

**THE UNIVERSITY OF KANSAS
Policy Research Institute
ECONOMIC ANALYSIS REPORT**

**Performance of the Economy
Lawrence / Douglas County, Kansas
2001**

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- Kansas Department of Revenue
- Lawrence Convention and Visitors Bureau
- Kansas Department of Human Resources
- Lawrence Board of Realtors
- Western Resources (Kansas Power and Light)
- American Chamber of Commerce Researchers Association (ACCRA)
- U.S. Bureau of Economic Analysis
- U.S. Bureau of the Census

ABOUT THE REPORTS

The individual report sections follow the same sequence as data tables at the rear of the report. Although the annual tables show a basic graph of the movement of year-end figures, these highlighted sections contain additional data that the tables do not include, yielding a different or more detailed perspective on the specific category. As in previous reports, this year's report also includes comparisons between 2001 data and averages for the past three years, 1998-2000, referred to as the three-year average.

All of the data are subject to revision and may not match the numbers in previous reports.

ABOUT THE ECONOMY

The 2001 economy of Lawrence and Douglas County grew slower than in previous years, but overall, it still grew. Employment fell for the most part, but not by a significant amount. Population continued to grow and fuel those things typically associated with it: construction and retail activity.

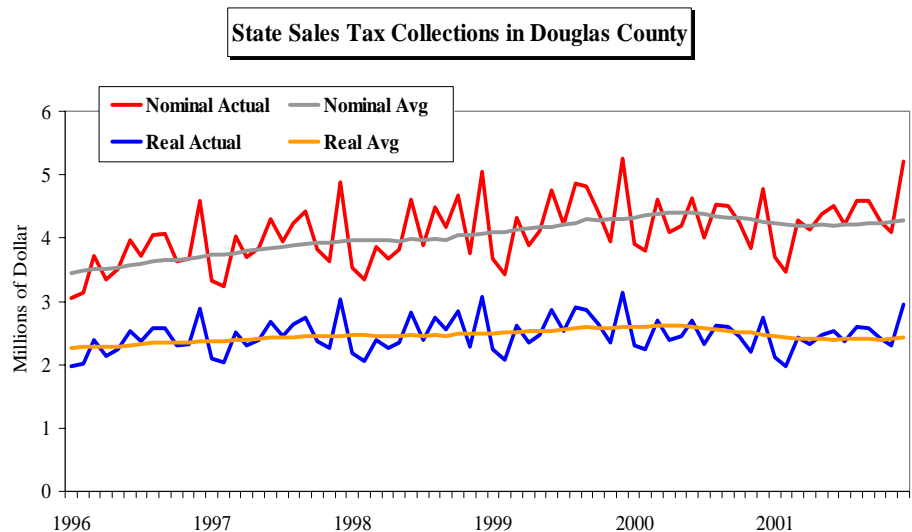
Lawrence retail sales tax collections increased over 6 percent in 2001, in large part because of more people living here but also because of new shopping opportunities which are helping to keep retail activity in-town rather than leaking out to Kansas City. Cost-of-living in Lawrence rose slightly over 6 percent for 2001. The cost-of-living index, which ranks Lawrence against hundreds of other U.S. cities, indicated that cost-of-living in Lawrence remained steadily near the average for all cities. And although the number of hotel rooms increased by over 100 last year, tourist activity as measured by guest-tax collections was down by 4.4 percent.

Employment levels in Douglas County rose slightly in 2001 when looking at residence data; that is, people who lived in the county and were employed. However, these data are preliminary and are expected to be less positive when revisions come in. Looking at place of work data which has already been finalized we see that the number of jobs in Douglas County decreased in every sector except for Government in 2001. In some sectors the decline was as small as less than one percent (Transportation and Services), in others it was as high as nearly 11 percent (Finance and Farming). Unemployment insurance claims were at an all-time high in 2001.

Construction maintained a steady growth rate in 2001 for both the city of Lawrence and other outlying areas of the county. Duplex construction in town grew the most, with a record number of 198 units built. However, the total value of all building permits in Lawrence declined 13.4 percent, indicating that the projects undertaken were relatively smaller than in the previous year.

STATE SALES TAX REVENUE

(Kansas Department of Revenue)
After experiencing a decline in 2000, state sales tax collections in Douglas County rose almost imperceptibly in 2001. Total collections for the year came to \$51,426,864, a 0.6 percent increase from the previous year. Collections typically rise quite rapidly around the Christmas holiday season, and to a lesser extent in late spring and again at back-to-school time. This trend held steady for 2001, however with slightly less variability.



The graph above shows four different measures of the same state sales tax revenues. The red line is the actual monthly value of state sales tax collections in Douglas county. The gray line is a 12-month rolling average, which eliminates seasonal trends. The bottom two lines adjust the sales tax collections by the rate of inflation. These are called 'real' numbers. Again, the blue line is the inflation-adjusted monthly value, and the orange line is the inflation-adjusted 12-month average value.

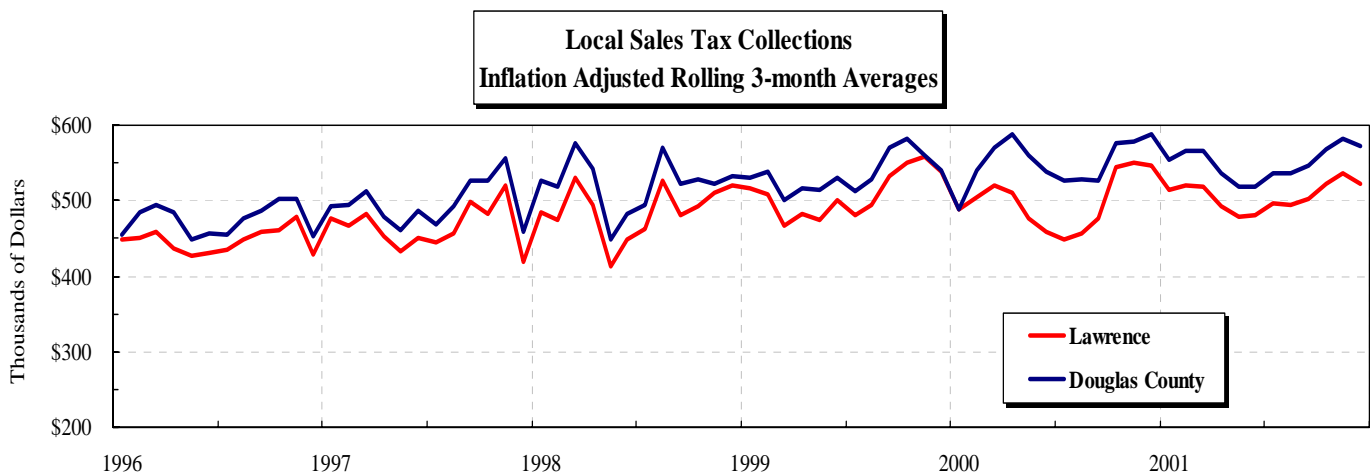
LOCAL SALES TAX REVENUE

(Kansas Department of Revenue)

Sales tax collections for both Lawrence and Douglas County were down in the fourth quarter of 2001 as compared to the fourth quarter of the previous year, by 1 percent for the county and nearly 3 percent for Lawrence. The fourth quarter is typically a strong one for sales-tax revenue as it includes the Christmas holiday shopping season. However, recessionary trends in 2001 kept spending down to lower than normal levels late in the year.

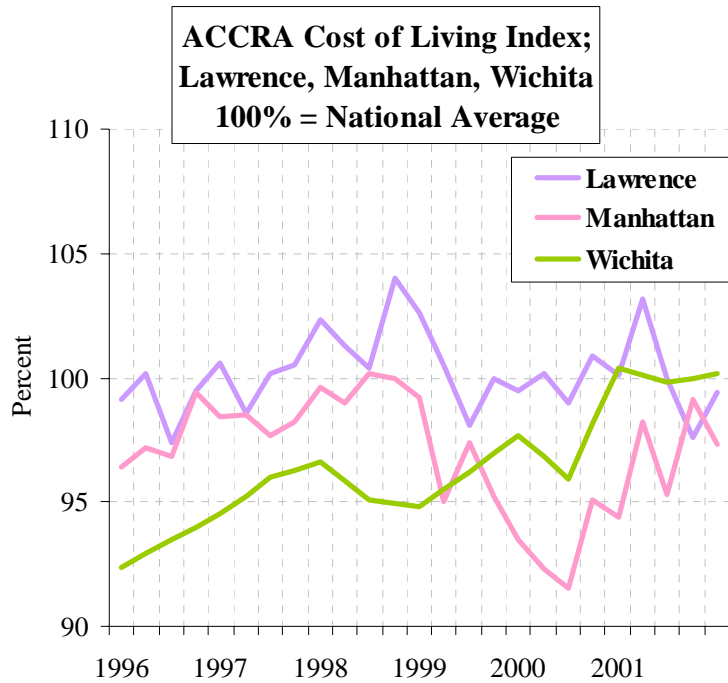
On the other hand, looking at the year 2001 as a whole, sales tax collections were up 4 percent more in the county than they were the previous year and 6.3 percent more for Lawrence. This is explained by several factors. First of all, the recession of 2001 wasn't fully felt until late in the year. Until then spending in Douglas County had done fairly well. Furthermore, with an ever growing population, increased sales-tax revenues reflect primarily the effect of more people rather than more spending by the same people. Likewise, with a constantly growing retail market in Lawrence residents can spend a higher proportion of their disposable income locally rather than having to travel to surrounding cities.

