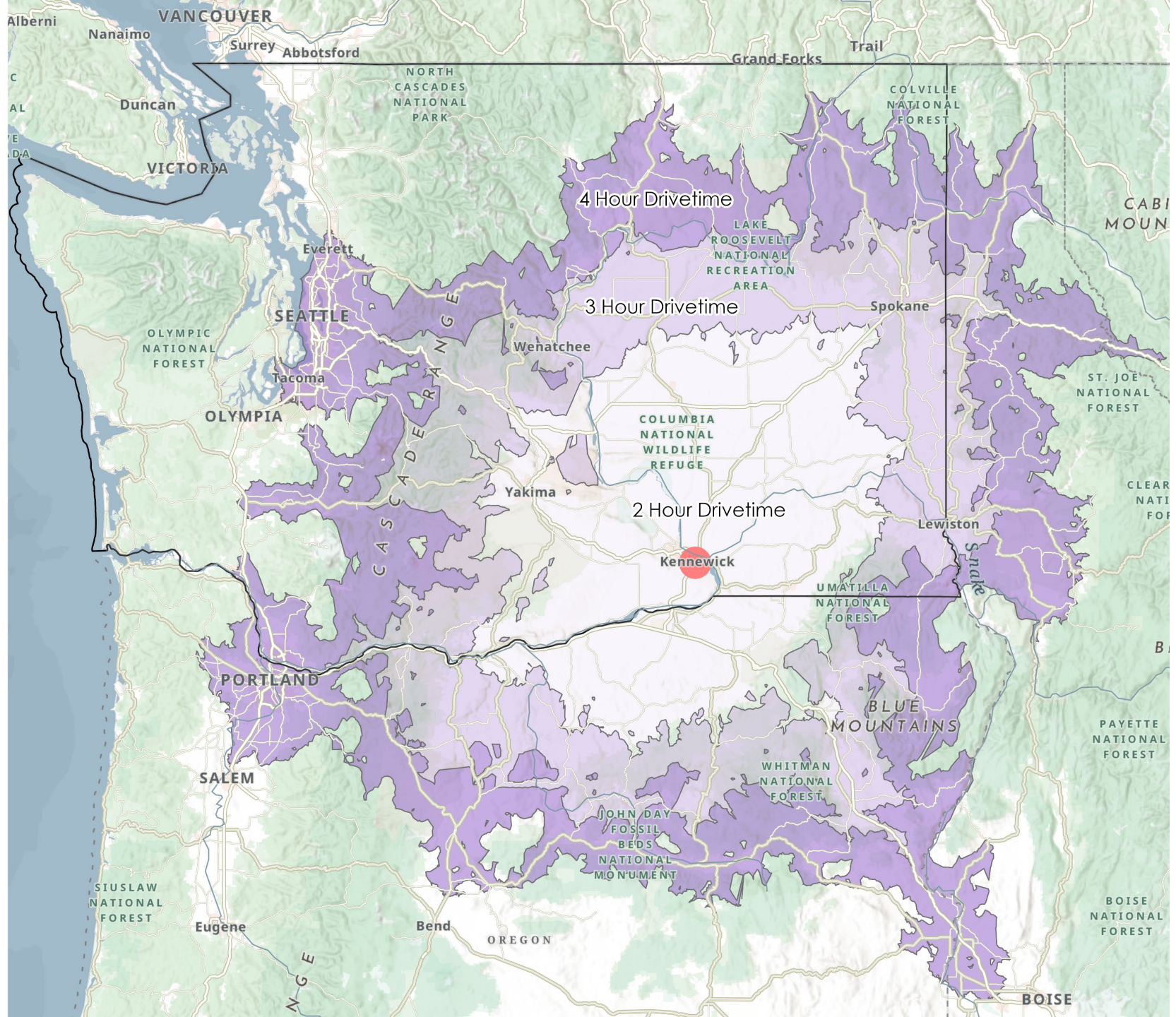


Washington Cities Economic Outlook

Chris Mefford
June 26, 2025





Washington population evenly distributed across city size ranges

Population Range	Count of Cities	2024 Population	% of WA Pop
Greater than 233,000	1	797,700	10%
110,000 to 233,000	6	1,070,900	13%
70,000 to 110,000	11	1,016,100	13%
25,000 to 70,000	28	1,159,900	14%
Fewer than 25,000	235	1,243,900	15%
	281	5,288,500	66%
Unincorporated		2,747,200	34%
Total		8,035,700	100%

82 cities fewer than 1,000 people

Most cities growing, some by a lot!

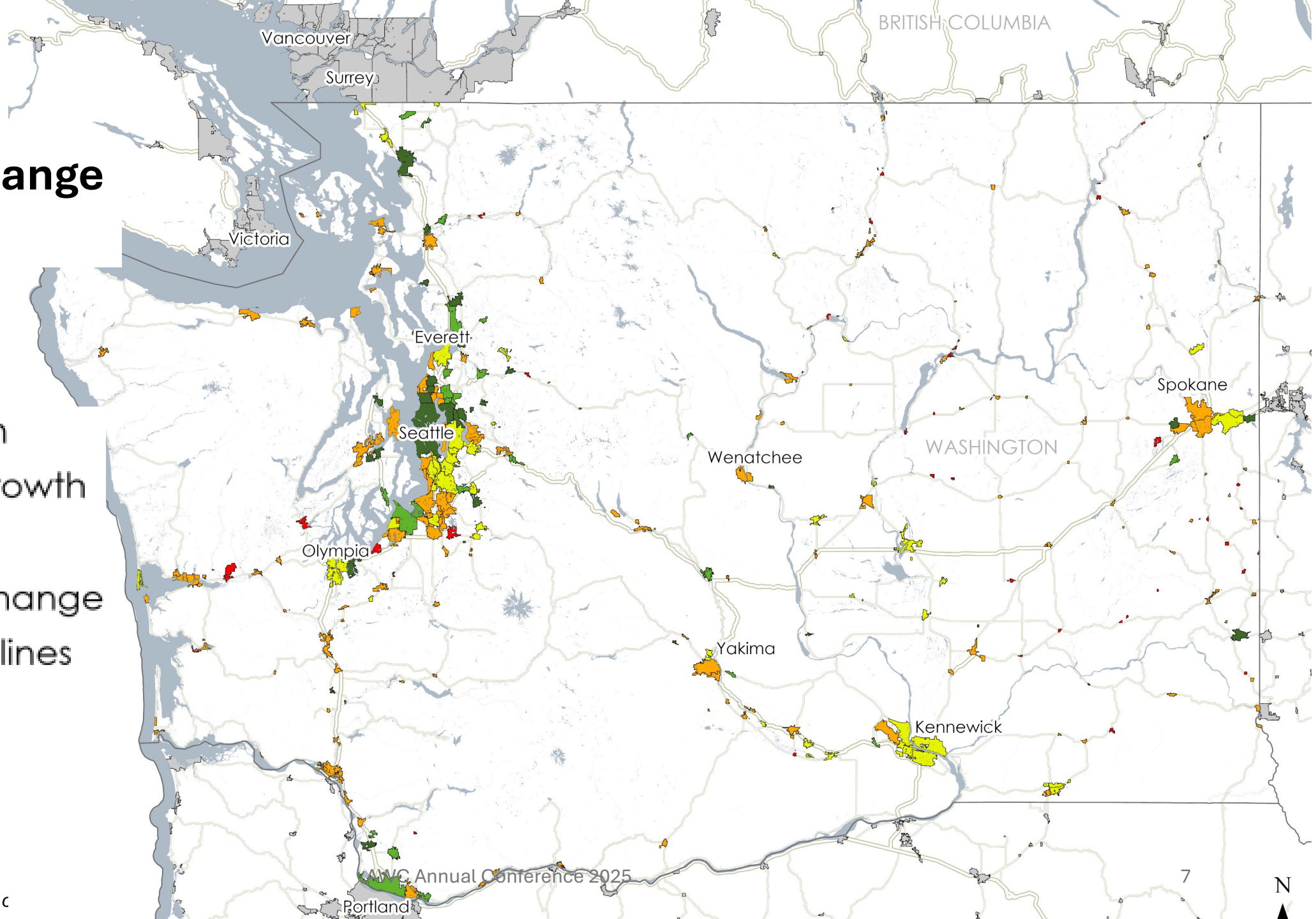
Growth Range	Growth Rates 2021-24	Count of Cities	Cities w/ More than 1,000
Very Little or decline	-1.5% to 0.1%	50	22
Small Growth	0.1% to 0.5%	66	52
Modest Growth	0.5% to 1.1%	64	43
High Growth	1.1% to 3%	68	63
Rapid Growth	3% to 16%	33	24
Total		281	204

State population grew grown **0.9%** cagr, 2021 – 2024

Median city growth rate was 0.65%

Population Change 2021-24

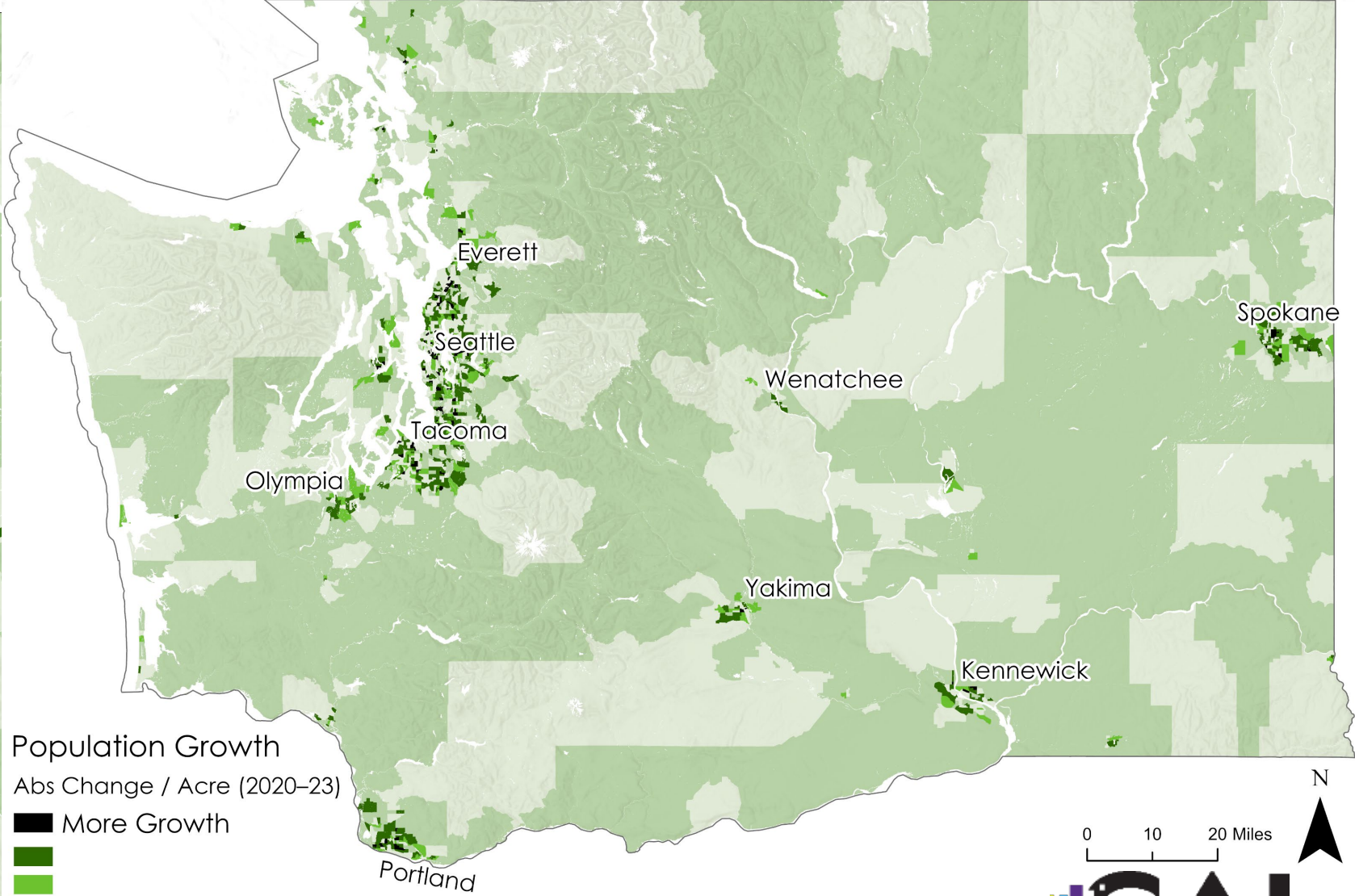
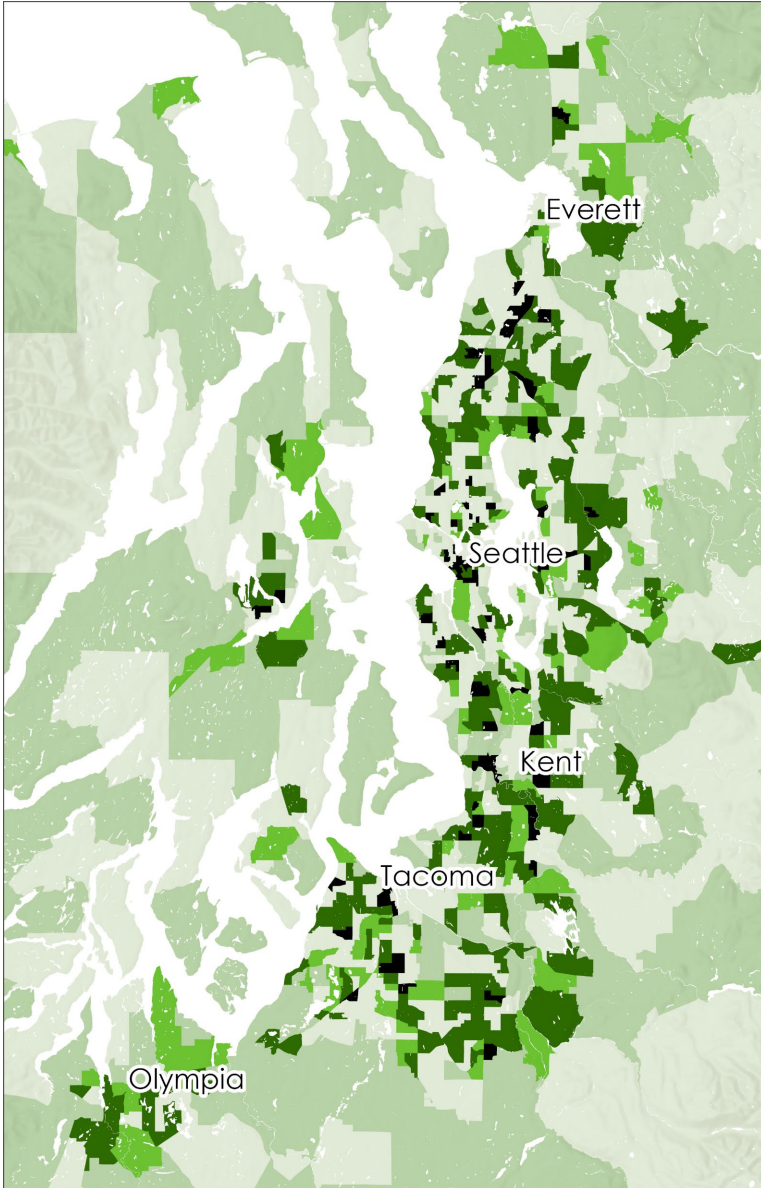
- Major growth
- Significant growth
- Mild growth
- Little to no change
- Notable declines



