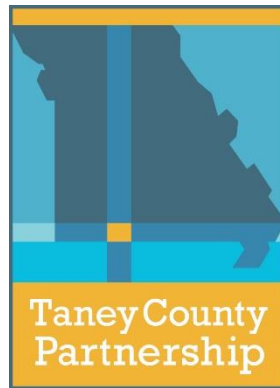
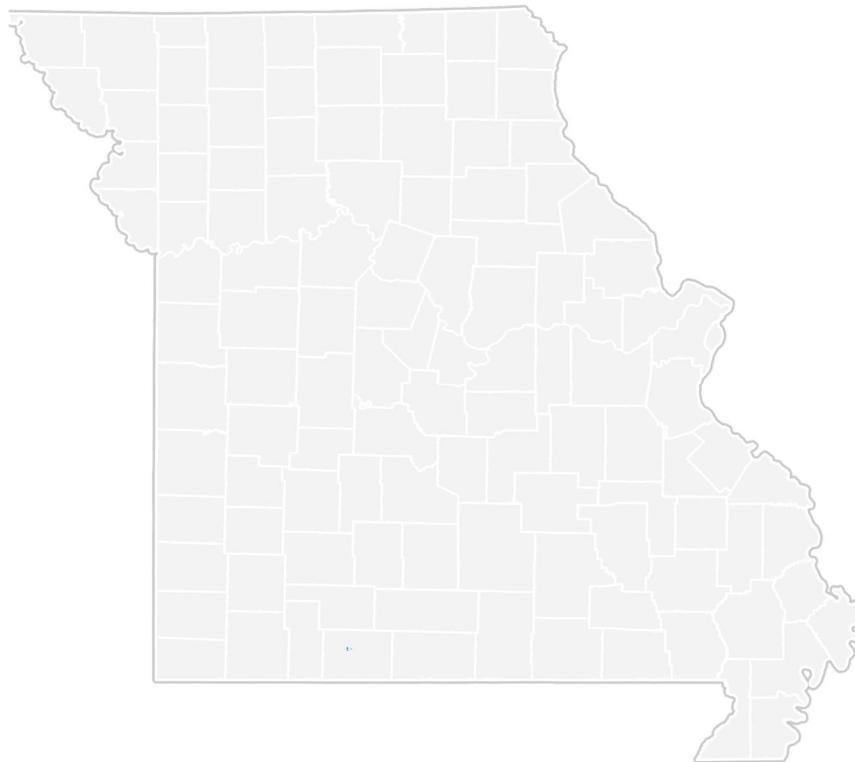


January 1, 2018



Economic Overview

City of Forsyth, MO



DEMOGRAPHIC PROFILE.....3

EMPLOYMENT TRENDS.....5

WAGE TRENDS5

COST OF LIVING INDEX6

INDUSTRY SNAPSHOT.....7

OCCUPATION SNAPSHOT9

INDUSTRY CLUSTERS11

EDUCATION LEVELS11

FAQ12

Demographic Profile

The population in the City of Forsyth, MO was 2,373 per American Community Survey data for 2012-2016.

The region has a civilian labor force of 894 with a participation rate of 45.1%. Of individuals 25 to 64 in the City of Forsyth, MO, 23.2% have a bachelor's degree or higher which compares with 31.8% in the nation.

The median household income in the City of Forsyth, MO is \$36,360 and the median house value is \$121,000.

