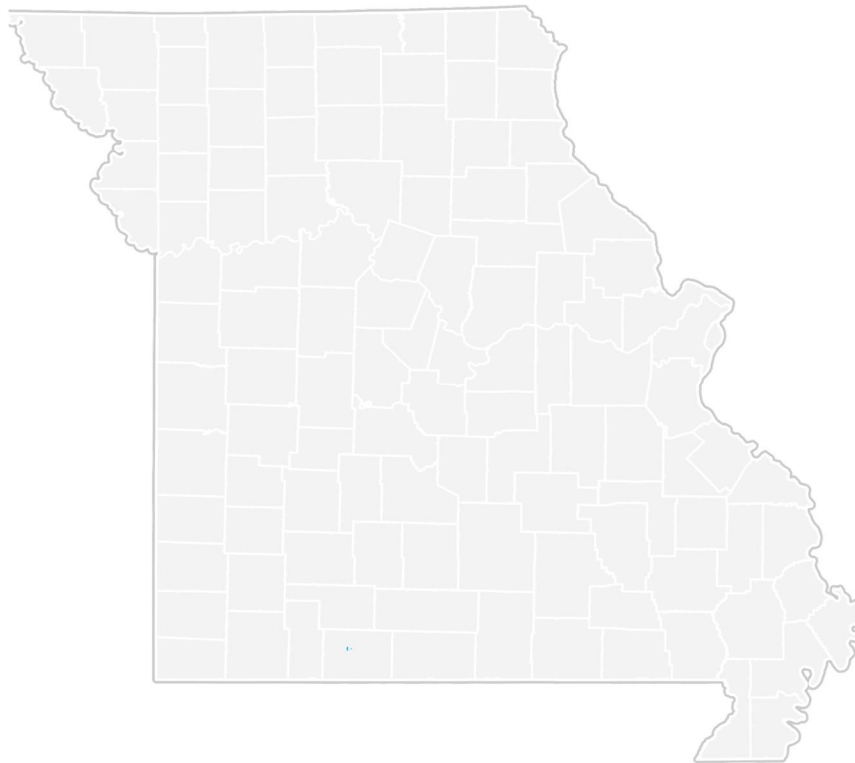


Economic Overview

City of Forsyth, MO



January 1, 2019

DEMOGRAPHIC PROFILE	3
EMPLOYMENT TRENDS	5
WAGE TRENDS.....	5
COST OF LIVING INDEX.....	6
INDUSTRY SNAPSHOT.....	7
OCCUPATION SNAPSHOT	9
INDUSTRY CLUSTERS	11
EDUCATION LEVELS.....	12
FAQ	13

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.

Summary¹

	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
Veterans Labor Force Participation Rate and Size, Age 18-64	62.7%	72.9%	75.4%	47	165,245	7,664,089
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
Commute via Public Transportation	0.0%	1.5%	5.1%	0	41,741	7,476,312
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

Summary¹

	Percent			Value		
	City of Forsyth, MO	Missouri	USA	City of Forsyth, MO	Missouri	USA
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
Union Membership						
Total ³	8.1%	8.8%	10.7%	—	—	—
Private Sector ³	6.1%	7.2%	6.4%	—	—	—
Manufacturing ³	17.3%	14.4%	8.7%	—	—	—
Public Sector ³	14.0%	18.2%	35.1%	—	—	—

Source: [JobsEQ®](#)

