

Kansas City Metro Market Profile

2006-07

CERI Inc.

The County Economic Research Institute
Suite 210, Hillcrest Bank Building
11111 W. 95th Street
Overland Park, Kansas 66214
(913) 599-1616

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KANSAS CITY METRO MARKET PROFILE

2006-07

The Kansas City Metro Market Profile was prepared to provide an overview of the socioeconomic characteristics within the Kansas City area. This is accomplished by drawing statistical comparisons among the counties that comprise the Kansas City Metropolitan Statistical Area (MSA) as defined by the federal Office of Management and Budget (OMB). Effective June 6, 2003, the OMB published revised definitions of the nation's MSAs. In revising the definition of the Kansas City MSA, the OMB added four counties (Franklin and Linn in Kansas and Bates and Caldwell in Missouri) bringing the total to fifteen. Although this definitional change took effect in 2003, this report applies the new definition to historic data in order to facilitate comparisons over time.

The general topics presented in the report include: population; education; crime rates; housing market; commercial real estate; construction value; state and local taxes; personal income; retail sales; and economic growth. While counties are the principal geographic unit of comparison, city-level data are also presented where available. Comparisons are presented in tables that typically include a rank ordering of the counties from 1 ("best") to 15 ("worst"). In most cases where data is available for more than one time period, the rankings will be from the highest percentage growth rate to the lowest growth rate. In other cases, the counties are ranked on different criteria or simply presented in alphabetic order. The 15 counties that comprise the Kansas City Metropolitan Statistical Area (MSA) include: Franklin, Johnson, Leavenworth, Linn, Miami and Wyandotte counties in Kansas and Bates, Caldwell, Cass, Clay, Clinton, Jackson, Lafayette, Platte, and Ray counties in Missouri.

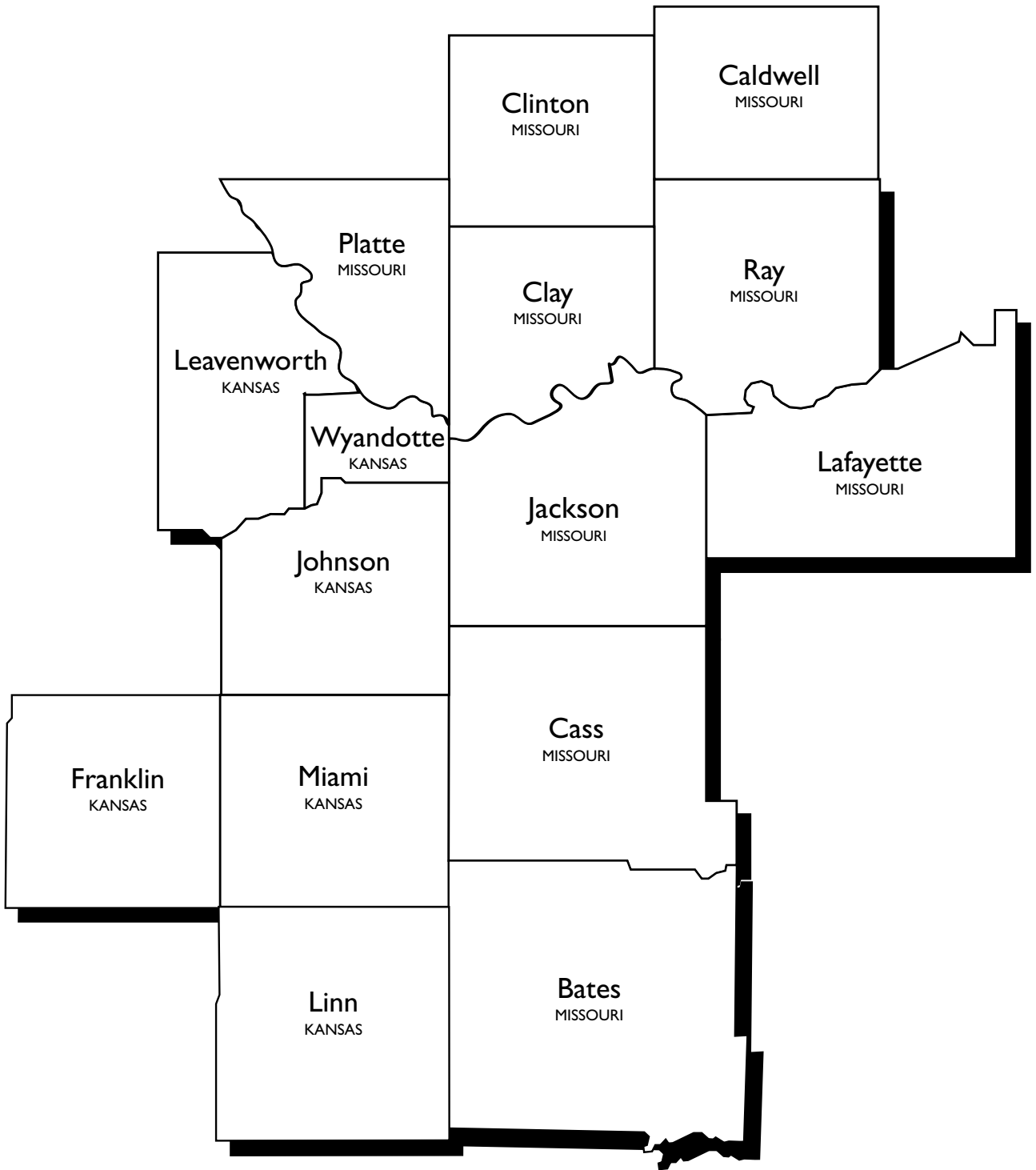
OVERVIEW

- The Kansas City MSA's population grew by 111,656 between 2000 and 2005 to over 1.9 million and exceeded the U.S. growth rate during that period.
- The metro area's adult population continues to compare very favorably with the nation as a whole in educational attainment. The proportion of adults having achieved at least a high school education, a bachelor's degree, and an advanced degree increased between 1990 and 2000 in virtually every county in the MSA.
- Crime rates declined between 2000 and 2004 in nearly half of the fifteen counties in the Kansas City MSA.

Overview (Continued)

- From 1990 through June 2006, nearly 146,000 single-family and more than 47,000 multifamily building permits were issued in the metropolitan area.
- Average office vacancy rates increased in many of the metro's submarkets between 2004 and 2005.
- From January 1990 through June 2006, construction contracts were let in the Kansas City area for \$25.2 billion in residential construction, \$19.1 billion in nonresidential building construction, and \$8.4 billion in nonbuilding construction.
- Marginal income tax rates are higher in Kansas than in Missouri for individuals with taxable income above \$30,000 and for corporations with income above \$50,000. In most locations, property tax levies are lower on the Missouri side of the metro area when compared to the Kansas side. However, Kansas' lower assessment ratios for both residential and commercial property help to mitigate higher levies in Kansas.
- The Kansas City MSA's per capita personal income grew at a slightly slower rate than the U.S. between 1994 and 2004 but was still 4.6% above the national average in 2004. Residents of the metropolitan area had combined total personal income in excess of \$67 billion.
- Between 1987 and 1997, total retail sales in the MSA increased by 75% to \$18.4 billion while per capita sales grew from \$6,804 to \$10,732.
- Private sector business establishments increased at a 1.1% annual rate between 1998 and 2004 – higher than the national economy. Total payroll employment also grew faster than the U.S. with average annual net growth of 1.1% during the period.
- The MSA's total private sector payroll increased by \$6.7 billion between 1998 and 2004 to \$32.6 billion. Average private sector payroll per employee in 2004 ranged from a low of \$19,356 in Bates County, MO to a high of \$39,501 in Johnson County, KS.
- Total personal earnings (including proprietors' income) ranged from a low of \$74 million in Caldwell County, MO to a high of \$22 billion in Jackson County, MO. The government sector provided the largest share of total personal earnings in 12 of the MSA's 15 counties.

Kansas City Metropolitan Area Counties



Population

2000 County Population by Age Group

The overview below refers to the table on the following 2 pages presenting 2000 population data by age group for each county in the Kansas City MSA.

- **The median age of predominantly urbanized counties in the MSA was near the metro-wide median of 35.2 years while the more rural outlying counties had significantly higher median ages.**
- **Linn County's population was the area's oldest with a median age of 40.8 and was followed closely by Caldwell County at 38.8 and Bates County at 38.4.**
- **The area's youngest population was in Wyandotte County where the median age was 32.5.**

2000 County Population by Age Group

	<u>Franklin County, KS</u>		<u>Johnson County, KS</u>		<u>Leavenworth Co., KS</u>		<u>Linn County, KS</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Under 5 years	1,688	6.8%	33,641	7.5%	4,775	7.0%	603	6.3%
5 to 9 years	1,869	7.5%	34,076	7.6%	5,148	7.5%	618	6.5%
10 to 14 years	2,033	8.2%	34,594	7.7%	5,303	7.7%	721	7.5%
15 to 19 years	1,938	7.8%	29,883	6.6%	4,914	7.2%	675	7.1%
20 to 24 years	1,504	6.1%	24,083	5.3%	3,856	5.6%	420	4.4%
25 to 34 years	2,985	12.0%	67,759	15.0%	9,467	13.8%	933	9.7%
35 to 44 years	4,025	16.2%	80,309	17.8%	13,235	19.3%	1,392	14.5%
45 to 54 years	3,062	12.4%	66,767	14.8%	9,659	14.1%	1,381	14.4%
55 to 59 years	1,222	4.9%	20,528	4.6%	3,152	4.6%	587	6.1%
60 to 64 years	982	4.0%	14,377	3.2%	2,416	3.5%	490	5.1%
65 to 74 years	1,720	6.9%	22,921	5.1%	3,643	5.3%	921	9.6%
75 to 84 years	1,207	4.9%	16,253	3.6%	2,313	3.4%	598	6.2%
85+ years	<u>549</u>	<u>2.2%</u>	<u>5,895</u>	<u>1.3%</u>	<u>810</u>	<u>1.2%</u>	<u>231</u>	<u>2.4%</u>
Total	24,784	100.0%	451,086	100.0%	68,691	100.0%	9,570	100.0%
Median Age	36.0		35.2		35.6		40.8	

	<u>Miami County, KS</u>		<u>Wyandotte Co., KS</u>		<u>Bates County, MO</u>		<u>Caldwell County, MO</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Under 5 years	1,944	6.9%	12,759	8.1%	1,017	6.1%	563	6.3%
5 to 9 years	2,124	7.5%	12,698	8.0%	1,203	7.2%	685	7.6%
10 to 14 years	2,398	8.5%	12,252	7.8%	1,338	8.0%	748	8.3%
15 to 19 years	2,209	7.8%	12,099	7.7%	1,290	7.7%	650	7.2%
20 to 24 years	1,308	4.6%	11,617	7.4%	826	5.0%	419	4.7%
25 to 34 years	3,388	12.0%	22,939	14.5%	1,832	11.0%	942	10.5%
35 to 44 years	5,041	17.8%	23,628	15.0%	2,490	15.0%	1,306	14.6%
45 to 54 years	3,944	13.9%	19,152	12.1%	2,105	12.6%	1,193	13.3%
55 to 59 years	1,471	5.2%	6,729	4.3%	867	5.2%	507	5.7%
60 to 64 years	1,146	4.0%	5,489	3.5%	786	4.7%	428	4.8%
65 to 74 years	1,794	6.3%	9,736	6.2%	1,439	8.6%	751	8.4%
75 to 84 years	1,091	3.8%	6,558	4.2%	1,035	6.2%	546	6.1%
85+ years	<u>493</u>	<u>1.7%</u>	<u>2,226</u>	<u>1.4%</u>	<u>425</u>	<u>2.6%</u>	<u>231</u>	<u>2.6%</u>
Total	28,351	100.0%	157,882	100.0%	16,653	100.0%	8,969	100.0%
Median Age	36.7		32.5		38.4		38.8	

Source: U.S. Census Bureau

2000 County Population by Age Group

	<u>Cass County, MO</u>		<u>Clay County, MO</u>		<u>Clinton County, MO</u>		<u>Jackson County, MO</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Under 5 years	6,041	7.4%	13,213	7.2%	1,247	6.6%	45,894	7.0%
5 to 9 years	6,564	8.0%	13,292	7.2%	1,318	6.9%	47,345	7.2%
10 to 14 years	6,872	8.4%	13,112	7.1%	1,549	8.2%	47,964	7.3%
15 to 19 years	5,791	7.1%	12,647	6.9%	1,468	7.7%	44,831	6.8%
20 to 24 years	4,053	4.9%	11,333	6.2%	896	4.7%	42,528	6.5%
25 to 34 years	10,604	12.9%	28,281	15.4%	2,211	11.6%	97,129	14.8%
35 to 44 years	14,194	17.3%	31,243	17.0%	3,144	16.6%	106,336	16.2%
45 to 54 years	10,778	13.1%	25,298	13.7%	2,564	13.5%	86,200	13.2%
55 to 59 years	4,295	5.2%	8,982	4.9%	1,061	5.6%	30,616	4.7%
60 to 64 years	3,264	4.0%	6,757	3.7%	842	4.4%	24,056	3.7%
65 to 74 years	5,234	6.4%	10,887	5.9%	1,290	6.8%	42,655	6.5%
75 to 84 years	3,068	3.7%	6,843	3.7%	890	4.7%	28,837	4.4%
85+ years	<u>1,334</u>	<u>1.6%</u>	<u>2,118</u>	<u>1.2%</u>	<u>499</u>	<u>2.6%</u>	<u>10,489</u>	<u>1.6%</u>
Total	82,092	100.0%	184,006	100.0%	18,979	100.0%	654,880	100.0%
Median Age	35.8		35.0		37.7		35.2	

	<u>Lafayette Co., MO</u>		<u>Platte County, MO</u>		<u>Ray County, MO</u>		<u>Kansas City MSA</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Under 5 years	2,008	6.1%	5,045	6.8%	1,547	6.6%	131,985	7.2%
5 to 9 years	2,393	7.3%	5,323	7.2%	1,763	7.5%	136,419	7.4%
10 to 14 years	2,600	7.9%	5,364	7.3%	1,965	8.4%	138,813	7.6%
15 to 19 years	2,464	7.5%	5,033	6.8%	1,766	7.6%	127,658	7.0%
20 to 24 years	1,665	5.1%	4,354	5.9%	1,128	4.8%	109,990	6.0%
25 to 34 years	3,900	11.8%	10,624	14.4%	2,771	11.9%	265,765	14.5%
35 to 44 years	5,162	15.7%	13,427	18.2%	3,840	16.4%	308,772	16.8%
45 to 54 years	4,362	13.2%	11,357	15.4%	3,195	13.7%	251,017	13.7%
55 to 59 years	1,840	5.6%	4,109	5.6%	1,303	5.6%	87,269	4.8%
60 to 64 years	1,487	4.5%	2,640	3.6%	1,082	4.6%	66,242	3.6%
65 to 74 years	2,503	7.6%	3,434	4.7%	1,627	7.0%	110,555	6.0%
75 to 84 years	1,745	5.3%	2,291	3.1%	1,002	4.3%	74,277	4.0%
85+ years	<u>831</u>	<u>2.5%</u>	<u>780</u>	<u>1.1%</u>	<u>365</u>	<u>1.6%</u>	<u>27,276</u>	<u>1.5%</u>
Total	32,960	100.0%	73,781	100.0%	23,354	100.0%	1,836,038	100.0%
Median Age	37.9		35.9		37.1		35.2	

Source: U.S. Census Bureau

Population Growth: 1980 – 1990

Rank	County	1980 Population	1990 Population	Numeric Change 1980 - 1990	Annual Percent Change 1980 - 1990
1	Johnson County, KS	270,269	355,021	84,752	2.8%
2	Cass County, MO	51,029	63,808	12,779	2.3%
3	Platte County, MO	46,341	57,867	11,526	2.2%
4	Leavenworth County, KS	54,809	64,371	9,562	1.6%
5	Clay County, MO	136,488	153,411	16,923	1.2%
	United States Total	226,542,204	248,709,873	22,167,669	0.9%
	Kansas City MSA	1,504,209	1,636,527	132,318	0.8%
6	Miami County, KS	21,618	23,466	1,848	0.8%
7	Clinton County, MO	15,916	16,595	679	0.4%
8	Lafayette County, MO	29,931	31,107	1,176	0.4%
9	Ray County, MO	21,378	21,968	590	0.3%
10	Jackson County, MO	629,266	633,234	3,968	0.1%
11	Linn County, KS	8,234	8,254	20	0.0%
12	Franklin County, KS	22,062	21,994	(68)	0.0%
13	Caldwell County, MO	8,660	8,380	(280)	-0.3%
14	Bates County, MO	15,873	15,025	(848)	-0.5%
15	Wyandotte County, KS	172,335	162,026	(10,309)	-0.6%

Source: U.S. Census Bureau

- **Between 1980 and 1990, Johnson County led the MSA in both percentage and numeric population growth.**

- **Four counties in the metropolitan area experienced a decline in population during the decade with Wyandotte County losing a net total of more than 10,000 residents.**

- **The Kansas City MSA lagged the U.S. growth rate slightly during the period.**

Population Growth: 1990 – 2000

Rank	County	1990 Population	2000 Population	Numeric Change 1990 - 2000	Annual Percent Change 1990 - 2000
1	Cass County, MO	63,808	82,092	18,284	2.6%
2	Platte County, MO	57,867	73,781	15,914	2.5%
3	Johnson County, KS	355,021	451,086	96,065	2.4%
4	Miami County, KS	23,466	28,351	4,885	1.9%
5	Clay County, MO	153,411	184,006	30,595	1.8%
6	Linn County, KS	8,254	9,570	1,316	1.5%
7	Clinton County, MO	16,595	18,979	2,384	1.4%
	United States Total	248,709,873	281,421,906	32,712,033	1.2%
8	Franklin County, KS	21,994	24,784	2,790	1.2%
	Kansas City MSA	1,636,527	1,836,038	199,511	1.2%
9	Bates County, MO	15,025	16,653	1,628	1.0%
10	Caldwell County, MO	8,380	8,969	589	0.7%
11	Leavenworth County, KS	64,371	68,691	4,320	0.7%
12	Ray County, MO	21,968	23,354	1,386	0.6%
13	Lafayette County, MO	31,107	32,960	1,853	0.6%
14	Jackson County, MO	633,234	654,880	21,646	0.3%
15	Wyandotte County, KS	162,026	157,882	(4,144)	-0.3%

Source: U.S. Census Bureau

- **Between 1990 and 2000, Cass County had the highest percentage growth rate in the MSA's 15 counties.**
- **Johnson County led in total population gain accounting for 48.2% of the MSA's total growth. Clay County was 2nd with 15.3%, Jackson County was 3rd with 10.8%, Cass County 4th with 9.2%, and Platte County 5th with 8.0%.**
- **Wyandotte County was the only county in the metro area to experience population loss during the period.**

Population Growth: 2000 – 2005

Rank	County	2000 Population	2005 Population	Numeric Change 2000 - 2005	Annual Percent Change 2000 - 2005
1	Cass County, MO	82,092	94,232	12,140	2.8%
2	Johnson County, KS	451,086	506,562	55,476	2.3%
3	Platte County, MO	73,781	82,085	8,304	2.2%
4	Clay County, MO	184,006	202,078	18,072	1.9%
5	Clinton County, MO	18,979	20,715	1,736	1.8%
6	Miami County, KS	28,351	30,496	2,145	1.5%
7	Leavenworth County, KS	68,691	73,113	4,422	1.3%
	Kansas City MSA	1,836,038	1,947,694	111,656	1.2%
8	Franklin County, KS	24,784	26,247	1,463	1.2%
	United States Total	281,421,906	296,410,404	14,988,498	1.0%
9	Caldwell County, MO	8,969	9,307	338	0.7%
10	Linn County, KS	9,570	9,914	344	0.7%
11	Ray County, MO	23,354	24,101	747	0.6%
12	Bates County, MO	16,653	17,027	374	0.4%
13	Jackson County, MO	654,880	662,959	8,079	0.2%
14	Lafayette County, MO	32,960	33,108	148	0.1%
15	Wyandotte County, KS	157,882	155,750	(2,132)	-0.3%

Source: U.S. Census Bureau

- **Between 2000 and 2005, the U.S. Census Bureau estimates that Cass County continued to have the area's highest percentage growth rate while Johnson County maintained the highest numeric growth.**

- **Johnson County accounted for 49.7% of the MSA's growth and was followed by Clay County with 16.2%, Cass County with 10.9%, and Platte County with 7.4%.**

- **Wyandotte County is the only county to have a decline in population.**

Population Growth Forecast: 2005 – 2010

Rank	County	2005 Population	Projected 2010 Population	Numeric Change 2005 - 2010	Annual Percent Change 2005 - 2010
1	Platte County, MO	82,085	91,039	8,954	2.1%
2	Johnson County, KS	506,562	560,098	53,536	2.0%
3	Cass County, MO	94,232	102,837	8,605	1.8%
4	Clinton County, MO	20,715	22,598	1,883	1.8%
5	Clay County, MO	202,078	215,517	13,439	1.3%
6	Leavenworth County, KS	73,113	77,476	4,363	1.2%
7	Franklin County, KS	26,247	27,803	1,556	1.2%
	Kansas City MSA	1,947,694	2,058,343	110,649	1.1%
8	Miami County, KS	30,496	32,192	1,696	1.1%
9	Wyandotte County, KS	155,750	163,660	7,910	1.0%
	United States Total	296,410,404	308,936,000	12,525,596	0.8%
10	Ray County, MO	24,101	25,114	1,013	0.8%
11	Caldwell County, MO	9,307	9,634	327	0.7%
12	Bates County, MO	17,027	17,356	329	0.4%
13	Linn County, KS	9,914	10,100	186	0.4%
14	Jackson County, MO	662,959	669,782	6,823	0.2%
15	Lafayette County, MO	33,108	33,138	30	0.0%

Sources: 2005 -- U.S. Census Bureau

2010 Projections -- U.S. Census Bureau (United States)

Mid-America Regional Council (Cass, Clay, Jackson, Johnson, Leavenworth, Platte, Ray and Wyandotte)

CERI Estimates Based on Avg. Pop. Change 2000-2005 (Bates, Caldwell, Clinton, Franklin, Lafayette, Linn, and Miami)

- **The Kansas City MSA's total population is expected to grow slightly faster than the national growth rate between 2005 and 2010.**
- **Johnson County is projected to make up 48% of the MSA's growth between 2005 and 2010.**
- **Other area counties expected to account for a significant share of the MSA's growth include Clay County (12%), Platte and Cass Counties (8%) and Wyandotte County (7%).**

Historic and Projected Population by County: 1980 – 2010

County	1980		1990		2000		Projected 2010	
	Population	% of MSA	Population	% of MSA	Population	% of MSA	Population	% of MSA
Jackson County, MO	629,266	41.8%	633,234	38.7%	654,880	35.7%	669,782	33.8%
Johnson County, KS	270,269	18.0%	355,021	21.7%	451,086	24.6%	560,098	28.3%
Clay County, MO	136,488	9.1%	153,411	9.4%	184,006	10.0%	215,517	10.9%
Wyandotte County, KS	172,335	11.5%	162,026	9.9%	157,882	8.6%	163,660	8.3%
Cass County, MO	51,029	3.4%	63,808	3.9%	82,092	4.5%	102,837	5.2%
Platte County, MO	46,341	3.1%	57,867	3.5%	73,781	4.0%	91,039	4.6%
Leavenworth County, KS	54,809	3.6%	64,371	3.9%	68,691	3.7%	77,476	3.9%
Lafayette County, MO	29,931	2.0%	31,107	1.9%	32,960	1.8%	33,138	1.7%
Miami County, KS	21,618	1.4%	23,466	1.4%	28,351	1.5%	32,192	1.6%
Franklin County, KS	22,062	1.5%	21,994	1.3%	24,784	1.3%	27,803	1.4%
Ray County, MO	21,378	1.4%	21,968	1.3%	23,354	1.3%	25,114	1.3%
Clinton County, MO	15,916	1.1%	16,595	1.0%	18,979	1.0%	22,598	1.1%
Bates County, MO	15,873	1.1%	15,025	0.9%	16,653	0.9%	17,356	0.9%
Linn County, KS	8,234	0.5%	8,254	0.5%	9,570	0.5%	10,100	0.5%
Caldwell County, MO	8,660	0.6%	8,380	0.5%	8,969	0.5%	9,634	0.5%
Kansas City MSA	1,504,209		1,636,527		1,836,038		2,058,343	

Sources: 1980, 1990 & 2000 -- U.S. Census Bureau

2010 Projections -- Mid-America Regional Council (Cass, Clay, Jackson, Johnson, Leavenworth, Platte, Ray and Wyandotte)

CERI Est. Based on Avg. Pop. Change 2000-2005 (Bates, Caldwell, Clinton, Franklin, Lafayette, Linn, and Miami)

- **Due to the widely disparate growth rates of the MSA's counties, their relative share of the total metro population has changed considerably over time.**
- **In 1980, Jackson County accounted for nearly 42% of the MSA's total population. By 2000 its share had dropped to 36% and it is projected to account for less than 34% in 2010.**
- **Johnson County's share of MSA population has increased from 18% in 1980 to nearly 25% in 2000 and is expected to top 28% by 2010.**
- **Between 1990 and 2000, Clay County replaced Wyandotte County as the area's third-largest and Cass County replaced Leavenworth County as the fifth-largest.**

Population of Kansas City Area Cities, 2000 – 2005

The overview below refers to the tables on the following 4 pages. These tables present city population data for each incorporated municipality in the Kansas City MSA.

