

**Pottawatomie
County
Economic
Development
Corporation**

**Quarterly
Report**

Q2 2024



ecodevo.com

Pottawatomie County in Q2, 2024

As Pottawatomie County moved through the second quarter, there was an increase in home sales and building permits. This trend aligns with previous years, where spring and summer months typically see more home sales compared to earlier in the year. The year-to-date sales and use tax totals for 2024 are also comparable to last year's figures, suggesting stable retail activity across the county.



Key Economic Indicators

Pottawatomie County | Quarter 2, 2024

Civilian Labor Force: 12,099		Unemployment Rate: 3.3%
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June 2024, Kansas Department of Labor

Home Sales			
April	May	June	Q2 Total
18	30	36	84

Flint Hills Association of Realtors

Building Permits			
February	March	April	3-Month Total
5	19	19	43

Pottawatomie County

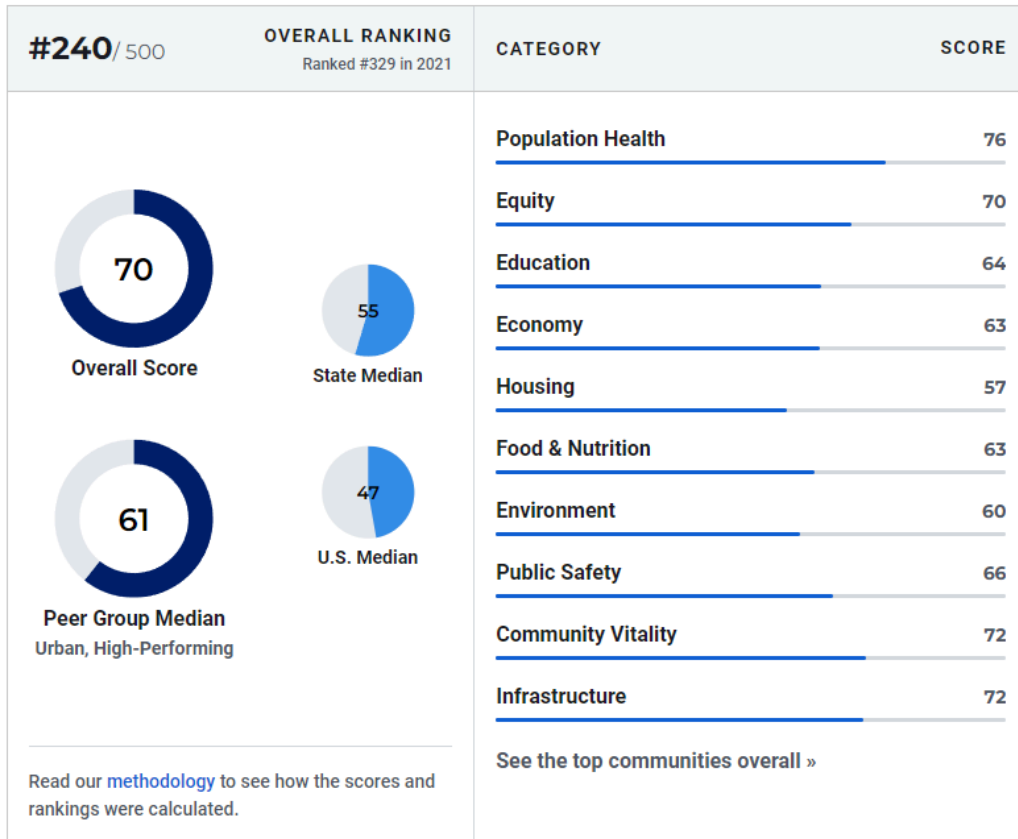
Sales Tax Revenue			
April	May	June	3-Month Total
\$417,760	\$491,860	\$492,076	\$ 1,401,695

Pottawatomie County

Pottawatomie County Community Indicators

On an ongoing basis, U.S. News compiles data and ranks the healthiest communities in the United States. The Healthiest Communities [rankings](#) from U.S. News & World Report show how nearly 3,000 U.S. counties and county equivalents perform in 89 metrics across 10 health and health-related categories.

Overview of Pottawatomie County, KS



Captured 8/1/24 from <https://www.usnews.com/news/healthiest-communities/kansas/pottawatomie-county>

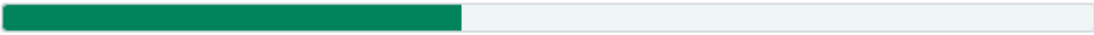
Economy

The economy category captures measures of employment, opportunity and wealth. It serves as a backbone to the Healthiest Communities peer group rankings, which account for the complex challenges and limited resources within many communities.