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

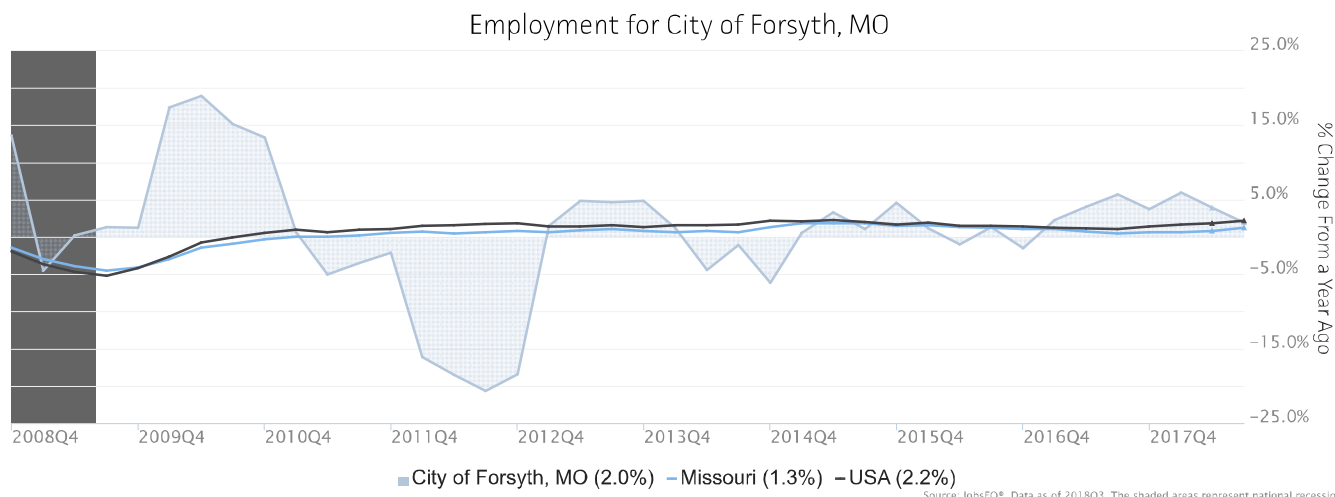
2. Median values for certain aggregate regions (such as MSAs) may be estimated as the weighted averages of the median values from the composing counties.

3. 2017; 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

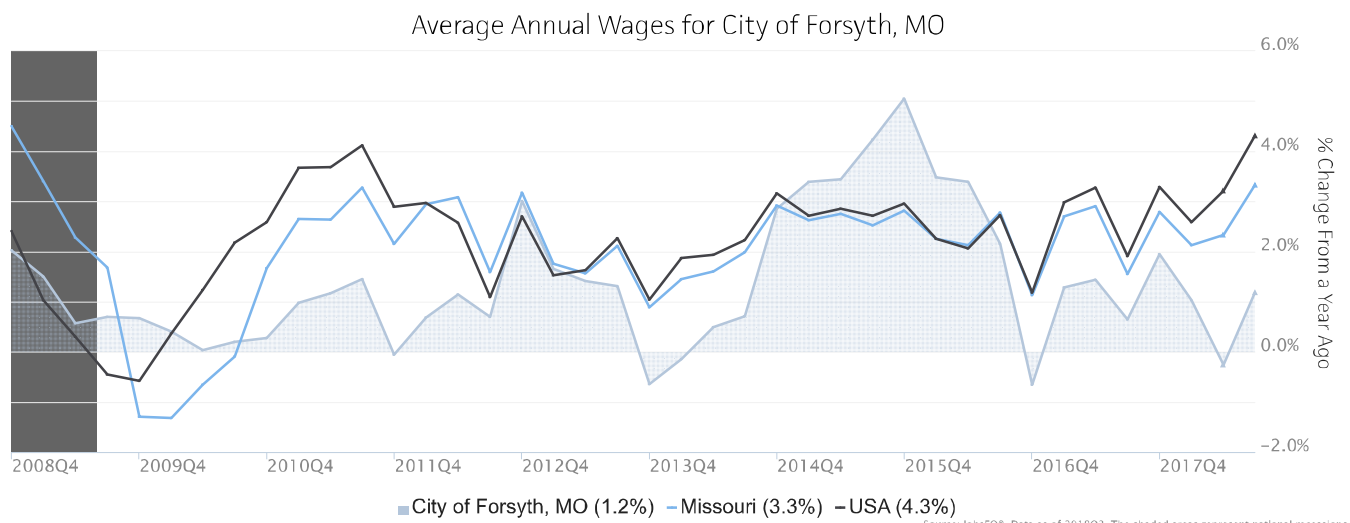
As of 2018Q3, total employment for the City of Forsyth, MO was 1,746 (based on a four-quarter moving average). Over the year ending 2018Q3, employment increased 2.0% in the region.



