2022
DICKINSON COUNTY DATA BOOKLET

DICKINSON AREA
ECONOMIC DEVELOPMENT
ALLIANCE

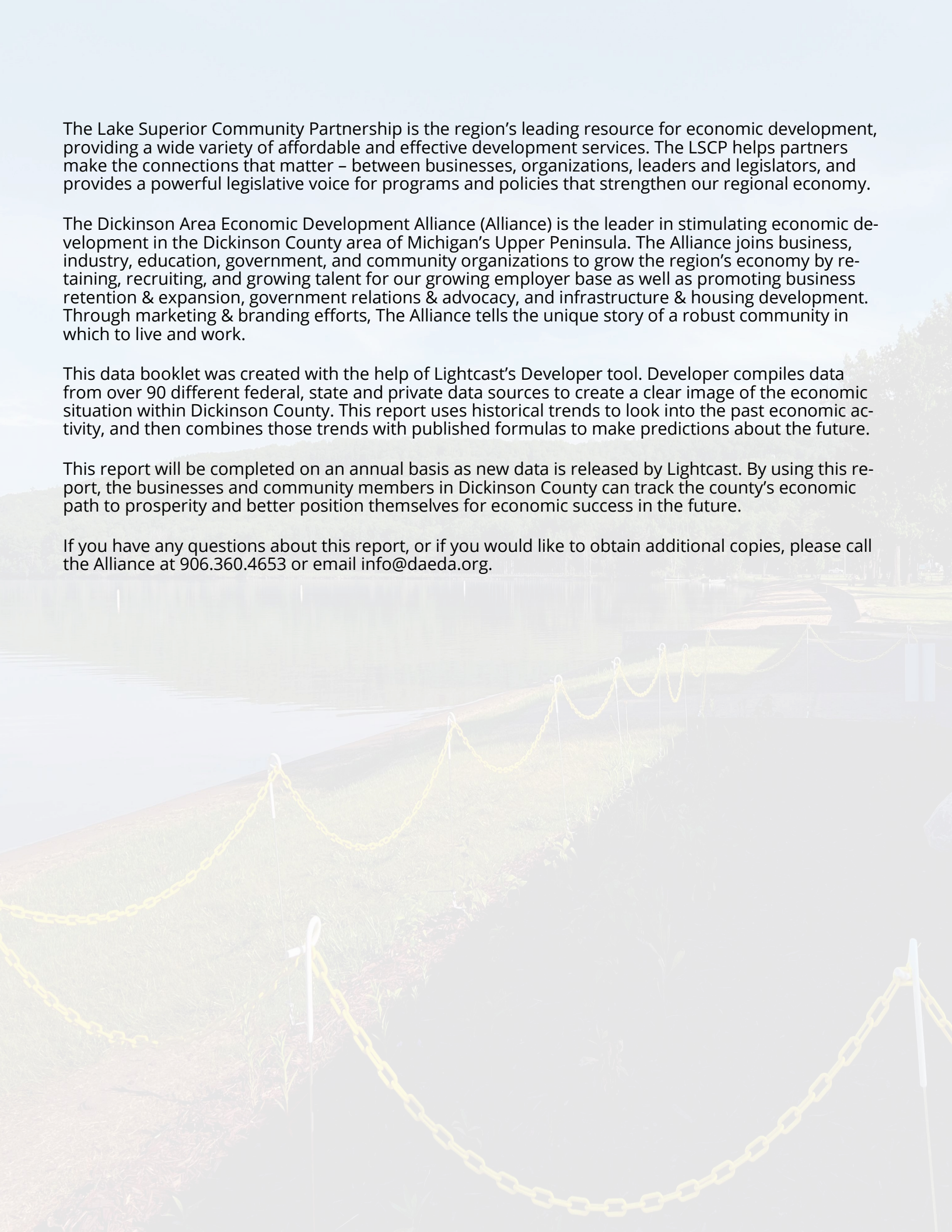**Presented By**

The Dickinson Area Economic
Development Alliance

25 YEARS
LAKE SUPERIOR
COMMUNITY PARTNERSHIP

Prepared By

Lake Superior Community Partnership
Business Development Department

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The Lake Superior Community Partnership is the region's leading resource for economic development, providing a wide variety of affordable and effective development services. The LSCP helps partners make the connections that matter – between businesses, organizations, leaders and legislators, and provides a powerful legislative voice for programs and policies that strengthen our regional economy.

The Dickinson Area Economic Development Alliance (Alliance) is the leader in stimulating economic development in the Dickinson County area of Michigan's Upper Peninsula. The Alliance joins business, industry, education, government, and community organizations to grow the region's economy by retaining, recruiting, and growing talent for our growing employer base as well as promoting business retention & expansion, government relations & advocacy, and infrastructure & housing development. Through marketing & branding efforts, The Alliance tells the unique story of a robust community in which to live and work.

This data booklet was created with the help of Lightcast's Developer tool. Developer compiles data from over 90 different federal, state and private data sources to create a clear image of the economic situation within Dickinson County. This report uses historical trends to look into the past economic activity, and then combines those trends with published formulas to make predictions about the future.

This report will be completed on an annual basis as new data is released by Lightcast. By using this report, the businesses and community members in Dickinson County can track the county's economic path to prosperity and better position themselves for economic success in the future.

If you have any questions about this report, or if you would like to obtain additional copies, please call the Alliance at 906.360.4653 or email info@daeda.org.

