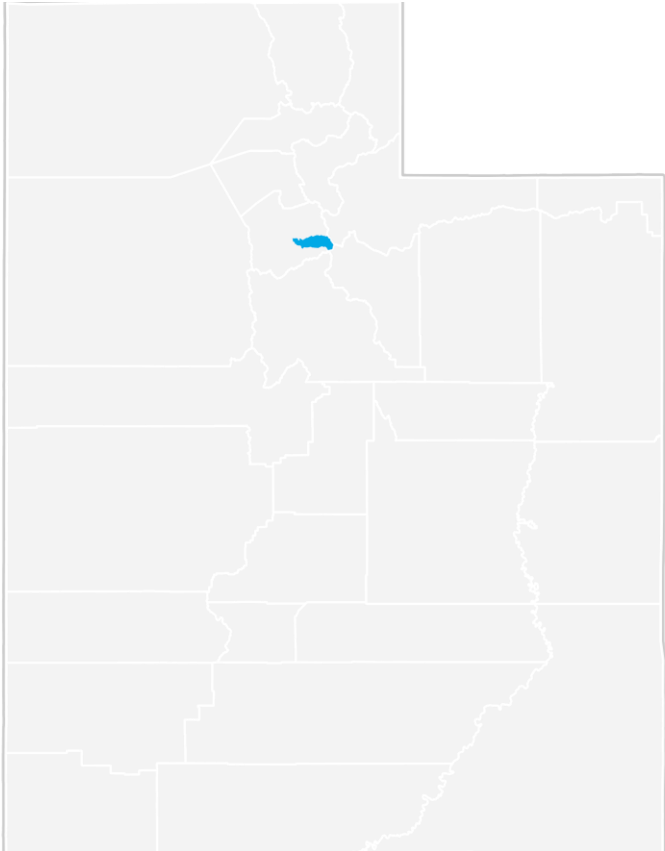


Economic Overview

Cottonwood Heights



JOBS **e**Q

November 5, 2018

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
REGION DEFINITION	13
FAQ.....	14

Demographic Profile

The population in the Cottonwood Heights was 40,635 per American Community Survey data for 2012-2016.

The region has a civilian labor force of 22,089 with a participation rate of 67.2%. Of individuals 25 to 64 in the Cottonwood Heights, 49.1% have a bachelor's degree or higher which compares with 31.8% in the nation.

The median household income in the Cottonwood Heights is \$78,718 and the median house value is \$311,800.

Summary¹

	Percent			Value		
	Cottonwood Heights	Utah	USA	Cottonwood Heights	Utah	USA
Demographics						
Population (ACS)	—	—	—	40,635	2,948,427	318,558,162
Male	48.8%	50.3%	49.2%	19,833	1,483,055	156,765,322
Female	51.2%	49.7%	50.8%	20,802	1,465,372	161,792,840
Median Age ²	—	—	—	38.0	30.3	37.7
Under 18 Years	21.5%	30.7%	23.1%	8,723	905,196	73,612,438
18 to 24 Years	10.2%	11.4%	9.8%	4,157	336,128	31,296,577
25 to 34 Years	14.1%	15.0%	13.6%	5,722	441,468	43,397,907
35 to 44 Years	11.5%	13.1%	12.7%	4,689	385,777	40,548,400
45 to 54 Years	11.8%	10.4%	13.6%	4,777	307,996	43,460,466
55 to 64 Years	13.2%	9.4%	12.6%	5,365	276,520	40,061,742
65 to 74 Years	10.1%	5.8%	8.3%	4,086	172,376	26,355,308
75 Years, and Over	7.7%	4.2%	6.2%	3,116	122,966	19,825,324
Race: White	90.7%	87.3%	73.3%	36,861	2,572,595	233,657,078
Race: Black or African American	0.5%	1.1%	12.6%	187	32,512	40,241,818
Race: American Indian and Alaska Native	0.6%	1.1%	0.8%	230	31,686	2,597,817
Race: Asian	3.9%	2.2%	5.2%	1,574	66,039	16,614,625
Race: Native Hawaiian and Other Pacific Islander	0.8%	0.9%	0.2%	325	26,411	560,021
Race: Some Other Race	0.7%	4.8%	4.8%	267	141,374	15,133,856
Race: Two or More Races	2.9%	2.6%	3.1%	1,191	77,810	9,752,947
Hispanic or Latino (of any race)	6.1%	13.5%	17.3%	2,464	397,915	55,199,107
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over)	67.2%	67.9%	63.3%	22,089	1,447,260	159,807,099
Armed Forces Labor Force	0.2%	0.2%	0.4%	60	4,079	1,011,641
Veterans, Age 18-64	3.8%	3.9%	5.1%	936	67,141	10,165,671
Veterans Labor Force Participation Rate and Size, Age 18-64	89.2%	79.1%	75.4%	835	53,075	7,664,089
Median Household Income ²	—	—	—	\$78,718	\$62,518	\$55,322
Per Capita Income	—	—	—	\$43,002	\$25,600	\$29,829
Poverty Level (of all people)	6.1%	11.7%	15.1%	2,461	338,808	46,932,225
Households Receiving Food Stamps	3.3%	8.3%	13.0%	508	76,578	15,360,951
Mean Commute Time (minutes)	—	—	—	21.7	21.6	26.1
Commute via Public Transportation	3.6%	2.6%	5.1%	754	34,729	7,476,312
Educational Attainment, Age 25-64						
No High School Diploma	3.1%	8.3%	11.6%	638	117,826	19,478,050
High School Graduate	15.9%	22.4%	26.1%	3,276	315,559	43,788,541
Some College, No Degree	23.7%	26.9%	21.5%	4,879	380,064	36,025,193

