

City of Renton Economic Forecast
2006 - 2008

Prepared for

Finance and Information Services
City of Renton

by

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Introduction and Summary

This report updates the projections for the Renton economy for 2006 and 2007 as described in the City of Renton Economic Forecast dated June 2006, and provides a first look at the outlook for the economy in 2008. It relies on the October 2006 national economic forecast from Blue Chip Economic Indicators, a consensus of 50 national forecasters, and the September 2006 Puget Sound economic forecast as published in *The Puget Sound Economic Forecaster*.

Nationally, concern is presently focused on the housing market which has taken a turn for the worse. Over the past year, U.S. home sales have declined substantially while home price appreciation rates have plummeted—in some cases into negative territory. This has hurt homebuilders, but the greater fear is the potentially damaging impact on consumers, whose spending has been buoyed by big gains in home equity. Although forecasters have lowered their sights, the Blue Chip panel expects the economy to weather a four-quarter period of sub par growth before returning to the long-run trend rate in 2008. No member of the Blue Chip panel foresees a recession.

The Puget Sound economy, led by an employment rebound in primary industries and rising rates of net migration and household formation, is expected to outpace the U.S. economy over the forecast period. The expanding economy should help cushion any significant blow to the housing market stemming from reduced affordability. It will not, however, prevent a modest pullback in home sales and housing permits, and a sizeable drop in home price appreciation rates.

After falling in six of the previous seven years, rapid growth at Boeing is expected to lift total Renton employment by more than 8 percent this year. Job gains are expected to continue in 2007 and 2008. This should sustain population growth at close to 3 percent and maintain Renton's rising share of county-wide taxable retail sales.

Forecasts

The U.S. Economy

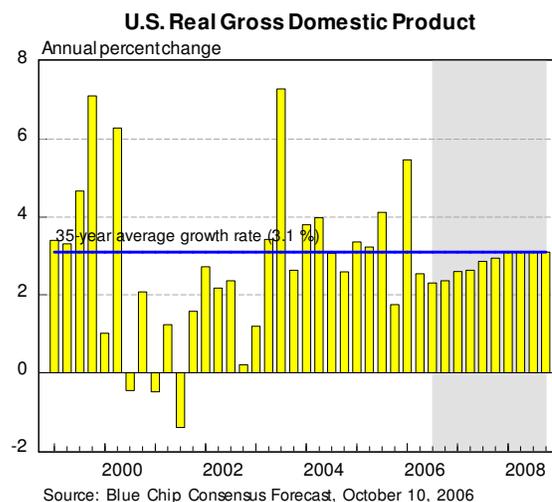
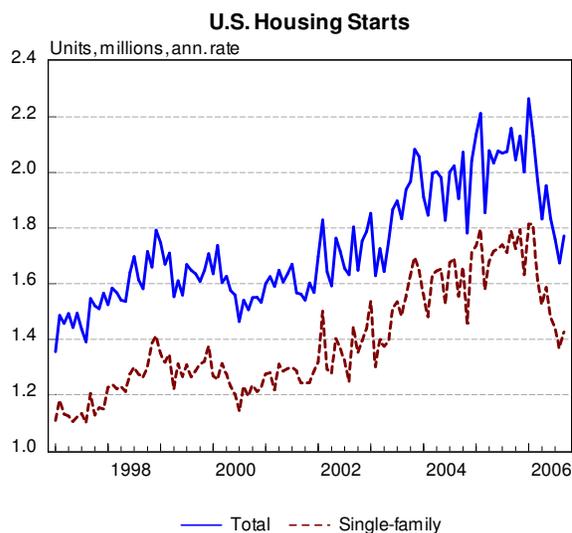
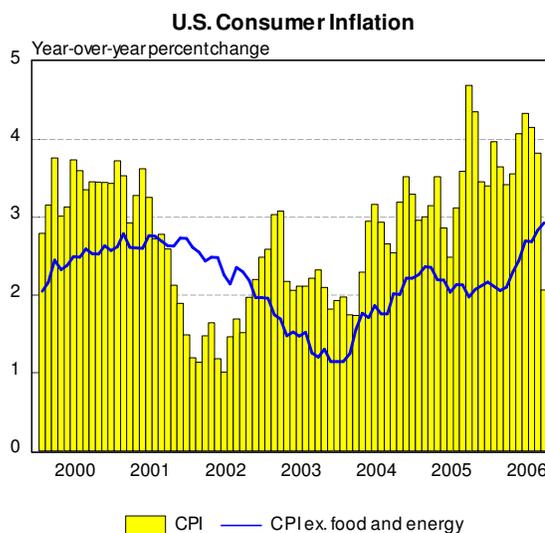
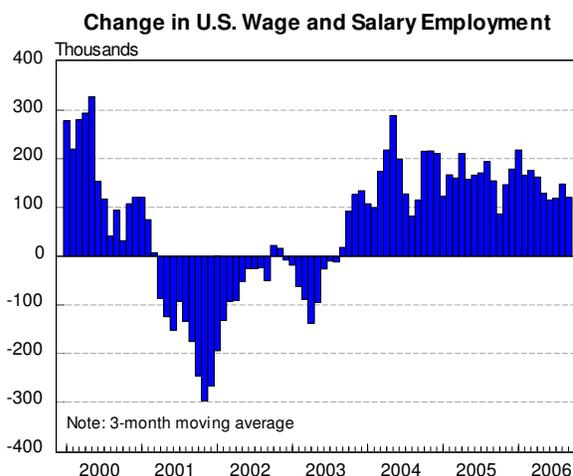
Although the rapidly cooling housing market is dampening overall economic growth, the October Blue Chip consensus forecast for the U.S. economy calls for real Gross Domestic Product (GDP) to increase at less than one-half of a percentage point below its long-run average growth rate between the third quarter of 2006 and the fourth quarter of 2007, before climbing back to the trend rate in 2008. On a yearly basis, this means that real GDP will increase 3.4 percent this year, 2.6 percent next year, and 3.1 percent in 2008.