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POPULATION CHANGE, 2020-23



Population Growth
Abs Change / Acre (2020-23)

- More Growth
- Less Growth

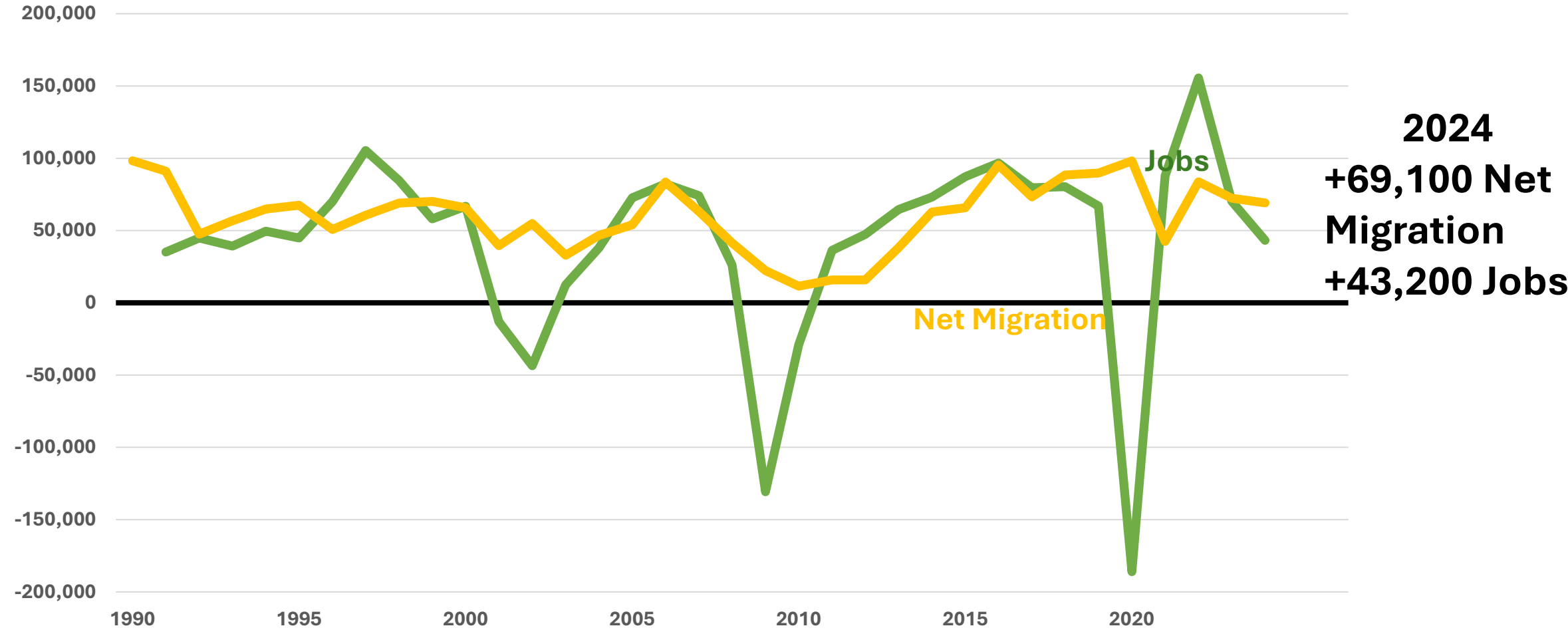


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Sources: American Community Survey 5-Year Estimates, 2016-2020 & 2019-2023; Community Attributes Inc., 2025.

People keep coming

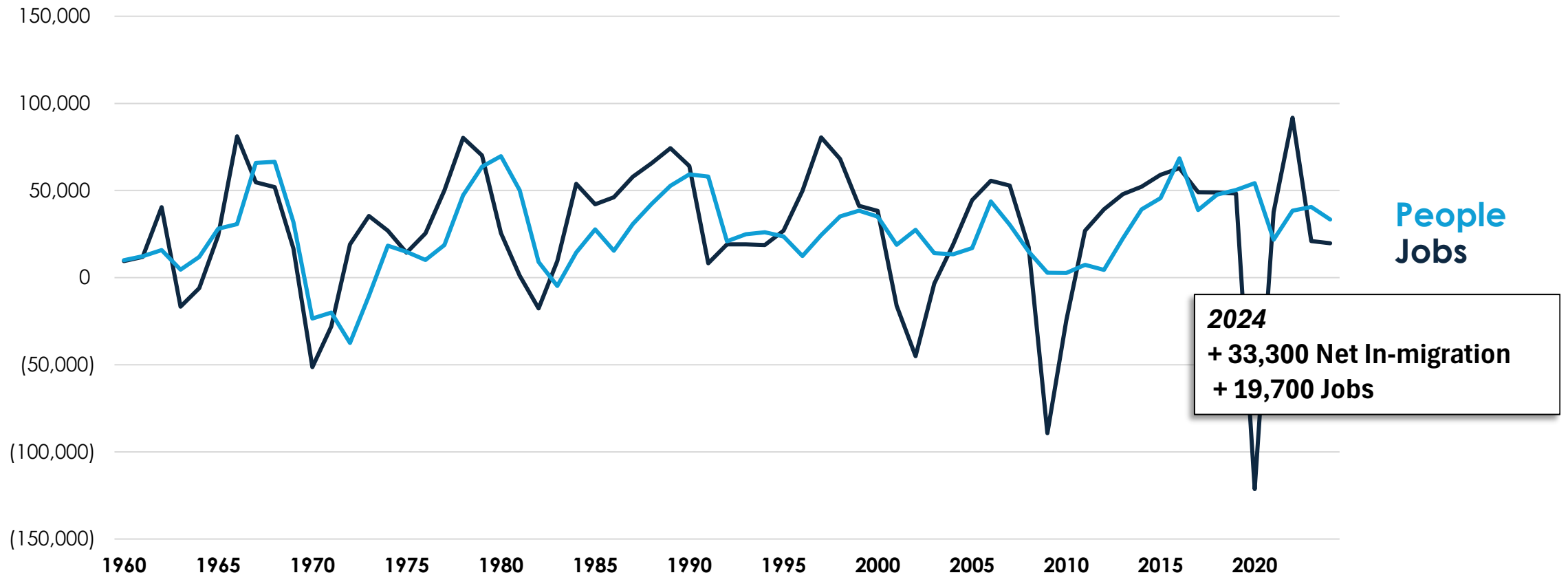
Jobs and Migration per Year, Washington, 1990 – 2024



Sources: Washington State Office of Financial Management, 2025; St. Louis Federal Reserve, 2025; Community Attributes Inc., 2025.

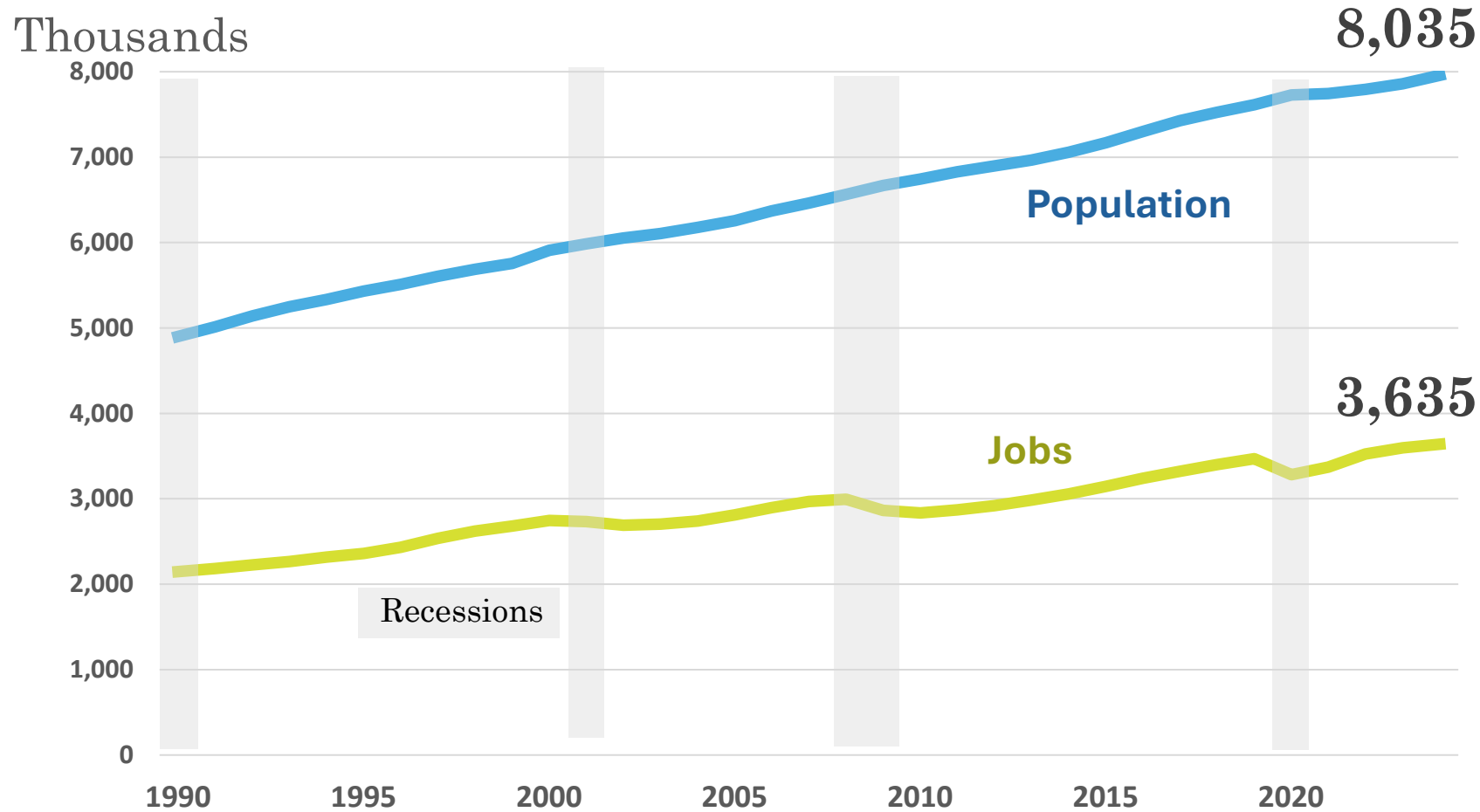


Central Puget Sound Region, Aerospace Economic Cycles through 1990... then Microsoft



Sources: Washington State Office of Financial Management, 2025; Washington State Employment Security Department, 2025; Community Attributes Inc., 2025.

