

# **LABOR MARKET AND INDUSTRY TRENDS**

Northwest Construction Consumer Council

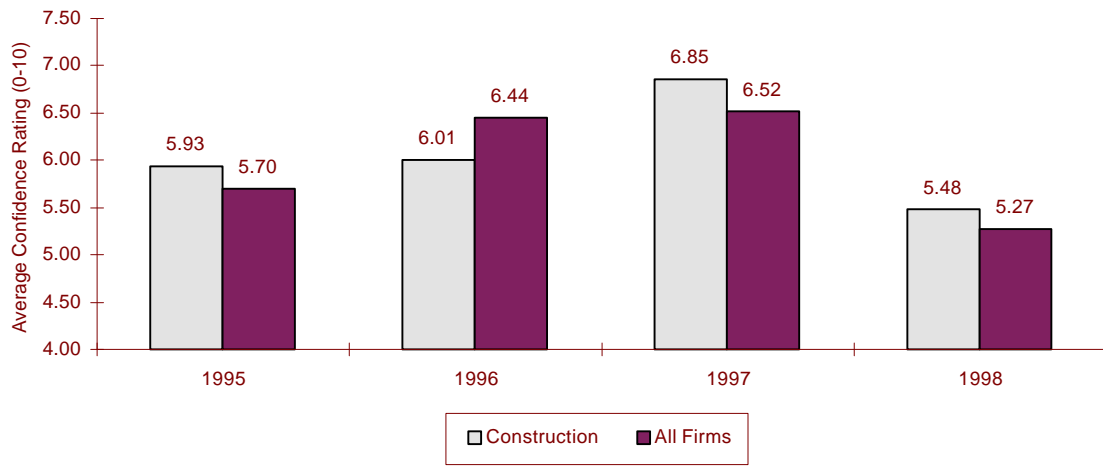
**James D. Hebert**

**Hebert Research**

**January 27, 1999**

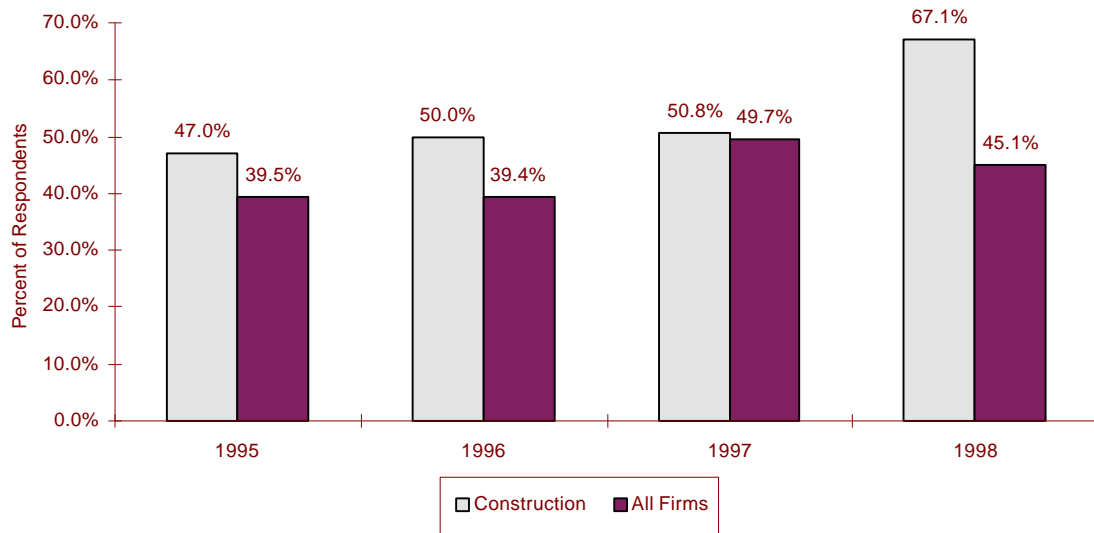
# BUSINESS CONFIDENCE INDEX

## PUGET SOUND BUSINESS CONFIDENCE SURVEY



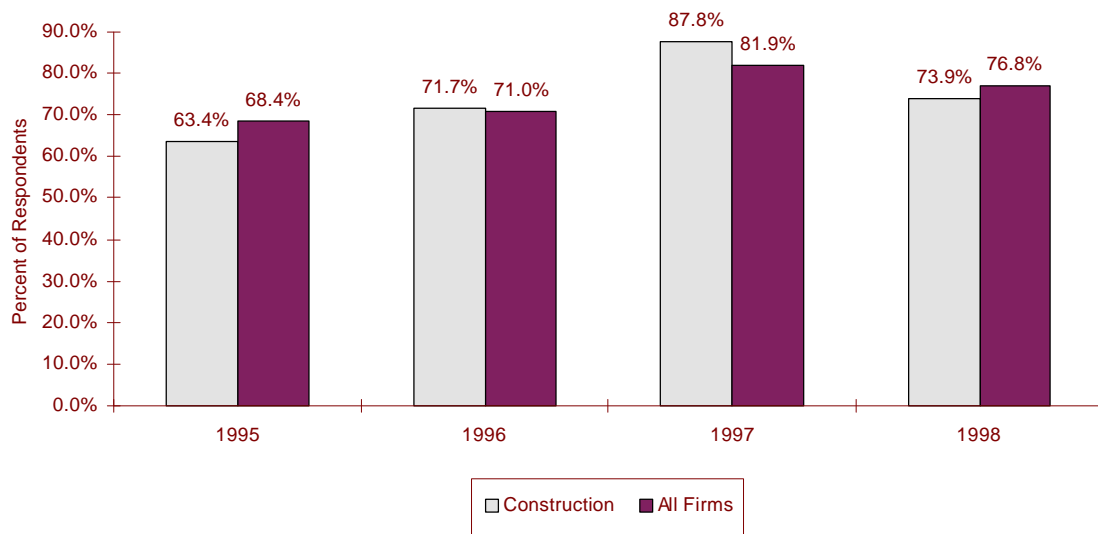