The most problematic part of the forecast is the indeterminate impact of the retreat in housing. New single-family home sales in the third quarter fell to an annual rate of 1.027 million units, 20.8 percent below the year-earlier level, while the average sales price was up only 3.7 percent. Housing starts, led by a drop-off in single-family building,

amounted to 1.735 million units on an annualized basis in the third quarter, 17.4 percent below the year-earlier level. The Blue Chip consensus outlook calls for housing starts to dip to 1.640 million units in 2007 before recovering slightly in 2008. In this case, housing and housing-related activities would shave about a percentage point off real GDP growth in 2007. This drag is expected to be offset, in part, by continued growth in nonresidential construction and business spending on equipment and software, which has accelerated in each of the last two years and climbed at an 8.9 percent annual rate in the first half of this year. In this scenario, overall employment, wage growth, and consumer spending will remain relatively strong. On the other hand, it is possible that the decline in housing starts could be greater (the "bottom ten" Blue Chip forecasters predict that housing starts will average only 1.520 million units next year), and when coupled with reduced housing wealth and a sharp fall in mortgage refinancing, lead to much weaker consumer spending and slower overall economic growth. This downside risk would put the "soft landing" scenario in jeopardy.

Two key indicators which will help determine the course of the U.S. economy over the near term are employment and inflation. The latest monthly employment data show relatively steady job growth, although at a somewhat slower pace than in the first half of the year. Employers added an average of 121,000 jobs per month to nonfarm payrolls in the third quarter compared to an average of 146,000 jobs per month during the first half of the year. This suggests that job growth for the year will ease to 1.4 percent, only a tenth of percentage point slower than the 2005 pace. The unemployment rate averaged 4.7 percent in the third quarter. It has hovered between 4.6 and 4.8 percent over the last nine months, compared to an average of 5.1 percent in 2005, an indication of a tightening labor market.

Consumer inflation data remain much more uncertain than the employment figures, with the rise in "core" consumer prices (i.e. excluding food and energy) showing no signs yet of abating. The overall Consumer Price Index (CPI) was up 3.4 percent on a year-over-year basis in the third quarter, with the core rate up 2.8 percent, a post-recession high. The unanswered question at this point is whether inflation will continue to rise. Some forward-looking indicators such as commodity prices, gold, and the value of the dollar suggest that inflationary pressures have yet to peak, while other indicators such as bond yields and some consumer surveys are more optimistic. The Blue Chip panel expects lower inflation in coming quarters based on the assumption that "energy prices will stabilize and that pass-through of prior increases in energy costs into the prices of other goods and services will remain limited." However, improvement in the core rate, monitored closely by the Federal Reserve, could lag behind if the recent acceleration in inflation has become embedded in cost structures. Construction costs over the last twelve months, for example, have been rising three times as fast as the core inflation rate and are expected to continue to rise faster than overall prices.



Although the risks are weighted on the downside, even the most pessimistic Blue Chip participants are in the “soft landing” camp predicting 2.1 percent real economic growth in 2007 improving to 2.6 percent growth in 2008. The majority of national forecasters hold to the view that real GDP growth will be modestly (0.4 percentage points) below trend through the fourth quarter of 2007, and then return to the long-run average growth rate of 3.1 percent in 2008. Employment growth will ease from 1.4 percent this year to 1.1 percent by 2008, while the inflation rate cools from 3.5 to 2.3 percent. Housing starts will drop 22 percent over the 2006-07 period before steadying out. Short-term interest rates will be trimmed by about a quarter of a percentage point from current levels by the end of next year, while long term rates essentially move sideways.

