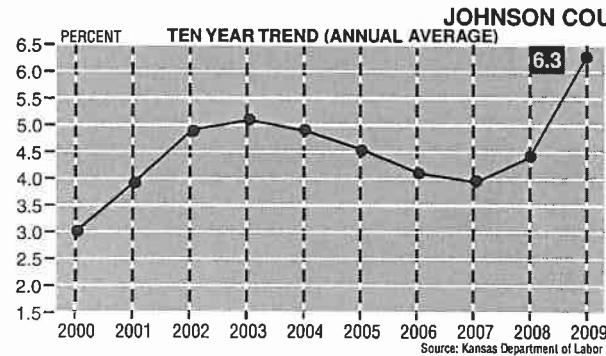
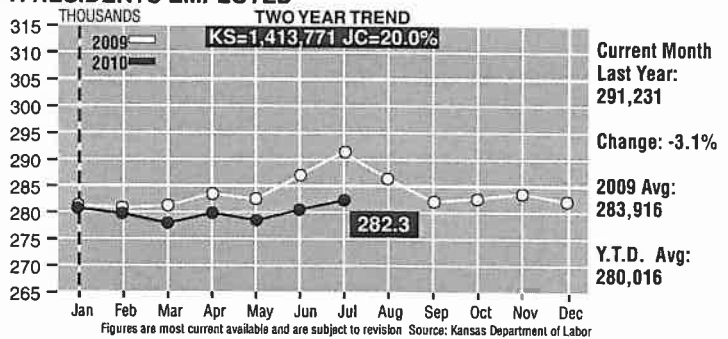
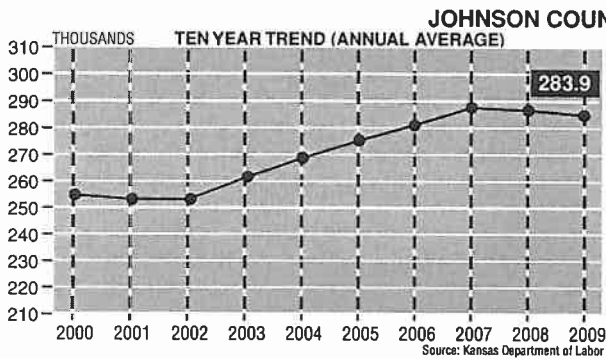
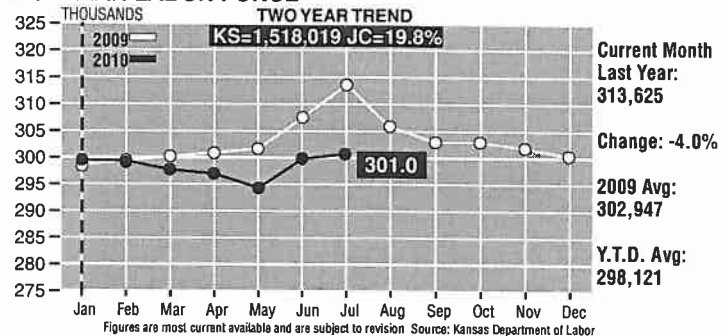
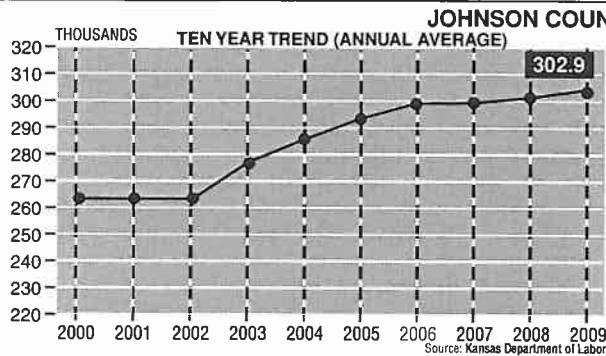


CERI

COUNTY ECONOMIC RESEARCH INSTITUTE

JOHNSON COUNTY INDICATORS

• September 2010 •



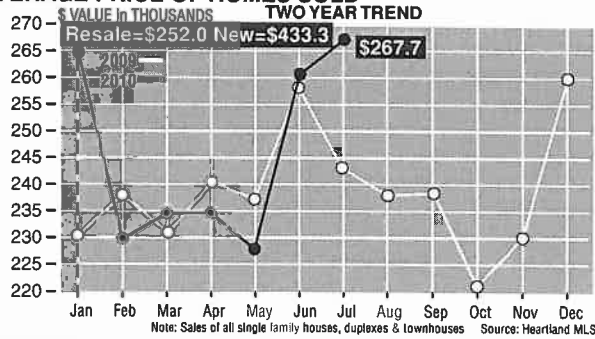
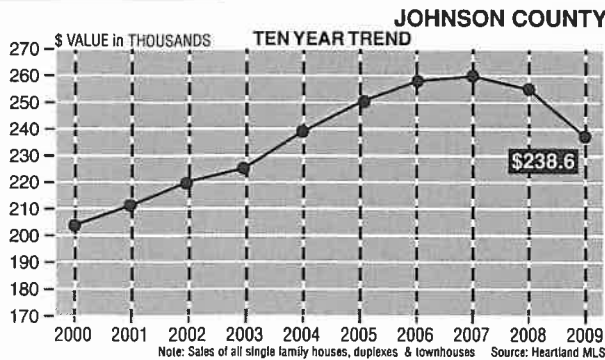
SELECTED STATES AND METRO AREAS: UNEMPLOYMENT RATES - July 2010

United States.....	9.7%	Michigan.....	14.0%	Kansas City.....	8.8%	Miami.....	12.1%
Kansas.....	6.9%	Minnesota.....	6.8%	Atlanta.....	10.2%	Minneapolis/St. Paul.....	6.8%
Arizona.....	10.0%	Missouri.....	9.4%	Boston.....	8.4%	New Orleans.....	7.5%
Arkansas.....	7.7%	Nebraska.....	4.7%	Charlotte.....	11.2%	New York.....	9.1%
California.....	12.8%	New Jersey.....	10.1%	Chicago.....	10.5%	Omaha.....	5.3%
Colorado.....	8.0%	New York.....	8.4%	Columbus.....	9.0%	Phoenix.....	9.1%
Florida.....	12.0%	N. Carolina.....	9.9%	Dallas.....	8.5%	Pittsburgh.....	8.5%
Georgia.....	10.2%	Ohio.....	10.3%	Denver.....	8.1%	St. Louis.....	10.1%
Illinois.....	10.6%	Oklahoma.....	6.8%	Des Moines.....	6.3%	San Francisco.....	10.8%
Iowa.....	6.5%	Pennsylvania.....	9.3%	Detroit.....	15.2%	Seattle.....	8.6%
Louisiana.....	7.6%	Texas.....	8.5%	Little Rock.....	7.1%	Tulsa.....	7.5%
Massachusetts.....	9.1%	Washington.....	8.6%	Los Angeles.....	12.5%	Wichita.....	8.4%

Not Seasonally Adjusted

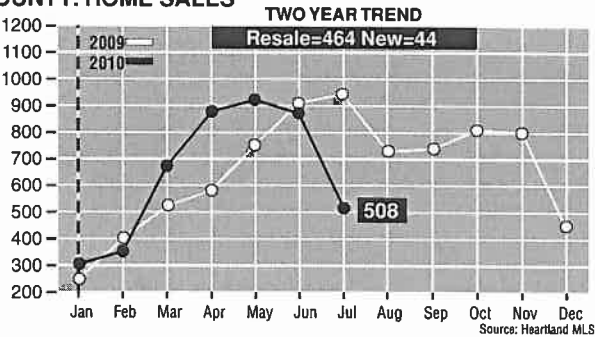
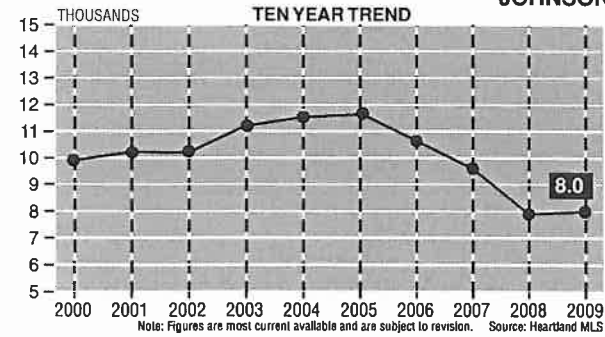
Source: U.S. Bureau of Labor Statistics