- **There are 174 incorporated cities in the 15-county Kansas City MSA. Nineteen of these municipalities cross county boundaries.**
- **In 2005, the 5 largest cities in the MSA accounted for over half of the metro area's total population while the 10 largest cities accounted for more than 74%.**
- **Olathe, KS had the largest population growth between 2000 and 2005 accounting for 18.5% of the MSA's total growth. The 5 cities with the largest population growth accounted for 54.0% of the metro's growth and the top 10 cities accounted for 71.7%.**
- **Among the MSA's 174 cities, the total population of 120 cities increased, 46 decreased, and 8 remained unchanged.**
- **The population in 3 cities grew by more than 50% during the period while another 15 cities experienced growth of at least 20%.**

City Population by County, 2000 - 2005

	Numeric				Percent					Numeric				Percent			
	2000	2005	Change	Change	2000	2005	Change	Change		2000	2005	Change	Change				
Franklin County, KS	24,784	26,247	1,463	5.9%	Bates County, MO (continued)				Jackson Co., MO	654,880	662,959	8,079	1.2%				
Lane	256	259	3	1.2%	Passaic	40	41	1	2.5%	Blue Springs	48,080	53,099	5,019	10.4%			
Ottawa	11,921	12,597	676	5.7%	Rich Hill	1,461	1,500	39	2.7%	Buckner	2,725	2,724	-1	0.0%			
Pomona	923	942	19	2.1%	Rockville	162	168	6	3.7%	Grain Valley	5,160	8,644	3,484	67.5%			
Princeton	317	327	10	3.2%	Unincorporated	7,840	8,038	198	2.5%	Grandview	24,881	24,549	-332	-1.3%			
Rantoul	241	245	4	1.7%	Caldwell Co., MO				Greenwood	3,952	4,512	560	14.2%				
Richmond	510	514	4	0.8%	8,969	9,307	338	3.8%	Independence (pt.)	113,288	110,208	-3,080	-2.7%				
Wellsville	1,606	1,631	25	1.6%	Braymer	910	962	52	5.7%	Kansas City (pt.)	322,806	321,419	-1,387	-0.4%			
Williamsburg	351	359	8	2.3%	Breckenridge	454	462	8	1.8%	Lake Lotawana	1,872	1,921	49	2.6%			
Unincorporated	8,659	9,373	714	8.2%	Cowgill	247	257	10	4.0%	Lake Tapawingo	843	809	-34	-4.0%			
					Hamilton	1,813	1,811	-2	-0.1%	Lee's Summit (pt.)	69,520	78,980	9,460	13.6%			
Johnson County, KS	451,086	506,562	55,476	12.3%	Kidder	271	283	12	4.4%	Levasy	108	100	-8	-7.4%			
Bonner Springs (pt.)	1	3	2	200.0%	Kingston	287	300	13	4.5%	Lone Jack	528	697	169	32.0%			
De Soto	4,561	5,170	609	13.4%	Polo	582	602	20	3.4%	Oak Grove (pt.)	5,517	6,700	1,183	21.4%			
Edgerton	1,440	1,692	252	17.5%	Unincorporated	4,405	4,630	225	5.1%	Raytown	30,388	28,923	-1,465	-4.8%			
Fairway	3,952	3,840	-112	-2.8%	Cass County, MO				River Bend	10	9	-1	-10.0%				
Gardner	9,396	14,317	4,921	52.4%	82,092	94,232	12,140	14.8%	Sibley	347	338	-9	-2.6%				
Lake Quivira (pt.)	883	872	-11	-1.2%	Archie	890	958	68	7.6%	Sugar Creek (pt.)	3,839	3,598	-241	-6.3%			
Leawood	27,656	30,145	2,489	9.0%	Baldwin Park	115	122	7	6.1%	Unity Village	140	117	-23	-16.4%			
Lenexa	40,238	43,434	3,196	7.9%	Belton	21,730	24,140	2,410	11.1%	Unincorporated	20,876	15,612	-5,264	-25.2%			
Merriam	11,008	10,769	-239	-2.2%	Cleveland	592	674	82	13.9%	Lafayette Co., MO							
Mission	9,727	9,751	24	0.2%	Creighton	322	350	28	8.7%	Alma	399	378	-21	-5.3%			
Mission Hills	3,593	3,523	-70	-1.9%	Drexel (pt.)	971	993	22	2.3%	Aullville	86	86	0	0.0%			
Mission Woods	165	160	-5	-3.0%	East Lynne	300	312	12	4.0%	Bates City	245	240	-5	-2.0%			
Olathe	92,962	111,334	18,372	19.8%	Freeman	521	603	82	15.7%	Blackburn (pt.)	23	23	0	0.0%			
Overland Park	149,080	164,811	15,731	10.6%	Garden City	1,500	1,667	167	11.1%	Concordia	2,360	2,413	53	2.2%			
Prairie Village	22,072	21,454	-618	-2.8%	Gunn City	85	88	3	3.5%	Corder	427	426	-1	-0.2%			
Roeland Park	6,817	6,975	158	2.3%	Harrisonville	8,946	9,790	844	9.4%	Dover	108	108	0	0.0%			
Shawnee	47,996	57,628	9,632	20.1%	Kansas City (pt.)	104	114	10	9.6%	Emma (pt.)	99	97	-2	-2.0%			
Spring Hill (pt.)	2,291	3,700	1,409	61.5%	Lake Annette	163	168	5	3.1%	Higginsville	4,682	4,660	-22	-0.5%			
Westwood	1,533	1,483	-50	-3.3%	Lake Winnebago	902	1,065	163	18.1%	Lake Lafayette	346	374	28	8.1%			
Westwood Hills	378	365	-13	-3.4%	Lee's Summit (pt.)	1,180	1,358	178	15.1%	Lexington	4,453	4,632	179	4.0%			
Unincorporated	15,042	15,136	94	0.6%	Loch Lloyd	368	382	14	3.8%	Mayview	294	294	0	0.0%			
					Peculiar	2,604	3,832	1,228	47.2%	Napoleon	208	202	-6	-2.9%			
Leavenworth Co., KS	68,691	73,113	4,422	6.4%	Pleasant Hill	5,582	6,747	1,165	20.9%	Oak Grove (pt.)	18	63	45	250.0%			
Basehor	2,238	3,287	1,049	46.9%	Raymore	11,146	15,530	4,384	39.3%	Odessa	4,818	4,841	23	0.5%			
Easton	362	357	-5	-1.4%	Strasburg	136	140	4	2.9%	Waverly	806	807	1	0.1%			
Lansing	9,199	10,214	1,015	11.0%	West Line	95	135	40	42.1%	Wellington	784	783	-1	-0.1%			
Leavenworth	35,420	35,213	-207	-0.6%	Unincorporated	24,208	25,446	1,238	5.1%	Unincorporated	12,804	12,681	-123	-1.0%			
Linwood	374	382	8	2.1%	Clay County, MO				Platte County, MO								
Tonganoxie	2,728	3,774	1,046	38.3%	184,006	202,078	18,072	9.8%	73,781	82,085	8,304	11.3%					
Unincorporated	18,370	19,886	1,516	8.3%	Avondale	529	529	0	0.0%	Camden Point	484	547	63	13.0%			
					Birmingham	214	214	0	0.0%	Dearborn	529	531	2	0.4%			
Linn County, KS	9,570	9,914	344	3.6%	Claycomo	1,267	1,280	13	1.0%	Edgerton	533	546	13	2.4%			
Blue Mound	277	291	14	5.1%	Excelsior Est. (pt.)	3	3	0	0.0%	Farley	226	253	27	11.9%			
La Cygne	1,115	1,146	31	2.8%	Excelsior Spr. (pt.)	10,670	11,277	607	5.7%	Ferrelview	593	588	-5	-0.8%			
Linn Valley	562	581	19	3.4%	Gladstone	26,365	27,306	941	3.6%	Houston Lake	284	276	-8	-2.8%			
Mound City	821	820	-1	-0.1%	Glenaire	553	587	34	6.1%	Iatan	54	68	14	25.9%			
Parker	281	306	25	8.9%	Holt (pt.)	337	363	26	7.7%	Kansas City (pt.)	34,626	36,032	1,406	4.1%			
Pleasanton	1,387	1,368	-19	-1.4%	Independence (pt.)	0	0	0	0.0%	Lake Waukomis	917	913	-4	-0.4%			
Prescott	280	283	3	1.1%	Kansas City (pt.)	84,009	87,400	3,391	4.0%	Northmoor	399	407	8	2.0%			
Unincorporated	4,847	5,119	272	5.6%	Kearney	5,472	7,399	1,927	35.2%	Parkville	4,059	5,116	1,057	26.0%			
					Lawson (pt.)	142	165	23	16.2%	Platte City	3,866	4,907	1,041	26.9%			
Miami County, KS	28,351	30,496	2,145	7.6%	Liberty	26,232	29,042	2,810	10.7%	Platte Woods	474	462	-12	-2.5%			
Fontana	149	169	20	13.4%	Missouri City	295	323	28	9.5%	Ridgely	64	73	9	14.1%			
Louisburg	2,576	3,313	737	28.6%	Mosby	242	243	1	0.4%	Riverside	2,979	2,964	-15	-0.5%			
Osawatomie	4,645	4,616	-29	-0.6%	North Kansas City	4,714	5,388	674	14.3%	Tracy	213	211	-2	-0.9%			
Paola	5,011	5,292	281	5.6%	Oaks	136	136	0	0.0%	Weatherby Lake	1,873	1,870	-3	-0.2%			
Spring Hill (pt.)	436	794	358	82.1%	Oakview	386	386	0	0.0%	Weston	1,631	1,644	13	0.8%			
Unincorporated	15,534	16,312	778	5.0%	Oakwood	197	200	3	1.5%	Unincorporated	19,977	24,677	4,700	23.5%			
					Oakwood Park	183	177	-6	-3.3%	Ray County, MO							
Wyandotte Co., KS	157,882	155,750	-2,132	-1.4%	Pleasant Valley	3,321	3,445	124	3.7%	23,354	24,101	747	3.2%				
Bonner Springs (pt.)	6,767	6,939	172	2.5%	Prathersville	111	128	17	15.3%	Camden	209	211	2	1.0%			
Edwardsville	4,146	4,503	357	8.6%	Randolph	47	49	2	4.3%	Crystal Lakes	383	426	43	11.2%			
Kansas City	146,866	144,210	-2,656	-1.8%	Smithville	5,514	7,118	1,604	29.1%	Elmira	82	83	1	1.2%			
Lake Quivira (pt.)	49	50	1	2.0%	Sugar Creek (pt.)	0	0	0	0.0%	Excelsior Est. (pt.)	260	271	11	4.2%			
Unincorporated	54	48	-6	-11.1%	Unincorporated	13,067	18,920	5,853	44.8%	Excelsior Spr. (pt.)	177	195	18	10.2%			
					Clinton Co., MO				Ray County, MO								
Bates County, MO	16,653	17,027	374	2.2%	18,979	20,715	1,736	9.1%	Fleming	122	124	2	1.6%				
Adrian	1,780	1,839	59	3.3%	Cameron (pt.)	4,487	4,190	-297	-6.6%	Hardin	614	590	-24	-3.9%			
Amoret	211	217	6	2.8%	Gower (pt.)	1,376	1,409	33	2.4%	Henrietta	457	451	-6	-1.3%			
Amsterdam	281	289	8	2.8%	Holt (pt.)	68	73	5	7.4%	Homestead	181	180	-1	-0.6%			
Butler	4,209	4,249	40	1.0%	Lathrop	2,092	2,328	236	11.3%	Lawson (pt.)	2,194	2,241	47	2.1%			
Drexel (pt.)	119	122	3	2.5%	Osborn (pt.)	64	65	1	1.6%	Orrick	889	867	-22	-2.5%			
Foster	130	133	3	2.3%	Plattsburg	2,354	2,442	88	3.7%	Rayville	204	205	1	0.5%			
Hume	337	346	9	2.7%	Trimble	451	485	34	7.5%	Richmond	6,116	6,075	-41	-0.7%			
Merwin	83	85	2	2.4%	Turney	155	161	6	3.9%	Woods Heights	742	776	34	4.6%			
					Unincorporated	7,932	9,562	1,630	20.5%	Unincorporated	10,724	11,406	682	6.4%			

Source: U.S. Census Bureau

City Rank by 2005 Population

Rank		1990	2000	2005	Rank		1990	2000	2005	Rank		1990	2000	2005
1	Kansas City, MO	435,187	441,545	444,695	59	Concordia, MO	2,168	2,360	2,413	117	Easton, KS	405	362	357
2	Overland Park, KS	112,498	149,080	164,811	60	Lawson, MO	2,060	2,336	2,406	118	Creighton, MO	291	322	350
3	Kansas City, KS	151,112	146,866	144,210	61	Lathrop, MO	1,806	2,092	2,328	119	Hume, MO	283	337	346
4	Olathe, KS	63,832	92,962	111,334	62	Lake Lotawana, MO	2,013	1,872	1,921	120	Sibley, MO	405	347	338
5	Independence, MO	112,378	113,288	110,208	63	Weatherby Lake, MO	1,638	1,873	1,870	121	Princeton, KS	317	317	327
6	Lee's Summit, MO	46,535	70,700	80,338	64	Adrian, MO	1,582	1,780	1,839	122	Missouri City, MO	350	295	323
7	Shawnee, KS	38,122	47,996	57,628	65	Hamilton, MO	1,742	1,813	1,811	123	East Lynne, MO	291	300	312
8	Blue Springs, MO	40,650	48,080	53,099	66	Edgerton, KS	1,314	1,440	1,692	124	Parker, KS	281	281	306
9	Lenexa, KS	34,461	40,238	43,434	67	Garden City, MO	1,242	1,500	1,667	125	Kingston, MO	266	287	300
10	Leavenworth, KS	38,893	35,420	35,213	68	Weston, MO	1,629	1,631	1,644	126	Mayview, MO	279	294	294
11	Leawood, KS	19,811	27,656	30,145	69	Wellsville, KS	1,606	1,606	1,631	127	Blue Mound, KS	277	277	291
12	Liberty, MO	20,717	26,232	29,042	70	Rich Hill, MO	1,314	1,461	1,500	128	Amsterdam, MO	209	281	289
13	Raytown, MO	30,908	30,388	28,923	71	Westwood, KS	1,803	1,533	1,483	129	Kidder, MO	261	271	283
14	Gladstone, MO	26,356	26,365	27,306	72	Gower, MO	1,235	1,376	1,409	130	Prescott, KS	280	280	283
15	Grandview, MO	25,136	24,881	24,549	73	Pleasanton, KS	1,387	1,387	1,368	131	Houston Lake, MO	290	284	276
16	Belton, MO	18,270	21,730	24,140	74	Claycomo, MO	1,677	1,267	1,280	132	Excelsior Est., MO	275	263	274
17	Prairie Village, KS	23,331	22,072	21,454	75	La Cygne, KS	1,115	1,115	1,146	133	Lane, KS	256	256	259
18	Raymore, MO	5,702	11,146	15,530	76	Drexel, MO	839	1,090	1,115	134	Cowgill, MO	246	247	257
19	Gardner, KS	4,420	9,396	14,317	77	Lake Winnebago, MO	756	902	1,065	135	Farley, MO	223	226	253
20	Ottawa, KS	11,921	11,921	12,597	78	Braymer, MO	877	910	962	136	Rantoul, KS	241	241	245
21	Excelsior Spr., MO	10,497	10,847	11,472	79	Archie, MO	820	890	958	137	Mosby, MO	195	242	243
22	Merriam, KS	11,857	11,008	10,769	80	Pomona, KS	923	923	942	138	Bates City, MO	216	245	240
23	Lansing, KS	7,142	9,199	10,214	81	Lake Quivira, KS	983	932	922	139	Amoret, MO	218	211	217
24	Harrisonville, MO	7,814	8,946	9,790	82	Lake Waukomis, MO	1,017	917	913	140	Birmingham, MO	223	214	214
25	Mission, KS	9,624	9,727	9,751	83	Orrick, MO	966	889	867	141	Camden, MO	239	209	211
26	Grain Valley, MO	2,071	5,160	8,644	84	Mound City, KS	821	821	820	142	Tracy, MO	338	213	211
27	Kearney, MO	2,332	5,472	7,399	85	Lake Tapawingo, MO	844	843	809	143	Rayville, MO	170	204	205
28	Smithville, MO	2,786	5,514	7,118	86	Waverly, MO	836	806	807	144	Napoleon, MO	233	208	202
29	Roeland Park, KS	7,762	6,817	6,975	87	Wellington, MO	778	784	783	145	Oakwood, MO	213	197	200
30	Bonner Springs, KS	6,335	6,768	6,942	88	Woods Heights, MO	699	742	776	146	Homestead, MO	177	181	180
31	Oak Grove, MO	4,704	5,535	6,763	89	Lone Jack, MO	412	528	697	147	Oakwood Park, MO	214	183	177
32	Pleasant Hill, MO	3,927	5,582	6,747	90	Cleveland, MO	474	592	674	148	Fontana, KS	132	149	169
33	Richmond, MO	5,805	6,116	6,075	91	Freeman, MO	486	521	603	149	Lake Annette, MO	158	163	168
34	N. Kansas City, MO	4,151	4,714	5,388	92	Polo, MO	547	582	602	150	Rockville, MO	196	162	168
35	Paola, KS	4,808	5,011	5,292	93	Hardin, MO	604	614	590	151	Turney, MO	156	155	161
36	De Soto, KS	2,365	4,561	5,170	94	Ferrelview, MO	421	593	588	152	Mission Woods, KS	179	165	160
37	Parkville, MO	2,378	4,059	5,116	95	Glenaire, MO	593	553	587	153	Strasburg, MO	125	136	140
38	Platte City, MO	3,016	3,866	4,907	96	Linn Valley, KS	562	562	581	154	Oaks, MO	131	136	136
39	Odessa, MO	3,703	4,818	4,841	97	Camden Point, MO	375	484	547	155	West Line, MO	104	95	135
40	Higginsville, MO	4,693	4,682	4,660	98	Edgerton, MO	581	533	546	156	Foster, MO	163	130	133
41	Lexington, MO	4,873	4,453	4,632	99	Dearborn, MO	504	529	531	157	Prathersville, MO	131	111	128
42	Osawatomie, KS	4,642	4,645	4,616	100	Avondale, MO	553	529	529	158	Fleming, MO	130	122	124
43	Greenwood, MO	1,505	3,952	4,512	101	Richmond, KS	510	510	514	159	Baldwin Park, MO	54	115	122
44	Edwardsville, KS	4,219	4,146	4,503	102	Trimble, MO	413	451	485	160	Unity Village, MO	144	140	117
45	Spring Hill, KS	2,218	2,727	4,494	103	Breckenridge, MO	438	454	462	161	Dover, MO	115	108	108
46	Butler, MO	4,099	4,209	4,249	104	Platte Woods, MO	423	474	462	162	Levasy, MO	177	108	100
47	Cameron, MO	3,860	4,487	4,190	105	Henrietta, MO	413	457	451	163	Emma, MO	86	99	97
48	Fairway, KS	4,162	3,952	3,840	106	Holt, MO	339	405	436	164	Gunn City, MO	65	85	88
49	Peculiar, MO	1,938	2,604	3,832	107	Corder, MO	488	427	426	165	Aullville, MO	59	86	86
50	Tonganoxie, KS	2,465	2,728	3,774	108	Crystal Lakes, MO	256	383	426	166	Merwin, MO	89	83	85
51	Sugar Creek, MO	4,093	3,839	3,598	109	Northmoor, MO	444	399	407	167	Elmira, MO	70	82	83
52	Mission Hills, KS	3,466	3,593	3,523	110	Oakview, MO	396	386	386	168	Ridgely, MO	57	64	73
53	Pleasant Valley, MO	2,745	3,321	3,445	111	Linwood, KS	411	374	382	169	Iatan, MO	47	54	68
54	Louisburg, KS	1,990	2,576	3,313	112	Loch Lloyd, MO	N/A	368	382	170	Osborn, MO	45	64	65
55	Basehor, KS	1,625	2,238	3,287	113	Alma, MO	446	399	378	171	Randolph, MO	60	47	49
56	Riverside, MO	3,033	2,979	2,964	114	Lake Lafayette, MO	329	346	374	172	Passaic, MO	38	40	41
57	Buckner, MO	2,931	2,725	2,724	115	Westwood Hills, KS	370	378	365	173	Blackburn, MO	22	23	23
58	Plattsburg, MO	2,268	2,354	2,442	116	Williamsburg, KS	351	351	359	174	River Bend, MO	17	10	9

Source: U.S. Census Bureau

City Rank by Numeric Population Change, 2000 - 2005

Rank	City	2000	2005	# Chg.	Rank	City	2000	2005	# Chg.	Rank	City	2000	2005	# Chg.
1	Olathe, KS	92,962	111,334	18,372	59	Trimble, MO	451	485	34	117	Osborn, MO	64	65	1
2	Overland Park, KS	149,080	164,811	15,731	60	Woods Heights, MO	742	776	34	118	Passaic, MO	40	41	1
3	Lee's Summit, MO	70,700	80,338	9,638	61	Gower, MO	1,376	1,409	33	119	Rayville, MO	204	205	1
4	Shawnee, KS	47,996	57,628	9,632	62	Holt, MO	405	436	31	120	Waverly, MO	806	807	1
5	Blue Springs, MO	48,080	53,099	5,019	63	La Cygne, KS	1,115	1,146	31	121	Aullville, MO	86	86	0
6	Gardner, KS	9,396	14,317	4,921	64	Creighton, MO	322	350	28	122	Avondale, MO	529	529	0
7	Raymore, MO	11,146	15,530	4,384	65	Lake Lafayette, MO	346	374	28	123	Birmingham, MO	214	214	0
8	Grain Valley, MO	5,160	8,644	3,484	66	Missouri City, MO	295	323	28	124	Blackburn, MO	23	23	0
9	Lenexa, KS	40,238	43,434	3,196	67	Farley, MO	226	253	27	125	Dover, MO	108	108	0
10	Kansas City, MO	441,545	444,695	3,150	68	Drexel, MO	1,090	1,115	25	126	Mayview, MO	294	294	0
11	Liberty, MO	26,232	29,042	2,810	69	Parker, KS	281	306	25	127	Oaks, MO	136	136	0
12	Leawood, KS	27,656	30,145	2,489	70	Wellsville, KS	1,606	1,631	25	128	Oakview, MO	386	386	0
13	Belton, MO	21,730	24,140	2,410	71	Mission, KS	9,727	9,751	24	129	Buckner, MO	2,725	2,724	-1
14	Kearney, MO	5,472	7,399	1,927	72	Odessa, MO	4,818	4,841	23	130	Corder, MO	427	426	-1
15	Spring Hill, KS	2,727	4,494	1,767	73	Fontana, KS	149	169	20	131	Homestead, MO	181	180	-1
16	Smithville, MO	5,514	7,118	1,604	74	Polo, MO	582	602	20	132	Mound City, KS	821	820	-1
17	Oak Grove, MO	5,535	6,763	1,228	75	Linn Valley, KS	562	581	19	133	River Bend, MO	10	9	-1
18	Peculiar, MO	2,604	3,832	1,228	76	Pomona, KS	923	942	19	134	Wellington, MO	784	783	-1
19	Pleasant Hill, MO	5,582	6,747	1,165	77	Prathersville, MO	111	128	17	135	Emma, MO	99	97	-2
20	Parkville, MO	4,059	5,116	1,057	78	Blue Mound, KS	277	291	14	136	Hamilton, MO	1,813	1,811	-2
21	Basehor, KS	2,238	3,287	1,049	79	Iatan, MO	54	68	14	137	Tracy, MO	213	211	-2
22	Tonganoxie, KS	2,728	3,774	1,046	80	Loch Lloyd, MO	368	382	14	138	Weatherby Lake, MO	1,873	1,870	-3
23	Platte City, MO	3,866	4,907	1,041	81	Claycomo, MO	1,267	1,280	13	139	Lake Waukomis, MO	917	913	-4
24	Lansing, KS	9,199	10,214	1,015	82	Edgerton, MO	533	546	13	140	Bates City, MO	245	240	-5
25	Gladstone, MO	26,365	27,306	941	83	Kingston, MO	287	300	13	141	Easton, KS	362	357	-5
26	Harrisonville, MO	8,946	9,790	844	84	Weston, MO	1,631	1,644	13	142	Ferrelview, MO	593	588	-5
27	Louisburg, KS	2,576	3,313	737	85	East Lynne, MO	300	312	12	143	Mission Woods, KS	165	160	-5
28	Ottawa, KS	11,921	12,597	676	86	Kidder, MO	271	283	12	144	Henrietta, MO	457	451	-6
29	N. Kansas City, MO	4,714	5,388	674	87	Excelsior Est., MO	263	274	11	145	Napoleon, MO	208	202	-6
30	Excelsior Spr., MO	10,847	11,472	625	88	Cowgill, MO	247	257	10	146	Oakwood Park, MO	183	177	-6
31	De Soto, KS	4,561	5,170	609	89	Princeton, KS	317	327	10	147	Houston Lake, MO	284	276	-8
32	Greenwood, MO	3,952	4,512	560	90	Hume, MO	337	346	9	148	Levasy, MO	108	100	-8
33	Edwardsville, KS	4,146	4,503	357	91	Ridgely, MO	64	73	9	149	Sibley, MO	347	338	-9
34	Paoia, KS	5,011	5,292	281	92	Amsterdam, MO	281	289	8	150	Lake Quivira, KS	932	922	-10
35	Edgerton, KS	1,440	1,692	252	93	Breckenridge, MO	454	462	8	151	Platte Woods, MO	474	462	-12
36	Lathrop, MO	2,092	2,328	236	94	Linwood, KS	374	382	8	152	Westwood Hills, KS	378	365	-13
37	Lexington, MO	4,453	4,632	179	95	Northmoor, MO	399	407	8	153	Riverside, MO	2,979	2,964	-15
38	Bonner Springs, KS	6,768	6,942	174	96	Williamsburg, KS	351	359	8	154	Pleasanton, KS	1,387	1,368	-19
39	Lone Jack, MO	528	697	169	97	Baldwin Park, MO	115	122	7	155	Alma, MO	399	378	-21
40	Garden City, MO	1,500	1,667	167	98	Amoret, MO	211	217	6	156	Higginsville, MO	4,682	4,660	-22
41	Lake Winnebago, MO	902	1,065	163	99	Rockville, MO	162	168	6	157	Orrick, MO	889	867	-22
42	Roeland Park, KS	6,817	6,975	158	100	Turney, MO	155	161	6	158	Unity Village, MO	140	117	-23
43	Pleasant Valley, MO	3,321	3,445	124	101	Lake Annette, MO	163	168	5	159	Hardin, MO	614	590	-24
44	Plattsburg, MO	2,354	2,442	88	102	Rantoul, KS	241	245	4	160	Osawatomie, KS	4,645	4,616	-29
45	Cleveland, MO	592	674	82	103	Richmond, KS	510	514	4	161	Lake Tapawingo, MO	843	809	-34
46	Freeman, MO	521	603	82	104	Strasburg, MO	136	140	4	162	Richmond, MO	6,116	6,075	-41
47	Lawson, MO	2,336	2,406	70	105	Foster, MO	130	133	3	163	Westwood, KS	1,533	1,483	-50
48	Archie, MO	890	958	68	106	Gunn City, MO	85	88	3	164	Mission Hills, KS	3,593	3,523	-70
49	Camden Point, MO	484	547	63	107	Lane, KS	256	259	3	165	Fairway, KS	3,952	3,840	-112
50	Adrian, MO	1,780	1,839	59	108	Oakwood, MO	197	200	3	166	Leavenworth, KS	35,420	35,213	-207
51	Concordia, MO	2,360	2,413	53	109	Prescott, KS	280	283	3	167	Miriam, KS	11,008	10,769	-239
52	Braymer, MO	910	962	52	110	Camden, MO	209	211	2	168	Sugar Creek, MO	3,839	3,598	-241
53	Lake Lotawana, MO	1,872	1,921	49	111	Dearborn, MO	529	531	2	169	Cameron, MO	4,487	4,190	-297
54	Crystal Lakes, MO	383	426	43	112	Fleming, MO	122	124	2	170	Grandview, MO	24,881	24,549	-332
55	Butler, MO	4,209	4,249	40	113	Merwin, MO	83	85	2	171	Prairie Village, KS	22,072	21,454	-618
56	West Line, MO	95	135	40	114	Randolph, MO	47	49	2	172	Raytown, MO	30,388	28,923	-1,465
57	Rich Hill, MO	1,461	1,500	39	115	Elmira, MO	82	83	1	173	Kansas City, KS	146,866	144,210	-2,656
58	Glenaire, MO	553	587	34	116	Mosby, MO	242	243	1	174	Independence, MO	113,288	110,208	-3,080