Steady Growth: Washington State Population and Employment, 1990 – 2024



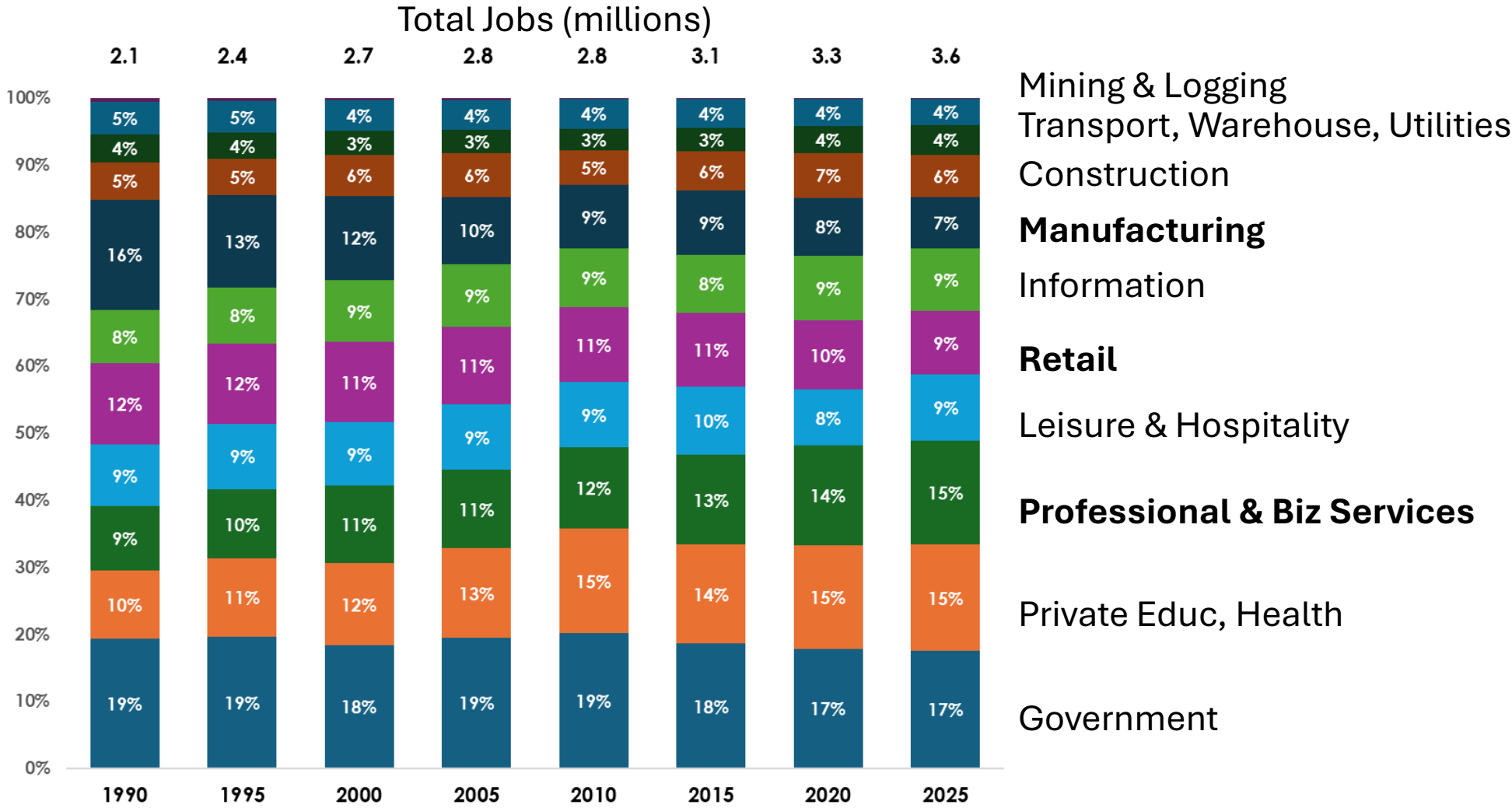
- Washington State ranks **15th for growth rates since 2020.**
- Most states grew during that time.
- Jobs volatile at present; declined

Sources: WA OFM, WA ESD, Federal Reserve Bank of St. Louis, 2025; Community Attributes Inc., 2025

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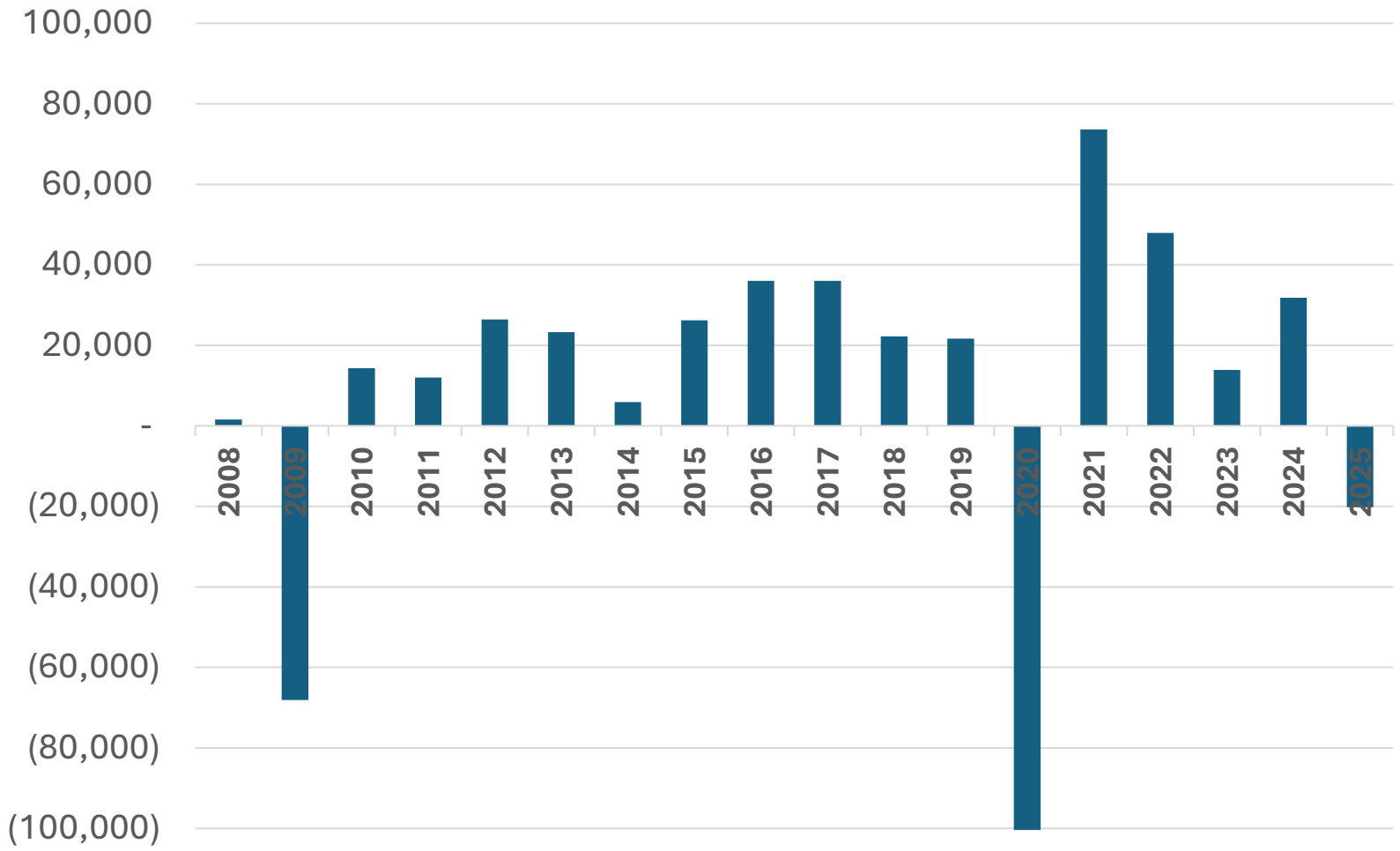
Economy has been shifting for decades. Manufacturing, Retail jobs declining; Services jobs increasing.

Job Share by Industry, 1995 to 2025



2025 is off to bad start for jobs in Washington. YTD declines through May have only happened during recessions over past 35 years.

YTD Change in Washington Jobs, December through May, 2008 - 2025



Sources: WA ESD, US BLS

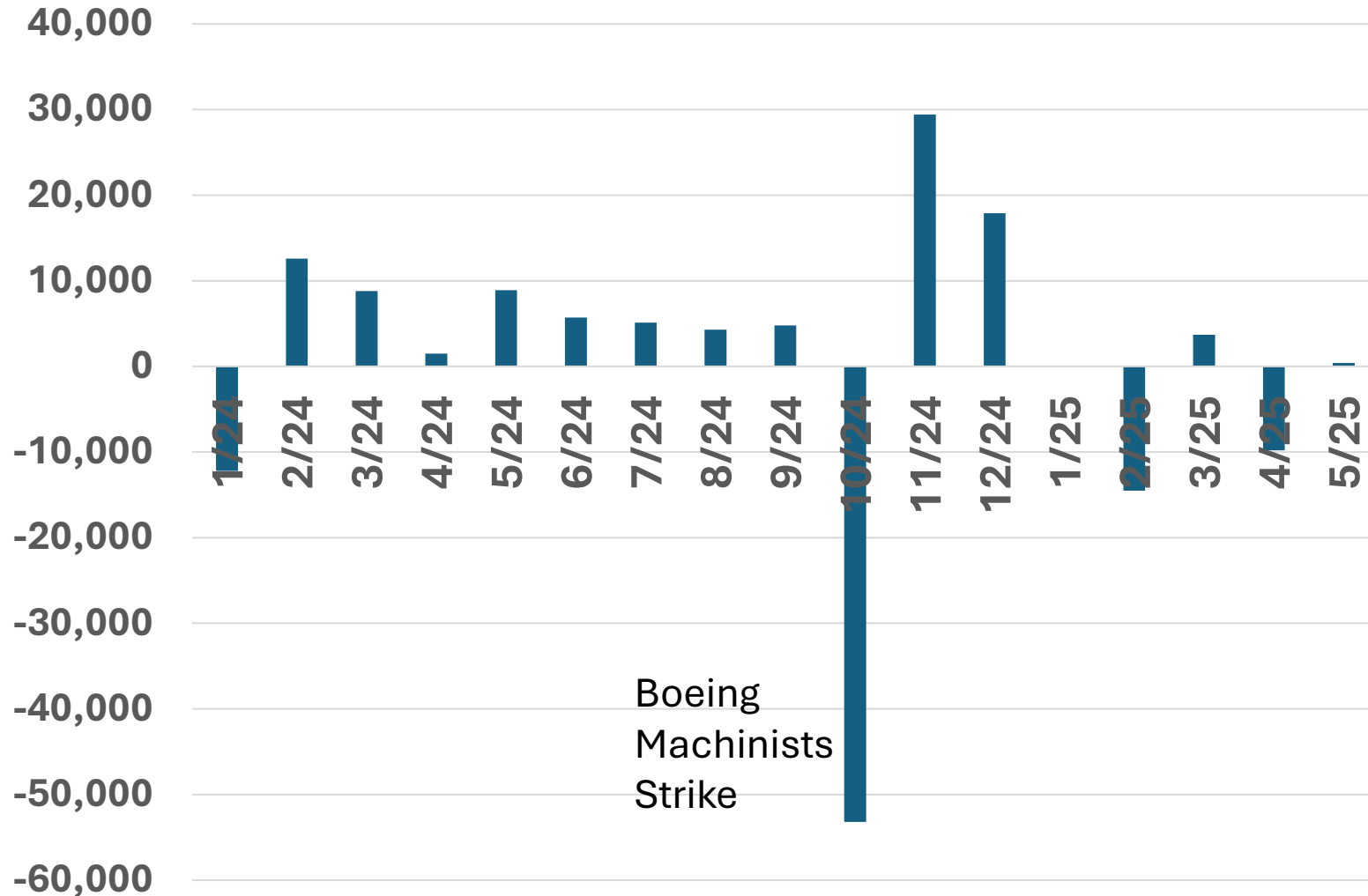
2025 YTD Job Changes by Industry, by MSA