# PERCENT EXPECTING INCREASE IN EMPLOYMENT WITHIN NEXT 3 MONTHS

## *PUGET SOUND BUSINESS CONFIDENCE SURVEY*



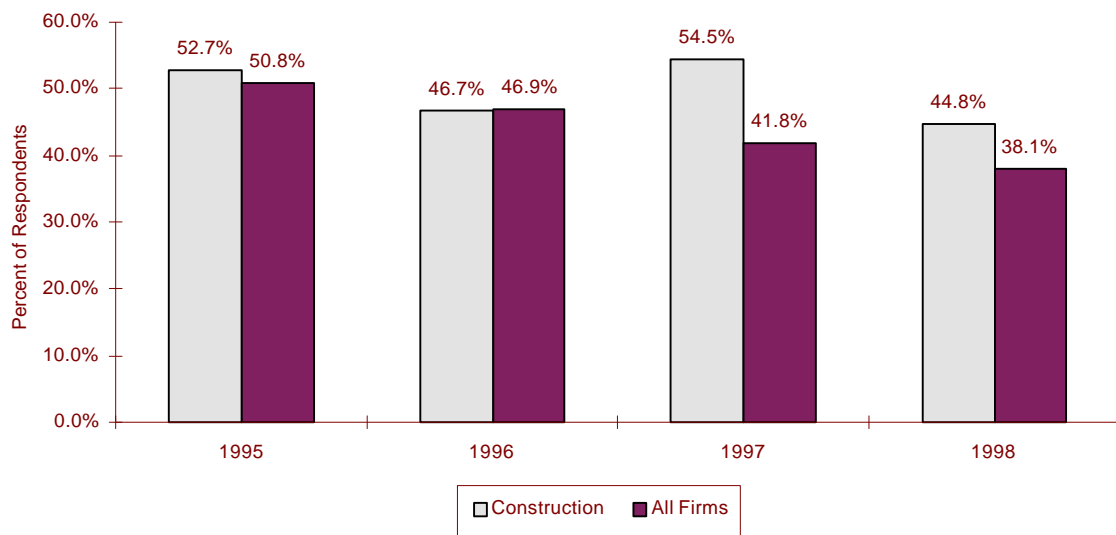
# PERCENT EXPECTING INCREASE IN WAGES WITHIN NEXT 12 MONTHS

## *PUGET SOUND BUSINESS CONFIDENCE SURVEY*



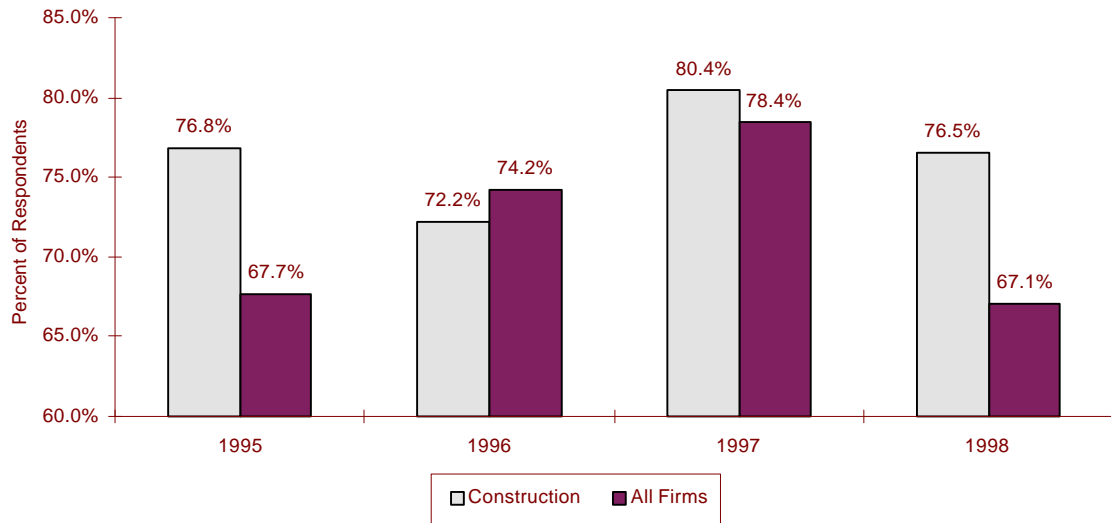
# PERCENT EXPECTING INCREASE IN PRICES NEXT 12 MONTHS

## PUGET SOUND BUSINESS CONFIDENCE SURVEY



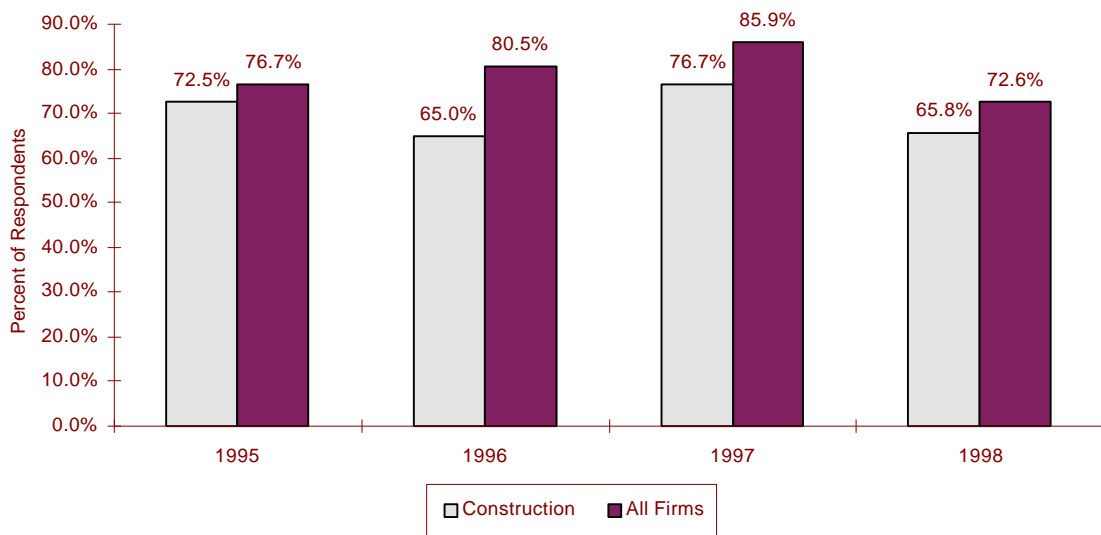