Source: U.S. Census Bureau

City Rank by Percent Population Change, 2000 - 2005

Rank	2000	2005	% Chg.	Rank	2000	2005	% Chg.	Rank	2000	2005	% Chg.
1	5,160	8,644	67.5%	59	742	776	4.6%	117	242	243	0.4%
2	2,727	4,494	64.8%	60	287	300	4.5%	118	529	531	0.4%
3	9,396	14,317	52.4%	61	271	283	4.4%	119	3,593	3,523	0.2%
4	2,604	3,832	47.2%	62	47	49	4.3%	120	806	807	0.1%
5	2,238	3,287	46.9%	63	263	274	4.2%	121	86	86	0.0%
6	95	135	42.1%	64	247	257	4.0%	122	529	529	0.0%
7	11,146	15,530	39.3%	65	4,453	4,632	4.0%	123	214	214	0.0%
8	2,728	3,774	38.3%	66	300	312	4.0%	124	23	23	0.0%
9	5,472	7,399	35.2%	67	155	161	3.9%	125	108	108	0.0%
10	528	697	32.0%	68	368	382	3.8%	126	294	294	0.0%
11	5,514	7,118	29.1%	69	2,354	2,442	3.7%	127	136	136	0.0%
12	2,576	3,313	28.6%	70	3,321	3,445	3.7%	128	386	386	0.0%
13	3,866	4,907	26.9%	71	162	168	3.7%	129	2,725	2,724	0.0%
14	4,059	5,116	26.0%	72	26,365	27,306	3.6%	130	1,813	1,811	-0.1%
15	54	68	25.9%	73	85	88	3.5%	131	821	820	-0.1%
16	5,535	6,763	22.2%	74	582	602	3.4%	132	784	783	-0.1%
17	5,582	6,747	20.9%	75	562	581	3.4%	133	1,873	1,870	-0.2%
18	47,996	57,628	20.1%	76	1,780	1,839	3.3%	134	427	426	-0.2%
19	92,962	111,334	19.8%	77	317	327	3.2%	135	917	913	-0.4%
20	902	1,065	18.1%	78	163	168	3.1%	136	4,682	4,660	-0.5%
21	1,440	1,692	17.5%	79	2,336	2,406	3.0%	137	2,979	2,964	-0.5%
22	521	603	15.7%	80	136	140	2.9%	138	181	180	-0.6%
23	111	128	15.3%	81	281	289	2.8%	139	35,420	35,213	-0.6%
24	208	202	14.3%	82	211	217	2.8%	140	4,645	4,616	-0.6%
25	3,952	4,512	14.2%	83	1,115	1,146	2.8%	141	6,116	6,075	-0.7%
26	64	73	14.1%	84	337	346	2.7%	142	593	588	-0.8%
27	592	674	13.9%	85	1,461	1,500	2.7%	143	213	211	-0.9%
28	70,700	80,338	13.6%	86	1,872	1,921	2.6%	144	932	922	-1.1%
29	149	169	13.4%	87	6,768	6,942	2.6%	145	457	451	-1.3%
30	4,561	5,170	13.4%	88	40	41	2.5%	146	24,881	24,549	-1.3%
31	209	211	13.0%	89	533	546	2.4%	147	1,387	1,368	-1.4%
32	226	253	11.9%	90	83	85	2.4%	148	362	357	-1.4%
33	2,092	2,328	11.3%	91	1,376	1,409	2.4%	149	146,866	144,210	-1.8%
34	383	426	11.2%	92	6,817	6,975	2.3%	150	165	160	-1.9%
35	1,500	1,667	11.1%	93	130	133	2.3%	151	99	97	-2.0%
36	21,730	24,140	11.1%	94	1,090	1,115	2.3%	152	245	240	-2.0%
37	9,199	10,214	11.0%	95	351	359	2.3%	153	11,008	10,769	-2.2%
38	26,232	29,042	10.7%	96	2,360	2,413	2.2%	154	889	867	-2.5%
39	149,080	164,811	10.6%	97	374	382	2.1%	155	474	462	-2.5%
40	48,080	53,099	10.4%	98	923	942	2.1%	156	347	338	-2.6%
41	295	323	9.5%	99	399	407	2.0%	157	113,288	110,208	-2.7%
42	8,946	9,790	9.4%	100	454	462	1.8%	158	22,072	21,454	-2.8%
43	27,656	30,145	9.0%	101	241	245	1.7%	159	284	276	-2.8%
44	281	306	8.9%	102	122	124	1.6%	160	3,952	3,840	-2.8%
45	322	350	8.7%	103	64	65	1.6%	161	4,714	5,388	-2.9%
46	4,146	4,503	8.6%	104	1,606	1,631	1.6%	162	9,727	9,751	-3.0%
47	346	374	8.1%	105	183	177	1.5%	163	1,533	1,483	-3.3%
48	40,238	43,434	7.9%	106	82	83	1.2%	164	197	200	-3.3%
49	405	436	7.7%	107	256	259	1.2%	165	378	365	-3.4%
50	890	958	7.6%	108	280	283	1.1%	166	614	590	-3.9%
51	451	485	7.5%	109	1,267	1,280	1.0%	167	843	809	-4.0%
52	553	587	6.1%	110	484	547	1.0%	168	30,388	28,923	-4.8%
53	115	122	6.1%	111	4,209	4,249	1.0%	169	399	378	-5.3%
54	10,847	11,472	5.8%	112	1,631	1,644	0.8%	170	3,839	3,598	-6.3%
55	910	962	5.7%	113	510	514	0.8%	171	4,487	4,190	-6.6%
56	11,921	12,597	5.7%	114	441,545	444,695	0.7%	172	108	100	-7.4%
57	5,011	5,292	5.6%	115	204	205	0.5%	173	10	9	-10.0%
58	277	291	5.1%	116	4,818	4,841	0.5%	174	140	117	-16.4%

Source: U.S. Census Bureau

Education

High School Graduates

Rank	County	% of Population Aged 25+ With At Least A High School Diploma	
		1990	2000
1	Johnson County, KS	92.9%	94.9%
2	Platte County, MO	87.8%	91.8%
3	Clay County, MO	84.7%	88.7%
4	Miami County, KS	78.5%	87.5%
5	Cass County, MO	80.0%	86.7%
	Kansas City MSA	82.0%	86.5%
6	Leavenworth County, KS	84.5%	86.5%
7	Clinton County, MO	77.1%	86.1%
8	Franklin County, KS	77.1%	85.3%
9	Jackson County, MO	79.5%	83.4%
10	Caldwell County, MO	75.4%	81.5%
11	Linn County, KS	73.9%	80.9%
	U.S. Average	75.2%	80.4%
12	Lafayette County, MO	71.1%	79.9%
13	Ray County, MO	71.2%	79.3%
14	Bates County, MO	66.9%	76.9%
15	Wyandotte County, KS	69.9%	74.0%

Source: U.S. Census Bureau

- **The percentage of adults with at least a high school education increased in every county in the MSA between 1990 and 2000.**
- **While ranking next to last with high school graduates representing 76.9% of its adult population, Bates County led the MSA in improvement on this measure with a gain of 10 percentage points since 1990.**
- **More than 90% of adults in Johnson and Platte counties were high school graduates in 2000 to lead the Kansas City metropolitan area.**

College Graduates

Rank	County	% of Population Aged 25+ With At Least A Bachelor's Degree	
		1990	2000
1	Johnson County, KS	40.5%	47.7%
2	Platte County, MO	25.6%	33.3%
	Kansas City MSA	22.8%	28.0%
3	Clay County, MO	20.0%	24.9%
	U.S. Average	20.3%	24.4%
4	Jackson County, MO	20.0%	23.4%
5	Leavenworth County, KS	23.9%	23.1%
6	Miami County, KS	13.2%	19.4%
7	Cass County, MO	13.0%	17.7%
8	Franklin County, KS	12.9%	16.5%
9	Clinton County, MO	10.3%	14.5%
10	Lafayette County, MO	11.5%	13.8%
11	Linn County, KS	10.4%	12.7%
12	Wyandotte County, KS	10.3%	12.0%
13	Caldwell County, MO	8.1%	11.7%
14	Ray County, MO	8.4%	10.8%
15	Bates County, MO	8.4%	10.1%

Source: U.S. Census Bureau

- **As was the case in 1990, the Kansas City MSA ranked above the national average in 2000 in the percentage of adults holding at least a bachelor's degree while only three MSA counties ranked above the national average.**

- **Every county in the MSA except Leavenworth experienced an increase in the proportion of its adult population with a college degree.**

- **Johnson County led the MSA with nearly 48% of adults holding at least a bachelor's degree.**

- **Applying the percentages above for 2000 to the population data on page 4, Johnson County led the MSA in the total number of college graduates with 141,219 followed by Jackson County with 100,132.**

Graduate/Professional Degrees

Rank	County	% of Population Aged 25+ With A Graduate or Professional Degree	
		1990	2000
1	Johnson County, KS	12.4%	16.0%
2	Platte County, MO	6.9%	10.9%
3	Leavenworth County, KS	11.0%	9.9%
	Kansas City MSA	7.4%	9.4%
	U.S. Average	7.2%	8.9%
4	Jackson County, MO	6.6%	7.9%
5	Clay County, MO	6.1%	7.5%
6	Miami County, KS	4.6%	6.0%
7	Cass County, MO	4.3%	5.6%
8	Lafayette County, MO	4.9%	4.8%
9	Franklin County, KS	4.2%	4.8%
10	Linn County, KS	2.9%	4.6%
11	Wyandotte County, KS	3.7%	4.4%
12	Clinton County, MO	3.4%	4.2%
13	Bates County, MO	3.0%	3.5%
14	Ray County, MO	2.6%	3.3%
15	Caldwell County, MO	2.8%	3.1%

Source: U.S. Census Bureau

- **The Kansas City MSA also ranks above the national average in the percentage of adults holding a graduate or professional degree.**
- **Johnson, Platte and Leavenworth counties ranked above the national average at 16.0%, 10.9% and 9.9% respectively.**
- **Leavenworth and Lafayette counties experienced a decline in the proportion of adults holding advanced degrees.**

Crime Rates

Overall Crime Rates: 2000 – 2004
(Ranked on 2004 Crime Rate from Lowest to Highest)

Rank	County	2000	2001	2002	2003	2004	Percent Change 00 - 04
		Crimes Per 1,000 Residents	Crimes Per 1,000 Residents	Crimes Per 1,000 Residents	Crimes Per 1,000 Residents	Crimes Per 1,000 Residents	
1	Caldwell County, MO	8.6	12.5	14.7	13.6	12.1	40.7%
2	Bates County, MO	20.4	25.6	24.7	24.7	19.2	-5.9%
3	Linn County, KS	26.6	24.6	24.1	26.4	22.7	-14.7%
4	Ray County, MO	48.5	23.9	22.4	23.1	24.1	-50.3%
5	Lafayette County, MO	14.9	26.0	23.5	24.0	24.6	65.1%
6	Platte County, MO	65.0	27.2	26.6	24.2	25.8	-60.3%
7	Miami County, KS	28.0	28.8	27.7	30.2	31.3	11.8%
8	Johnson County, KS	22.6	28.2	31.3	32.0	31.3	38.5%
9	Cass County, MO	24.0	31.4	26.2	28.5	32.0	33.3%
10	Clinton County, MO	21.2	25.5	30.6	31.3	32.3	52.4%
11	Leavenworth County, KS	32.7	34.8	31.5	33.3	33.9	3.7%
12	Clay County, MO	68.0	38.8	30.9	32.7	35.6	-47.6%
	U.S. Average	41.2	41.6	41.5	40.6	39.9	-3.2%
13	Franklin County, KS	36.2	38.4	31.6	32.5	45.5	25.7%
	Kansas City MSA	53.9	55.3	44.8	53.6	54.2	0.5%
14	Jackson County, MO	76.6	87.5	79.4	76.3	76.2	-0.5%
15	Wyandotte County, KS	87.6	84.8	N.A.	79.9	93.5	6.7%

Sources: Kansas Bureau of Investigation
Missouri State Highway Patrol
Federal Bureau of Investigation

- **The overall crime rate declined nationally between 2000 and 2004 as well as in six of the Kansas City MSA’s fifteen counties.**
- **Platte County, with a 60% reduction in its rate, experienced the biggest relative decline in crime while Lafayette County had the largest increase.**
- **As with most large metropolitan areas, crime rates are typically higher in counties with larger populations. This is generally the case in the Kansas City MSA as well, except that Johnson County’s crime rate is lower than the national average despite a population of over 500,000.**

Violent Crime Rates: 2000 – 2004
(Ranked on 2004 Crime Rate from Lowest to Highest)

Rank	County	2000	2001	2002	2003	2004	Percent Change 00 - 04
		Violent Crimes Per 1,000 Residents	Violent Crimes Per 1,000 Residents	Violent Crimes Per 1,000 Residents	Violent Crimes Per 1,000 Residents	Violent Crimes Per 1,000 Residents	
1	Ray County, MO	4.8	3.0	2.4	2.6	1.6	-66.7%
2	Platte County, MO	9.2	2.3	2.4	1.7	1.8	-80.4%
3	Bates County, MO	1.5	3.0	3.8	3.4	2.1	40.0%
4	Cass County, MO	2.1	2.3	2.1	2.1	2.2	4.8%
5	Caldwell County, MO	0.7	2.1	2.4	2.6	2.4	242.9%
6	Lafayette County, MO	1.1	3.3	2.3	2.1	2.5	127.3%
7	Johnson County, KS	1.6	2.0	2.4	2.1	2.5	56.3%
8	Miami County, KS	2.3	2.0	2.9	2.5	2.7	17.4%
9	Linn County, KS	1.9	2.7	2.7	3.0	2.7	42.1%
10	Franklin County, KS	3.4	4.2	2.8	2.7	2.9	-14.7%
11	Clay County, MO	8.6	4.8	3.5	2.9	3.1	-64.0%
12	Leavenworth County, KS	3.5	3.9	4.5	4.0	4.3	22.9%
	U.S. Average	5.1	5.0	4.9	4.7	4.7	-7.8%
13	Clinton County, MO	3.9	4.2	4.3	4.1	5.8	48.7%
	Kansas City MSA	6.3	6.1	4.9	5.7	6.0	-4.8%
14	Wyandotte County, KS	8.8	8.6	N.A.	7.0	6.7	-23.9%
15	Jackson County, MO	9.6	10.6	9.3	9.5	10.0	4.2%

Sources: Kansas Bureau of Investigation
Missouri State Highway Patrol
Federal Bureau of Investigation

- **Twelve of the MSA's fifteen counties had violent crime rates below the national average in 2004.**
- **Caldwell County had the metro's largest relative increase in violent crime between 2000 and 2004 while Platte County had the largest reduction.**
- **Violent crimes include Murder, Forcible Rape, Robbery, and Aggravated Assault.**

Property Crime Rates: 2000 – 2004
(Ranked on 2004 Crime Rate from Lowest to Highest)

Rank	County	2000	2001	2002	2003	2004	Percent Change 00 - 04
		Property Crimes Per 1,000 Residents	Property Crimes Per 1,000 Residents	Property Crimes Per 1,000 Residents	Property Crimes Per 1,000 Residents	Property Crimes Per 1,000 Residents	
1	Caldwell County, MO	7.5	10.4	12.3	11.0	9.7	29.3%
2	Bates County, MO	46.4	22.6	21.0	21.4	17.1	-63.1%
3	Linn County, KS	24.8	21.9	21.4	23.4	20.0	-19.4%
4	Lafayette County, MO	13.8	22.7	21.2	22.0	22.1	60.1%
5	Ray County, MO	43.7	20.9	20.1	20.5	22.5	-48.5%
6	Platte County, MO	55.8	25.1	24.1	22.5	24.0	-57.0%
7	Clinton County, MO	17.3	21.3	26.3	27.2	26.5	53.2%
8	Miami County, KS	25.7	26.7	24.8	27.7	28.6	11.3%
9	Johnson County, KS	20.9	26.2	28.9	29.9	28.8	37.8%
10	Leavenworth County, KS	29.2	30.8	27.0	29.3	29.6	1.4%
11	Cass County, MO	21.9	29.1	24.0	26.4	29.8	36.1%
12	Clay County, MO	59.4	34.1	27.4	29.7	32.5	-45.3%
	U.S. Average	36.2	36.6	36.6	35.9	35.2	-2.8%
13	Franklin County, KS	32.8	34.2	28.7	29.9	42.6	29.9%
	Kansas City MSA	47.7	49.2	40.0	47.9	48.2	1.0%
14	Jackson County, MO	67.0	76.8	70.1	66.9	66.2	-1.2%
15	Wyandotte County, KS	78.8	76.1	N.A.	72.9	86.8	10.2%

Sources: Kansas Bureau of Investigation
Missouri State Highway Patrol
Federal Bureau of Investigation

- The property crime rates declined in six of the metro’s fifteen counties between 2000 and 2004 with Bates County experiencing the largest relative decline.
- The MSA’s property crime rate increased by 1% during the period while the national average declined by nearly 3% in 2004.
- Property crimes include Burglary, Larceny, Motor Vehicle Theft, and Arson.

Housing Market

Single-Family Building Permits Historic by County

Year	Johnson Co., KS	Jackson Co., MO	Clay Co., MO	Cass Co., MO	Platte Co., MO	Leavenworth Co., KS	Wyandotte Co., KS	Miami Co., KS	8-County Metro Total
1990	2,201	1,453	878	476	405	312	134	NA	5,859
% of Metro	38%	25%	15%	8%	7%	5%	2%		100%
1991	2,344	1,651	943	519	433	275	145	NA	6,310
% of Metro	37%	26%	15%	8%	7%	4%	2%		100%
1992	3,044	2,138	1,188	654	626	359	154	NA	8,163
% of Metro	37%	26%	15%	8%	8%	4%	2%		100%
1993	3,212	2,153	1,118	690	539	295	114	NA	8,121
% of Metro	40%	27%	14%	8%	7%	4%	1%		100%
1994	3,172	2,308	1,290	673	559	345	86	NA	8,433
% of Metro	38%	27%	15%	8%	7%	4%	1%		100%
1995	2,626	2,100	1,384	577	475	287	114	NA	7,563
% of Metro	35%	28%	18%	8%	6%	4%	2%		100%
1996	3,373	2,323	1,525	601	582	348	140	NA	8,892
% of Metro	38%	26%	17%	7%	7%	4%	2%		100%
1997	3,336	2,045	1,389	677	579	337	167	NA	8,530
% of Metro	39%	24%	16%	8%	7%	4%	2%		100%
1998	4,106	2,053	1,391	652	556	373	179	NA	9,310
% of Metro	44%	22%	15%	7%	6%	4%	2%		100%
1999	4,382	2,417	1,519	704	671	410	182	NA	10,285
% of Metro	43%	24%	15%	7%	7%	4%	2%		100%
2000	3,305	1,947	1,284	589	554	352	193	NA	8,224
% of Metro	40%	24%	16%	7%	7%	4%	2%		100%
2001	3,576	2,040	1,271	611	522	341	229	90	8,680
% of Metro	41%	24%	15%	7%	6%	4%	3%	1%	100%
2002	3,450	2,494	1,664	724	653	476	348	266	10,075
% of Metro	34%	25%	17%	7%	6%	5%	3%	3%	100%
2003	3,612	2,451	2,055	894	587	416	515	212	10,742
% of Metro	34%	23%	19%	8%	5%	4%	5%	2%	100%
2004	3,554	2,438	2,024	960	702	504	570	332	11,084
% of Metro	32%	22%	18%	9%	6%	5%	5%	3%	100%
2005	3,098	2,191	1,682	1,144	781	582	593	252	10,323
% of Metro	30%	21%	16%	11%	8%	6%	6%	2%	100%
Jan-Jun 2006	1,531	1,054	871	621	524	249	296	118	5,264
% of Metro	29%	20%	17%	12%	10%	5%	6%	2%	100%
Total 1/90 - 6/06	53,922	35,256	23,476	11,766	9,748	6,261	4,159	1,270	145,858
% of Metro	37%	24%	16%	8%	7%	4%	3%	1%	100%

Source: Home Builders' Association of Greater Kansas City

Note: The Home Builders' Association collects data on 8 of the MSA's 15 counties.

- **Nearly 146,000 single-family building permits have been issued metro-wide since 1990 with Johnson and Jackson counties accounting for 37% and 24% respectively.**

Multifamily Building Permits Historic by County

Year	Johnson Co., KS	Jackson Co., MO	Clay Co., MO	Platte Co., MO	Cass Co., MO	Leavenworth Co., KS	Wyandotte Co., KS	Miami Co., KS	8-County Metro Total
1990	558	289	44	36	94	57	12	NA	1,090
% of Metro	51%	27%	4%	3%	9%	5%	1%		100%
1991	86	452	23	25	48	20	0	NA	654
% of Metro	13%	69%	4%	4%	7%	3%	0%		100%
1992	151	338	45	28	22	20	20	NA	624
% of Metro	24%	54%	7%	4%	4%	3%	3%		100%
1993	381	285	57	34	31	12	12	NA	812
% of Metro	47%	35%	7%	4%	4%	1%	1%		100%
1994	1,045	268	142	50	36	24	6	NA	1,571
% of Metro	67%	17%	9%	3%	2%	2%	0%		100%
1995	1,531	394	179	51	96	120	6	NA	2,377
% of Metro	64%	17%	8%	2%	4%	5%	0%		100%
1996	1,187	674	466	34	82	16	20	NA	2,479
% of Metro	48%	27%	19%	1%	3%	1%	1%		100%
1997	1,991	668	527	478	58	18	2	NA	3,742
% of Metro	53%	18%	14%	13%	2%	0%	0%		100%
1998	1,376	1,780	591	358	116	12	52	NA	4,285
% of Metro	32%	42%	14%	8%	3%	0%	1%		100%
1999	2,892	1,080	430	546	178	73	16	NA	5,215
% of Metro	55%	21%	8%	10%	3%	1%	0%		100%
2000	2,171	1,436	125	144	218	32	161	NA	4,287
% of Metro	51%	33%	3%	3%	5%	1%	4%		100%
2001	2,565	1,679	231	423	388	118	128	55	5,587
% of Metro	30%	19%	3%	5%	4%	1%	1%	1%	64%
2002	586	1,420	611	198	433	197	138	36	3,619
% of Metro	6%	14%	6%	2%	4%	2%	1%	0%	36%
2003	1,607	839	530	19	69	154	50	84	3,352
% of Metro	48%	25%	16%	1%	2%	5%	1%	3%	100%
2004	760	1,459	632	101	80	97	120	58	3,307
% of Metro	23%	44%	19%	3%	2%	3%	4%	2%	100%
2005	1,210	1,053	468	28	50	98	175	8	3,090
% of Metro	39%	34%	15%	1%	2%	3%	6%	0%	100%
Jan-Jun 2006	589	237	320	23	51	0	12	0	1,232
% of Metro	48%	19%	26%	2%	4%	0%	1%	0%	100%
Total 1/90 - 6/06	20,686	14,351	5,421	2,576	2,050	1,068	930	241	47,323
% of Metro	44%	30%	11%	5%	4%	2%	2%	1%	100%

Source: Home Builders' Association of Greater Kansas City

Note: The Home Builders' Association collects data on 8 of the MSA's 15 counties.

- **From 1990 through June 2005, building permits were issued for over 47,000 multifamily housing units in the 8-county area with Johnson and Jackson counties accounting for nearly 75% of them.**

Single-Family Building Permits: 2005

	<u>2005</u>	<u>% of County</u>	<u>% of Metro</u>		<u>2005</u>	<u>% of County</u>	<u>% of Metro</u>
Johnson County, KS	3,098	100%	30%	Cass County, MO (continued)			
De Soto	33	1%	0%	Lake Winnebago	22	2%	0%
Edgerton	9	0%	0%	Peculiar	166	15%	2%
Fairway	0	0%	0%	Pleasant Hill	105	9%	1%
Gardner	399	13%	4%	Raymore	483	42%	5%
Johnson County	69	2%	1%	Village of Loch Lloyd	30	3%	0%
Leawood	209	7%	2%				
Lenexa	345	11%	3%	Clay County, MO	1,682	100%	16%
Merriam	3	0%	0%	Clay County	72	4%	1%
Olathe	875	28%	8%	Excelsior Springs	50	3%	0%
Overland Park	674	22%	7%	Gladstone	7	0%	0%
Prairie Village	6	0%	0%	Kansas City	1,102	66%	11%
Shawnee	402	13%	4%	Kearney	147	9%	1%
Spring Hill	74	2%	1%	Lawson	0	0%	0%
				Liberty	127	8%	1%
Leavenworth County, KS	582	100%	6%	North Kansas City	47	3%	0%
Basehor	102	18%	1%	Pleasant Valley	0	0%	0%
Lansing	102	18%	1%	Smithville	130	8%	1%
Leavenworth County	150	26%	1%				
Leavenworth	144	25%	1%	Jackson County, MO	2,191	100%	21%
Tonganoxie	84	14%	1%	Blue Springs	144	7%	1%
				Buckner	16	1%	0%
Miami County, KS	252	100%	2%	Grain Valley	308	14%	3%
Louisburg	102	40%	1%	Grandview	47	2%	0%
Miami County	81	32%	1%	Greenwood	40	2%	0%
Osawatomie	0	0%	0%	Independence	376	17%	4%
Paola	37	15%	0%	Jackson County	166	8%	2%
Spring Hill	32	13%	0%	Kansas City	218	10%	2%
				Lake Lotawana	0	0%	0%
Wyandotte County, KS	593	100%	6%	Lee's Summit	791	36%	8%
Bonner Springs	71	12%	1%	Oak Grove	60	3%	1%
Edwardsville	28	5%	0%	Raytown	25	1%	0%
Kansas City/Wyandotte Co.	494	83%	5%	Sugar Creek	0	0%	0%
Cass County, MO	1,144	100%	11%	Platte County, MO	781	100%	8%
Archie	17	1%	0%	Edgerton	0	0%	0%
Belton	147	13%	1%	Kansas City	429	55%	4%
Cass County	124	11%	1%	Parkville	47	6%	0%
Cleveland	5	0%	0%	Platte City	2	0%	0%
Drexel	1	0%	0%	Platte County	276	35%	3%
Garden City	6	1%	0%	Riverside	24	3%	0%
Harrisonville	38	3%	0%	Weatherby Lake	3	0%	0%
				Weston	0	0%	0%
				8-County Metro Total	10,323		100%

Source: Home Builders' Assoc. of Greater Kansas City

- **In 2005, Kansas City, Missouri was the single-family permit leader. Olathe ranked 2nd followed by Lee's Summit and Overland Park.**

Single-Family Building Permits: January through June 2006

	<u>Jan-Jun 2006</u>	<u>% of County</u>	<u>% of Metro</u>		<u>Jan-Jun 2006</u>	<u>% of County</u>	<u>% of Metro</u>
Johnson County, KS	1,534	100%	29%	Cass County, MO (continued)			
De Soto	34	2%	1%	Lee's Summit	19	3%	0%
Edgerton	9	1%	0%	Peculiar	55	9%	1%
Fairway	0	0%	0%	Pleasant Hill	136	22%	3%
Gardner	163	11%	3%	Raymore	179	29%	3%
Johnson County	22	1%	0%	Village of Loch Lloyd	16	3%	0%
Leawood	78	5%	1%				
Lenexa	221	14%	4%	Clay County, MO	871	100%	17%
Merriam	7	0%	0%	Clay County	47	5%	1%
Olathe	485	32%	9%	Excelsior Springs	23	3%	0%
Overland Park	311	20%	6%	Gladstone	42	5%	1%
Prairie Village	1	0%	0%	Kansas City	624	72%	12%
Shawnee	166	11%	3%	Kearney	37	4%	1%
Spring Hill	34	2%	1%	Lawson	0	0%	0%
				Liberty	25	3%	0%
Leavenworth County, KS	249	100%	5%	North Kansas City	2	0%	0%
Basehor	55	22%	1%	Pleasant Valley	0	0%	0%
Lansing	16	6%	0%	Smithville	71	8%	1%
Leavenworth County	73	29%	1%				
Leavenworth	89	36%	2%	Jackson County, MO	1,054	100%	20%
Tonganoxie	16	6%	0%	Blue Springs	73	7%	1%
				Buckner	14	1%	0%
Miami County, KS	118	100%	2%	Grain Valley	123	12%	2%
Louisburg	64	22%	1%	Grandview	15	1%	0%
Miami County	14	5%	0%	Greenwood	15	1%	0%
Osawatomie	0	0%	0%	Independence	173	16%	3%
Paola	25	8%	0%	Jackson County	44	4%	1%
Spring Hill	15	5%	0%	Kansas City	239	23%	5%
				Lake Lotawana	0	0%	0%
Wyandotte County, KS	296	100%	6%	Lee's Summit	310	29%	6%
Bonner Springs	25	8%	0%	Oak Grove	27	3%	1%
Edwardsville	11	4%	0%	Raytown	21	2%	0%
Kansas City/Wyandotte Co.	260	88%	5%	Sugar Creek	0	0%	0%
Cass County, MO	621	100%	12%	Platte County, MO	524	100%	10%
Archie	4	1%	0%	Edgerton	0	0%	0%
Belton	119	19%	2%	Kansas City	255	49%	5%
Cass County	61	10%	1%	Parkville	24	5%	0%
Cleveland	3	0%	0%	Platte City	0	0%	0%
Drexel	1	0%	0%	Platte County	233	44%	4%
Garden City	3	0%	0%	Riverside	11	2%	0%
Harrisonville	21	3%	0%	Weatherby Lake	1	0%	0%
Lake Winnebago	4	1%	0%	Weston	0	0%	0%
				8-County Metro Total	5,235		100%

