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### The Pittsburg Micropolitan Area Economic Report, Quarter 4, 2021

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# THE PITTSBURGH MICROPOLITAN AREA ECONOMIC REPORT

## The State Of The Pittsburgh Micropolitan Area Retail Industry

**P**ITTSBURGH AREA RETAILERS got good news at the beginning of the holiday season with the projection that people intend to spend about 2.1 percent more on Christmas gifts this year than in 2020. A survey by Statista showed that 36 percent of shoppers said they were giving gift cards for Christmas, followed by clothing, textiles and shoes (33 percent); beauty products (23 percent); food and drinks (21 percent); jewelry and watches (19 percent); smart phones and tablets (15 percent); and books or ebooks (14 percent). Additionally, the National Retail Federation (NRF) found that 57 percent of shoppers reported making some of their purchases online, followed by department stores, 47 percent; discount stores, 44 percent; grocery stores, 43

percent; clothing and accessories stores, 30 percent; local/small businesses, 24 percent; electronics stores, 20 percent; and craft stores, 16 percent.

Beginning with Black Friday and Small Business Saturday, the Pittsburgh area holiday shopping season showed a substantial increase in retail foot traffic, ringing in joy for retailers. First estimates indicate that local retail sales increased significantly in 2021. Preliminary estimates by Woods & Poole show that local retail sales in the Pittsburgh micropolitan area increased to \$558.6 million in 2021, up a significant 8.4 percent from 2020. Clothing and clothing accessories had the highest growth during the year with \$10.1 million in total sales, up 47.1 percent (up \$3.2 million), followed by eating and drinking places, with sales

of \$69.3 million, up 34.3 percent (up \$17.7 million); gasoline stations, with sales of \$56.6 million, up 25.9 percent (up \$11.7 million); furniture and home furnishing stores, with sales of \$7.5 million, up 22.2 percent (up \$1.4 million); electronics and appliance stores, with sales of \$3.5 million, up 21.3 percent (up \$0.6 million); motor vehicles and parts, with sales of \$105.2 million, up 8.6 percent (up \$8.4 million); miscellaneous stores (artists' supplies, pets, etc.), with sales of \$5.0 million, up 7.1 percent (up \$0.3 million); general merchandise, with sales of \$104.3 million, up 6.3 percent (up \$6.2 million); and health and personal care, with sales of \$24.7 million, up 6.0 percent (up \$1.4 million). All other types of retail sales declined.

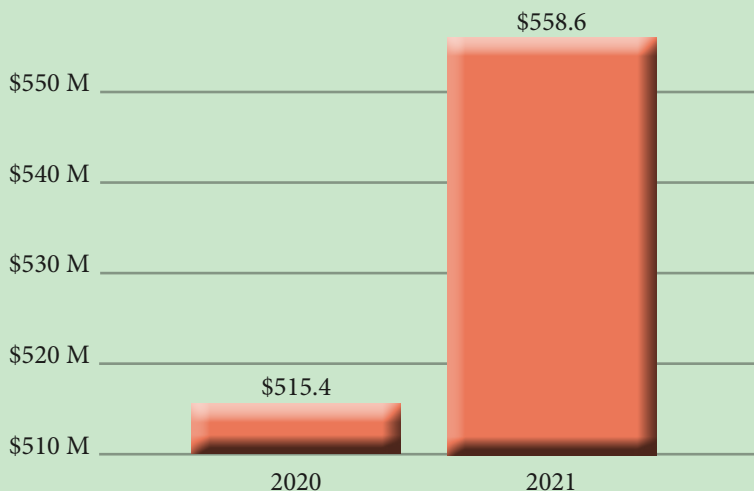
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## Total Retail Sales Pittsburg Micropolitan Area



Source: Woods & Poole

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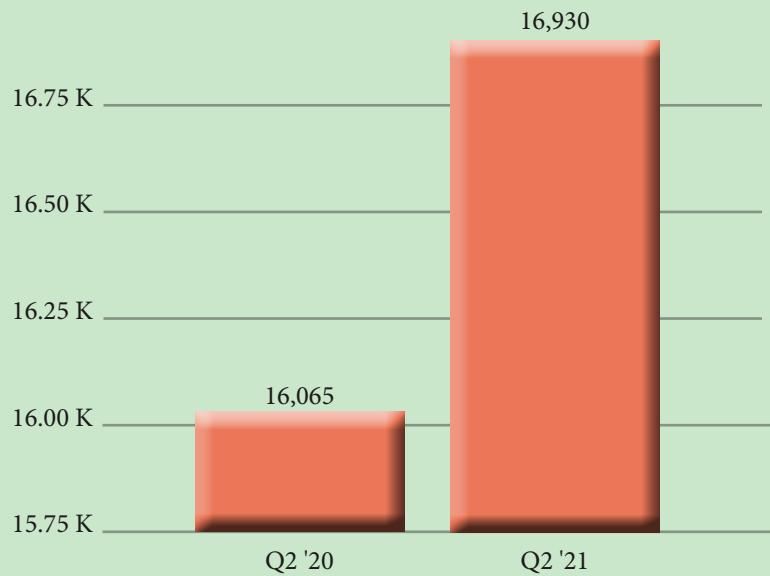


## LOCAL ECONOMIC SUMMARY

The economy of the Pittsburgh micropolitan area has really taken off in 2021, with the average number of jobs in the second quarter of 2021 increasing to 16,930, up 5.4 percent from the second quarter of 2020. The goods-producing industries posted 3,453 jobs, up 4.3 percent; the services-producing industries posted 9,292 jobs, up 6.4 percent; federal government posted 85 jobs, up 3.7 percent; state government posted 1,064 jobs, up 3.7 percent; and local government posted 3,035 jobs, up 4.1 percent.

Furthermore, total payroll in the micropolitan area increased to \$165.4 million during the quarter (up a significant 7.5 percent), with the goods-producing industries posting a total payroll of \$42.6 million (up 9.2 percent); the services-producing industries posting a total payroll of \$81.8 million (up 9.1 percent); federal government posting a total payroll of \$1,181,186 (up 2.7 percent); state government posting a total payroll of \$15.2 million (up 6.7 percent); and local government posting a total payroll of \$24.5 million (up 0.7 percent). The future looks good for the local economy. The Atlanta Fed projects that the national economy will grow 9.7 percent during the fourth quarter of 2021, which is good news for the largest local private employers, which derive their income from selling their products nationwide.

### Number Of Jobs Pittsburg Micropolitan Area



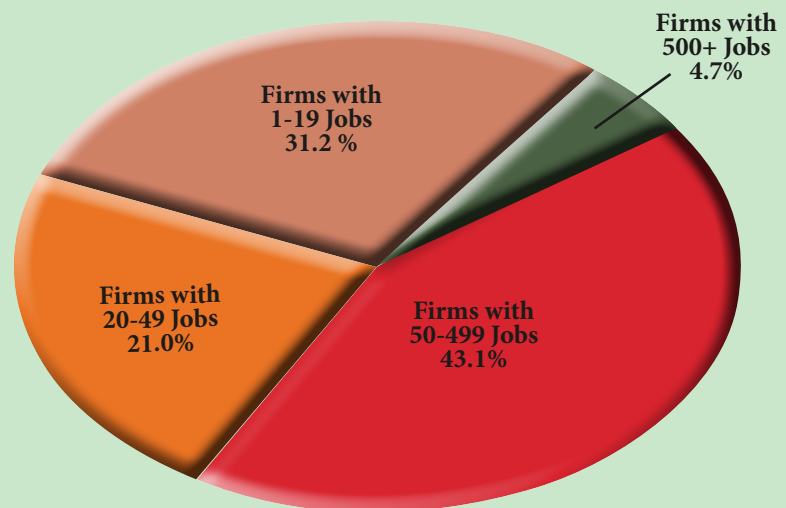
Source: Bureau of Labor Statistics, W&P Projections

## UNEMPLOYMENT

The number of job openings nationwide is surging, with a record of 11.0 million unfilled jobs in October 2021 (latest available), and there are now 0.7 unemployed persons per job opening. Businesses nationwide are struggling to fill positions, especially small businesses with fewer than 50 employees, which were the hardest hit during Covid but are now finally starting to rebound. Businesses with fewer than 50 employees added 52.2 percent of all jobs for the first 11 months of 2021, according to the ADP Research Institute, with businesses with fewer than 20 employees adding 31.2 percent of all jobs, businesses with 20-49 employees adding 21 percent of all jobs, businesses with 50-499 employees adding 43.1 percent of all jobs, and businesses with 500 or more employees adding 4.7 percent of all jobs.