The Puget Sound Economy

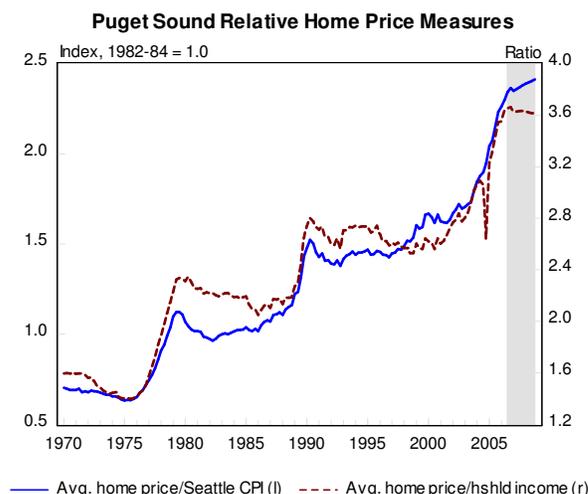
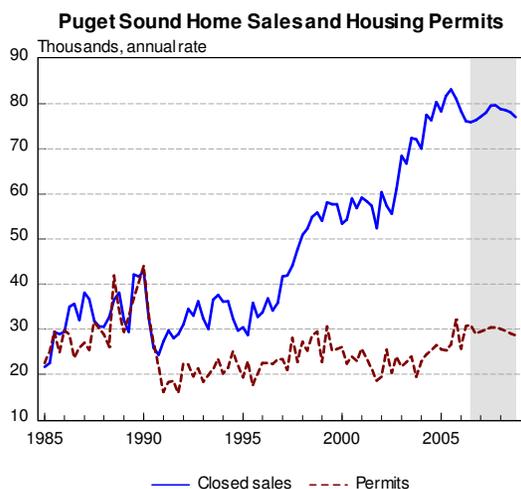
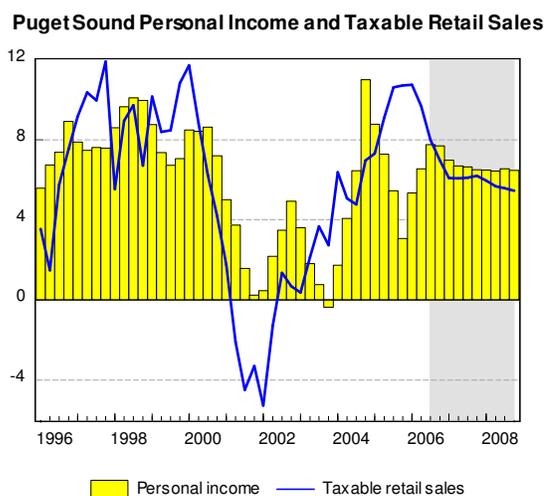
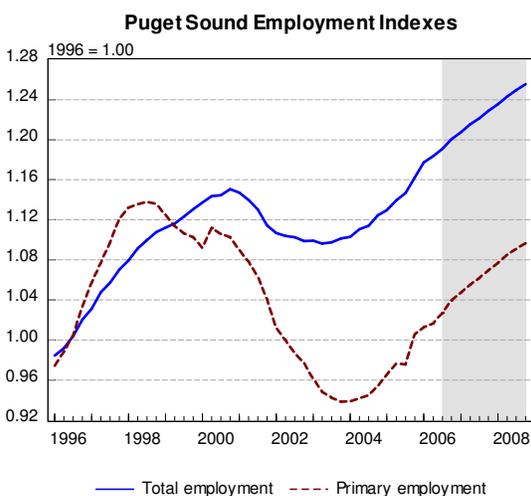
The Puget Sound regional economy (King, Kitsap, Pierce, and Snohomish counties), which endured a much deeper recession than the U.S. economy in the first half of the decade, now continues to enjoy a much stronger recovery. Since the end of the recession in the second quarter of 2003, regional employment has climbed at an annual rate of 2.7 percent, double the national growth rate. In recent quarters, the rate of job creation has been even stronger leading to a pickup in net migration and household formation. Given an expanding national economy, the regional outlook calls for employment growth of 2.5 percent in 2007 and 2.3 percent in 2008, slightly more than twice the expected U.S. growth rates. Growth in current-dollar personal income is expected to hold well above 6 percent. Housing permits are expected to edge higher this year, but then trend sideways. Home sales, after declining this year and part of next year, are expected to regain upward momentum in 2008.

Puget Sound primary industries, which mainly serve markets outside the region, represent key drivers of the regional economy. They are expected to expand payrolls at a 3.1 percent annual rate through then end of 2008. This will include an estimated 14,700 new aerospace jobs (an 8.4 percent annual growth rate), 5,300 Microsoft jobs (6.5 percent annual growth), and an increasing share of jobs in professional and business services (e.g., legal services, engineering services, computer systems design) which have contributed disproportionately to the recovery of the regional economy since the end of the recession.

The climb in aerospace is noteworthy. While the expected job gain is substantial— aerospace employment could reach 85,000 jobs by the fourth quarter of 2008, about the same level as in the fourth quarter of 2001—this increase would still leave aerospace payrolls more than 25,000 jobs (22 percent) below the peak in 1998. Yet airplane deliveries from Boeing Puget Sound plants could come within 6 percent of the all-time record of 561 planes in 1999, if planned assembly of the new 787 airplane stays on schedule and production rates for other planes rise as indicated by newspaper accounts. The prospect of substantial increase in deliveries relative to employment implies a significant jump in aerospace productivity.

A consequence of the rebound in Puget Sound primary industry jobs over the last two years is increased demands on secondary industries such as retail trade and “other” services including education and health care, food services, and personal services. As overall labor demand has outpaced labor force growth, labor markets have tightened considerably. The 4.6 percent unemployment rate in the third quarter, for example, was 0.5 percentage points below the year-earlier mark and 2.4 percentage points below the recession high three years ago. An important upshot of this strong employment growth and low unemployment rate is pickup in population growth through increased net migration. Net migration in the region is predicted to total 34,300 new residents this year (double last year’s count) and is expected to rise to nearly 40,000 newcomers in 2007 before easing slightly, along with employment growth, in 2008. This means that the population growth rate, up from only 1.0 percent last year, will reach 1.8 percent in 2007

before slowing to 1.6 percent in 2008. The number of new households created in the region will jump from 18,300 last year to 27,400 in 2007 supporting all consumer markets, general retail as well as housing. Puget Sound taxable retail sales, for example, which are determined primarily by growth in population and personal income, are expected to climb 6.1 percent in 2007 and 5.7 percent in 2008.