	Change in Jobs	% Change	
		WA	US
Wholesale Trade	3,900	2.9%	0.1%
Retail trade	2,900	0.9%	0.3%
Private education and health services	2,900	0.9%	1.4%
Other services	1,600	1.3%	0.6%
Manufacturing	600	0.3%	0.0%
Information	600	0.4%	-0.1%
Mining and logging	100	2.0%	0.2%
Construction	(700)	-0.3%	0.3%
Professional and business services	(2,300)	-0.4%	-0.2%
Finance and insurance	(3,400)	-2.1%	0.4%
Aerospace manufacturing	(4,600)	-0.9%	0.2%
Trade, transportation, and utilities	(4,600)	-0.9%	0.2%
Leisure and hospitality	(7,000)	-2.0%	0.4%
Government	(10,200)	-1.6%	0.1%
Total	(20,200)		

2025 YTD Job Changes by Industry, by MSA

Spokane-Spokane Valley	1,100
Walla Walla	500
Everett	400
Bellingham	200
Longview	200
Kennewick-Richland	(300)
Tacoma-Lakewood	(1,100)
Wenatchee	(1,500)
Bremerton-Silverdale	(1,800)
Olympia-Tumwater	(1,900)
Mount Vernon-Anacortes	(2,200)
Yakima	(3,500)
Seattle-Bellevue	(19,900)
All others	9,600
State Total	(20,200)

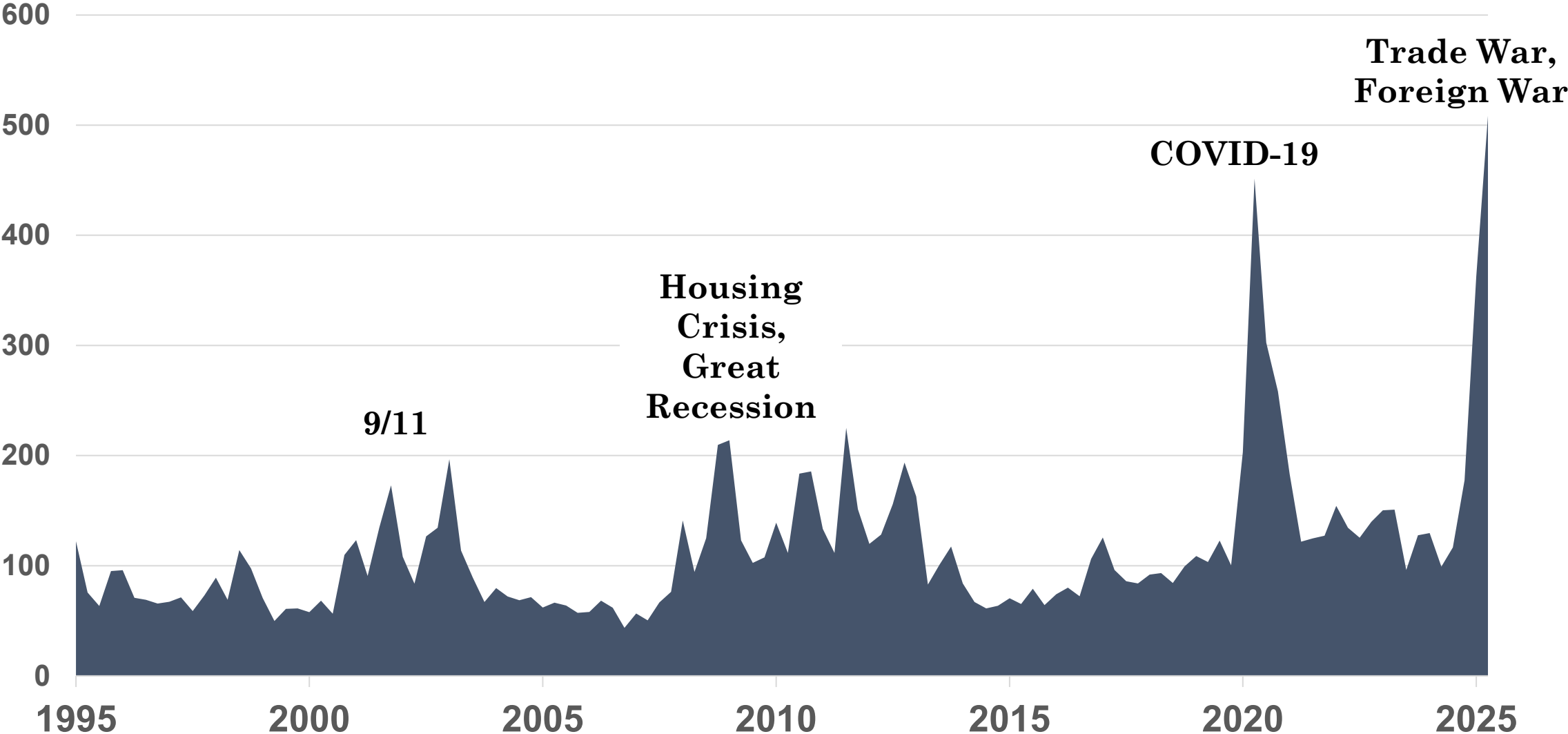
Monthly jobs numbers will be important to watch



What's different in 2025

- Monthly jobs numbers volatile
- Tariff impacts not showing up in inflation yet
- Labor disruption in play

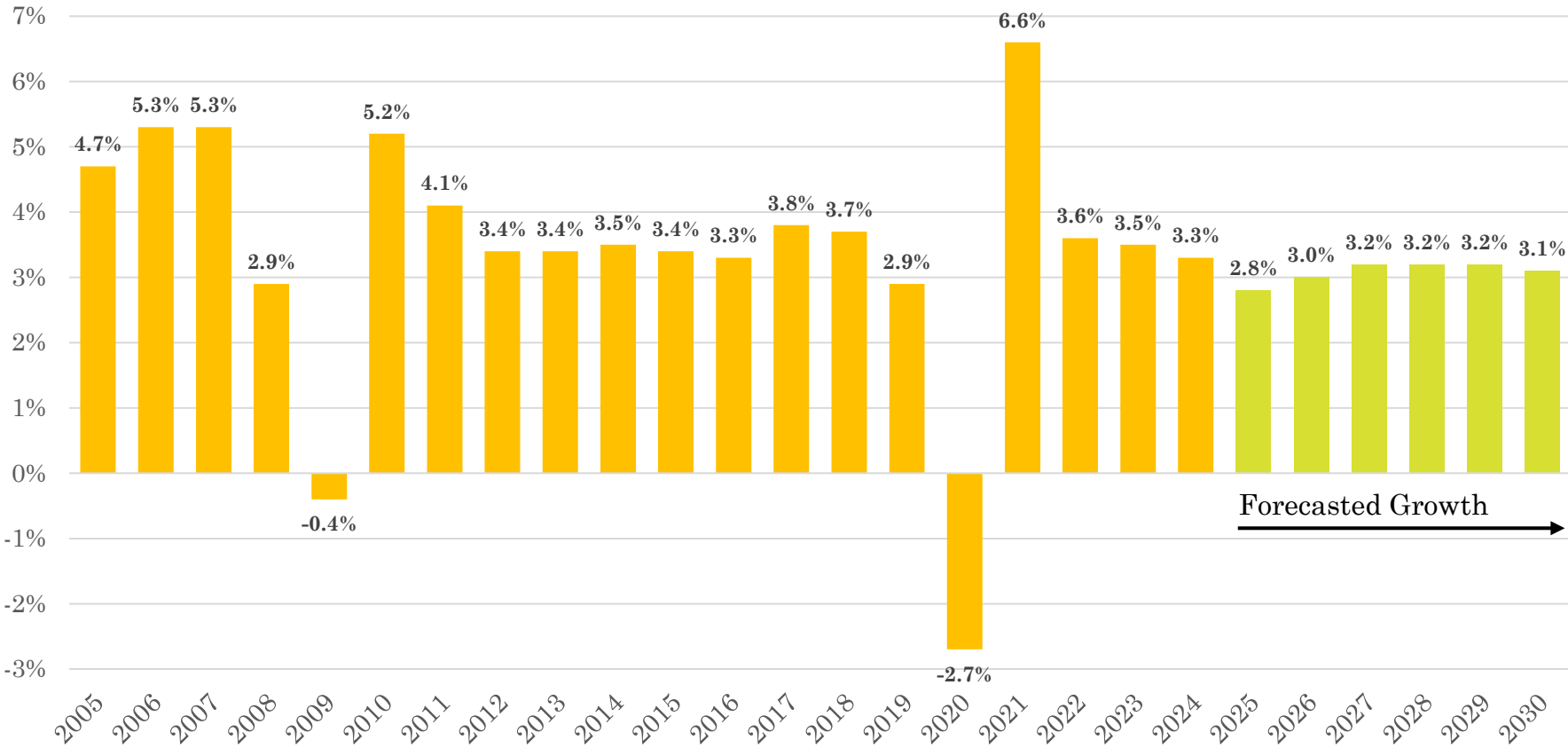
Economic Uncertainty Index, Quarterly, 1995 – 2025



Sources: Federal Reserve Bank of St. Louis, 2025; Community Attributes Inc., 2025
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In spite of it all, economists see continued global economic growth

**Global Real GDP Change
(2005 – 2030)**



AVOID Global Recession?

OECD **YES** Jun.

IMF **YES** Apr.

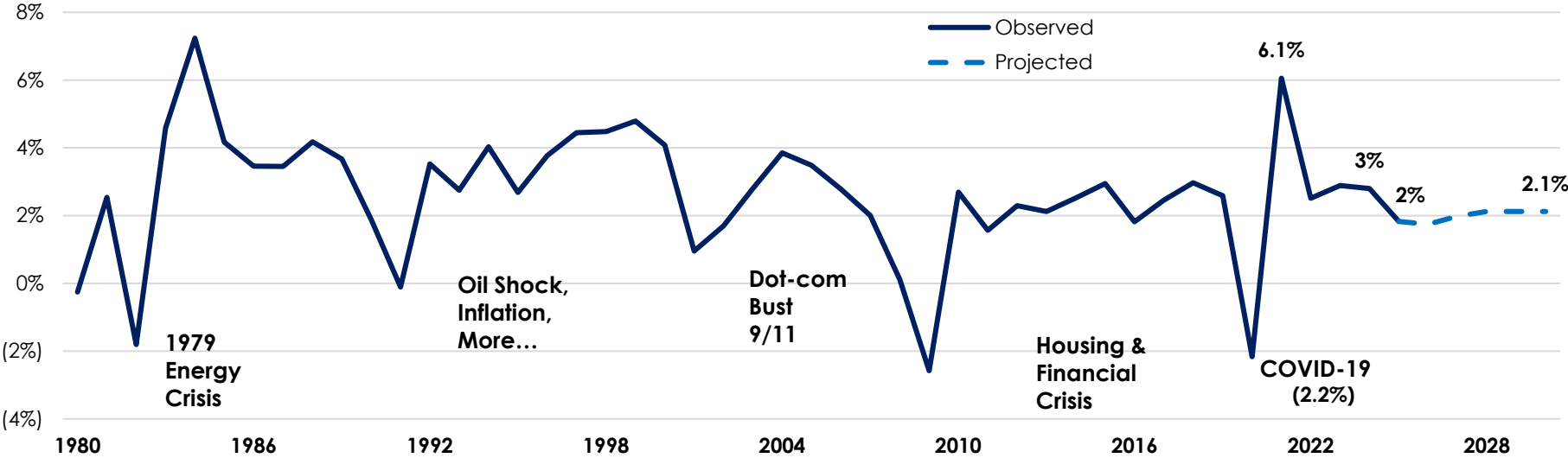
World Bank **YES** Jun.

