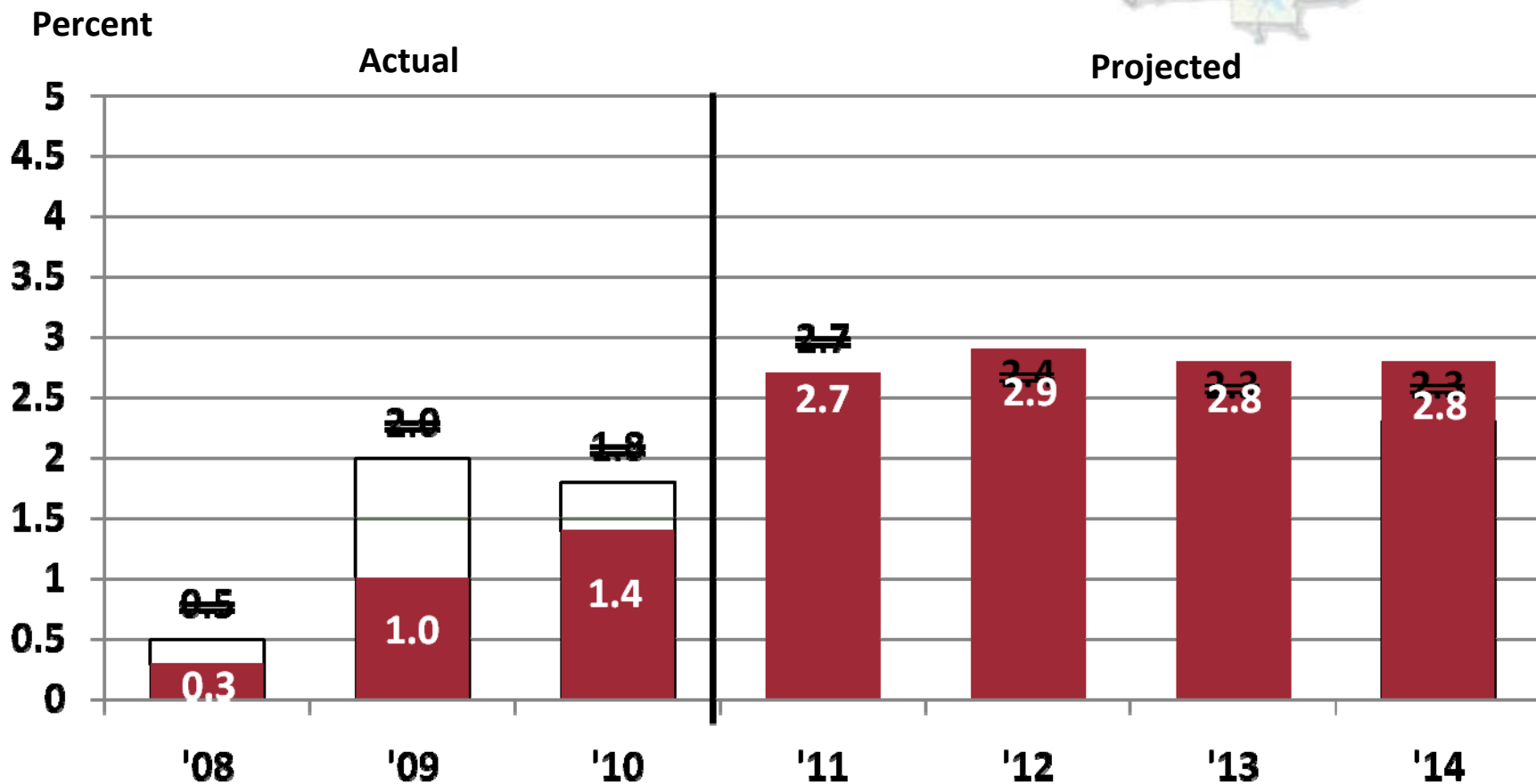


		<u>Feb. '11</u>	<u>Aug. '11</u>
Other	6%		
Transportation	6%	Slow Growth	✓
State Gov't & Higher Ed.	6%	Modest Pay Increase	Pay Freeze Continues
Manufacturing	6%	Stable	✓
Trade Center-Other	8%	Stable	Increased Ag. Spending
Trade Center-Health	11%	Reform?	✓
Federal Civ.	10%	Stable at Best	✓
Malmstrom AFB	47%	Stable, Air Guard?	✓
Construction		Slow Recovery	No Signs of Recovery