Summary¹

	Percent			Value		
	Cottonwood Heights	Utah	USA	Cottonwood Heights	Utah	USA
Associate's Degree	8.1%	10.5%	8.9%	1,663	147,735	14,962,488
Bachelor's Degree	31.7%	21.7%	20.2%	6,514	306,281	33,845,524
Postgraduate Degree	17.4%	10.2%	11.6%	3,583	144,296	19,368,719
Housing						
Total Housing Units	—	—	—	16,889	1,024,047	134,054,899
Median House Value (of owner-occupied units) ²	—	—	—	\$311,800	\$224,600	\$184,700
Homeowner Vacancy	0.9%	1.5%	1.8%	108	9,571	1,395,797
Rental Vacancy	9.5%	5.6%	6.2%	420	16,814	2,855,844
Renter-Occupied Housing Units (% of Occupied Units)	25.7%	30.4%	36.4%	3,948	279,600	42,835,169
Occupied Housing Units with No Vehicle Available (% of Occupied Units)	3.0%	4.3%	9.0%	462	39,788	10,562,847
Social						
Enrolled in Grade 12 (% of total population)	1.5%	1.7%	1.4%	603	49,565	4,433,703
Disconnected Youth ⁴	3.8%	2.4%	2.8%	71	4,336	485,589
Children in Single Parent Families (% of all children)	21.2%	19.2%	34.7%	1,774	167,881	24,318,038
With a Disability, Age 18-64	6.7%	8.5%	10.3%	1,652	147,589	20,188,257
With a Disability, Age 18-64, Labor Force Participation Rate and Size	53.5%	50.2%	41.0%	884	74,092	8,278,834
Foreign Born	7.6%	8.3%	13.2%	3,068	244,784	42,194,354
Speak English Less Than Very Well (population 5 yrs and over)	3.1%	5.0%	8.5%	1,177	133,930	25,440,956
Union Membership						
Total ³	2.7%	4.1%	10.7%	—	—	—
Private Sector ³	1.8%	2.2%	6.4%	—	—	—
Manufacturing ³	2.2%	2.0%	8.7%	—	—	—
Public Sector ³	15.8%	14.2%	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.