Summary ¹						
	Percent			Value		
	City of Forsyth, MO	Missouri	USA	City of Forsyth, MO	Missouri	USA
Demographics						
Population (ACS)	.	.	.	2,373	6,059,651	318,558,162
Male	48.3%	49.1%	49.2%	1,146	2,973,317	156,765,322
Female	51.7%	50.9%	50.8%	1,227	3,086,334	161,792,840
Median Age ²	.	.	.	48.5	38.3	37.7
Under 18 Years	19.9%	23.0%	23.1%	473	1,395,124	73,612,438
18 to 24 Years	8.1%	9.8%	9.8%	192	591,150	31,296,577
25 to 34 Years	11.2%	13.2%	13.6%	266	800,229	43,397,907
35 to 44 Years	7.4%	12.1%	12.7%	176	731,234	40,548,400
45 to 54 Years	15.0%	13.5%	13.6%	357	820,875	43,460,466
55 to 64 Years	10.5%	13.1%	12.6%	250	791,105	40,061,742
65 to 74 Years	13.4%	8.6%	8.3%	318	524,097	26,355,308
75 Years, and Over	14.4%	6.7%	6.2%	341	405,837	19,825,324
Race: White	91.6%	82.5%	73.3%	2,174	5,000,875	233,657,078
Race: Black or African American	0.9%	11.6%	12.6%	22	701,896	40,241,818
Race: American Indian and Alaska Native	0.4%	0.4%	0.8%	9	25,641	2,597,817
Race: Asian	1.1%	1.8%	5.2%	27	107,953	16,614,625
Race: Native Hawaiian and Other Pacific Islander	0.0%	0.1%	0.2%	0	6,479	560,021
Race: Some Other Race	2.9%	1.1%	4.8%	69	68,766	15,133,856
Race: Two or More Races	3.0%	2.4%	3.1%	72	148,041	9,752,947
Hispanic or Latino (of any race)	6.4%	3.9%	17.3%	151	237,284	55,199,107
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over)	45.1%	63.2%	63.3%	894	3,035,326	159,807,099
Armed Forces Labor Force	0.0%	0.4%	0.4%	0	19,699	1,011,641
Veterans, Age 18-64	6.0%	6.1%	5.1%	75	226,639	10,165,671
Median Household Income ²	.	.	.	\$36,360	\$49,593	\$55,322
Per Capita Income	.	.	.	\$20,380	\$27,044	\$29,829
Poverty Level (of all people)	19.1%	15.3%	15.1%	398	897,755	46,932,225
Households Receiving Food Stamps	10.2%	13.0%	13.0%	89	308,375	15,360,951
Mean Commute Time (minutes)	.	.	.	28.0	23.4	26.1

Summary ¹						
	Percent			Value		
	City of Forsyth, MO	Missouri	USA	City of Forsyth, MO	Missouri	USA
Commute via Public Transportation	0.0%	1.5%	5.1%	0	41,741	7,476,312
Union Membership ³	11.6%	8.9%	10.7%	.	.	.
Educational Attainment, Age 25-64						
No High School Diploma	10.1%	9.5%	11.6%	106	297,839	19,478,050
High School Graduate	35.9%	29.0%	26.1%	377	912,118	43,788,541
Some College, No Degree	25.3%	23.3%	21.5%	265	732,065	36,025,193
Associate's Degree	5.5%	8.6%	8.9%	58	268,895	14,962,488
Bachelor's Degree	15.5%	18.9%	20.2%	163	595,503	33,845,524
Postgraduate Degree	7.6%	10.7%	11.6%	80	337,023	19,368,719
Housing						
Total Housing Units	.	.	.	1,078	2,738,774	134,054,899
Median House Value (of owner-occupied units) ²	.	.	.	\$121,000	\$141,200	\$184,700
Homeowner Vacancy	3.6%	2.0%	1.8%	21	32,260	1,395,797
Rental Vacancy	0.0%	6.7%	6.2%	0	56,925	2,855,844
Renter-Occupied Housing Units (% of Occupied Units)	34.9%	33.2%	36.4%	305	787,627	42,835,169
Occupied Housing Units with No Vehicle Available (% of Occupied Units)	4.6%	7.3%	9.0%	40	172,972	10,562,847
Social						
Enrolled in Grade 12 (% of total population)	1.5%	1.3%	1.4%	35	77,346	4,433,703
Disconnected Youth ⁴	10.7%	3.0%	2.8%	16	9,631	485,589
Children in Single Parent Families (% of all children)	20.4%	34.5%	34.7%	82	453,705	24,318,038
With a Disability, Age 18-64	16.9%	12.7%	10.3%	181	463,847	20,188,257
With a Disability, Age 18-64, Labor Force Participation Rate and Size	9.9%	40.0%	41.0%	18	185,483	8,278,834
Foreign Born	5.1%	3.9%	13.2%	120	236,079	42,194,354
Speak English Less Than Very Well (population 5 yrs and over)	2.0%	2.1%	8.5%	44	120,716	25,440,956

Source: [JobsEQ®](#)