In contrast to the slumping national housing market, the four-county Puget Sound housing market is still giving mixed messages. Home sales in the third quarter, for example, were down 10.8 percent from the year-earlier period, but the average home price was up 12.5 percent. Single-family housing permits were off 21.5 percent over the four quarters, but total permits were 6.9 percent higher. Comparison between the second and third quarters (using seasonally-adjusted data), however, reveals clear signs of weakening: continued steady decline in home sales with rapid buildup in housing inventories, an annualized appreciation rate of only 5.6 percent, and slippage in total

permits from an annualized rate of 29,100 units in the second quarter to 27,600 units in the third quarter.

While the fundamental demand for housing, as represented by the outlook for employment growth, net migration, and household formation remains strong, the decrease in housing affordability in recent quarters is expected to continue to weigh on the market. Average household income in the region has climbed at a 5 percent rate over the last year, far short of the increase in the average home price. Thus, the annual mortgage payment on an average-priced home has leaped from 17 percent of household income to over 21 percent. In addition, the sharp correction in the home price appreciation rate relative to the mortgage rate is expected to alter the purchase incentive for first-time buyers, speculators, and investors leading to reduced demand.

Taking into account the slippage during the first half of this year from the December 2005 peak, and the conflicting fundamentals (strong employment and population growth versus the deterioration in affordability) the forecast calls for Puget Sound area home sales to decline 5.5 percent in 2006 and then meander sideways in 2007 and 2008 remaining below the 2005 record. Housing permits, based on year-to-date performance, are expected to rise 6.1 percent this year, but then flatten out in 2007 and 2008 reflecting the same forces driving home sales as well as the buildup in housing inventory.

King County is expected to continue to grow more slowly than the other counties. For example, job creation from 2006 to 2008 in the region outside of King County (i.e. in Kitsap, Pierce, and Snohomish counties) is forecast to average 0.3 percentage points faster per year than in King County (3.1 versus 2.8 percent) while growth in personal income will average a full percentage point per year stronger (7.3 versus 6.3 percent). Housing starts in Kitsap, Pierce, and Snohomish counties will total 45,900 over the three-year period versus 42,400 estimated for King County. On the other hand, due to its sheer size, King County will account for more than 60 percent of the absolute job growth and nearly 40 percent of the population growth in the region.

Some historical perspective on housing prices may be useful in view of their recent run up. Although the timing is always difficult to forecast, a sharp slowdown in housing prices (as expected for 2007 and 2008) has accompanied each regional housing cycle over the last thirty-five years. As shown in the graph above, the typical result is for housing prices to trend sideways relative to the rise in the consumer price index and the growth in household income. Slight decline in these relative house price measures has occurred at times (meaning the average house price has increased more slowly than the inflation rate or the growth in household income), but for the most part this has been short-lived—typically during a recession, which is not expected during the forecast period. Nevertheless, although the long run increase in home prices has been several times the increase in overall prices and household income, the trend is not smooth and not without interruption, a pattern that is expected to continue.

Summary Forecast: U.S., Puget Sound, and King County

Annual Percent Change

	2004	2005	2006	2007	2008
United States					
GDP (\$00)	3.9	3.2	3.4	2.6	3.1
Employment	1.1	1.5	1.4	1.2	1.1
Personal income (cur. \$)	5.9	5.4	5.5	5.7	5.5
Consumer price index	2.7	3.4	3.5	2.5	2.3
Housing starts	5.9	5.6	-10.6	-11.4	2.4
Puget Sound Region¹					
Employment	1.3	2.8	3.8	2.5	2.3
Personal income (cur. \$) ²	9.0	1.7	6.9	6.7	6.5
Consumer price index	1.1	2.8	3.4	2.7	2.8
Housing permits	12.6	10.7	6.1	3.3	-2.4
Taxable retail sales	5.8	9.5	8.8	6.1	5.7
Population	0.8	1.0	1.5	1.8	1.6
King County					
Employment	0.8	2.3	3.7	2.5	2.1
Personal income (cur. \$) ²	11.6	-1.1	6.5	6.3	6.1
Housing permits	14.1	10.9	13.8	2.1	-4.1
Taxable retail sales	5.3	8.4	8.4	5.6	5.3
Population	0.7	0.9	1.1	1.3	1.2

¹ King, Kitsap, Pierce, and Snohomish counties.

² Growth rates for 2004 and 2005 reflect impact of one-time Microsoft stock dividend recorded in fourth quarter of 2004.

Source: *Blue Chip Economic Indicators*, October 2006; *The Puget Sound Economic Forecaster*, September 2006.

The Renton Economy

The most remarkable characteristic of the Renton economy in recent years has been the sustained and relatively strong growth in population despite persistent declines in employment due to retrenchment at Boeing. Over the seven-year period 1999 to 2005, the City's population growth rate averaged 2.8 percent per year (2.7 percent excluding annexations) even though employment dropped by a total of 23.3 percent (Boeing jobs were halved). Increased housing supply was an important contributor to the continued rise in population. Renton housing permits between 1999 and 2005 were 55 percent greater than in the previous seven-year period (1992-1998). In King County the comparable increase in housing supply was only 12 percent.