During the same period, the national unemployment rate has continued to decline, in part because a significant number of unemployed people have dropped out of the labor force and decided not to look for another job at this time. The unemployment rate was 3.9 percent nationwide in November of 2021. The unemployment rate was 3.3 percent statewide in October (latest available) and 3.3 percent in the Pittsburgh micropolitan area.

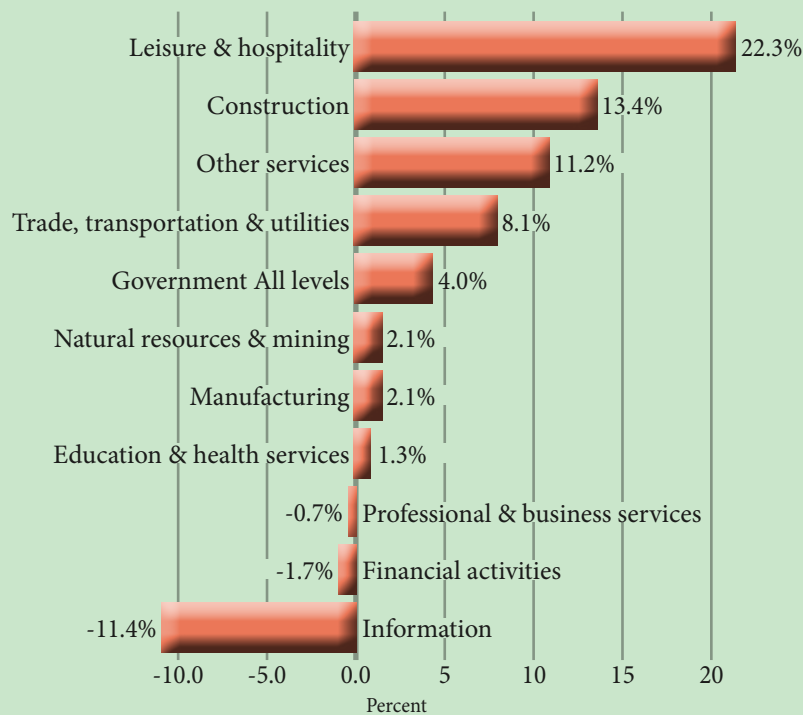
### Percent Of Total Hires By Size Of Business Nationwide, Jan '21 - Nov '21



Source: Bureau of Labor Statistics



## Job Growth - Q2'20 - Q2'21 Pittsburg Micropolitan Area



Source: Bureau of Labor Statistics

## JOB GROWTH BY INDUSTRY

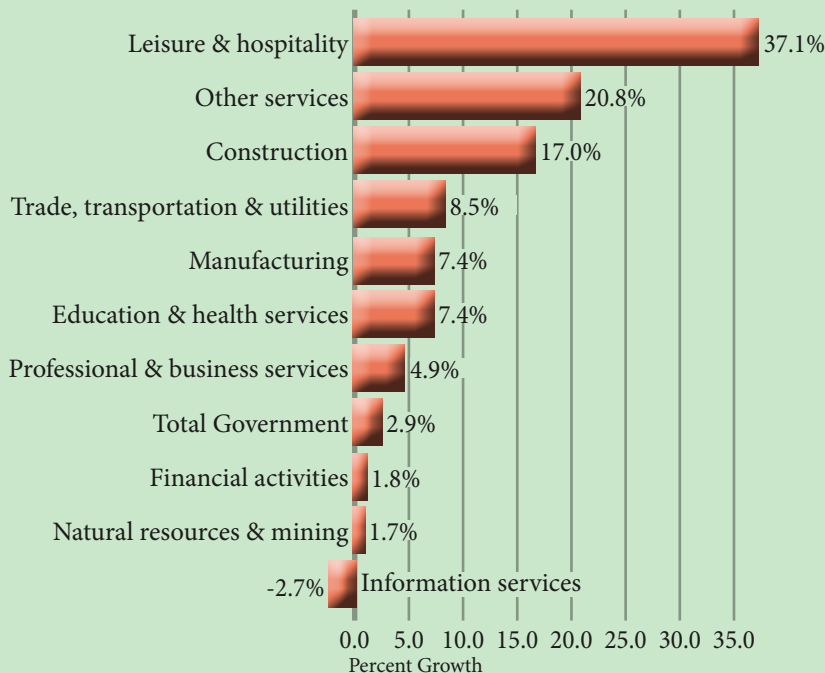
The local economy is substantially a small business economy, making it very dynamic.

In the Pittsburg micropolitan area, approximately 94.5 percent of all local businesses have fewer than 50 employees, and small businesses provide 41.3 percent of all local jobs. Eight industries added jobs during the second quarter of 2021 (latest available).

Leisure and Hospitality with 1,863 jobs had the largest growth, up 22.3 percent (up 339 jobs) from the second quarter of 2020, followed by Construction with 751 jobs, up 13.4 percent (up 89 jobs); Other Services (automobile repair, dry cleaning, etc.) with 228 jobs, up 11.2 percent (up 23 jobs); Trade, Transportation and Utilities with 2,909 jobs, up 8.1 percent (up 218 jobs); Government (all levels) with 4,184 jobs, up 4.0 percent (up 160 jobs); Natural Resources and Mining with 99 jobs, up 2.1 percent (up 2 jobs); Manufacturing with 2,603 jobs, up 2.1 percent (up 52 jobs); and Education and Health Services with 2,343 jobs, up 1.3 percent (up 30 jobs).

Three industries lost jobs during the quarter. Professional and Business Services posted 1,255 jobs, down 0.7 percent (down 9 jobs); Financial Activities posted 442 jobs, down 1.7 percent (down 8 jobs); and Information Services posted 253 jobs, down 11.4 percent (down 33 jobs).

## Payroll Growth - Q2'20 - Q2'21 Pittsburg Micropolitan Area



Source: Bureau of Labor Statistics

## INCOME GROWTH BY INDUSTRY

Local payroll increased significantly in 2021. Ten industries expanded payroll during the second quarter of 2021, with Leisure and Hospitality having the largest increase, posting \$7,768,549 in quarterly payroll, up 37.1 percent (up \$2,102,566) from the second quarter of 2020, followed by Other Services (automobile repair, dry cleaning, etc.), with a payroll of \$1,704,099, up 20.8 percent (up \$293,868); Construction, with a payroll of \$9,371,618, up 17.0 percent (up \$1,359,585); Trade, Transportation, and Utilities, with a payroll of \$25.8 million, up 8.5 percent (up \$2,031,351); Manufacturing, with a payroll of \$32.2 million, up 7.4 percent (up \$2,226,867); Education and Health Services, with a payroll of \$25.7 million, up 7.4 percent (up \$1,767,441); Professional and Business Services, with a payroll of \$13 million, up 4.9 percent (up \$610,914); Government (all levels), with a payroll of \$40.9 million, up 2.9 percent (up \$1,163,416); Financial Activities, with a payroll of \$4,561,494, up 1.8 percent (up \$81,989); and Natural Resources and Mining, with a payroll of \$1,045,017, up 1.7 percent (\$17,370).

The only industry that lost payroll during the quarter was Information Services, posting a payroll of \$3,230,356, down 2.7 percent (down \$88,808).

## LABOR FORCE

The local labor force has been growing at a healthy rate, but there is a significant decline in the national labor force since 2019. A recent U.S. Chamber of Commerce labor force survey found that 53 percent of workers who dropped out of the labor force during Covid are not making much effort to find another job. The labor force nationwide stood at 160.1 million in November of 2021, down 1.4 percent (down 2.3 million) from November 2019. The labor force stood at 1,503,338 statewide in October (latest available), down 0.4 percent, and at 19,146 in the Pittsburgh micropolitan area, up 1.4 percent.