The graph below shows sales tax collections for both the city and county for the last five years. To account for inflation, local sales tax collections were adjusted using the U.S. Consumer Price Index. To take out the effect of seasonal deviations, the 3-month rolling average of collections was used rather than the actual monthly value.

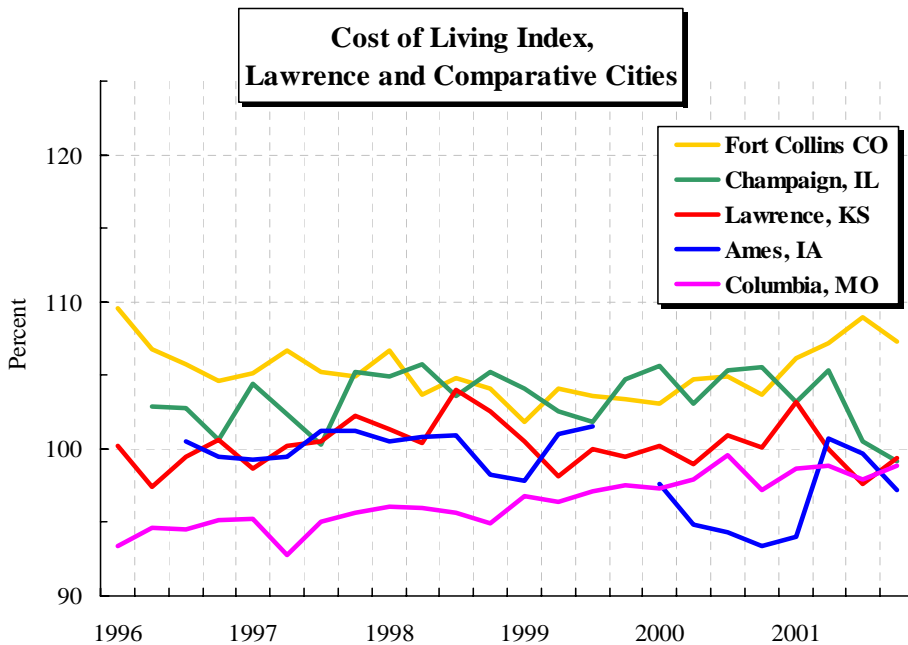


ACCRA COST OF LIVING INDEX (ACCRA)

The total cost of living index for Lawrence remained fairly steady from 2000 to 2001. Although the graph at right shows large variation in the index between the two years, the annual averages for each was nearly identical at about 100.05. An index of 100 indicates a cost of living which is exactly equal to the national average, therefore, total cost of living in Lawrence hovers right near the average. A similar index from one year to the next does not mean cost-of-living did not increase, it simply means that relative to other cities Lawrence has the same rank. The actual cost-of-living itself, as measured by the quarterly collection of prices on scores of objects, rose 6.24 percent from 2000 to 2001 in Lawrence. This was over twice the rate of inflation for the same time period.



The graph above also compares the Lawrence cost of living index to those in Manhattan and Wichita. The index in Manhattan fell considerably in late 1999 and early 2000 but rose again to its usual levels last year. Both Manhattan and Wichita typically cost less to live in than Lawrence or the nation on average.



The graph at left compares the cost of living index for Lawrence with that of other similar college towns in the Midwest: the University of Illinois (Champaign), Iowa State University (Ames), University of Missouri (Columbia), and Colorado State University (Fort Collins.) Gaps in the graph indicate periods in which no data were available. Not surprisingly, Fort Collins, Colorado has historically been the most expensive place to live of the five, followed by Champaign,

Illinois. Lawrence comes in at the middle, while Ames, Iowa and Columbia, Missouri tend to have the lowest cost of living indices.

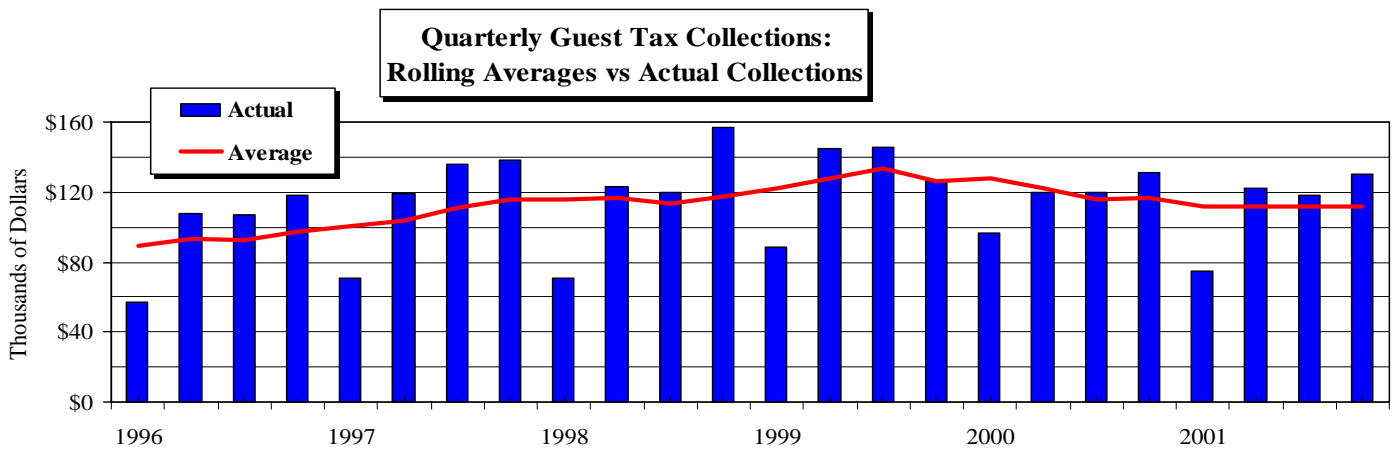
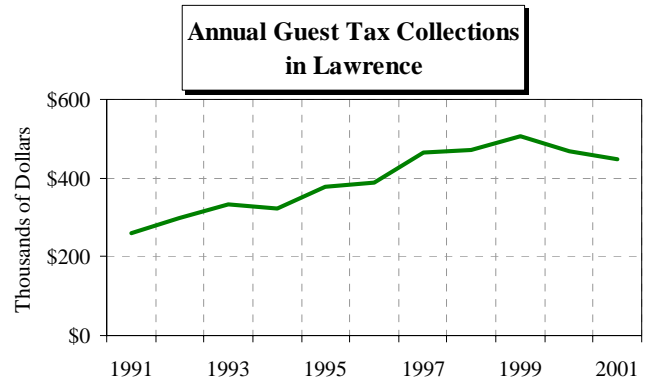
TOURISM AND CONVENTIONS

(Lawrence Convention and Visitors Bureau)

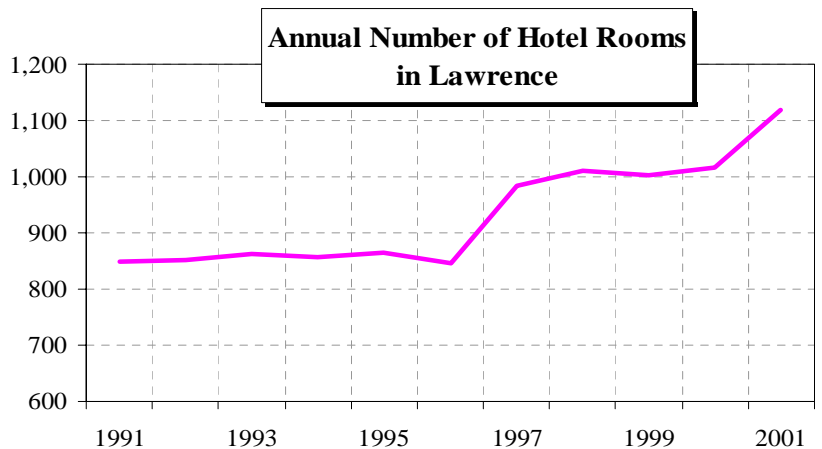
2001 annual guest tax collections in Lawrence stood at \$445,837. This is a decrease of 4.4 percent from the previous year and a 7.3 percent decrease from the three-year average, a trend which is observable in the graph at right.

Below is a chart showing guest tax collections by quarter. Time of year obviously has a big impact on how much money is collected.

Collections typically drop in the first quarter, rise sharply in the second, and then rise slowly for the rest of the year. The year 2001 wasn't much different in that regard, except the overall levels were lower than in previous years.