NONFARM PAYROLL EMPLOYMENT

Year	Nonfarm Payroll Employment	Change From Previous Year
2012	14,448	84
2013	14,158	-290
2014	14,850	422
2015	14,645	-205
2016	14,641	-4
2017	14,668	27
2018	14,932	264
2019	14,519	-413
2020	13,602	-917
2021	14,503	901
2022	14,484	-19

The U.S. Department of Labor Statistics implemented a number of methodological changes in the production of state and county employment and unemployment estimates. As such, some counties reflected larger than normal revisions to prior year estimates.

What it is:

The total number of jobs within the county excluding farm work, unincorporated self-employment and employment by private households, nonprofit organization, and the military and intelligence agencies.
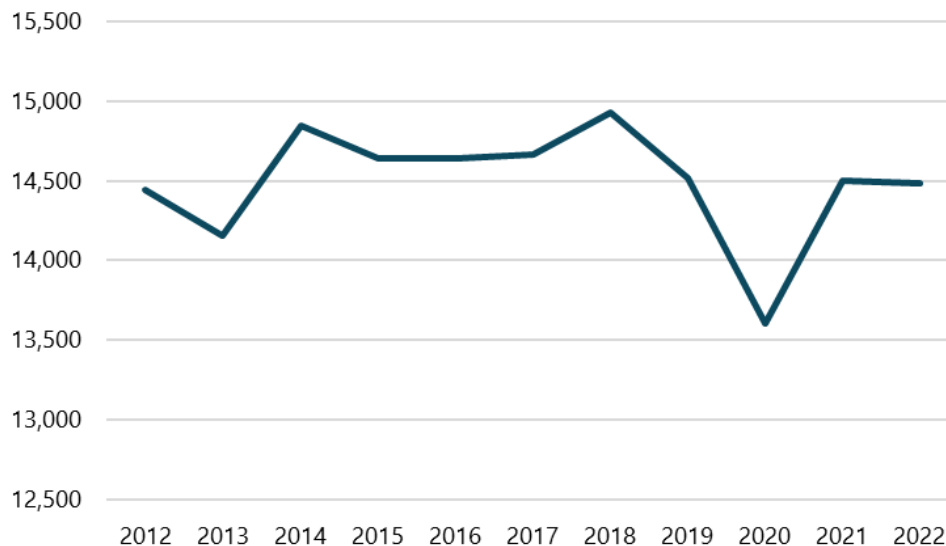
Why it matters:

Nonfarm payroll reports help show the overall health of the economy by showing the number of additional jobs added from the previous year.

What it means:

From 2012 to 2014, employment increased by 422, followed by a slight decline of 205 in 2015. The following years saw only small changes until 2020 when a significant drop of 917 jobs occurred, likely due to the impact of the COVID-19 pandemic. However, in 2021, the economy recovered, adding 901 jobs, and there was a minor decrease of 19 jobs in 2022.

Payroll Employment Trend

UNEMPLOYMENT RATE

What it is:

The total percentage of persons that do not have a job, but have actively looked for work in the prior four weeks, and are available to work.

Why it matters:

A lower rate of unemployment means that more people in the county are able to find work. A decreasing rate of unemployment is an indicator of a growing regional economy.
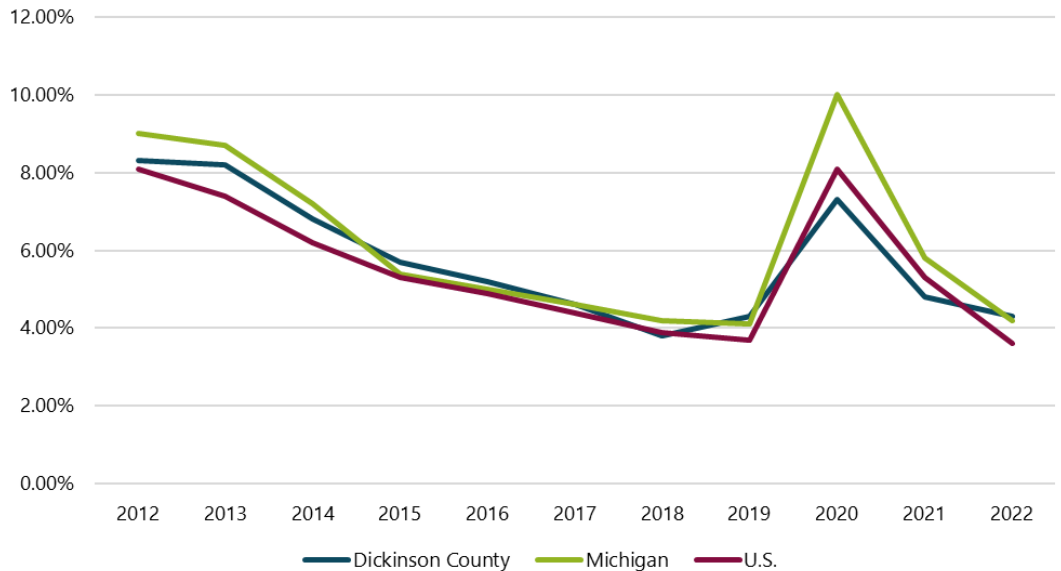
What it means:

In Dickinson County, a gradual but noticeable decline in its unemployment rate reflects a positive trend in the region's economic landscape. From 8.3% in 2012 to 4.3% in 2022, the county has steadily improved its employment prospects, despite consistently higher rates compared to the state and national averages. Temporary setbacks, such as the peak in 2020 at 7.3%, can be attributed to the pandemic's economic turbulence. Nonetheless, the county's resilience underscores effective local policies and the community's perseverance in fostering growth and overcoming challenges.