Source: Home Builders' Assoc. of Greater Kansas City

- **Year-to-date through June 2006, Kansas City, MO led the MSA in single-family permits followed by Olathe, Overland Park, and Lee's Summit.**

Multifamily Building Permits: 2005

	<u>2005</u>	<u>% of County</u>	<u>% of Metro</u>		<u>2005</u>	<u>% of County</u>	<u>% of Metro</u>
Johnson County, KS	1,210	100%	39%	Cass County, MO (continued)			
De Soto	0	0%	0%	Lake Winnebago	0	0%	0%
Edgerton	12	1%	0%	Peculiar	0	0%	0%
Fairway	0	0%	0%	Pleasant Hill	28	56%	1%
Gardner	128	11%	4%	Raymore	8	16%	0%
Johnson County	0	0%	0%	Village of Loch Lloyd	0	0%	0%
Leawood	0	0%	0%				
Lenexa	0	0%	0%	Clay County, MO	468	100%	15%
Merriam	9	1%	0%	Clay County	0	0%	0%
Olathe	425	35%	14%	Excelsior Springs	2	0%	0%
Overland Park	348	29%	11%	Gladstone	0	0%	0%
Prairie Village	0	0%	0%	Kansas City	450	96%	15%
Shawnee	288	24%	9%	Kearney	16	3%	1%
Spring Hill	0	0%	0%	Lawson	0	0%	0%
				Liberty	0	0%	0%
Leavenworth County, KS	98	100%	3%	North Kansas City	0	0%	0%
Basehor	6	6%	0%	Pleasant Valley	0	0%	0%
Lansing	4	4%	0%	Smithville	0	0%	0%
Leavenworth County	0	0%	0%				
Leavenworth	0	0%	0%	Jackson County, MO	1,053	100%	34%
Tonganoxie	88	90%	3%	Blue Springs	122	12%	4%
				Buckner	0	0%	0%
Miami County, KS	8	100%	0%	Grain Valley	78	7%	3%
Louisburg	0	0%	0%	Grandview	0	0%	0%
Miami County	0	0%	0%	Greenwood	0	0%	0%
Osawatomie	0	0%	0%	Independence	4	0%	0%
Paola	8	100%	0%	Jackson County	0	0%	0%
Spring Hill	0	0%	0%	Kansas City	436	41%	14%
				Lake Lotawana	0	0%	0%
Wyandotte County, KS	175	100%	6%	Lee's Summit	389	37%	13%
Bonner Springs	0	0%	0%	Oak Grove	11	1%	0%
Edwardsville	4	2%	0%	Raytown	13	1%	0%
Kansas City/Wyandotte Co.	171	98%	6%	Sugar Creek	0	0%	0%
Cass County, MO	50	100%	2%	Platte County, MO	28	100%	1%
Archie	0	0%	0%	Edgerton	0	0%	0%
Belton	0	0%	0%	Kansas City	28	100%	1%
Cass County	0	0%	0%	Parkville	0	0%	0%
Cleveland	0	0%	0%	Platte City	0	0%	0%
Drexel	2	4%	0%	Platte County	0	0%	0%
Garden City	0	0%	0%	Riverside	0	0%	0%
Harrisonville	12	24%	0%	Weatherby Lake	0	0%	0%
				Weston	0	0%	0%
				8-County Metro Total	3,090		100%

Source: Home Builders' Assoc. of Greater Kansas City

- **During 2005, multifamily permit leaders were Kansas City (914), Olathe (425), Lee's Summit (389), and Overland Park (348).**

Multifamily Building Permits: January through June 2006

	<u>Jan-Jun 2006</u>	<u>% of County</u>	<u>% of Metro</u>		<u>Jan-Jun 2006</u>	<u>% of County</u>	<u>% of Metro</u>
Johnson County, KS	589	100%	48%	Cass County, MO (continued)			
De Soto	0	0%	0%	Lee's Summit	0	0%	0%
Edgerton	0	0%	0%	Peculiar	0	0%	0%
Fairway	0	0%	0%	Pleasant Hill	0	0%	0%
Gardner	17	3%	1%	Raymore	51	100%	4%
Johnson County	0	0%	0%	Village of Loch Lloyd	0	0%	0%
Leawood	26	4%	2%				
Lenexa	0	0%	0%	Clay County, MO	320	100%	26%
Merriam	0	0%	0%	Clay County	0	0%	0%
Olathe	516	88%	42%	Excelsior Springs	0	0%	0%
Overland Park	0	0%	0%	Gladstone	0	0%	0%
Prairie Village	0	0%	0%	Kansas City	304	95%	25%
Shawnee	0	0%	0%	Kearney	16	5%	1%
Spring Hill	30	5%	2%	Lawson	0	0%	0%
				Liberty	0	0%	0%
Leavenworth County, KS	0	0%	0%	North Kansas City	0	0%	0%
Basehor	0	0%	0%	Pleasant Valley	0	0%	0%
Lansing	0	0%	0%	Smithville	0	0%	0%
Leavenworth County	0	0%	0%				
Leavenworth	0	0%	0%	Jackson County, MO	237	100%	19%
Tonganoxie	0	0%	0%	Blue Springs	24	10%	2%
				Buckner	0	0%	0%
Miami County, KS	0	0%	0%	Grain Valley	0	0%	0%
Louisburg	0	0%	0%	Grandview	0	0%	0%
Miami County	0	0%	0%	Greenwood	0	0%	0%
Osawatomie	0	0%	0%	Independence	0	0%	0%
Paola	0	0%	0%	Jackson County	0	0%	0%
Spring Hill	0	0%	0%	Kansas City	85	36%	7%
				Lake Lotawana	0	0%	0%
Wyandotte County, KS	12	100%	1%	Lee's Summit	128	54%	10%
Bonner Springs	0	0%	0%	Oak Grove	0	0%	0%
Edwardsville	0	0%	0%	Raytown	0	0%	0%
Kansas City/Wyandotte Co.	12	100%	1%	Sugar Creek	0	0%	0%
Cass County, MO	51	100%	4%	Platte County, MO	23	100%	2%
Archie	0	0%	0%	Edgerton	0	0%	0%
Belton	0	0%	0%	Kansas City	23	100%	2%
Cass County	0	0%	0%	Parkville	0	0%	0%
Cleveland	0	0%	0%	Platte City	0	0%	0%
Drexel	0	0%	0%	Platte County	0	0%	0%
Garden City	0	0%	0%	Riverside	0	0%	0%
Harrisonville	0	0%	0%	Weatherby Lake	0	0%	0%
Lake Winnebago	0	0%	0%	Weston	0	0%	0%
				8-County Metro Total	1,232		100%

Source: Home Builders' Assoc. of Greater Kansas City

- Through June 2006, Olathe led in multifamily permits with 516, followed by Kansas City (412) and Lee's Summit (128).

Kansas City Metro Apartment Market: 2004

Kansas City Area Submarket	Units Surveyed	Occupancy Rate	Monthly Rent per Square Foot		
			One Bedroom	Two Bedroom	Three Bedroom
North	15,480	90.40%	\$0.67	\$0.60	\$0.60
Northeast	6,125	88.60%	\$0.69	\$0.61	\$0.67
Southeast	8,094	86.47%	\$0.72	\$0.64	\$0.57
South	5,027	90.44%	\$0.73	\$0.62	\$0.63
Johnson County	33,561	88.25%	\$0.83	\$0.72	\$0.68
Olathe	4,825	89.47%	\$0.80	\$0.64	\$0.58
Plaza/Midtown	4,184	92.00%	\$0.93	\$0.80	\$1.09
Downtown	3,171	88.00%	\$0.85	\$0.87	\$0.64
Wyandotte County	2,827	89.80%	\$0.72	\$0.63	\$0.61
Metro Total	83,294	88.82%	\$0.77	\$0.68	\$0.67

Source: Cohen-Esrey Real Estate Services

Kansas City Metro Apartment Market: 2005

Kansas City Area Submarket	Units Surveyed	Occupancy Rate	Monthly Rent per Square Foot		
			One Bedroom	Two Bedroom	Three Bedroom
North	10,607	90.48%	\$0.71	\$0.66	\$0.67
Northeast	4,990	90.75%	\$0.73	\$0.66	\$0.62
Southeast	6,446	85.66%	\$0.76	\$0.69	\$0.60
South	3,123	93.00%	\$0.77	\$0.66	\$0.69
Johnson County	28,138	90.10%	\$0.91	\$0.74	\$0.71
Olathe	3,521	90.93%	\$0.87	\$0.71	\$0.66
Plaza/Midtown	2,426	94.73%	\$1.00	\$0.92	\$1.00
Downtown	2,371	83.20%	\$0.97	\$0.91	\$0.54
Wyandotte County	1,539	91.38%	\$0.77	\$0.66	\$0.62
Metro Total	63,161	90.03%	\$0.83	\$0.73	\$0.68

Source: Cohen-Esrey Real Estate Services

- **Apartment occupancy rates in the Kansas City area rose slightly more than 1 percentage point from 88.8% in 2004 to 90.0% in 2005. Average rental rates rose by 7.8% for one bedroom units, by 7.4% for two bedroom units, and 1.5% for three bedroom units.**
- **The Downtown submarket experienced the biggest change in occupancy from 2004 to 2005 with its occupancy rate dropping 5.5%. In 2005, the Downtown submarket had the area's lowest average lease rates while Plaza/Midtown maintained the area's highest.**

Commercial Real Estate Market

**Kansas City Area Office Market: 2004
Class A Office Space**

<u>Submarket</u>	Total	Available	<u>% Vacant</u>	Typical
	Rentable	Rentable		Lease
	<u>Sq. Feet</u>	<u>Sq. Feet</u>		Rate
				<u>Per Sq. Ft.</u>
Downtown	5,435,940	1,016,951	18.71%	\$19.95
Midtown	0	0	N.A.	N.A.
Plaza	1,896,698	157,661	8.31%	\$24.40
South Kansas City	1,815,318	234,811	12.93%	\$19.00
Northland	1,333,259	363,197	27.24%	\$18.54
East Kansas City	605,089	139,154	23.00%	\$21.00
Kansas City, Kansas	0	0	N.A.	N.A.
North Johnson County	1,239,792	327,234	26.39%	\$20.00
South Johnson County	3,985,311	840,049	21.08%	\$21.22
Metro Total	16,311,407	3,079,057	18.88%	\$20.60

**Kansas City Area Office Market: 2005
Class A Office Space**

<u>Submarket</u>	Total	Available	<u>% Vacant</u>	Typical
	Rentable	Rentable		Lease
	<u>Sq. Feet</u>	<u>Sq. Feet</u>		Rate
				<u>Per Sq. Ft.</u>
Downtown	5,435,940	1,200,078	22.08%	\$18.85
Midtown	0	0	N.A.	N.A.
Plaza	1,896,698	116,391	6.14%	\$26.24
South Kansas City	1,815,318	226,103	12.46%	\$17.50
Northland	1,333,259	506,635	38.00%	\$18.50
East Kansas City	605,089	163,170	26.97%	\$20.00
Kansas City, Kansas	0	0	N.A.	N.A.
North Johnson County	1,239,792	265,422	21.41%	\$20.16
South Johnson County	3,985,311	686,932	17.24%	\$20.38
Metro Total	16,311,407	3,164,731	19.40%	\$20.05

Source: Cohen-Esrey Real Estate Services

- **Between 2004 and 2005, the total square footage of Class A office space in the metro remained the same. At the same time, total vacancy increased by 86,000 sq. ft. and the vacancy rate rose from 18.9% to 19.4%.**
- **The typical lease rate for the Kansas City metro dropped by 5% from \$20.60 to \$20.05.**

**Kansas City Area Office Market: 2004
Class B Office Space**

<u>Submarket</u>	Total	Available	<u>% Vacant</u>	Typical Lease Rate
	Rentable	Rentable		
	<u>Sq. Feet</u>	<u>Sq. Feet</u>		<u>Per Sq. Ft.</u>
Downtown	4,642,902	909,362	19.59%	\$14.67
Midtown	996,121	112,829	11.33%	\$14.21
Plaza	700,221	118,624	16.94%	\$19.54
South Kansas City	913,708	157,628	17.25%	\$15.40
Northland	1,794,582	167,860	9.35%	\$15.68
East Kansas City	2,935,800	705,720	24.04%	\$12.75
Kansas City, Kansas	426,671	43,003	10.08%	\$11.86
North Johnson County	4,331,434	722,431	16.68%	\$20.00
South Johnson County	5,451,991	1,003,148	18.40%	\$17.00
Metro Total	22,193,430	3,940,605	17.76%	\$16.22

**Kansas City Area Office Market: 2005
Class B Office Space**

<u>Submarket</u>	Total	Available	<u>% Vacant</u>	Typical Lease Rate
	Rentable	Rentable		
	<u>Sq. Feet</u>	<u>Sq. Feet</u>		<u>Per Sq. Ft.</u>
Downtown	4,642,902	927,225	19.97%	\$14.60
Midtown	996,121	126,389	12.69%	\$16.00
Plaza	700,221	121,798	17.39%	\$18.75
South Kansas City	834,658	147,122	17.63%	\$14.50
Northland	1,776,862	165,111	9.29%	\$14.00
East Kansas City	2,913,530	650,723	22.33%	\$14.00
Kansas City, Kansas	426,671	58,992	13.83%	\$11.86
North Johnson County	4,260,634	745,653	17.50%	\$13.50
South Johnson County	5,507,691	1,054,587	19.15%	\$17.30
Metro Total	22,059,290	3,997,600	18.12%	\$15.07

Source: Cohen-Esrey Real Estate Services

- **Total inventory of Class B office space in the metro decreased by 134,000 sq. ft. between 2004 and 2005.**
- **Total vacant space increased by 57,000 sq. ft., increasing the metro vacancy rate from 17.8% to 18.1%.**
- **Typical lease rates for the metro decreased by 7.6% from \$16.22 to \$15.07.**

**Kansas City Area Industrial Market
(July 2005)**

<u>County</u>	<u>Total Sq. Ft.</u>	<u>Available Sq. Ft.</u>	<u>% Vacant</u>
Jackson	75,088,955	7,627,460	10.16%
Clay	23,292,875	2,731,811	11.73%
Platte	5,287,361	487,267	9.22%
Wyandotte	26,617,509	2,305,008	8.66%
Johnson	<u>46,079,545</u>	<u>3,675,479</u>	<u>7.98%</u>
Metro Total	176,366,245	16,827,025	9.55%

Average Gross Lease Rates per Sq. Ft.

<u>County</u>	<u>10,000-50,000 Sq. Ft.</u>			<u>50,000-100,000 Sq. Ft.</u>			<u>100,000+ Sq. Ft.</u>		
	<u>Flex</u>	<u>Manufacture</u>	<u>Warehouse</u>	<u>Flex</u>	<u>Manufacture</u>	<u>Warehouse</u>	<u>Flex</u>	<u>Manufacture</u>	<u>Warehouse</u>
Jackson	\$6.71	\$4.09	\$4.65	\$7.40	\$4.10	\$3.13	\$2.00	\$2.30	\$2.67
Clay	\$4.00	\$6.50	\$3.42	N/A	\$3.56	\$3.41	N/A	N/A	\$3.23
Platte	\$7.00	N/A	\$6.24	\$6.50	\$6.17	\$5.51	\$6.17	N/A	N/A
Wyandotte	N/A	\$3.04	\$3.79	N/A	\$2.25	\$3.15	\$5.00	\$2.50	\$3.07
Johnson	\$8.24	\$5.46	\$6.26	N/A	\$5.46	\$6.26	\$11.00	N/A	\$4.65

Source: Cohen-Esrey Real Estate Services

- In July 2005, the metropolitan area's industrial market had an overall vacancy rate of 9.55%. Vacancy rates ranged from a low of 7.98% in Johnson County to a high of 11.73% in Clay County.
- Jackson County and Johnson County were the largest industrial submarkets combining to account for 69% of the metro's total industrial space. Johnson County had the most vacant space accounting for more than 45% of the metro's total.

Value of Construction

Residential Construction Value

<u>Year</u>	<u>Johnson Co., KS</u>	<u>Jackson Co., MO</u>	<u>Cass Co., MO</u>	<u>Clay Co., MO</u>	<u>Leavenworth Co., KS</u>	<u>Platte Co., MO</u>	<u>Wyandotte Co., KS</u>	<u>7-County Metro Total</u>
1990	\$357,506,000	\$243,661,000	\$40,743,000	\$41,141,000	\$50,655,000	\$20,380,000	\$12,865,000	\$766,951,000
% of Metro	47%	32%	5%	5%	7%	3%	2%	100%
1991	\$371,133,000	\$253,485,000	\$42,431,000	\$43,912,000	\$47,154,000	\$24,579,000	\$15,127,000	\$797,821,000
% of Metro	47%	32%	5%	6%	6%	3%	2%	100%
1992	\$481,032,000	\$325,312,000	\$58,654,000	\$50,565,000	\$43,247,000	\$30,712,000	\$18,663,000	\$1,008,185,000
% of Metro	48%	32%	6%	5%	4%	3%	2%	100%
1993	\$503,838,000	\$360,748,000	\$62,932,000	\$56,741,000	\$36,920,000	\$34,528,000	\$15,442,000	\$1,071,149,000
% of Metro	47%	34%	6%	5%	3%	3%	1%	100%
1994	\$529,319,000	\$335,527,000	\$60,927,000	\$65,294,000	\$41,957,000	\$29,272,000	\$19,593,000	\$1,081,889,000
% of Metro	49%	31%	6%	6%	4%	3%	2%	100%
1995	\$468,832,000	\$319,080,000	\$60,437,000	\$68,731,000	\$34,525,000	\$26,784,000	\$22,799,000	\$1,001,188,000
% of Metro	47%	32%	6%	7%	3%	3%	2%	100%
1996	\$570,803,000	\$339,038,000	\$51,506,000	\$88,606,000	\$50,024,000	\$53,237,000	\$14,290,000	\$1,167,504,000
% of Metro	49%	29%	4%	8%	4%	5%	1%	100%
1997	\$538,237,000	\$356,640,000	\$62,040,000	\$90,325,000	\$52,772,000	\$42,894,000	\$12,209,000	\$1,155,117,000
% of Metro	47%	31%	5%	8%	5%	4%	1%	100%
1998	\$691,357,000	\$472,518,000	\$66,487,000	\$86,869,000	\$47,488,000	\$51,792,000	\$17,184,000	\$1,433,695,000
% of Metro	48%	33%	5%	6%	3%	4%	1%	100%
1999	\$914,145,000	\$456,475,000	\$83,288,000	\$96,593,000	\$47,066,000	\$72,771,000	\$20,006,000	\$1,690,344,000
% of Metro	54%	27%	5%	6%	3%	4%	1%	100%
2000	\$831,034,000	\$511,033,000	\$90,844,000	\$100,702,000	\$49,570,000	\$84,815,000	\$26,135,000	\$1,694,133,000
% of Metro	49%	30%	5%	6%	3%	5%	2%	100%
2001	\$834,901,000	\$599,950,000	\$103,952,000	\$76,392,000	\$49,808,000	\$71,540,000	\$27,104,000	\$1,763,647,000
% of Metro	47%	34%	6%	4%	3%	4%	2%	100%
2002	\$856,545,000	\$723,447,000	\$108,072,000	\$122,469,000	\$85,981,000	\$87,363,000	\$33,457,000	\$2,017,334,000
% of Metro	42%	36%	5%	6%	4%	4%	2%	100%
2003	\$945,160,000	\$845,558,000	\$117,590,000	\$151,621,000	\$89,641,000	\$83,150,000	\$39,376,000	\$2,272,096,000
% of Metro	42%	37%	5%	7%	4%	4%	2%	100%
2004	\$1,034,879,000	\$912,376,000	\$165,461,000	\$136,097,000	\$96,229,000	\$97,241,000	\$52,084,000	\$2,494,367,000
% of Metro	41%	37%	7%	5%	4%	4%	2%	100%
2005	\$922,836,000	\$1,034,785,000	\$188,772,000	\$114,828,000	\$113,450,000	\$90,349,000	\$71,899,000	\$2,536,919,000
% of Metro	36%	41%	7%	5%	4%	4%	3%	100%
Jan-Jun 2006	\$435,529,000	\$500,517,000	\$97,214,000	\$57,243,000	\$53,988,000	\$62,152,000	\$40,708,000	\$1,247,351,000
% of Metro	35%	40%	8%	5%	4%	5%	3%	100%
Total 1/90 - 6/06	\$11,287,086,000	\$8,590,150,000	\$1,461,350,000	\$1,448,129,000	\$990,475,000	\$963,559,000	\$458,941,000	\$25,199,690,000
% of Metro	45%	34%	6%	6%	4%	4%	2%	100%

Source: FW Dodge Note: Includes new construction as well as major additions and remodeling of existing buildings.

- **Between 1990 and June 2006, more than \$25 billion in residential construction contracts were let in the 7-county Kansas City region with Johnson and Jackson counties accounting for 79% of the total.**

Nonresidential Buildings Construction Value

<u>Year</u>	<u>Jackson Co., MO</u>	<u>Johnson Co., KS</u>	<u>Clay Co., MO</u>	<u>Wyandotte Co., KS</u>	<u>Platte Co., MO</u>	<u>Leavenworth Co., KS</u>	<u>Cass Co., MO</u>	<u>7-County Metro Total</u>
1990	\$315,260,000	\$192,572,000	\$51,906,000	\$21,675,000	\$16,024,000	\$27,911,000	\$10,788,000	\$636,136,000
% of Metro	50%	30%	8%	3%	3%	4%	2%	100%
1991	\$286,151,000	\$114,613,000	\$40,527,000	\$53,434,000	\$12,721,000	\$39,266,000	\$12,383,000	\$559,095,000
% of Metro	51%	20%	7%	10%	2%	7%	2%	100%
1992	\$314,145,000	\$119,224,000	\$31,931,000	\$35,314,000	\$16,751,000	\$37,227,000	\$9,148,000	\$563,740,000
% of Metro	56%	21%	6%	6%	3%	7%	2%	100%
1993	\$318,762,000	\$144,175,000	\$38,990,000	\$20,938,000	\$15,835,000	\$31,538,000	\$8,268,000	\$578,506,000
% of Metro	55%	25%	7%	4%	3%	5%	1%	100%
1994	\$338,884,000	\$227,557,000	\$122,078,000	\$40,014,000	\$22,768,000	\$11,976,000	\$5,290,000	\$768,567,000
% of Metro	44%	30%	16%	5%	3%	2%	1%	100%
1995	\$513,426,000	\$370,770,000	\$108,381,000	\$66,669,000	\$47,090,000	\$30,483,000	\$12,443,000	\$1,149,262,000
% of Metro	45%	32%	9%	6%	4%	3%	1%	100%
1996	\$400,673,000	\$465,561,000	\$49,733,000	\$41,494,000	\$130,797,000	\$9,047,000	\$12,387,000	\$1,109,692,000
% of Metro	36%	42%	4%	4%	12%	1%	1%	100%
1997	\$399,087,000	\$646,468,000	\$65,408,000	\$49,908,000	\$90,480,000	\$15,202,000	\$13,993,000	\$1,280,546,000
% of Metro	31%	50%	5%	4%	7%	1%	1%	100%
1998	\$701,219,000	\$594,298,000	\$171,723,000	\$46,940,000	\$29,109,000	\$92,465,000	\$17,703,000	\$1,653,457,000
% of Metro	42%	36%	10%	3%	2%	6%	1%	100%
1999	\$459,564,000	\$642,713,000	\$77,316,000	\$63,530,000	\$25,111,000	\$40,509,000	\$25,509,000	\$1,334,252,000
% of Metro	34%	48%	6%	5%	2%	3%	2%	100%
2000	\$581,770,000	\$557,446,000	\$118,932,000	\$47,600,000	\$38,089,000	\$30,748,000	\$31,725,000	\$1,406,310,000
% of Metro	41%	40%	8%	3%	3%	2%	2%	100%
2001	\$565,419,000	\$392,588,000	\$63,956,000	\$96,145,000	\$136,597,000	\$24,682,000	\$71,123,000	\$1,350,510,000
% of Metro	42%	29%	5%	7%	10%	2%	5%	100%
2002	\$379,991,000	\$450,061,000	\$106,983,000	\$155,068,000	\$100,060,000	\$20,084,000	\$62,866,000	\$1,275,113,000
% of Metro	30%	35%	8%	12%	8%	2%	5%	100%
2003	\$609,557,000	\$325,949,000	\$104,960,000	\$51,316,000	\$71,971,000	\$13,699,000	\$31,271,000	\$1,208,723,000
% of Metro	50%	27%	9%	4%	6%	1%	3%	100%
2004	\$544,980,000	\$384,276,000	\$140,728,000	\$183,935,000	\$112,154,000	\$113,824,000	\$12,978,000	\$1,492,875,000
% of Metro	37%	26%	9%	12%	8%	8%	1%	100%
2005	\$963,944,000	\$538,477,000	\$114,243,000	\$88,674,000	\$117,953,000	\$34,810,000	\$46,155,000	\$1,904,256,000
% of Metro	51%	28%	6%	5%	6%	2%	2%	100%
Jan-Jun 2006	\$299,463,000	\$342,581,000	\$116,221,000	\$52,798,000	\$11,406,000	\$9,365,000	\$25,253,000	\$857,087,000
% of Metro	35%	40%	14%	6%	1%	1%	3%	100%
Total 1/90 - 6/06	\$7,992,295,000	\$6,509,329,000	\$1,524,016,000	\$1,115,452,000	\$994,916,000	\$582,836,000	\$409,283,000	\$19,128,127,000
% of Metro	42%	34%	8%	6%	5%	3%	2%	100%

Source: FW Dodge Note: Includes new construction as well as major additions and remodeling of existing buildings.