# PERCENT EXPECTING INCREASE IN NET INCOME NEXT 12 MONTHS

## *PUGET SOUND BUSINESS CONFIDENCE SURVEY*

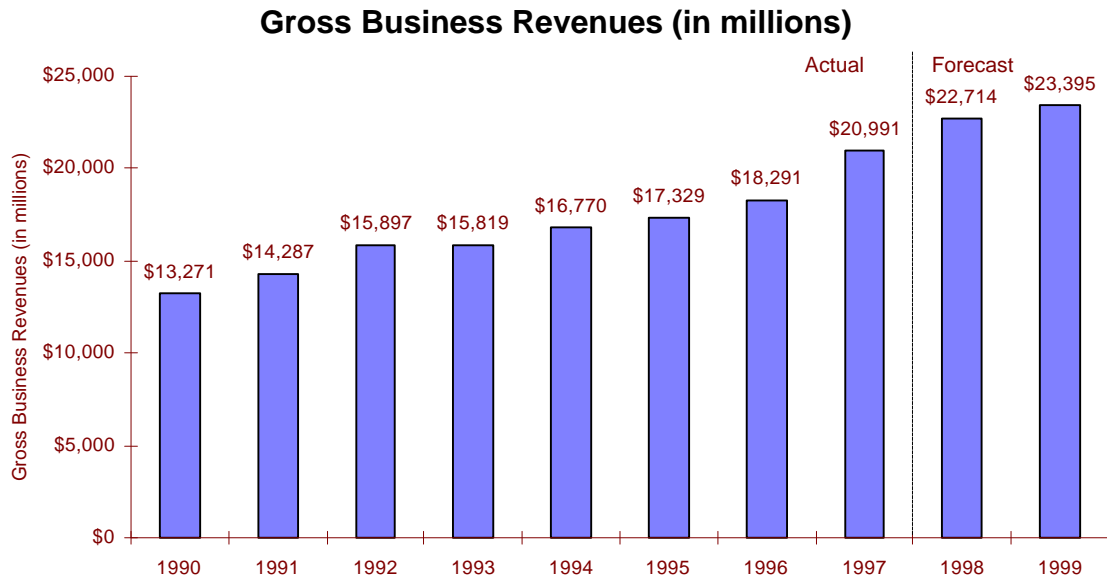


# PERCENT EXPECTING INCREASE IN SALES NEXT 12 MONTHS

## PUGET SOUND BUSINESS CONFIDENCE SURVEY



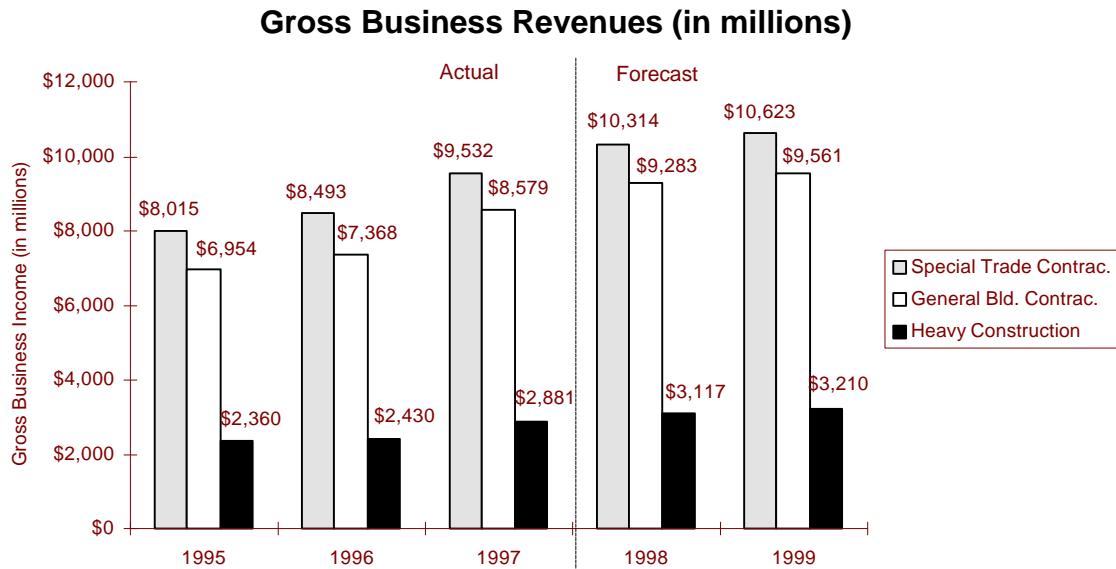
# GROSS BUSINESS REVENUES - WASHINGTON STATE CONSTRUCTION FIRMS



	Avg. Annual Change 1990-95	Avg. Annual Change 1995-97