1. American Community Survey 2012-2016, unless noted otherwise

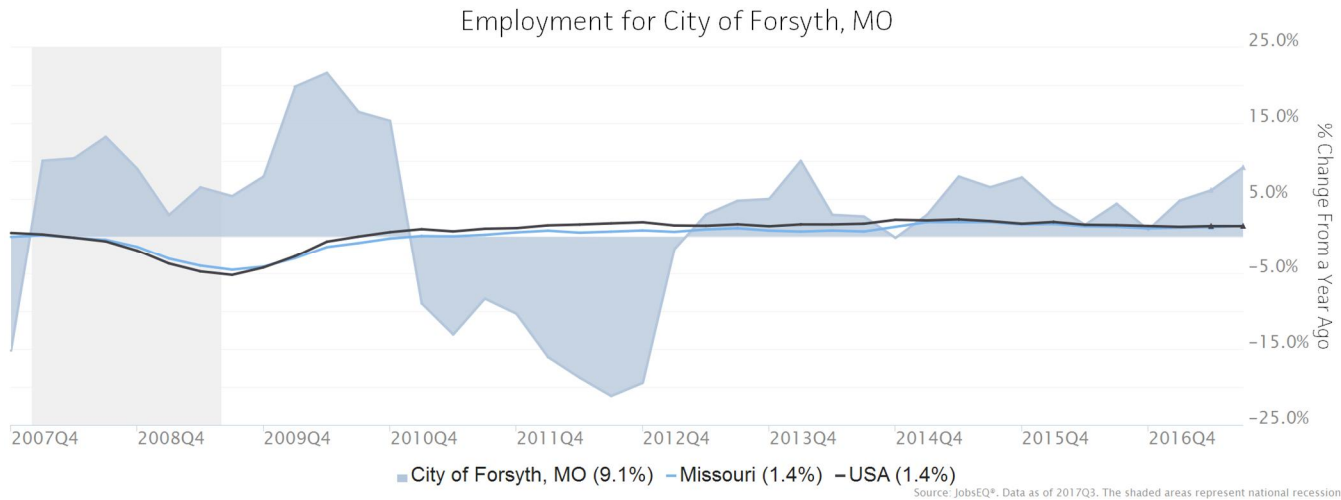
2. Median values for certain aggregate regions (such as MSAs) may be estimated as the weighted averages of the median values from the composing counties.

3. 2016; Current Population Survey, unionstats.com, and Chmura; county- and zip-level data are best estimates based upon industry-, MSA-, and state-level data

4. Disconnected Youth are 16-19 year olds who are (1) not in school, (2) not high school graduates, and (3) either unemployed or not in the labor force.

Employment Trends

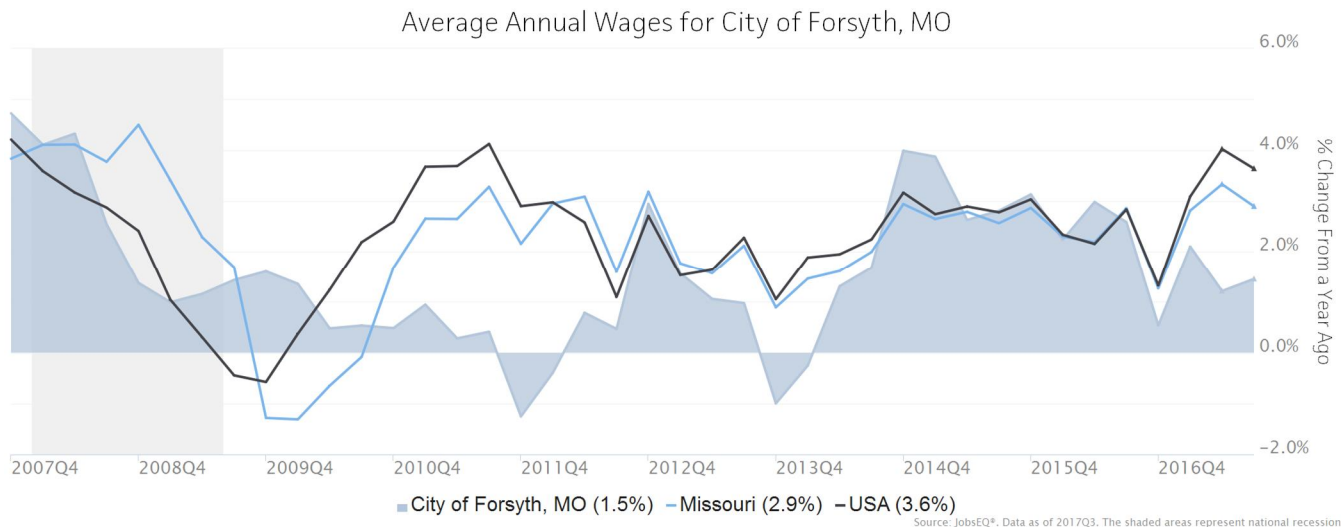
As of 2017Q3, total employment for the City of Forsyth, MO was 1,857 (based on a four-quarter moving average). Over the year ending 2017Q3, employment increased 9.1% in the region.



Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2017Q1 with preliminary estimates updated to 2017Q3.

Wage Trends

The average worker in the City of Forsyth, MO earned annual wages of \$30,231 as of 2017Q3. Average annual wages per worker increased 1.5% in the region during the preceding four quarters. For comparison purposes, annual average wages were \$54,666 in the nation as of 2017Q3.



Annual average wages per worker data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2017Q1 with preliminary estimates updated to 2017Q3.

Cost of Living Index

The Cost of Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 12.0% lower in City of Forsyth, MO than the U.S. average.

Cost of Living Information			
	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
City of Forsyth, MO	\$30,231	88.0	\$34,360
Missouri	\$46,514	89.8	\$51,768
USA	\$54,666	100.0	\$54,666

Source: [JobsEQ®](#)

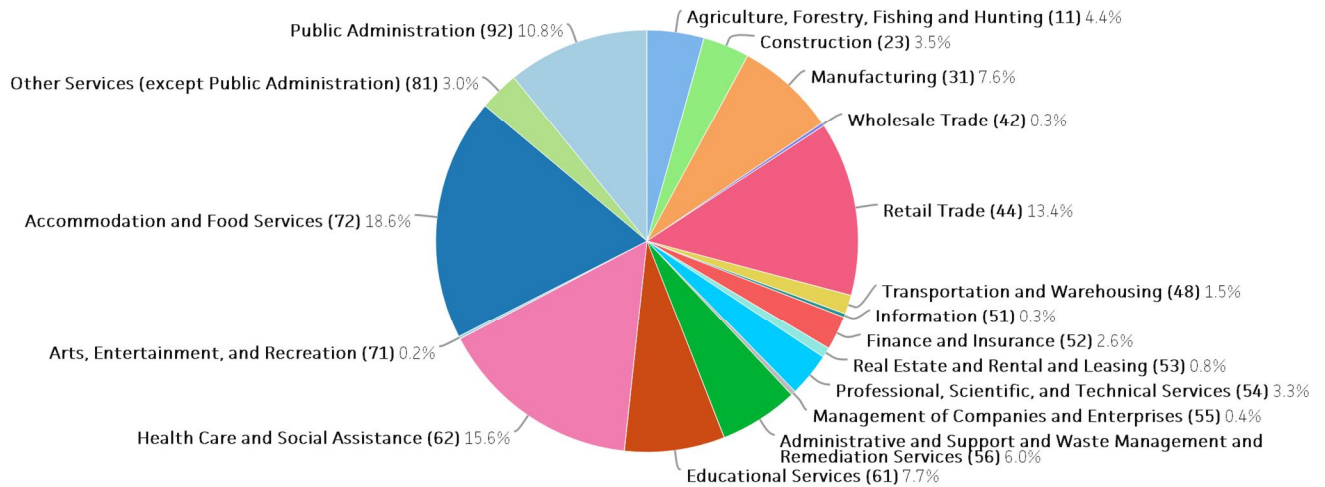
Data as of 2017Q3

Cost of Living per C2ER, data as of 2017q2, imputed by Chmura where necessary.

Industry Snapshot

The largest sector in the City of Forsyth, MO is Accommodation and Food Services, employing 346 workers. The next-largest sectors in the region are Health Care and Social Assistance (289 workers) and Retail Trade (248). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Agriculture, Forestry, Fishing and Hunting (LQ = 3.06), Public Administration (2.29), and Accommodation and Food Services (2.07).

Total Workers for City of Forsyth, MO by Industry



Source: JobsEQ*, Data as of 2017Q3

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2017Q1 with preliminary estimates updated to 2017Q3.