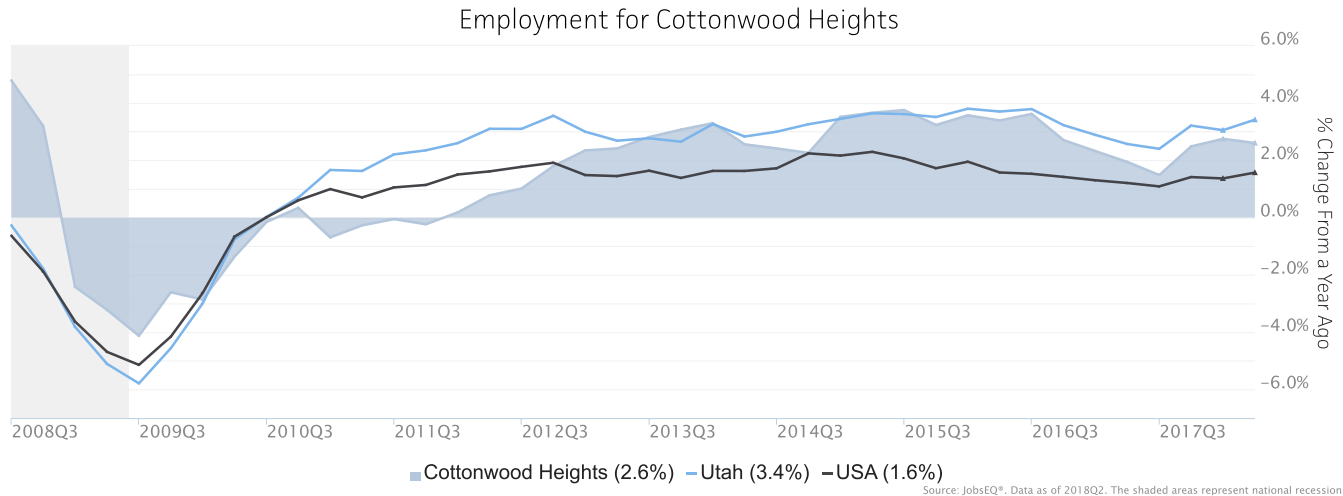
3. 2017; Current Population Survey, unionstats.com, and Chmura; county- and zip-level data are best estimates based upon industry-, MSA-, and state-level data

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.

5. Census 2017, annual average growth rate since 2007

Employment Trends

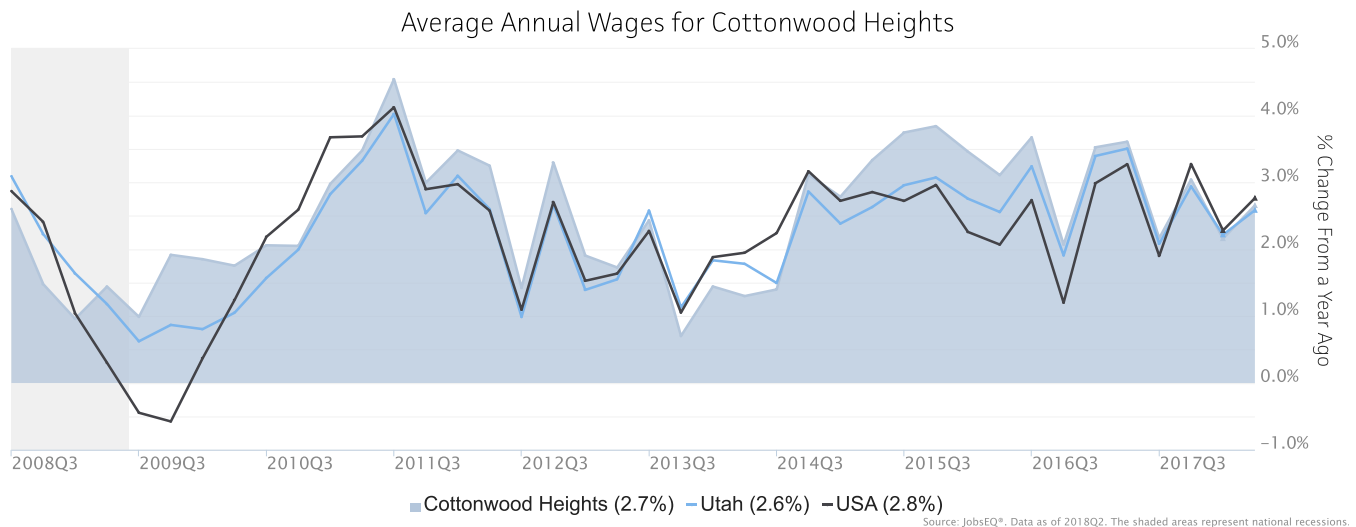
As of 2018Q2, total employment for the Cottonwood Heights was 27,251 (based on a four-quarter moving average). Over the year ending 2018Q2, employment increased 2.6% in the region.



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 2017Q4 with preliminary estimates updated to 2018Q2.

Wage Trends

The average worker in the Cottonwood Heights earned annual wages of \$53,308 as of 2018Q2. Average annual wages per worker increased 2.7% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$55,223 in the nation as of 2018Q2.