<b>All Construction Firms</b>	<b>5.48%</b>	<b>10.06%</b>

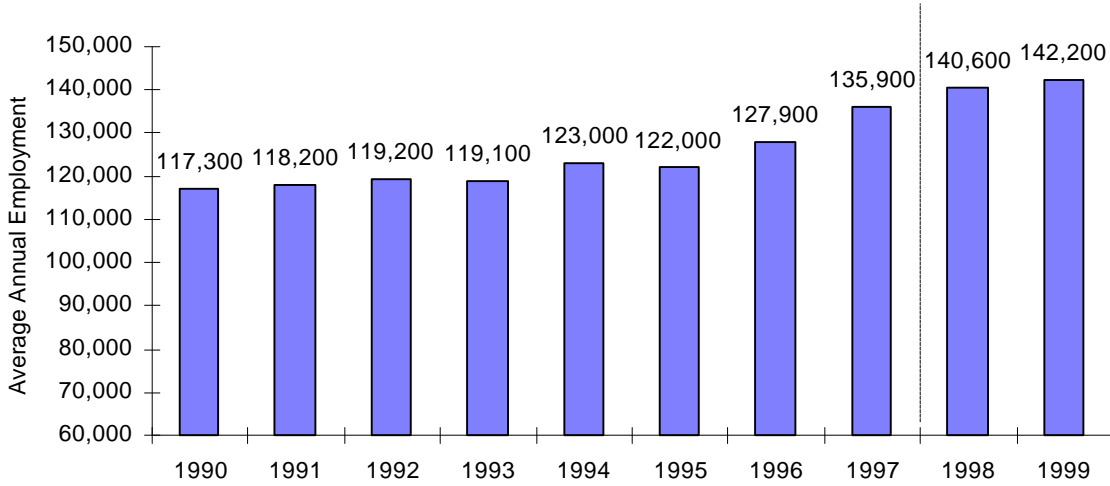


# GROSS BUSINESS REVENUES BY TYPE - WASHINGTON STATE CONSTRUCTION FIRMS



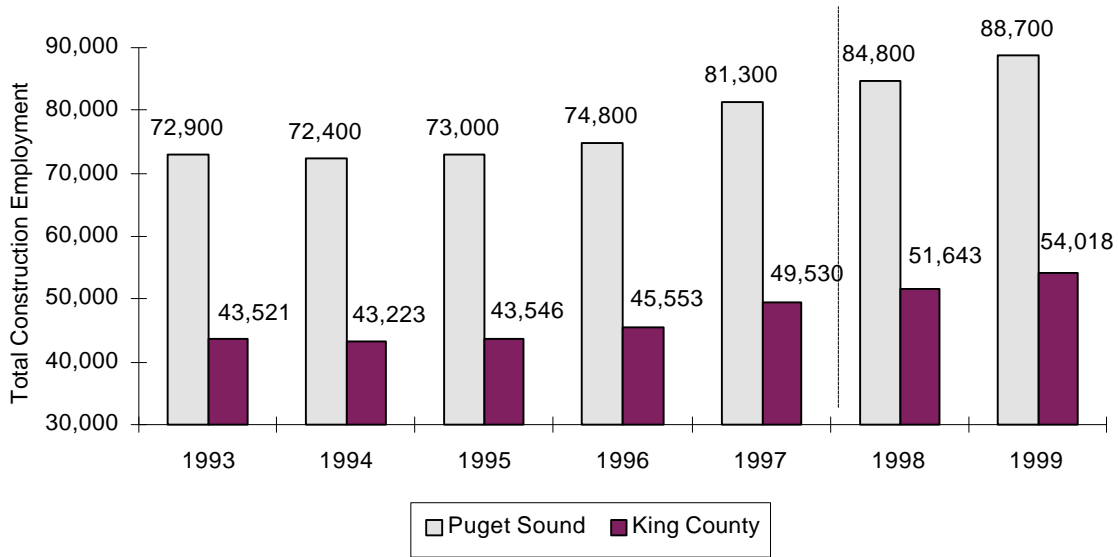
	Avg. Annual Change 1990-95	Avg. Annual Change 1995-97
General Bld. Contract.	4.79%	11.07%
Heavy Construction	2.32%	10.48%
Special Trade Contractors	7.20%	9.05%