CERI



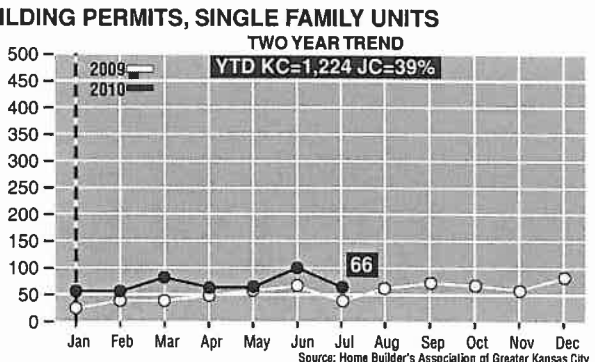
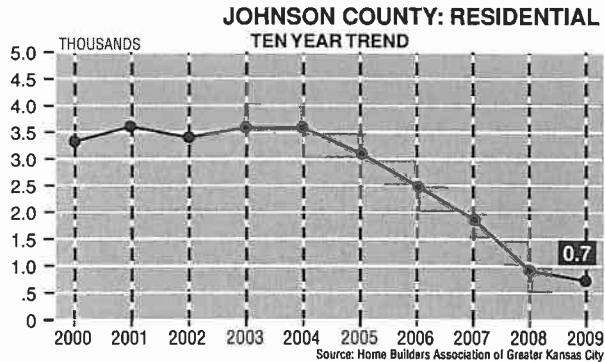
Current Month
Last Year: \$244,182
Change: +9.6%

2009 Avg: \$238,600
Y.T.D. Avg: \$245,785



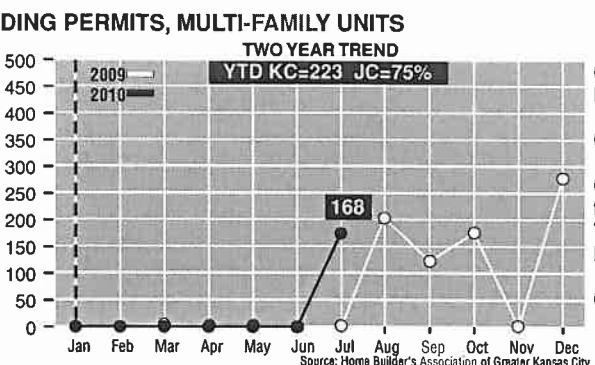
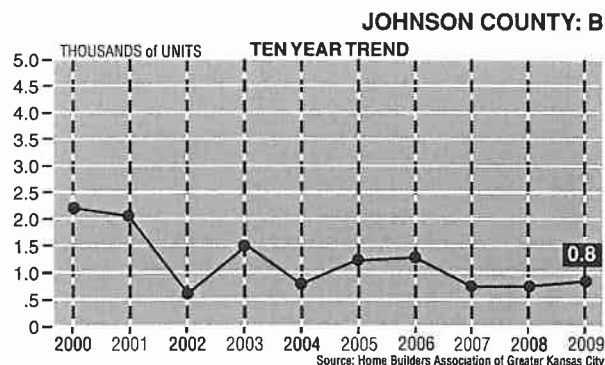
Current Month
Last Year: 949
Change: -46.5%

Cumulative to Date
This Year: 4,645
Last Year: 4,424
Change: +5.0%



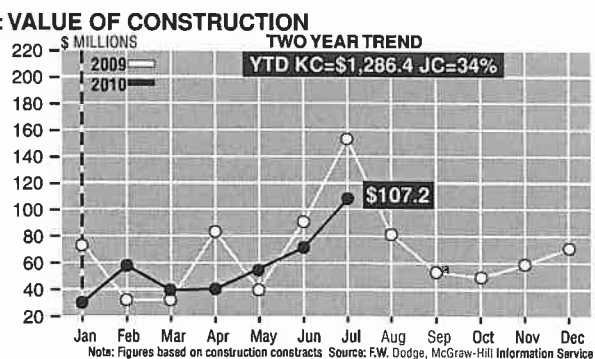
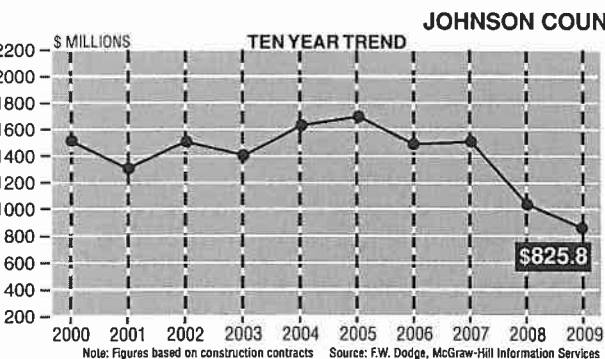
Current Month
Last Year: 44
Change: +50.0%

Cumulative to Date
This Year: 481
Last Year: 322
Change: +49.4%



Current Month
Last Year: 0
Change: NA

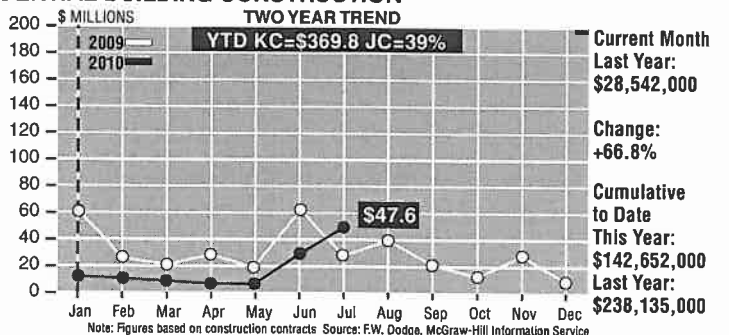
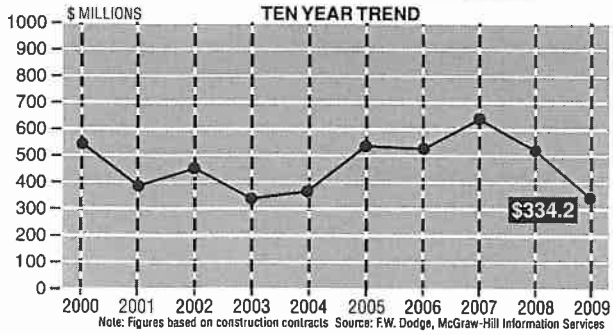
Cumulative to Date
This Year: 168
Last Year: 6
Change: +2,700%



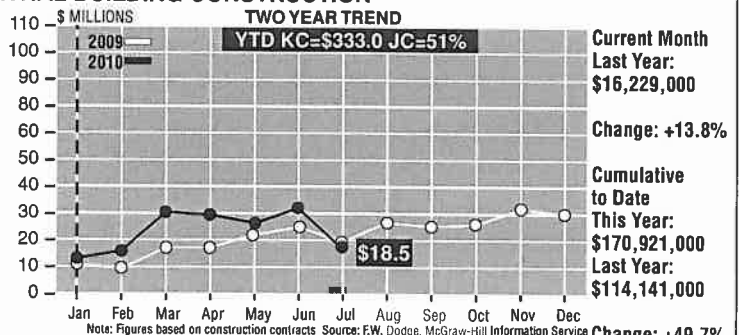
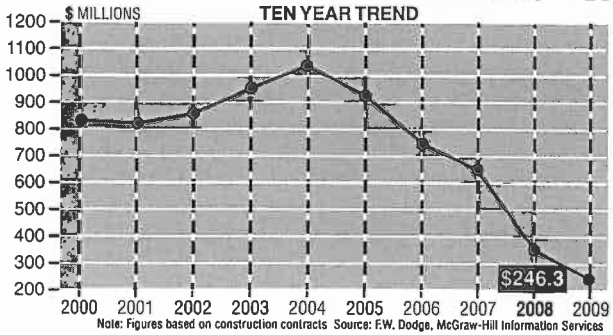
Current Month
Last Year: \$151,948,000
Change: -29.5%

Cumulative to Date
This Year: \$434,564,000
Last Year: \$537,587,000
Change: -19.2%

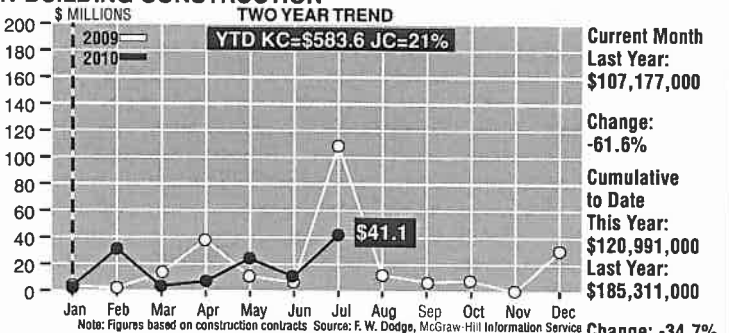
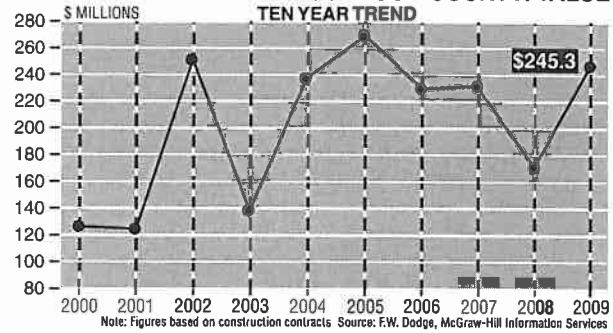
JOHNSON COUNTY: VALUE NON-RESIDENTIAL BUILDING CONSTRUCTION