- **Since 1990, contracts for \$19 billion in nonresidential buildings were let in the 7-county Kansas City region. Jackson and Johnson counties were the area leaders accounting for 42% and 34% of total value.**

Nonbuilding Construction Value

<u>Year</u>	<u>Jackson Co., MO</u>	<u>Johnson Co., KS</u>	<u>Wyandotte Co., KS</u>	<u>Clay Co., MO</u>	<u>Cass Co., MO</u>	<u>Platte Co., MO</u>	<u>Leavenworth Co., KS</u>	<u>7-County Metro Total</u>
1990	\$115,563,000	\$80,474,000	\$82,606,000	\$34,247,000	\$18,466,000	\$12,814,000	\$15,870,000	\$360,040,000
% of Metro	32%	22%	23%	10%	5%	4%	4%	100%
1991	\$123,586,000	\$93,492,000	\$45,707,000	\$23,623,000	\$7,851,000	\$57,563,000	\$10,473,000	\$362,295,000
% of Metro	34%	26%	13%	7%	2%	16%	3%	100%
1992	\$127,331,000	\$79,522,000	\$36,774,000	\$21,545,000	\$25,334,000	\$17,065,000	\$5,601,000	\$313,172,000
% of Metro	41%	25%	12%	7%	8%	5%	2%	100%
1993	\$105,563,000	\$148,361,000	\$26,267,000	\$17,088,000	\$5,817,000	\$12,198,000	\$9,735,000	\$325,029,000
% of Metro	32%	46%	8%	5%	2%	4%	3%	100%
1994	\$107,394,000	\$106,914,000	\$32,051,000	\$26,640,000	\$5,117,000	\$9,164,000	\$12,750,000	\$300,030,000
% of Metro	36%	36%	11%	9%	2%	3%	4%	100%
1995	\$162,171,000	\$149,617,000	\$24,748,000	\$46,147,000	\$13,236,000	\$48,468,000	\$12,162,000	\$456,549,000
% of Metro	36%	33%	5%	10%	3%	11%	3%	100%
1996	\$121,223,000	\$101,678,000	\$49,596,000	\$35,342,000	\$9,069,000	\$17,916,000	\$32,962,000	\$367,786,000
% of Metro	33%	28%	13%	10%	2%	5%	9%	100%
1997	\$202,974,000	\$122,953,000	\$69,517,000	\$66,352,000	\$8,435,000	\$42,544,000	\$11,806,000	\$524,581,000
% of Metro	39%	23%	13%	13%	2%	8%	2%	100%
1998	\$221,995,000	\$104,065,000	\$214,265,000	\$37,936,000	\$11,888,000	\$17,585,000	\$8,370,000	\$616,104,000
% of Metro	36%	17%	35%	6%	2%	3%	1%	100%
1999	\$202,479,000	\$94,392,000	\$53,312,000	\$45,217,000	\$25,980,000	\$30,964,000	\$12,591,000	\$464,935,000
% of Metro	44%	20%	11%	10%	6%	7%	3%	100%
2000	\$200,912,000	\$127,310,000	\$61,518,000	\$62,182,000	\$226,549,000	\$32,296,000	\$10,728,000	\$721,495,000
% of Metro	28%	18%	9%	9%	31%	4%	1%	100%
2001	\$227,068,000	\$123,698,000	\$19,989,000	\$52,671,000	\$3,659,000	\$30,568,000	\$12,950,000	\$470,603,000
% of Metro	48%	26%	4%	11%	1%	6%	3%	100%
2002	\$247,458,000	\$281,929,000	\$50,664,000	\$29,807,000	\$28,389,000	\$74,927,000	\$25,389,000	\$738,563,000
% of Metro	34%	38%	7%	4%	4%	10%	3%	100%
2003	\$130,353,000	\$298,112,000	\$22,229,000	\$21,534,000	\$36,770,000	\$5,554,000	\$29,202,000	\$543,754,000
% of Metro	24%	55%	4%	4%	7%	1%	5%	100%
2004	\$235,648,000	\$148,468,000	\$29,960,000	\$173,423,000	\$134,415,000	\$35,540,000	\$18,428,000	\$775,882,000
% of Metro	30%	19%	4%	22%	17%	5%	2%	100%
2005	\$245,770,000	\$296,156,000	\$48,690,000	\$21,636,000	\$57,252,000	\$40,965,000	\$4,401,000	\$714,870,000
% of Metro	34%	41%	7%	3%	8%	6%	1%	100%
Jan-Jun 2006	\$93,319,000	\$144,449,000	\$15,122,000	\$56,184,000	\$5,617,000	\$29,348,000	\$4,832,000	\$348,871,000
% of Metro	27%	41%	4%	16%	2%	8%	1%	100%
Total 1/90 -6/06	\$2,870,807,000	\$2,501,590,000	\$883,015,000	\$771,574,000	\$623,844,000	\$515,479,000	\$238,250,000	\$8,404,559,000
% of Metro	34%	30%	11%	9%	7%	6%	3%	100%

Source: FW Dodge Note: Includes new construction as well as major additions and remodeling of existing buildings.

- **Contracts for \$8.4 billion in nonbuilding construction (principally public infrastructure projects) were let in the region since 1990 with Jackson and Johnson counties accounting for 34% and 30% respectively.**

**Construction Cost per Square Foot
(Selected Building Types)**

Kansas City & Vicinity*

	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	Jan-Jun
Total Buildings	\$72.82	\$72.61	\$81.87	\$87.94	\$93.84	\$92.11	\$100.86	\$116.10	\$115.15	
Nonresidential	\$76.99	\$79.90	\$89.24	\$96.31	\$110.05	\$97.21	\$111.60	\$147.81	\$120.66	
Commercial	\$58.76	\$66.61	\$71.94	\$67.06	\$75.08	\$61.60	\$93.70	\$115.55	\$95.09	
Stores & Food Service	\$68.51	\$66.12	\$52.48	\$56.41	\$62.41	\$68.21	\$76.23	\$73.75	\$90.64	
Warehouses (Ex. Mfr. Owned)	\$39.87	\$54.42	\$60.09	\$50.57	\$38.72	\$46.16	\$60.51	\$46.74	\$51.02	
Office & Bank Buildings	\$84.30	\$105.01	\$110.20	\$107.35	\$135.48	\$95.72	\$145.99	\$224.46	\$162.11	
Hotels & Motels	\$63.22	\$65.56	\$119.42	\$168.02	\$81.05	\$87.13	\$292.65	\$186.99	\$148.38	
Manufacturing	\$54.38	\$70.34	\$85.02	\$49.04	\$64.72	\$172.64	\$66.79	\$101.20	\$79.02	
Education & Science	\$143.49	\$138.47	\$164.24	\$191.33	\$209.71	\$189.38	\$130.57	\$186.10	\$193.53	
Schools & Colleges	\$105.86	\$137.35	\$146.52	\$194.62	\$166.10	\$170.40	\$127.90	\$171.81	\$193.31	
Laboratories	\$137.56	N.A.	N.A.	\$132.96	N.A.	N.A.	\$950.00	\$313.50	N.A.	
Libraries, Museums, etc.	\$488.21	\$160.79	\$255.73	N.A.	\$420.03	\$522.77	\$1,615.00	\$443.98	N.A.	
Hospital & Health Treatment	\$163.06	\$137.60	\$126.92	\$149.62	\$142.38	\$144.91	\$185.70	\$187.46	\$208.37	
Public Buildings	\$125.07	\$171.73	\$198.88	\$204.57	\$411.45	\$218.35	\$393.86	\$222.08	\$249.80	
Religious	\$106.13	\$91.58	\$98.95	\$116.39	\$120.39	\$106.30	\$136.19	\$146.20	\$133.66	
Amusement	\$102.56	\$117.47	\$151.81	\$143.84	\$244.44	\$158.59	\$179.09	\$231.39	\$144.79	
Miscellaneous Nonresidential	\$63.23	\$30.65	\$109.87	\$177.09	\$125.04	\$68.91	\$86.32	\$177.73	\$60.50	
Residential	\$68.81	\$67.76	\$76.30	\$82.38	\$85.44	\$89.46	\$95.28	\$98.79	\$111.18	
One-Family Houses	\$70.11	\$70.12	\$79.78	\$85.84	\$86.07	\$90.05	\$96.41	\$101.46	\$109.93	
Two-Family Houses	\$44.05	\$45.87	\$63.55	\$60.42	\$83.22	\$72.94	\$69.55	\$81.21	\$91.02	
Apartment Buildings	\$73.03	\$63.67	\$61.60	\$62.35	\$81.34	\$89.00	\$94.03	\$87.31	\$126.08	

* Includes Johnson & Wyandotte counties in Kansas and Clay, Jackson & Platte counties in Missouri.

Note: Includes new construction as well as major additions and remodeling of existing buildings.

Source: F.W. Dodge

- **The average cost of construction per square foot varies considerably among the various types of building construction, but nearly all of the nonresidential categories have experienced general inflation since 2003.**

Taxes

Per Capita Tax Burden

State and Local Taxes As A Percent Of Income

<u>Year</u>	<u>Kansas</u>	<u>Missouri</u>	<u>U.S. Average</u>
1991	10.2%	9.0%	10.5%
1992	10.2%	9.0%	10.6%
1993	10.4%	9.0%	10.5%
1994	10.6%	9.5%	10.5%
1995	10.7%	9.8%	10.5%
1996	10.6%	9.8%	10.4%
1997	10.6%	9.8%	10.3%
1998	10.6%	10.0%	10.4%
1999	10.3%	9.8%	10.4%
2000	10.4%	9.8%	10.4%
2001	10.5%	9.9%	10.5%
2002	10.5%	9.7%	10.3%
2003	10.4%	9.5%	10.2%
2004	10.4%	9.6%	10.3%
2005	10.8%	9.9%	10.7%
2006	10.7%	9.9%	10.6%

Source: The Tax Foundation

- **The relative burden of state and local taxes in Kansas has generally remained comparable to the U.S. average while the relative burden has been consistently below the U.S. average in Missouri.**
- **Both states' per capita tax burdens for 2005 continue to increase from 2003 when the tax burdens increased for the first time since the late 1990s.**

Individual Income Tax: 2006

State	Income Subject To Tax	Marginal Rate	Personal Exemptions			Standard Deduction		Federal Income Tax Deductible
			Single	Joint	Dependents	Single	Joint	
Kansas	<u>Married Filing Jointly</u>							
	First \$30,000	3.50%	\$2,250	\$4,500	\$2,250	\$3,000	\$6,000	No
	\$30,001 - \$60,000	6.25%						
	Over \$60,000	6.45%						
	<u>All Other Individuals</u>							
	First \$15,000	3.50%						
	\$15,001 - \$30,000	6.25%						
Over \$30,000	6.45%							
Missouri	<u>All Taxpayers</u>							
	First \$1,000	1.50%	\$2,100	\$4,200	\$1,200	\$4,400	\$7,350	Yes
	\$1,001 - \$2,000	2.00%						
	\$2,001 - \$3,000	2.50%						
	\$3,001 - \$4,000	3.00%						
	\$4,001 - \$5,000	3.50%						
	\$5,001 - \$6,000	4.00%						
	\$6,001 - \$7,000	4.50%						
	\$7,001 - \$8,000	5.00%						
	\$8,001 - \$9,000	5.50%						
Over \$9,000	6.00%							

Source: Kansas and Missouri Departments of Revenue

- **Individual income tax rates are higher in Kansas than in Missouri except for taxpayers with adjusted gross incomes between \$4,000 and \$15,000.**
- **Kansas allows higher Personal Exemptions than does Missouri. A family of 4 would be allowed \$1,350 more in personal exemptions in Kansas than in Missouri.**
- **Standard deductions are higher in Missouri than in Kansas.**
- **Missouri allows taxpayers to deduct their federal income tax liability while Kansas does not.**
- **Missouri allows the cities of Kansas City and St. Louis to impose a 1% gross earnings tax on residents and on nonresidents who work in the city.**

Corporate Income Tax Rates: 2006

State	Income Subject To Tax	Marginal Rate
Kansas	First \$50,000	4.00%
	Over \$50,000	7.35%
Missouri	All	6.25%

Source: Kansas and Missouri Departments of Revenue

- **Corporate income tax rates are lower in Missouri than in Kansas for all taxpayers except those with taxable incomes of \$50,000 or less.**
- **Businesses that operate in Kansas City, Missouri also are subject to the city's earnings tax in the amount of 1% of net earnings.**

**State & Local General Sales
Tax Rates: 2006**

Selected Cities	General Sales	Grocery Sales	Selected Cities	General Sales	Grocery Sales
Kansas			Missouri		
Franklin County			Bates County		
Ottawa	7.900%	7.900%	Rich Hill	7.225%	4.225%
Wellsville	7.300%	7.300%	Caldwell County		
Johnson County			Hamilton	8.225%	5.225%
De Soto	8.150%	8.150%	Cass County		
Gardner	7.900%	7.900%	Belton	7.975%	4.975%
Leawood	7.525%	7.525%	Harrisonville	6.975%	3.975%
Lenexa	7.525%	7.525%	Raymore	8.475%	5.475%
Merriam	7.650%	7.650%	Clay County		
Mission	7.650%	7.650%	Excelsior Springs	7.600%	4.600%
Olathe	7.525%	7.525%	Gladstone	7.350%	4.350%
Overland Park	7.525%	7.525%	Kansas City	7.475%	4.475%
Prairie Village	7.400%	7.400%	Liberty	7.350%	4.350%
Shawnee	7.650%	7.650%	Clinton County		
Spring Hill	7.400%	7.400%	Cameron	6.725%	3.725%
Leavenworth County			Plattsburg	7.225%	4.225%
Basehor	7.300%	7.300%	Jackson County		
Lansing	7.300%	7.300%	Blue Springs	6.475%	3.475%
Leavenworth	7.300%	7.300%	Grandview	7.475%	4.475%
Linn County			Independence	7.225%	4.225%
La Cygne	6.300%	6.300%	Kansas City	7.350%	4.350%
Mound City	6.300%	6.300%	Lees Summit	7.350%	4.350%
Pleasanton	6.300%	6.300%	Raytown	6.975%	3.975%
Miami County			Lafayette County		
Louisburg	7.550%	7.550%	Concordia	8.100%	5.100%
Osawatomie	7.050%	7.050%	Odessa	8.350%	5.350%
Paola	7.550%	7.550%	Platte County		
Spring Hill	7.550%	7.550%	Kansas City	7.975%	4.975%
Wyandotte County			Parkville	7.100%	4.100%
Bonner Springs	7.800%	7.800%	Platte City	7.975%	4.975%
Edwardsville	7.300%	7.300%	Ray County		
Kansas City, KS	7.550%	7.550%	Richmond	7.475%	4.475%

Source: Kansas and Missouri Departments of Revenue

- **General sales tax rates in Kansas City area communities range from 6.300% in Linn County, KS to 8.475% in Raymore, MO.**
- **Rates on grocery sales (excluding prepared food) in Missouri are reduced by 3 percentage points because of a partial state exemption.**

Property Taxes: 2005 for 2006
(Counties ranked by tax on a \$250,000 home)

<u>County</u>	<u>Countywide Average Rate (Per \$1,000 of Assessed Value)</u>	<u>Average Tax On A:</u>	
		<u>\$1,000,000 Commercial Prop.</u>	<u>\$250,000 Home*</u>
Bates County, MO	\$44.492	\$14,237	\$2,113
Caldwell County, MO	\$53.477	\$17,113	\$2,540
Linn County, KS	\$93.423	\$23,356	\$2,640
Lafayette County, MO	\$55.612	\$17,796	\$2,642
Ray County, MO	\$56.048	\$17,935	\$2,662
Clinton County, MO	\$61.129	\$19,561	\$2,904
Clay County, MO	\$61.467	\$19,669	\$2,920
Cass County, MO	\$63.119	\$20,198	\$2,998
Platte County, MO	\$63.261	\$20,244	\$3,005
Johnson County, KS	\$110.367	\$27,592	\$3,127
Miami County, KS	\$111.290	\$27,823	\$3,154
Leavenworth County, KS	\$117.889	\$29,472	\$3,343
Franklin County, KS	\$136.375	\$34,094	\$3,875
Jackson County, MO	\$84.287	\$26,972	\$4,004
Wyandotte County, KS	\$158.016	\$39,504	\$4,497

<u>Kansas Assessment Ratios</u>	<u>Kansas</u>	<u>Missouri</u>
Residential/Multifamily	11.5%*	19.0%
Commercial	25.0%	32.0%

* \$20,000 of appraised value of Kansas single-family property is exempt as it applies to the \$20 statewide school levy.

Sources: Kansas Department of Revenue and State Tax Commission of Missouri

- **Though tax rates vary considerably within each county depending on the overlapping taxing jurisdictions in each location, countywide average tax rates (levies) are generally higher on the Kansas side of the metro.**
- **However, Missouri's residential assessment ratio is 65% higher and its commercial assessment ratio is 28% higher than in Kansas, which acts to offset the differential in average tax rates. Kansas also exempts \$20,000 of residential appraised value as it applies to the 20-mill state school levy.**
- **Combining the effects of tax rates and assessment ratios, average countywide property taxes on a \$250,000 home are highest in Wyandotte and Jackson counties and lowest in Bates and Caldwell counties.**
- **With the exception of Jackson County, the average property tax on a \$1,000,000 commercial property is consistently lower on the Missouri side of the metropolitan area.**

**Assessed Property Values: 2005
(By Property Classification)**

	Residential Real Property	Commercial Real Property	Personal Property	Utility Property, Real & Personal	Agricultural And Other Real Property	Total
Franklin County, KS	\$93,027,826	\$25,138,883	\$11,866,228	\$27,590,173	\$20,270,179	\$177,893,289
Percent of Total	52.3%	14.1%	6.7%	15.5%	11.4%	100.0%
Johnson County, KS	\$4,306,695,433	\$2,023,715,832	\$522,165,861	\$229,797,418	\$96,116,497	\$7,178,491,041
Percent of Total	60.0%	28.2%	7.3%	3.2%	1.3%	100.0%
Leavenworth Co., KS	\$336,174,552	\$64,559,827	\$31,173,664	\$36,390,170	\$24,484,849	\$492,783,062
Percent of Total	68.2%	13.1%	6.3%	7.4%	5.0%	100.0%
Linn County, KS	\$35,249,198	\$4,993,648	\$5,945,452	\$99,076,576	\$16,683,453	\$161,948,327
Percent of Total	21.8%	3.1%	3.7%	61.2%	10.3%	100.0%
Miami County, KS	\$196,264,654	\$29,355,904	\$17,778,000	\$47,796,196	\$22,545,397	\$313,740,151
Percent of Total	62.6%	9.4%	5.7%	15.2%	7.2%	100.0%
Wyandotte Co., KS	\$488,469,892	\$338,647,997	\$202,434,635	\$62,065,428	\$21,699,984	\$1,113,317,936
Percent of Total	43.9%	30.4%	18.2%	5.6%	1.9%	100.0%
Bates County, MO	\$66,986,300	\$20,133,343	\$44,981,133	\$16,158,377	\$20,645,300	\$168,904,453
Percent of Total	39.7%	11.9%	26.6%	9.6%	12.2%	100.0%
Caldwell County, MO	\$38,932,510	\$4,482,760	\$22,699,438	\$13,415,050	\$11,189,800	\$90,719,558
Percent of Total	42.9%	4.9%	25.0%	14.8%	12.3%	100.0%
Cass County, MO	\$723,255,022	\$117,444,454	\$220,250,317	\$56,815,754	\$18,235,892	\$1,136,001,439
Percent of Total	63.7%	10.3%	19.4%	5.0%	1.6%	100.0%
Clay County, MO	\$1,852,953,785	\$640,152,030	\$852,729,263	\$98,670,249	\$10,295,780	\$3,454,801,107
Percent of Total	53.6%	18.5%	24.7%	2.9%	0.3%	100.0%
Clinton County, MO	\$129,783,770	\$15,360,147	\$49,805,893	\$9,986,545	\$15,858,665	\$220,795,020
Percent of Total	58.8%	7.0%	22.6%	4.5%	7.2%	100.0%
Jackson County, MO	\$4,999,149,306	\$2,089,130,187	\$1,778,565,868	\$228,825,022	\$11,526,692	\$9,107,197,075
Percent of Total	54.9%	22.9%	19.5%	2.5%	0.1%	100.0%
Lafayette Co., MO	\$166,037,826	\$36,857,638	\$82,214,156	\$35,727,051	\$20,676,664	\$341,513,335
Percent of Total	48.6%	10.8%	24.1%	10.5%	6.1%	100.0%
Platte County, MO	\$803,202,957	\$351,293,674	\$318,161,754	\$99,164,175	\$12,573,041	\$1,584,395,601
Percent of Total	50.7%	22.2%	20.1%	6.3%	0.8%	100.0%
Ray County, MO	\$132,893,060	\$17,023,950	\$57,528,699	\$28,050,765	\$16,968,010	\$252,464,484
Percent of Total	52.6%	6.7%	22.8%	11.1%	6.7%	100.0%

Sources: Kansas Department of Revenue & State Tax Commission of Missouri

- **Jackson County had the largest property tax base with \$9.1 billion in assessed value followed by Johnson County with \$7.2 billion.**
- **Tax base composition varied widely with commercial property accounting for over 30% of assessed value in Wyandotte County and 3% in Linn County, while residential property ranged from 68% in Leavenworth County to nearly 22% in Linn County.**

**Per Capita Assessed Property Values: 2005
(By Property Classification)**

	Residential Real Property	Commercial Real Property	Personal Property	Utility Property, Real & Personal	Agricultural And Other Real Property	Total
Franklin County, KS	\$3,544	\$958	\$452	\$1,051	\$772	\$6,778
Johnson County, KS	\$8,502	\$3,995	\$1,031	\$454	\$190	\$14,171
Leavenworth County, KS	\$4,598	\$883	\$426	\$498	\$335	\$6,740
Linn County, KS	\$3,555	\$504	\$600	\$9,994	\$1,683	\$16,335
Miami County, KS	\$6,436	\$963	\$583	\$1,567	\$739	\$10,288
Wyandotte County, KS	\$3,136	\$2,174	\$1,300	\$398	\$139	\$7,148
Bates County, MO	\$3,934	\$1,182	\$2,642	\$949	\$1,213	\$9,920
Caldwell County, MO	\$4,183	\$482	\$2,439	\$1,441	\$1,202	\$9,747
Cass County, MO	\$7,675	\$1,246	\$2,337	\$603	\$194	\$12,055
Clay County, MO	\$9,169	\$3,168	\$4,220	\$488	\$51	\$17,096
Clinton County, MO	\$6,265	\$741	\$2,404	\$482	\$766	\$10,659
Jackson County, MO	\$7,541	\$3,151	\$2,683	\$345	\$17	\$13,737
Lafayette County, MO	\$5,015	\$1,113	\$2,483	\$1,079	\$625	\$10,315
Platte County, MO	\$9,785	\$4,280	\$3,876	\$1,208	\$153	\$19,302
Ray County, MO	\$5,514	\$706	\$2,387	\$1,164	\$704	\$10,475

Sources: Kansas Department of Revenue & State Tax Commission of Missouri

- **On a per capita basis, Platte County had the metro's highest relative property tax base with \$19,302 in assessed property value for every resident. This was \$2,206 (11%) higher than second place Clay County.**
- **The counties with the most total assessed value, Jackson and Johnson, ranked 5^h and 4th respectively on a per capita basis.**

Personal Income

Total Personal Income Growth: 1994 – 2004

Rank	County	1994 Total Personal Income	2004 Total Personal Income	Dollar Change 1994 - 2004	Percent Change 1994 - 2004
1	Johnson County, KS	\$12,401,066,000	\$23,104,730,000	\$10,703,664,000	86.3%
2	Cass County, MO	\$1,442,174,000	\$2,646,374,000	\$1,204,200,000	83.5%
3	Clay County, MO	\$3,627,861,000	\$6,551,155,000	\$2,923,294,000	80.6%
4	Platte County, MO	\$1,652,680,000	\$2,910,455,000	\$1,257,775,000	76.1%
5	Miami County, KS	\$490,477,000	\$858,921,000	\$368,444,000	75.1%
6	Bates County, MO	\$244,572,000	\$420,448,000	\$175,876,000	71.9%
7	Clinton County, MO	\$319,614,000	\$546,265,000	\$226,651,000	70.9%
8	Leavenworth County, KS	\$1,208,800,000	\$1,994,270,000	\$785,470,000	65.0%
9	Franklin County, KS	\$397,593,000	\$654,557,000	\$256,964,000	64.6%
10	Caldwell County, MO	\$137,887,000	\$226,341,000	\$88,454,000	64.1%
11	Ray County, MO	\$398,208,000	\$629,332,000	\$231,124,000	58.0%
12	Linn County, KS	\$148,122,000	\$233,731,000	\$85,609,000	57.8%
13	Lafayette County, MO	\$606,707,000	\$908,555,000	\$301,848,000	49.8%
14	Jackson County, MO	\$14,497,967,000	\$21,463,603,000	\$6,965,636,000	48.0%
15	Wyandotte County, KS	\$2,550,105,000	\$3,505,664,000	\$955,559,000	37.5%
	MSA Total	\$40,123,833,000	\$66,654,401,000	\$26,530,568,000	66.1%

Source: U.S Bureau of Economic Analysis

- **Johnson County was the leader in total personal income growth, growing by 86.3%. The Kansas City MSA increased by 66.1%.**
- **Johnson and Jackson counties experienced the largest aggregate growth in personal income during the period with growth of \$10.7 billion and \$7.0 billion respectively.**
- **Johnson and Jackson counties combined to account for 66.7% of the total personal income growth in the Kansas City MSA.**

Kansas City MSA Total Personal Income: 1994 & 2004

Rank	County	1994	% Of	2004	% Of
		Total Personal Income	Metro Total	Total Personal Income	Metro Total
1	Johnson County, KS	\$12,401,066,000	32.8%	\$23,104,730,000	36.4%
2	Jackson County, MO	\$14,497,967,000	38.3%	\$21,463,603,000	33.8%
3	Clay County, MO	\$3,627,861,000	9.6%	\$6,551,155,000	10.3%
4	Wyandotte County, KS	\$2,550,105,000	6.7%	\$3,505,664,000	5.5%
5	Platte County, MO	\$1,652,680,000	4.4%	\$2,910,455,000	4.6%
6	Cass County, MO	\$1,442,174,000	3.8%	\$2,646,374,000	4.2%
7	Leavenworth County, KS	\$1,208,800,000	3.2%	\$1,994,270,000	3.1%
8	Lafayette County, MO	\$606,707,000	1.6%	\$908,555,000	1.4%
9	Miami County, KS	\$490,477,000	1.3%	\$858,921,000	1.4%
10	Franklin County, KS	\$397,593,000	1.1%	\$654,557,000	1.0%
11	Ray County, MO	\$398,208,000	1.1%	\$629,332,000	1.0%
12	Clinton County, MO	\$319,614,000	0.8%	\$546,265,000	0.9%
13	Bates County, MO	\$244,572,000	0.6%	\$420,448,000	0.7%
14	Linn County, KS	\$148,122,000	0.4%	\$233,731,000	0.4%
15	Caldwell County, MO	\$137,887,000	0.4%	\$226,341,000	0.4%
MSA Total		\$40,123,833,000	100.0%	\$66,654,401,000	100.0%

Source: U.S Bureau of Economic Analysis

- **Johnson County surpassed Jackson County between 1994 and 2004 as the leader in total personal income among the MSA's fifteen counties.**
- **Together, Johnson and Jackson counties accounted for 70.2% of the MSA's personal income in 2004, down slightly from their 71.1% share in 1994.**
- **Among the remaining 13 counties, the relative share of the metro's total increased for some, while decreasing for others, but their rank order positions remained the same during the period, with the exception of the reversal of Franklin and Ray Counties.**