Sources: International Monetary Fund, 2025; Community Attributes Inc., 2025.



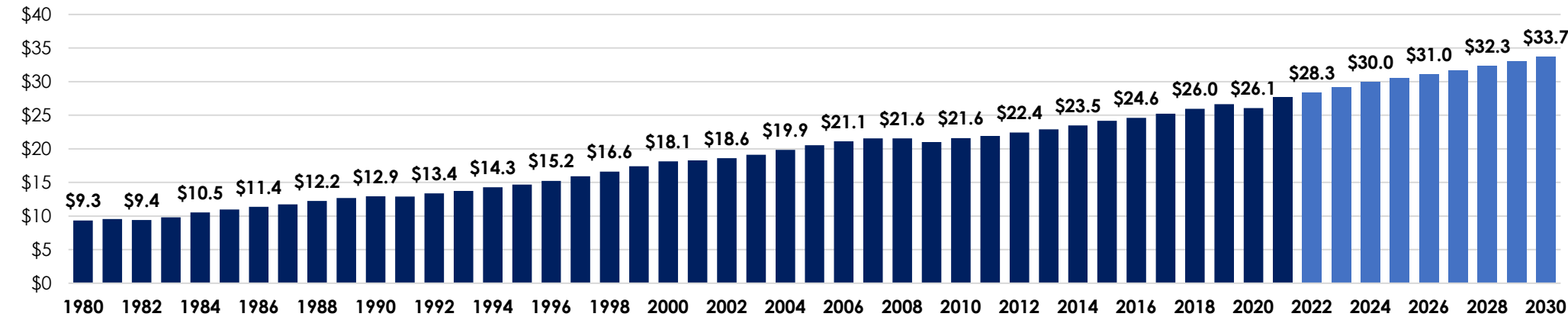
U.S. GDP GROWTH PROJECTIONS (IMF)

1980 - 2030



Year	Real GDP Growth	
	Global	U.S.
2021	6.6%	6.1%
2022	3.6%	2.5%
2023	3.5%	2.9%
2024	3.3%	2.8%
2025 (proj.)	2.8%	1.8%

Trillions 2025\$



Sources: International Monetary Fund, 2025; Community Attributes Inc., 2025.

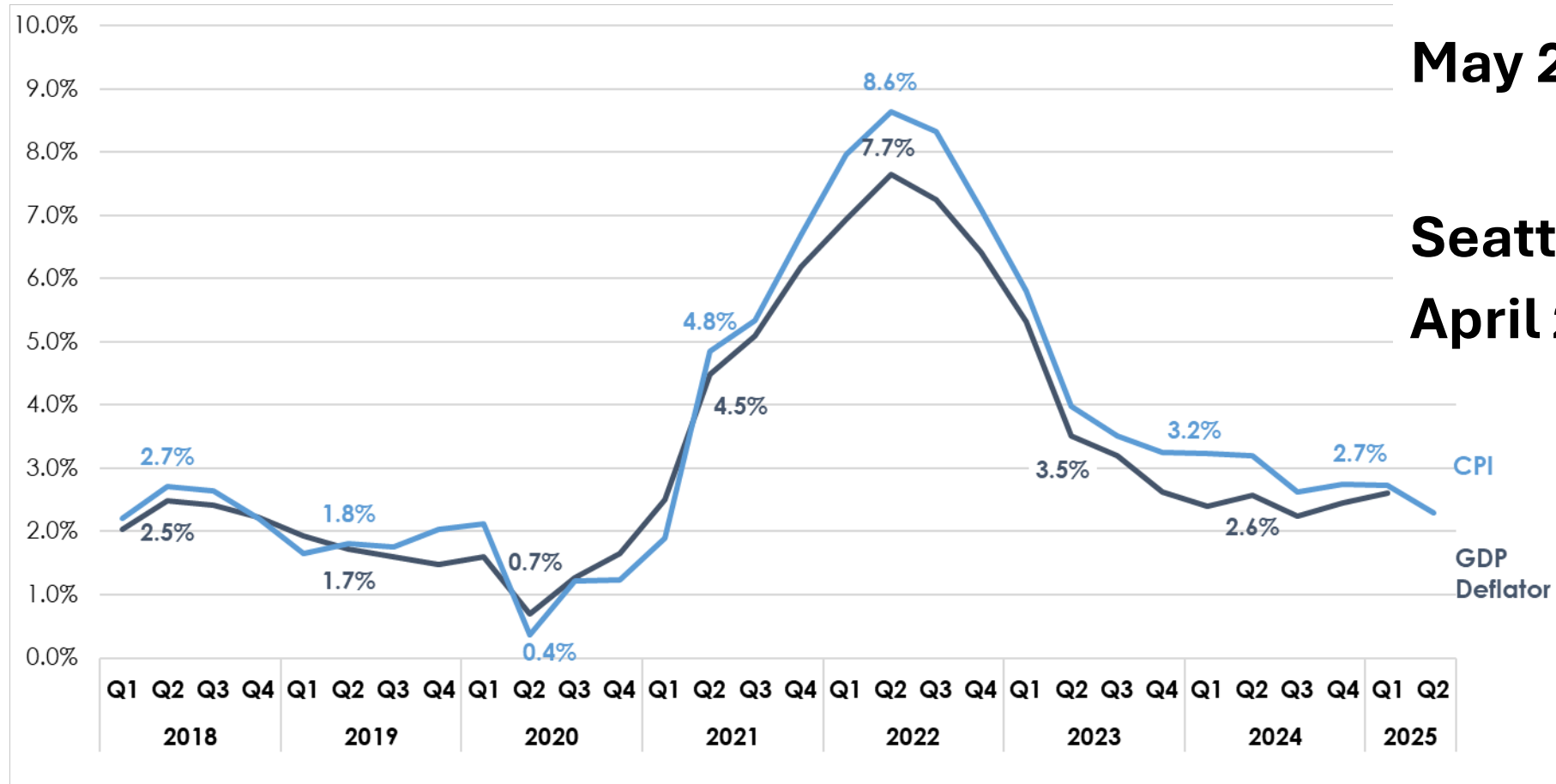


Inflation

Annual Percent Change, 2018 - 2025

**U.S. 2.4% CPI,
May 2025**

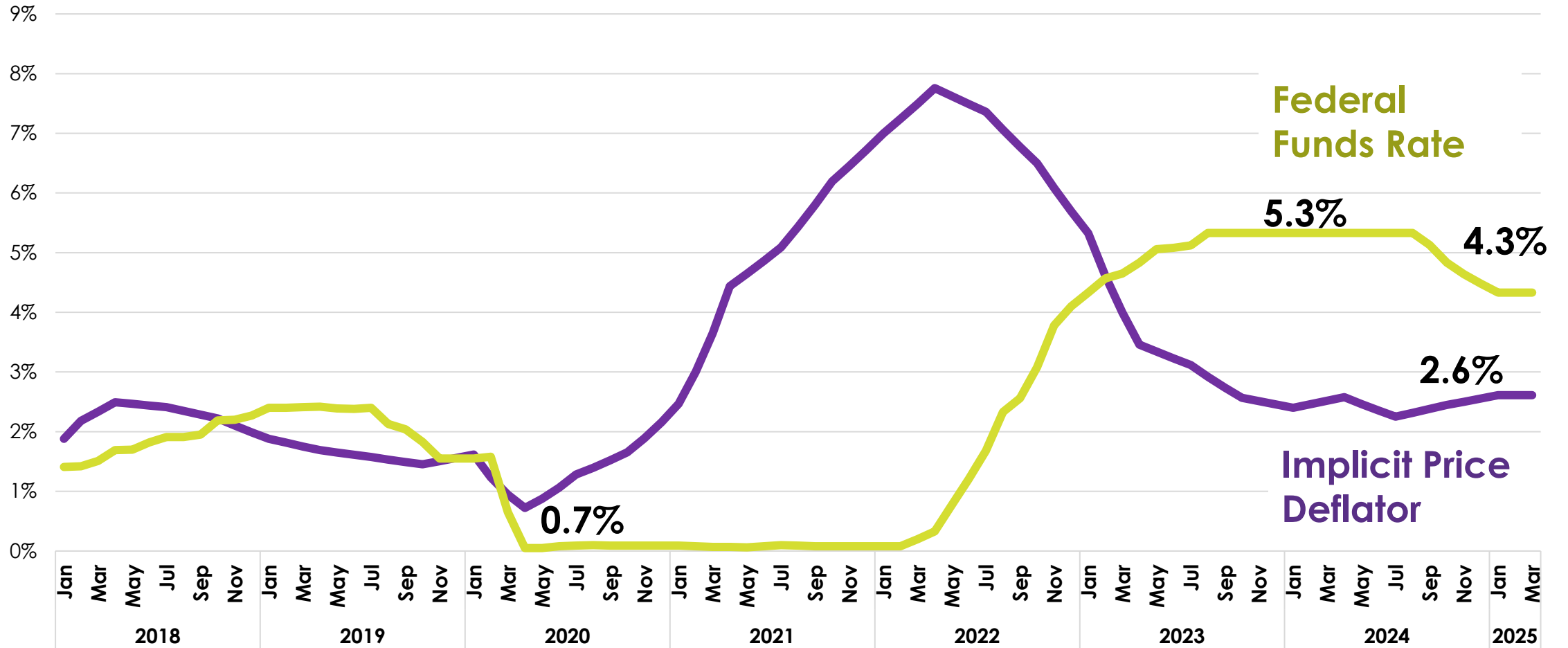
**Seattle 1.7%
April 2025**



Sources: Bureau of Economic Analysis, 2025; Bureau of Labor Statistics, 2025; Community Attributes Inc., 2025.

Next update: June 2025 data released on July 15, 2025

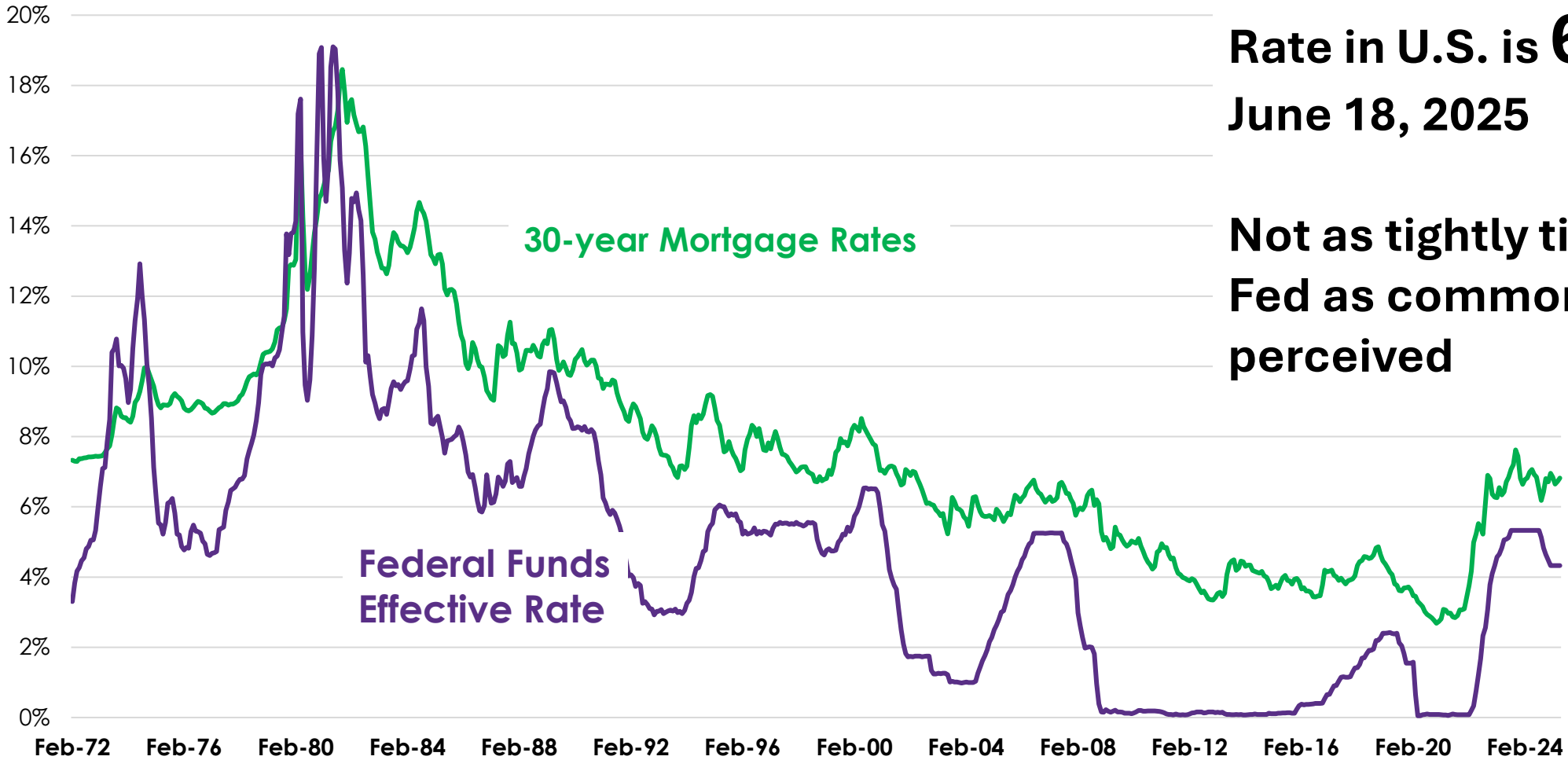
Federal Funds and Implicit Price Deflator Annual Percent Change



Sources: Federal Reserve Bank of St. Louis, 2025; Community Attributes Inc., 2025.