The local labor force is diverse, with approximately 8.6 percent of all employed people in the Pittsburgh micropolitan area working in management occupations; 4.2 percent in business and financial; 2.4 percent in computer, engineering, and science; 12.2 percent in education, legal, and community service; 4.4 percent in health diagnosing; 2.0 percent in health technology; 5.5 percent in healthcare support; 20.1 percent in service occupations other than healthcare; 8.1 percent in sales-related; 10.7 percent in office and administrative support; 9.3 percent in production; 3.5 percent in transportation; 4.6 percent in material moving; and 3.4 percent in other occupations.

## Occupational Mix Pittsburg Micropolitan Area, 2021

Occupations	Percent of Total
Management	8.6%
Business and financial	4.2%
Computer and engineering	2.4%
Education, legal, and community Service	12.2%
Health diagnosing	4.4%
Health technology	2.0%
Healthcare support	5.5%
Service occupations (other than healthcare related)	20.1%
Sales related occupations	8.1%
Office and administrative support	10.7%
Production	9.3%
Transportation	3.5%
Material moving	4.6%
Other Occupations.	3.4%

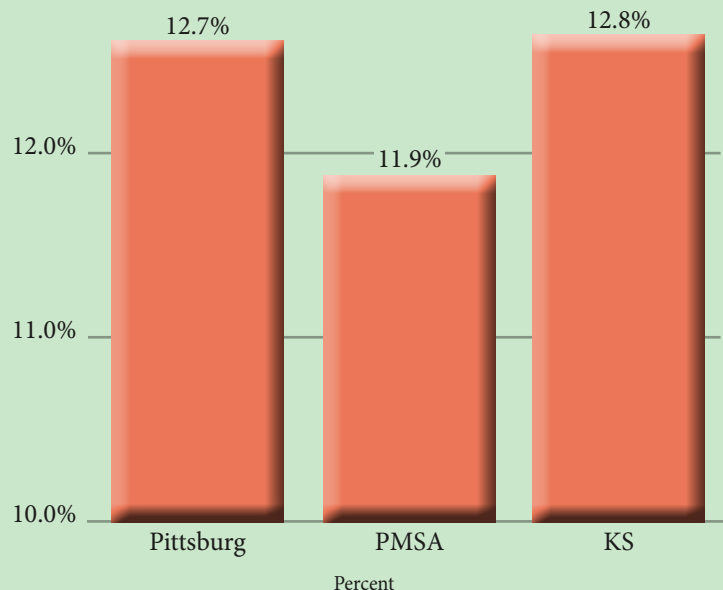
Source: Bureau of Labor Statistics

## TAXABLE SALES

Local taxable sales (includes retail sales and some service sales that are taxed, such as hotel and motel sales and rental car sales) are an important source of city revenue for local communities which get most of their revenue from sales taxes and property taxes. A recent survey by Deloitte Touche found that consumers nationwide are returning to brick and mortar stores, and new store openings have increased significantly in 2021, according to Coresight. This is good news for the Meadowbrook Mall and the over 40 specialty stores in downtown Pittsburg.

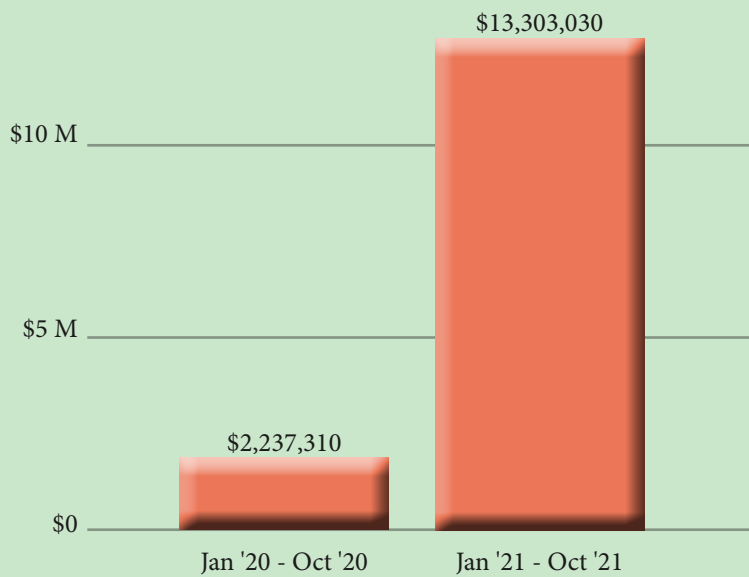
The Kansas Department of Revenue (KDOR) estimates that online sales account for only 1.7 percent of taxable sales in the Pittsburg micropolitan area, well below the national average. Savings increased in 2020 during the COVID lockdown and the aftermath because people didn't have the same opportunities to go out and spend their money. However, that has changed in 2021 and the latest information from KDOR show that that taxable sales increased to \$259.7 million in the City of Pittsburg during the first eight months of 2021 (up 12.7 percent from the first eight months in 2020) and increased to \$351.4 million in the Pittsburg micropolitan area (up 11.9 percent), and to \$31.8 billion statewide (up 12.8 percent).

## Taxable Sales Jan '20 - Aug '20 To Jan '21 - Aug '21



Source: Kansas Department of Revenue

## Value Of New Residential Building Permits City Of Pittsburg



Source: City of Pittsburg

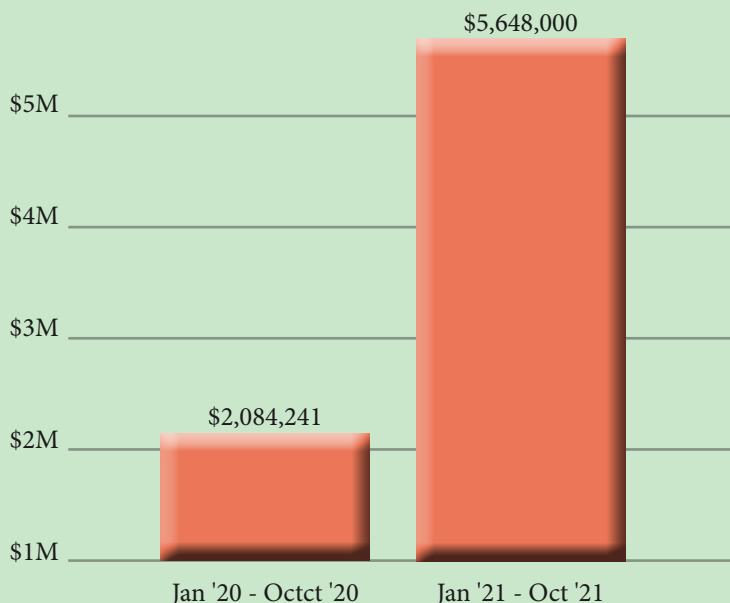
## RESIDENTIAL PERMITS

A total of 446 homes were sold in the City of Pittsburg during the first 10 months of 2021, according to the Kansas Association of Realtors (up 3.5 percent from the first 10 months of 2020) for an average price of \$134,184 (up 30.4 percent) and a median price of \$111,000 (up 27.6 percent). The average home sold after 83 days on the market (down from 117), and there is currently only a 1.9 month's supply of homes for sale (down 38.7 percent).

The local population is growing at a very healthy rate, according to the Bureau of the Census, increasing 1.6 percent in 2020, and there has also been a significant increase in local residential construction in 2021.

The City of Pittsburg reports that a total of 129 residential building permits were issued during the first ten months of 2021, for a stated value of \$14.5 million, up 305.5 percent from the first ten months of 2020. Of these, 32 permits were issued for new single-family residential construction, with a stated value of \$8,149,030 (up 377.0 percent), 14 permits were issued for multi-family construction, with a stated value of \$5,154,000 (up from zero in 2020), and 83 permits were issued for additions, alterations, and conversions, for a stated value of \$1,236,713 (down 8.3 percent).