Sectors in the City of Forsyth, MO with the highest average wages per worker are Management of Companies and Enterprises (\$80,206), Finance and Insurance (\$48,309), and Professional, Scientific, and Technical Services (\$47,330). Regional sectors with the best job growth (or most moderate job losses) over the last 10 years are Health Care and Social Assistance (+130 jobs), Accommodation and Food Services (+112), and Manufacturing (+42).

Over the next 1 year, employment in the City of Forsyth, MO is projected to expand by 20 jobs. The fastest growing sector in the region is expected to be Health Care and Social Assistance with a +2.9% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+8 jobs), Accommodation and Food Services (+5), and Retail Trade (+2).

		Current			Historical				Forecast		
		Four Quarters Ending with 2017q3			Total Change over the Last 10 Years	Average Annual % Change in Employment 2007q3-2017q3			Over the Next 1 Year		
NAICS	Industry	Empl	Avg. Annual Wages	Location Quotient	Empl	City of Forsyth, MO	Missouri	USA	Total Approx Sep Demand	Total Growth Demand	Avg. Annual Growth Percent
11	Agriculture, Forestry, Fishing and Hunting	81	\$10,482	3.06	27	4.2%	-0.6%	0.1%	9	0	0.3%
21	Mining, Quarrying, and Oil and Gas Extraction	0	n/a	0.00	-4	n/a	-2.4%	-0.9%	0	0	
22	Utilities	0	n/a	0.00	-12	n/a	-0.3%	0.1%	0	0	
23	Construction	66	\$35,270	0.64	-68	-6.9%	-2.0%	-1.3%	7	1	1.6%
31	Manufacturing	142	\$39,261	0.93	42	3.6%	-1.3%	-1.1%	15	0	-0.1%
42	Wholesale Trade	5	\$29,646	0.07	0	-0.9%	-0.3%	-0.2%	0	0	1.4%
44	Retail Trade	248	\$22,114	1.24	18	0.8%	-0.1%	0.2%	33	2	0.6%
48	Transportation and Warehousing	27	\$35,246	0.35	25	32.1%	-0.3%	0.7%	3	0	1.0%
51	Information	5	\$40,279	0.14	-11	-10.6%	-2.4%	-0.8%	1	0	1.5%
52	Finance and Insurance	49	\$48,309	0.66	17	4.4%	0.4%	-0.3%	5	0	0.7%
53	Real Estate and Rental and Leasing	15	\$32,025	0.46	9	10.7%	-1.3%	-0.6%	1	0	-0.1%
54	Professional, Scientific, and Technical Services	62	\$47,330	0.51	-43	-5.1%	1.8%	1.3%	5	1	1.1%
55	Management of Companies and Enterprises	7	\$80,206	0.25	2	3.4%	-0.3%	2.2%	1	0	1.0%
56	Administrative and Support and Waste Management and Remediation Services	112	\$36,227	0.93	35	3.8%	0.8%	0.7%	13	-1	-0.6%
61	Educational Services	143	\$33,523	0.93	5	0.3%	-0.1%	0.5%	13	1	0.4%
62	Health Care and Social Assistance	289	\$39,670	1.09	130	6.2%	2.2%	2.2%	27	8	2.9%
71	Arts, Entertainment, and Recreation	4	\$31,083	0.10	-8	-11.1%	-0.6%	1.2%	1	0	1.4%
72	Accommodation and Food Services	346	\$22,321	2.07	112	4.0%	1.1%	1.8%	56	5	1.4%
81	Other Services (except Public Administration)	56	\$24,707	0.69	10	1.9%	-0.7%	0.1%	6	1	1.0%
92	Public Administration	201	\$35,330	2.29	-6	-0.3%	-0.3%	0.0%	19	2	0.8%
	Total - All Industries	1,857	\$30,231	1.00	280	1.6%	0.1%	0.5%	203	20	1.1%

Source: [JobsEQ®](#)

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2017Q1 with preliminary estimates updated to 2017Q3. Forecast employment growth uses national projections adapted for regional growth patterns.

Occupation Snapshot

The largest major occupation group in the City of Forsyth, MO is Office and Administrative Support Occupations, employing 270 workers. The next-largest occupation groups in the region are Sales and Related Occupations (233 workers) and Food Preparation and Serving Related Occupations (198). High location quotients (LQs) indicate occupation groups in which a region has high concentrations of employment compared to the national average. The major groups with the largest LQs in the region are Community and Social Service Occupations (LQ = 1.87), Protective Service Occupations (1.75), and Farming, Fishing, and Forestry Occupations (1.67).