Mortgage rates at 50-year average



**Avg 30-yr Mortgage
Rate in U.S. is **6.8%**
June 18, 2025**

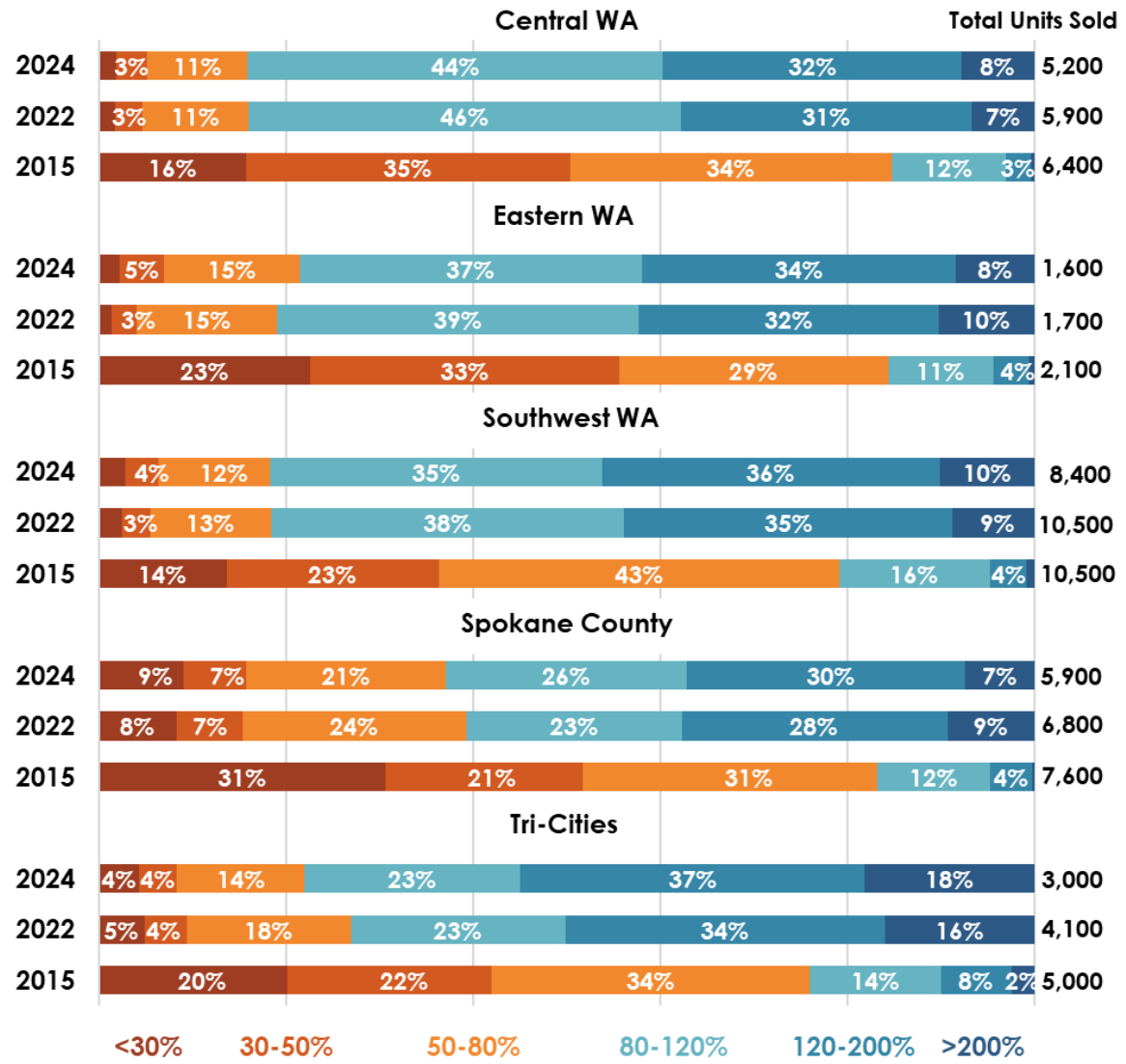
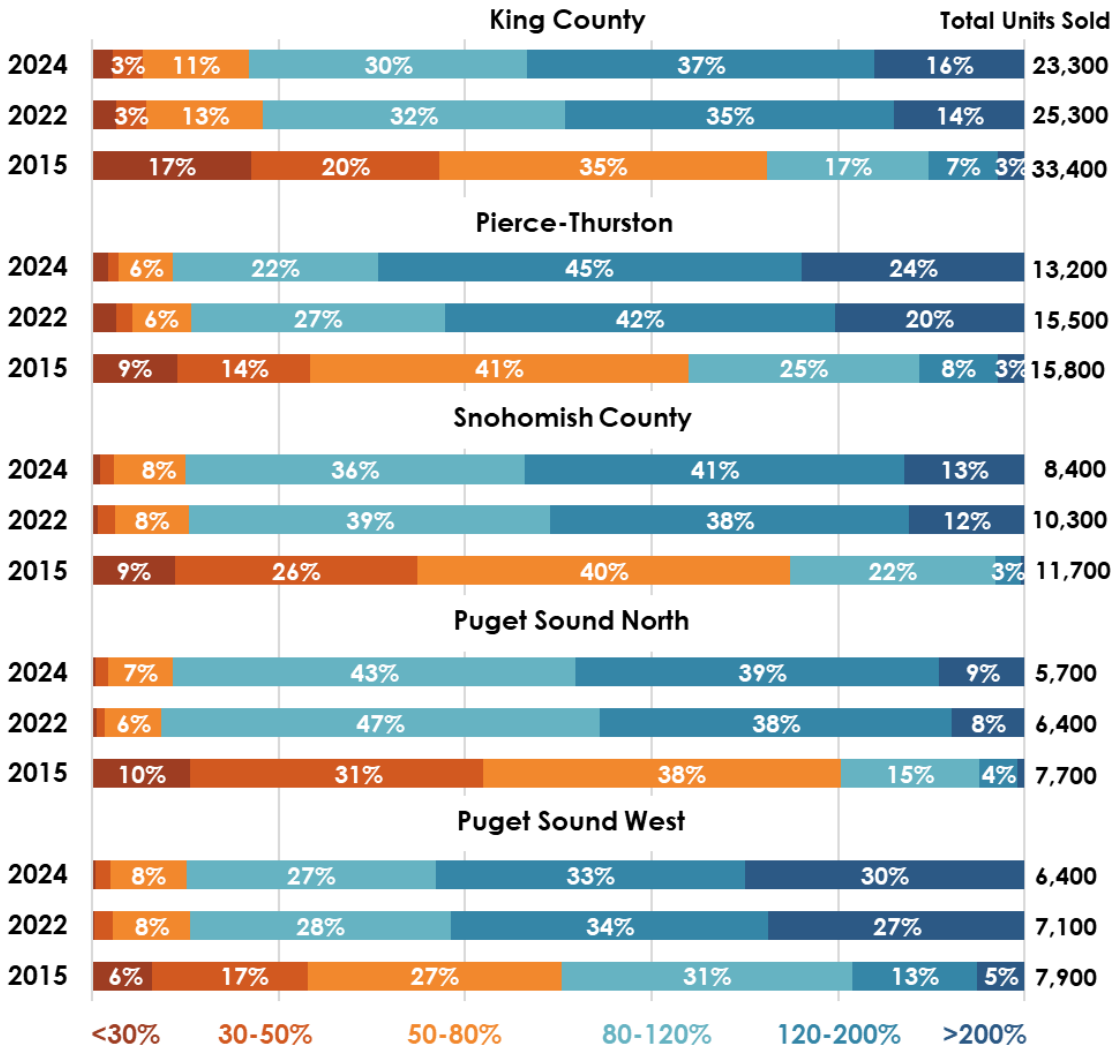
**Not as tightly tied to
Fed as commonly
perceived**

Source: Federal Reserve Bank of St. Louis, 2025.

Increasingly higher-income households are purchasing housing - everywhere



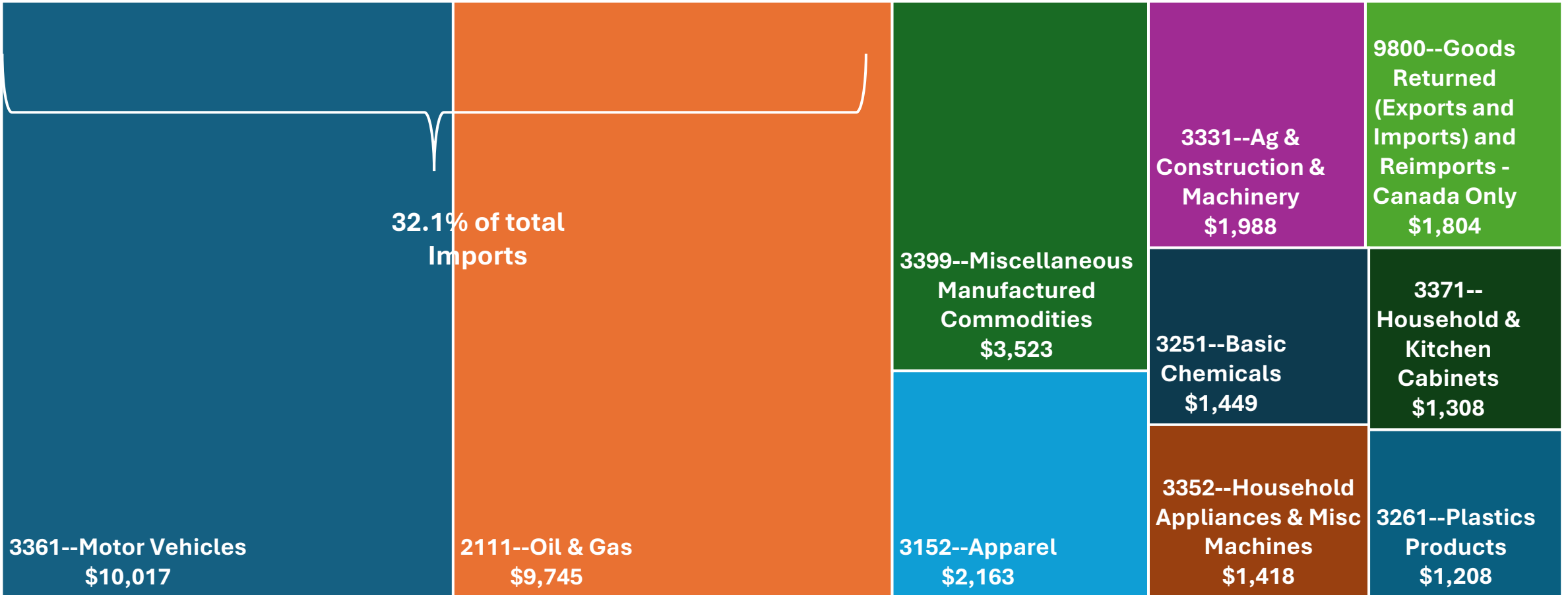
Housing Units Purchased by Family Income Ranges (2015 vs 2022 vs 2024)



Produced for Washington RoundTable, 2024 updated 2024. Source: Zillow, 2015, 2022; Community Attributes, 2023. Note: HAMFI stands for HUD Area Median Family Income. The HAMFI for a 4-person family household was used for this analysis.