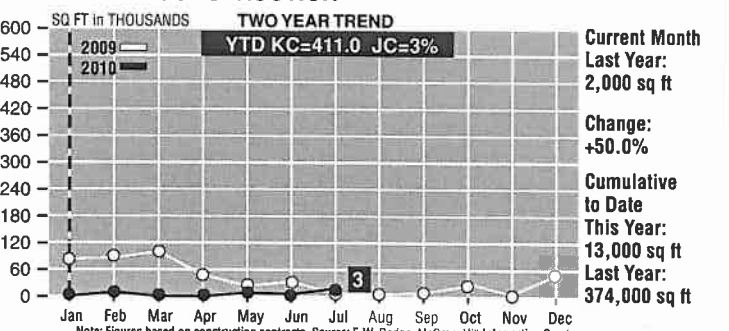
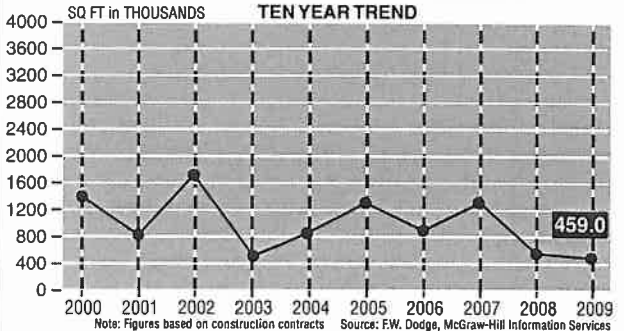
JOHNSON COUNTY: VALUE RESIDENTIAL BUILDING CONSTRUCTION



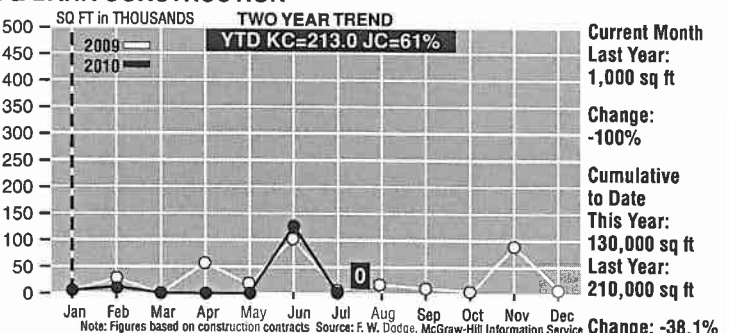
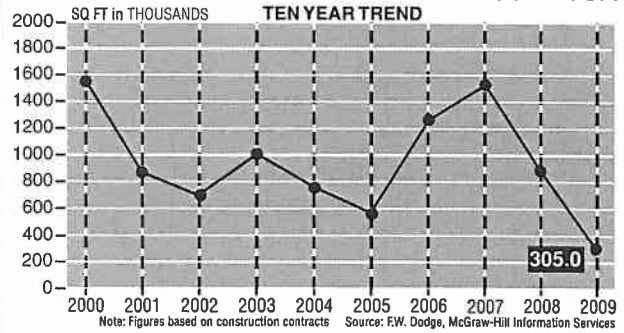
JOHNSON COUNTY: VALUE NON-BUILDING CONSTRUCTION



JOHNSON COUNTY: STORE & FOOD SERVICE CONSTRUCTION



JOHNSON COUNTY: OFFICE & BANK CONSTRUCTION

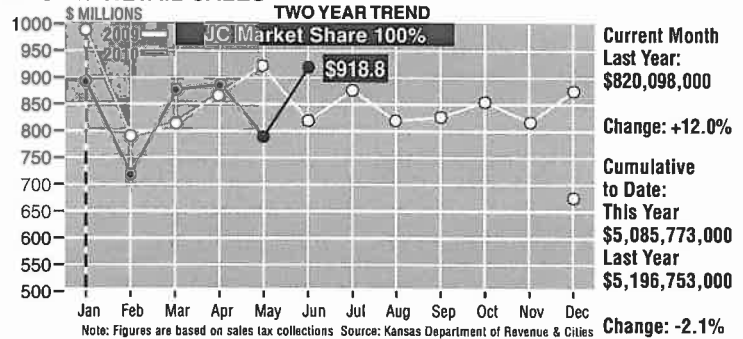
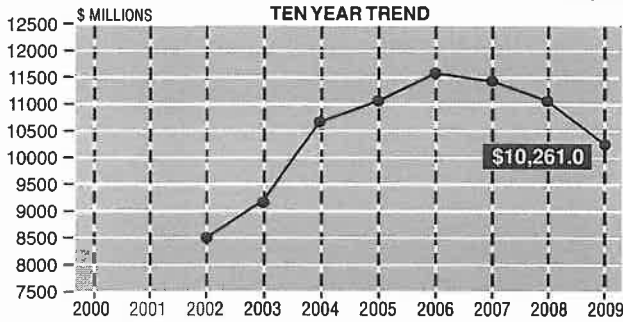


The data presented below represent estimates of the taxable retail sales occurring in the month indicated.

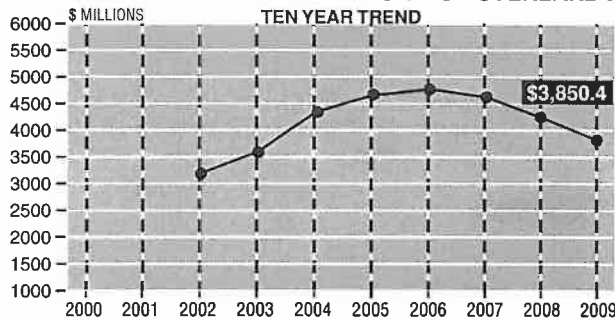
The retail sales estimates for Johnson County's thirteen largest cities shown below are calculated from the local sales and use tax reported by the Kansas Department of Revenue. The Johnson County total is the sum of the retail sales made within each of the county's seventeen cities that levy a city sales tax. The figures shown are the latest available from the Department of Revenue. They are considered preliminary and subject to revision.

Retail sales/use tax data provided by the Department of Revenue have been found to exhibit occasional random anomalies due to reporting and/or recording delays or errors. No attempt has been made by CERl to adjust the data for these anomalies or for seasonality. Monthly figures should be interpreted as the taxable retail sales necessary to generate the local sales tax revenue distributed to the respective city by the Kansas Department of Revenue.

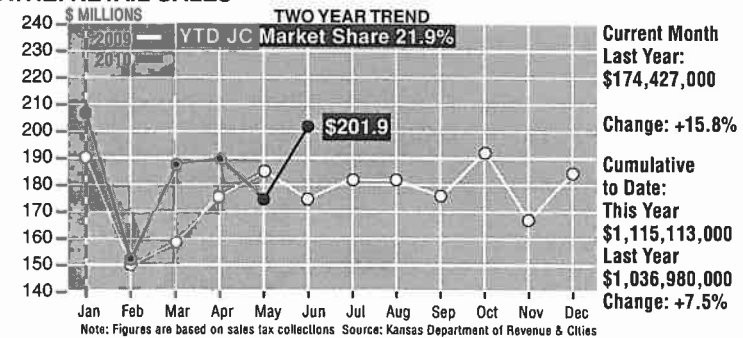
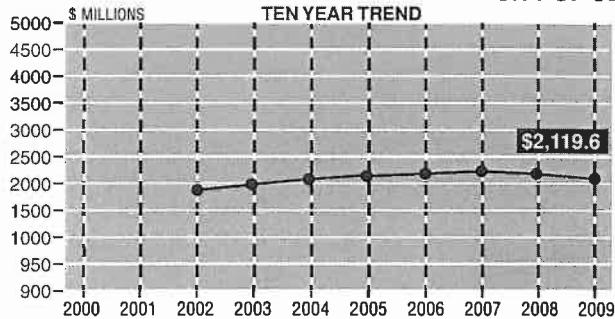
JOHNSON COUNTY: TOTAL RETAIL SALES