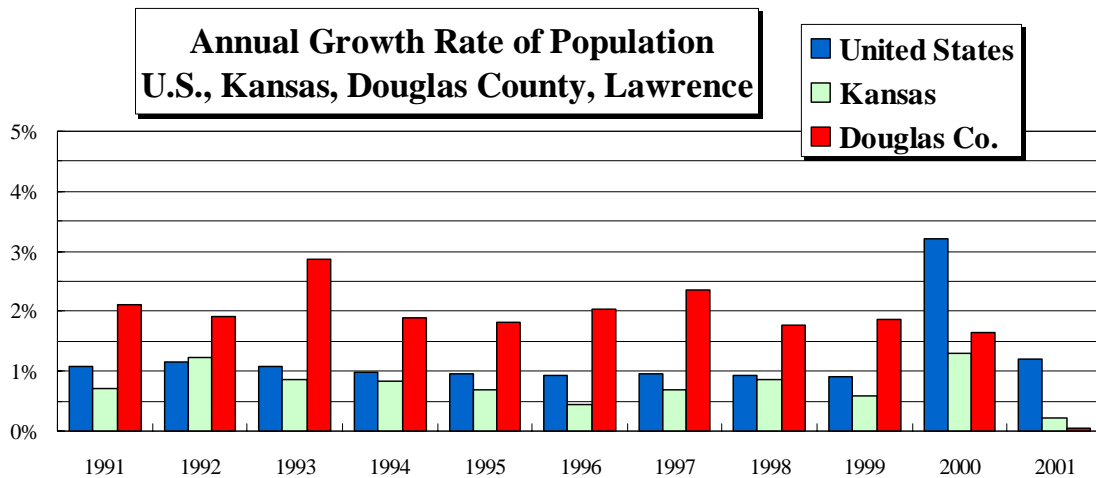
The number of hotel rooms in Lawrence increased sharply by 104 rooms in 2001 to bring the total to 1,119. These rooms were added by the Marriott hotel built at the Riverfront Plaza and the Holiday Inn Express on south Iowa. In years when no new hotels are built the number of rooms stays relatively constant, as can be seen in the graph at right.



POPULATION

(US Census Bureau)

The population of Douglas county has increased 20 percent in the last decade. According to the U.S Bureau of the Census, the total population of Douglas county in 2001 was 100,005, an increase of 16,486 residents since 1991. However, population only increased by 43 people since 2000. Most residents of Douglas County know this can't be correct, though it is what the Census Bureau reports. However, 2001 numbers are estimates based on sampling, whereas population figures for 2000 came from the decennial census, which is presumably a full count of all persons. Therefore, figures for years other than then decennial should be taken only as estimates, and perhaps in-precise ones at that.



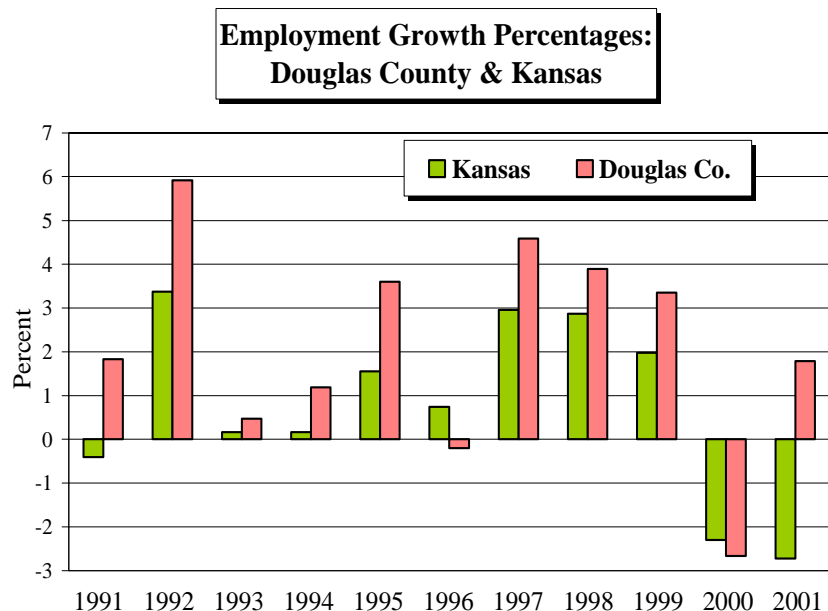
CIVILIAN LABOR FORCE AND EMPLOYMENT

(Kansas Department of Human Resources)

Employment growth rates in Douglas County have typically been higher than those for the state of Kansas for the last decade. Growth rates for each year are shown in the graph below. In 2000 both experienced a significant drop in the number of employed. In 2001, Douglas County seems to have recovered much

better with a 1.8 percent employment growth compared to a further decline of 2.7 percent for the state. However, employment data is continually updated and revised, and the 2001 figures shown should be taken as rough estimates for now.

More detail is shown in the table below. Total employment in Douglas county was 53,676 in 2001, an increase of 10,328 jobs since 1991. The labor force

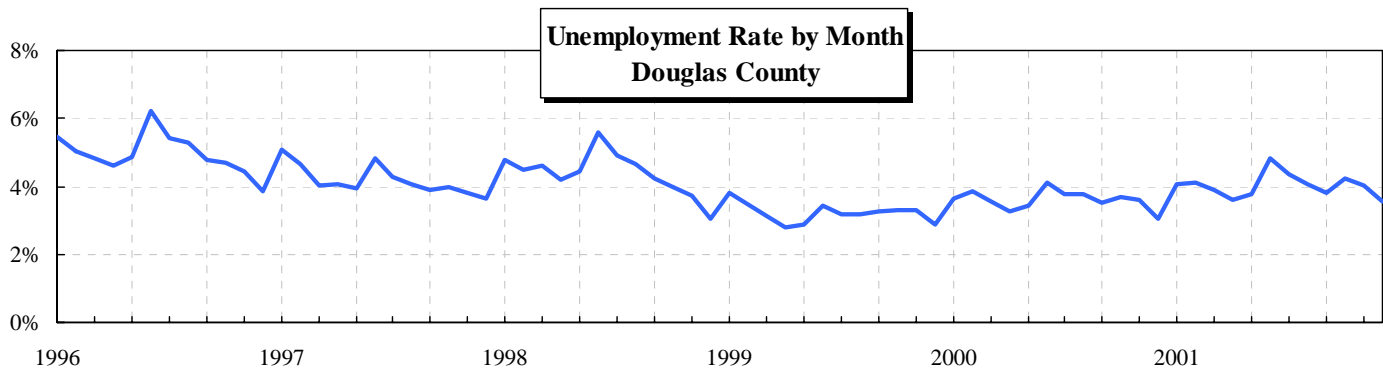


grew nearly the same amount at 10,745 jobs for the decade. 1999 was the record low year for unemployment with an average unemployment rate of just 3.2 percent, reflecting the high demand for jobs associated with that year's hot economy. Though the economy began to slow down in 2000 and continued to do so in 2001, the average unemployment rate in 2001 was still a fairly decent 4.4 percent, which was slightly below the average of 4.9 for the last ten years.

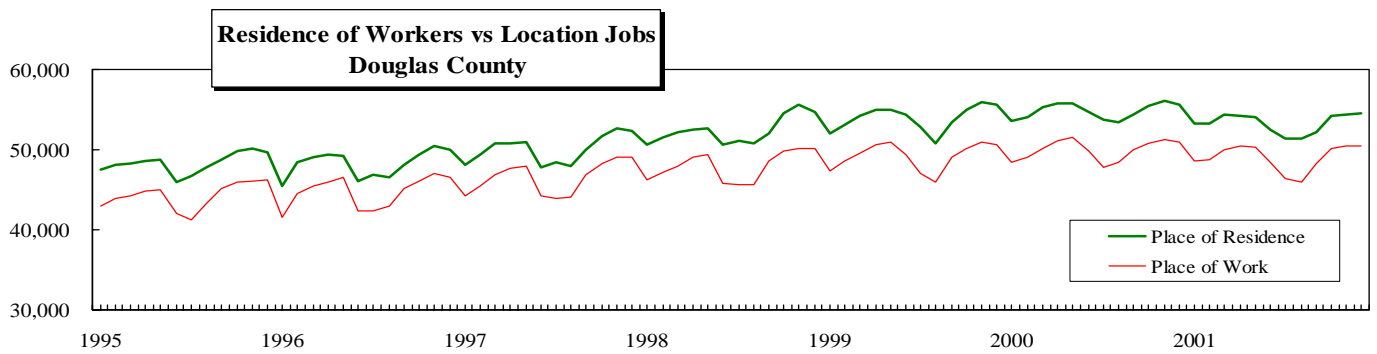
The unemployment graph with the blue line below shows the unemployment rate by month for the last five years. The typical trend is for unemployment to increase slightly in the winter as outdoor jobs are put on hold, gradually go down during the spring months and then jump back up as KU employees leave for the summer. Unemployment then goes back down for the rest of the summer as warm-season jobs begin. Unemployment then drops to its low point for the year in the fall when educators return to their jobs, and the cycle repeats. The last few years have been no different in terms of the trend, although variability seems to have decreased.