# WASHINGTON STATE



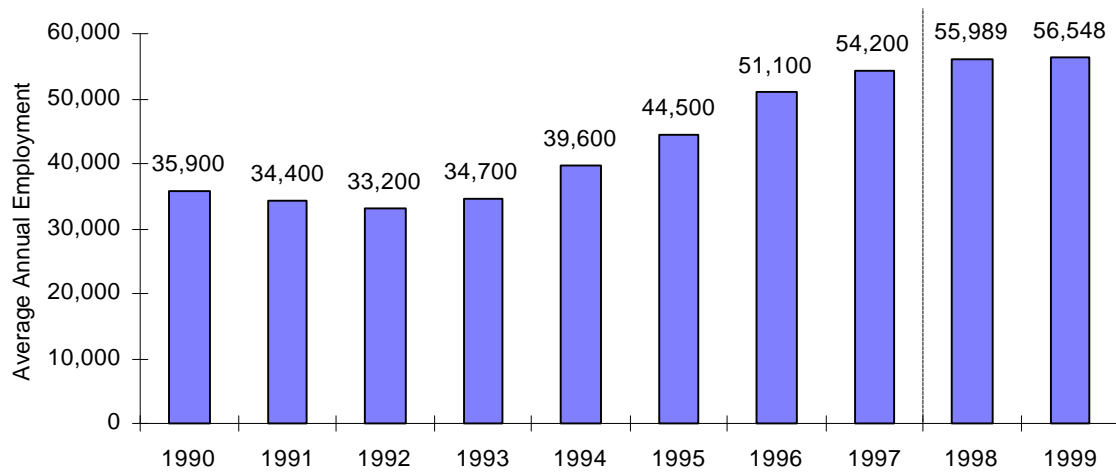
	Avg. Annual Change 1990-95	Avg. Annual Change 1995-97
Employment	0.79%	4.84%

# AVERAGE ANNUAL CONSTRUCTION EMPLOYMENT PUGET SOUND AND KING COUNTY



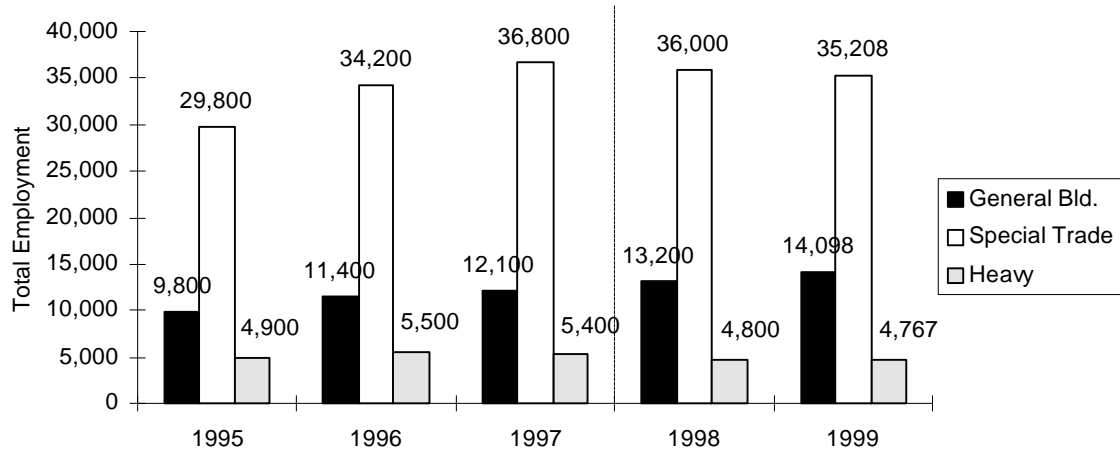
	Avg. Annual Change 1990-95	Avg. Annual Change 1995-97
Puget Sound	0.73%	5.12%
King County	0.82%	5.85%