As shown in the table below, the relationship between employment and population was more typical in the 1990s. Although the connections are not perfect, for both the City and the County, employment losses or very weak job growth in the first half of the

decade resulted in relatively mild gains in population and taxable retail trade sales, while pickup in job creation in the second half of the decade led to faster population growth in Renton and much stronger spending activity in both Renton and the County. The first half of the current decade was similar to the first half of the 1990s (except for Renton's population growth), with employment slack leading to slow population growth in the County and weak retail sales for both the City and the County. Looking forward, the forecast calls for a return to more robust growth across-the-board, as faster job creation lifts both population and taxable retail trade sales. The 4.2 percent employment growth rate predicted for Renton between 2005 and 2008 is one and one-half times the expected King County rate. The City's population growth rate will average more than twice the County pace.

Renton and King County
Comparison of Key Economic Indicators
Average Annual Percent Change

	1990-95	1995-00	2000-05	2005-08
Renton				
Employment	-3.6	5.5	-4.9	4.2
Population	1.7	2.0	2.6	2.8
Taxable retail trade sales	0.9	14.0	3.1	7.5
King County				
Employment	0.9	3.9	-0.7	2.8
Population	1.5	1.3	0.6	1.2
Taxable retail trade sales	3.6	8.3	2.4	6.1

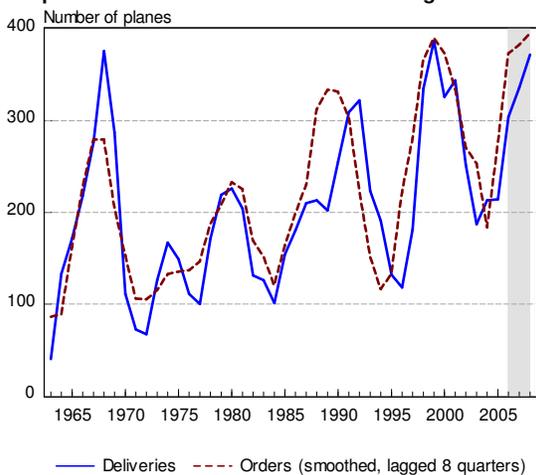
Boeing Operations

Despite the protracted restructuring of the airline industry and ongoing challenges such as high fuel costs, which have offset other cost reductions, improved traffic growth in recent years and stronger financial performance have finally stimulated new airplane orders. World-wide airline passenger traffic, which fell 3.0 percent between 2000 and 2002, has climbed more than 20 percent over the last three years. Orders for Boeing 737 airplanes assembled in Renton, which averaged only 176 planes per year from 2001 to 2004, soared to 574 planes last year and totaled 549 airplanes through the first three quarters of 2006. As of the end of September, there were 1,449 unfilled 737 orders amounting to four and one-half years of production at current delivery rates.

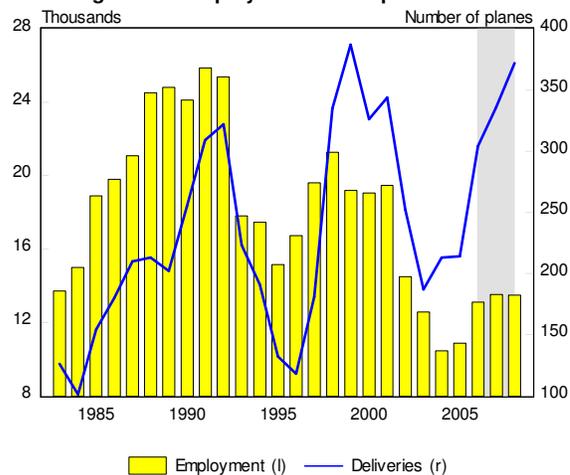
Although the forecast calls for slower rise in 737 orders in 2007 and 2008 (450 airplanes over the two-year period), the growing backlog as well as indications from Boeing, imply that delivery rates will climb perhaps to as high as 28-31 planes per month, which would match the output of the Renton plant in the late 1990s. This level of production is also consistent with the long-range forecast for delivery of single-aisle airplanes as described in Boeing's *2006 Current Market Outlook*. The twenty-year forecast calls for delivery of

16,540 single-aisle airplanes, an average of 827 planes per year. (Note: this is an 8.4 percent increase from last year's projection). A conservative estimate of the split in this market among producers of regional jets, Airbus, and Boeing suggests that Boeing deliveries might average 330 to 372 planes per year. As shown below, production typically lag orders by six to eight quarters. Thus, the pickup in 737 deliveries this year to 304 planes (from 214 in 2005) is expected to continue, reaching 336 planes in 2007 and 372 planes in 2008.