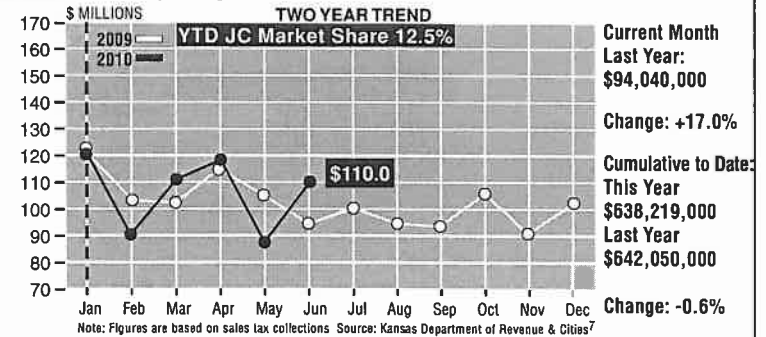
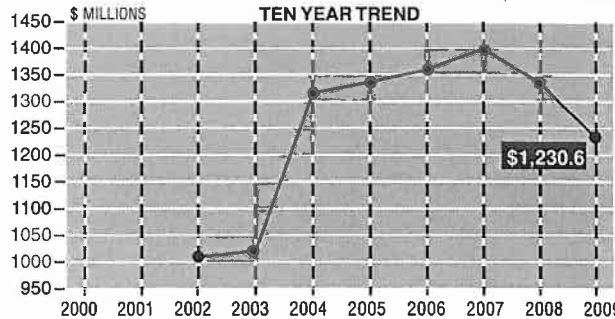
CITY OF OVERLAND PARK: RETAIL SALES

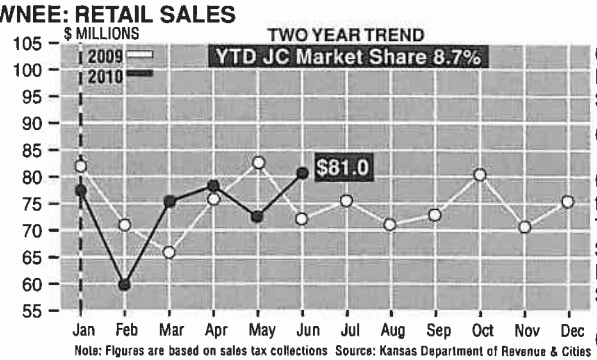
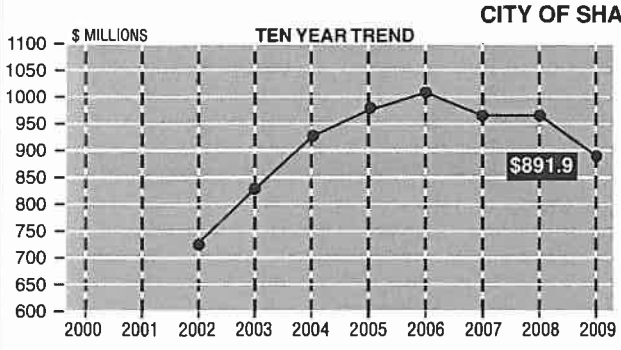


CITY OF OLATHE: RETAIL SALES



CITY OF LENEXA: RETAIL SALES



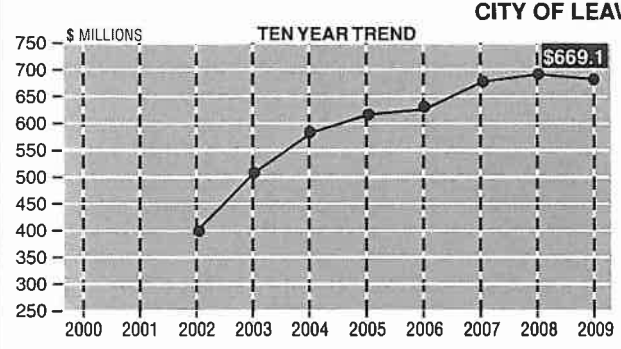


Current Month
Last Year:
\$71,673,000

Change: +13.0%

Cumulative to Date:
This Year
\$443,959,000
Last Year
\$447,975,000

Change -0.9%

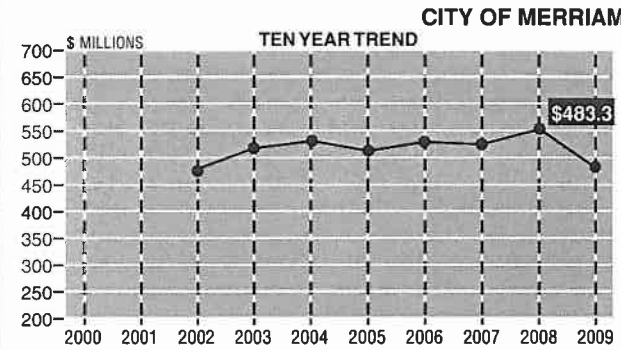


Current Month
Last Year:
\$56,654,000

Change: +11.7%

Cumulative to Date:
This Year
\$333,377,000
Last Year
\$322,572,000

Change +3.3%

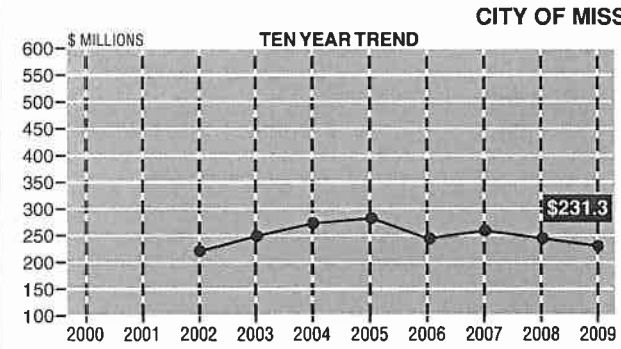


Current Month
Last Year:
\$38,147,000

Change: +12.5%

Cumulative to Date:
This Year
\$235,084,000
Last Year
\$233,329,000

Change +0.8%

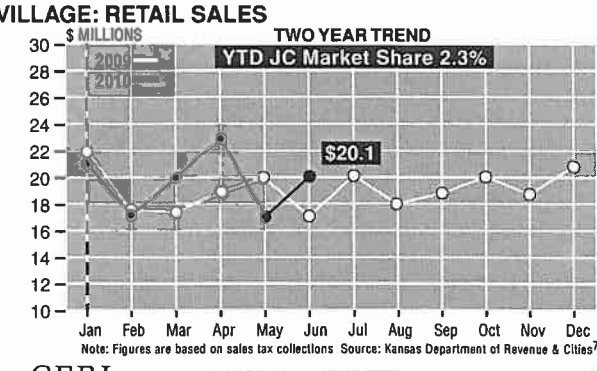
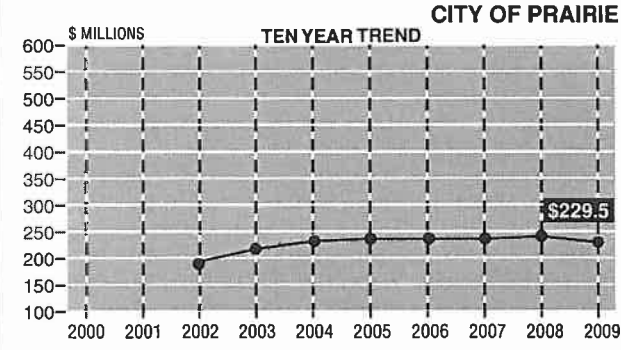


Current Month
Last Year:
\$19,971,000

Change: +5.9%

Cumulative to Date:
This Year
\$115,147,000
Last Year
\$115,223,000

Change -0.1%



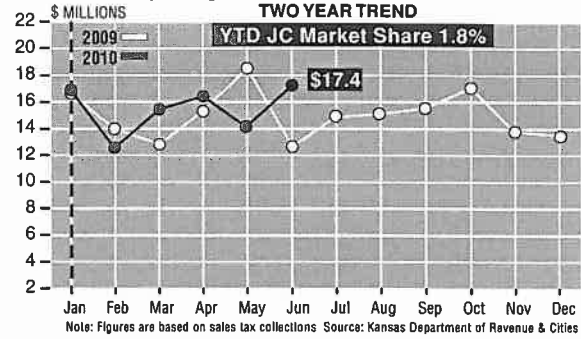
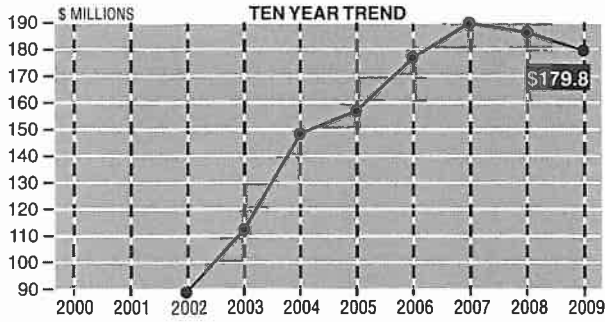
Current Month
Last Year:
\$17,067,000