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 2018Q1 with preliminary estimates updated to 2018Q3.

Wage Trends

The average worker in the City of Forsyth, MO earned annual wages of \$30,614 as of 2018Q3. Average annual wages per worker increased 1.2% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$55,994 in the nation as of 2018Q3.



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 2018Q1 with preliminary estimates updated to 2018Q3.

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 15.1% 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	\$30,614	84.9	\$36,041
Missouri	\$47,384	88.4	\$53,631
USA	\$55,994	100.0	\$55,994

Source: [JobsEQ®](#)

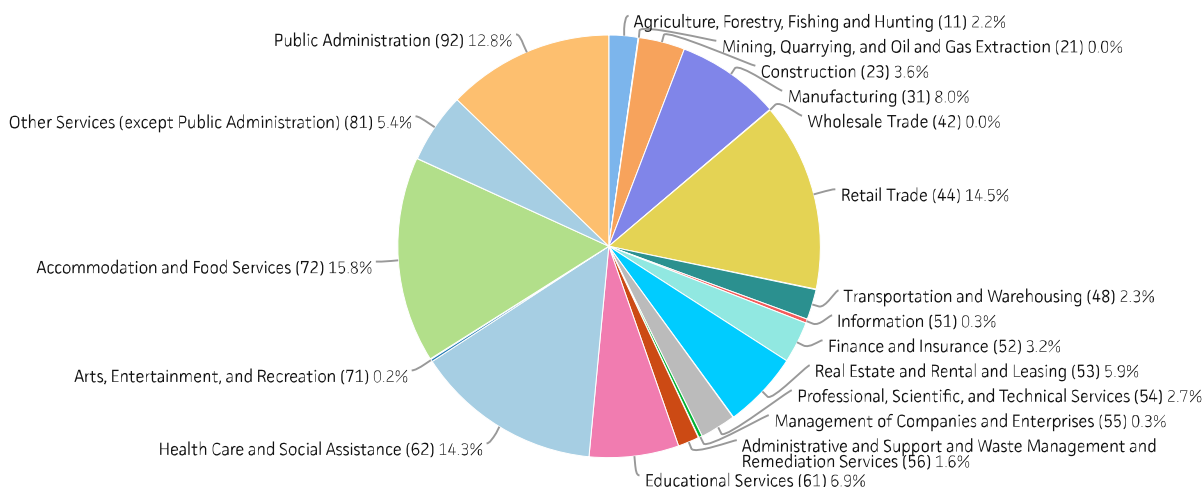
Data as of 2018Q3

Cost of Living per C2ER, data as of 2018q3, imputed by Chmura where necessary.

Industry Snapshot

The largest sector in the City of Forsyth, MO is Accommodation and Food Services, employing 276 workers. The next-largest sectors in the region are Retail Trade (253 workers) and Health Care and Social Assistance (250). 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 Real Estate and Rental and Leasing (LQ = 3.43), Public Administration (2.72), and Accommodation and Food Services (1.75).

Total Workers for City of Forsyth, MO by Industry



Source: JobsEQ®, Data as of 2018Q3

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 2018Q1 with preliminary estimates updated to 2018Q3.

Sectors in the City of Forsyth, MO with the highest average wages per worker are Management of Companies and Enterprises (\$100,600), Finance and Insurance (\$50,330), and Professional, Scientific, and Technical Services (\$45,448). Regional sectors with the best job growth (or most moderate job losses) over the last 10 years are Health Care and Social Assistance (+105 jobs), Real Estate and Rental and Leasing (+97), and Transportation and Warehousing (+39).

Over the next 10 years, employment in the City of Forsyth, MO is projected to expand by 148 jobs. The fastest growing sector in the region is expected to be Health Care and Social Assistance with a +2.4% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+68 jobs), Accommodation and Food Services (+30), and Public Administration (+12).