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 2017Q4 with preliminary estimates updated to 2018Q2.

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 0.6% higher in Cottonwood Heights than the U.S. average.

Cost of Living Information

	Annual Average Salary	Cost of Living Index	
		(Base US)	US Purchasing Power
Cottonwood Heights	\$53,308	100.6	\$52,990
Utah	\$46,875	99.8	\$46,989
USA	\$55,223	100.0	\$55,223

Source: [JobsEQ®](#)

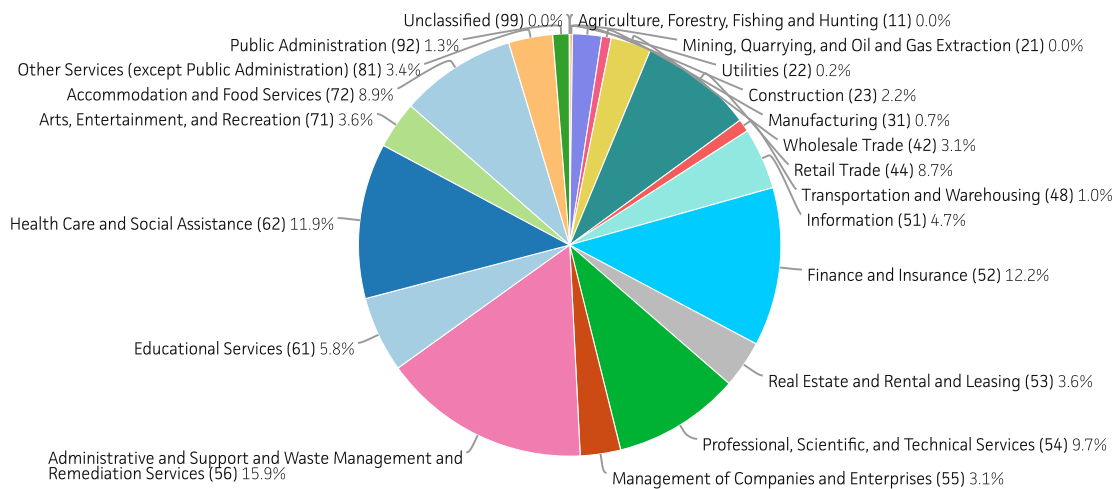
Data as of 2018Q2

Cost of Living per C2ER, data as of 2018q2, imputed by Chmura where necessary.

Industry Snapshot

The largest sector in the Cottonwood Heights is Administrative and Support and Waste Management and Remediation Services, employing 4,331 workers. The next-largest sectors in the region are Finance and Insurance (3,311 workers) and Health Care and Social Assistance (3,244). 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 Finance and Insurance (LQ = 3.07), Administrative and Support and Waste Management and Remediation Services (2.46), and Information (2.39).

Total Workers for Cottonwood Heights by Industry



Source: JobsEQ®, Data as of 2018Q2

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 2017Q4 with preliminary estimates updated to 2018Q2.

Sectors in the Cottonwood Heights with the highest average wages per worker are Management of Companies and Enterprises (\$96,018), Utilities (\$87,909), and Mining, Quarrying, and Oil and Gas Extraction (\$86,288). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Administrative and Support and Waste Management and Remediation Services (+1,262 jobs), Professional, Scientific, and Technical Services (+592), and Information (+417).

Over the next 1 year, employment in the Cottonwood Heights is projected to expand by 420 jobs. The fastest growing sector in the region is expected to be Mining, Quarrying, and Oil and Gas Extraction with a +2.8% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+89 jobs), Finance and Insurance (+61), and Professional, Scientific, and Technical Services (+54).