Change: +18.0%

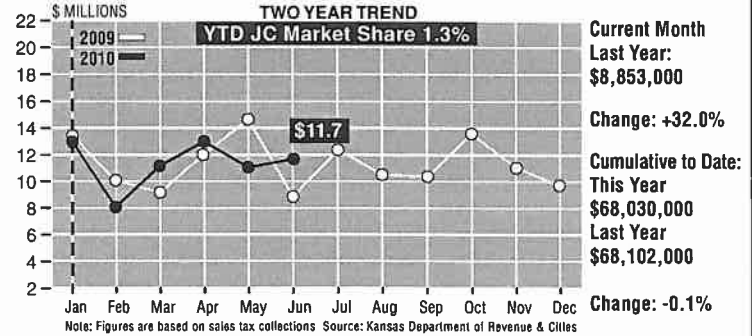
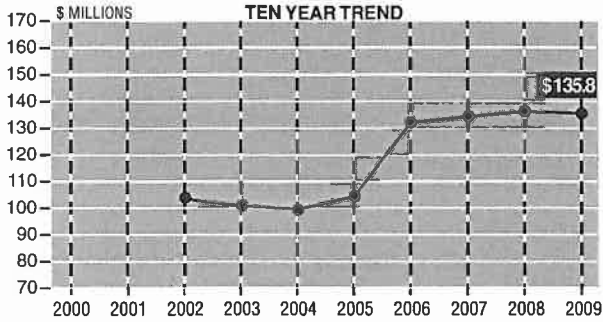
Cumulative to Date:
This Year
\$117,797,000
Last Year
\$113,881,000

Change +3.4%

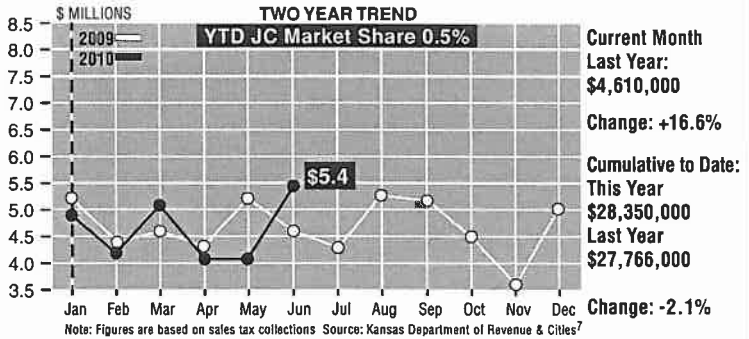
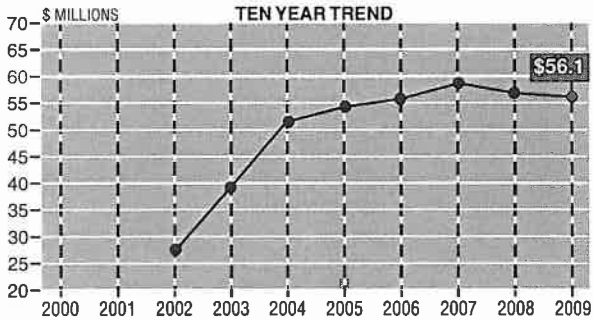
CITY OF GARDNER: RETAIL SALES



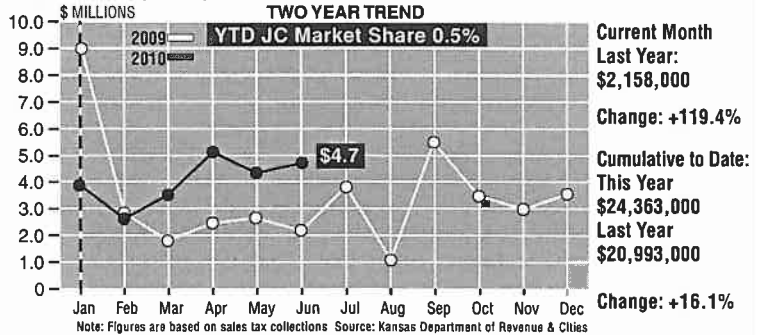
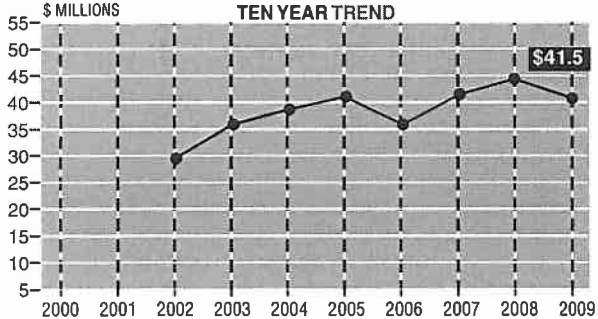
CITY OF ROELAND PARK: RETAIL SALES



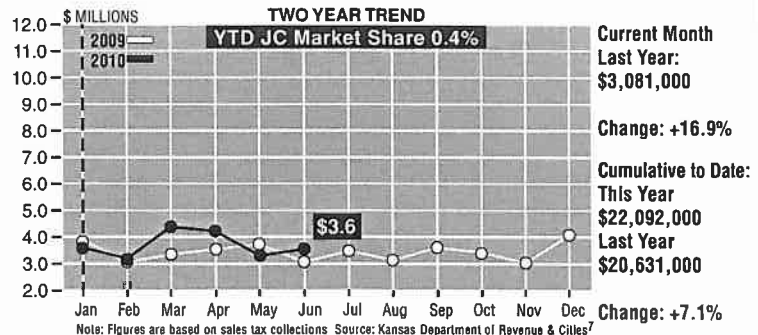
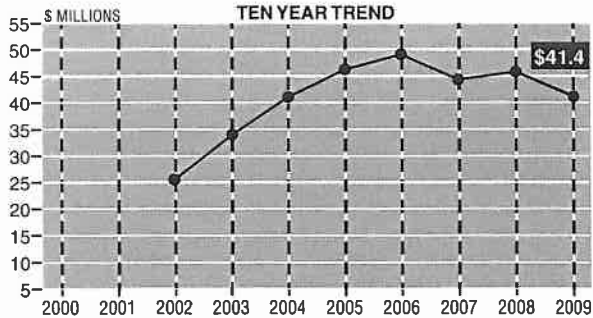
CITY OF SPRING HILL: RETAIL SALES



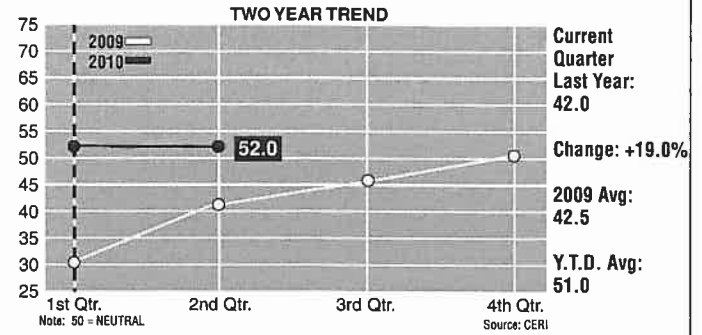
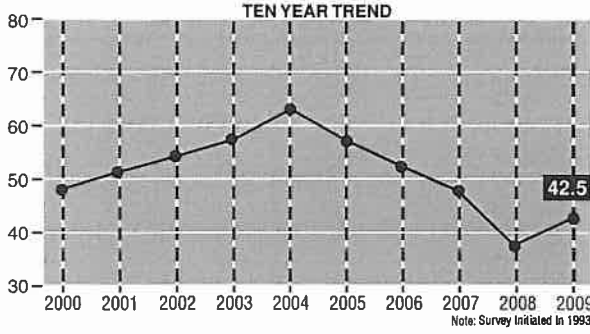
CITY OF FAIRWAY: RETAIL SALES