OVERALL ECONOMY SCORE



Ranking Details

Employment					+
Income					+
Opportunity					-
SCORE					
42 					
METRIC	COUNTY	U.S.	PEER GROUP	STATE	
Business Growth Rate	0.07504	0.07675	0.08581	0.07600515	
Job Diversity Index Score ⓘ	0.8283	0.7361	0.8754	0.808601	
Jobs Within a 45-Minute Commute	5390	3890	23119	44338	

Captured 8/1/24 from <https://www.usnews.com/news/healthiest-communities/kansas/pottawatomie-county>

Housing

The housing category tracks the availability, affordability and quality of homes within a community.

OVERALL HOUSING SCORE



Ranking Details

Housing Affordability +

Housing Capacity -

SCORE

45

METRIC	COUNTY	U.S.	PEER GROUP	STATE
Affordable Housing Shortfall ⓘ	-58.24	-61.395	-64.49	-66.93
Overcrowded Households	0.0316	0.0184	0.0177	0.0208

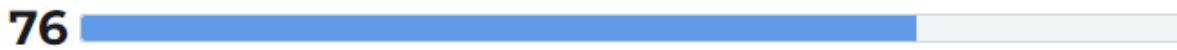
Housing Quality +

Captured 8/1/24 from <https://www.usnews.com/news/healthiest-communities/kansas/pottawatomie-county>

Population Health

The population health category assesses access to care, healthy behaviors, health conditions, mental health and resulting health outcomes within communities.

OVERALL POPULATION HEALTH SCORE



Ranking Details

Access to Care -

SCORE
51

METRIC	COUNTY	U.S.	PEER GROUP	STATE
Hospital Bed Availability	2.05	1.91	2.02	4.41112
Population With No Health Insurance	0.087	0.11	0.084	0.107
Primary Care Doctor Availability	1.296	0.974	1.238	1.2642588

Health Behaviors +

Health Conditions +

Health Outcomes +

Mental Health +

Captured 8/1/24 from <https://www.usnews.com/news/healthiest-communities/kansas/pottawatomie-county>

Infrastructure

The infrastructure category gauges how well residents can make use of their community, and includes measures of walkability, commute time and internet access.

OVERALL INFRASTRUCTURE SCORE



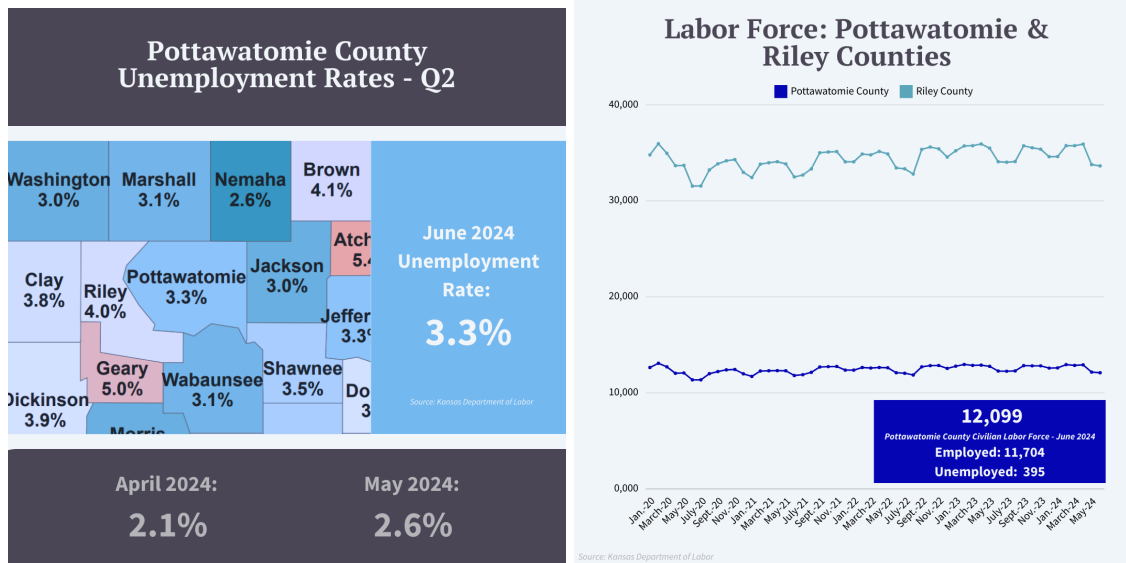
Ranking Details

METRIC	COUNTY	U.S.	PEER GROUP	STATE
Community Layout				
Transportation				
SCORE				
75				
Distance to Public Transit ⓘ	N/A	573.364800	563.0286	602.9999
Households With No Vehicle	0.0251	0.055	0.0491	0.0522
Workers Commuting 60 Minutes or More	0.0767	0.068	0.0618	0.0346

Captured 8/1/24 from <https://www.usnews.com/news/healthiest-communities/kansas/pottawatomie-county>