## Value Of New Commercial Building Permits City Of Pittsburg



Source: City of Pittsburg

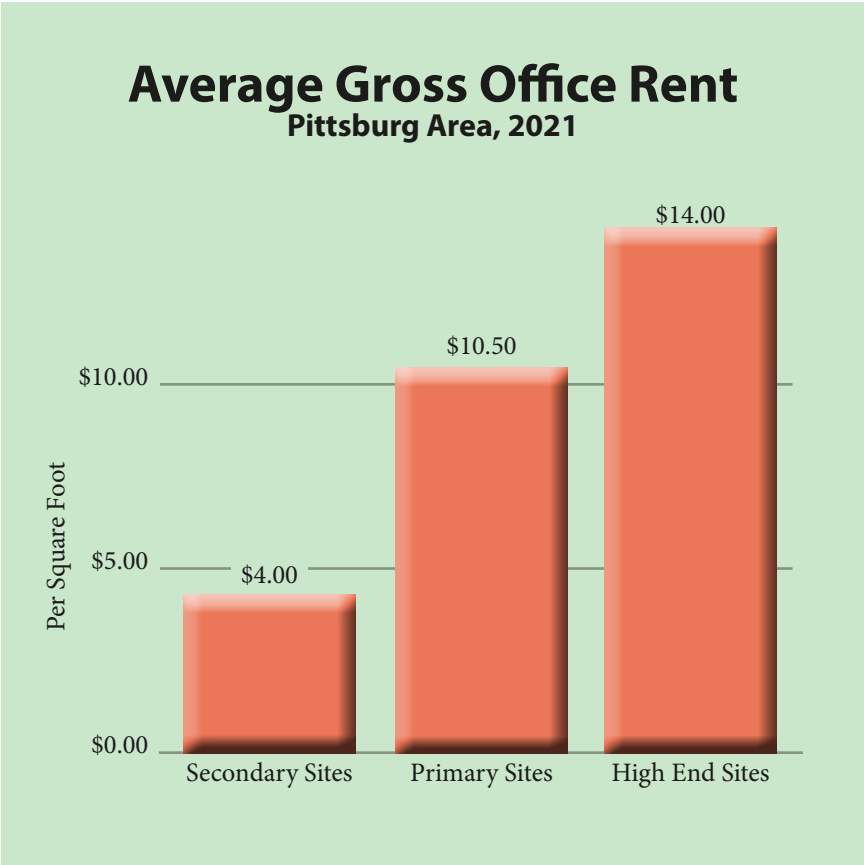
## COMMERCIAL PERMITS

The local business community is showing considerable optimism about the future of the economy with new commercial construction activity increasing significantly. Four commercial building permits were issued during first ten months of 2021, with a stated value of \$5,648,000 (up 171.0 percent from the first ten months of 2020), and 72 commercial building permits were issued for additions, alterations, and conversions, for a stated value of \$5,847,658 (down 33.2 percent).

Overall, 76 commercial building permits were issued for a stated value of \$11.5 million (up 6.0 percent). The biggest commercial permits issued during the period were to the Community Health Center of Southeast Kansas for a new building at 3015 N. Michigan, with a stated value of \$4,500,000; Raj Patel for a new Dairy Queen restaurant at 2111 N. Broadway, with a stated value of \$850,000; All Board Foundation for remodeling the building at 417 N. Broadway, with a stated value of \$325,000; the City of Pittsburg for remodeling the building at 742 E. 6th Street, with a stated value of \$289,000; the City of Pittsburg for remodeling the building at 911 W. 4th Street, with a stated value of \$270,000; and Kansas Crossing Casino and Hotel for a new structure, with a stated value of \$218,000.

OFFICE SPACE MARKET

The Pittsburgh micropolitan area currently has 701 office business establishments, according to Demographics Now, employing 6,588 people. This includes 140 health service establishments, employing 2,008 people; 86 membership organizations establishments, employing 293 people; 51 business services establishments, employing 540 people; 50 educational service establishments, employing 1,564 people; 49 personal service establishments, employing 128 people; 45 social services establishments, employing 740 people; 43 real estate establishments, employing 186 people; 42 engineering, accounting, and related establishments, employing 201 people; 40 automotive repair and related services establishments, employing 117 people; 32 insurance agents, brokers, and insurance carrier establishments, employing 82 people; 28 depository institutions and non-depository credit institution establishments, employing 215 people; and 85 other establishments, employing 514 people. Jones Heritage Realtors (a local authority on the office space market) reports that the average annual average gross rent for office space in the Pittsburgh area is \$14.00 per square foot for high-end sites, \$10.50 per square foot for primary sites, and \$4.00 per square foot for secondary sites.

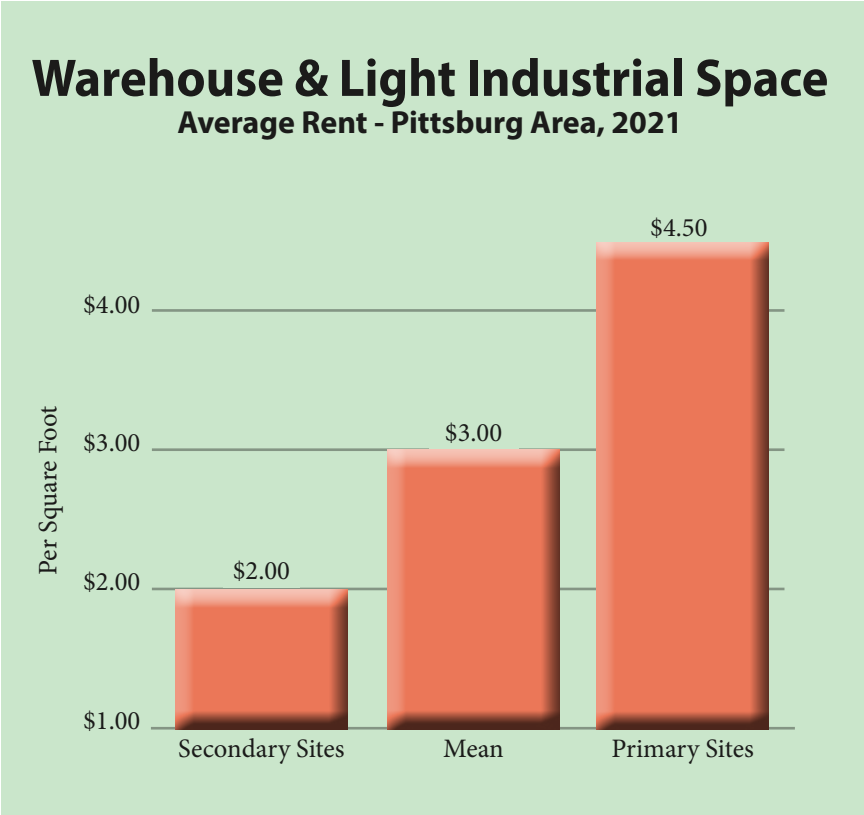


Source: Jones Heritage Realtors

COMMERCIAL MARKET

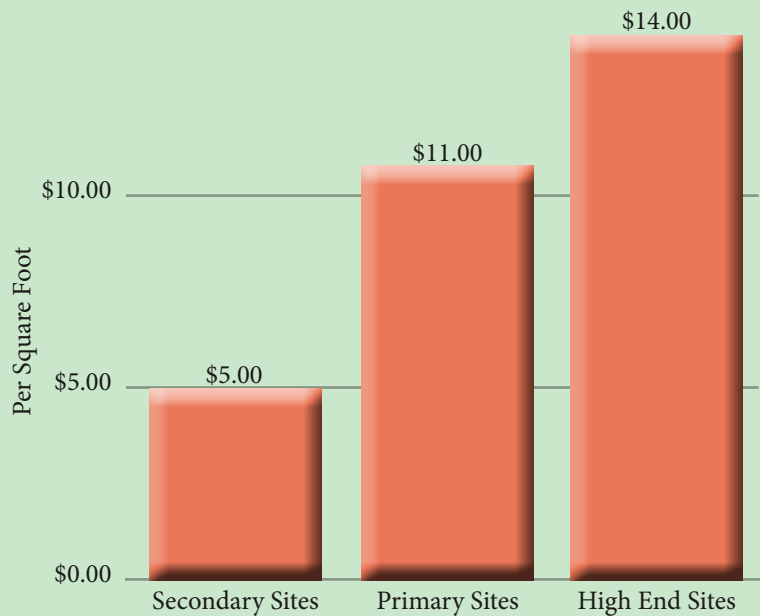
Approximately \$536 million (most of it private investment) has been invested in the City of Pittsburgh in the period from 2013 to 2021, including \$263 million invested in the past three years. This includes \$1,300,000 in K-12 education infrastructure, \$25 million in entertainment infrastructure, \$17.8 million in hospitality infrastructure, \$32.6 million in housing infrastructure, \$17.6 million in industry infrastructure, \$33.7 million in general infrastructure, \$30.6 million in medical infrastructure, \$81.3 million in higher education infrastructure, \$2,500,000 in recreation infrastructure, \$19.3 million in retail infrastructure, and \$1,265,400 in service infrastructure.