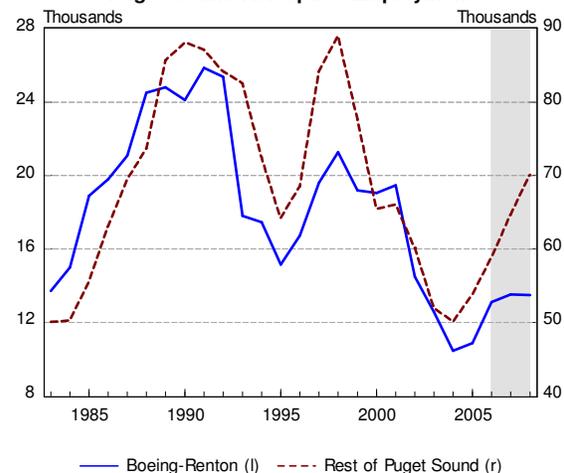
Airplane Deliveries and Orders from Boeing Renton Plant



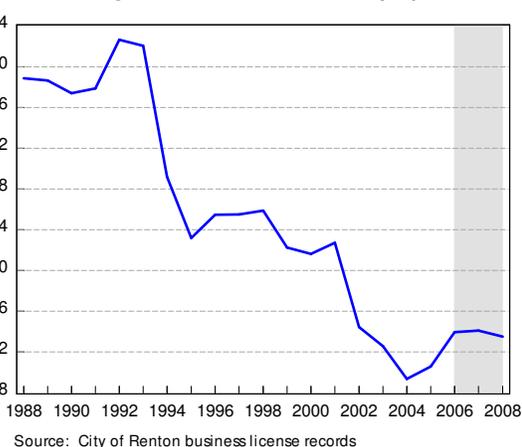
Boeing Renton Employment and Airplane Deliveries



Puget Sound Aerospace Employment



Boeing Share of Total Renton Employment



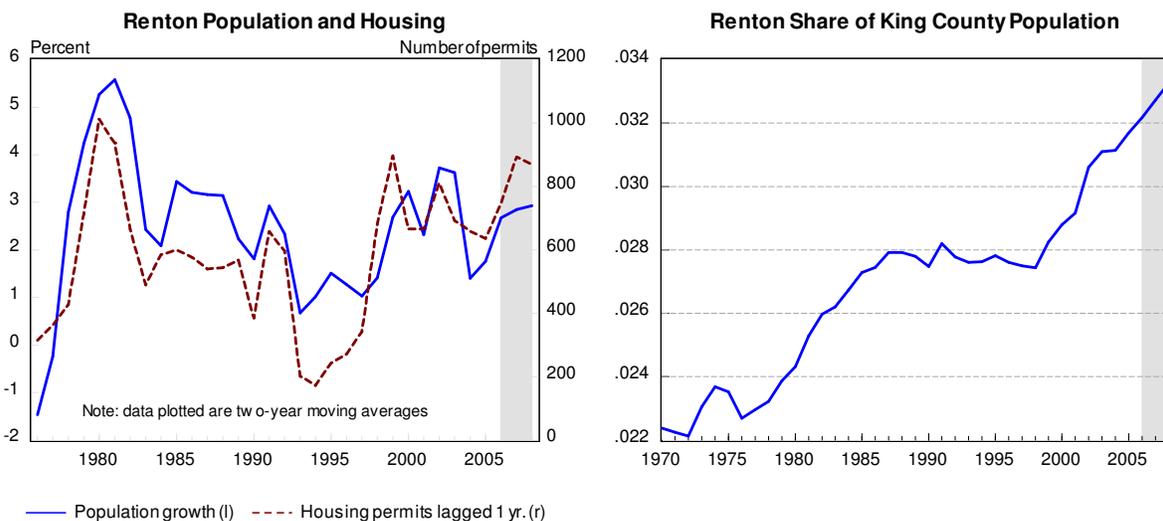
In reaction to the stronger production, Boeing employment in Renton, based on City business license records, is expected to jump by more than 20 percent this year to 13,100 jobs. This follows a 4 percent gain last year after the loss of 10,800 jobs between 1998 and 2004. The forecast for Boeing employment in 2007 and 2008 is based on the aerospace job outlook for the region and expected deliveries from the Renton plant relative to total airplane deliveries. This model results in a 400-job increase (3.1 percent) to 13,500 in 2007. Boeing employment in Renton is expected to remain steady in 2008

as aerospace payrolls in Snohomish County climb. As a share of total Renton employment, Boeing jobs level out about 34 percent, up from 29 percent in 2004.

Employment, Population, and Housing

The large decline in Boeing jobs between 1998 and 2004 caused employment in Renton outside of Boeing to stagnate. Stated differently, the indirect impact or ripple effect of the Boeing job cuts was largely offset by growth elsewhere in the Renton economy. (The relatively strong population growth and housing activity during this period cited earlier are evidence of such growth.) Now, however, with Boeing jobs on the rise (and the indirect drag of the Boeing decline lifted), this underlying growth is expected to finally show through in terms of actual increases in employment. Renton employment outside of Boeing is expected to grow 3.3 percent this year and about 2.5 percent per year in 2007 and 2008. This will raise non-Boeing employment to 26,750 jobs by 2008. Together, the Boeing and non-Boeing job gains are expected to lift total Renton employment 8.6 percent this year, 2.7 percent in 2007, and 1.5 percent in 2008.

According to the Washington State Office of Financial Management (OFM), Renton population climbed 2.7 percent in the year ending April 1, 2006, the same growth rate as in 2005, but well above the 1.4 percent average for 2003 and 2004. As shown below, there is a strong correlation between the City's population growth rate over time and lagged housing permits. There were 889 housing permits (units) issued in Renton in 2005 according to the U.S. Census Department series, up from an average of 640 units over the prior three years.