Pottawatomie County Employment & Workforce

The Pottawatomie County unemployment rate jumped up several points, reaching 3.3% in June of 2024, but remained below the state average of 3.7% during the same month. The labor force has decreased significantly in the past several months as well – dropping to 12,099 in June from around 12,863 this past March; this marks a relatively large fluctuation in the labor force during the quarter, although in June of 2023, the county labor force was 12,269, so the year-over-year change is not as drastic. A time-series graph of the Pottawatomie County Labor Force reflects a general pattern of regular fluctuations, albeit mostly smaller in size:

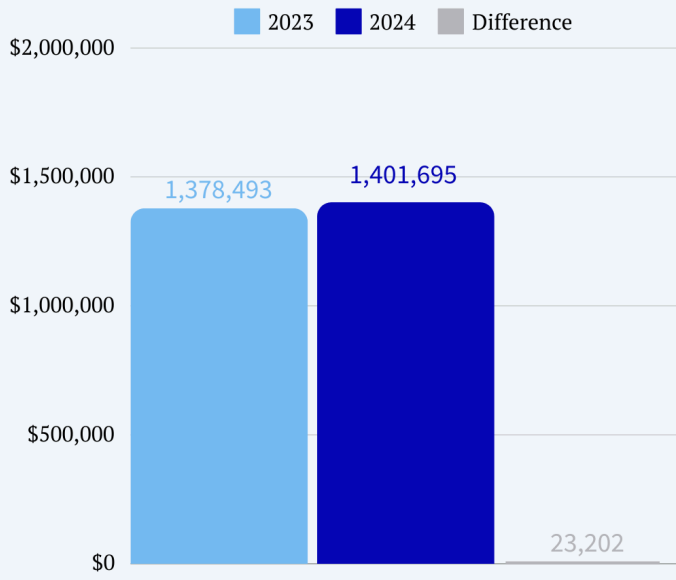


Although not likely a major source of impact to current labor force data (which is generally defined by the number of residents who are either working or actively looking for work), a notable source of labor-related stresses and upcoming change for Pottawatomie County is [Caterpillar’s announcement to close their Wamego facility in 2025](#), a decision which is anticipated to impact some 300 workers. In light of this news, the [PCEDC and other regional partners have begun transition efforts](#) to help ease conditions for displaced workers, and start early-stage marketing efforts for the facility.

Pottawatomie County Sales Tax and Retail Sales Data

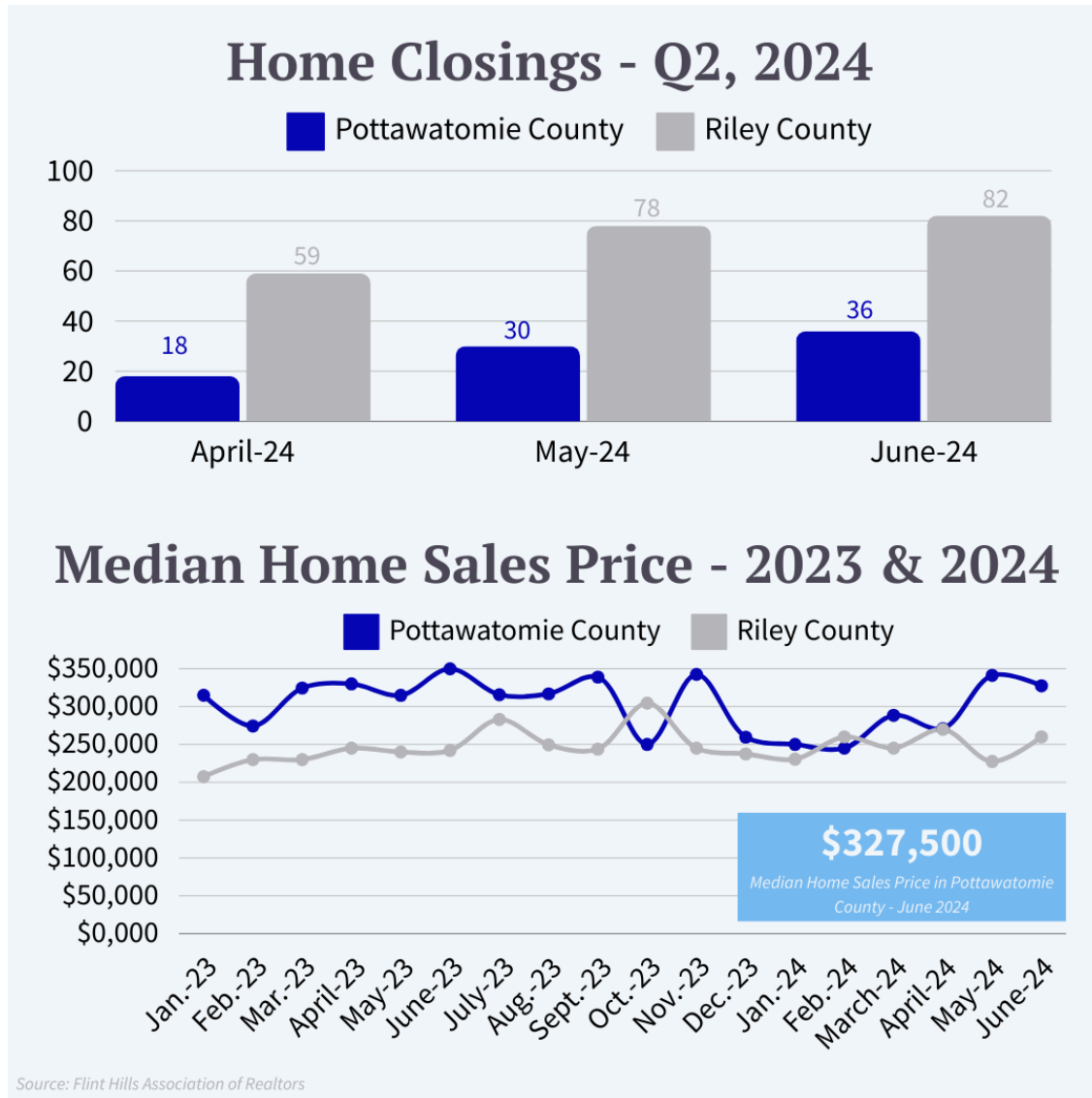
Sales and use tax revenues for 2024 mirror, but also slightly trail those from 2023 (when viewed by year-to-date totals; the total for Q2 of 2024 is slightly higher than the total for Q2 of 2023). This suggests a lack of significant growth in the retail market over the past year.