The Pittsburgh micropolitan area is well suited to manufacturing and warehousing, and due to the widening of US Highway 69 from Fort Scott to Arma, which will provide for a four-lane highway all the way to Kansas City, the future also looks promising for the local industrial land market. Jones Heritage Realtors reports that average high rental rates for light industrial and warehouse space in Pittsburgh have increased to an average low of \$2.00 per square foot for secondary sites and an average high of \$4.50 per square foot for primary sites, with an overall average rent of \$3.00 per square foot.



Source: Jones Heritage Realtors

## Average Net Office Rent Pittsburg Area 2021



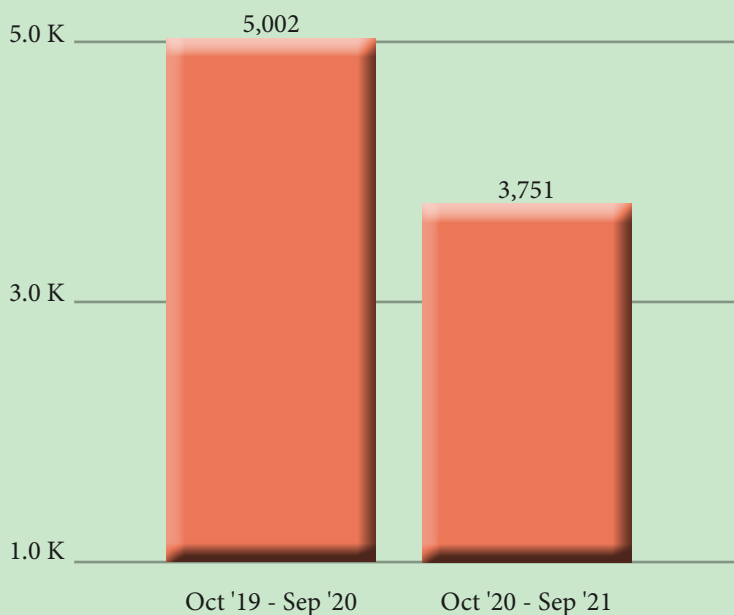
Source: Jones Heritage Realtors

## RETAIL SPACE MARKET

As of 2021, the Pittsburg micropolitan area has a total of 332 retail establishments, employing 4,325 people. These include 88 eating and drinking establishments, employing 1,172 people; 68 miscellaneous retail establishments, employing 264 people; 67 wholesale trade establishments, employing 1,078 people; 34 automotive dealers and gasoline service stations, employing 234 people; 26 food stores establishments, employing 640 people; 14 building materials, hardware, garden supply, and mobile home dealer establishments, employing 208 people; 13 apparel and accessory stores establishments, employing 71 people; 12 home furniture, furnishings, and equipment store establishments, employing 131 people; and 10 general merchandise store establishments, employing 527 people.

Pittsburg is the seat of the Pittsburg micropolitan area and a center for retail sales in southeast Kansas. The Kansas Department of Revenue reports that for Pittsburg's total retail sales to be to only local residents, Pittsburg's population would have to be 87.0 percent larger than it is. The average annual net rent for retail space in the Pittsburg area is \$14.00 per square foot for high-end locations, \$11.00 per square foot for primary locations, and \$5.00 per square foot for secondary locations.

## Total Bankruptcies Kansas



Source: US Bankruptcy Courts

## BANKRUPTCIES

Bankruptcies continue to decline nationwide, according to the U.S. Bankruptcy Court, with 434,540 bankruptcies filed during the 12-month period ending in September 2021 (down 29.1 percent from the previous 12-month period). Of those, 418,400 were personal bankruptcies (down 29.1 percent), with a total of 301,056 Chapter 7 personal bankruptcies (straight bankruptcy, debt wiped out), down 24.6 percent; 460 were Chapter 11 personal bankruptcies (reorganization of personal debt and temporary protection from creditors), down 31.1 percent; and 116,884 were Chapter 13 personal bankruptcies (some debt wiped out and some repayments), down 38.5 percent. A total of 16,140 business bankruptcies were filed (down 27.9 percent), including 9,541 Chapter 7 business bankruptcies (total liquidation with no repayments), down 26.7 percent; 5,162 Chapter 11 business bankruptcies (reorganization of business debt and temporary protection from creditors), down 29.4 percent; 537 Chapter 12 business bankruptcies (reorganization of debt for family farms), down 6.0 percent; and 900 Chapter 13 business bankruptcies (total liquidation with some repayments), down 28.0 percent.

A total of 3,751 bankruptcies were filed statewide during the period (down 25.0 percent) and 34 were filed in the Pittsburg micropolitan area (no change).





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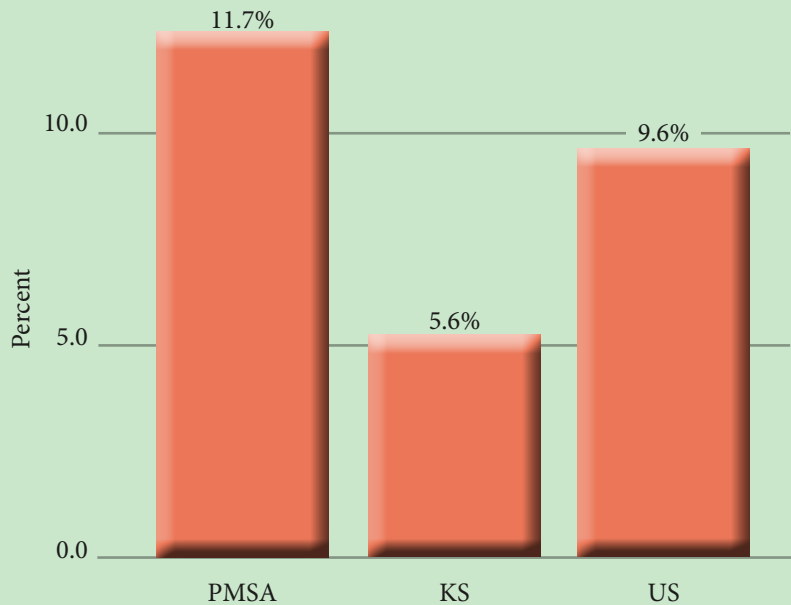
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## Banking Industry

### Total Assets Growth, Q3 '20 - Q3 '21



Source: Federal Deposit Insurance Corporation

## BANKING INDUSTRY

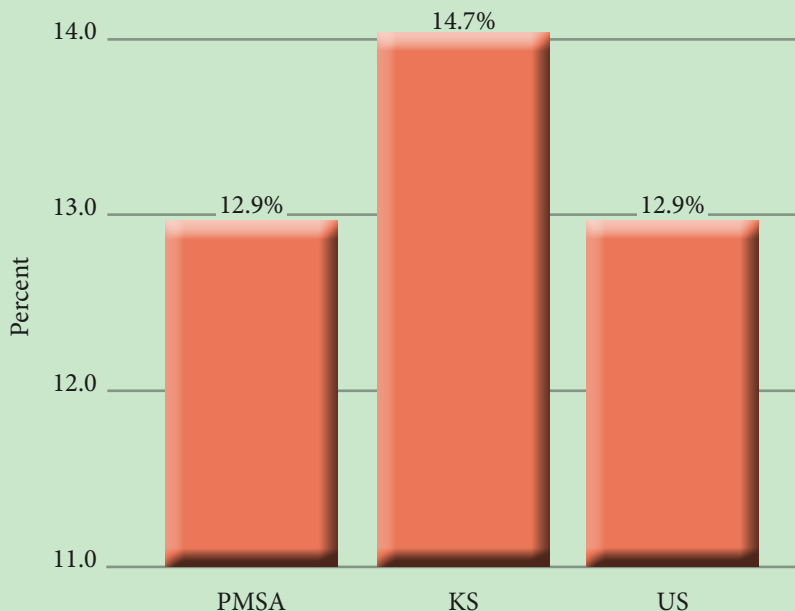
At its November 3rd meeting, the Federal Reserve Board made no change to the federal funds rate target of 0-0.25 percentage points but decided to slow the quantitative easing program due to significant concerns about inflation. The fed have warned previously that there might be 6 to 7 increases in the next 15 months.