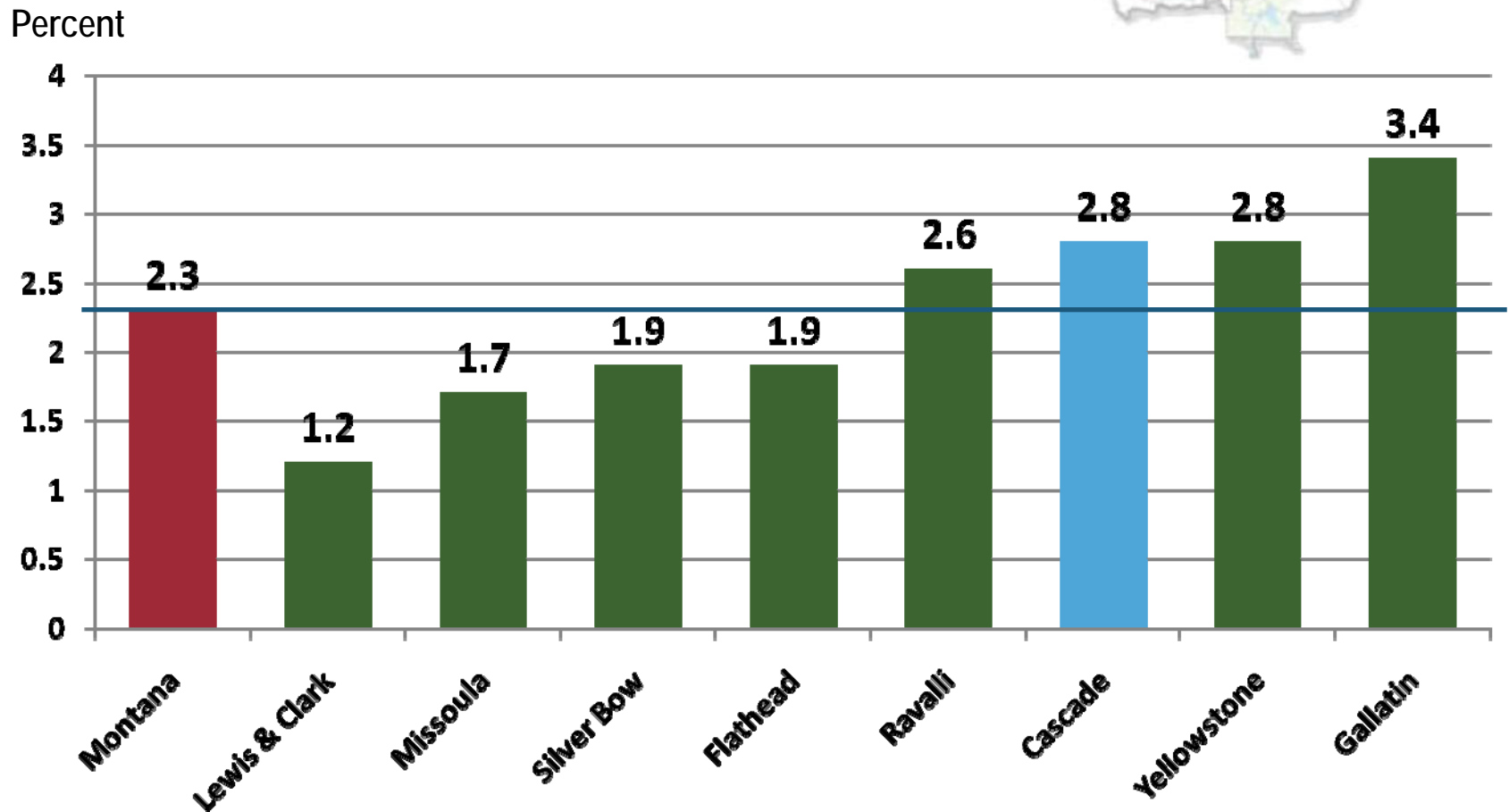
Actual and Projected Change in Nonfarm Earnings, Cascade County, 2007-2014



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



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





Questions?