NAICS	Industry	Current			5-Year History		1-Year Forecast				
		Four Quarters Ending with 2018q2			Total Change	Avg Ann % Chg in Empl	Separations (Approximate)			---Growth---	
		Empl	Avg Ann Wages	LQ	Empl	Region	Total New Demand	Exits	Transfers	Empl	Avg Ann Rate
11	Agriculture, Forestry, Fishing and Hunting	5	\$13,130	0.01	-6	-14.1%	1	0	0	0	1.3%
21	Mining, Quarrying, and Oil and Gas Extraction	4	\$86,288	0.04	-4	-11.9%	1	0	0	0	2.8%
22	Utilities	51	\$87,909	0.36	0	0.0%	6	2	3	1	2.7%
23	Construction	602	\$53,914	0.39	154	6.1%	69	21	38	10	1.6%
31	Manufacturing	200	\$63,157	0.09	-12	-1.2%	21	8	13	1	0.3%
42	Wholesale Trade	841	\$71,789	0.80	-70	-1.6%	94	33	55	6	0.7%
44	Retail Trade	2,367	\$36,745	0.82	-159	-1.3%	350	140	177	32	1.4%
48	Transportation and Warehousing	265	\$53,658	0.22	25	2.0%	30	12	16	2	0.7%
51	Information	1,284	\$71,226	2.39	417	8.2%	151	46	80	25	2.0%
52	Finance and Insurance	3,311	\$75,486	3.07	335	2.2%	376	121	194	61	1.9%
53	Real Estate and Rental and Leasing	988	\$59,815	2.11	43	0.9%	119	46	55	18	1.8%
54	Professional, Scientific, and Technical Services	2,647	\$77,571	1.47	592	5.2%	283	86	143	54	2.0%
55	Management of Companies and Enterprises	845	\$96,018	2.11	110	2.8%	87	29	48	10	1.2%
56	Administrative and Support and Waste Management and Remediation Services	4,331	\$39,722	2.46	1,262	7.1%	530	213	288	30	0.7%
61	Educational Services	1,583	\$43,727	0.71	228	3.2%	163	71	76	16	1.0%
62	Health Care and Social Assistance	3,244	\$50,047	0.83	96	0.6%	397	151	157	89	2.7%
71	Arts, Entertainment, and Recreation	988	\$34,869	1.81	402	11.0%	153	62	77	14	1.4%
72	Accommodation and Food Services	2,424	\$20,352	0.99	386	3.5%	425	174	219	32	1.3%
81	Other Services (except Public Administration)	923	\$38,975	0.78	-209	-4.0%	117	48	57	11	1.2%
92	Public Administration	341	\$50,893	0.27	1	0.0%	34	13	18	3	0.8%
99	Unclassified	5	\$81,607	0.11	5	n/a	1	0	0	0	1.3%
	Total - All Industries	27,251	\$53,308	1.00	3,595	2.9%	3,411	1,282	1,709	420	1.5%

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 2017Q4 with preliminary estimates updated to 2018Q2. Forecast employment growth uses national projections adapted for regional growth patterns.

Occupation Snapshot

The largest major occupation group in the Cottonwood Heights is Office and Administrative Support Occupations, employing 5,994 workers. The next-largest occupation groups in the region are Sales and Related Occupations (3,097 workers) and Food Preparation and Serving Related Occupations (2,458). 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 Computer and Mathematical Occupations (LQ = 2.17), Business and Financial Operations Occupations (1.52), and Office and Administrative Support Occupations (1.49).

Occupation groups in the Cottonwood Heights with the highest average wages per worker are Management Occupations (\$100,400), Legal Occupations (\$85,100), and Computer and Mathematical Occupations (\$82,700). The unemployment rate in the region varied among the major groups from 0.9% among Healthcare Practitioners and Technical Occupations to 6.7% among Farming, Fishing, and Forestry Occupations.

Over the next 1 year, the fastest growing occupation group in the Cottonwood Heights is expected to be Healthcare Support Occupations with a +2.9% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Office and Administrative Support Occupations (+51 jobs) and Business and Financial Operations Occupations (+43). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Office and Administrative Support Occupations (691 jobs) and Food Preparation and Serving Related Occupations (442).