Based in part on the forecast for the Puget Sound economy, Renton housing permits are expected to climb slightly higher this year before cooling in 2007 and 2008. Renton population (excluding annexations), modeled on the growth in Puget Sound population and the change in Renton housing permits relative to the change in Puget Sound housing

permits, is forecast to rise 3.0 percent in 2007 and 2.8 percent in 2008. The City's share of King County population will continue its steady climb of the last few years.

Taxable Retail Sales

Many of the region's largest cities continue to show strong growth in taxable retail sales, a particularly good economic measure, since it includes retail trade (largely consumer spending) as well as construction, wholesaling, and certain professional services (largely business spending). The dispersed growth throughout the region illustrates the integrated nature of the regional economy and the breadth of the last two and one-half years of economic recovery. The 2005 advance of 9.5 percent for the region was the strongest gain since the late 1990s and growth in the first half of 2006 was even faster. Taxable retail sales in King County, which rose 8.4 percent in 2005, jumped 10.8 percent in the first half of 2006 compared to the year-earlier period.

Total Taxable Retail Sales Puget Sound and Selected Cities

Annual Percent Change

	2000	2001	2002	2003	2004	2005	2006 ¹
Auburn	6.2	0.9	0.9	2.7	13.9	3.8	6.6
Bellevue	7.2	-10.7	-3.4	0.3	4.1	11.6	9.0
Everett	3.6	-2.5	-3.4	-0.3	3.1	11.2	22.5
Federal Way	4.8	0.9	1.7	-1.6	0.9	8.4	13.7
Kent	8.2	-2.0	-4.4	-4.5	12.9	2.5	16.6
Kirkland	5.9	-8.3	-4.0	8.1	6.9	15.7	17.0
Puyallup	10.2	1.4	6.4	4.7	6.3	8.4	8.1
Redmond	3.0	-11.1	-6.6	2.8	5.8	7.0	15.8
Renton	12.6	0.1	-1.2	5.1	5.1	5.3	9.5
SeaTac	7.0	-0.6	8.3	-5.6	5.4	7.5	4.3
Seattle	7.0	-4.4	-2.7	-1.2	2.8	10.6	11.6
Tacoma	4.8	2.5	-1.5	6.7	3.3	10.1	9.8
Tukwila	16.7	-9.1	-8.6	5.9	2.6	4.0	8.0
Puget Sound ²	7.6	-2.0	-1.2	2.2	5.8	9.5	11.1

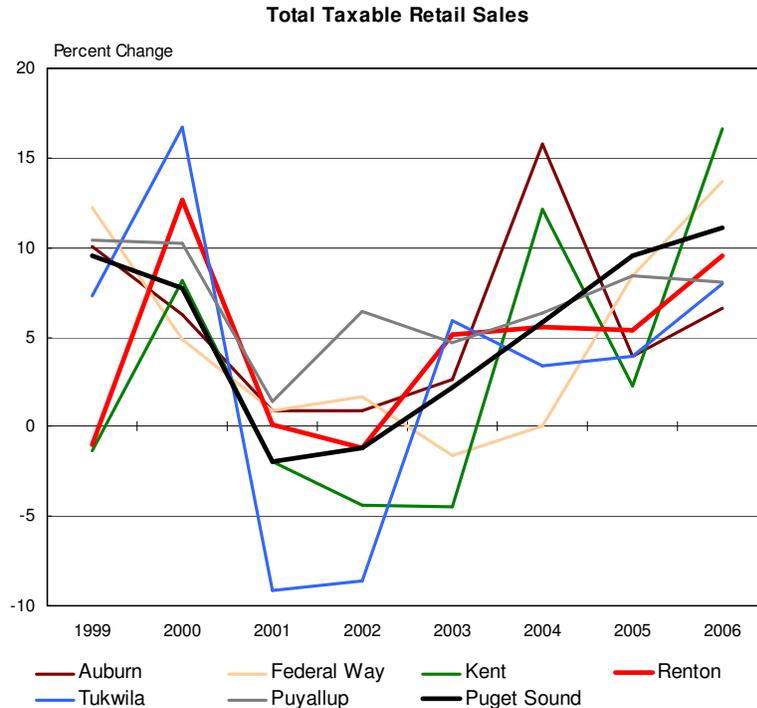
¹ two quarters of 2006 versus two quarters of 2005

² King, Kitsap, Pierce, and Snohomish counties

The double-digit performance for the region and King County in the first two quarters of this year, however, is above expectations going forward. As shown in the table on page 7, taxable retail sales for the Puget Sound region and King County are expected to rise 8.8 and 8.4 percent respectively this year, and then moderate in 2007 and 2008 as growth in personal income weakens and housing activity slows.