Year	Dickinson County	Michigan	U.S.
2012	8.3%	9.0%	8.1%
2013	8.2%	8.7%	7.4%
2014	6.8%	7.2%	6.2%
2015	5.7%	5.4%	5.3%
2016	5.2%	5.0%	4.9%
2017	4.6%	4.6%	4.4%
2018	3.8%	4.2%	3.9%
2019	4.3%	4.1%	3.7%
2020	7.3%	10.0%	8.1%
2021	4.8%	5.8%	5.3%
2022	4.3%	4.2%	3.6%

Source: Michigan Bureau of Labor Market Information and Strategic Initiatives.

Unemployment Trend

Dickinson County — Michigan — U.S.

MAJOR INDUSTRIES

Ten-Year Employment Trend

Legend: Construction, Manufacturing

Employment Projections

Legend: Construction, Manufacturing

Source: Lightcast's model, incorporating data from the following agencies: Michigan Department of Labor and Economic Growth, Bureau of Labor Market Information and Strategic Initiatives.

What it is:

The total number of jobs in the Construction and Manufacturing industries in Dickinson County.
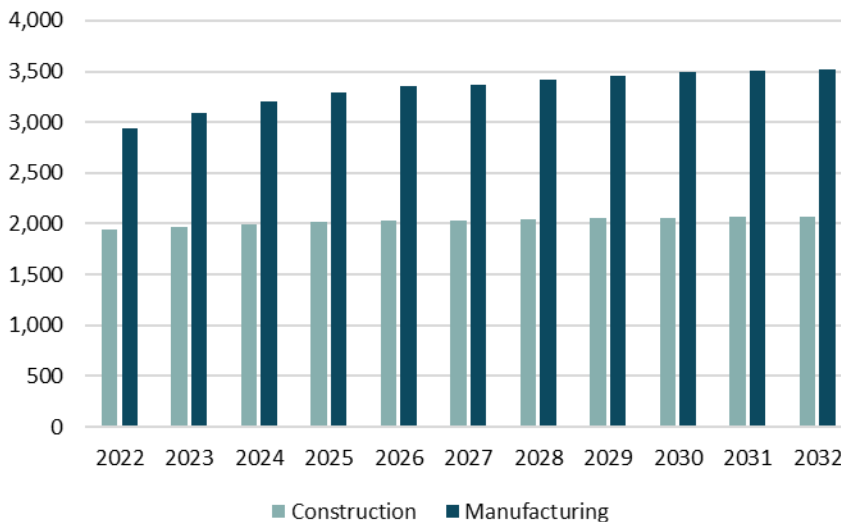
Why it matters:

Construction and Manufacturing are two of the largest contributing industries to Gross Regional Product in Dickinson County. Because these industries have a considerable influence on the local economy, their economic health can be analyzed to make predictions about the local economy as a whole.

What it means:

In the Construction sector, there were fluctuations, with a dip in 2020 to 1,911 followed by a recovery to 1,942 by 2022. Meanwhile, Manufacturing exhibited steady growth, starting at 2,341 in 2012 and rising consistently to 2,939 by 2022. This upward trend is expected to continue, reaching 3,519 by 2032.

EMPLOYMENT BY INDUSTRY

What it is:

The change in the total number of jobs in a given industry.

Why it matters:

Employment change by industry shows which industries in the county are growing or expanding, and which industries may be in decline.

What it means:

From 2022 to 2032 the Manufacturing sector is excepted to see a 20% growth, in part it can be attributed to the global building products manufacturer LP Building Solutions, which is expanding its operations with support from the Michigan Strategic Fund. The expansion in Manufacturing is excepted to have a positive ripple effect, contributing to the growth of many other sectors like Construction which is excepted to see a 13% increase. Educational Services are excepted to see a growth of 1%. This growth is crucial as it enables local students to gain early exposure to future opportunities within the burgeoning Manufacturing sector.

Industry	2022 Jobs	2032 Jobs	Change	Percent Change
Agriculture, Forestry, Fishing, and Hunting	177	202	25	1%
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0%
Utilities	70	87	17	1%
Construction	1,942	2,069	126	13%
Manufacturing	2,939	3,519	580	20%
Wholesale Trade	362	488	126	3%
Retail Trade	1,711	1,829	118	12%
Transportation and Warehousing	412	461	49	3%
Information	64	98	34	0%
Finance and Insurance	297	297	1	2%
Real Estate, Rental, and Leasing	85	101	16	1%
Professional, Scientific, and Technical Services	456	566	109	3%
Management of Companies and Enterprises	71	101	31	1%
Administrative, Support, Waste Management, and Remediation Services	320	402	81	2%
Educational Services	82	103	21	1%
Health Care and Social Assistance	1,066	1,111	44	7%
Arts, Entertainment, and Recreation	122	132	10	1%
Accommodation and Food Services	1,134	1,292	157	8%
Other Services (except Public Administration)	494	594	100	3%
Government	2,560	2,451	(110)	-18%
Total	14,484	16,135	1,651	100%

2022 Employment by Industry
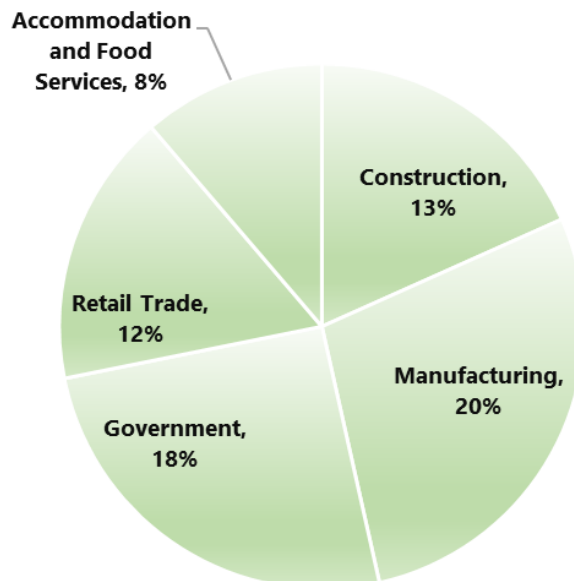
Accommodation and Food Services, 8%
Construction, 13%
Retail Trade, 12%
Manufacturing, 20%
Government, 18%