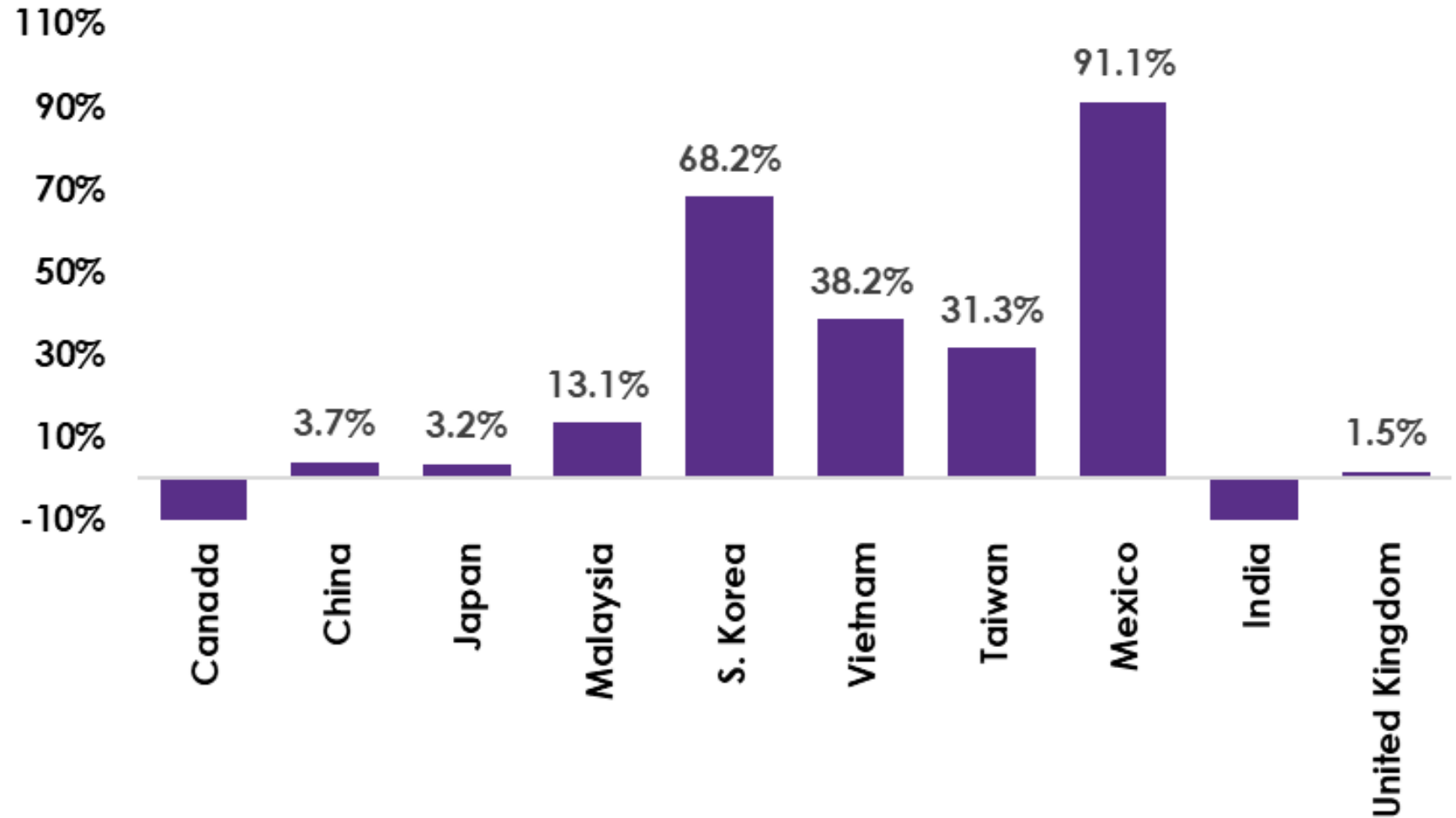
Washington State Major Import Products (2024)

Millions of Dollars



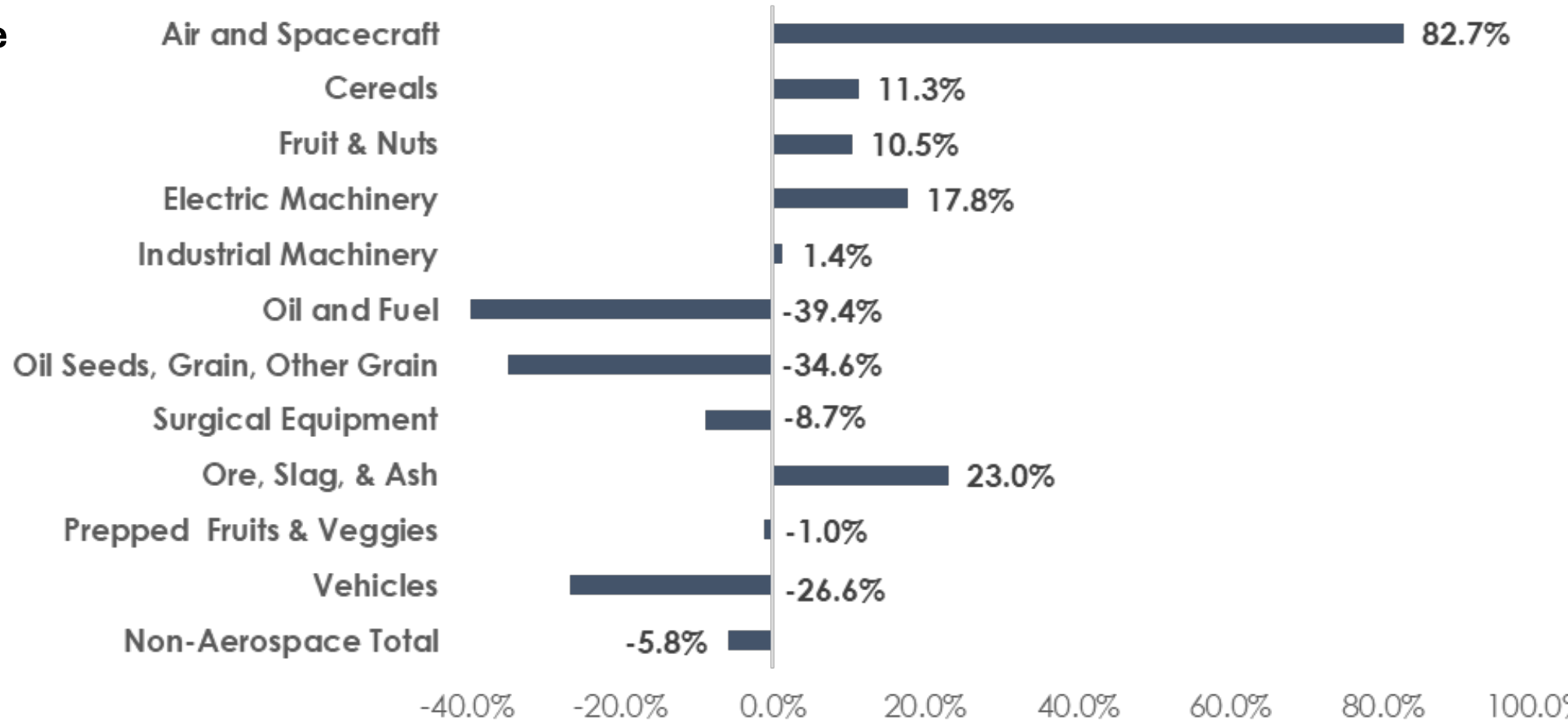
Washington exports up in 2025 compared to 2024

- WA exports **increased in value** for 8 of the top 10 destination from January to **April** of 2025 compared to the same period in 2024.
- Total Exports YTD were **up 8.25%** compared to 2024.
- Aerospace Exports up 82.5% through April of 2025.



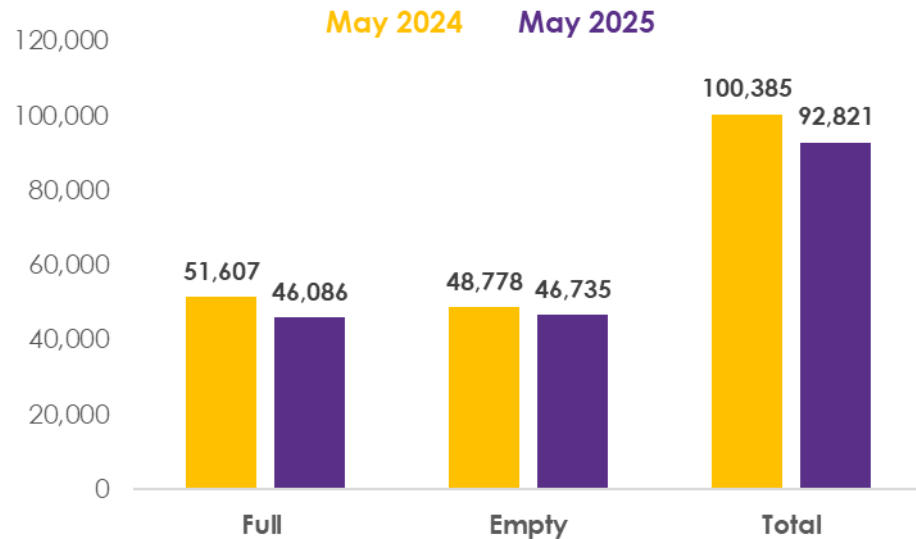
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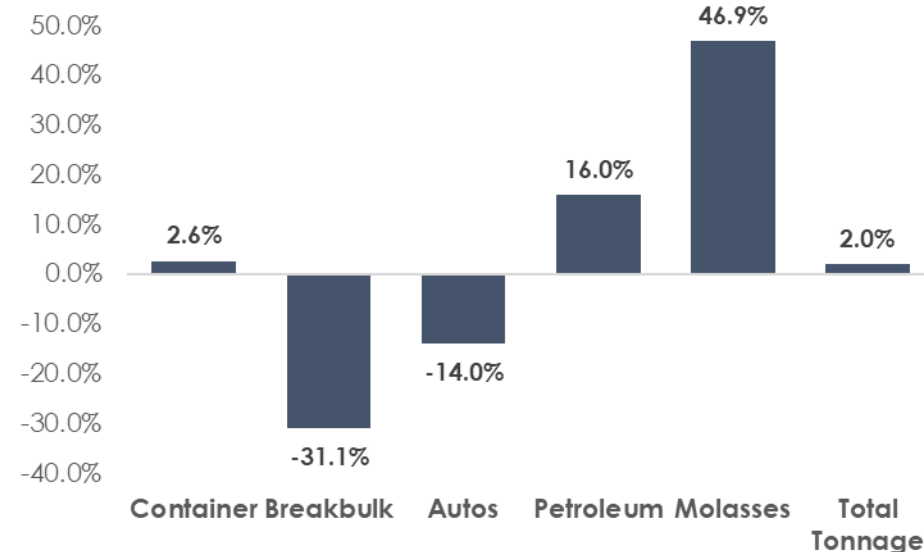
Current Impacts: Washington Ports

Container Export Volume NWSA: May 2024 and 2025



- Cargo Volume at NWSA, which includes the Port of Seattle and the Port of Tacoma, was up 2% Year-to-Date through May.