Per Capita Personal Income: 1994 – 2004

Rank	County	1994 Per Capita Personal Income	2004 Per Capita Personal Income	Dollar Change 1994 - 2004	Annual Percent Change 1994 - 2004
1	Bates County, MO	\$15,814	\$24,780	\$8,966	4.6%
2	Leavenworth County, KS	\$17,995	\$27,529	\$9,534	4.3%
3	Caldwell County, MO	\$16,028	\$24,485	\$8,457	4.3%
4	Clay County, MO	\$21,926	\$33,133	\$11,207	4.2%
	U.S. Average	\$22,172	\$33,050	\$10,878	4.1%
5	Johnson County, KS	\$31,395	\$46,498	\$15,103	4.0%
	Kansas City MSA	\$23,366	\$34,585	\$11,219	4.0%
6	Miami County, KS	\$19,548	\$28,812	\$9,264	4.0%
7	Franklin County, KS	\$17,115	\$25,050	\$7,935	3.9%
8	Lafayette County, MO	\$18,976	\$27,534	\$8,558	3.8%
9	Ray County, MO	\$18,254	\$26,268	\$8,014	3.7%
10	Jackson County, MO	\$22,538	\$32,413	\$9,875	3.7%
11	Platte County, MO	\$25,344	\$36,054	\$10,710	3.6%
12	Clinton County, MO	\$18,620	\$26,486	\$7,866	3.6%
13	Cass County, MO	\$20,363	\$28,825	\$8,462	3.5%
14	Wyandotte County, KS	\$16,109	\$22,475	\$6,366	3.4%
15	Linn County, KS	\$17,219	\$23,977	\$6,758	3.4%

Source: U.S Bureau of Economic Analysis

- **The relative wealth of Bates County residents grew at the fastest rate between 1994 and 2004 with a 4.6% average annual growth in per capita personal income.**
- **In dollar terms, Johnson County ranked first with income increasing by over \$15,000 for the average resident during the period.**
- **Johnson County had the area's highest per capita income at \$46,498 – 29% more than 2nd place Platte County with \$36,054 per resident.**

Percent of Population In Poverty

	1989	1993	1995	1997	1998	1999	2000
State of Kansas	10.8%	12.2%	11.0%	10.9%	10.5%	10.2%	8.9%
Franklin County	11.6%	12.9%	11.4%	11.8%	11.4%	10.2%	8.9%
Johnson County	3.5%	4.7%	3.7%	4.1%	3.9%	4.2%	3.5%
Leavenworth County	9.8%	10.4%	9.0%	9.5%	8.9%	8.6%	7.5%
Linn County	15.8%	15.8%	13.7%	14.0%	14.2%	13.0%	11.5%
Miami County	8.3%	10.1%	8.7%	9.1%	8.0%	7.6%	7.2%
Wyandotte County	17.0%	20.8%	19.2%	18.3%	17.3%	16.4%	14.1%
State of Missouri	13.0%	15.1%	13.4%	12.2%	11.7%	11.4%	10.6%
Bates County	15.2%	18.1%	16.5%	14.2%	14.3%	14.3%	13.2%
Caldwell County	13.6%	17.1%	16.0%	13.5%	13.6%	12.1%	11.5%
Cass County	7.5%	9.2%	7.8%	7.2%	6.4%	6.4%	5.9%
Clay County	5.2%	7.6%	6.2%	5.5%	5.3%	5.9%	5.1%
Clinton County	8.7%	11.2%	10.3%	9.4%	9.0%	9.1%	8.1%
Jackson County	13.4%	17.5%	14.9%	12.2%	11.3%	11.0%	9.9%
Lafayette County	10.6%	13.8%	12.1%	10.8%	10.2%	9.6%	9.0%
Platte County	4.3%	6.5%	5.0%	4.9%	4.7%	4.9%	4.2%
Ray County	9.6%	12.1%	10.3%	9.7%	8.9%	7.9%	7.5%
United States	12.8%	15.1%	13.8%	13.3%	12.7%	11.9%	11.3%

Source: US Bureau of the Census

- **The percentage of residents living below the poverty level has generally declined among the counties in the Kansas City MSA as well as in Kansas, Missouri and the nation as a whole.**
- **Four of the MSA's fifteen counties (Linn, Wyandotte, Bates and Caldwell) had higher than national average poverty rates in 2000.**
- **Most of the other eleven counties had poverty rates well below the national average.**

Retail Sales

County Share Of MSA Retail Sales: 2002

Rank	County	2002 Total Retail Sales	Percent of Metro
1	Jackson County, MO	\$7,721,715,000	35.3%
2	Johnson County, KS	\$7,057,213,000	32.3%
3	Clay County, MO	\$2,992,473,000	13.7%
4	Platte County, MO	\$999,726,000	4.6%
5	Wyandotte County, KS	\$932,832,000	4.3%
6	Cass County, MO	\$680,044,000	3.1%
7	Leavenworth County, KS	\$427,968,000	2.0%
8	Lafayette County, MO	\$257,088,000	1.2%
9	Franklin County, KS	\$190,957,000	0.9%
10	Miami County, KS	\$184,143,000	0.8%
11	Ray County, MO	\$136,524,000	0.6%
12	Clinton County, MO	\$133,712,000	0.6%
13	Bates County, MO	\$87,368,000	0.4%
14	Linn County, KS	\$38,039,000	0.2%
15	Caldwell County, MO	<u>\$24,328,000</u>	<u>0.1%</u>
	Kansas City MSA	\$21,864,130,000	100.0%

Source: U.S. Census Bureau, Census of Retail Trade

- **According to the latest data from the U.S. Census Bureau, total sales of retail establishments in the 15-county MSA exceeded \$21.8 billion in 2002.**
- **Jackson County was the area leader with over \$7.7 billion in sales or 35% of the MSA's total.**
- **Johnson County ranked second with total sales of \$7.1 billion, followed by Clay County at nearly \$3.0 billion.**
- **Together, Jackson, Johnson and Clay counties accounted for over 81% of all retail sales in the MSA.**

Historic Retail Sales: 1992, 1997, 2002

Rank	County	1992	1997	2002	% Change	% Change
		Total Retail Sales	Total Retail Sales*	Total Retail Sales*	1992 - 2002	1997 - 2002
1	Jackson County, MO	\$5,047,739,000	\$7,239,055,000	\$7,721,715,000	53.0%	6.7%
2	Johnson County, KS	\$3,898,096,000	\$5,418,832,000	\$7,057,213,000	81.0%	30.2%
3	Clay County, MO	\$1,583,344,000	\$2,476,478,000	\$2,992,473,000	89.0%	20.8%
4	Platte County, MO	\$345,811,000	\$581,459,000	\$999,726,000	189.1%	71.9%
5	Wyandotte County, KS	\$786,348,000	\$932,906,000	\$932,832,000	18.6%	0.0%
6	Cass County, MO	\$324,665,000	\$492,897,000	\$680,044,000	109.5%	38.0%
7	Leavenworth County, KS	\$287,399,000	\$359,177,000	\$427,968,000	48.9%	19.2%
8	Lafayette County, MO	\$138,607,000	\$201,395,000	\$257,088,000	85.5%	27.7%
9	Franklin County, KS	\$112,379,000	\$167,223,000	\$190,957,000	69.9%	14.2%
10	Miami County, KS	\$104,353,000	\$170,566,000	\$184,143,000	76.5%	8.0%
11	Ray County, MO	\$62,897,000	\$109,897,000	\$136,524,000	117.1%	24.2%
12	Clinton County, MO	\$76,139,000	\$129,324,000	\$133,712,000	75.6%	3.4%
13	Bates County, MO	\$67,771,000	\$81,447,000	\$87,368,000	28.9%	7.3%
14	Linn County, KS	\$19,216,000	\$30,147,000	\$38,039,000	98.0%	26.2%
15	Caldwell County, MO	\$17,199,000	\$25,390,000	\$24,328,000	41.5%	-4.2%
	Kansas City MSA	\$12,871,963,000	\$18,416,193,000	\$21,864,130,000	69.9%	18.7%

* Data for 1997 & 2002 not directly comparable to previous years due to the conversion from SIC to NAICS industry classifications.

Source: U.S. Census Bureau

- **Total retail sales in the 15-county MSA increased by more than \$5.5 billion from 1992 to 1997 and by more than \$3.4 billion from 1997 to 2002.**

- **Johnson County experienced the area's largest sales growth with an increase of over \$1.6 billion between 1997 and 2002 followed by Clay County with an increase of over \$500 million.**

- **Johnson and Clay counties combined to account for over 60% of total sales growth in the MSA from 1997 to 2002.**

2002 Per Capita Retail Sales

Rank	County	1992 Per Capita Retail Sales	1997* Per Capita Retail Sales	2002* Per Capita Retail Sales
1	Clay County, MO	\$9,951	\$14,230	\$15,645
2	Johnson County, KS	\$10,423	\$12,943	\$14,828
3	Platte County, MO	\$5,634	\$8,451	\$12,858
4	Jackson County, MO	\$7,910	\$11,066	\$11,683
	Kansas City MSA	\$7,949	\$10,732	\$11,578
5	Cass County, MO	\$4,815	\$6,315	\$7,805
6	Lafayette County, MO	\$4,451	\$6,551	\$7,790
7	Franklin County, KS	\$4,992	\$6,815	\$7,463
8	Clinton County, MO	\$4,460	\$6,916	\$6,818
9	Miami County, KS	\$4,346	\$6,505	\$6,364
10	Leavenworth County, KS	\$4,303	\$5,091	\$6,013
11	Wyandotte County, KS	\$4,957	\$6,106	\$5,917
12	Ray County, MO	\$2,895	\$4,714	\$5,754
13	Bates County, MO	\$4,480	\$5,172	\$5,151
14	Linn County, KS	\$2,279	\$3,328	\$3,915
15	Caldwell County, MO	\$2,033	\$2,912	\$2,681

* Data for 1997 & 2002 not directly comparable to previous years due to the conversion from SIC to NAICS.

Source: Kansas and Missouri Departments of Revenue, and U.S. Census Bureau

- **On a per capita basis, Clay County was the metro’s leader in 2002 with average retail sales of \$15,645 per resident.**

- **Johnson County, which ranked 1st in 1992, dropped to 2nd place in 1997. The slip to 2nd place was likely due principally to the change in 1997 to the NAICS industry classification system that among other changes, no longer classifies “Eating and Drinking Places” as retail establishments.**

- **Clay, Johnson, Platte and Jackson counties were the only counties with per capita retail sales above the metro-wide average.**

Retail Sales by Store Type: 2002

<u>Store Type</u>	<u>Jackson, MO</u>	<u>Johnson, KS</u>	<u>Clay, MO</u>	<u>Platte, MO</u>	<u>Wyandotte, KS</u>
Motor Vehicle & Parts Dealers	\$2,183,182,000	\$1,814,712,000	\$1,262,427,000	\$233,742,000	\$243,553,000
Furniture & Home Furnishings Stores	\$195,268,000	\$308,341,000	\$35,516,000	\$29,899,000	\$27,784,000
Electronics & Appliance Stores	\$257,644,000	\$281,500,000	\$80,783,000	Not Disclosed	\$8,893,000
Building Materials, Garden Equip. & Supply	\$577,344,000	\$556,800,000	\$228,163,000	\$68,657,000	\$59,246,000
Food & Beverage Stores	\$887,689,000	\$931,374,000	\$284,652,000	\$115,184,000	\$201,474,000
Health & Personal Care Stores	\$430,419,000	\$318,027,000	\$118,930,000	\$57,415,000	\$58,835,000
Gasoline Stations	\$688,753,000	\$422,076,000	\$262,586,000	\$112,794,000	\$101,508,000
Clothing & Clothing Accessories Stores	\$349,993,000	\$499,440,000	\$72,404,000	\$17,035,000	\$11,215,000
Sporting Goods, Hobby, Book, & Music	\$168,784,000	\$250,194,000	\$47,588,000	\$12,619,000	\$46,126,000
General Merchandise Stores	Not Disclosed	\$1,154,560,000	Not Disclosed	Not Disclosed	Not Disclosed
Miscellaneous Store Retailers	Not Disclosed	\$201,844,000	\$56,075,000	Not Disclosed	Not Disclosed
Nonstore Retailers	\$638,938,000	\$318,345,000	Not Disclosed	Not Disclosed	\$39,527,000
Total	\$7,721,715,000	\$7,057,213,000	\$2,992,473,000	\$999,726,000	\$932,832,000

<u>Store Type</u>	<u>Cass, MO</u>	<u>Leavenworth, KS</u>	<u>Lafayette, MO</u>	<u>Franklin, KS</u>	<u>Miami, KS</u>
Motor Vehicle & Parts Dealers	\$176,644,000	\$146,473,000	\$60,150,000	\$35,401,000	\$42,502,000
Furniture & Home Furnishings Stores	\$8,643,000	\$7,470,000	\$3,124,000	Not Disclosed	Not Disclosed
Electronics & Appliance Stores	\$5,933,000	\$2,704,000	\$823,000	\$5,556,000	Not Disclosed
Building Materials, Garden Equip. & Supply	\$52,865,000	\$35,242,000	\$34,450,000	\$18,258,000	\$8,135,000
Food & Beverage Stores	\$75,398,000	\$72,719,000	\$28,685,000	\$4,962,000	\$33,245,000
Health & Personal Care Stores	\$34,469,000	\$16,237,000	\$10,900,000	\$8,937,000	\$11,892,000
Gasoline Stations	\$116,009,000	\$28,232,000	\$60,197,000	\$24,176,000	\$26,110,000
Clothing & Clothing Accessories Stores	\$2,113,000	\$7,805,000	\$22,973,000	Not Disclosed	Not Disclosed
Sporting Goods, Hobby, Book, & Music	\$4,906,000	\$2,514,000	Not Disclosed	Not Disclosed	Not Disclosed
General Merchandise Stores	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed
Miscellaneous Store Retailers	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed
Nonstore Retailers	\$11,721,000	\$24,861,000	Not Disclosed	Not Disclosed	Not Disclosed
Total	\$680,044,000	\$427,968,000	\$257,088,000	\$190,957,000	\$184,143,000

<u>Store Type</u>	<u>Ray, MO</u>	<u>Clinton, MO</u>	<u>Bates, MO</u>	<u>Linn, KS</u>	<u>Caldwell, MO</u>
Motor Vehicle & Parts Dealers	Not Disclosed	\$42,439,000	\$15,652,000	\$6,148,000	Not Disclosed
Furniture & Home Furnishings Stores	Not Disclosed	\$2,468,000	\$2,492,000	Not Disclosed	Not Disclosed
Electronics & Appliance Stores	Not Disclosed	Not Disclosed	\$649,000	Not Disclosed	Not Disclosed
Building Materials, Garden Equip. & Supply	\$30,725,000	\$18,407,000	\$9,161,000	\$6,840,000	\$2,728,000
Food & Beverage Stores	\$11,868,000	\$14,553,000	\$17,176,000	\$7,861,000	\$4,341,000
Health & Personal Care Stores	\$7,112,000	\$4,290,000	\$4,439,000	\$3,336,000	Not Disclosed
Gasoline Stations	\$19,046,000	\$40,837,000	\$19,998,000	\$10,516,000	\$12,840,000
Clothing & Clothing Accessories Stores	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed
Sporting Goods, Hobby, Book, & Music	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed
General Merchandise Stores	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed
Miscellaneous Store Retailers	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed
Nonstore Retailers	Not Disclosed	\$4,004,000	\$1,469,000	Not Disclosed	Not Disclosed
Total	\$136,524,000	\$133,712,000	\$87,368,000	\$38,039,000	\$24,328,000

Source: U.S. Census Bureau

- **Motor vehicle and parts dealers had the highest total sales among retail establishments in ten of the metro's fifteen counties.**

Business Establishments

Change in Private Sector Business Establishments: 1998 – 2004

Rank	County	Total Business Establishments 1998	Total Business Establishments 2004	Numeric Change 1998 - 2004	Annual Percent Change 1998 - 2004
1	Miami County, KS	610	759	149	3.7%
2	Platte County, MO	1,762	2,142	380	3.3%
3	Cass County, MO	1,631	1,959	328	3.1%
4	Johnson County, KS	14,971	16,799	1,828	1.9%
5	Clinton County, MO	412	462	50	1.9%
6	Bates County, MO	389	424	35	1.4%
7	Clay County, MO	4,504	4,906	402	1.4%
8	Leavenworth County, KS	1,089	1,175	86	1.3%
	Kansas City MSA	48,760	52,099	3,339	1.1%
	United States	6,941,822	7,387,724	445,902	1.0%
9	Franklin County, KS	584	617	33	0.9%
10	Lafayette County, MO	823	843	20	0.4%
11	Jackson County, MO	18,077	18,292	215	0.2%
12	Ray County, MO	409	395	(14)	-0.6%
13	Caldwell County, MO	185	176	(9)	-0.8%
14	Wyandotte County, KS	3,115	2,962	(153)	-0.8%
15	Linn County, KS	199	188	(11)	-0.9%

Source: U.S. Census Bureau

- **Between 1998 and 2004, the number of private sector employers in the Kansas City MSA increased at an annual rate of 1.1%, staying above the national annual rate of 1.0%.**
- **During the period, the metropolitan area added a net total of 3,339 private sector establishments with 4 of the MSA's 15 counties losing establishments.**
- **Miami County led the metro in percentage growth with a 3.7% annual growth rate during the period while Johnson County led in numeric terms with the net addition of 1,828 establishments.**

Private Sector Business Establishments by Industry

2004

- **The tables on the following 2 pages present 2004 data on the number of private sector establishments by 2-digit North American Industrial Classification System (NAICS) code. NAICS replaced the SIC industry coding system and more than doubled the number of industry groups.**
- **The Retail Trade sector of the economy accounted for the largest share of private sector establishments in the metropolitan area as well as in 7 of the MSA's 15 counties.**
- **Of the 8 counties where the Retail Trade sector is not the most common, the Construction sector had the most establishments in Cass, Leavenworth, Linn and Miami counties while Professional, Scientific, and Technical Services had the most in Johnson County and Other Services had the most in Caldwell County. Platte County was divided evenly between the Retail sector and the Construction sector while Ray County was divided between Retail and Other Services.**

Private Sector Business Establishments with Payrolls by Industry: 2004

NAICS Industry	Kansas City		Jackson		Johnson		Clay	
	MSA	% of Total	County, MO	% of Total	County, KS	% of Total	County, MO	% of Total
Forestry, Fishing, Hunting & Ag. Support	42	0.1%	7	0.0%	6	0.0%	3	0.1%
Mining	82	0.2%	7	0.0%	21	0.1%	5	0.1%
Utilities	79	0.2%	31	0.2%	9	0.1%	9	0.2%
Construction	5,919	11.4%	1,830	10.0%	1,698	10.1%	520	10.6%
Manufacturing	2,068	4.0%	762	4.2%	518	3.1%	219	4.5%
Wholesale Trade	3,352	6.4%	1,058	5.8%	1,381	8.2%	307	6.3%
Retail Trade	6,913	13.3%	2,461	13.5%	1,970	11.7%	709	14.5%
Transportation & Warehousing	1,511	2.9%	414	2.3%	316	1.9%	205	4.2%
Information	1,089	2.1%	374	2.0%	464	2.8%	60	1.2%
Finance & Insurance	3,959	7.6%	1,288	7.0%	1,594	9.5%	374	7.6%
Real Estate & Rental & Leasing	2,551	4.9%	910	5.0%	910	5.4%	236	4.8%
Professional, Scientific, & Tech. Services	6,080	11.7%	2,122	11.6%	2,596	15.5%	442	9.0%
Management of Companies & Enterprises	449	0.9%	158	0.9%	199	1.2%	33	0.7%
Admin., Support, Waste Mgt., & Remediation Serv.	2,788	5.4%	949	5.2%	1,024	6.1%	259	5.3%
Educational Services	599	1.1%	237	1.3%	207	1.2%	54	1.1%
Health Care & Social Assistance	4,608	8.8%	1,714	9.4%	1,384	8.2%	474	9.7%
Arts, Entertainment & Recreation	672	1.3%	233	1.3%	236	1.4%	59	1.2%
Accommodation & Food Services	3,623	7.0%	1,370	7.5%	978	5.8%	373	7.6%
Other Services (except public administration)	5,220	10.0%	2,104	11.5%	1,232	7.3%	525	10.7%
Unclassified Establishments	495	1.0%	263	1.4%	56	0.3%	40	0.8%
Total	52,099	100.0%	18,292	100.0%	16,799	100.0%	4,906	100.0%

NAICS Industry	Wyandotte		Platte		Cass		Leavenworth	
	County, KS	% of Total	County, MO	% of Total	County, MO	% of Total	County, KS	% of Total
Forestry, Fishing, Hunting & Ag. Support	0	0.0%	4	0.2%	6	0.3%	2	0.2%
Mining	4	0.1%	4	0.2%	5	0.3%	1	0.1%
Utilities	2	0.1%	6	0.3%	6	0.3%	5	0.4%
Construction	302	10.2%	264	12.3%	456	23.3%	214	18.2%
Manufacturing	220	7.4%	55	2.6%	95	4.8%	32	2.7%
Wholesale Trade	259	8.7%	129	6.0%	64	3.3%	22	1.9%
Retail Trade	387	13.1%	264	12.3%	262	13.4%	188	16.0%
Transportation & Warehousing	179	6.0%	124	5.8%	63	3.2%	41	3.5%
Information	41	1.4%	40	1.9%	24	1.2%	18	1.5%
Finance & Insurance	138	4.7%	149	7.0%	111	5.7%	74	6.3%
Real Estate & Rental & Leasing	129	4.4%	118	5.5%	75	3.8%	49	4.2%
Professional, Scientific, & Tech. Services	178	6.0%	247	11.5%	144	7.4%	108	9.2%
Management of Companies & Enterprises	20	0.7%	22	1.0%	4	0.2%	2	0.2%
Admin., Support, Waste Mgt., & Remediation Serv.	132	4.5%	114	5.3%	129	6.6%	55	4.7%
Educational Services	30	1.0%	24	1.1%	12	0.6%	13	1.1%
Health Care & Social Assistance	290	9.8%	148	6.9%	135	6.9%	116	9.9%
Arts, Entertainment & Recreation	29	1.0%	27	1.3%	19	1.0%	17	1.4%
Accommodation & Food Services	229	7.7%	187	8.7%	122	6.2%	82	7.0%
Other Services (except public administration)	383	12.9%	196	9.2%	205	10.5%	132	11.2%
Unclassified Establishments	10	0.3%	20	0.9%	22	1.1%	4	0.3%
Total	2,962	100.0%	2,142	100.0%	1,959	100.0%	1,175	100.0%

Note: Data reflects employment for private sector establishments with payrolls. Excludes government and railroad workers and sole proprietors.

Source: U.S. Census Bureau

Private Sector Business Establishments with Payrolls by Industry: 2004

NAICS Industry	Lafayette	% of	Miami	% of	Franklin	% of	Clinton	% of
	County, MO	Total	County, KS	Total	County, KS	Total	County, MO	Total
Forestry, Fishing, Hunting & Ag. Support	3	0.4%	4	0.5%	0	0.0%	4	0.9%
Mining	1	0.1%	9	1.2%	7	1.1%	1	0.2%
Utilities	2	0.2%	1	0.1%	1	0.2%	0	0.0%
Construction	128	15.2%	183	24.1%	88	14.3%	71	15.4%
Manufacturing	38	4.5%	31	4.1%	28	4.5%	20	4.3%
Wholesale Trade	32	3.8%	30	4.0%	19	3.1%	10	2.2%
Retail Trade	188	22.3%	96	12.6%	103	16.7%	76	16.5%
Transportation & Warehousing	28	3.3%	25	3.3%	42	6.8%	13	2.8%
Information	15	1.8%	10	1.3%	9	1.5%	9	1.9%
Finance & Insurance	54	6.4%	36	4.7%	34	5.5%	28	6.1%
Real Estate & Rental & Leasing	25	3.0%	33	4.3%	27	4.4%	19	4.1%
Professional, Scientific, & Tech. Services	44	5.2%	68	9.0%	37	6.0%	31	6.7%
Management of Companies & Enterprises	1	0.1%	3	0.4%	1	0.2%	3	0.6%
Admin., Support, Waste Mgt., & Remediation Serv.	20	2.4%	34	4.5%	20	3.2%	23	5.0%
Educational Services	9	1.1%	6	0.8%	4	0.6%	1	0.2%
Health Care & Social Assistance	64	7.6%	53	7.0%	70	11.3%	58	12.6%
Arts, Entertainment & Recreation	10	1.2%	7	0.9%	11	1.8%	7	1.5%
Accommodation & Food Services	67	7.9%	51	6.7%	46	7.5%	31	6.7%
Other Services (except public administration)	89	10.6%	76	10.0%	68	11.0%	46	10.0%
Unclassified Establishments	25	3.0%	3	0.4%	2	0.3%	11	2.4%
Total	843	100.0%	759	100.0%	617	100.0%	462	100.0%

NAICS Industry	Bates	% of	Ray	% of	Linn	% of	Caldwell	% of
	County, MO	Total	County, MO	Total	County, KS	Total	County, MO	Total
Forestry, Fishing, Hunting & Ag. Support	0	0.0%	0	0.0%	1	0.5%	2	1.1%
Mining	5	1.2%	2	0.5%	10	5.3%	0	0.0%
Utilities	2	0.5%	1	0.3%	3	1.6%	1	0.6%
Construction	50	11.8%	50	12.7%	41	21.8%	24	13.6%
Manufacturing	15	3.5%	17	4.3%	11	5.9%	7	4.0%
Wholesale Trade	16	3.8%	15	3.8%	4	2.1%	6	3.4%
Retail Trade	77	18.2%	64	16.2%	39	20.7%	29	16.5%
Transportation & Warehousing	29	6.8%	16	4.1%	3	1.6%	13	7.4%
Information	9	2.1%	8	2.0%	6	3.2%	2	1.1%
Finance & Insurance	27	6.4%	24	6.1%	15	8.0%	13	7.4%
Real Estate & Rental & Leasing	6	1.4%	12	3.0%	0	0.0%	2	1.1%
Professional, Scientific, & Tech. Services	22	5.2%	28	7.1%	7	3.7%	6	3.4%
Management of Companies & Enterprises	2	0.5%	1	0.3%	0	0.0%	0	0.0%
Admin., Support, Waste Mgt., & Remediation Serv.	9	2.1%	15	3.8%	0	0.0%	5	2.8%
Educational Services	0	0.0%	0	0.0%	0	0.0%	2	1.1%
Health Care & Social Assistance	44	10.4%	33	8.4%	10	5.3%	15	8.5%
Arts, Entertainment & Recreation	5	1.2%	9	2.3%	1	0.5%	2	1.1%
Accommodation & Food Services	32	7.5%	28	7.1%	14	7.4%	13	7.4%
Other Services (except public administration)	48	11.3%	64	16.2%	21	11.2%	31	17.6%
Unclassified Establishments	26	6.1%	8	2.0%	2	1.1%	3	1.7%
Total	424	100.0%	395	100.0%	188	100.0%	176	100.0%

Note: Data reflects employment for private sector establishments with payrolls. Excludes government and railroad workers and sole proprietors.