GROSS REGIONAL PRODUCT

Industry	2022 GRP	% of Total
Manufacturing	$498,092,093	31%
Government	$276,476,860	17%
Construction	$232,562,588	14%
Retail Trade	$133,288,275	8%
Wholesale Trade	$66,315,466	4%
Health Care and Social Assistance	$74,436,943	5%
Finance and Insurance	$53,256,971	3%
Utilities	$42,966,717	3%
Professional, Scientific and Technical Services	$45,572,219	3%
Transportation and Warehousing	$40,066,307	3%
Accommodation and Food Services	$44,845,549	3%
Other***	$101,979,173	6%
Total	$1,609,859,162	100%

***Denotes industries with GRP less than $25,000,000 and is comprised of Agriculture, Forestry, Fishing and Hunting, Mining, Quarrying and Oil and Gas Extraction, Information, Real Estate and Rental and Leasing, Management of Companies and Enterprises, Administrative and Support and Waste Management and Remediation Services, Educational Services, Arts, Entertainment, and Recreation, Other Services (except Public Administration).

Source: Lightcast's model, incorporating data from the following agencies: Michigan Department of Labor and Economic Growth, Bureau of Labor Market Information and Strategic Initiatives.

Gross Regional Product by Industry
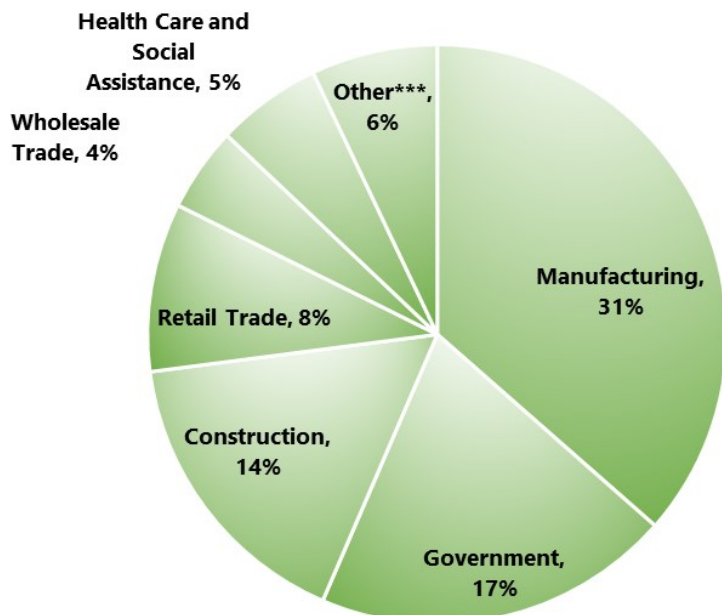

What it is:

The total market value of all goods and services produced in the region over the past year.

Why it matters:

The growth of a region's GRP over time can be an indicator of the health of that economy. Therefore, an increase in GRP is a positive indicator of growth.

What does it means:

The largest contributors to the region's Gross Regional Product (GRP) in 2022 were Manufacturing, Construction, and Government.

The Manufacturing industry has led the Gross Regional Product (GRP) for Dickinson County for the fifth consecutive year. Electrical Equipment Manufacturing is the primary GRP contributor with $13,715,332.

In the Construction sector, the largest contributor to the GRP is Commercial and Institutional Building Construction, which contributed $30,757,221.

Within the Government sector, the most significant contributors were the Federal Government and Civilian Services, excluding the Postal Service, with a combined contribution of $118,553,669.

**Industries below 3% are not shown.

REGIONAL EXPORTS

What it is:

Regional exports show the amount of money spent by industries located outside the region in exchange for goods or services produced by an industry located within the region.

Why it matters:

New money being circulated into the local economy from outside the region indicates economic growth.

What it means:

In 2022 there was a diverse range of exports across various industries. Manufacturing emerged as a strong contributor with an export value of $1,156,533,886, showcasing the region's productive capabilities. The Government sector followed closely, demonstrating its significance with exports worth $1,477,650,060. Other key players included the Construction industry, which exported goods and services worth $373,157,288, and the Retail Trade sector with $164,903,196 in exports. These figures highlight the region's economic dynamism, where sectors like Health Care, Utilities, Finance, and Education also played roles in driving the overall export value to $3,485,570,522.

Industry	Exports (2022)
Manufacturing	$1,156,533,886
Government	$1,477,650,060
Construction	$373,157,288
Retail Trade	$164,903,196
Wholesale Trade	$82,922,824
Health Care and Social Assistance	$29,033,452
Utilities	$57,317,080
Finance and Insurance	$11,486,868
Professional, Scientific, and Technical Services	$12,395,254
Accommodation and Food Services	$24,092,863
Transportation and Warehousing	$35,020,211
Real Estate, Rental, and Leasing	$8,060,321
Administrative, Support, Waste Management, and Remediation Services	$7,178,253
Other Services (except Public Administration)	$13,194,119
Agriculture, Forestry, Fishing and Hunting	$18,743,804
Information	$6,091,184
Arts, Entertainment, and Recreation	$1,724,419
Mining, Quarrying, and Oil and Gas Extraction	$90,804
Educational Services	$250,945
Management of Companies and Enterprises	$5,723,692
Total	$3,485,570,522

Exports are money received in the region through foreign and external domestic sources.