**Employment Data for Douglas County
Annual Averages, 1990-2000**

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Labor Force	45,405	47,862	48,524	49,234	50,784	50,765	52,663	54,826	55,973	54,925	56,150
Employment	43,348	45,913	46,127	46,672	48,349	48,251	50,463	52,425	54,180	52,735	53,676
Unemployment	2,057	1,949	2,397	2,561	2,435	2,514	2,200	2,401	1,793	2,190	2,474
Rate	4.5	4.1	4.9	5.2	4.8	5.0	4.2	4.4	3.2	4.0	4.4



One final analysis on general employment levels compares the number of jobs in Douglas county to the number of people living in Douglas county who claim to be employed. The graph below shows that although the two data trends mimic each other, more employed people live in Douglas county than jobs exist, and this means that some workers who live in Douglas county commute to work in another county. A study done by Fort Hays State University in 2001 found that about 22 percent of Lawrence's workers commute to jobs outside of Douglas County. As will be seen below, the majority of jobs in Douglas County are not white-collar, and these are the kinds of that most Lawrence commuters hold elsewhere.

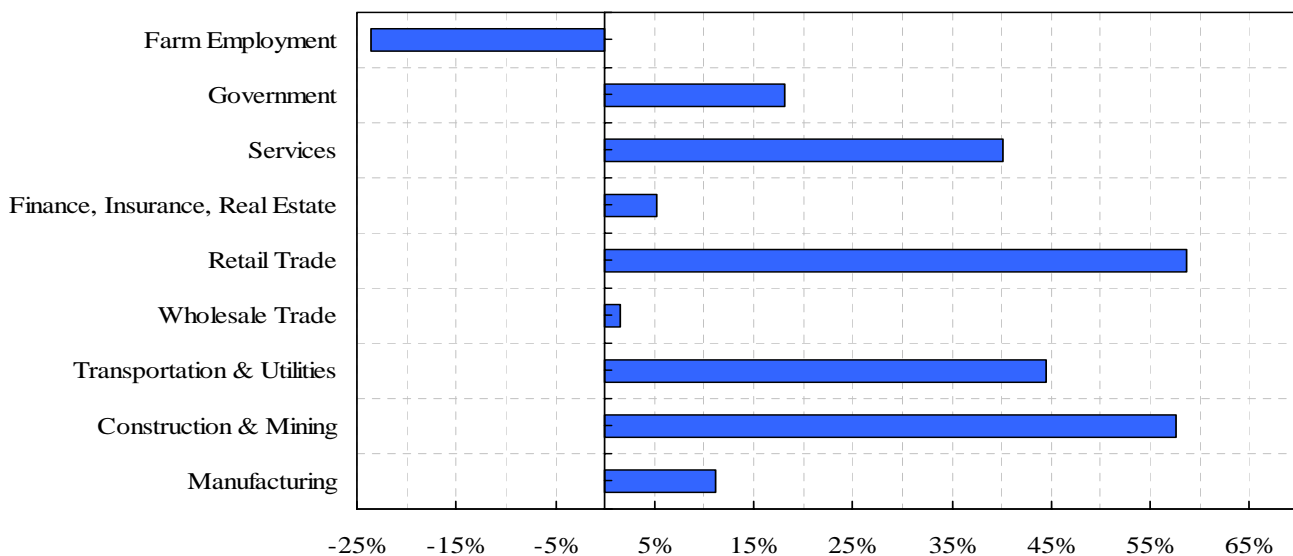


EMPLOYMENT BY CATEGORIES

(Kansas Department of Human Resources)

The following data is 'place of work' information that breaks down the types of jobs in Douglas county. The chart below shows the growth rate for nine industry categories for the last ten years. While showing a very slight increase for the decade, the Wholesale Trade industry in Douglas county has seen consistent declines for each of the last six years. Finance, Insurance and Real Estate jobs have also become scarcer: there were nearly 392 less of them in 2001 than there were in 1998. Manufacturing is another sector which although having grown for the decade (by 11.5 percent) has seen recent declines. The Manufacturing sector lost 417 from 2000 to 2001, and the level last year was over 270 jobs less than the three-year average. This is unfortunate since Manufacturing jobs are typically well-paying. The final sector which has seen considerable losses is Farming. Farm employment has fallen nearly 24 percent in the last ten years, and as Douglas County becomes more urbanized, this trend will continue.

Employment Growth Rates 1991-2001



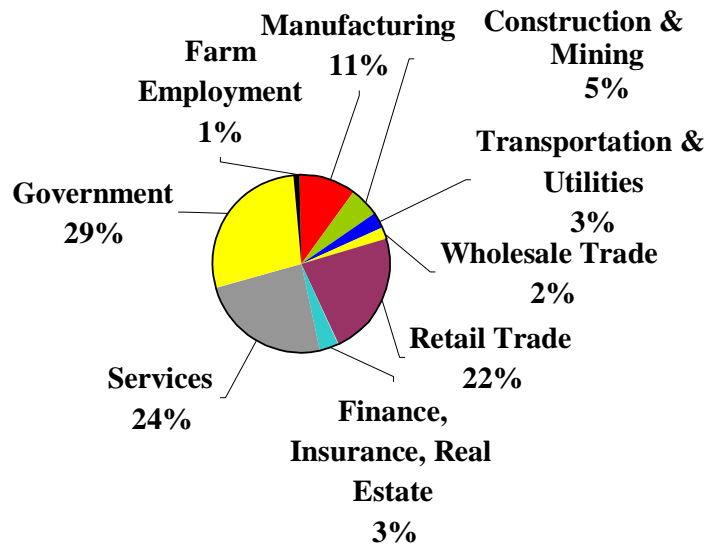
The other sectors of the Douglas County economy have grown considerably the last decade. In terms of the number of jobs, Retail Trade had employment grow the most at 4,025 jobs, or a growth rate of 59 percent in ten years. Retail Trade employment actually decreased slightly in 2001, but this is not surprising as all sectors experienced employment declines in 2001 except for the Government sector, which includes Kansas University employees. Percentage-wise over the

last decade employment in the Construction sector has grown a similar 58 percent, or 917 jobs. The Services sector grew by 40 percent in ten years by adding 3,325 jobs. Employment in both the Construction and Service sectors is closely correlated with population growth. The more people that move to a place, the more construction is needed to build their dwellings and the more services are required to satisfy the population’s growing needs. And as seen earlier, population in Douglas County is growing rapidly.

As already mentioned, nearly every sector decreased in employment in 2001. This can be attributed to a general economic slowdown which really began in the latter months of 2000, but was exacerbated and sped up by events in the fall of 2001.

The pie chart at right illustrates the percentage that each industry contributes to total employment. Nearly one third of all jobs in 2000 were Government jobs: 14,175 to be exact. The Government sector has been the biggest employer in Douglas county for as long as records have been kept. Most of these jobs can be attributed to the University of Kansas, which employs hundreds of teachers, students and staff members, all of whom are considered employees of state government. The next largest employment category in 2001 was the Services industry, followed by Retail and then Manufacturing.

2001 Total Employment Distribution



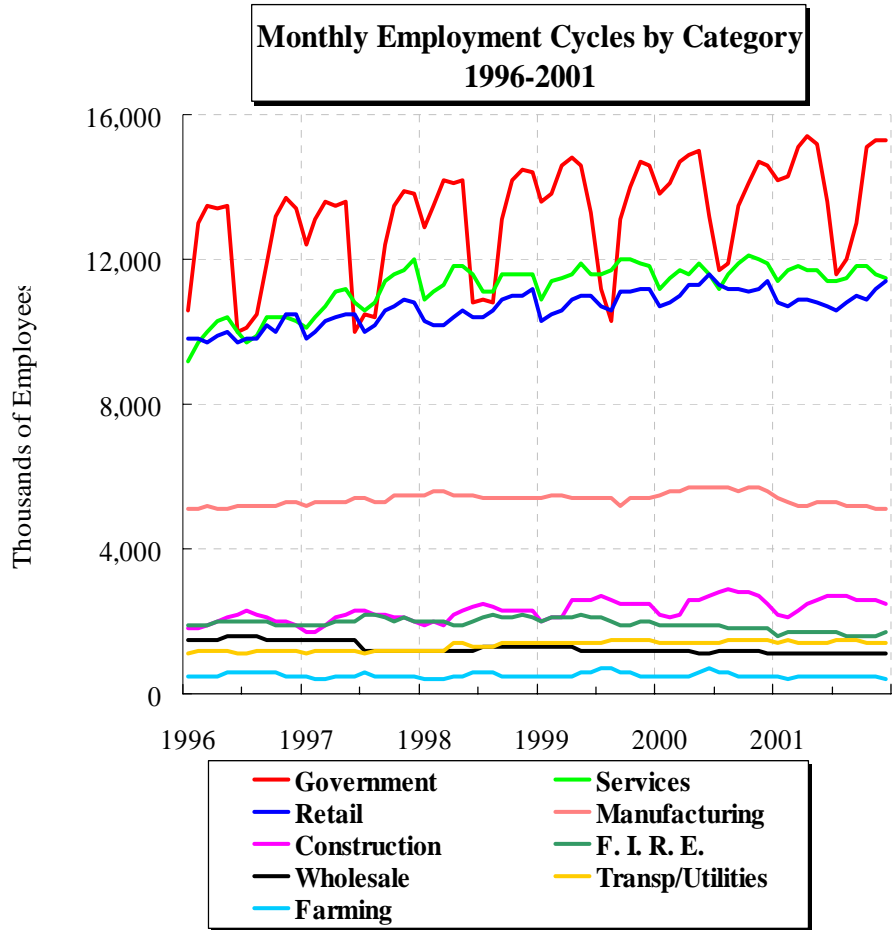
The table below shows employment for each sector as percentage of the total over a period of ten years. There are two ways a sector can decrease its share of total employment over time: either by being ‘crowded out’ by another quickly-growing sector, or by actually losing employees.