Occupation Snapshot in Cottonwood Heights, 2018q2

SOC	Occupation	Current						5-Year History		1-Year Forecast				
		Four Quarters Ending with 2018q2			----2018q2----			Total Change	Avg Ann % Chg in Empl	Total New Demand	--Separations--		---Growth---	
		Empl	Avg Ann Wages ¹	LQ	Unempl	Rate	Online Job Ads ²				Empl	Region	Exits	Transfer
11-0000	Management	1,966	\$100,400	1.20	21	1.3%	28	256	2.8%	199	53	111	36	1.8%
13-0000	Business and Financial Operations	2,124	\$67,600	1.52	31	2.1%	19	251	2.6%	241	65	133	43	2.0%
15-0000	Computer and Mathematical	1,727	\$82,700	2.17	19	1.9%	39	555	8.1%	160	31	90	39	2.3%
17-0000	Architecture and Engineering	297	\$78,800	0.65	6	1.3%	8	45	3.3%	28	8	15	5	1.8%
19-0000	Life, Physical, and Social Science	130	\$66,200	0.58	5	2.2%	3	19	3.2%	15	4	8	3	2.0%
21-0000	Community and Social Service	291	\$48,600	0.67	6	1.4%	4	-18	-1.2%	41	13	21	7	2.3%
23-0000	Legal	194	\$85,100	0.88	4	1.9%	0	1	0.1%	16	5	7	4	2.0%
25-0000	Education, Training, and Library	1,177	\$55,000	0.77	33	2.4%	9	146	2.7%	120	55	51	14	1.2%
27-0000	Arts, Design, Entertainment, Sports, and Media	648	\$51,100	1.32	10	1.7%	6	78	2.6%	74	28	37	9	1.4%
29-0000	Healthcare Practitioners and Technical	1,339	\$77,900	0.87	11	0.9%	9	-25	-0.4%	109	38	37	34	2.6%
31-0000	Healthcare Support	737	\$30,300	0.96	13	2.4%	6	-6	-0.2%	112	44	47	21	2.9%
33-0000	Protective Service	264	\$42,200	0.45	12	2.8%	7	27	2.1%	41	19	19	3	1.3%
35-0000	Food Preparation and Serving Related	2,458	\$24,000	1.05	94	5.0%	88	504	4.7%	476	198	244	34	1.4%
37-0000	Building and Grounds Cleaning and Maintenance	745	\$26,100	0.78	32	3.8%	18	40	1.1%	108	47	50	11	1.5%

Occupation Snapshot in Cottonwood Heights, 2018q2

SOC	Occupation	Current						5-Year History		1-Year Forecast				
		Four Quarters Ending with 2018q2			----2018q2----			Total Change	Avg Ann % Chg in Empl	Total New Demand	--Separations--		---Growth---	
		Empl	Avg Ann Wages ¹	LQ	Unempl	Unempl Rate	Online Job Ads ²				Empl	Region	Exits	Transfer
39-0000	Personal Care and Service	1,110	\$26,200	1.05	28	3.3%	32	260	5.5%	209	95	93	21	1.9%
41-0000	Sales and Related	3,097	\$42,100	1.12	93	3.6%	100	246	1.7%	448	172	237	38	1.2%
43-0000	Office and Administrative Support	5,994	\$36,300	1.49	130	2.9%	75	625	2.2%	742	306	385	51	0.9%
45-0000	Farming, Fishing, and Forestry	14	\$30,700	0.08	2	6.7%	1	2	2.4%	2	1	2	0	1.2%
47-0000	Construction and Extraction	545	\$44,900	0.44	53	4.8%	11	123	5.3%	67	20	38	9	1.6%
49-0000	Installation, Maintenance, and Repair	623	\$48,400	0.60	20	2.3%	15	11	0.4%	72	24	39	9	1.5%
51-0000	Production	749	\$36,900	0.45	45	3.6%	11	194	6.2%	101	35	57	9	1.2%
53-0000	Transportation and Material Moving	1,020	\$38,000	0.54	57	3.9%	20	259	6.0%	149	53	82	13	1.3%
Total - All Occupations		27,251	\$49,300	1.00	n/a	n/a	509	3,595	2.9%	3,535	1,314	1,801	420	1.5%

Source: [JobsEQ®](http://www.chmuraecon.com/jobseq)

Data as of 2018Q2 unless noted otherwise

Note: Figures may not sum due to rounding.