Source: Lightcast's model, incorporating data from the following agencies: Michigan Department of Labor and Economic Growth, Bureau of Labor Market Information and Strategic Initiatives.

Regional Exports by Industry
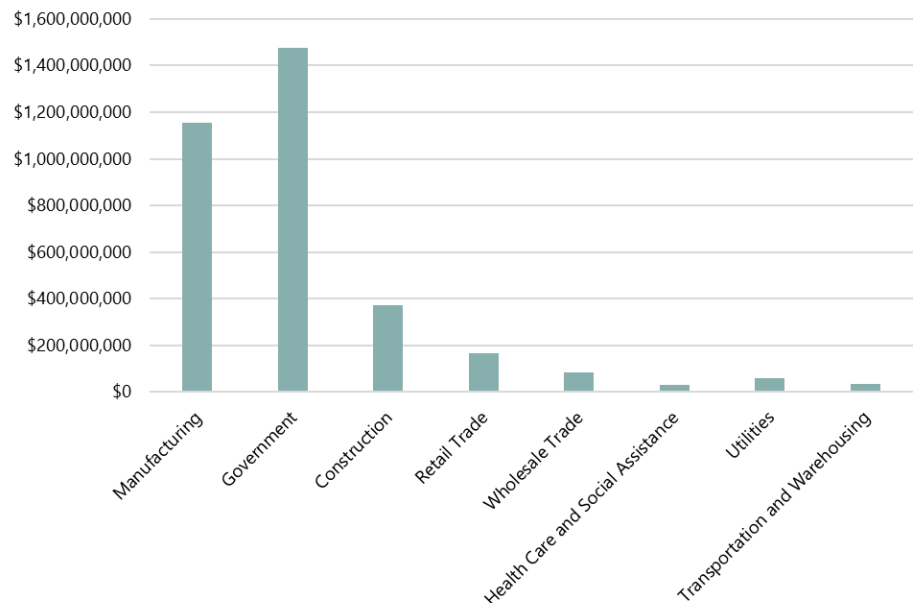
*Exports totaling less than $25,000,000 not displayed.

ANNUAL TRADE

2022 Annual Totals in Trade ($1,000)

Industry	Imports (2022)	Exports (2022)	Total
Manufacturing	$556,205,891	$1,156,533,886	$1,712,739,778
Government	$820,613,498	$1,477,650,060	$2,298,263,558
Construction	$67,507,778	$373,157,288	$440,665,066
Retail Trade	$122,942,782	$164,903,196	$287,845,978
Wholesale Trade	$199,634,743	$82,922,824	$282,557,567
Health Care and Social Assistance	$116,938,387	$29,033,452	$145,971,840
Utilities	$30,924,155	$57,317,080	$88,241,235
Finance and Insurance	$119,614,424	$11,486,868	$131,101,292
Professional, Scientific, and Technical Services	$132,197,085	$12,395,254	$144,592,339
Accommodation and Food Services	$25,552,170	$24,092,863	$49,645,032
Transportation and Warehousing	$76,819,360	$35,020,211	$111,839,572
Real Estate and Rental and Leasing	$65,633,277	$8,060,321	$73,693,597
Administrative, Support. Waste Management, and Remediation Services	$47,341,960	$7,178,253	$54,520,213
Other Services (except Public Administration)	$21,400,961	$13,194,119	$34,595,081
Agriculture, Forestry, Fishing and Hunting	$18,924,991	$18,743,804	$37,668,795
Information	$122,965,856	$6,091,184	$129,057,040
Arts, Entertainment, and Recreation	$16,636,935	$1,724,419	$18,361,354
Mining, Quarrying, and Oil and Gas Extraction	$29,573,524	$90,804	$29,664,328
Educational Services	$23,975,500	$250,945	$24,226,445
Management of Companies and Enterprises	$50,558,711	$5,723,692	$56,282,403
Totals	$2,665,961,990	$3,485,570,522	$6,151,532,512

What it is:

The total activity of imports and exports of goods and services in the region expressed as a dollar amount.

Why it matters:

A greater amount of trade in a region generally leads to a greater GDP for that region. A greater GDP means more money is circulating in the regional economy, which benefits everyone. The more money there is in the economy, the more taxes are being paid, leading to more public funding for schools, roads, parks, etc.

What it means:

In 2022, the Manufacturing sector accounted for imports totaling $556 million, while exports surged to $1.16 billion, resulting in a robust total trade value of $1.71 billion. The Government sector also played a substantial role, importing goods and services worth $820 million and exporting goods valued at $1.48 billion. These contributions significantly influenced an overall trade volume of $2.3 billion. Industries such as Construction, Retail Trade, and Wholesale Trade also played pivotal roles, collectively shaping a combined trade sum of $6.15 billion for the year.