The national banking industry did well during the third quarter of 2021, posting \$23.3 trillion in total assets (up 9.6 percent from the third quarter of 2021), \$10.7 trillion in net loans and leases (up 0.6 percent), \$216.0 billion in net income (up 145.4 percent), and \$102.7 billion in non-current loans and leases (down 19.2 percent). The statewide banking industry posted \$88.5 billion in total assets (up 5.6 percent), \$51.4 billion in net loans and leases (down 5.2 percent), \$820.1 million in net income (up 33.8 percent), and \$392.9 million in non-current loans and leases (down 28.4 percent).

The Pittsburgh Micropolitan Area banking industry posted \$937.4 million in total assets (up 11.7 percent), \$457.2 million in net loans and leases (down 10.4 percent), \$8.2 million in net income (up 25.0 percent), and \$8.0 million in non-current loans and leases (down 34.5 percent).

## Credit Union Industry

### Total Assets Growth, Q3 '20 - Q3 '21



Source: National Credit Union Administration

## CREDIT UNIONS

The national credit union industry continues to grow and is doing well, according to the National Credit Union Administration (NCUA). During the 12-month period ending in September 2021, credit unions across the country added almost five million members and posted a return on assets of 1.12 percent (up from 0.65 percent from the third quarter 2020), shares and deposits increased 14.4 percent, and charge offs decreased. The national industry posted \$2.0 trillion in total assets (up 12.9 percent), \$1.2 trillion in net loans and leases (up 5.8 percent), \$16.3 billion in net operating income (up 95.6 percent), and \$5.7 billion in non-current loans and leases (down 31.6 percent).

The statewide credit union industry posted \$14.4 billion in total assets (up 14.7 percent), \$9.3 billion in net loans and leases (up 7.3 percent), \$117.0 million in net income (up 85.5 percent), and \$39.9 million in non-current loans and leases (down 8.0 percent).

The Pittsburgh micropolitan area credit union industry posted \$131.5 million in total assets (up 12.9 percent), \$68.7 million in net loans and leases (down 6.1 percent), \$629,010 in net income (up 31.0 percent), and \$448,329 in non-current loans and leases (down 12.2 percent).

# Pittsburg Micropolitan Area Snapshot 2021

	Pittsburg Micropolitan Area	70 Miles Radius Pittsburg, Kansas	100 Miles Radius Pittsburg, Kansas
Labor Force	20,329	326,914	1,214,383
Total Population	39,166	654,751	2,281,313
Population Density (per Sq. Mi.)	65.83	42.50	72.56
Total Households	15,926	259,208	889,736

## Population By Gender

Male Population	19,558	324,308	1,129,110
Female Population	19,608	330,443	1,152,203

## Population Percentage By Race and Ethnicity

White	88.9%	86.6%	84.3%
Black	2.3%	1.6%	2.2%
American Indian or Alaska Native	1.1%	3.9%	3.4%
Asian/Native Hawaiian/Other Pacific Islander	2.2%	1.4%	2.4%
Some Other Race	2.5%	2.7%	3.7%
Two or More Races	3.0%	3.9%	3.9%
Hispanic Ethnicity	6.1%	5.9%	7.8%
Not of Hispanic Ethnicity	93.9%	94.1%	92.2%

## Households By Income

Average Household Income	\$61,980	\$62,590	\$76,433
Median Household Income	\$46,775	\$47,443	\$55,541
Per Capita Income	\$25,823	\$25,045	\$30,053

## Employment

Total Population 16+	31,581	519,365	1,804,400
% Blue Collar	44.8%	49.0%	42.6%
% White Collar	55.2%	51.0%	57.4%

## Educational Attainment

Total Population Age 25+	23,593	444,441	1,522,263
% Grade K - 8	2.2%	3.3%	3.1%
% Grade 9 - 11	6.0%	8.6%	7.3%
% High School Graduate	28.2%	35.5%	32.2%
% Some College, No Degree	25.5%	24.0%	23.1%
% Associates Degree	8.8%	8.6%	7.7%
% Bachelor's Degree	17.6%	12.6%	16.8%
% Graduate Degree	10.8%	6.4%	8.9%
% No Schooling Completed	0.9%	1.0%	0.9%

Source: Demographics Now

## Annual Wages For Pittsburg Micropolitan Area 2021

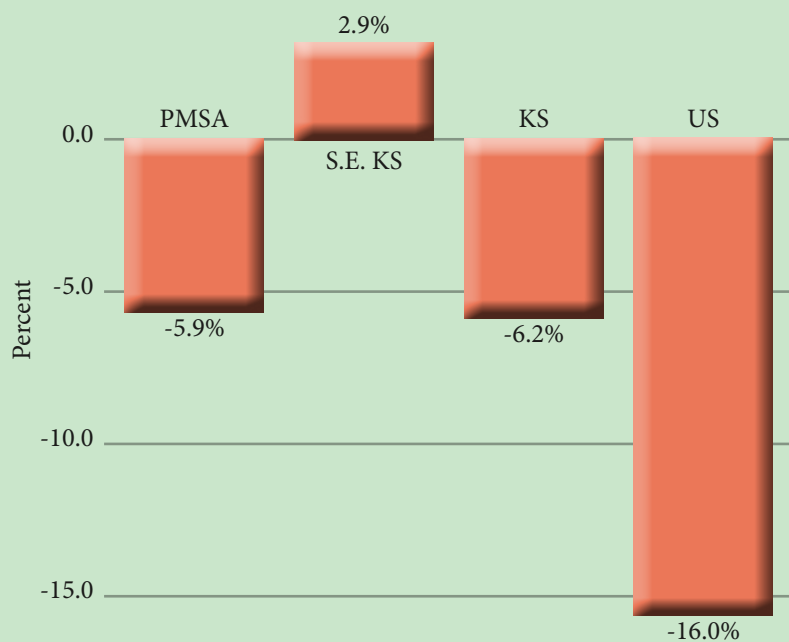
Accountants and Auditors	\$54,023	Healthcare Practitioners and Technical Occupations	\$70,931
Advertising, Marketing, & Sales Managers Etc.	\$105,898	Healthcare Support Occupations	\$26,857
Architecture and Engineering Occupations	\$62,870	Industrial Engineers	\$73,419
Cashiers	\$22,160	Laborers and Freight, Stock, and Material Movers, Hand	\$29,832
Chief Executives	\$180,028	Loan Officers	\$28,003
Child, Family, and School Social Workers	\$43,815	Machinists	\$30,643
Coaches and Scouts	\$25,886	Management Occupations	\$88,367
Computer Programmers	\$70,297	Market Research Analysts and Marketing Specialists	\$55,068
Computer User Support Specialists	\$38,791	Medical Assistants	\$28,660
Cooks, Institution and Cafeteria	\$23,723	Office and Administrative Support Occupations	\$31,039
Counselors, Social Workers & Etc.	\$40,954	Pharmacists	\$137,370
Customer Service Representatives	\$28,937	Police and Sheriff's Patrol Officers	\$40,405*
Educational Instruction and Library Occupations	\$41,661	Postal Service Mail Carriers	\$51,758
Electricians	\$45,465*	Receptionists and Information Clerks	\$26,650
Engineers	\$66,831	Retail Sales Workers	\$20,926
Financial Managers	\$108,779	Secretaries and Administrative Assistants	\$35,212
Firefighters	\$33,428*	Software Devs., Software Quality Assurance Anals. & Testers	\$71,189
Food Preparation and Serving Related Occupations	\$19,969	Transportation, Storage, and Distribution Managers	\$54,362
General and Operations Managers	\$90,781	Waiters and Waitresses	\$17,999
Graphic Designers	\$35,184	Woodworkers	\$26,619*