# AVERAGE ANNUAL CONSTRUCTION EMPLOYMENT PORTLAND PMSA (5 COUNTIES)



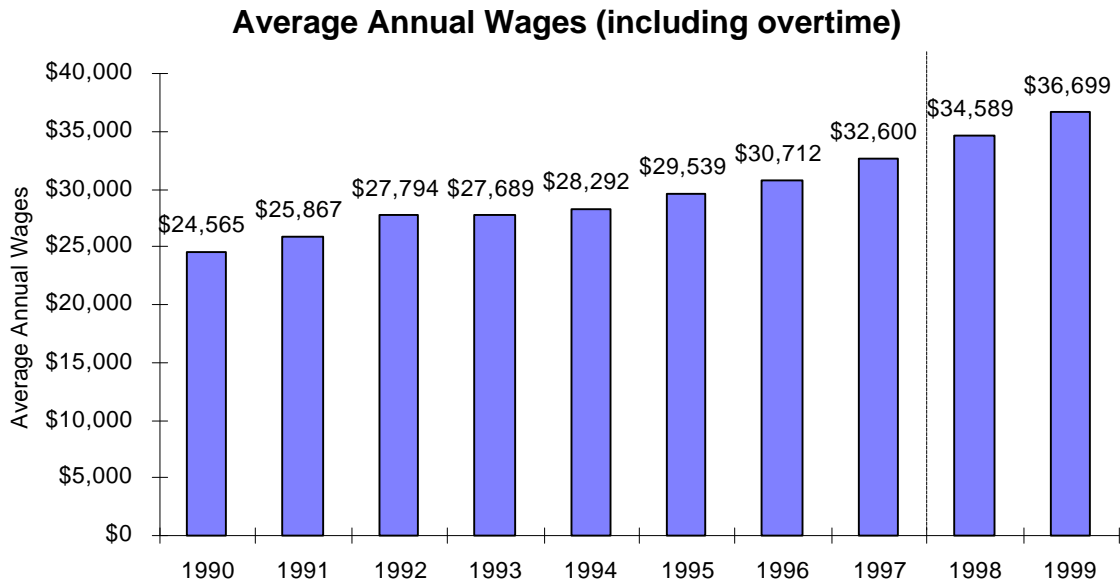
	Avg. Annual Change 1990-95	Avg. Annual Change 1995-97
Employment	4.39%	7.96%

# AVERAGE CONSTRUCTION EMPLOYMENT BY TYPE PORTLAND PMSA (5 COUNTIES)



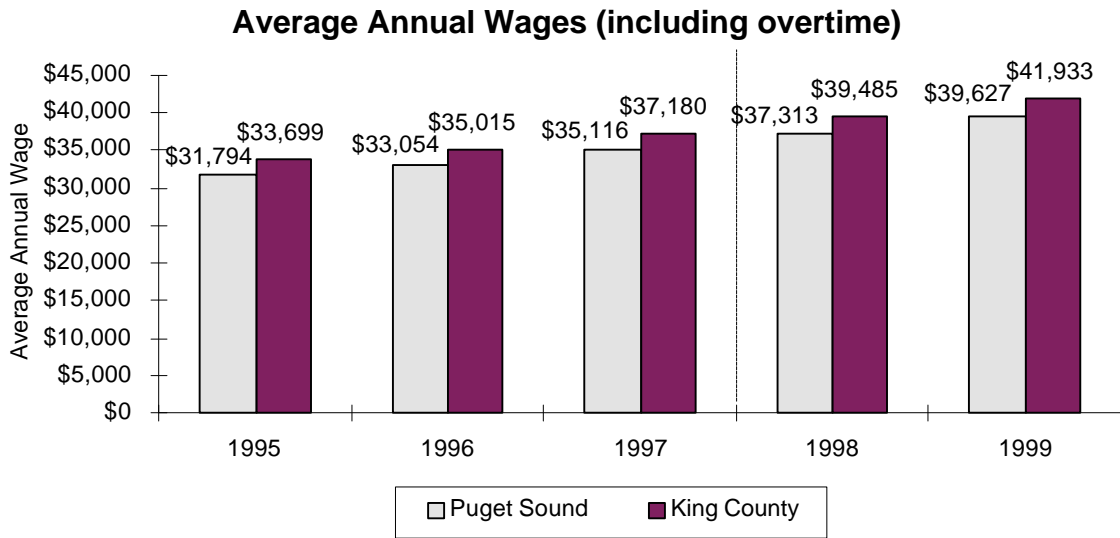
	Avg. Annual Change 1990-95	Avg. Annual Change 1995-98
General Bld. Contract.	3.13%	10.44%
Heavy Construction	3.63%	-0.68%
Special Trade Contractors	4.95%	6.5%