Annual Trade by Industry
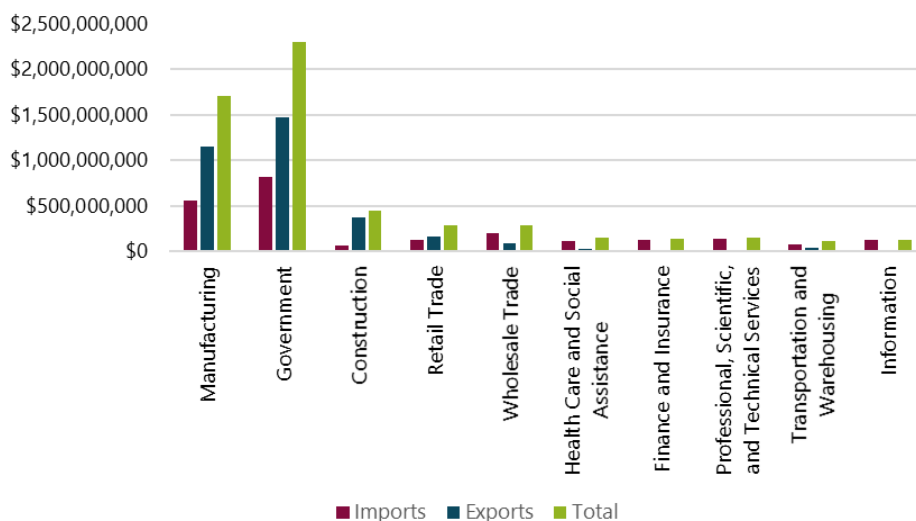
■ Imports ■ Exports ■ Total

*Industries with less than a total of $100,000,000 in trade not displayed.

POPULATION FORECAST

What it is:

The estimated growth of the population of the county over the next ten years.

Why it matters:

An increasing population can be indicative of a growing economy. More people choosing to make the region their home means more people are contributing to the tax base, and there is likely a growing number of available jobs in the region.
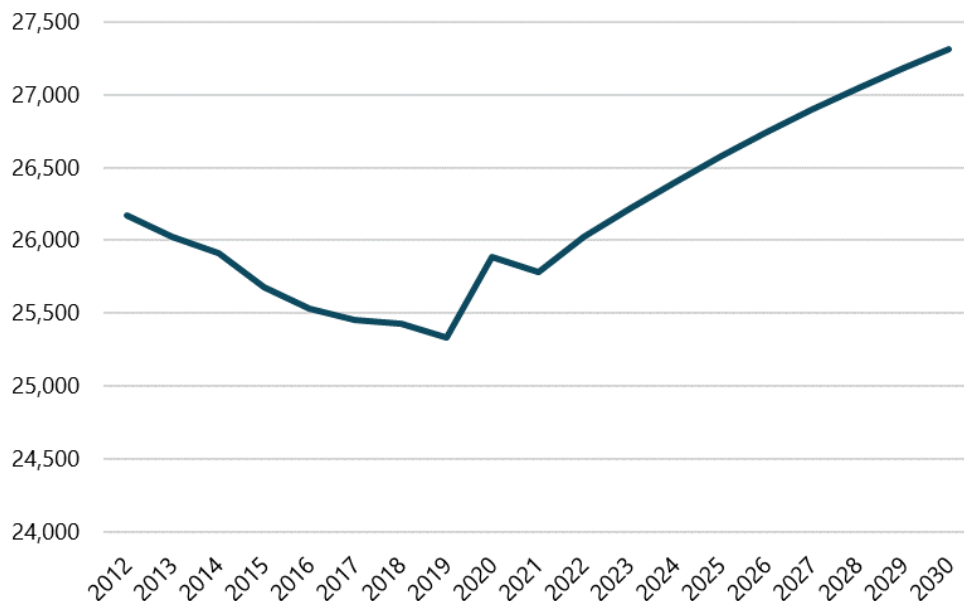
What it means:

As of 2022, the region's population increased by 1.6% since 2016, an increase of 401. The population is expected to increase by 0.7% between 2021 and 2026.

The population is projected to experience growth across the entirety of the Upper Peninsula over the next decade. Dickinson County is expected to see a population increase of 1,096 over the next decade.

Year	Dickinson County	Upper Peninsula	Michigan
2012	26,176	310,613	9,898,289
2013	26,024	309,438	9,914,802
2014	25,910	307,627	9,932,033
2015	25,675	305,439	9,934,483
2016	25,531	302,850	9,954,117
2017	25,453	302,009	9,976,752
2018	25,431	300,680	9,987,286
2019	25,336	298,836	9,984,795
2020	25,886	300,955	10,067,664
2021	25,787	301,396	10,050,811
2022	26,029	303,521	10,091,787
2023	26,215	305,215	10,115,462
2024	26,399	306,921	10,140,021
2025	26,576	308,607	10,164,227
2026	26,740	310,169	10,187,563
2027	26,899	311,659	10,187,563
2028	27,043	313,030	10,227,110
2029	27,182	314,340	10,245,451
2030	27,311	315,548	10,261,735

Dickinson County Population Trend & Projections

EMPLOYMENT FORECAST

	Dickinson County	Upper Peninsula
2022	14,484	119,805
2032	16,135	136,005
Change	1,161	12,243
Percent Change	11%	14%
Average Current Salaries (2022)	$67,976	$58,656

Source: Lightcast's model, incorporating data from the following agencies: Michigan Department of Labor and Economic Growth, Bureau of Labor Market Information and Strategic Initiatives.

Projected Employment for Dickinson County

What it is:

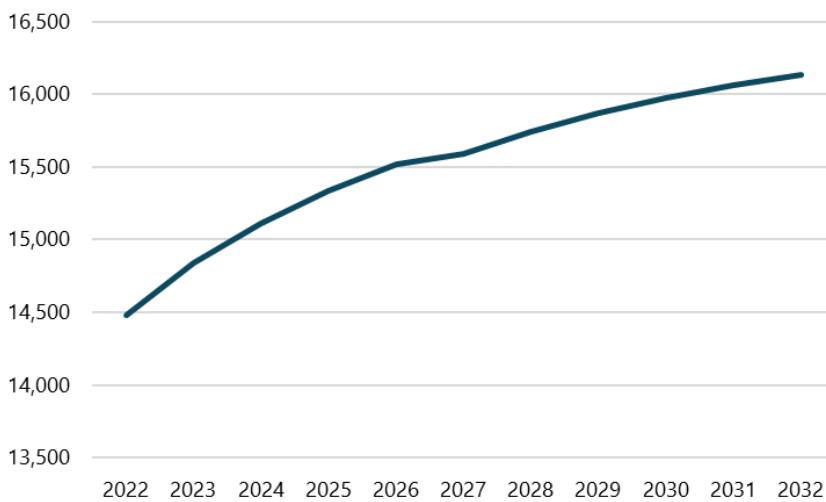The projected growth of the number of jobs in the county.