\*indication of 2020 data

Source: Kansas Labor Market Information Center

## Growth In Room Revenues

Jan '19 - Oct '19 To Jan '21 - Oct '21



Source: Smith Travel Research

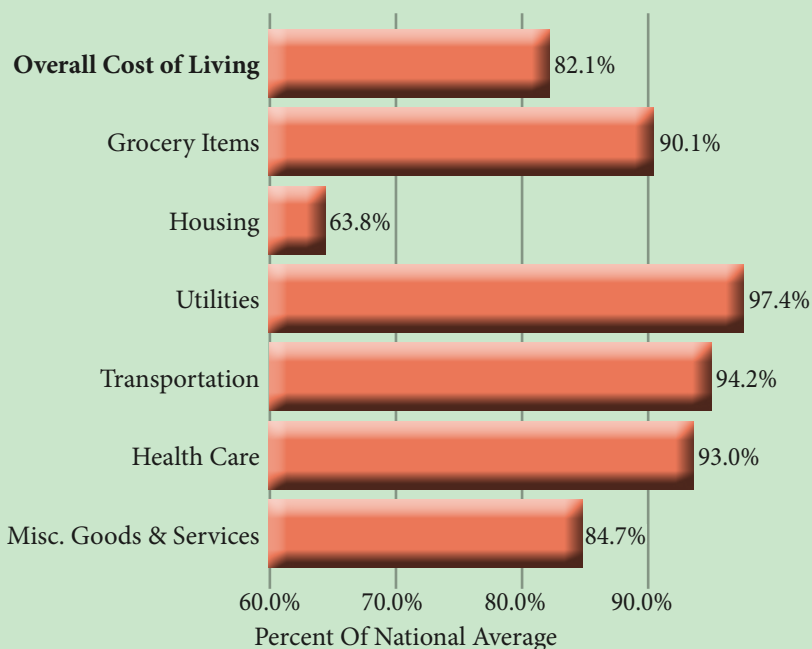
## LODGING INDUSTRY

Air traffic nationwide seems to be improving, according to the Transportation Security Administration. Daily national air traffic is now approximately 300,000 passengers, below what it was in 2019 but a great improvement over the daily 500,000 passengers gap this summer. Meanwhile, the lodging industry is still reeling from COVID and has not recovered. Nationwide, the average occupancy rate for the first 10 months of 2021 was 58.1 percent (down from 67.8 percent during the first 10 months of 2019), producing \$117.9 billion in room revenue (down 16.0 percent).

In October, the occupancy rate was 51.6 percent for luxury properties, 49.1 percent for upper upscale properties, 59.5 percent for upscale properties, 61.8 for upper midscale properties, 58.1 percent for midscale properties, and 59.8 percent for economy properties. In Kansas, the average occupancy rate was 52.7 percent during the first 10 months of 2021 (down from 58.0 percent), with \$662.8 million in total revenue (down 6.2 percent).

The average occupancy rate was 47.1 percent in southeast Kansas (down from 45.8 percent), with a total revenue of \$13.0 million (up 2.9 percent), and the occupancy was 49.9 percent in the Pittsburgh micropolitan area (down from 51.7 percent), with a total revenue of \$7.5 million (down 5.9 percent).

## Cost Of Living Pittsburg Micropolitan Area Q2 '21 Percent Of The National Average



Source: The Center for Regional Economic Competitiveness

## COST OF LIVING

The rate of inflation increased to 6.8 percent in November 2021, the highest rate since June 1982, and rising prices are becoming a burden for many households.

A recent survey by Gallup found that 28 percent of people with income less than \$40,000 reported that rising prices have caused them a severe financial hardship, and 42 percent reported a moderate hardship, while approximately 46 percent of adults with an income between \$40,000-\$99,000 and 28 percent with an income of \$100,000 or more reported a moderate or greater financial hardship.

Cost of living is an important factor in the standard of living and quality of life for any city, and the cost of living in the Pittsburg micropolitan area is well below the national average.

The average cost of living in the micropolitan area was only 82.1 percent of the national average during the second quarter of 2021, according to the Center for Regional Economic Competitiveness. The cost of groceries was 90.1 percent of the national average, the cost of housing was 63.8 percent, utilities were 97.4 percent, transportation was 94.2 percent, health care was 93.0 percent, and the cost of miscellaneous goods and services was 84.7 percent of the national average.



# BUSINESS HIGHLIGHTS

## 'BUSINESS IS BOOMING IN KANSAS', GOV. LAURA KELLY SAYS, AS ECONOMISTS REMAINS OPTIMISTIC DESPITE CONCERNS

Economists and the governor's administration are optimistic about the economy, despite inflation, labor shortages and other concerns affecting the daily lives of Kansans. Gov. Laura Kelly announced Wednesday that 2021 has been "the most successful economic development year in Kansas history." The governor's administration has closed deals on 312 economic development projects with more than \$3.69 billion in private sector investments that created or retained more than 12,000 jobs.

"This announcement is more proof that, despite the challenges over the last two years, business is booming in Kansas," Kelly said in a statement, promising a focus on school funding, infrastructure and health care access. "It's not rocket science, businesses want to be in communities that are growing and attracting families."

*Jason Tidd, Topeka Capital-Journal*

## USD 250 LAUNCHES NEW BOND WEBSITE

Pittsburg Community Schools (USD 250) has announced that the school district has launched a new website ([usd250bond.com](http://usd250bond.com)) so local residents can stay up to date on the bond issue that the district hopes voters will approve in a special election in January 2022.

If approved, the 2022 bond project will pay for improvements and renovations to the 100-year old building of Pittsburg Community Middle School. The project is estimated to cost \$16.5 million, which is the same bond amount the district is asking voters to approve. Pittsburg Community Middle School may be the only physical building to get renovated, but according to the new website, the whole district will be impacted.

The new website emphasizes three points in making its pitch for the bond project: that there will be no mill increase, that it will pay for historic renovations, and that it will accommodate growth of the student population and community.

*Sam Kombrink, The Pittsburg Morning Sun*

## NEW HOUSING DEVELOPMENT CLEARS FIRST HURDLES

The Pittsburg City Commission this week took initial steps to allow for the construction of a new housing subdivision, to be called Sunflower Estates, near the intersection of Home and East 14th streets, south of Meadowlark Elementary School.

The first step the commission took at its meeting Tuesday to clear the path forward for the subdivision was to approve a request

from 3P Development Group to vacate the west half of Troxel Road, which was platted but never constructed just east of Home Street. Development Director Quentin Holmes said 12 homes were included in the Sunflower Estates preliminary plat submitted by 3P Development.

In response to a question from Mayor Chuck Munsell, Holmes said the exact price range of the new houses is yet to be determined. In response to questions from Munsell, Holmes also said nobody spoke in opposition to vacating the platted road at the Planning Commission Board of Zoning Appeals meeting where the vacation recommendation was made, and that the future site of the Sunflower Estates development is located in a Rural Housing Incentive District area. *Jonathan Riley, The Pittsburg Morning Sun*

## KOAM PITTSBURG AREA CHAMBER OF COMMERCE TO HOST WOMEN IN BUSINESS ENTREPRENEUR SERIES

Gloria Montes, owner of Montes Roofing knows firsthand that being a woman-owned business comes with its challenges. "We are a woman-owned and minority-owned in the state of Kansas. From what I can check on their records, we're the only one with both certifications in the state...scary you know, it brings pressure."