Pottawatomie County Sales Tax Revenue (April-June)

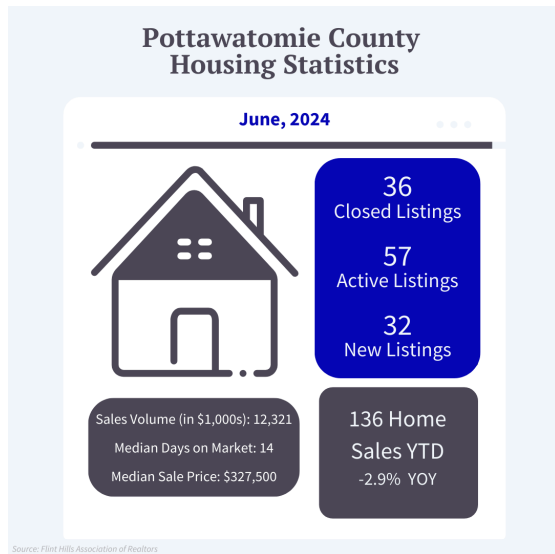
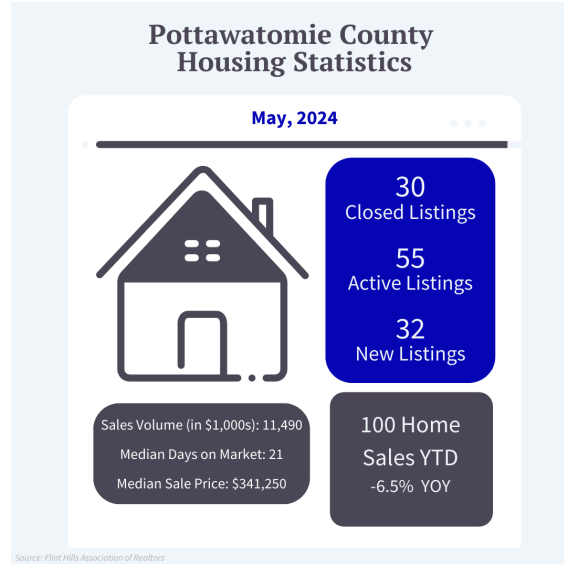
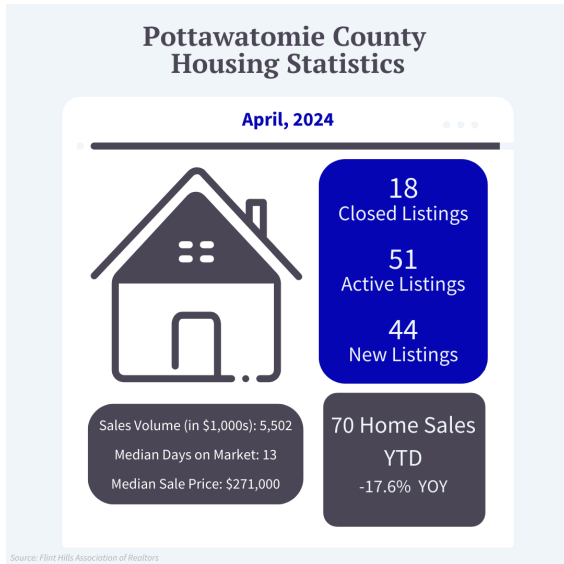


Pottawatomie County Housing Trends

After prices ran lower during earlier months, the median home sales price for closed listings in Pottawatomie county rebounded back up to the range of prices we saw during most of 2023. In June, the median home sales price was \$327,500, with an average number of days on the market of 25.