Why it matters:

An increasing number of jobs in a community presents the opportunity for new residents outside the region to move into the region and contribute to the local tax base. This means, increased funding for schools, roads, parks, and public recreational spaces and amenities.

What it means:

Between 2022 and 2032, it is predicted that the Upper Peninsula will likely experience a notable increase in employment. The number of jobs is expected to grow from 119,805 to 136,005, reflecting a significant estimated growth rate of 14% in employment opportunities for the region. Similarly, it is anticipated that Dickinson County will also see employment growth during this period, although at a slightly lower projected rate. Employment in Dickinson County is expected to increase from 14,484 jobs to 16,135 jobs, translating to an estimated 11% growth in employment opportunities.

Projected Employment for the Upper Peninsula
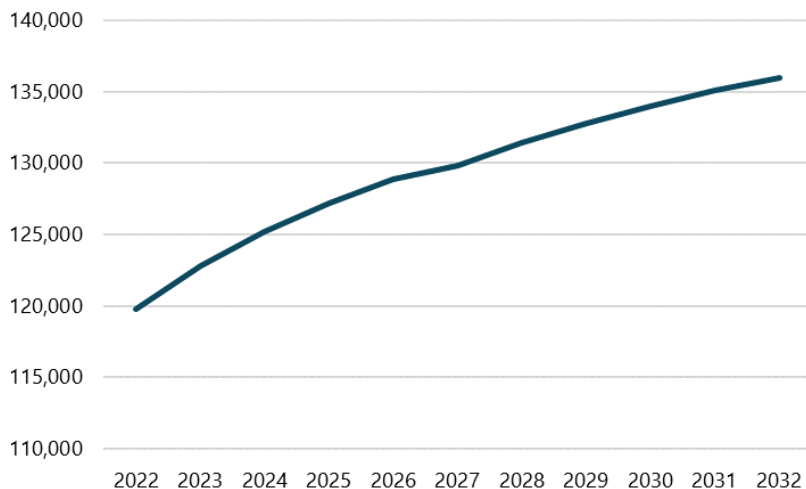
EMPLOYMENT CHANGES

What it is:

The total change in the number of jobs in the region across all industries, compared to nearby regions of similar population size.

Why it matters:

Similar counties' economic health trends can be used to assess the economic health of the region.

What it means:

Between 2021 and 2022, Dickinson County witnessed a decrease of 19 jobs. During the same period, comparable counties like Shiawassee, Grand Traverse, and Isabella experienced an increase in jobs ranging from 1% to 4%. It is anticipated that from 2022 to 2032, all these counties will observe a rise in job numbers, primarily attributed to the construction sector due to significant investments. However, these job opportunities are expected to be temporary in nature.

Shiawassee County is projected to undergo the most substantial growth among these five counties, particularly in the fields of Heavy and Tractor-Trailer Truck Drivers, Registered Nurses, and Fast Food and Counter Workers. Grand Traverse County is also expected to experience a 13% increase, primarily in the sectors of Health Care and Social Assistance, Retail Trade, and Accommodation and Food Services.

Dickinson County is projected to witness an 11% increase in job opportunities in the sectors of Heavy and Tractor-Trailer Truck Drivers, Construction, Wholesale, and Educational Services.

Employment Change 2021-2022

County	Change	Percent Change
Dickinson County	-19	-0%
Shiawassee County (Owosso)	274	1%
Grand Traverse County (Traverse City)	2,322	4%
Isabella County (Mt. Pleasant)	659	2%
Ionia County (City Center)	-171	-1%

Employment Change 2022-2032

County	Change	Percent Change
Dickinson County	1,651	11%
Shiawassee County (Owosso)	2,679	15%
Grand Traverse County (Traverse City)	7,247	13%
Isabella County (Mt. Pleasant)	1,698	6%
Ionia County (City Center)	2,438	12%

Source: Lightcast's model, incorporating data from the following agencies: Michigan Department of Labor and Economic Growth, Bureau of Labor Market Information and Strategic Initiatives.

REAL ESTATE

2022 Dickinson County Real Estate Sales

	Quantity Sold	Average Sale	Median Sale	Quantity Active
Residential	363	$155,298	$123,500	486
Vacant Land	80	$59,559	$35,759	209
Commercial/ Industrial	23	$232,915	$165,000	67
Multifamily	13	$248,792	$105,000	21
All Classes	479	$145,572	------	783

2021 Dickinson County Real Estate Sales

	Quantity Sold	Average Sale	Median Sale	Quantity Active
Residential	332	$128,149	$108,250	503
Vacant Land	53	$60,776	$35,931	259
Commercial/ Industrial	14	$166,457	$126,250	72
Multifamily	5	$70,300	$53,000	10
All Classes	404	$119,922	------	844

Source: MLS, an independently owned and operated Real Estate Advertising Service Company for Real Estate firms, insurance companies and other real estate related entities.

What it is:

A summary of real estate sales in the county.