The city's chamber of commerce wants to help women business owners like Montes. "It's the kickoff of our first or a four-part series that we're going to offer business owners." It's called the women in business entrepreneur series, with the goal to get more women-owned businesses here in Pittsburg and to help out the many already established. Julie Reams, special event director of the Pittsburg Chamber explains that through the series the Chamber aims to teach Pittsburg women what they need to know to take the next step towards starting their business. The chamber is joining forces with Pittsburg State's small business development center. And no matter if you're starting out or already have a business, the chamber hopes they can help all female entrepreneurs. The series will kick off on December 2nd at the Block 22 Conference room in Downtown Pittsburg.

*Staff, The Pittsburg Morning Sun*

## ART CRAWL

This weekend will kick off the second Pittsburg ArtCrawl of 2021, which will also be the second Pittsburg ArtCrawl ever, as the event is a substitute for the larger ArtWalk that has not happened since the start of the COVID\_19 pandemic. According to organizer Crista Cunningham, though, ArtCrawl is in some ways closer to the roots of ArtWalk, which has been a local tradition since 2006.

"It kind of resembles what the original ArtWalk used to be," said Cunningham, who is vice president of the Pittsburg Artwalk Association. "In the beginning, the artists would pair up with local businesses and set up their artwork in the windows of the businesses, and people would just walk down the sidewalk and view the art that way." The Holiday ArtCrawl is set for Nov. 20 to Dec. 5.

*Jonathan Riley, The Pittsburg Morning Sun*

## IMAGINE PITTSBURG LAUNCHES NEW WEBSITE TO PROMOTE CITY

In an effort to promote and market all that Pittsburg has to offer, the Imagine Pittsburg committee, in partnership with LimeLight Marketing, has launched [www.pittkan.com](http://www.pittkan.com), a website dedicated to sharing positive stories about the people helping Pittsburg thrive today. Facebook and Instagram accounts have also launched to share stories, images and more creative content aimed at promoting Pittsburg. Both accounts can be found at @pittkan.

Ron Scripsick, chair of the Imagine Pittsburg committee, said the goal of this new initiative is to help create a consistent narrative about the positive things happening in Pittsburg. The Imagine Pittsburg committee is leading the direction of the project, and they contracted with LimeLight Marketing to execute their vision. Abby Fern, co-chair of Imagine Pittsburg's marketing sub-committee, said the goal in the first year of the project is to help instill a new understanding and sense of pride within current Pittsburg residents."

*Staff, The Pittsburg Morning Sun*

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*All sources available on request.*



# PITTSBURG MICROPOLITAN AREA EMPLOYMENT TRENDS

	Average Quarterly # Of Employees Q2 2021	Average Quarterly Wages Q2 2021	Average Quarterly # Of Employees Q2 2020	Average Quarterly Wages Q2 2020	Average Job Growth	Average Quarterly Wage Growth
Postal service	66	\$4,522.54	67	\$4,346.47	-1.50%	4.05%
Agricultural market and commodity regulation	13	\$5,364.72	10	\$6,740.42	25.81%	-20.41%
Water supply and irrigation systems	13	\$3,309.38	13	\$3,422.71	2.63%	-3.31%
Oilseed and grain combination farming	29	\$3,512.13	27	\$3,421.13	10.00%	2.66%
Beef cattle ranching and farming	19	\$3,066.23	19	\$3,229.57	-3.45%	-5.06%
Commercial building construction	69	\$3,924.97	61	\$3,412.81	11.96%	15.01%
Power and communication system construction	79	\$4,112.08	75	\$4,056.95	5.36%	1.36%
Residential poured foundation contractors	21	\$3,492.69	17	\$3,452.24	21.57%	1.17%
Residential plumbing and hvac contractors	43	\$2,473.13	36	\$2,477.25	17.43%	-0.17%
Grain and field bean merchant wholesalers	55	\$4,185.49	54	\$4,549.51	1.85%	-8.00%
Farm supplies merchant wholesalers	33	\$5,151.59	36	\$5,414.43	-7.48%	-4.85%
Wholesale trade agents and brokers	10	\$4,528.37	9	\$4,715.22	11.11%	-3.96%
Automotive parts and accessories stores	51	\$2,102.74	50	\$1,972.65	1.99%	6.59%
Tire dealers	40	\$3,025.78	37	\$2,949.54	7.14%	2.58%
Nursery, garden, and farm supply stores	52	\$1,615.22	40	\$1,781.37	28.93%	-9.33%
Women's clothing stores	21	\$1,049.98	15	\$811.48	34.78%	29.39%
All other general merchandise stores	72	\$1,445.25	74	\$1,505.26	-2.70%	-3.99%
General freight trucking, local	20	\$3,739.89	19	\$3,398.14	5.17%	10.06%
General freight trucking, long-distance tl	35	\$4,212.99	56	\$4,090.02	-37.50%	3.01%
Other specialized trucking, local	15	\$2,637.55	19	\$2,284.72	-24.14%	15.44%
Commercial banking	176	\$3,974.79	176	\$3,904.74	0.00%	1.79%
Offices of real estate agents and brokers	13	\$2,361.00	15	\$2,019.27	-13.33%	16.92%
Managing offices	274	\$4,697.64	325	\$4,286.74	-15.50%	9.59%
Janitorial services	82	\$1,682.05	71	\$1,807.65	15.96%	-6.95%
Solid waste collection	65	\$2,888.83	50	\$3,427.35	30.87%	-15.71%
Offices of dentists	122	\$5,705.33	111	\$4,899.77	9.88%	16.44%
Offices of chiropractors	18	\$2,922.51	14	\$2,442.57	30.95%	19.65%
Offices of specialty therapists	50	\$2,139.56	43	\$2,530.44	17.97%	-15.45%
Nursing care facilities, skilled nursing	283	\$3,138.82	322	\$2,658.24	-12.31%	18.08%
Services for the elderly and disabled	199	\$2,000.04	202	\$1,842.85	-1.81%	8.53%
Child day care services	120	\$2,074.93	118	\$2,249.80	2.27%	-7.77%
Full-service restaurants	746	\$1,176.51	553	\$1,006.54	34.98%	16.89%
Limited-service restaurants	579	\$1,236.74	513	\$1,196.45	12.79%	3.37%
Masonry contractors	43	\$2,907.88	41	\$2,950.47	4.84%	-1.44%
Printing	415	\$4,136.61	407	\$3,408.98	2.13%	21.34%
Motorcycle, boat, and other vehicle dealers	59	\$4,143.80	55	\$3,861.46	6.02%	7.31%
Pharmacies and drug stores	52	\$2,877.37	55	\$2,709.81	-6.06%	6.18%
Accounting and bookkeeping services	62	\$3,561.63	60	\$3,262.14	3.33%	9.18%
Management consulting services	32	\$5,702.45	24	\$4,521.75	32.88%	26.11%
Home health care services	110	\$3,099.63	118	\$2,845.84	-6.78%	8.92%
Executive, legislative and general government	15	\$4,044.38	15	\$3,864.00	0.00%	4.67%
Justice, public order, and safety activities	37	\$4,560.81	38	\$4,386.12	-2.63%	3.98%
Natural resources and mining	99	\$3,506.77	97	\$3,519.34	2.05%	-0.36%
Building equipment contractors	348	\$4,823.71	308	\$4,803.55	12.86%	0.42%
Other wood product manufacturing	172	\$6,233.68	165	\$5,574.57	4.44%	11.82%
Misc. nondurable goods merchant wholesalers	172	\$3,761.94	182	\$3,925.17	-5.50%	-4.16%
Machinery and supply merchant wholesalers	65	\$4,728.30	62	\$4,688.45	4.81%	0.85%
Grocery and related product wholesalers	58	\$2,840.95	55	\$2,910.11	4.85%	-2.38%
Electronics and appliance stores	89	\$2,604.12	76	\$2,198.15	17.62%	18.47%
Building material and supplies dealers	202	\$1,752.07	176	\$2,064.57	14.77%	-15.14%
Grocery stores	323	\$1,937.00	322	\$2,102.28	0.31%	-7.86%
Health and personal care stores	86	\$2,088.35	65	\$2,526.35	31.12%	-17.34%
Gasoline stations	192	\$1,596.96	148	\$1,596.80	29.73%	0.01%

Source: Bureau of Labor Statistics

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