Only Farm employment fell into this latter category. Manufacturing and Government, for example, actually experienced a net increase in the number of jobs but as a percent of the total their numbers make up less of the “employment-pie” today.

Employment Categories as Percent of Total Employment in Douglas County

Year	Manufacturing	Construction & Mining	Transportation & Utilities	Wholesale Trade	Retail Trade	F.I.R.E.	Services	Government	Farm
1991	12.5%	4.2%	2.6%	2.9%	18.2%	4.2%	22.0%	31.8%	1.7%
1996	11.6%	4.5%	2.6%	3.4%	22.3%	4.4%	22.5%	27.4%	1.2%
2001	10.7%	5.1%	2.9%	2.2%	22.2%	3.4%	23.6%	28.9%	1.0%

Employment levels within a given sector often vary considerably even throughout the course of the year. The Government sector in Douglas county is the best example of this. As the graph at right shows, employment in the Government sector drops dramatically every summer, reaching bottom around July. This is when many University employees are on summer break. In the fall employment quickly rises again and remains fairly high until the next summer, except for a short dip in late December and early January, as once again, University employees take off for the holidays. Construction is another sector which

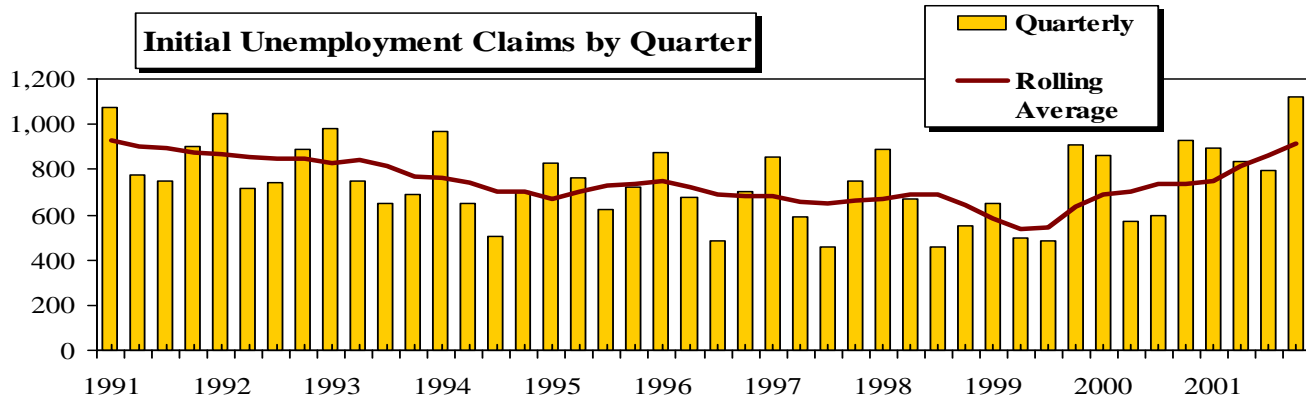


varies considerably by season, with peak employment coming in the warm summer months. Employment in the Retail sector usually peaks in early winter as stores hire additional help to handle the holiday shopping. The Service sector also shows quite a bit of variability, but usually follows no predictable pattern.

INITIAL UNEMPLOYMENT CLAIMS

(Kansas Department of Human Resources)

Initial claims for unemployment insurance are recorded for each unemployed person in Douglas county once every year. The number of initial claims represents the actual number of unemployed persons in the county at a given time. The graph below shows that unemployment varies considerably by season. Total unemployment typically peaks in the first quarter of the year and bottoms out in the third. After several years of declining unemployment, the bottom was reached in 1999, which was the most prosperous year economically in the U.S. in the last decade by several measures. Since then unemployment has been rising, and in 2001 the total number of people filing for unemployment insurance in was 3,652. This was the highest annual number seen in Douglas County in over 15 years, or indeed, since the last recession.



AVERAGE WAGE PER JOB

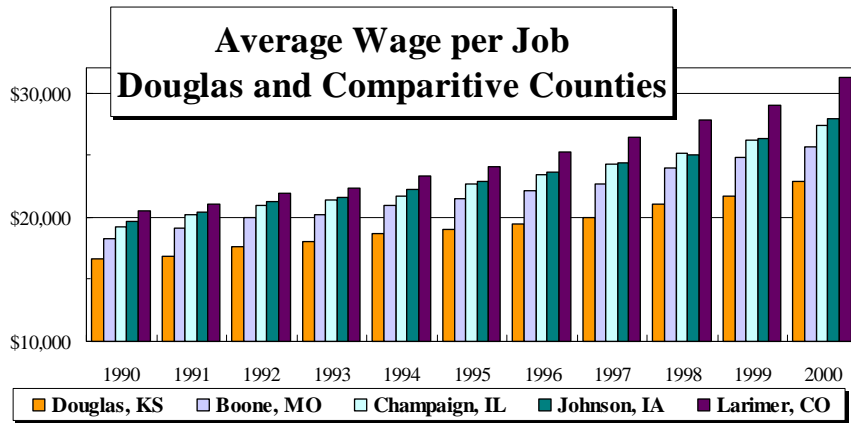
(U.S. Bureau of Economic Analysis)

Average wage per job data were only available through 2000 at the time of printing. The table below shows that Douglas county has historically had a much lower average wage per job than either the state of Kansas as a whole or the United States. One reason the average wage is so low in Douglas county is due to the preponderance of temporary, low paying jobs in Lawrence. However, not only has Douglas county lagged behind the state, but the gap has been widening. The average wage per job in Douglas county in 1990 was around \$3,000 less than the state average, but ten years later the difference had doubled. The explanation for this is somewhat harder to come at, but quite likely has something to do with the high growth of jobs in low paying sectors. As was seen earlier, the Retail sector is the fastest growing in the Lawrence economy, and the third largest behind the Services sector. Jobs in these sectors do not have high wages, and their numbers are increasing as a percentage of the whole employment ‘pie’ as Lawrence becomes more of a bedroom community that offers services to residents more than substantial employment.

**Average Wage per Job
United States, State of Kansas and Douglas County**

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
U.S.	\$23,322	\$24,216	\$25,468	\$25,888	\$26,507	\$27,400	\$28,469	\$29,805	\$31,325	\$32,711	\$34,652
Kansas	19,790	20,493	21,498	21,899	22,486	23,216	24,071	25,129	26,303	27,412	28,685
Douglas Co.	16,625	16,915	17,639	18,061	18,660	19,034	19,440	20,009	21,043	21,658	22,876

The graph below compares the average wage per job in Douglas county to several other ‘collegietown’ counties in other Midwestern states. Douglas county has again had by far the lowest average wage of them all. Since these are all counties with colleges, and presumably all have a plethora of low-wage, student-held jobs, the difference in wages has to be explained from some other source. If the ratio of students to residents in Douglas county was the highest of this group, then the student population could possibly be thought to bring down the average wage, but in this case, Johnson county, Iowa has the highest student ratio. Another possible explanation involves differences in cost of living. Previously in this report data were given that indicated these same



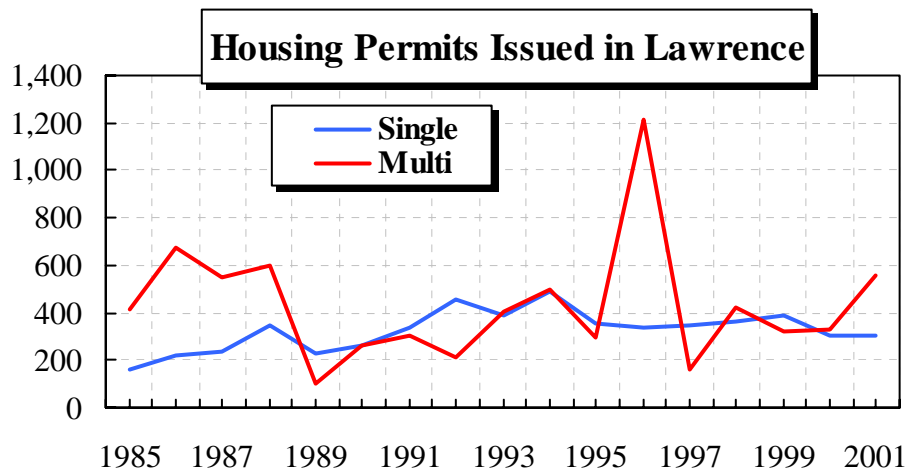
counties in Colorado especially but also in Illinois had a higher cost of living than Douglas county, and therefore one would expect wages to be somewhat higher in those places to reflect that reality. However, cost of living rates in Missouri and Iowa were lower than Douglas county yet their average wage was higher. One must conclude

that, at least from an income perspective, some better employment opportunities exist in these other counties than exist in Douglas county.