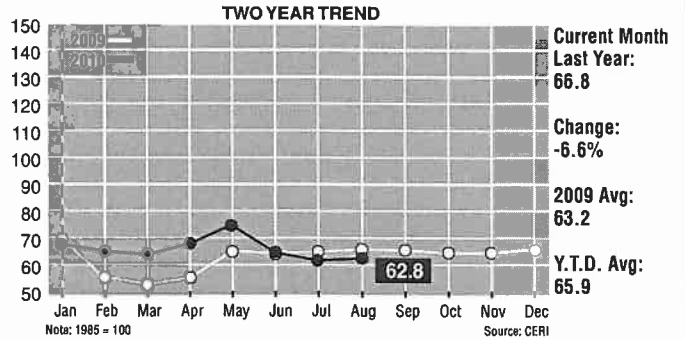
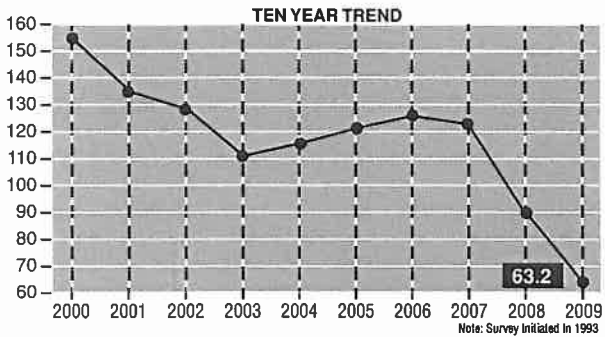
CITY OF DE SOTO: RETAIL SALES



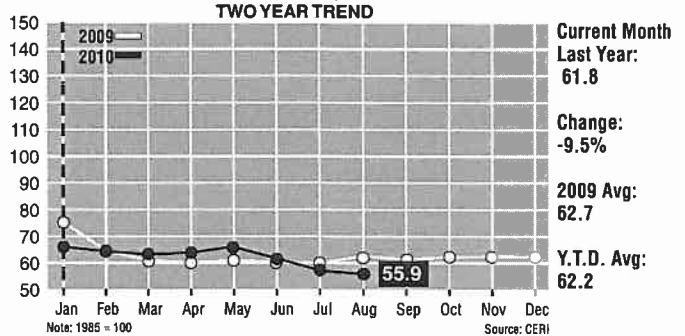
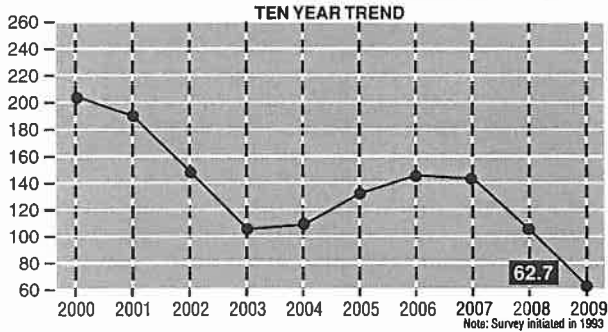
JOHNSON COUNTY: BUSINESS EXECUTIVES' CONFIDENCE



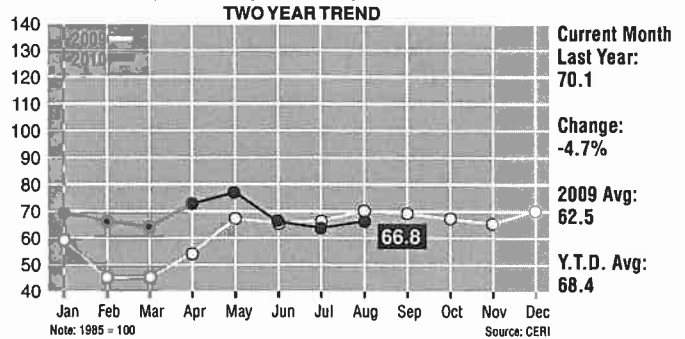
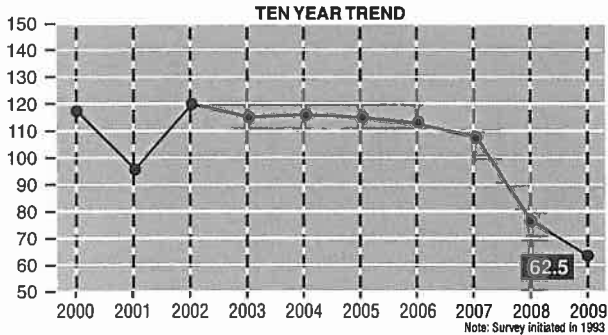
JOHNSON COUNTY: INDEX OF CONSUMER CONFIDENCE



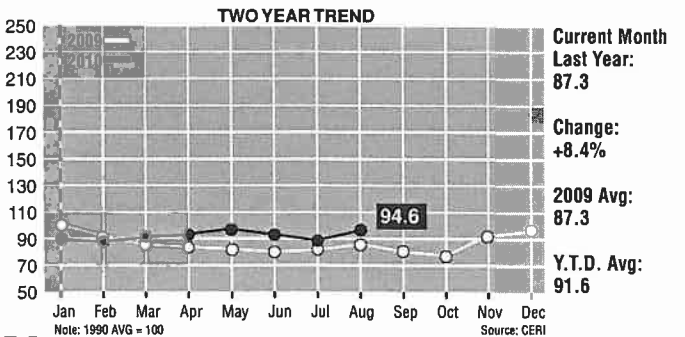
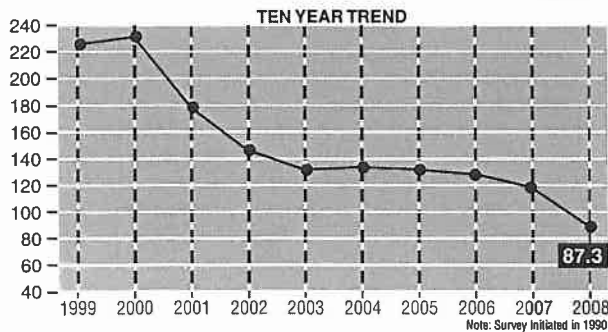
JOHNSON COUNTY: INDEX OF CONSUMER CONFIDENCE (Present Situation)



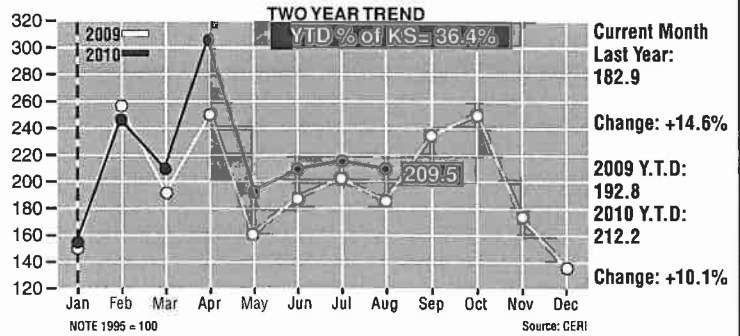
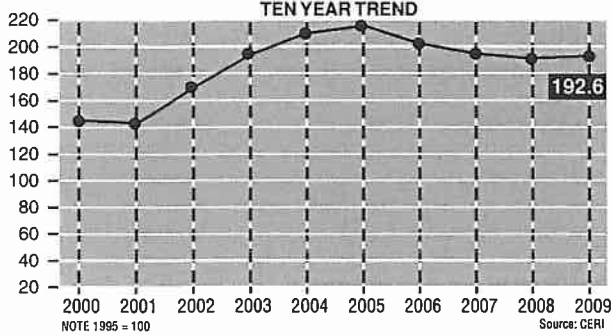
JOHNSON COUNTY: INDEX OF CONSUMER CONFIDENCE (Future Expectations)



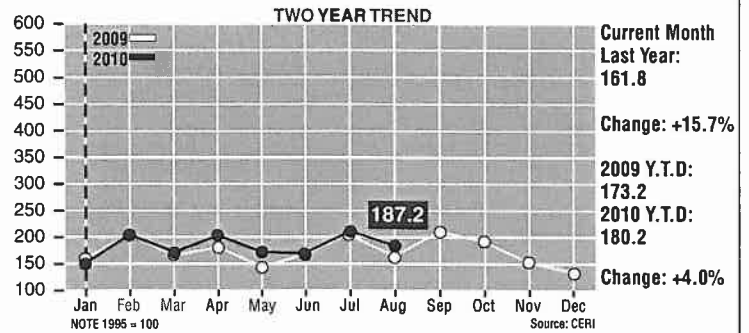
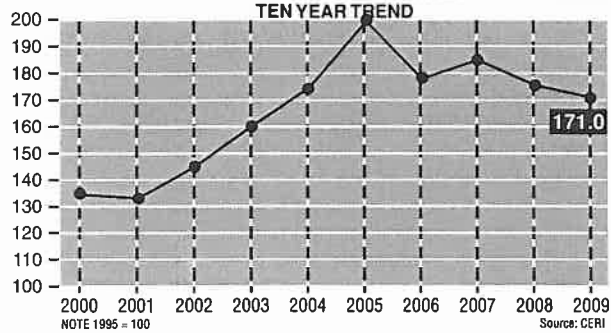
JOHNSON COUNTY: INDEX OF HELP WANTED ADVERTISING