Occupation groups in the City of Forsyth, MO with the highest average wages per worker are Computer and Mathematical Occupations (\$68,900), Architecture and Engineering Occupations (\$63,900), and Management Occupations (\$61,900). The unemployment rate in the region varied among the major groups from 1.5% among Management Occupations to 6.1% among Construction and Extraction Occupations.

Over the next 1 year, the fastest growing occupation group in the City of Forsyth, MO is expected to be Healthcare Support Occupations with a +3.3% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Healthcare Practitioners and Technical Occupations (+2 jobs) and Healthcare Support Occupations (+2). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Food Preparation and Serving Related Occupations (34 jobs) and Sales and Related Occupations (34).

Occupation Snapshot in City of Forsyth, MO													
		Current					Historical				Forecast		
		Four Quarters Ending with 2017q3			2017q3		Total Change over the Last 10 Years	Avg Ann % Chg in Empl 2007q3-2017q3			Over the Next 1 Year		
SOC	Occupation	Empl	Avg. Annual Wages ¹	LQ	Unempl	Unempl Rate	Empl	City of Forsyth, MO	Missouri	USA	Total Sep Demand	Total Growth Demand	Avg. Annual Growth Percent
11-0000	Management	149	\$61,900	1.33	1	1.5%	29	2.2%	-0.2%	0.3%	12	1	0.8%
13-0000	Business and Financial Operations	56	\$53,200	0.59	1	2.9%	12	2.5%	0.3%	0.5%	5	1	1.2%
15-0000	Computer and Mathematical	26	\$68,900	0.48	0	n/a	1	0.3%	1.3%	1.4%	2	0	1.1%
17-0000	Architecture and Engineering	20	\$63,900	0.63	0	n/a	-5	-2.3%	-0.1%	-0.2%	2	0	1.0%
19-0000	Life, Physical, and Social Science	17	\$50,200	1.10	0	n/a	9	8.8%	0.4%	0.8%	1	0	1.1%
21-0000	Community and Social Service	55	\$39,500	1.87	0	n/a	28	7.2%	1.2%	1.4%	6	1	2.1%
23-0000	Legal	7	\$60,500	0.47	0	n/a	-14	-10.4%	-0.6%	-0.3%	0	0	1.2%
25-0000	Education, Training, and Library	103	\$38,400	0.99	2	4.7%	5	0.5%	0.0%	0.5%	9	1	0.6%
27-0000	Arts, Design, Entertainment, Sports, and Media	19	\$37,200	0.57	1	3.7%	-15	-5.7%	-0.7%	0.0%	2	0	0.6%
29-0000	Healthcare Practitioners and Technical	94	\$52,800	0.89	1	1.8%	24	2.9%	1.3%	1.6%	6	2	2.3%

Occupation Snapshot in City of Forsyth, MO

		Current					Total Change over the Last 10 Years	Historical			Forecast		
		Four Quarters Ending with 2017q3			2017q3			Avg Ann % Chg in Empl 2007q3-2017q3			Over the Next 1 Year		
SOC	Occupation	Empl	Avg. Annual Wages ¹	LQ	Unempl	Unempl Rate	Empl	City of Forsyth, MO	Missouri	USA	Total Sep Demand	Total Growth Demand	Avg. Annual Growth Percent
31-0000	Healthcare Support	72	\$24,400	1.38	1	5.0%	35	7.0%	1.9%	2.1%	9	2	3.3%
33-0000	Protective Service	70	\$39,200	1.75	1	3.2%	3	0.4%	0.3%	0.5%	7	1	0.9%
35-0000	Food Preparation and Serving Related	198	\$20,500	1.24	6	6.0%	35	2.0%	0.9%	1.8%	34	2	1.2%
37-0000	Building and Grounds Cleaning and Maintenance	67	\$24,400	1.02	2	4.7%	3	0.5%	0.0%	0.6%	9	1	1.4%
39-0000	Personal Care and Service	77	\$24,300	1.06	2	5.7%	36	6.6%	1.9%	1.7%	13	2	2.4%
41-0000	Sales and Related	233	\$31,100	1.22	6	4.2%	27	1.2%	-0.3%	-0.1%	34	1	0.3%
43-0000	Office and Administrative Support	270	\$29,500	0.98	5	4.2%	45	1.8%	0.1%	0.5%	30	1	0.5%
45-0000	Farming, Fishing, and Forestry	21	\$26,500	1.67	0	n/a	16	15.5%	0.4%	0.7%	3	0	0.4%
47-0000	Construction and Extraction	71	\$38,800	0.85	2	6.1%	-49	-5.1%	-1.9%	-1.2%	8	1	1.4%
49-0000	Installation, Maintenance, and Repair	71	\$34,300	1.00	1	3.3%	18	3.0%	-0.4%	0.1%	7	1	1.3%
51-0000	Production	87	\$31,500	0.77	2	5.1%	24	3.3%	-1.1%	-0.8%	10	0	-0.1%
53-0000	Transportation and Material Moving	76	\$30,700	0.60	2	5.1%	13	2.0%	-0.2%	0.5%	9	1	0.7%
00-0000	Total - All Occupations	1,857	\$35,800	1.00	n/a	n/a	280	1.6%	0.1%	0.5%	216	20	1.1%