NEW RESIDENTIAL CONSTRUCTION

(City of Lawrence Building Inspection Department)

New single-family housing growth in Lawrence for 2001 stayed at exactly the same level as in the previous year, which was 305 permits. However, this might still be seen as a good showing considering that 2001 was a recession year. In an attempt to combat recessionary impacts, the Federal

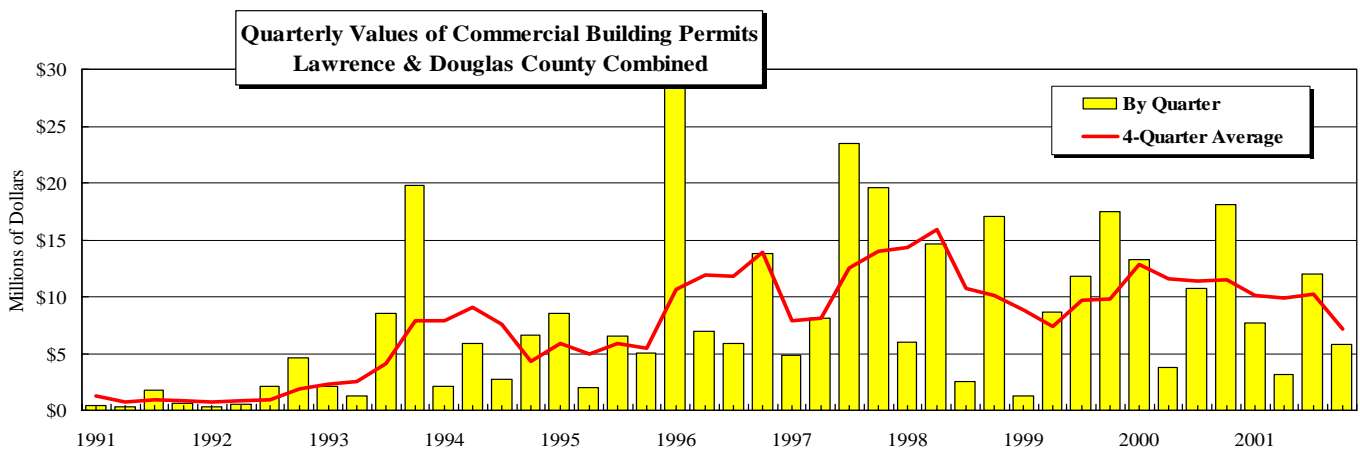


Reserve lowered interest rates, and hence mortgage rates, to very low levels in the hope that stimulating new home construction would help keep the nation's economy vibrant, and on a national level this was evidenced. New-home sales hit a record high of 900,000 in 2001 for the country, surpassing by 2.6 percent the old record set in 1998. However, the new-home market had a weaker showing in Lawrence. This probably was not due so much to the recession, but to the excessively high cost of building a house in Lawrence, a reality which keeps many buyers out of the single-family-home market. Lawrence still has a growing population however, and one way in which buyers were able to circumvent the high price of new homes was by way of duplexes. In 2001 Lawrence builders took out a record 168 duplex permits. In fact, by April of last year the number of duplex permits had already exceeded the entire number of the previous year. The trend of duplex construction substituting for single-family homes is expected to continue in Lawrence.

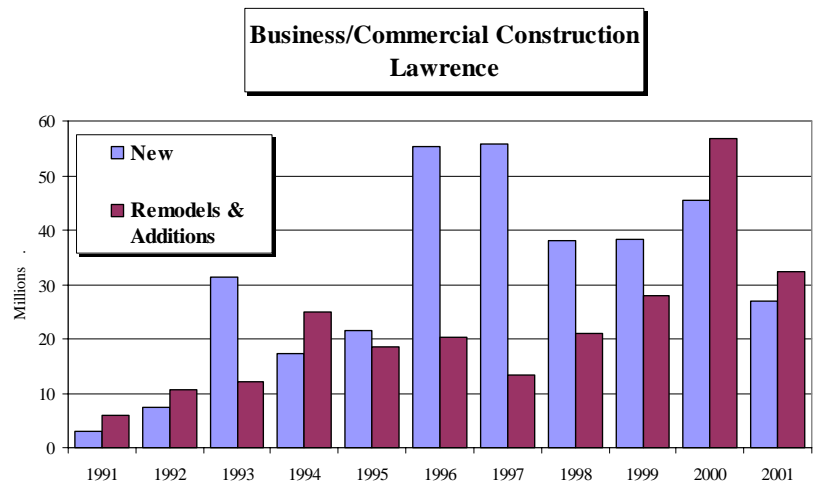
NEW BUSINESS / COMMERCIAL CONSTRUCTION

(Lawrence Building Inspection Division / Douglas County Zoning and Codes Department)

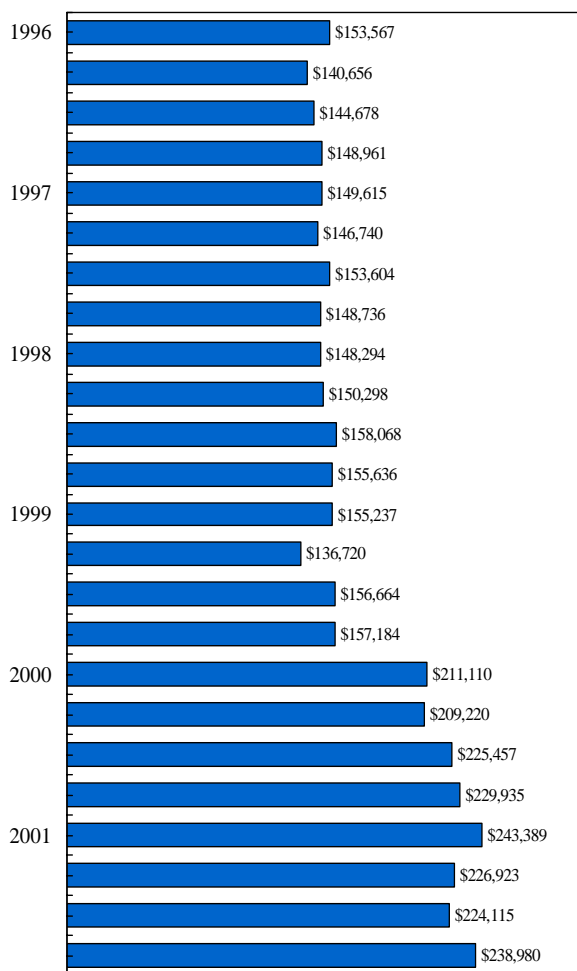
The value of new commercial construction in all of Douglas county (including Lawrence) in 2001 was down almost 40 percent from the previous year, from \$45.9 million to \$28.2 million. This was a return to a level last seen in 1995, as can be gathered from the yellow graph below. The largest new business construction project undertaken was valued at \$3.4 million for the Lawrence Family Practice building on West 18th. Classic Eagle beer distributor took out a \$3 million permit for a new facility though they only relocated a couple miles distance. Other large projects included the \$2.5 million Holiday Inn Express on South Iowa street, a \$1.5 million fire station on Harper, and several banks. Construction in The Pine Tree Plaza on 31st and Iowa streets was also begun in 2001; it includes such new stores as Old Navy and Bath and Body Works.



Restricting our view to only activity within the city of Lawrence, the value of construction to remodel and add to existing businesses actually exceeded that taken to build new structures, as shown in the graph at right. The total value of new business construction in Lawrence was \$26.9 million in 2001 compared to \$32.4 million for remodels and additions. The largest of the latter projects was \$7.5 million to remodel the K-Mart on South Iowa. Although both categories were well below their year 2000 values, six of the last ten years saw higher values for new business construction, while year 2001 remodels and additions were second in value for the decade.



**Price for ACCRA Defined House
by Quarter**



ACCRA HOUSE PRICE (ACCRA)

Each quarter the American Chamber of Commerce and Researcher's Association (ACCRA) gathers information from participating cities around the country on cost of living levels. Part of the quarterly survey looks at the price of an ACCRA-defined home. The definition changed at the beginning of 2000, hence the jump in the average home price on the graph at left. The current definition states the house must be 2,400 square feet, have three or four bedrooms, and be of high quality. The results of the survey are targeted to upper-middle income families, hence the high value of the home.

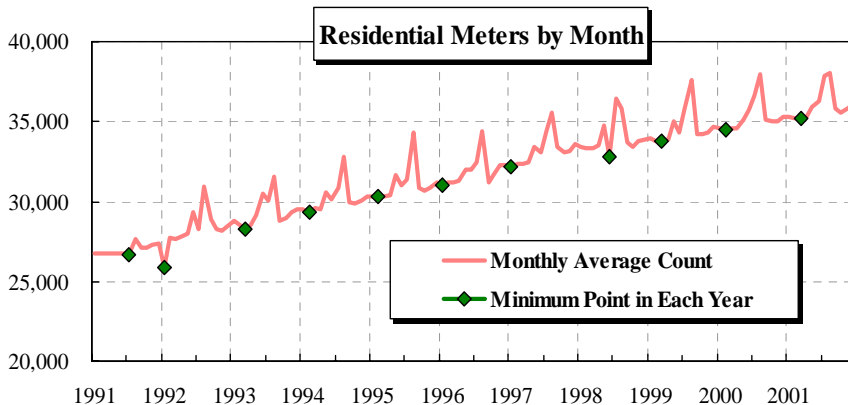
The average price of an ACCRA-defined home in 2001 was \$233,352, a 7 percent increase from the 2000 average value of \$218,931. The 2001 ACCRA home price was 9.4 percent higher than the U.S. average. This difference did not alter appreciably even after taking into account regional variations in mortgage rates.