Progressing through Quarter 2, we saw increases in the numbers of home sales per month. This increase is likely attributable to seasonality, as Pottawatomie county's number of closed listings have generally been highest in the spring and summer months during recent years.



In terms of building permits, the quarter started with the issuance of 10 new permits for dwellings in April. This contributes to a total of 19 new permits issued in Pottawatomie county during April of 2024. This total is the same as during April of 2023, according to [county data on permits](#).

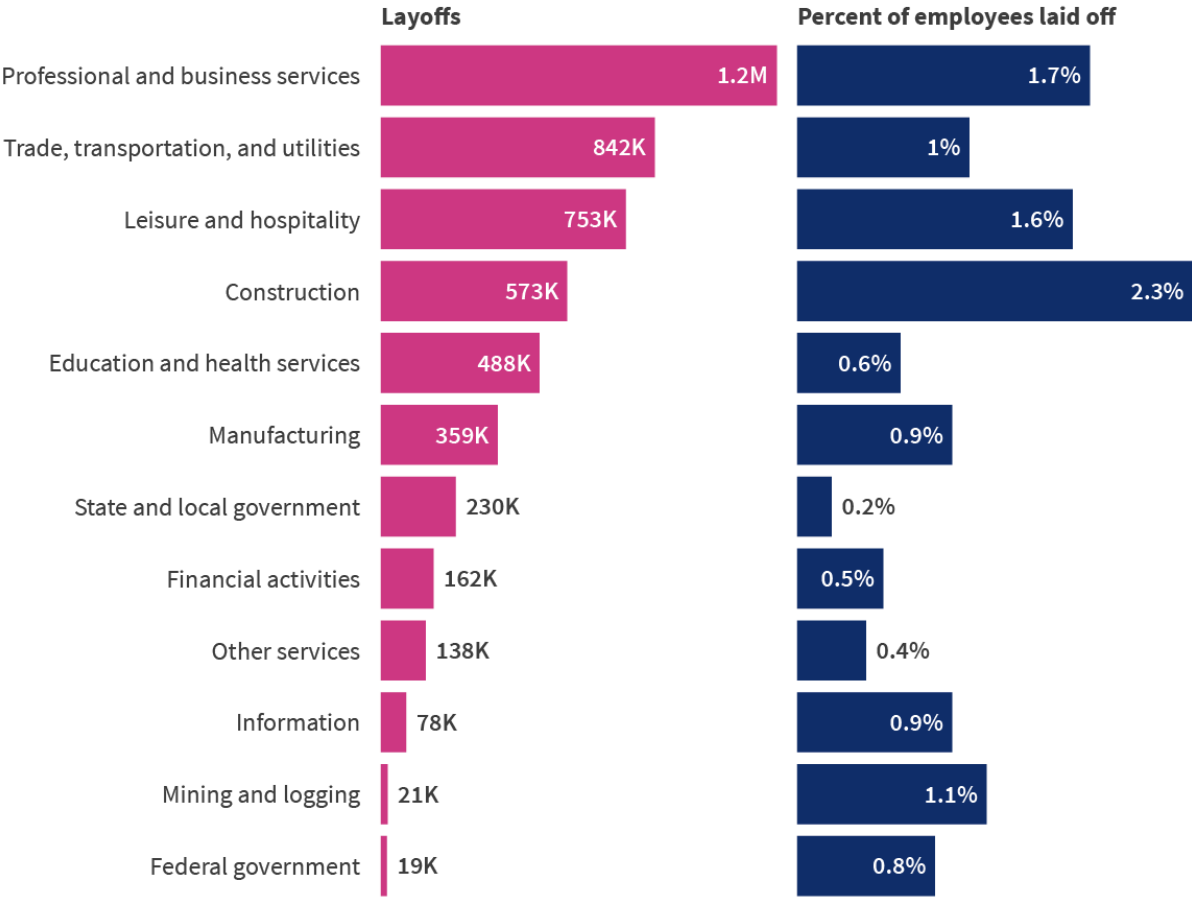
National & Global Concerns

Layoffs by Industry

According to USA Facts, 1.2 million of the 4.9 million [layoffs in the first three months of the year were in the professional and business services sector, while workers in construction faced the highest risk](#) of layoffs.