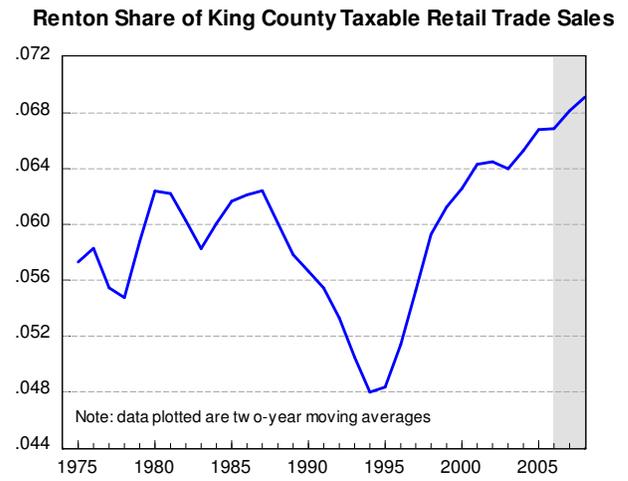
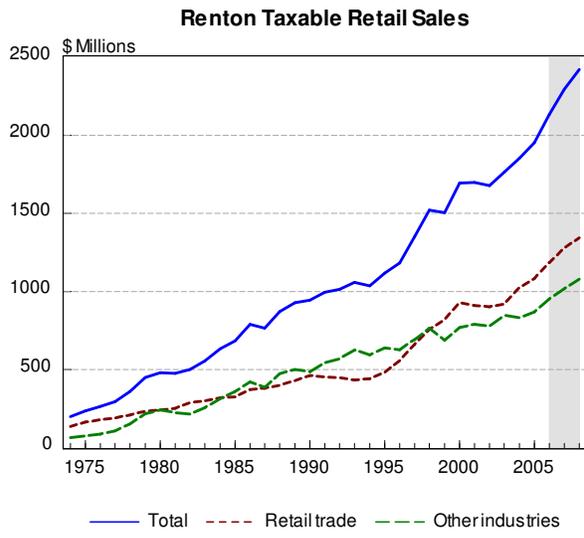
Compared to nearby cities shown in the chart below, Renton's 9.5 percent increase in total taxable retail sales in the first half of 2006 was in the middle of the pack. However, growth in the retail trade portion of taxable retail sales, at 10.5 percent, was second only to Kent, which climbed more than 20 percent. The first-half increase in taxable retail

trade sales for other cities shown in the graph averaged 6.5 percent. Taxable sales growth in Renton's other industries (outside of retail trade) climbed 8.2 percent in the first half of the year, led by construction, accommodation and food services, and other services (including professional, management, education, and health services).



For forecasting purposes, Renton taxable retail sales are modeled as a function of taxable retail sales in the Puget Sound economy, the outlook for residential building in Renton, and the expected change in Renton population relative to the change in Puget Sound population. This approach attempts to capture both the regional drivers of retail spending (through the Puget Sound variable) and the particular forces affecting spending in Renton. Separate forecasts are made for the retail trade and other industry categories. According to the models, total taxable retail sales in Renton, which rose 5.3 percent in 2005, will increase 9.4 percent this year, 7.5 percent in 2007, and 5.5 percent in 2008 reaching \$2.4 billion. This growth will outstrip the expected growth in King County taxable retail sales leading to continued rise in Renton's share of the total.

As discussed in previous reports, wide swings in several of the taxable retail sales categories pose a significant challenge to forecasting. The sales forecasts might best be viewed as baseline projections and made more accurate by separately accounting for large construction projects that have been permitted but not yet started, and for expected changes to retail business activity underway but not yet complete. In particular, no separate estimate of taxable retail sales from The Landing redevelopment project is included in these forecasts.



**City of Renton
Baseline Economic Forecast
October 31, 2006**

	----- Actual -----				----- Forecast -----		
	2002	2003	2004	2005	2006	2007	2008
Boeing Renton Plant							
Orders (Planes)	162	213	152	574	555	250	200
Deliveries (Planes)	252	187	213	214	304	336	372
Renton Employment¹							
Total	42,047	38,616	35,598	35,551	38,600	39,650	40,250
Percent Change	-7.7	-8.2	-7.8	-0.1	8.6	2.7	1.5
Boeing	14,481	12,568	10,448	10,865	13,100	13,500	13,500
Percent Change	-25.6	-13.2	-16.9	4.0	20.6	3.1	0.0
Other	27,566	26,048	25,150	24,686	25,500	26,150	26,750
Percent Change	5.6	-5.5	-3.4	-1.8	3.3	2.5	2.3
Renton Population							
Percent Change	5.3	2.0	0.8	2.7	2.7	3.0	2.8
Renton Building Permits²							
Residential - New Construction							
Units Authorized	648	669	602	889	897	841	760
Value (\$ Mil.)	92.383	126.311	106.322	144.758	159.685	155.568	145.713
Average Value (\$ Thou.)	142.6	188.8	176.6	162.8	178.0	185.0	191.7
Renton Taxable Sales³							
Retail Trade (\$ Mil.)	901.3	918.2	1,022.6	1,082.2	1,182.7	1,279.1	1,343.5
Other Industries (\$ Mil.)	<u>776.5</u>	<u>845.4</u>	<u>830.7</u>	<u>869.0</u>	<u>952.0</u>	<u>1,016.0</u>	<u>1,077.6</u>
Total (\$ Mil.)	1,677.8	1,763.6	1,853.3	1,951.2	2,134.7	2,295.1	2,421.1
Percent Change	-1.2	5.1	5.1	5.3	9.4	7.5	5.5

¹ FTE employees working in Renton; based on City of Renton business license records.

² U.S. Census Department series.

³ Washington Department of Revenue; Industry classification follows North American Industrial Classification System (NAICS).