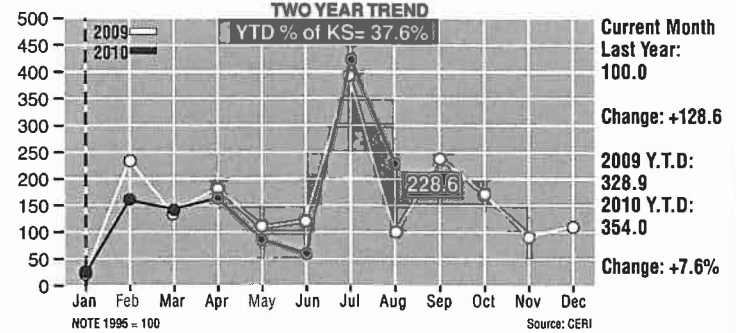
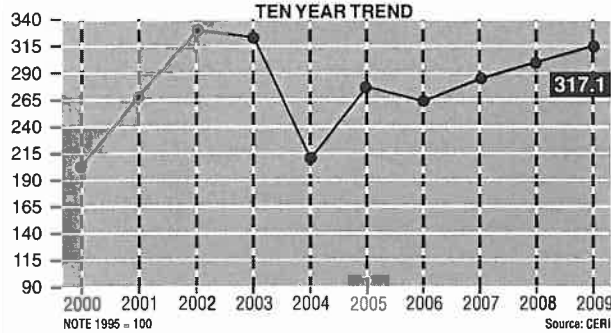
JOHNSON COUNTY: INDEX OF CORPORATE FORMATION



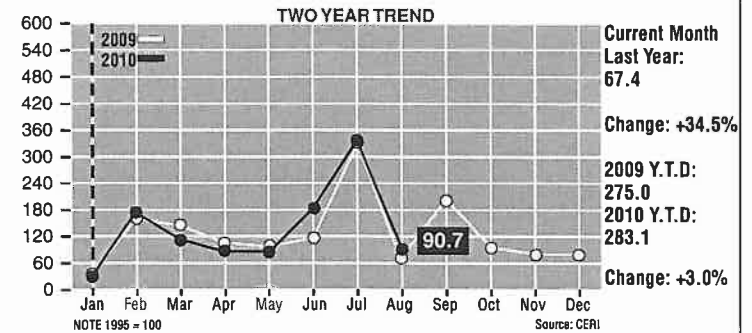
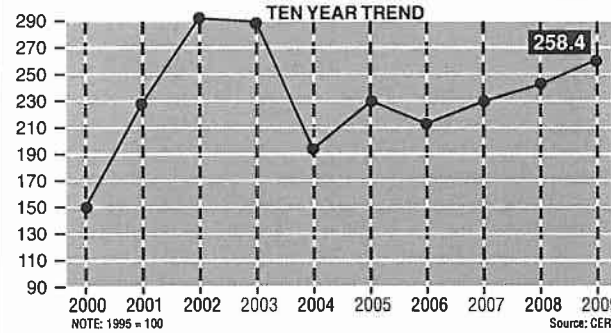
STATE OF KANSAS: INDEX OF CORPORATE FORMATION



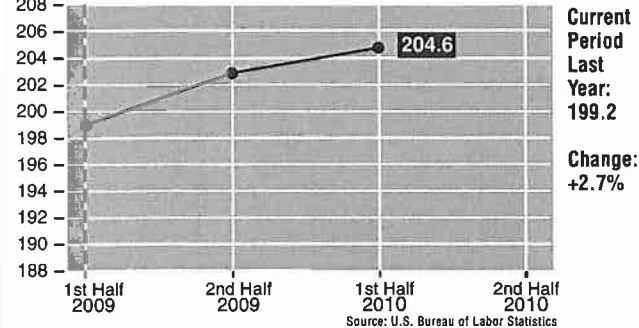
JOHNSON COUNTY: INDEX OF CORPORATE FORFEITURE



STATE OF KANSAS: INDEX OF CORPORATE FORFEITURE



KANSAS CITY METRO: CONSUMER PRICE INDEX



THE NATION: CONSUMER PRICE INDEX



Economic Structure

Johnson County's economy is well diversified, yet has more employment concentrated in the high-growth service-producing industries than does the nation, state or metropolitan area. The following chart shows the structure of Johnson County's economy in 2007 (the latest year for which data is available) relative to the U.S., Kansas and Kansas City economies.

% NON-FARM PRIVATE SECTOR EMPLOYMENT BY NAICS INDUSTRY: 2007

NAICS Industry	Johnson Co.	Kansas City	Kansas	U.S.
Mining				
Johnson County	0.1%			
Kansas City	0.1%			
Kansas	1.0%			
U.S.	0.6%			
Utilities				
Johnson County	0.1%			
Kansas City	0.4%			
Kansas	0.6%			
U.S.	0.5%			
Construction				
Johnson County	4.9%			
Kansas City	6.0%			
Kansas	5.7%			
U.S.	6.0%			
Manufacturing				
Johnson County	6.7%			
Kansas City	9.2%			
Kansas	15.1%			
U.S.	11.0%			
Wholesale				
Johnson County	5.9%			
Kansas City	6.6%			
Kansas	4.8%			
U.S.	4.9%			
Retail				
Johnson County	11.8%			
Kansas City	12.4%			
Kansas	12.8%			
U.S.	13.1%			
Transportation & Warehousing				
Johnson County	4.0%			
Kansas City	4.5%			
Kansas	4.1%			
U.S.	3.6%			
Information				
Johnson County	7.7%			
Kansas City	4.9%			
Kansas	3.9%			
U.S.	2.8%			
Finance & Insurance				
Johnson County	8.3%			
Kansas City	6.8%			
Kansas	5.2%			
U.S.	5.4%			
Real Estate				
Johnson County	1.7%			
Kansas City	1.8%			
Kansas	1.3%			
U.S.	1.8%			
Professional & Technical Services				
Johnson County	9.3%			
Kansas City	7.7%			
Kansas	5.1%			
U.S.	6.8%			
Management of Companies				
Johnson County	5.4%			
Kansas City	3.1%			
Kansas	2.3%			
U.S.	2.6%			
Administrative & Waste Services				
Johnson County	8.3%			
Kansas City	6.3%			
Kansas	6.2%			
U.S.	8.3%			
Educational Services				
Johnson County	1.4%			
Kansas City	1.6%			
Kansas	1.6%			
U.S.	2.5%			
Health Care & Social Assistance				
Johnson County	10.0%			
Kansas City	12.6%			
Kansas	15.3%			
U.S.	13.9%			
Arts, Entertainment & Recreation				
Johnson County	1.6%			
Kansas City	1.5%			
Kansas	1.3%			
U.S.	1.7%			
Lodging & Food Service				
Johnson County	8.4%			
Kansas City	9.3%			
Kansas	9.1%			
U.S.	9.6%			
Other Services				
Johnson County	4.4%			
Kansas City	4.8%			
Kansas	4.6%			
U.S.	4.6%			

Employment

In 2007, the Johnson County economy provided 32% of the full and part-time employment in the Kansas City Metropolitan Area and 22% of the total in the State of Kansas. The following table shows employment in selected industries in Johnson County and the percentage of each in the state economy.

NAICS Industry Private Sector	Johnson Co. Employment	Percent of KS
Mining	1,280	6%
Utilities	1,606	21%
Construction	20,941	21%
Manufacturing	23,147	12%
Wholesale	22,335	33%
Retail	43,435	22%
Transportation & Warehousing	10,575	18%
Information	24,327	54%
Finance & Insurance	33,039	40%
Real Estate	20,390	35%
Professional & Technical Services	41,194	45%
Management of Companies	3,746	29%
Administrative & Waste Services	36,168	37%
Educational Services	6,641	28%
Health Care & Social Assistance	37,777	21%
Arts, Entertainment & Recreation	8,183	30%
Lodging & Food Service	24,803	22%
Other Services	20,182	20%
Public Sector		
Federal, Civilian	2,476	10%
Military	2,456	7%
State Government	806	1%
Local Government	27,367	15%
Total Employment	413,824	22%

Private Sector Payroll

In 2007, Johnson County's private sector employers provided a total payroll of over \$14.4 billion accounting for 38% of the Kansas City Metro Area's and 34% of the State's total. The following table shows the County's payroll in each sector of the economy and its percentage of the state's total.