# AVERAGE ANNUAL WAGES FOR CONSTRUCTION WASHINGTON STATE



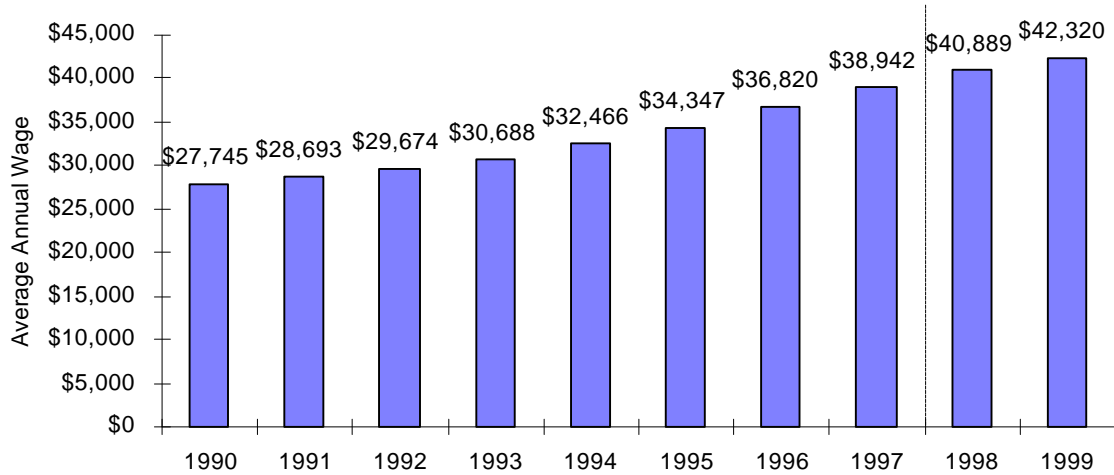
	Avg. Annual Change 1990-95	Avg. Annual Change 1995-97
Average wages	3.76%	5.40%

# AVERAGE ANNUAL WAGES FOR CONSTRUCTION PUGET SOUND AND KING COUNTY



	Avg. Annual Change 1990-95	Avg. Annual Change 1995-97
Puget Sound	3.87%	5.48%
King County	3.86%	5.42%

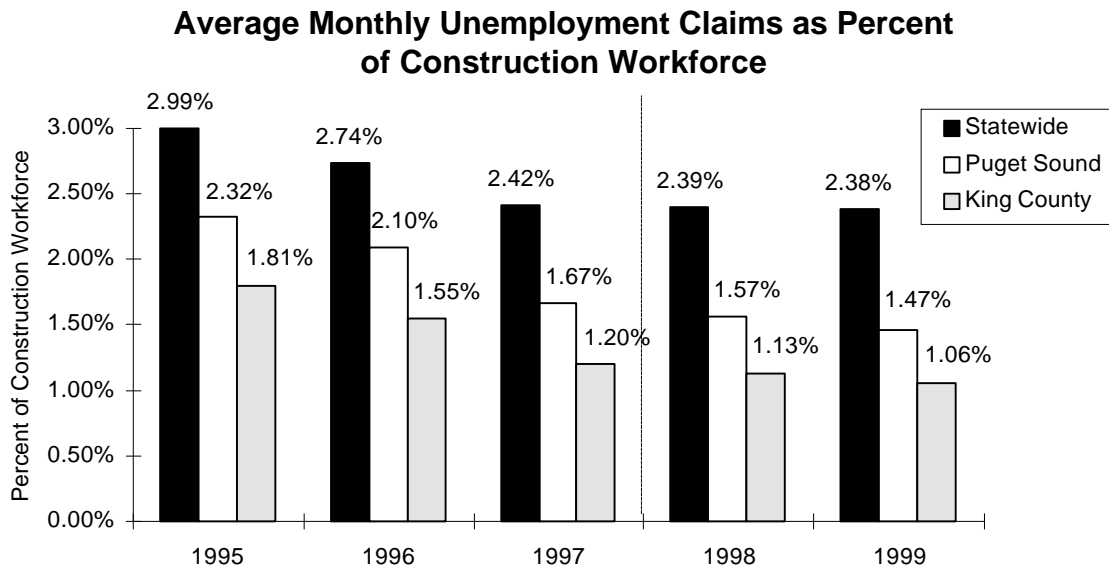
# AVERAGE ANNUAL WAGES FOR CONSTRUCTION PORTLAND PMSA (5 COUNTIES)



	Avg. Annual Change 1990-95	Avg. Annual Change 1995-97
Average wages	4.36%	5.98%



# UNEMPLOYMENT CLAIMS AS PERCENT OF CONSTRUCTION WORKFORCE - WASHINGTON STATE



<b>Washington State</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>
Avg. Monthly Claims	3,651	3,502	3,291	3,367	3,384
Total Employment	122,000	127,900	135,900	140,600	142,200
% Share	2.99%	2.74%	2.42%	2.39%	2.38%

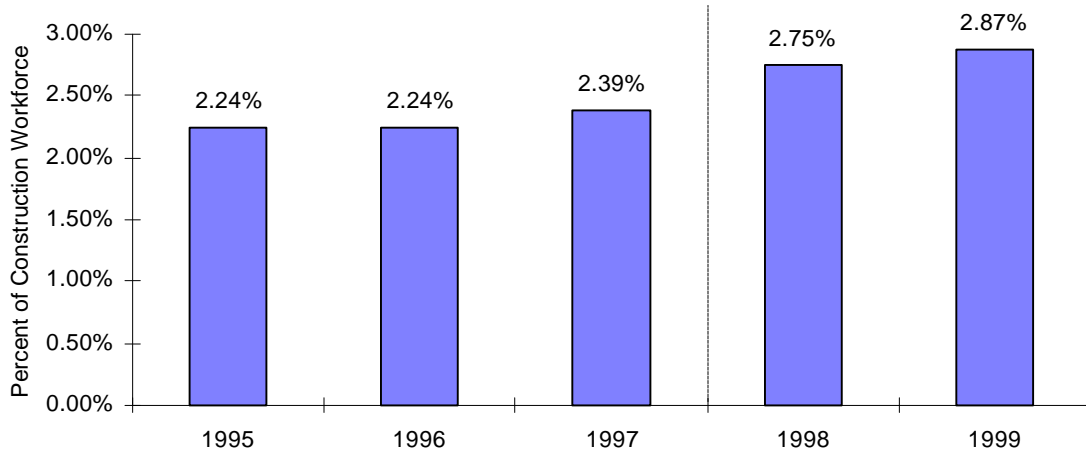
<b>Puget Sound</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>
Avg. Monthly Claims	1,696	1,570	1,361	1,328	1,304
Total Employment	73,000	74,800	81,300	84,800	88,700
% Share	2.32%	2.10%	1.67%	1.57%	1.47%