NAICS	Industry	Current			10-Year History		10-Year Forecast				
		Four Quarters Ending with 2018Q3			Total Change	Avg Ann % Chg in Empl	Separations (Approximate)				
		Empl	Avg Ann Wages	LQ	Empl	Region	Total New Demand	Exits	Transfers	---Growth--- Empl	Avg Ann Rate
11	Agriculture, Forestry, Fishing and Hunting	39	\$10,493	1.62	-8	-1.9%	47	19	25	3	0.7%
21	Mining, Quarrying, and Oil and Gas Extraction	0	n/a	0.00	-4	n/a	0	0	0	0	0.9%
22	Utilities	0	n/a	0.00	-17	n/a	0	0	0	0	
23	Construction	62	\$35,448	0.63	-70	-7.3%	74	23	42	9	1.4%
31	Manufacturing	139	\$35,571	0.97	9	0.7%	138	53	90	-5	-0.4%
44	Retail Trade	253	\$21,956	1.37	35	1.5%	353	152	192	10	0.4%
48	Transportation and Warehousing	41	\$32,138	0.53	39	33.3%	49	19	26	4	0.9%
51	Information	5	\$37,862	0.15	-15	-12.7%	7	2	4	1	1.7%
52	Finance and Insurance	56	\$50,330	0.81	24	5.9%	58	21	34	4	0.7%
53	Real Estate and Rental and Leasing	103	\$32,782	3.43	97	32.5%	99	47	56	-3	-0.3%
54	Professional, Scientific, and Technical Services	48	\$45,448	0.41	-48	-6.7%	46	16	27	3	0.7%
55	Management of Companies and Enterprises	5	\$100,600	0.19	2	5.7%	5	2	3	0	0.8%
56	Administrative and Support and Waste Management and Remediation Services	29	\$37,931	0.25	-88	-13.2%	34	14	19	1	0.2%
61	Educational Services	120	\$34,382	0.84	38	3.9%	118	54	58	5	0.4%
62	Health Care and Social Assistance	250	\$40,769	1.00	105	5.6%	332	130	134	68	2.4%
71	Arts, Entertainment, and Recreation	3	\$31,005	0.10	-6	-9.7%	6	2	3	0	1.2%
72	Accommodation and Food Services	276	\$22,982	1.75	-32	-1.1%	500	208	262	30	1.0%
81	Other Services (except Public Administration)	94	\$20,751	1.23	29	3.8%	115	50	59	5	0.5%
92	Public Administration	223	\$35,700	2.72	-1	-0.1%	222	89	121	12	0.5%
Total - All Industries		1,746	\$30,614	1.00	89	0.5%	2,129	848	1,133	148	0.8%

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 2018Q1 with preliminary estimates updated to 2018Q3. 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 263 workers. The next-largest occupation groups in the region are Sales and Related Occupations (221 workers) and Food Preparation and Serving Related Occupations (176). 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 = 2.18), Protective Service Occupations (2.00), and Sales and Related Occupations (1.25).

Occupation groups in the City of Forsyth, MO with the highest average wages per worker are Computer and Mathematical Occupations (\$70,900), Management Occupations (\$70,200), and Legal Occupations (\$68,200). The unemployment rate in the region varied among the major groups from 1.9% among Installation, Maintenance, and Repair Occupations to 5.5% among Food Preparation and Serving Related Occupations.

Over the next 10 years, the fastest growing occupation group in the City of Forsyth, MO is expected to be Healthcare Support Occupations with a +2.7% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Healthcare Support Occupations (+18 jobs) and Food Preparation and Serving Related Occupations (+17). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Sales and Related Occupations (330 jobs) and Food Preparation and Serving Related Occupations (307).