Source: U.S. Census Bureau

Labor Force

Labor Force Statistics: 2000 & 2005

2000 Average Labor Force Characteristics

	<u>Labor Force</u>	<u>Residents Employed</u>	<u>Unemploy- ment</u>	<u>Unemploy- ment Rate</u>
Franklin County, KS	13,121	12,621	500	3.8%
Johnson County, KS	261,516	253,691	7,825	3.0%
Leavenworth County, KS	31,111	29,817	1,294	4.2%
Linn County, KS	4,714	4,479	235	5.0%
Miami County, KS	15,264	14,747	517	3.4%
Wyandotte County, KS	73,966	69,331	4,635	6.3%
Bates County, MO	8,257	7,967	290	3.5%
Caldwell County, MO	4,516	4,372	144	3.2%
Cass County, MO	45,465	44,261	1,204	2.6%
Clay County, MO	108,441	105,903	2,538	2.3%
Clinton County, MO	10,093	9,805	288	2.9%
Jackson County, MO	351,797	339,867	11,930	3.4%
Lafayette County, MO	17,748	17,202	546	3.1%
Platte County, MO	45,591	44,602	989	2.2%
Ray County, MO	12,230	11,808	422	3.5%
<i>Kansas City MSA</i>	1,003,830	970,473	33,357	3.3%

2005 Average Labor Force Characteristics

	<u>Labor Force</u>	<u>Residents Employed</u>	<u>Unemploy- ment</u>	<u>Unemploy- ment Rate</u>
Franklin County, KS	13,952	13,161	791	5.7%
Johnson County, KS	289,072	276,042	13,030	4.5%
Leavenworth County, KS	33,255	31,209	2,046	6.2%
Linn County, KS	4,899	4,540	359	7.3%
Miami County, KS	16,145	15,310	835	5.2%
Wyandotte County, KS	75,045	68,446	6,599	8.8%
Bates County, MO	8,131	7,622	509	6.3%
Caldwell County, MO	4,479	4,217	262	5.8%
Cass County, MO	48,613	46,256	2,357	4.8%
Clay County, MO	111,799	106,760	5,039	4.5%
Clinton County, MO	10,586	10,037	549	5.2%
Jackson County, MO	344,501	322,639	21,862	6.3%
Lafayette County, MO	17,202	16,271	931	5.4%
Platte County, MO	47,938	45,887	2,051	4.3%
Ray County, MO	12,039	11,395	644	5.3%
<i>Kansas City MSA</i>	1,037,656	979,792	57,864	5.6%

Source: Kansas Dept. of Labor and Missouri Dept. of Economic Development

- **The MSA's unemployment rate increased from 3.3% in 2000 to 5.6% in 2005. The unemployment rate increased in all counties in the MSA between 2000 and 2005.**

Change in Labor Force: 2000 – 2005

Civilian Labor Force: 2000 - 2005

	<u>2000</u>	<u>2005</u>	<u>Change</u> <u>00 - 05</u>	<u>%</u> <u>Change</u> <u>00 - 05</u>
Franklin County, KS	13,121	13,952	831	6.3%
Johnson County, KS	261,516	289,072	27,556	10.5%
Leavenworth County, KS	31,111	33,255	2,144	6.9%
Linn County, KS	4,714	4,899	185	3.9%
Miami County, KS	15,264	16,145	881	5.8%
Wyandotte County, KS	73,966	75,045	1,079	1.5%
Bates County, MO	8,257	8,131	-126	-1.5%
Caldwell County, MO	4,516	4,479	-37	-0.8%
Cass County, MO	45,465	48,613	3,148	6.9%
Clay County, MO	108,441	111,799	3,358	3.1%
Clinton County, MO	10,093	10,586	493	4.9%
Jackson County, MO	351,797	344,501	-7,296	-2.1%
Lafayette County, MO	17,748	17,202	-546	-3.1%
Platte County, MO	45,591	47,938	2,347	5.1%
Ray County, MO	12,230	12,039	-191	-1.6%
Kansas City MSA	1,003,830	1,037,656	33,826	3.4%

Residents Employed: 2000 - 2005

	<u>2000</u>	<u>2005</u>	<u>Change</u> <u>00 - 05</u>	<u>%</u> <u>Change</u> <u>00 - 05</u>
Franklin County, KS	12,621	13,161	540	4.3%
Johnson County, KS	253,691	276,042	22,351	8.8%
Leavenworth County, KS	29,817	31,209	1,392	4.7%
Linn County, KS	4,479	4,540	61	1.4%
Miami County, KS	14,747	15,310	563	3.8%
Wyandotte County, KS	69,331	68,446	-885	-1.3%
Bates County, MO	7,967	7,622	-345	-4.3%
Caldwell County, MO	4,372	4,217	-155	-3.5%
Cass County, MO	44,261	46,256	1,995	4.5%
Clay County, MO	105,903	106,760	857	0.8%
Clinton County, MO	9,805	10,037	232	2.4%
Jackson County, MO	339,867	322,639	-17,228	-5.1%
Lafayette County, MO	17,202	16,271	-931	-5.4%
Platte County, MO	44,602	45,887	1,285	2.9%
Ray County, MO	11,808	11,395	-413	-3.5%
Kansas City MSA	970,473	979,792	9,319	1.0%

Source: Kansas Dept. of Labor and Missouri Dept. of Economic Development

- **The MSA's civilian labor force grew by over 33,800 between 2000 and 2005 while the number of residents employed increased by more than 9,300.**
- **Johnson County's civilian labor force growth of more than 27,500 accounted for 81% of the MSA's total growth between 2000 and 2005.**

Private Sector Payroll Employment

Change in Employees on Payrolls: 1998 - 2004

Rank	County	Private Sector Employment 1998	Private Sector Employment 2004	Numeric Change 1998 - 2004	Annual Percent Change 1998 - 2004
1	Clinton County, MO	2,980	4,127	1,147	5.6%
2	Cass County, MO	13,180	18,246	5,066	5.6%
3	Franklin County, KS	7,173	8,335	1,162	2.5%
4	Platte County, MO	33,722	38,275	4,553	2.1%
5	Johnson County, KS	253,795	286,400	32,605	2.0%
6	Clay County, MO	78,899	86,517	7,618	1.5%
7	Miami County, KS	6,146	6,707	561	1.5%
8	Leavenworth County, KS	14,079	15,210	1,131	1.3%
9	Bates County, MO	2,871	3,095	224	1.3%
	Kansas City MSA	838,033	894,648	56,615	1.1%
	United States	108,117,731	115,074,924	6,957,193	1.0%
10	Ray County, MO	3,440	3,607	167	0.8%
11	Lafayette County, MO	6,920	7,225	305	0.7%
12	Jackson County, MO	349,080	354,979	5,899	0.3%
13	Linn County, KS	1,287	1,292	5	0.1%
14	Caldwell County, MO	1,011	975	(36)	-0.6%
15	Wyandotte County, KS	63,450	59,658	(3,792)	-1.0%

Source: U.S. Census Bureau

- **Total private sector payroll employment increased at an average annual rate of 1.1% in the MSA between 1998 and 2004 staying above the U.S. average.**
- **Clinton County had the highest growth rate with an average increase of 5.6% while Johnson County had the largest numeric growth in employees on payrolls with a net gain of 32,605 workers – 58% of the metro’s total growth.**

Private Sector Payroll Employment by Industry

2004

- **The tables on the following 2 pages present 2004 data on the number of private sector employees on payrolls by 2-digit North American Industrial Classification System (NAICS) code. Private sector payroll employment excludes government and railroad workers as well as sole proprietors and independent contractors.**
- **With over 111,700 employees on payrolls, the retail trade sector had the metro's largest employment concentration with the Health Care & Social Assistance sector in second place with 109,700 workers.**
- **Among the MSA's 15 counties, Retail Trade was the leading employer of persons on payrolls in 5 counties – Cass, Clinton, Johnson, Lafayette, and Ray. The Health Care and Social Assistance sector was the top employer in 4 counties – Bates, Jackson, Leavenworth, and Miami. Manufacturing led in Clay & Wyandotte counties. Transportation and Warehousing was the leader in Franklin and Platte Counties, while Construction was the leading sector in Caldwell County and Utilities in Linn County.**

Private Sector Payroll Employment by Industry: 2004

NAICS Industry	Kansas City		Jackson		Johnson		Clay	
	MSA	% of Total	County, MO	% of Total	County, KS	% of Total	County, MO	% of Total
Forestry, Fishing, Hunting & Ag. Support	100-249	NA	36	0.0%	10	0.0%	0-19	NA
Mining	949	0.1%	68	0.0%	326	0.1%	73	0.1%
Utilities	3,843	0.4%	2,330	0.7%	484	0.2%	201	0.2%
Construction	55,451	6.2%	22,281	6.3%	15,478	5.4%	4,394	5.1%
Manufacturing	50,000-99,999	NA	30,710	8.7%	19,969	7.0%	14,569	16.8%
Wholesale Trade	50,000-99,999	NA	32,474	9.1%	17,520	6.1%	4,357	5.0%
Retail Trade	111,717	12.5%	38,563	10.9%	37,080	12.9%	12,910	14.9%
Transportation & Warehousing	25,000-49,999	NA	7,623	2.1%	11,412	4.0%	5,124	5.9%
Information	50,000-99,999	NA	22,917	6.5%	23,835	8.3%	790	0.9%
Finance & Insurance	65,795	7.4%	31,162	8.8%	24,230	8.5%	2,850	3.3%
Real Estate & Rental & Leasing	10,000-24,999	NA	6,257	1.8%	5,557	1.9%	1,091	1.3%
Professional, Scientific, & Tech. Services	50,000-99,999	NA	25,120	7.1%	25,411	8.9%	7,026	8.1%
Management of Companies & Enterprises	20,891	2.3%	5,693	1.6%	10,503	3.7%	1,342	1.6%
Admin., Support, Waste Mgt., & Remediation	53,873	6.0%	20,274	5.7%	23,526	8.2%	3,360	3.9%
Educational Services	16,613	1.9%	7,287	2.1%	4,018	1.4%	1,360	1.6%
Health Care & Social Assistance	109,732	12.3%	47,143	13.3%	27,141	9.5%	10,502	12.1%
Arts, Entertainment & Recreation	13,321	1.5%	5,320	1.5%	4,118	1.4%	1,292	1.5%
Accommodation & Food Services	78,179	8.7%	28,982	8.2%	23,746	8.3%	10,959	12.7%
Other Services (except public administration)	44,619	5.0%	20,514	5.8%	11,964	4.2%	4,250	4.9%
Unclassified Establishments	510	0.1%	225	0.1%	72	0.0%	20-99	NA
Total	894,648		354,979		286,400		86,517	

NAICS Industry	Wyandotte		Platte		Cass		Leavenworth	
	County, KS	% of Total	County, MO	% of Total	County, MO	% of Total	County, KS	% of Total
Forestry, Fishing, Hunting & Ag. Support	0	0.0%	26	0.1%	0-19	NA	0-19	NA
Mining	20-99	NA	39	0.1%	107	0.6%	0-19	NA
Utilities	20-99	NA	153	0.4%	20-99	NA	72	0.5%
Construction	4,912	8.2%	1,559	4.1%	2,351	12.9%	1,469	9.7%
Manufacturing	12,235	20.5%	1,533	4.0%	1,759	9.6%	868	5.7%
Wholesale Trade	5,419	9.1%	1,629	4.3%	452	2.5%	103	0.7%
Retail Trade	6,348	10.6%	4,420	11.5%	3,589	19.7%	2,412	15.9%
Transportation & Warehousing	7,501	12.6%	4,978	13.0%	1,758	9.6%	294	1.9%
Information	465	0.8%	911	2.4%	133	0.7%	878	5.8%
Finance & Insurance	1,070	1.8%	3,266	8.5%	652	3.6%	921	6.1%
Real Estate & Rental & Leasing	799	1.3%	1,306	3.4%	230	1.3%	214	1.4%
Professional, Scientific, & Tech. Services	1,137	1.9%	1,869	4.9%	454	2.5%	914	6.0%
Management of Companies & Enterprises	539	0.9%	2,642	6.9%	0-19	NA	20-99	NA
Admin., Support, Waste Mgt., & Remediation	2,134	3.6%	2,308	6.0%	848	4.6%	456	3.0%
Educational Services	550	0.9%	1,933	5.1%	20-99	NA	441	2.9%
Health Care & Social Assistance	10,023	16.8%	2,243	5.9%	2,526	13.8%	3,662	24.1%
Arts, Entertainment & Recreation	493	0.8%	1,485	3.9%	192	1.1%	173	1.1%
Accommodation & Food Services	3,259	5.5%	4,430	11.6%	1,988	10.9%	1,251	8.2%
Other Services (except public administration)	2,666	4.5%	1,522	4.0%	1,063	5.8%	1,013	6.7%
Unclassified Establishments	20-99	NA	23	0.1%	11	0.1%	4	0.0%
Total	59,658		38,275		18,246		15,210	

* Denotes employment in the range specified.

Note: Data reflects employment for private sector establishments with payrolls. Excludes government and railroad workers and sole proprietors.

Source: U.S. Census Bureau

Private Sector Payroll Employment by Industry: 2004

NAICS Industry	Franklin	% of	Lafayette	% of	Miami	% of	Clinton	% of
	County, KS	Total	County, MO	Total	County, KS	Total	County, MO	Total
Forestry, Fishing, Hunting & Ag. Support	0	0.0%	0-19	NA	16	0.2%	0-19	NA
Mining	69	0.8%	0-19	NA	20-99	NA	20-99	NA
Utilities	0-19	NA	20-99	NA	20-99	NA	0	0.0%
Construction	333	4.0%	507	7.0%	1,207	18.0%	230	5.6%
Manufacturing	991	11.9%	1,195	16.5%	452	6.7%	237	5.7%
Wholesale Trade	238	2.9%	235	3.3%	94	1.4%	52	1.3%
Retail Trade	1,086	13.0%	1,547	21.4%	1,035	15.4%	1,037	25.1%
Transportation & Warehousing	1,711	20.5%	251	3.5%	218	3.3%	56	1.4%
Information	77	0.9%	144	2.0%	30	0.4%	87	2.1%
Finance & Insurance	181	2.2%	301	4.2%	333	5.0%	365	8.8%
Real Estate & Rental & Leasing	70	0.8%	81	1.1%	103	1.5%	58	1.4%
Professional, Scientific, & Tech. Services	185	2.2%	174	2.4%	223	3.3%	95	2.3%
Management of Companies & Enterprises	0-19	NA	0-19	NA	0-19	NA	20-99	NA
Admin., Support, Waste Mgt., & Remediation	410	4.9%	158	2.2%	156	2.3%	153	3.7%
Educational Services	500-999	NA	236	3.3%	43	0.6%	0-19	NA
Health Care & Social Assistance	1,261	15.1%	1,046	14.5%	1,740	25.9%	942	22.8%
Arts, Entertainment & Recreation	20-99	NA	37	0.5%	62	0.9%	20-99	NA
Accommodation & Food Services	700	8.4%	848	11.7%	537	8.0%	493	11.9%
Other Services (except public administration)	298	3.6%	374	5.2%	336	5.0%	150	3.6%
Unclassified Establishments	0-19	NA	23	0.3%	2	0.0%	6	0.1%
Total	8,335		7,225		6,707		4,127	

NAICS Industry	Ray	% of	Bates	% of	Linn	% of	Caldwell	% of
	County, MO	Total	County, MO	Total	County, KS	Total	County, MO	Total
Forestry, Fishing, Hunting & Ag. Support	0	0.0%	0	0.0%	0-19	NA	0-19	NA
Mining	0-19	NA	20-99	NA	56	4.3%	0	0.0%
Utilities	0-19	NA	20-99	NA	250-499	NA	0-19	NA
Construction	245	6.8%	168	5.4%	135	10.4%	182	18.7%
Manufacturing	617	17.1%	285	9.2%	130	10.1%	20-99	NA
Wholesale Trade	103	2.9%	162	5.2%	0-19	NA	33	3.4%
Retail Trade	726	20.1%	584	18.9%	232	18.0%	148	15.2%
Transportation & Warehousing	291	8.1%	160	5.2%	20-99	NA	20-99	NA
Information	20-99	NA	59	1.9%	21	1.6%	20-99	NA
Finance & Insurance	137	3.8%	195	6.3%	68	5.3%	64	6.6%
Real Estate & Rental & Leasing	37	1.0%	32	1.0%	0	0.0%	0-19	NA
Professional, Scientific, & Tech. Services	96	2.7%	85	2.7%	0-19	NA	0-19	NA
Management of Companies & Enterprises	0-19	NA	20-99	NA	0	0.0%	0	0.0%
Admin., Support, Waste Mgt., & Remediation	51	1.4%	28	0.9%	0	0.0%	11	1.1%
Educational Services	0	0.0%	0	0.0%	0	0.0%	20-99	NA
Health Care & Social Assistance	627	17.4%	653	21.1%	107	8.3%	116	11.9%
Arts, Entertainment & Recreation	32	0.9%	20-99	NA	0-19	NA	0-19	NA
Accommodation & Food Services	355	9.8%	396	12.8%	103	8.0%	132	13.5%
Other Services (except public administration)	205	5.7%	139	4.5%	64	5.0%	61	6.3%
Unclassified Establishments	6	0.2%	23	0.7%	0-19	NA	2	0.2%
Total	3,607		3,095		1,292		975	

* Denotes employment in the range specified.

Note: Data reflects employment for private sector establishments with payrolls. Excludes government and railroad workers and sole proprietors.

Source: U.S. Census Bureau

Private Sector Total Payroll

Change in Private Sector Payroll: 1998 – 2004

Rank	County	Private Sector Payroll 1998	Private Sector Payroll 2004	Numeric Change 1998 - 2004	Annual Percent Change 1998 - 2004
1	Clinton County, MO	\$53,280,000	\$86,259,000	\$32,979,000	8.4%
2	Cass County, MO	\$266,091,000	\$427,776,000	\$161,685,000	8.2%
3	Platte County, MO	\$851,286,000	\$1,262,243,000	\$410,957,000	6.8%
4	Johnson County, KS	\$8,097,248,000	\$11,313,037,000	\$3,215,789,000	5.7%
5	Leavenworth County, KS	\$325,151,000	\$451,454,000	\$126,303,000	5.6%
6	Franklin County, KS	\$155,704,000	\$210,024,000	\$54,320,000	5.1%
7	Caldwell County, MO	\$17,199,000	\$22,691,000	\$5,492,000	4.7%
8	Clay County, MO	\$2,391,407,000	\$3,081,558,000	\$690,151,000	4.3%
9	Miami County, KS	\$131,675,000	\$169,413,000	\$37,738,000	4.3%
	United States	\$3,309,405,533,000	\$4,253,995,732,000	\$944,590,199,000	4.3%
10	Lafayette County, MO	\$115,546,000	\$147,166,000	\$31,620,000	4.1%
	Kansas City MSA	\$25,927,205,000	\$32,577,583,000	\$6,650,378,000	3.9%
11	Bates County, MO	\$48,029,000	\$59,906,000	\$11,877,000	3.8%
12	Linn County, KS	\$35,332,000	\$41,832,000	\$6,500,000	2.9%
13	Ray County, MO	\$64,303,000	\$74,313,000	\$10,010,000	2.4%
14	Wyandotte County, KS	\$1,952,069,000	\$2,236,489,000	\$284,420,000	2.3%
15	Jackson County, MO	\$11,422,885,000	\$12,993,422,000	\$1,570,537,000	2.2%

Source: U.S. Census Bureau

- **Total private sector payroll increased at an average annual rate of 3.9% in the MSA between 1998 and 2004 slightly behind the U.S. average.**
- **Clinton County had the highest growth rate with an average increase of 8.4%. Johnson County had the largest total growth with a net gain of \$3.2 billion, 48% of the total MSA growth.**

Private Sector Payroll by Industry

2004

- **The tables on the following 2 pages present 2004 data on private sector payroll by 2-digit North American Industrial Classification System (NAICS) code. Private sector payroll excludes government and railroad workers as well as the earnings of sole proprietors and independent contractors.**
- **The Health Care and Social Assistance sector's payroll of more than \$4 billion in 2004 was the MSA's largest and represented over 12% of total payroll metro-wide. The Manufacturing sector had the next largest payroll with \$3.9 billion, followed by Finance and Insurance with \$3.5 billion and the Professional, Scientific and Technical services sector with \$3.3 billion.**
- **Among the MSA's 15 counties, the Health Care and Social Assistance sector had the largest payroll in 5 counties – Bates, Clinton, Jackson, Leavenworth and Miami. Manufacturing had the largest payroll in 4 counties – Clay, Lafayette, Ray, and Wyandotte. The Construction sector was the leader in Caldwell, Cass and Linn counties while the Transportation and Warehousing sector led in Franklin and Platte Counties. The Information sector led in Johnson County.**

Private Sector Payroll by Industry: 2004

NAICS Industry	Kansas City		Jackson		Johnson		Clay	
	MSA	% of Total	County, MO	% of Total	County, KS	% of Total	County, MO	% of Total
Forestry, Fishing, Hunting & Ag. Support		ND NA	\$1,369,000	0.0%	\$138,000	0.0%		ND NA
Mining	\$40,740,000	0.1%	\$3,542,000	0.0%	\$17,486,000	0.2%	\$3,047,000	0.1%
Utilities	\$251,069,000	0.8%	\$163,322,000	1.3%	\$25,647,000	0.2%	\$12,276,000	0.4%
Construction	\$2,346,105,000	7.2%	\$992,809,000	7.6%	\$676,269,000	6.0%	\$163,189,000	5.3%
Manufacturing		ND NA	\$1,304,824,000	10.0%	\$868,428,000	7.7%	\$775,541,000	25.2%
Wholesale Trade		ND NA	\$852,620,000	6.6%	\$906,684,000	8.0%	\$184,713,000	6.0%
Retail Trade	\$2,394,065,000	7.3%	\$852,903,000	6.6%	\$784,915,000	6.9%	\$287,299,000	9.3%
Transportation & Warehousing		ND NA	\$251,518,000	1.9%	\$363,937,000	3.2%	\$186,689,000	6.1%
Information		ND NA	\$1,139,077,000	8.8%	\$1,669,764,000	14.8%	\$42,948,000	1.4%
Finance & Insurance	\$3,464,596,000	10.6%	\$1,735,365,000	13.4%	\$1,370,746,000	12.1%	\$111,184,000	3.6%
Real Estate & Rental & Leasing		ND NA	\$190,043,000	1.5%	\$200,066,000	1.8%	\$33,039,000	1.1%
Professional, Scientific, & Tech. Services		ND NA	\$1,427,392,000	11.0%	\$1,273,475,000	11.3%	\$440,591,000	14.3%
Management of Companies & Enterprises	\$1,489,128,000	4.6%	\$467,016,000	3.6%	\$735,152,000	6.5%	\$85,677,000	2.8%
Admin., Support, Waste Mgt., & Remediation Serv	\$1,389,713,000	4.3%	\$488,572,000	3.8%	\$663,603,000	5.9%	\$63,632,000	2.1%
Educational Services	\$386,414,000	1.2%	\$187,670,000	1.4%	\$107,181,000	0.9%	\$21,249,000	0.7%
Health Care & Social Assistance	\$4,045,423,000	12.4%	\$1,792,162,000	13.8%	\$1,040,134,000	9.2%	\$394,658,000	12.8%
Arts, Entertainment & Recreation	\$416,392,000	1.3%	\$280,731,000	2.2%	\$65,073,000	0.6%	\$15,463,000	0.5%
Accommodation & Food Services	\$1,028,664,000	3.2%	\$386,216,000	3.0%	\$302,042,000	2.7%	\$178,691,000	5.8%
Other Services (except public administration)	\$953,431,000	2.9%	\$472,818,000	3.6%	\$241,095,000	2.1%	\$80,609,000	2.6%
Unclassified Establishments	\$8,064,000	0.0%	\$3,453,000	0.0%	\$1,202,000	0.0%		ND NA
Total	\$32,577,583,000		\$12,993,422,000		\$11,313,037,000		\$3,081,558,000	

NAICS Industry	Wyandotte		Platte		Leavenworth		Cass	
	County, KS	% of Total	County, MO	% of Total	County, KS	% of Total	County, MO	% of Total
Forestry, Fishing, Hunting & Ag. Support	\$0	0.0%	\$1,139,000	0.1%		ND NA		ND NA
Mining		ND NA	\$2,098,000	0.2%		ND NA	\$4,165,000	1.0%
Utilities		ND NA	\$10,364,000	0.8%	\$2,308,000	0.5%		ND NA
Construction	\$241,056,000	10.8%	\$58,331,000	4.6%	\$49,796,000	11.0%	\$75,090,000	17.6%
Manufacturing	\$638,735,000	28.6%	\$77,486,000	6.1%	\$21,755,000	4.8%	\$54,220,000	12.7%
Wholesale Trade	\$246,332,000	11.0%	\$80,031,000	6.3%	\$1,934,000	0.4%	\$15,145,000	3.5%
Retail Trade	\$138,147,000	6.2%	\$104,858,000	8.3%	\$41,887,000	9.3%	\$70,094,000	16.4%
Transportation & Warehousing	\$270,323,000	12.1%	\$208,809,000	16.5%	\$7,065,000	1.6%	\$40,426,000	9.5%
Information	\$26,704,000	1.2%	\$24,554,000	1.9%	\$34,366,000	7.6%	\$3,677,000	0.9%
Finance & Insurance	\$33,118,000	1.5%	\$114,951,000	9.1%	\$30,036,000	6.7%	\$19,887,000	4.6%
Real Estate & Rental & Leasing	\$21,789,000	1.0%	\$37,004,000	2.9%	\$6,225,000	1.4%	\$5,769,000	1.3%
Professional, Scientific, & Tech. Services	\$40,466,000	1.8%	\$58,394,000	4.6%	\$42,633,000	9.4%	\$12,045,000	2.8%
Management of Companies & Enterprises	\$31,221,000	1.4%	\$162,456,000	12.9%		ND NA		ND NA
Admin., Support, Waste Mgt., & Remediation Serv	\$43,982,000	2.0%	\$79,287,000	6.3%	\$13,052,000	2.9%	\$19,266,000	4.5%
Educational Services	\$11,980,000	0.5%	\$32,351,000	2.6%	\$6,800,000	1.5%		ND NA
Health Care & Social Assistance	\$377,651,000	16.9%	\$71,195,000	5.6%	\$161,470,000	35.8%	\$62,634,000	14.6%
Arts, Entertainment & Recreation	\$8,770,000	0.4%	\$38,147,000	3.0%	\$2,042,000	0.5%	\$1,941,000	0.5%
Accommodation & Food Services	\$39,623,000	1.8%	\$62,384,000	4.9%	\$11,800,000	2.6%	\$19,110,000	4.5%
Other Services (except public administration)	\$63,838,000	2.9%	\$38,118,000	3.0%	\$16,634,000	3.7%	\$16,544,000	3.9%
Unclassified Establishments		ND NA	\$286,000	0.0%	\$92,000	0.0%	\$112,000	0.0%
Total	\$2,236,489,000		\$1,262,243,000		\$451,454,000		\$427,776,000	

ND: Denotes that data was not disclosed by the Census Bureau to protect confidentiality.

Note: Data reflects employment for private sector establishments with payrolls. Excludes government and railroad workers and sole proprietors.