<b>King County</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>
Avg. Monthly Claims	786	705	596	583	572
Total Employment	43,546	45,553	49,530	51,643	54,018
% Share	1.81%	1.55%	1.20%	1.13%	1.06%

# UNEMPLOYMENT CLAIMS AS PERCENT OF CONSTRUCTION WORKFORCE - OREGON



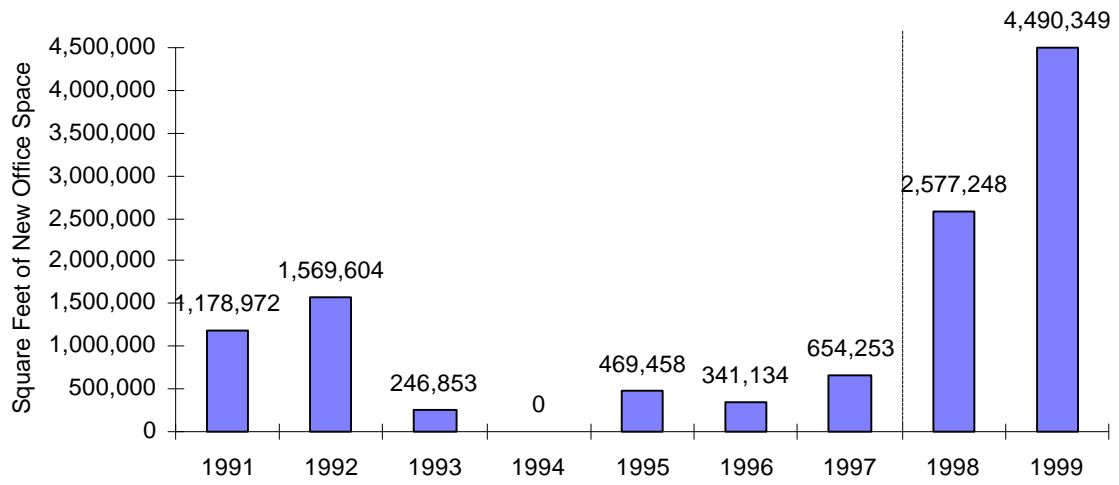
**Average Monthly Unemployment Claims as Percent of Construction Workforce**



<b>Oregon State</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>
Avg. Monthly Claims	1,536	1,740	1,952	2,294	2,407
Total Employment	68,700	77,600	81,700	83,334	83,884
% Share	2.24%	2.24%	2.39%	2.75%	2.87%

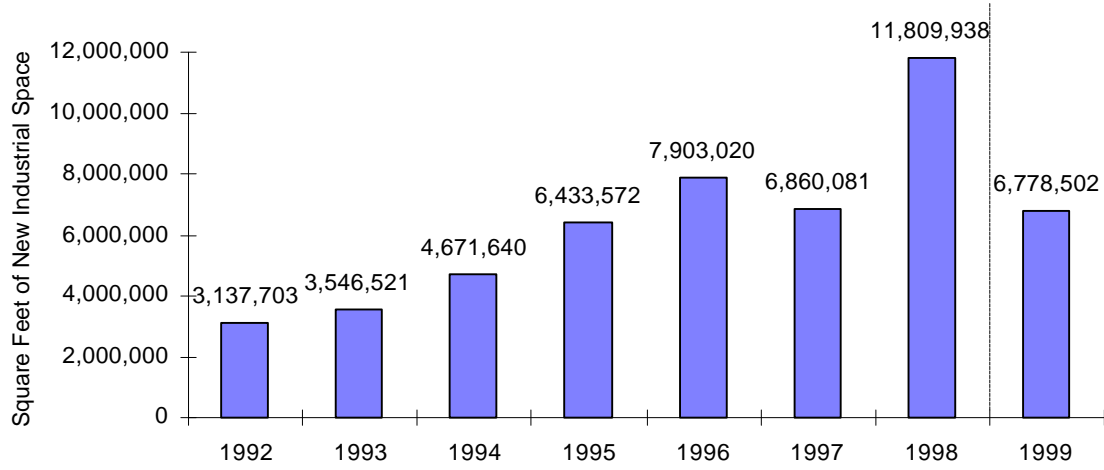
# NEW OFFICE SPACE COMPLETED PER YEAR

## PUGET SOUND



# NEW INDUSTRIAL SPACE COMPLETED PER YEAR

## PUGET SOUND



# CONCLUSIONS