Occupation Snapshot in City of Forsyth, MO, 2018q3

SOC	Occupation	Current					10-Year History		10-Year Forecast				
		Four Quarters Ending with 2018q3			-----2018q3-----		Total Change	Avg Ann % Chg in Empl	--Separations--			---Growth---	
		Empl	Avg Ann Wages ¹	LQ	Unempl	Unempl Rate			Total New Demand	Exits	Transfer	Empl	Avg Ann Rate
11-0000	Management	105	\$70,200	1.00	0	n/a	-12	-1.1%	93	38	46	10	0.9%
13-0000	Business and Financial Operations	44	\$59,300	0.49	0	n/a	-2	-0.4%	44	13	26	4	1.0%
15-0000	Computer and Mathematical	22	\$70,900	0.43	0	n/a	-5	-1.9%	17	4	11	2	0.9%
17-0000	Architecture and Engineering	23	\$65,800	0.77	0	n/a	-2	-0.9%	18	6	11	1	0.6%
19-0000	Life, Physical, and Social Science	15	\$50,000	1.05	0	n/a	7	6.8%	15	4	10	1	0.8%
21-0000	Community and Social Service	61	\$40,300	2.18	0	n/a	34	8.6%	79	26	43	11	1.6%
23-0000	Legal	8	\$68,200	0.55	0	n/a	-11	-8.3%	6	2	3	1	0.9%
25-0000	Education, Training, and Library	92	\$39,800	0.95	1	3.9%	30	4.0%	85	40	39	6	0.6%
27-0000	Arts, Design, Entertainment, Sports, and Media	24	\$40,400	0.76	0	n/a	-8	-2.9%	24	10	13	2	0.6%
29-0000	Healthcare Practitioners and Technical	85	\$54,300	0.86	0	n/a	16	2.2%	68	24	27	16	1.8%
31-0000	Healthcare Support	60	\$25,700	1.23	1	3.5%	27	6.0%	93	40	36	18	2.7%
33-0000	Protective Service	75	\$39,400	2.00	0	n/a	-5	-0.6%	73	32	37	5	0.6%
35-0000	Food Preparation and Serving Related	176	\$21,400	1.17	8	5.5%	-7	-0.4%	325	137	170	17	0.9%
37-0000	Building and Grounds Cleaning and Maintenance	67	\$25,100	1.09	2	3.9%	-22	-2.8%	93	44	43	6	0.9%
39-0000	Personal Care and Service	60	\$24,500	0.88	2	5.4%	15	2.9%	113	50	50	13	2.0%
41-0000	Sales and Related	221	\$28,800	1.25	6	4.0%	-9	-0.4%	335	150	180	6	0.2%

Occupation Snapshot in City of Forsyth, MO, 2018q3

SOC	Occupation	Current					10-Year History		10-Year Forecast				
		Four Quarters Ending with 2018q3			-----2018q3-----		Total Change	Avg Ann % Chg in Empl	--Separations--			---Growth---	
		Empl	Avg Ann Wages ¹	LQ	Unempl	Unempl Rate			Total New Demand	Exits	Transfer	Empl	Avg Ann Rate
43-0000	Office and Administrative Support	263	\$30,200	1.02	5	3.6%	28	1.1%	299	136	157	6	0.2%
45-0000	Farming, Fishing, and Forestry	13	\$30,400	1.10	0	n/a	7	7.6%	19	5	14	0	0.3%
47-0000	Construction and Extraction	74	\$41,500	0.92	1	3.7%	-46	-4.7%	87	29	49	9	1.1%
49-0000	Installation, Maintenance, and Repair	70	\$35,300	1.06	1	1.9%	7	1.1%	76	27	43	6	0.8%
51-0000	Production	85	\$33,000	0.80	2	3.4%	6	0.8%	94	36	59	-2	-0.2%
53-0000	Transportation and Material Moving	102	\$34,100	0.86	3	4.0%	40	5.1%	126	51	71	4	0.4%
Total - All Occupations		1,746	\$36,700	1.00	n/a	n/a	89	0.5%	2,184	905	1,137	142	0.8%

Source: [JobsEQ®](#)