NAICS Industry	Johnson Co. Payroll	Percent of KS
Mining	\$22,386,000	4%
Utilities	\$26,985,000	6%
Construction	\$751,048,000	27%
Manufacturing	\$1,050,437,000	13%
Wholesale	\$1,134,615,000	42%
Retail	\$872,328,000	27%
Transportation & Warehousing	\$416,858,000	23%
Information	\$1,827,420,000	70%
Finance & Insurance	\$1,677,253,000	54%
Real Estate	\$203,366,000	45%
Professional & Technical Services	\$1,800,193,000	62%
Management of Companies	\$1,384,996,000	62%
Administrative & Waste Services	\$776,034,000	39%
Educational Services	\$123,665,000	30%
Health Care & Social Assistance	\$1,331,912,000	22%
Arts, Entertainment & Recreation	\$79,217,000	36%
Lodging & Food Service	\$553,984,000	39%
Other Services	\$318,025,000	28%

For More Information



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JOHNSON COUNTY

An Economic Primer 2010

prim·er (prim'er) *noun*

1. A book or pamphlet that covers the basic elements of a subject.

2. An elementary textbook for teaching children to read.

Johnson County's economy has experienced unparalleled growth and diversification for more than two decades and presently ranks as one of the nation's most dynamic metro-centers.

Johnson County enables the State of Kansas and the Kansas City Metropolitan Area to successfully compete with the nation's other premier business locations in the pursuit of investment from throughout the world.

The purpose of this brochure

is to summarize and illustrate the Johnson County story. It presents the latest available statistics from federal and state agencies about the Johnson County economy and its growth. The County's economy is put into perspective through comparisons with the State of Kansas and the Kansas City Metropolitan Statistical Area. The Kansas City MSA is composed of fifteen counties: Johnson, Franklin, Leavenworth, Linn, Miami and Wyandotte in Kansas and Bates, Caldwell, Cass, Clay, Clinton, Jackson, Lafayette, Platte and Ray in Missouri.

Statistics presented in this year's Primer were taken from the most recently released County Business Patterns (2007), REIS (2007) and Census Bureau population estimates (2008) – all published by the U.S. Department of Commerce. Tax information data were obtained from the Kansas Department of Revenue.

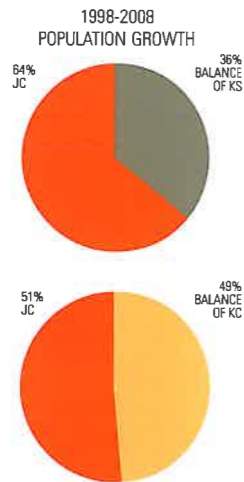
Population Growth

Between 1998 and 2008, Johnson County's population grew by 104,444 persons (24.3%) to a total of 534,093 and became the largest county in the State of Kansas.

During that 10-year period, Johnson County accounted for 64% of the total population growth in Kansas and 51% of the increase in the Kansas City MSA.

Johnson County's population grew by an average of 10,444 persons per year or 870 per month between 1998 and 2008. In that 10-year period, Johnson County grew by twice the population of Manhattan, Kansas. At this rate of growth, Johnson County adds the current population of:

- Springfield, Missouri every 15 years;
- Topeka, Kansas every 12 years;
- Lee's Summit, Missouri every 8 years;
- Leavenworth, Kansas every 3 1/3 years;
- Belton, Missouri every 2 1/2 years;
- Coffeyville, Kansas every year; or
- North Kansas City, Missouri every 6 months.

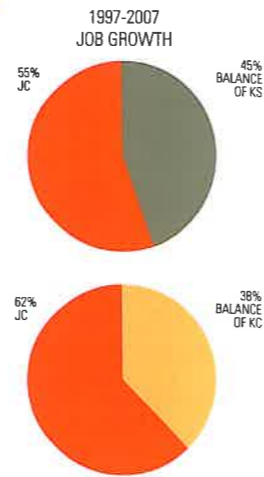


Job Growth

The number of full and part-time jobs in Johnson County grew from 318,280 in 1997 to 413,131 in 2007 – an increase of 94,851 or 30%. During the decade, the Johnson County economy accounted for 55% of the total net job growth in the State of Kansas and, since 1995, has been the state's largest provider of employment. During the decade, Johnson County also accounted for 62% of the job growth in the Kansas City MSA.

Johnson County's employers created an average of 9,485 new jobs per year or 790 each month. At this pace, the Johnson County economy generates the current number of jobs in:

- Clay County, Missouri every 13 years;
- Wyandotte County, Kansas every 10 1/3 years;
- Platte County, Missouri every 5 1/2 years;
- Leavenworth County, Kansas every 3 1/2 years;
- Lafayette County, Missouri every 1 1/2 years;
- Miami County, Kansas every year; or
- Clinton County, Missouri every 8 months.



Business Growth

In 1997, the Johnson County economy consisted of 14,793 private sector firms with payrolls – the state's largest concentration of business establishments. By 2007, the County's economy had expanded to 17,617 firms – an increase of 2,824 new businesses. This 10-year increase amounts to more than the total number of firms currently located in Platte County.

Over the 10-year period, the Johnson County economy added an average of 24 net new business establishments per month accounting for 87% of the total growth in the State of Kansas and almost 66% in the Kansas City Metropolitan Area.

At this rate of growth, Johnson County adds the total number of businesses located in:

- Clay County, Missouri every 18 years;
- Wyandotte County, Kansas every 11 years;
- Cass County, Missouri every 7 years;
- Leavenworth County, Kansas every 4 1/3 years;
- Lafayette County, Missouri every 3 years;
- Franklin County, Kansas every 2 years; or
- Bates County, Missouri every 1 1/3 years.

Growth in Earnings

The annual earnings of those working in Johnson County grew from \$10.7 billion in 1997 to \$21.8 billion in 2007 – an increase of 104 percent. Johnson County accounted for 36% of the growth in earnings of all those holding jobs in Kansas and 43% of the increase of Kansas City MSA workers.

In 2008, Johnson County workers earned an average wage of \$47,941 – the highest in the state. The County's workers received 23% more than the Kansas average of \$38,941 and 6% more than the Kansas City metropolitan area average of \$45,263.

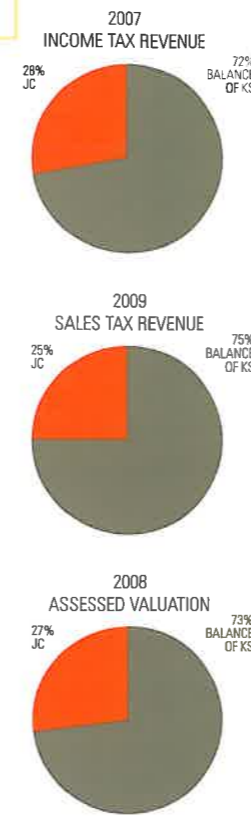
The total earnings of workers holding jobs in Johnson County grew by approximately \$1.1 billion per year during the 10-year period from 1997 to 2007. This accounted for 36% of the state's average annual increase of \$3.1 billion and 43% of the Kansas City MSA's increase of \$2.6 billion.

Tax Base

The Kansas Department of Revenue reported that in 2007 (the latest available data), the Kansas adjusted gross income of Johnson County taxpayers was \$20 billion. Accordingly, Johnson Countians paid \$774 million in Kansas Individual Income tax, 28% of the total from state residents.

In Fiscal Year 2009, over \$481 million in Kansas state sales tax was collected in Johnson County. This amounted to 25% of the state's total revenue from this source.

In 2008, the assessed valuation of real and personal property in Johnson County was \$8.2 billion. This accounted for 27% of the state's total.



Education

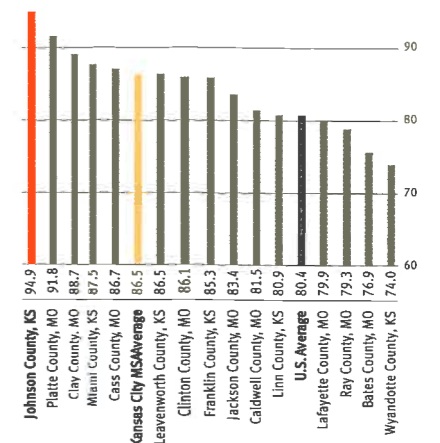
Johnson County's labor force historically ranks among the most highly educated in the nation. According to the 2000 Census, the educational attainment of Johnson County's residents compares very favorably with state and national averages.

2000 Johnson County Ranking

	High School Diploma	Bachelors Degree	Graduate or Professional Degree
KC Metro Rank	1st	1st	1st
National Rank	6th	18th	54th

Note: latest rankings available

% of Persons 25 & Older with at Least a High School Diploma



% of Persons 25 & Older with at Least a Bachelors Degree