How many people did supersectors lay off?

January through March 2024



Source: Bureau of Labor Statistics

USA FACTS

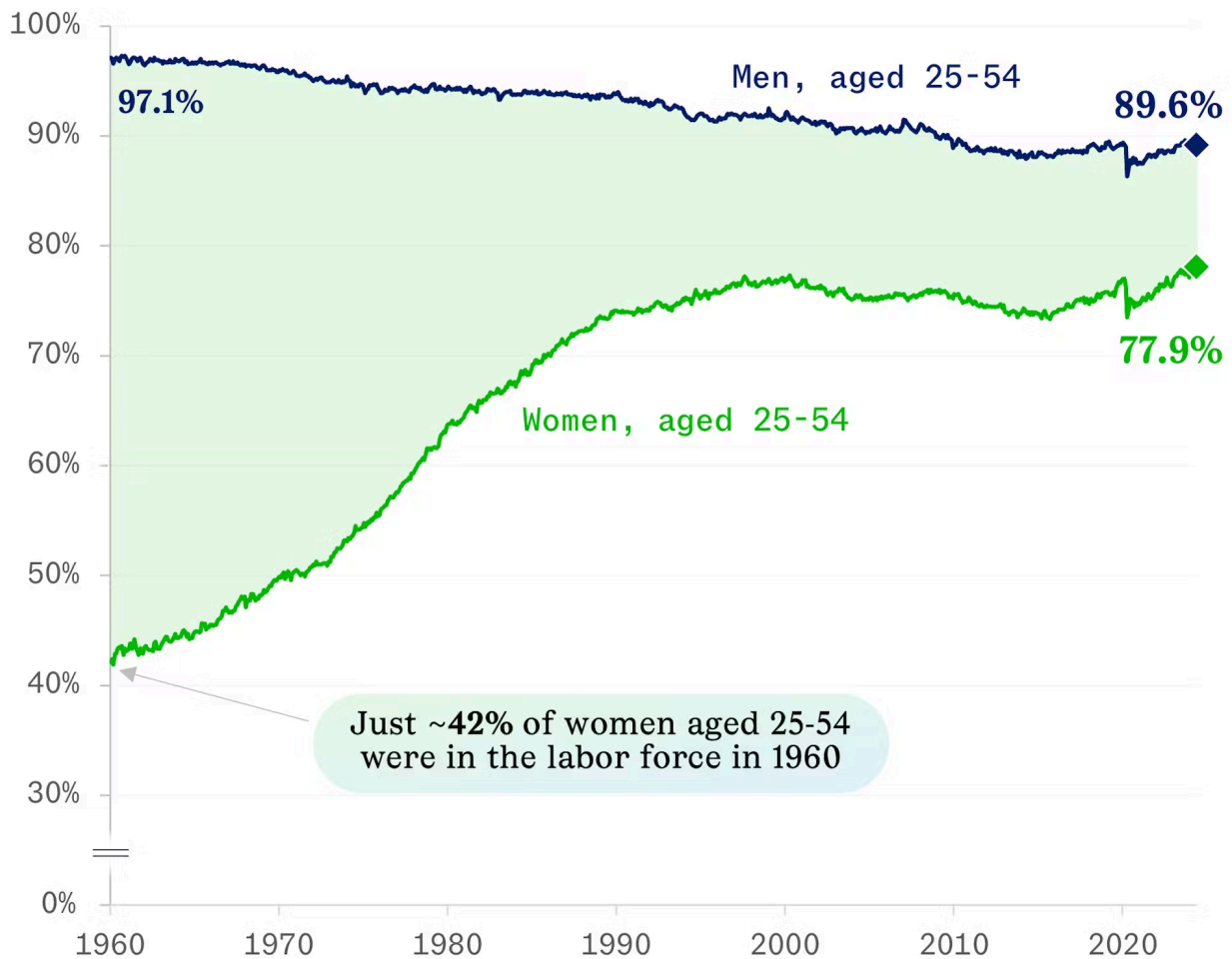
Workforce Changes – More Women in the Workforce

According to Chartr/Sherwood news, the [amount of females in the U.S. workforce reached an all-time high](#) (of 78.1%) in May of 2024. This follows a general trend of growth in the female workforce over the past several decades, and indicates that women hold around 79 million jobs nationally.