Why it matters:

A trend in the price of real estate, as well as the number of properties being sold in an area over time, can be indicative of the health of the community. For example, an increase in price and the number of properties sold over time is a good sign of competition in the real estate market, meaning more families and individuals are trying to move into the region and ultimately contribute to the local tax base.
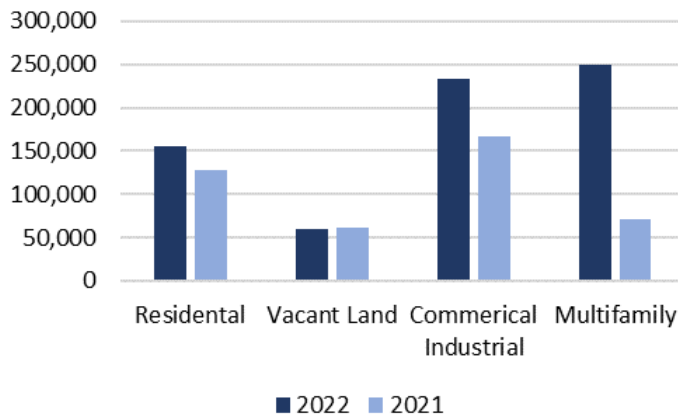
What it means:

Dickinson County saw an increase in residential homes sold from 2021 to 2022. The average price of residential real estate also increased in 2022. Commercial/Industrial properties and vacant land both saw an increase in the quantity sold from 2022. Multifamily homes also had an increase in quantity sold and increase in the average sale price from the previous year.
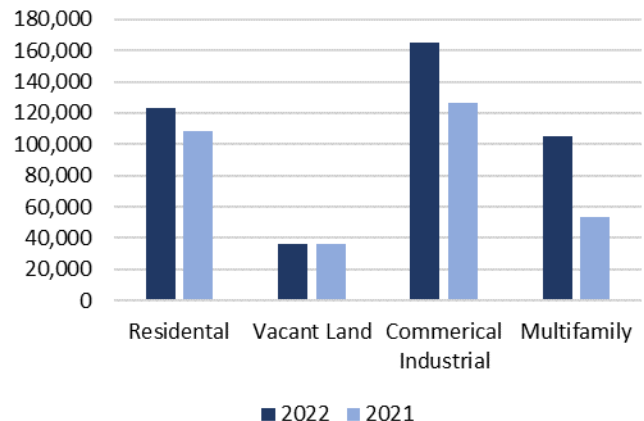
The Dickinson County housing market reflects national housing supply trends and shortages.

Average Sales

■2022 ■2021

Median Sales

■2022 ■2021

EDUCATIONAL ATTAINMENT

What it is:

Level of education each person in the county has based on population estimates.

Why it matters:

An educated job force attracts new businesses to the area and shows how the regional economy is developing.

What it means:

Concerning educational attainment, 16% of Dickinson County residents possess a Bachelor's Degree, 5% below the national average, and 15% hold an Associates Degree, 6% above the national average.

This information can help assist in attracting new businesses to the area. It also shows the benefit of having a community college in the county.

Dickinson Coun-

Education	% of Population	Population
Less Than 9th Grade	1%	158
9th Grade to 12th Grade	3%	636
High School Diploma	31%	6,022
Some College	26%	5,032
Associate's Degree	15%	2,780
Bachelor's Degree	16%	3,135
Graduate Degree and Higher	7%	1,389

United States

Education	% of Population
Less than 9th Grade	5%
9th Grade to 12th Grade	6%
High School Diploma	26%
Some College	20%
Associate's Degree	9%
Bachelor's Degree	21%
Graduate Degree and Higher	13%

Dickinson County Percentage of Population Education Levels

Legend:
- Less Than 9th Grade
- 9th Grade to 12th Grade
- High School Diploma
- Some College
- Associate's Degree
- Bachelor's Degree
- Graduate Degree and Higher
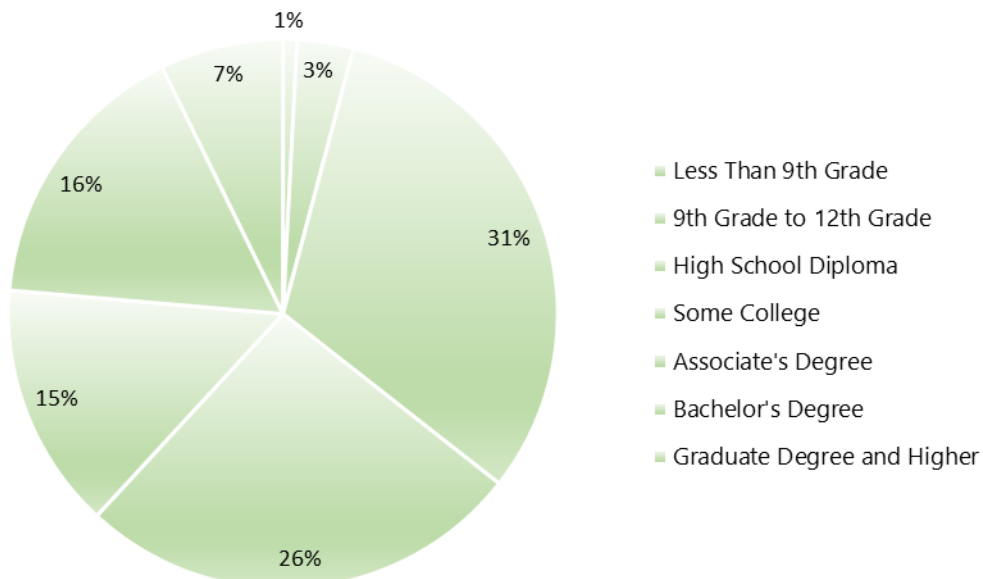
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