Another method of getting at some measure of new-home prices in Lawrence is to take the average value of new single-family housing permits taken out in a year. Using this proxy gives us an average new-house price of \$143,800 for 2001. That was 5.4 percent higher than the previous year value of \$136,496.

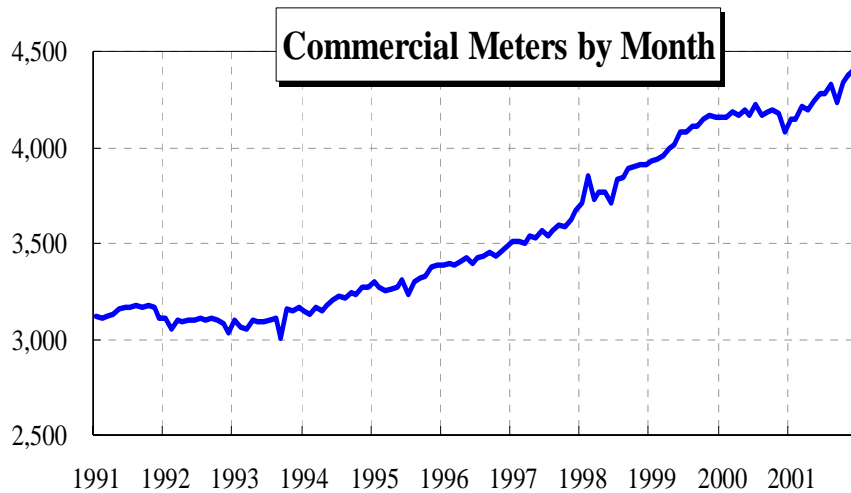
ELECTRIC UTILITIES (KPL)

The number of residential meters in Lawrence has been steadily increasing at a rate of about 3 percent a year for the last ten years. The increase in 2001 was only 2 percent, the same as 2000, and it appears that growth may be tapering off somewhat. The graph at right shows the number of residential meters peaking sharply in the summer. This is primarily because KPL has counted meter

turnovers as new meters since around 1992. In the summer a good deal of rental properties

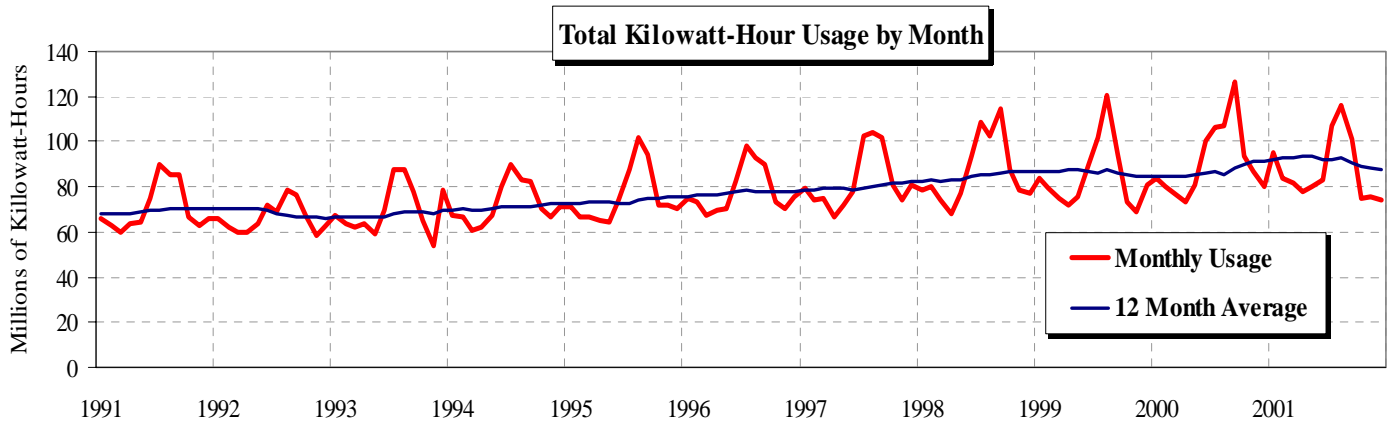


change occupants as students leave or move in, hence the annual peaks. Following the trend of the minimum points each year gives a better indication of overall increases. In any case, as long as population in Lawrence continues to grow, so will the demand for electricity.













There were 4,267 commercial electric meters recorded for Lawrence in 2001, a 2.3 percent increase from the previous year. In ten years the number of commercial meters has grown nearly 36 percent. Also, not shown is industrial electric meters. Their numbers seldom change; for the last decade there have been about 27 in the city of Lawrence.

Kilowatt-hour usage peaks every summer with air-conditioner use, as evidenced in the graph below. The year 2001 was no exception, although the high point was below what it had been the past few years due to relatively milder temperatures that year. Total usage in 2001 dropped 4 percent from the previous year to 1,130,412,855 kilowatt-hours. The 12-month average line in the graph shows the growth after having factored out seasonal effects; for the last decade this growth has averaged about 2.3 percent. This, again, reflects quite nearly directly population growth.



Lawrence/Douglas County Economic Indicators
Annual Report, 2000

	1998	1999	2000	2001	Graph	Percent Change From:		
						Last Year (2000)	3 Years Ago (1998)	3 Year Average (1998-2000)
SALES TAX REVENUE (thousands)						%	%	%
State Sales Tax Collections in Douglas Co.	\$48,820	\$51,695	\$51,100	\$51,427		0.6	5.3	1.8
Douglas County Sales Tax Collections	\$10,336	\$10,686	\$11,205	\$11,642		3.9	12.6	8.4
Lawrence Sales Tax Collections	\$9,674	\$10,174	\$7,495	\$7,965		6.3	-17.7	-12.6
ACCRA COST OF LIVING INDEX								
National average of urban areas = 100%	102.08%	99.53%	100.05%	100.05%		0.0	-2.0	-0.5
TOURISM & CONVENTIONS								
Transient Guest Tax Collections	\$471,136	\$504,983	\$466,599	\$445,837		-4.4	-5.4	-7.3
Number of Rooms (annual average)	1,010	1,003	1,015	1,119		10.2	10.8	10.9
FINANCIAL INSTITUTIONS (thousands) (note1)								
Bank & S&L Net Loans Annual Average	\$797,155	\$817,952	n/a	n/a		-	-	-
Bank & S&L Deposits Annual Average	\$879,967	\$920,006	n/a	n/a		-	-	-
POPULATION (note 2)								
Douglas County	96,554	98,343	99,962	100,005		0.0	3.6	1.7
Lawrence City	77,488	78,911	80,098	n/a		-	-	-

note 1: Due to collection difficulties, banks, savings & loans and credit union data have been discontinued.

note 2: Year 2000 figures are from the decennial census. All other years are population estimates.

n/a: not available at time of printing.

Lawrence/Douglas County Economic Indicators
Annual Report, 2000

	1998	1999	2000	2001	Graph	Percent Change From:			
						Last Year (2000)	3 Years Ago (1998)	3 Year Average (1998-2000)	
CIVILIAN LABOR FORCE (note 4)	Annual Averages						%	%	%
Total Civilian Labor Force	54,826	55,973	54,925	56,150		2.2	2.4	1.6	
Total Employment	52,425	54,180	52,735	53,676		1.8	2.4	1.1	
Unemployed	2,401	1,793	2,190	2,474		13.0	3.0	16.3	
Civilian Unemployment Rate	4.4%	3.2%	4.0%	4.4%		10.0	0.0	13.8	
EMPLOYMENT (note 5)									
Nonfarm Wage & Salary Employees	47,483	48,633	49,408	48,525		-1.8	2.2	0.0	
Manufacturing	5,467	5,400	5,650	5,233		-7.4	-4.3	-4.9	
Construction & Mining	2,233	2,442	2,575	2,508		-2.6	12.3	3.8	
Transportation & Public Utilities	1,325	1,442	1,442	1,433		-0.6	8.2	2.2	
Wholesale Trade	1,250	1,233	1,175	1,100		-6.4	-12.0	-9.8	
Retail Trade	10,600	10,850	11,175	10,892		-2.5	2.8	0.2	
Finance/Insurance/Real Estate	2,050	2,042	1,858	1,658		-10.7	-19.1	-16.4	
Services	11,425	11,658	11,683	11,608		-0.6	1.6	0.2	
Government	13,133	13,550	13,850	14,175		2.3	7.9	4.9	
Farm Employment	500	567	542	483		-10.8	-3.3	-9.9	
JOB SERVICE CENTER									
Initial Unemployment Insurance Claims	2,571	2,539	2,953	3,652		23.7	42.0	35.9	
AVERAGE WAGE PER JOB	1997	1998	1999	2000		(1999)	(1997)	(1997-1999)	
Average Wage per Job, Douglas County	\$20,009	\$21,043	21,658	22,876		5.6	14.3	9.4	

note 4: Place of Residence figures.

note 5: Place of Work figures. Monthly numbers received from KDHR are rounded off; these calculated annual averages are not.