Source: [JobsEQ®](#)

Data as of 2017Q3 unless noted otherwise

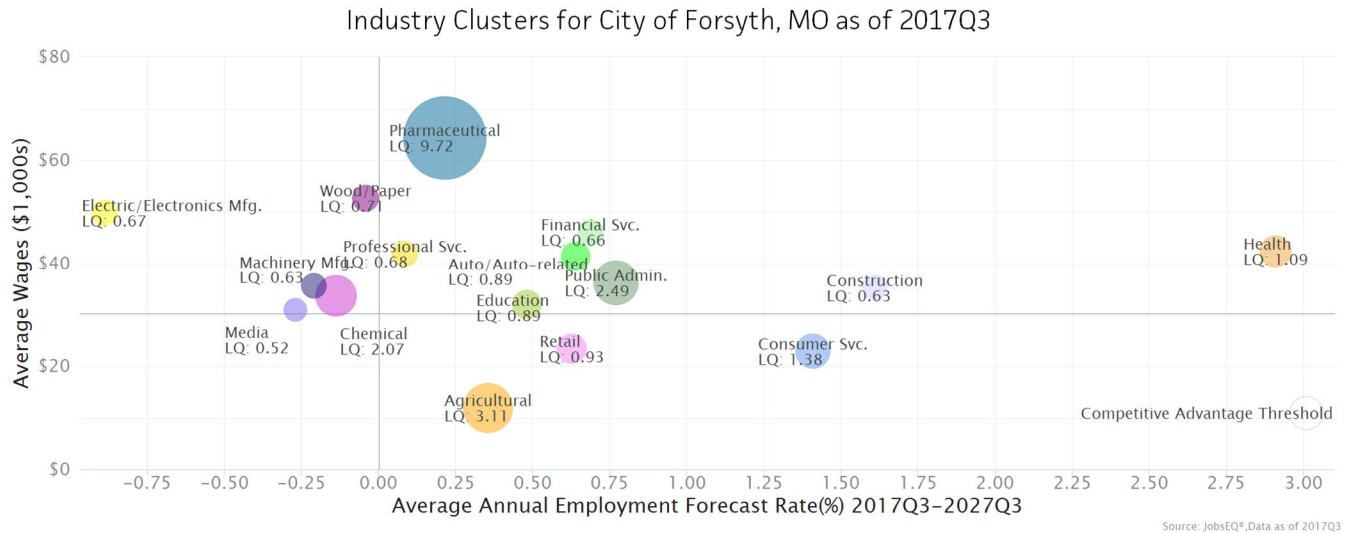
Note: Figures may not sum due to rounding.

1. Occupation wages are as of 2016 and should be taken as the average for all Covered Employment

Occupation employment data are estimated via industry employment data and the estimated industry/occupation mix. Industry employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and currently updated through 2017Q1, imputed where necessary with preliminary estimates updated to 2017Q3. Wages by occupation are as of 2016 provided by the BLS and imputed where necessary. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Industry Clusters

A cluster is a geographic concentration of interrelated industries or occupations. The industry cluster in the City of Forsyth, MO with the highest relative concentration is Pharmaceutical with a location quotient of 9.72. This cluster employs 35 workers in the region with an average wage of \$64,324. Employment in the Pharmaceutical cluster is projected to expand in the region about 0.2% per year over the next ten years.