BRIDGING THE GAP

More Women Are Working Than Ever Before

Labor Force Participation Rate [US, monthly, %]

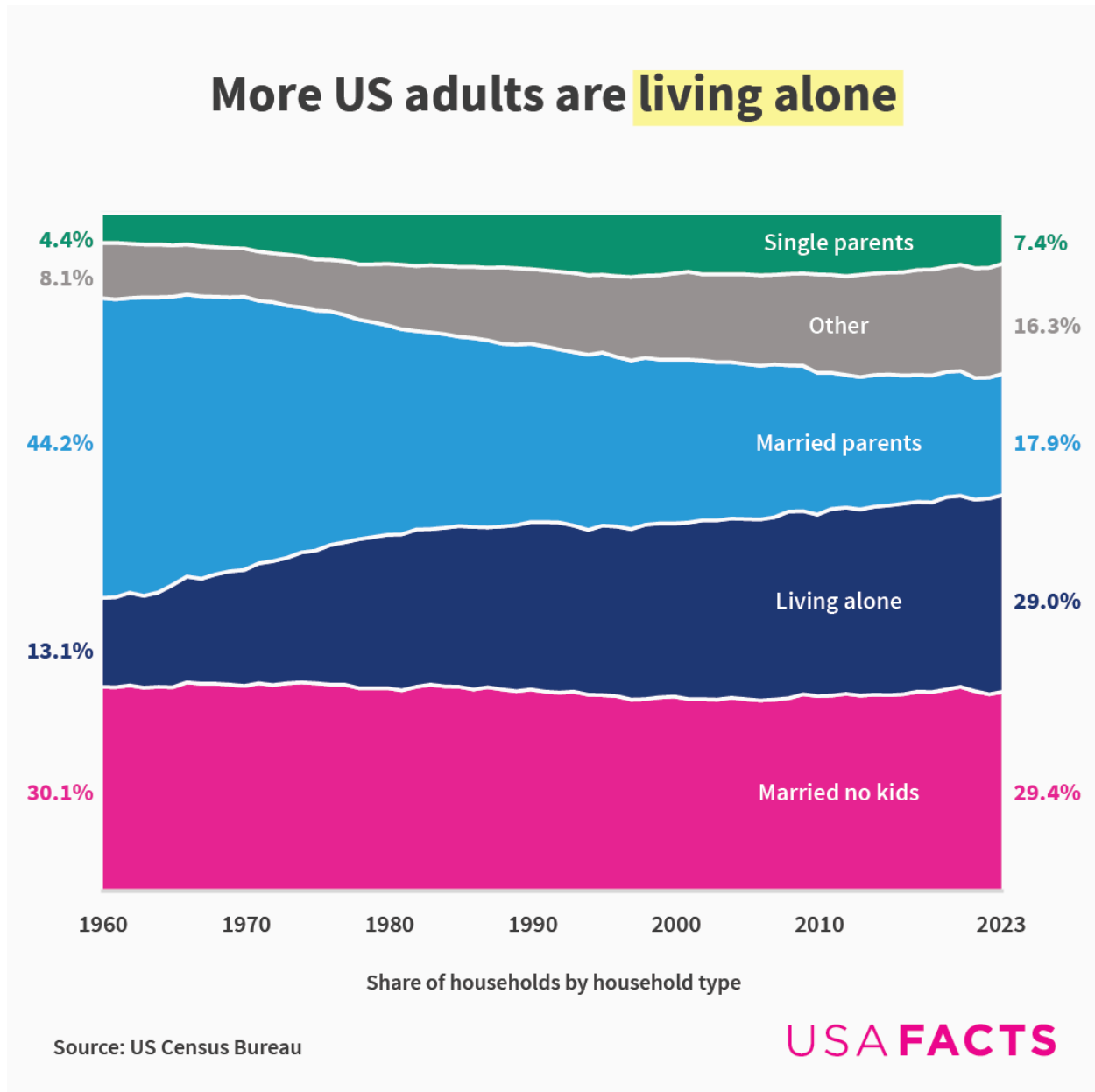


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Source: Bureau of Labor Statistics via FRED

Shifting Households - More U.S. Adults Living Alone

Pertinent to lifestyles and residential housing data, [USAFacts identified a trend of more adults living alone](#) in recent years than in the past. This national shift may have implications for the residential real estate market over coming years.