Lawrence/Douglas County Economic Indicators
Annual Report, 2000

	1998	1999	2000	2001	Graph	Percent Change From:		
						Last Year (2000)	3 Years Ago (1998)	3 Year Average (1998-2000)
CONSTRUCTION (Lawrence)						%	%	%
Total # Building Permits	2,853	2,811	2,989	3,346		11.9	17.3	16.0
Single Family	360	392	305	305		0.0	-15.3	-13.4
Multifamily	108	85	70	198		182.9	83.3	125.9
Number of Units	424	319	328	559		70.4	31.8	56.6
New Business/Commercial	27	38	37	34		-8.1	25.9	0.0
Total Value of Permits (thousands)	\$141,065	\$149,743	\$175,660	\$152,209		-13.4	7.9	-2.1
Single Family	\$47,692	\$52,525	\$41,631	\$43,859		5.4	-8.0	-7.2
Multifamily	\$24,081	\$17,154	\$18,048	\$37,942		110.2	57.6	92.0
New Business/Commercial	\$37,998	\$38,217	\$45,409	\$26,984		-40.6	-29.0	-33.4
Business Remodels/Additions	\$20,944	\$27,843	\$56,766	\$32,438		-42.9	54.9	-7.8
Other (note 6)	\$10,349	\$14,004	\$13,805	\$10,985		-20.4	6.2	-13.6
CONSTRUCTION (Douglas County unincorporated)								
Total # Building Permits	238	338	475	532		12.0	123.5	51.9
New Residential	90	81	74	81		9.5	-10.0	-0.8
New Business/Commercial	13	8	11	13		18.2	0.0	21.9
Total Value of All Permits (thousands)	\$16,631	\$14,494	\$17,748	\$22,978		29.5	38.2	41.0
New Residential	\$10,768	\$9,828	\$13,314	\$16,685		25.3	55.0	47.6
New Business/Commercial	\$2,218	\$996	\$458	\$1,622		254.3	-26.9	32.5

note 6: Includes signs, plumbing, electrical, demolition, etc.

Lawrence/Douglas County Economic Indicators
Annual Report, 2000

	1998	1999	2000	2001	Graph	Percent Change From:		
						Last Year (2000)	3 Years Ago (1998)	3 Year Average (1998-2000)
COUNTY-WIDE NEW RESIDENTIAL BUILDING PERMITS						%	%	%
Number of Housing Permits	558	558	449	584		30.1	4.7	11.9
Number of Housing Units	874	792	707	945		33.7	8.1	19.5
Value of Housing Permits (thousands)	\$82,542	\$79,507	\$72,993	\$98,487		34.9	19.3	25.7
NEW & EXISTING HOME SALES								
Single Family Numbers (note 7)	1,185	1,123	1,111	1,323		19.1	11.6	16.1
Price of ACCRA Defined Home (see text)	\$153,074	\$151,451	\$218,931	\$233,352		6.6	52.4	33.7
ELECTRIC UTILITIES (Meters)								
Lawrence Residential annual average	34,017	34,630	35,329	36,026		2.0	5.9	3.9
Lawrence Commercial annual average	3,818	4,051	4,171	4,267		2.3	11.8	6.3
Lawrence Industrial annual average	28.5	28.5	26.3	22.8		-13.3	-20.0	-17.9
Total Kilowatt Hours Usage (millions)	1,121	1,092	1,177	1,130		-3.9	0.9	0.1

note 7: Home sales through Multiple Listing Service only.

note 8: ACCRA home price in 2000 is not comparable to previous years due to a change in the definition of the building.

Sources:

Labor Market Review, Kansas Department of Human Resources
 Lawrence Convention and Visitor's Bureau
 U.S. Bureau of Economic Analysis
 Building Inspection Department, City of Lawrence
 American Chamber of Commerce Researchers Association
 Douglas County Appraiser's Office

U. S. Bureau of the Census
 Kansas Department of Revenue
 Kansas Power & Light
 Lawrence Board of Realtors
 Office of the Zoning Division, Douglas County Public Works

Lawrence/Douglas County Economic Indicators
Fourth Quarter, 2001

	Current Period (4q01)	Previous Period (3q01)	Percent Change %	Year Ago (4q00)	Percent Change %
SALES TAX REVENUE (Thousands of Dollars) (note 1)					
Douglas County Sales Tax Collections	\$3,040	\$2,914	4.3	\$3,073	-1.1
Lawrence Sales Tax Collections	\$2,775	\$2,681	3.5	\$2,853	-2.7
TOURISM & CONVENTIONS					
Transient Guest Tax	\$130,258	\$118,339	10.1	\$131,262	-0.8
Rolling Quarterly Average	\$111,459	\$111,710	-0.2	\$116,650	-4.5
CIVILIAN LABOR FORCE (note 2)					
Total Civilian Labor Force	56,588	53,857	5.1	57,693	-1.9
Total Employment	54,353	51,660	5.2	55,705	-2.4
Unemployed	2,235	2,197	1.7	1,988	12.4
Civilian Unemployment Rate	3.95%	4.08%	-3.2	3.44%	14.8
EMPLOYMENT (note 3) (Monthly averages)					
Nonfarm Wage & Salary Employees	49,867	46,367	7.5	50,500	-1.3
Manufacturing	5,133	5,233	-1.9	5,667	-9.4
Construction & Mining	2,567	2,667	-3.8	2,667	-3.8
Transportation & Public Utilities	1,400	1,500	-6.7	1,500	-6.7
Wholesale Trade	1,100	1,100	0.0	1,167	-5.7
Retail Trade	11,167	10,800	3.4	11,233	-0.6
Finance/Insurance/Real Estate	1,633	1,633	0.0	1,800	-9.3
Services	11,633	11,567	0.6	12,000	-3.1
Government	15,233	12,200	24.9	14,467	5.3
Farm Employment	467	500	-6.7	500	-6.7
JOB SERVICE CENTER (Quarterly totals)					
Initial Unemployment Insurance Claims	1121	795	41.0	928	20.8
IU Claims, rolling 4-quarter average	913	865	5.5	738	23.7

note 1: State sales tax collections are unavailable at this time. See text of the report.

County and City sales tax figures reflect the period in which the receipts were issued to the local governments.

note 2: Place of Residence figures, Douglas County.

note 3: Place of Work figures, Douglas County.

Lawrence/Douglas County Economic Indicators
Fourth Quarter, 2001

	Current Period (4q01)	Previous Period (3q01)	Percent Change %	Year Ago (4q00)	Percent Change %
CONSTRUCTION (Lawrence)					
Total Number of Building Permits	771	926	-16.7	663	16.3
Single Family	69	81	-14.8	44	56.8
Multifamily	51	41	24.4	18	183.3
Number of Units	120	112	7.1	38	215.8
New Business/Commercial	6	13	-53.8	10	-40.0
Total Value of All Permits (Thousands of dollars)	\$32,040	\$36,081	-11.2	\$36,976	-13.4
Single Family	\$11,889	\$11,122	6.9	\$7,587	56.7
Multifamily	\$10,020	\$6,697	49.6	\$3,069	226.5
New Business/Commercial	\$5,350	\$11,634	-54.0	\$17,759	-69.9
Business Remodels/Additions	\$2,328	\$3,747	-37.9	\$5,213	-55.3
All Other (note 4)	\$2,453	\$2,881	-14.9	\$3,347	-26.7
CONSTRUCTION (Douglas County unincorporated)					
Total Number of Building Permits (all types)	107	143	-25.2	106	0.9
New Residential	18	17	5.9	10	80.0
New Business/Commercial	0	6	-100.0	4	-100.0
Total Value of All Permits (Thousands of dollars)	\$4,676	\$6,676	-30.0	\$3,158	48.1
New Residential	\$3,462	\$4,005	-13.6	\$1,749	97.9
New Business/Commercial	\$0	\$401	-100.0	\$323	-100.0
NEW & EXISTING HOME SALES					
Single Family Numbers	286	442	-35.3	244	17.2
Price of ACCRA-defined Home	\$238,980	\$224,115	6.6	229,935	3.9
ELECTRIC UTILITIES (City of Lawrence)					
Average # Residential Meters	35,821	37,270	-3.9	35,097	2.1
Average # Commercial Meters	4,374	4,285	2.1	4,149	5.4
Average # Industrial Meters	23	22	1.8	22	1.8
Total Kilowatt Hours Used (Millions)	224.4	324.5	-30.8	260.1	-13.7

note 4: Includes the value of permits for signs, plumbing, electrical, mechanical, accessory structures, detached garages business and residential demolition, and swimming pools.

Sources:

Kansas Department of Revenue
Kansas Power & Light
Lawrence Board of Realtors
Labor Market Information Services, Kansas Department of Human Resources
Lawrence Convention and Visitors Bureau
Office of the Zoning Division, Douglas County Public Works
Building Inspection Department, City of Lawrence