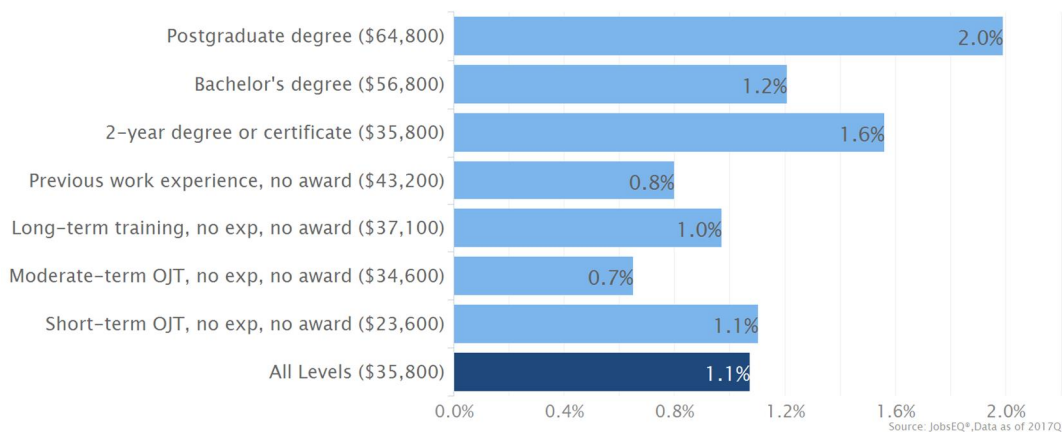


Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2017Q1 with preliminary estimates updated to 2017Q3. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Education Levels

Expected growth rates for occupations vary by the education and training required. While all employment in the City of Forsyth, MO is projected to grow 1.1% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 2.0% per year, those requiring a bachelor's degree are forecast to grow 1.2% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 1.6% per year.

Annual Average Projected Job Growth by Training Required for City of Forsyth, MO



Employment by occupation data are estimates as of 2017Q3. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

FAQ

What is a location quotient?

A location quotient (LQ) is a measurement of concentration in comparison to the nation. An LQ of 1.00 indicates a region has the same concentration of an industry (or occupation) as the nation. An LQ of 2.00 would mean the region has twice the expected employment compared to the nation and an LQ of 0.50 would mean the region has half the expected employment in comparison to the nation.

What is separation demand?

Separation demand is the number of jobs required due to separations- labor force exits (including retirements) and turnover resulting from workers moving from one occupation into another. Note that separation demand does not include all turnover- it does not include when workers stay in the same occupation but switch employers. The total projected demand for an occupation is the sum of the separation demand and the growth demand (which is the increase or decrease of jobs in an occupation expected due to expansion or contraction of the overall number of jobs in that occupation).

What is a cluster?

A cluster is a geographic concentration of interrelated industries or occupations. If a regional cluster has a location quotient of 1.25 or greater, the region is considered to possess a *competitive advantage* in that cluster.

What is the difference between industry wages and occupation wages?

Industry wages and occupation wages are estimated via separate data sets, often the time periods being reported do not align, and wages are defined slightly differently in the two systems (for example, certain bonuses are included in the industry wages but not the occupation wages). It is therefore common that estimates of the average industry wages and average occupation wages in a region do not match exactly.

What is NAICS?

The North American Industry Classification System (NAICS) is used to classify business establishments according to the type of economic activity. The NAICS Code comprises six levels, from the 2-digit industry-level to the 6-digit level. The first two digits define the top level category, known as the sector, which is the level examined in this report.

What is SOC?

The Standard Occupational Classification system (SOC) is used to classify workers into occupational categories. All workers are classified into one of over 820 occupations according to their occupational definition. To facilitate classification, occupations are combined to form 23 major groups, 96 minor groups, and 449 occupation groups. Each occupation group includes detailed occupations requiring similar job duties, skills, education, or experience.

Source: [JobsEQ®](http://www.chmuraecon.com/jobseq), <http://www.chmuraecon.com/jobseq>
Copyright ©2016 Chmura Economics & Analytics, All Rights Reserved.



About This Report

This report and all data herein were produced by JobsEQ®, a product of Chmura Economics & Analytics. The information contained herein was obtained from sources we believe to be reliable. However, we cannot guarantee its accuracy and completeness.