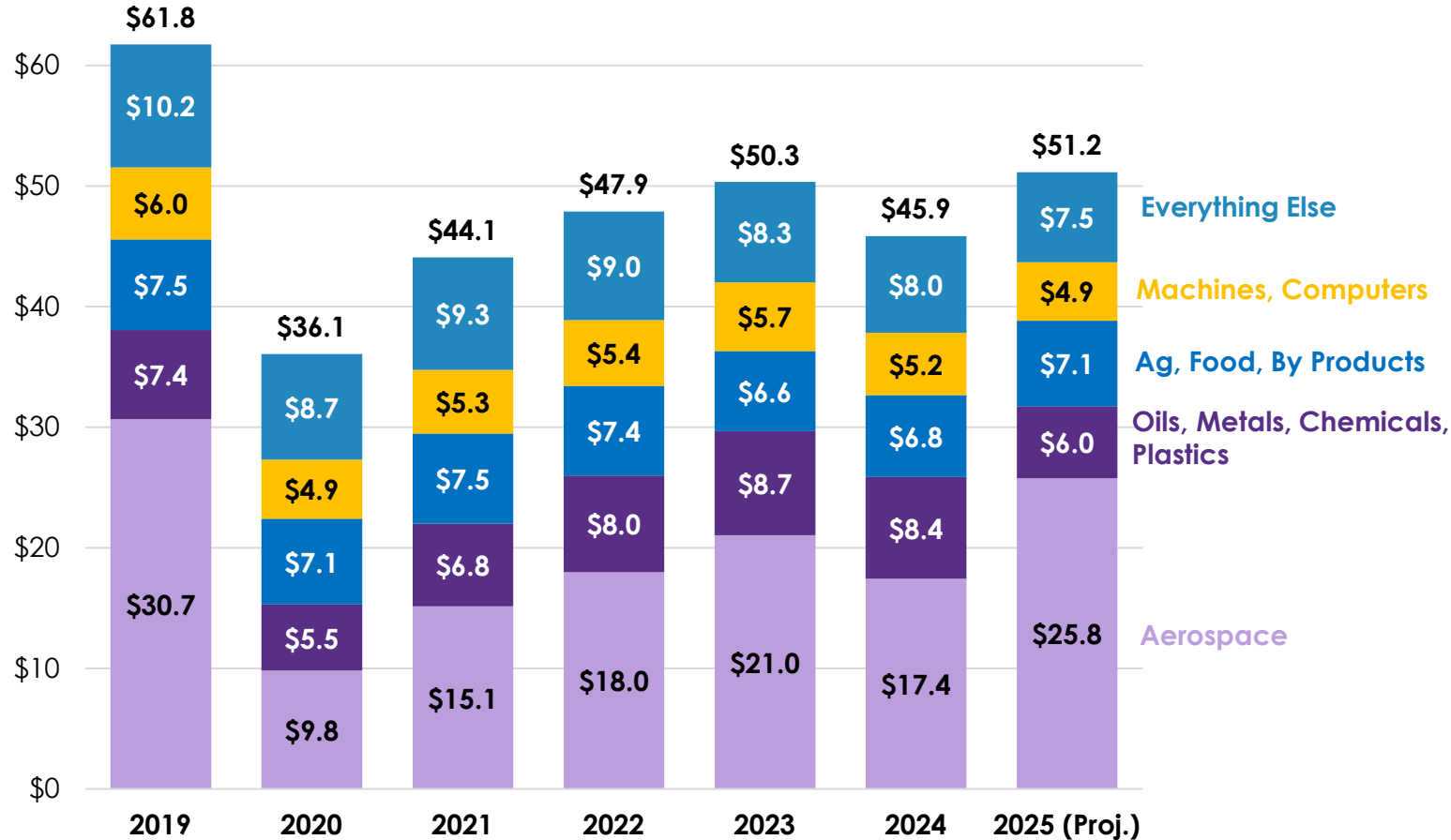
- Containerized Exports of Full Units were down 11% in May 2025 from May 2024
- Containerized Activity, including imports and exports, was down 12% in May 2025 from the same month last year.



WASHINGTON EXPORTS BY COMMODITY

Total Export Value decreased from 2023 to 2024, after a recovery in 2022 and 2023.

Billions (2024\$)



2019 vs 2024

- Oil, metal, chemical, and plastic exports have surpassed pre-pandemic levels.
- Machine and computer exports are near pre-pandemic levels.
- Aerospace down from 2019, but strong growth rebounds since 2022.

Sources: WISER Trade Data, 2025; Community Attributes Inc., 2025. AWC Annual Conference 2025

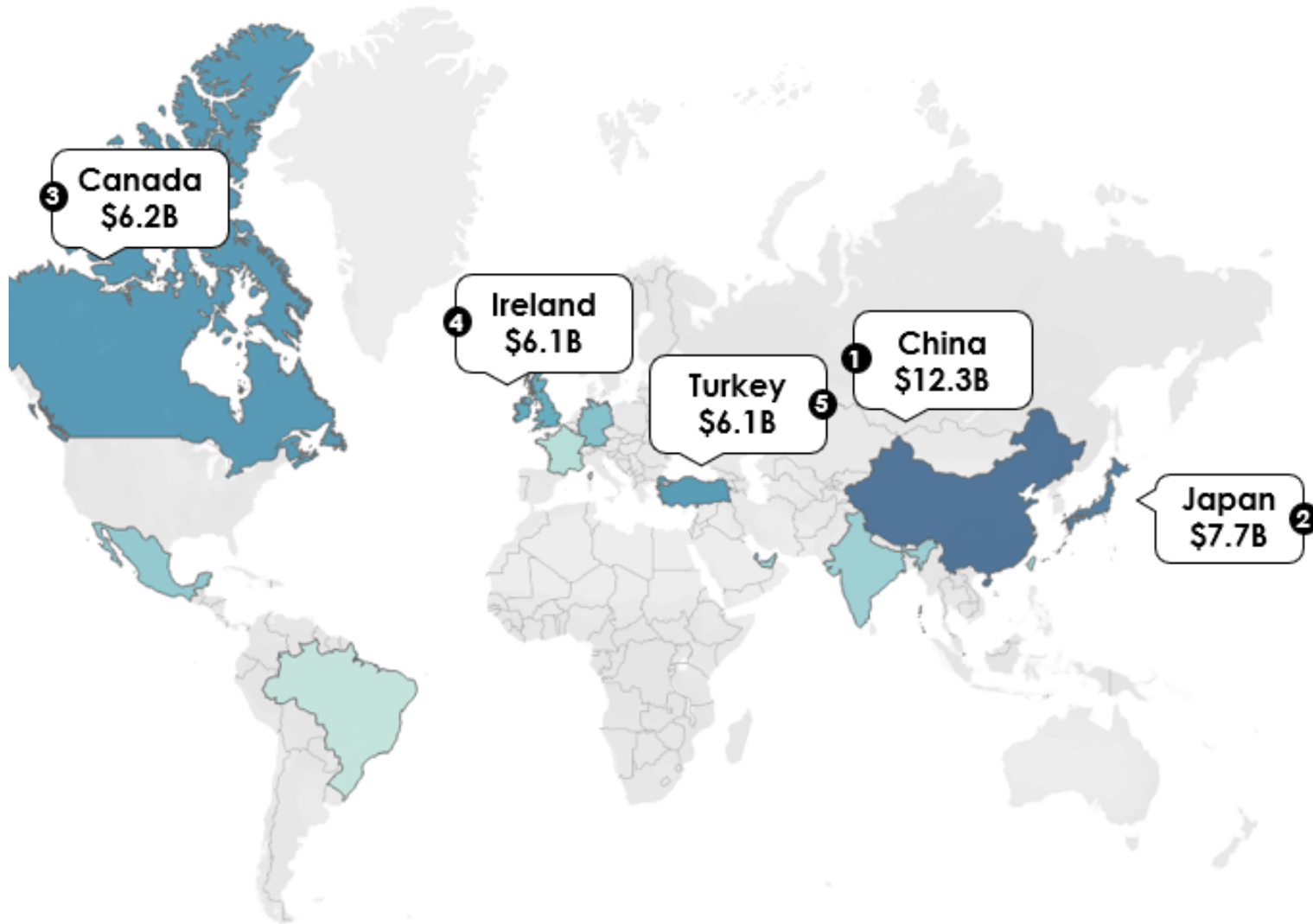
Boeing

- Approximately 63,000 employees working in Washington state in May 2025 (CAI estimate).
- Washington aerospace workforce decreased by about 4,600 jobs YTD.
- Reduction in workforce in 2025 has not affected production workers.
- Through May 31, 2025:
 - **5,587** unfilled orders to build in this region
 - **289** new 737-Max orders in 2025.



WASHINGTON AEROSPACE EXPORTS

2019 – 2024 annual average

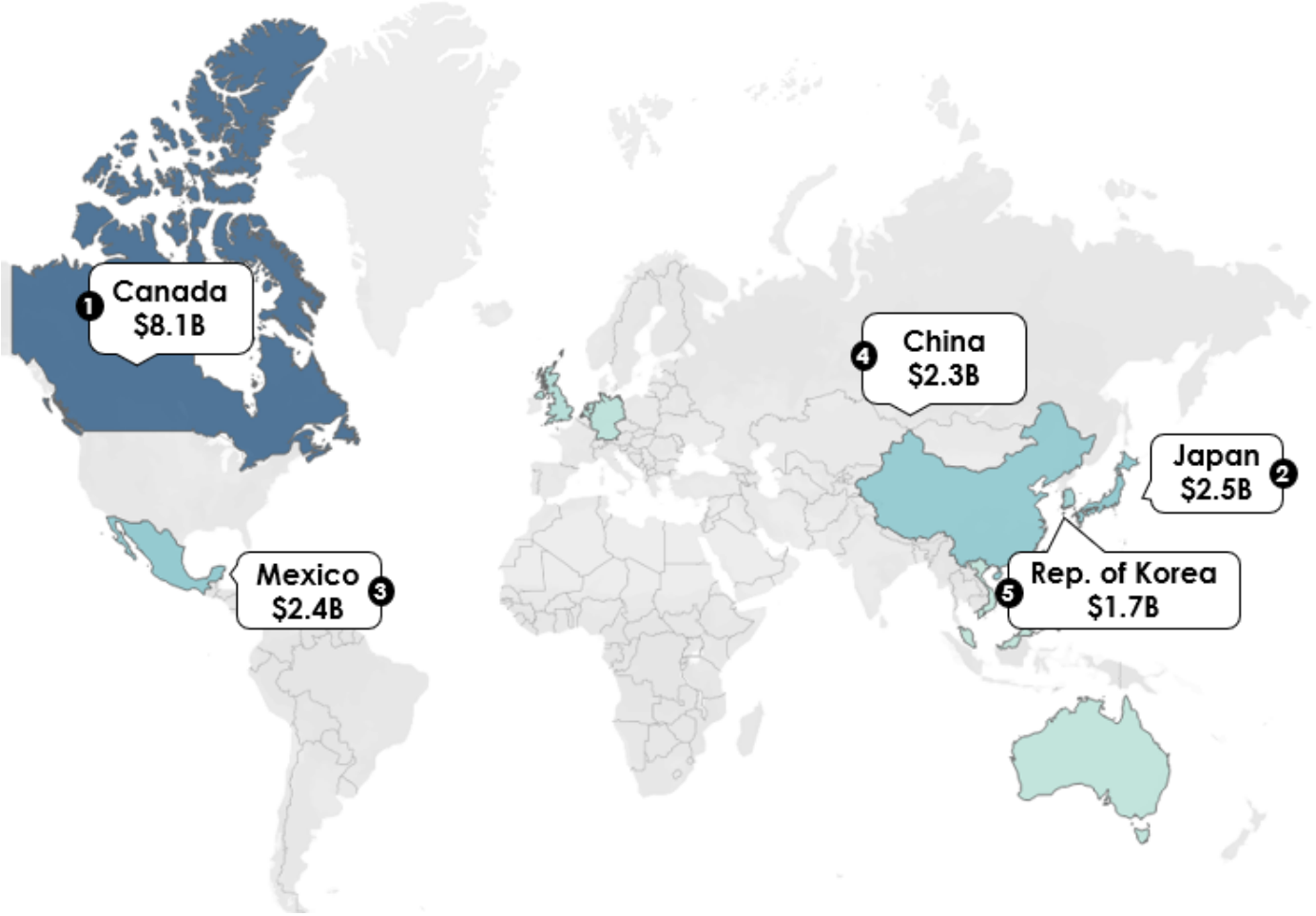


Country	Aerospace Exports (\$ Billions)
China	\$12.3
Japan	\$7.7
Canada	\$6.2
Ireland	\$6.1
Turkey	\$6.1
Qatar	\$5.3
United Kingdom	\$4.9
India	\$4.8
Germany	\$4.1

Sources: WISER Trade Data, 2025; Community Attributes Inc., 2025. AWC Annual Conference 2025

WASHINGTON NON-AEROSPACE EXPORTS

2019 – 2024 annual average



Country	Non-Aerospace Exports (\$ Billions)
Annual Avg. Total	\$29.6
Canada	\$8.1
Japan	\$2.5
Mexico	\$2.4
China	\$2.3
Korea, Republic Of	\$1.7
United Kingdom	\$1.0
Taiwan	\$0.9

Sources: WISER Trade Data, 2025; Community Attributes Inc., 2025.