Inflation Trends by Price Category

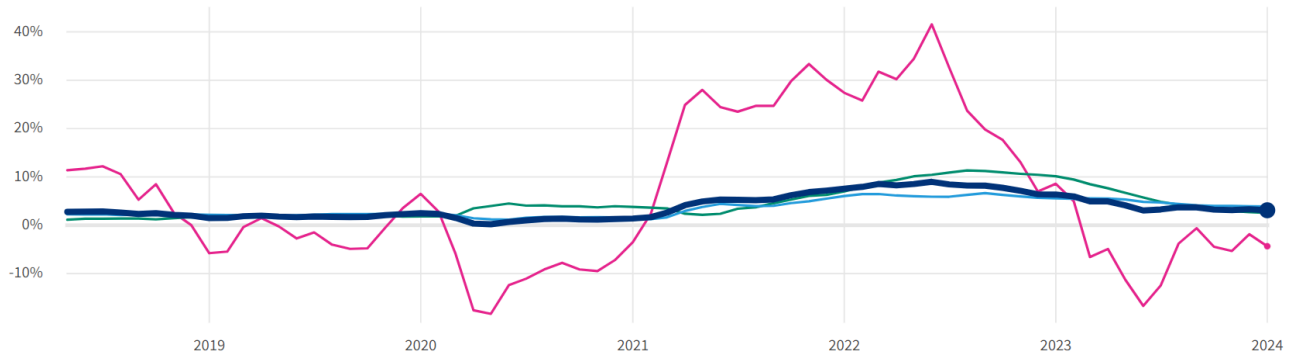
In an overview of price inflation by category, USAFacts reports that, in December of 2023, [prices were 3.4% higher](#) than during December of 2022. The chart below shows the shift of inflation by category over recent years, providing a visualization of the volatility of certain markets, namely food and energy, that are generally not included in core inflation calculations:

Price inflation by category

In December 2023, prices were 3.4% higher compared to the same month last year.

SELECT A LINE

Energy Food All items less food and energy All items

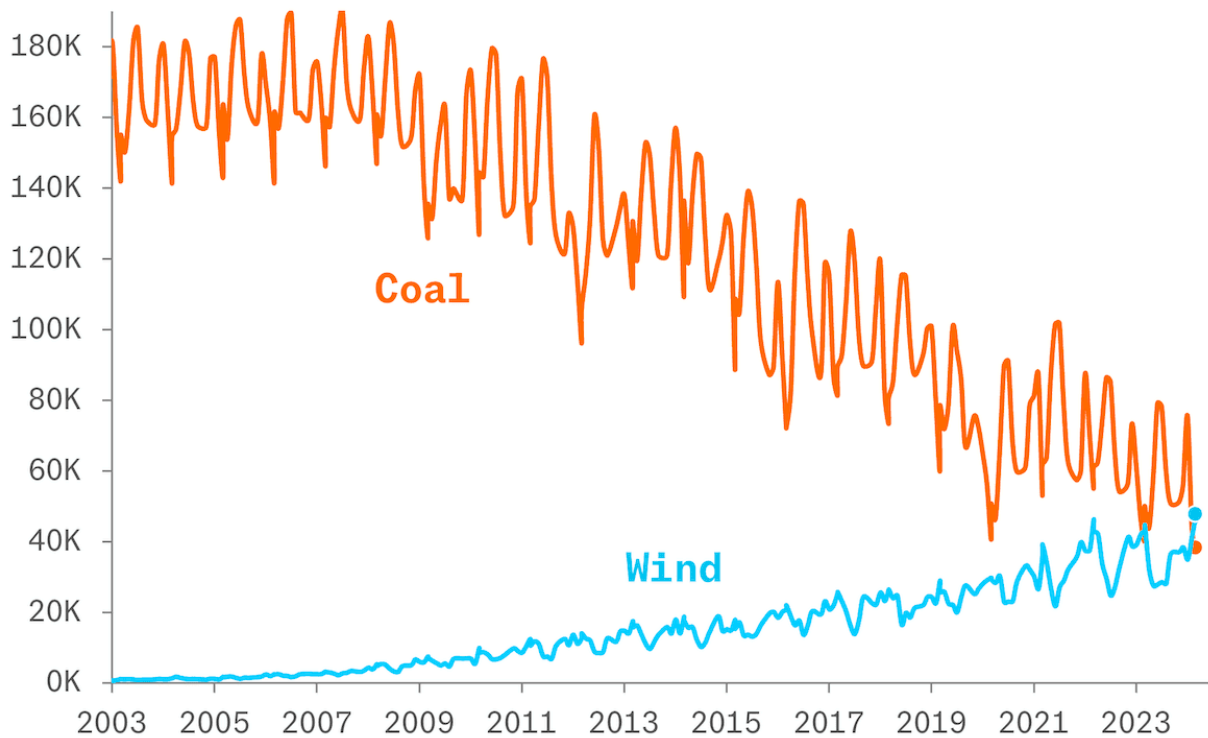


Energy Trends – Wind Production Surpassing Coal for Consecutive Months

Chartr/Sherwood News also reports that [the generation of wind energy has surpassed coal for two months in a row](#) this year. Amid this shift and the increased attention and investment around renewable energy, however, Natural Gas remains the primary fuel source across the country.

BLOWN AWAY **Wind Is Generating More Electricity Than Coal**

US, Electricity Generation [Thousand megawatthours]



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By Rani Molla | Source: US Energy Administration