Data as of 2018Q3 unless noted otherwise

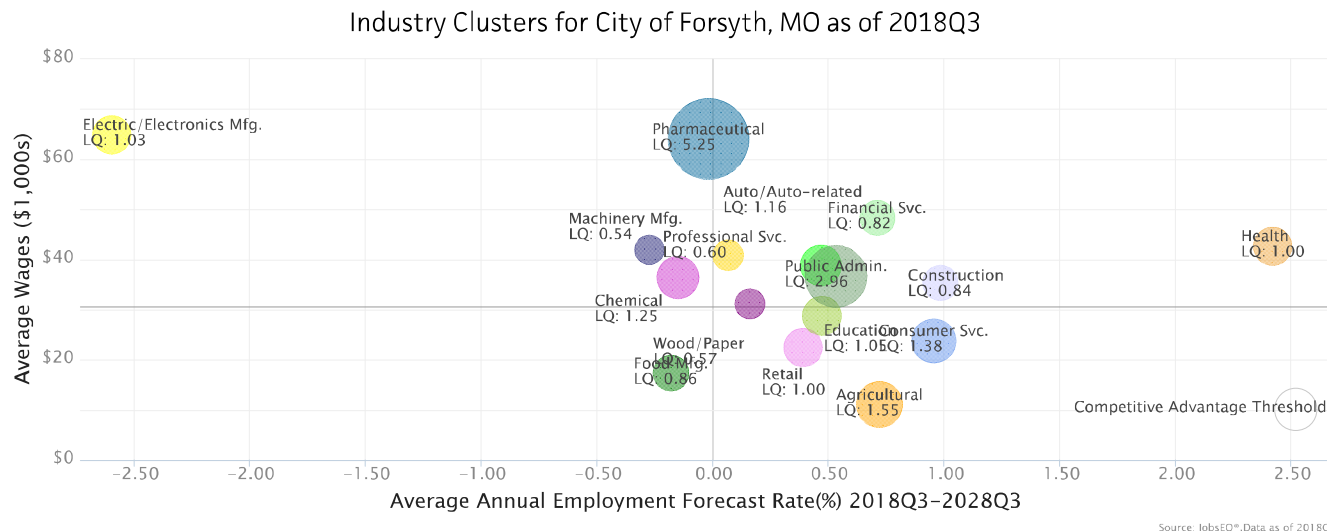
Note: Figures may not sum due to rounding.

1. Occupation wages are as of 2017 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 2018Q1, imputed where necessary with preliminary estimates updated to 2018Q3. Wages by occupation are as of 2017 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 5.25. This cluster employs 17 workers in the region with an average wage of \$64,035. Employment in the Pharmaceutical cluster is projected to contract in the region about 0.0% per year over the next ten years.

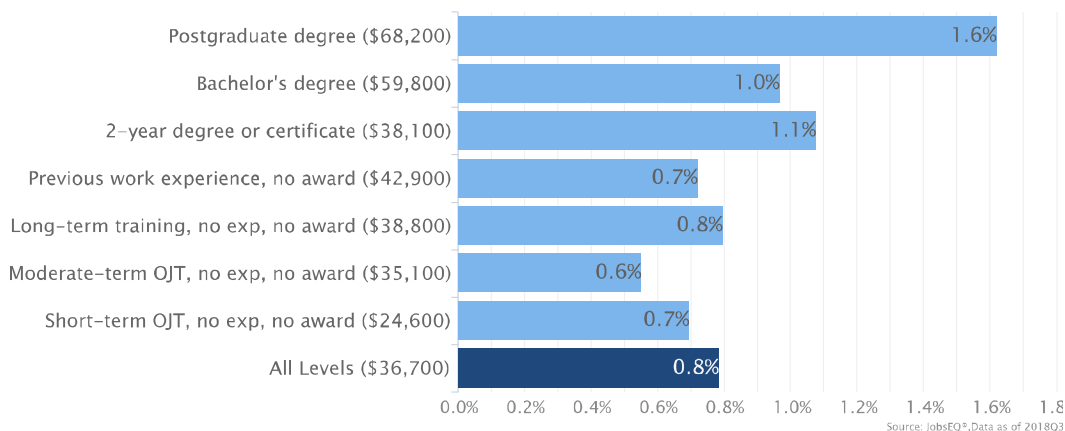


Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2018Q1 with preliminary estimates updated to 2018Q3. Forecast employment growth uses national projections from 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 0.8% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 1.6% per year, those requiring a bachelor's degree are forecast to grow 1.0% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 1.1% per year.

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



Employment by occupation data are estimates as of 2018Q3. 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 “all 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.

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