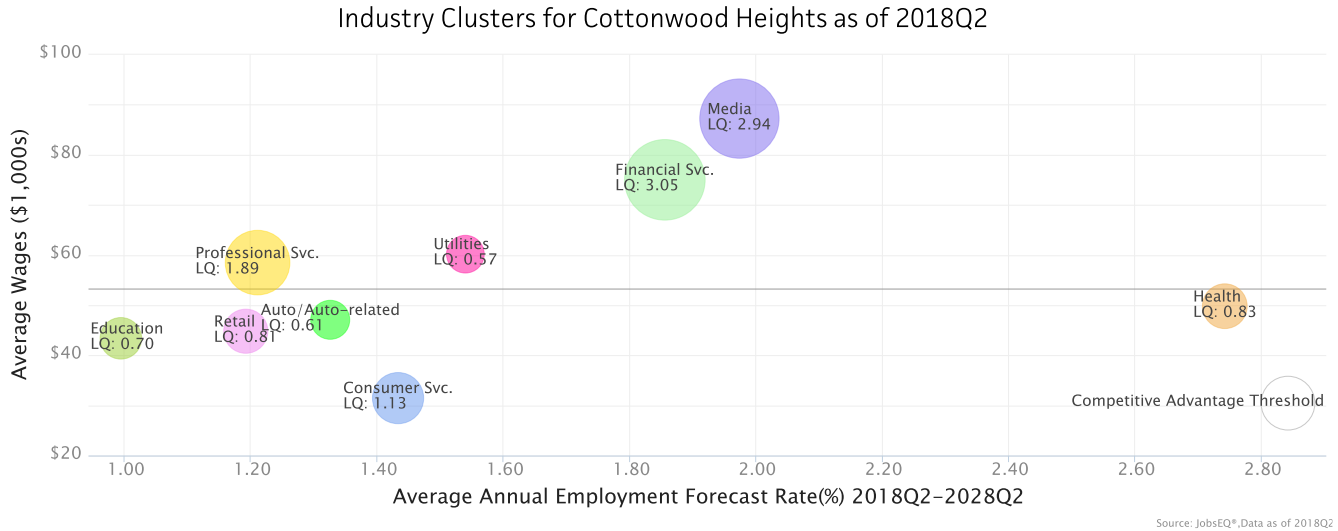
1. Occupation wages are as of 2017 and should be taken as the average for all Covered Employment

2. Data represent found online ads active within the last thirty days in the selected region; data represents a sampling rather than the complete universe of postings. Ads lacking zip code information but designating a place (city, town, etc.) may be assigned to the zip code with greatest employment in that place for queries in this analytic. Due to alternative county-assignment algorithms, ad counts in this analytic may not match that shown in RTI (nor in the popup window ad list).

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 2017Q4, imputed where necessary with preliminary estimates updated to 2018Q2. 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 Cottonwood Heights with the highest relative concentration is Financial Svc. with a location quotient of 3.05. This cluster employs 3,312 workers in the region with an average wage of \$75,021. Employment in the Financial Svc. cluster is projected to expand in the region about 1.9% per year over the next ten years.

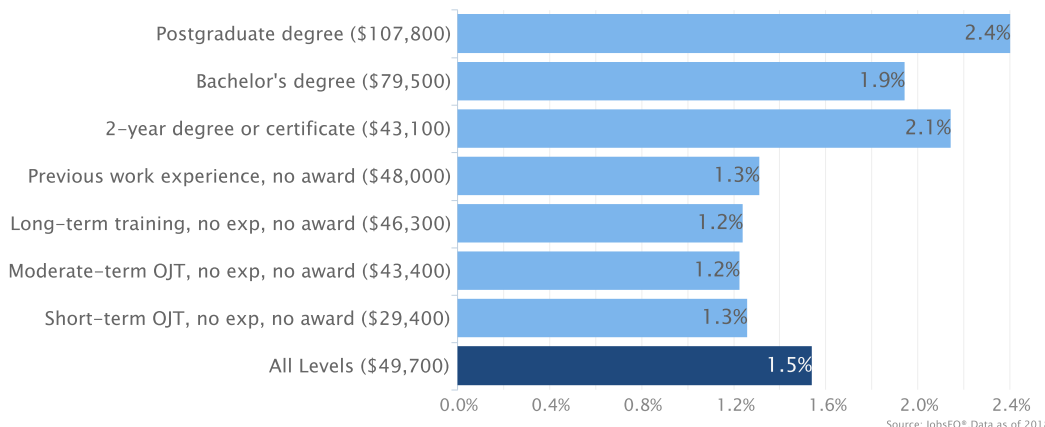


Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2017Q4 with preliminary estimates updated to 2018Q2. Forecast employment growth uses national projections from 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 Cottonwood Heights is projected to grow 1.5% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 2.4% per year, those requiring a bachelor's degree are forecast to grow 1.9% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 2.1% per year.

Annual Average Projected Job Growth by Training Required for Cottonwood Heights



Employment by occupation data are estimates as of 2018Q2. 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.

Region Definition

Cottonwood Heights is defined as the following zip code tabulation areas: ZCTA 84121

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.

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.