Source: U.S. Census Bureau

Private Sector Payroll by Industry: 2004

NAICS Industry	Franklin County, KS	% of Total	Miami County, KS	% of Total	Lafayette County, MO	% of Total	Clinton County, MO	% of Total
Forestry, Fishing, Hunting & Ag. Support	\$0	0.0%	\$226,000	0.1%	ND	NA	ND	NA
Mining	\$2,578,000	1.2%	ND	NA	ND	NA	ND	NA
Utilities	ND	NA	ND	NA	ND	NA	\$0	0.0%
Construction	\$8,471,000	4.0%	\$39,173,000	23.1%	\$15,430,000	10.5%	\$5,963,000	6.9%
Manufacturing	\$35,015,000	16.7%	\$17,116,000	10.1%	\$32,752,000	22.3%	\$5,418,000	6.3%
Wholesale Trade	\$9,122,000	4.3%	\$4,068,000	2.4%	\$6,660,000	4.5%	\$1,759,000	2.0%
Retail Trade	\$21,352,000	10.2%	\$19,990,000	11.8%	\$25,585,000	17.4%	\$18,831,000	21.8%
Transportation & Warehousing	\$59,366,000	28.3%	\$5,163,000	3.0%	\$4,495,000	3.1%	\$1,295,000	1.5%
Information	\$1,579,000	0.8%	\$1,651,000	1.0%	\$4,495,000	3.1%	\$1,251,000	1.5%
Finance & Insurance	\$5,433,000	2.6%	\$10,434,000	6.2%	\$7,800,000	5.3%	\$12,151,000	14.1%
Real Estate & Rental & Leasing	\$1,478,000	0.7%	\$1,920,000	1.1%	\$941,000	0.6%	\$989,000	1.1%
Professional, Scientific, & Tech. Services	\$4,538,000	2.2%	\$6,147,000	3.6%	\$4,392,000	3.0%	\$1,688,000	2.0%
Management of Companies & Enterprises	ND	NA	ND	NA	ND	NA	ND	NA
Admin., Support, Waste Mgt., & Remediation Serv.	\$7,525,000	3.6%	\$4,061,000	2.4%	\$2,662,000	1.8%	\$2,358,000	2.7%
Educational Services	ND	NA	\$796,000	0.5%	\$3,883,000	2.6%	ND	NA
Health Care & Social Assistance	\$30,641,000	14.6%	\$41,574,000	24.5%	\$21,427,000	14.6%	\$21,226,000	24.6%
Arts, Entertainment & Recreation	ND	NA	\$689,000	0.4%	\$1,491,000	1.0%	ND	NA
Accommodation & Food Services	\$5,938,000	2.8%	\$5,087,000	3.0%	\$6,543,000	4.4%	\$4,714,000	5.5%
Other Services (except public administration)	\$4,698,000	2.2%	\$4,966,000	2.9%	\$5,257,000	3.6%	\$2,311,000	2.7%
Unclassified Establishments	ND	NA	\$32,000	0.0%	\$167,000	0.1%	\$52,000	0.1%
Total	\$210,024,000		\$169,413,000		\$147,166,000		\$86,259,000	

NAICS Industry	Ray County, MO	% of Total	Bates County, MO	% of Total	Linn County, KS	% of Total	Caldwell County, MO	% of Total
Forestry, Fishing, Hunting & Ag. Support	\$0	0.0%	\$0	0.0%	ND	NA	ND	NA
Mining	ND	NA	ND	NA	\$1,697,000	4.1%	\$0	0.0%
Utilities	ND	NA	ND	NA	ND	NA	ND	NA
Construction	\$5,178,000	7.0%	\$3,186,000	5.3%	\$4,203,000	10.0%	\$7,961,000	35.1%
Manufacturing	\$19,919,000	26.8%	\$6,543,000	10.9%	\$3,665,000	8.8%	ND	NA
Wholesale Trade	\$3,233,000	4.4%	\$3,226,000	5.4%	ND	NA	\$689,000	3.0%
Retail Trade	\$13,013,000	17.5%	\$9,247,000	15.4%	\$3,552,000	8.5%	\$2,392,000	10.5%
Transportation & Warehousing	\$3,906,000	5.3%	\$4,057,000	6.8%	ND	NA	ND	NA
Information	ND	NA	\$1,122,000	1.9%	\$736,000	1.8%	ND	NA
Finance & Insurance	\$4,401,000	5.9%	\$5,492,000	9.2%	\$2,073,000	5.0%	\$1,525,000	6.7%
Real Estate & Rental & Leasing	\$397,000	0.5%	\$307,000	0.5%	\$0	0.0%	ND	NA
Professional, Scientific, & Tech. Services	\$2,296,000	3.1%	\$2,214,000	3.7%	ND	NA	ND	NA
Management of Companies & Enterprises	ND	NA	ND	NA	\$0	0.0%	\$0	0.0%
Admin., Support, Waste Mgt., & Remediation Serv.	\$1,195,000	NA	\$286,000	0.5%	\$0	0.0%	\$232,000	NA
Educational Services	\$0	0.0%	\$0	0.0%	\$0	0.0%	ND	NA
Health Care & Social Assistance	\$11,789,000	15.9%	\$15,090,000	25.2%	\$1,796,000	4.3%	\$1,976,000	8.7%
Arts, Entertainment & Recreation	\$378,000	0.5%	ND	NA	ND	NA	ND	NA
Accommodation & Food Services	\$2,733,000	3.7%	\$2,432,000	4.1%	\$441,000	1.1%	\$910,000	4.0%
Other Services (except public administration)	\$2,795,000	3.8%	\$1,969,000	3.3%	\$1,080,000	2.6%	\$699,000	3.1%
Unclassified Establishments	\$36,000	0.0%	\$167,000	0.3%	ND	NA	\$17,000	0.1%
Total	\$74,313,000		\$59,906,000		\$41,832,000		\$22,691,000	

ND: Denotes that data was not disclosed by the Census Bureau to protect confidentiality.

Note: Data reflects employment for private sector establishments with payrolls. Excludes government and railroad workers and sole proprietors.

Source: U.S. Census Bureau

Private Sector Payroll per Employee

Private Sector Payroll per Employee

2004

- The tables on the following 3 pages present 2004 data on private sector payroll per employee by 2-digit North American Industrial Classification System (NAICS) code for each county in the MSA. Counties are listed in order from highest to lowest average payroll per worker. Private sector payroll excludes government and railroad workers as well as the earnings of sole proprietors and independent contractors.

- Johnson County had the MSA's highest average payroll at \$39,501 per employee followed by Wyandotte County at \$37,489 and Jackson County at \$36,603. Johnson and Wyandotte were the metro's only counties to rank above the national average in 2004.

- The sectors providing the highest average payroll in each of the 15 counties are as follows:

Johnson County, KS	Information	\$70,055
Wyandotte County, KS	Management of Cos.	\$57,924
<i>U.S. Average</i>	<i>Management of Cos.</i>	<i>\$78,753</i>
Jackson County, MO	Management of Cos.	\$82,033
Clay County, MO	Management of Cos.	\$63,843
Platte County, MO	Utilities	\$67,739
Linn County, KS	Information	\$35,048
Leavenworth County, KS	Prof., Sci., & Tech. Services	\$46,644
Miami County, KS	Information	\$55,033
Franklin County, KS	Wholesale Trade	\$38,328
Cass County, MO	Mining	\$38,925
Caldwell County, MO	Construction	\$43,742
Clinton County, MO	Wholesale Trade	\$33,827
Ray County, MO	Manufacturing	\$32,284
Lafayette County, MO	Accom. & Food Services	\$40,297
Bates County, MO	Finance & Insurance	\$28,164

Average Payroll per Employee, 2004

NAICS Industry	Johnson Co., KS	Wyandotte Co., KS	U.S. Average	Jackson Co., MO	Clay Co., MO
Average for All Private Sector Industries	\$39,501	\$37,489	\$36,967	\$36,603	\$35,618
Forestry, fishing, hunting, & agriculture support	\$13,800	\$0	\$28,684	\$38,028	N.A.
Mining	\$53,638	N.A.	\$56,880	\$52,088	\$41,740
Utilities	\$52,990	N.A.	\$70,527	\$70,095	\$61,075
Construction	\$43,692	\$49,075	\$40,355	\$44,559	\$37,139
Manufacturing	\$43,489	\$52,206	\$42,890	\$42,489	\$53,232
Wholesale trade	\$51,751	\$45,457	\$49,191	\$26,255	\$42,395
Retail trade	\$21,168	\$21,762	\$21,758	\$22,117	\$22,254
Transportation & warehousing	\$31,891	\$36,038	\$36,168	\$32,995	\$36,434
Information	\$70,055	\$57,428	\$57,725	\$49,704	\$54,365
Finance & insurance	\$56,572	\$30,951	\$65,180	\$55,688	\$39,012
Real estate & rental & leasing	\$36,003	\$27,270	\$35,528	\$30,373	\$30,283
Professional, scientific & technical services	\$50,115	\$35,590	\$56,369	\$56,823	\$62,709
Management of companies & enterprises	\$69,994	\$57,924	\$78,753	\$82,033	\$63,843
Admin, support, waste mgt, remediation services	\$28,207	\$20,610	\$27,049	\$24,098	\$18,938
Educational services	\$26,675	\$21,782	\$27,749	\$25,754	\$15,624
Health care & social assistance	\$38,323	\$37,678	\$35,400	\$38,015	\$37,579
Arts, entertainment & recreation	\$15,802	\$17,789	\$26,844	\$52,769	\$11,968
Accommodation & food services	\$12,720	\$12,158	\$13,691	\$13,326	\$16,305
Other services (except public administration)	\$20,152	\$23,945	\$22,618	\$23,049	\$18,967
Unclassified establishments	\$16,694	N.A.	\$19,637	\$15,347	N.A.

N.A.: Denotes that complete data was withheld by the Census Bureau for confidentially reasons.

Note: Data reflects annual payroll divided by total employment for private sector establishments with payrolls.

Excludes government and railroad workers and sole proprietors.

Source: U.S. Census Bureau

Average Payroll per Employee, 2004

NAICS Industry	Platte Co., MO	Linn Co., KS	Leavenworth Co., KS	Miami Co., KS	Franklin Co., KS
Average for All Private Sector Industries	\$32,978	\$32,378	\$29,681	\$25,259	\$25,198
Forestry, fishing, hunting, & agriculture support	\$43,808	N.A.	N.A.	\$14,125	\$0
Mining	\$53,795	\$30,304	N.A.	N.A.	\$37,362
Utilities	\$67,739	N.A.	\$32,056	N.A.	N.A.
Construction	\$37,416	\$31,133	\$33,898	\$32,455	\$25,438
Manufacturing	\$50,545	\$28,192	\$25,063	\$37,867	\$35,333
Wholesale trade	\$49,129	N.A.	\$18,777	\$43,277	\$38,328
Retail trade	\$23,724	\$15,310	\$17,366	\$19,314	\$19,661
Transportation & warehousing	\$41,946	N.A.	\$24,031	\$23,683	\$34,697
Information	\$26,953	\$35,048	\$39,141	\$55,033	\$20,506
Finance & insurance	\$35,196	\$30,485	\$32,612	\$31,333	\$30,017
Real estate & rental & leasing	\$28,334	\$0	\$29,089	\$18,641	\$21,114
Professional, scientific & technical services	\$31,243	N.A.	\$46,644	\$27,565	\$24,530
Management of companies & enterprises	\$61,490	\$0	N.A.	N.A.	N.A.
Admin, support, waste mgt, remediation services	\$34,353	\$0	\$28,623	\$26,032	\$18,354
Educational services	\$16,736	\$0	\$15,420	\$18,512	N.A.
Health care & social assistance	\$31,741	\$16,785	\$44,093	\$23,893	\$24,299
Arts, entertainment & recreation	\$25,688	N.A.	\$11,803	\$11,113	N.A.
Accommodation & food services	\$14,082	\$4,282	\$9,432	\$9,473	\$8,483
Other services (except public administration)	\$25,045	\$16,875	\$16,421	\$14,780	\$15,765
Unclassified establishments	\$12,435	N.A.	\$23,000	\$16,000	N.A.

N.A.: Denotes that complete data was withheld by the Census Bureau for confidentially reasons.

Note: Data reflects annual payroll divided by total employment for private sector establishments with payrolls.

Excludes government and railroad workers and sole proprietors.

Source: U.S. Census Bureau

Average Payroll per Employee, 2004

NAICS Industry	Cass Co., MO	Caldwell Co., MO	Clinton Co., MO	Ray Co., MO	Lafayette Co., MO	Bates Co., MO
Average for All Private Sector Industries	\$23,445	\$23,273	\$20,901	\$20,602	\$20,369	\$19,356
Forestry, fishing, hunting, & agriculture support	N.A.	N.A.	N.A.	\$0	N.A.	\$0
Mining	\$38,925	\$0	N.A.	N.A.	N.A.	N.A.
Utilities	N.A.	N.A.	\$0	N.A.	N.A.	N.A.
Construction	\$31,940	\$43,742	\$25,926	\$21,135	\$30,434	\$18,964
Manufacturing	\$30,824	N.A.	\$22,861	\$32,284	\$27,408	\$22,958
Wholesale trade	\$33,507	\$20,879	\$33,827	\$31,388	\$28,340	\$19,914
Retail trade	\$19,530	\$16,162	\$18,159	\$17,924	\$16,538	\$15,834
Transportation & warehousing	\$22,995	N.A.	\$23,125	\$13,423	\$17,908	\$25,356
Information	\$27,647	N.A.	\$14,379	N.A.	\$31,215	\$19,017
Finance & insurance	\$30,502	\$23,828	\$33,290	\$32,124	\$25,914	\$28,164
Real estate & rental & leasing	\$25,083	N.A.	\$17,052	\$10,730	\$11,617	\$9,594
Professional, scientific & technical services	\$26,531	N.A.	\$17,768	\$23,917	\$25,241	\$26,047
Management of companies & enterprises	N.A.	\$0	N.A.	N.A.	N.A.	N.A.
Admin, support, waste mgt, remediation services	\$22,719	\$21,091	\$15,412	\$23,431	\$16,848	\$10,214
Educational services	N.A.	N.A.	N.A.	\$0	\$16,453	\$0
Health care & social assistance	\$24,796	\$17,034	\$22,533	\$18,802	\$20,485	\$23,109
Arts, entertainment & recreation	\$10,109	N.A.	N.A.	\$11,813	\$40,297	N.A.
Accommodation & food services	\$9,613	\$6,894	\$9,562	\$7,699	\$7,716	\$6,141
Other services (except public administration)	\$15,563	\$11,459	\$15,407	\$13,634	\$14,056	\$14,165
Unclassified establishments	\$10,182	\$8,500	\$8,667	\$6,000	\$7,261	\$7,261

N.A.: Denotes that complete data was withheld by the Census Bureau for confidentiality reasons.

Note: Data reflects annual payroll divided by total employment for private sector establishments with payrolls.

Excludes government and railroad workers and sole proprietors.

Source: U.S. Census Bureau

Full-Time and Part-Time Employment

Full-Time and Part-Time Employment by Sector

(Including wage and salary workers, sole proprietors and independent contractors)

2004

- **The tables on the following 2 pages present 2004 data on total full-time and part-time employment by 2-digit North American Industrial Classification System (NAICS) code. Full-time and part-time employment includes government and railroad workers as well as sole proprietors and independent contractors resulting in significantly larger employment figures than the payroll employment data presented in earlier sections.**
- **The Government sector was the metropolitan area's largest employer in 2004 with 160,000 workers. The Retail Trade sector had the next largest employment base with 140,000 workers, followed by Health Care and Social Services (104,000), and Manufacturing and Professional and Technical Services, both with 87,000 workers.**
- **Among the MSA's 15 counties, the Government sector had the largest employment in 8 counties – Clinton, Franklin, Jackson, Lafayette, Leavenworth, Miami, Ray and Wyandotte. Farming was the largest employer in Bates, Caldwell and Linn counties while Retail was the leader in Cass, Clay, and Johnson counties. Platte County's leading employer was the Administrative and Waste Services sector.**

Full-Time and Part-Time Employment by Sector: 2004

Industry	Kansas City		Jackson		Johnson		Clay	
	MSA	% of Total	County, MO	% of Total	County, KS	% of Total	County, MO	% of Total
Farming	16,022	1.3%	890	0.2%	716	0.2%	720	0.6%
Forestry, Fishing, Related Activities & Other	ND	--	176	0.0%	280	0.1%	ND	--
Mining	ND	--	405	0.1%	1,290	0.3%	ND	--
Utilities	ND	--	2,045	0.5%	1,625	0.4%	189	0.2%
Construction	72,964	5.9%	26,310	5.8%	19,601	5.1%	6,379	5.5%
Manufacturing	87,062	7.0%	29,368	6.5%	21,966	5.7%	12,874	11.1%
Wholesale Trade	ND	--	18,069	4.0%	19,799	5.1%	5,472	4.7%
Retail Trade	139,863	11.3%	45,289	10.0%	47,613	12.4%	16,710	14.4%
Transportation & Warehousing	48,764	3.9%	12,539	2.8%	9,180	2.4%	5,258	4.5%
Information	49,052	4.0%	20,810	4.6%	24,841	6.4%	789	0.7%
Finance & Insurance	73,637	5.9%	31,624	7.0%	29,354	7.6%	3,812	3.3%
Real Estate & Rental & Leasing	47,923	3.9%	15,913	3.5%	16,941	4.4%	4,799	4.1%
Professional & Technical Services	87,060	7.0%	34,094	7.5%	36,039	9.4%	8,475	7.3%
Management of Companies & Enterprises	13,500	1.1%	7,605	1.7%	2,990	0.8%	1,453	1.3%
Administrative & Waste Services	76,423	6.2%	24,598	5.4%	30,528	7.9%	5,142	4.4%
Educational Services	18,796	1.5%	8,208	1.8%	6,251	1.6%	1,487	1.3%
Health Care & Social Assistance	104,182	8.4%	44,049	9.7%	34,056	8.8%	8,112	7.0%
Arts, Entertainment & Recreation	28,385	2.3%	9,336	2.1%	7,634	2.0%	6,009	5.2%
Accommodation & Food Services	79,121	6.4%	31,798	7.0%	24,012	6.2%	7,893	6.8%
Other Services (except public administration)	66,655	5.4%	24,831	5.5%	19,216	5.0%	6,629	5.7%
Government & Government Enterprises	159,764	12.9%	65,544	14.5%	31,379	8.1%	13,531	11.7%
Total	1,240,397	100.0%	453,501	100.0%	385,311	100.0%	116,041	100.0%

Industry	Wyandotte		Platte		Cass		Leavenworth	
	County, KS	% of Total	County, MO	% of Total	County, MO	% of Total	County, KS	% of Total
Farming	225	0.2%	861	1.8%	1,755	5.0%	1,416	4.0%
Forestry, Fishing, Related Activities & Other	ND	--	ND	--	144	0.4%	ND	--
Mining	ND	--	ND	--	158	0.4%	ND	--
Utilities	ND	--	177	0.4%	57	0.2%	ND	--
Construction	5,371	5.9%	2,365	4.9%	4,186	11.8%	2,621	7.5%
Manufacturing	12,580	13.8%	2,969	6.1%	1,464	4.1%	1,572	4.5%
Wholesale Trade	ND	--	1,904	3.9%	846	2.4%	ND	--
Retail Trade	7,537	8.3%	4,486	9.3%	5,532	15.6%	3,384	9.7%
Transportation & Warehousing	10,413	11.4%	6,013	12.4%	1,402	4.0%	552	1.6%
Information	451	0.5%	774	1.6%	299	0.8%	420	1.2%
Finance & Insurance	1,671	1.8%	1,590	3.3%	1,230	3.5%	1,637	4.7%
Real Estate & Rental & Leasing	1,623	1.8%	2,853	5.9%	1,829	5.2%	1,474	4.2%
Professional & Technical Services	1,890	2.1%	2,088	4.3%	1,273	3.6%	2,228	6.4%
Management of Companies & Enterprises	585	0.6%	604	1.2%	131	0.4%	34	0.1%
Administrative & Waste Services	4,712	5.2%	6,204	12.8%	1,726	4.9%	1,450	4.1%
Educational Services	848	0.9%	750	1.6%	376	1.1%	715	2.0%
Health Care & Social Assistance	8,564	9.4%	2,458	5.1%	2,836	8.0%	2,584	7.4%
Arts, Entertainment & Recreation	1,668	1.8%	1,757	3.6%	525	1.5%	747	2.1%
Accommodation & Food Services	4,298	4.7%	4,208	8.7%	2,220	6.3%	1,450	4.1%
Other Services (except public administration)	4,553	5.0%	2,348	4.9%	2,450	6.9%	2,108	6.0%
Government & Government Enterprises	18,283	20.1%	3,709	7.7%	4,985	14.1%	10,104	28.9%
Total	91,035	100.0%	48,342	100.0%	35,424	100.0%	35,002	100.0%

ND: Data Not Disclosed

Note: Industry groups are two-digit level from the North American Industrial Classification System (NAICS) which replaces Standard Industrial Classification (SIC) Codes.

Source: U.S. Bureau of Economic Analysis

Full-Time and Part-Time Employment by Sector: 2004

Industry	Franklin	% of	Lafayette	% of	Miami	% of	Ray	% of
	County, KS	Total	County, MO	Total	County, KS	Total	County, MO	Total
Farming	1,260	8.6%	1,408	9.6%	1,427	12.0%	1,179	11.6%
Forestry, Fishing, Related Activities & Other	ND	--	ND	--	ND	--	ND	--
Mining	171	1.2%	10	--	103	0.9%	ND	--
Utilities	ND	--	60	0.4%	ND	--	ND	--
Construction	846	5.8%	1,169	8.0%	1,245	10.4%	797	7.8%
Manufacturing	953	6.5%	1,307	8.9%	569	4.8%	697	6.9%
Wholesale Trade	450	3.1%	363	2.5%	ND	--	ND	--
Retail Trade	1,650	11.2%	1,977	13.5%	1,727	14.5%	1,222	12.0%
Transportation & Warehousing	1,493	10.2%	424	2.9%	314	2.6%	653	6.4%
Information	107	0.7%	159	1.1%	83	0.7%	128	1.3%
Finance & Insurance	409	2.8%	532	3.6%	396	3.3%	423	4.2%
Real Estate & Rental & Leasing	379	2.6%	558	3.8%	232	1.9%	567	5.6%
Professional & Technical Services	ND	--	423	--	ND	--	ND	--
Management of Companies & Enterprises	ND	--	ND	--	ND	--	ND	--
Administrative & Waste Services	1,030	7.0%	488	3.3%	232	1.9%	ND	--
Educational Services	ND	--	ND	--	131	1.1%	ND	--
Health Care & Social Assistance	ND	--	ND	--	1,374	11.5%	ND	--
Arts, Entertainment & Recreation	135	0.9%	132	0.9%	118	1.0%	192	1.9%
Accommodation & Food Services	790	5.4%	802	5.5%	573	4.8%	389	3.8%
Other Services (except public administration)	799	5.4%	948	6.5%	544	4.6%	701	6.9%
Government & Government Enterprises	2,005	13.6%	2,400	16.4%	2,279	19.1%	1,447	14.2%
Total	14,696	100.0%	14,644	100.0%	11,916	100.0%	10,162	100.0%

Industry	Bates	% of	Clinton	% of	Caldwell	% of	Linn	% of
	County, MO	Total	County, MO	Total	County, MO	Total	County, KS	Total
Farming	1,464	18.2%	884	11.9%	957	20.2%	860	20.9%
Forestry, Fishing, Related Activities & Other	ND	--	ND	--	40	0.8%	ND	--
Mining	ND	--	ND	--	10	0.2%	84	2.0%
Utilities	ND	--	ND	--	ND	--	ND	--
Construction	639	8.0%	532	7.1%	560	11.8%	343	8.3%
Manufacturing	389	4.8%	203	2.7%	51	1.1%	100	2.4%
Wholesale Trade	ND	--	87	1.2%	ND	--	26	0.6%
Retail Trade	899	11.2%	926	12.4%	495	10.4%	416	10.1%
Transportation & Warehousing	336	4.2%	ND	--	187	3.9%	ND	--
Information	43	0.5%	80	1.1%	68	1.4%	ND	--
Finance & Insurance	267	3.3%	518	7.0%	174	3.7%	ND	--
Real Estate & Rental & Leasing	237	3.0%	245	3.3%	273	5.8%	ND	--
Professional & Technical Services	288	3.6%	147	2.0%	115	2.4%	ND	--
Management of Companies & Enterprises	ND	--	95	1.3%	ND	--	0	0.0%
Administrative & Waste Services	ND	--	175	2.4%	ND	--	138	3.4%
Educational Services	22	0.3%	ND	--	ND	--	ND	--
Health Care & Social Assistance	ND	--	ND	--	ND	--	149	3.6%
Arts, Entertainment & Recreation	76	0.9%	56	0.8%	ND	--	ND	--
Accommodation & Food Services	345	4.3%	343	4.6%	ND	--	ND	--
Other Services (except public administration)	588	7.3%	513	6.9%	427	9.0%	ND	--
Government & Government Enterprises	1,268	15.8%	1,333	17.9%	669	14.1%	829	20.1%
Total	8,022	100.0%	7,441	100.0%	4,742	100.0%	4,118	100.0%

ND: Data Not Disclosed

Note: Industry groups are two-digit level from the North American Industrial Classification System (NAICS) which replaces Standard Industrial Classification (SIC) Codes.

Source: U.S. Bureau of Economic Analysis

Total Personal Earnings by Industry

Total Personal Earnings by 2-Digit NAICS Code: 2004

The overview below refers to the 2004 Earnings by Industry tables presented on the following 5 pages. These tables present total nonfarm earnings in 2004 by 2-digit SIC (standard industrial classification) Code for each county in the Kansas City MSA. Counties are listed in order from highest to lowest total earnings. Earnings are defined as wage and salary income, other labor income, and proprietor's income.

- **The sectors providing the highest earnings in each of the 15 counties and their respective share of total county earnings are as follows:**

Jackson County, MO	Government	16.8%
Johnson County, KS	Professional & Tech. Services	14.1%
Clay County, MO	Manufacturing	21.6%
Wyandotte County, KS	Government	24.2%
Platte County, MO	Transp. & Warehousing	17.1%
Leavenworth County, KS	Government	57.1%
Cass County, MO	Government	21.9%
Franklin County, KS	Government	19.5%
Lafayette County, MO	Government	26.2%
Miami County, KS	Government	25.1%
Ray County, MO	Government	23.5%
Clinton County, MO	Government	28.5%
Bates County, MO	Government	29.5%
Linn County, KS	Government	28.3%
Caldwell County, MO	Government	27.3%

2004 Earnings by Industry

<u>NAICS Industry</u>	<u>Jackson County, MO</u>		<u>Johnson County, KS</u>		<u>Clay County, MO</u>	
Forestry, fishing, related activities, and other	\$4,678,000	0.02%	\$6,119,000	0.03%	Not Disclosed	N.A
Mining	\$5,324,000	0.02%	\$99,140,000	0.54%	Not Disclosed	N.A
Utilities	\$203,596,000	0.94%	\$126,595,000	0.69%	\$15,014,000	0.31%
Construction	\$1,528,296,000	7.04%	\$989,281,000	5.42%	\$315,375,000	6.44%
Construction of buildings	\$411,959,000	1.90%	\$308,140,000	1.69%	\$87,682,000	1.79%
Heavy and civil engineering construction	\$166,782,000	0.77%	\$121,508,000	0.67%	\$29,864,000	0.61%
Specialty trade contractors	\$949,555,000	4.37%	\$559,633,000	3.07%	\$197,829,000	4.04%
Manufacturing	\$1,790,636,000	8.25%	\$1,476,378,000	8.09%	\$1,055,733,000	21.55%
Durable goods manufacturing	\$1,076,905,000	4.96%	Not Disclosed	N.A	Not Disclosed	N.A
Nondurable goods manufacturing	\$713,731,000	3.29%	Not Disclosed	N.A	Not Disclosed	N.A
Wholesale trade	\$1,241,791,000	5.72%	\$1,406,742,000	7.71%	\$296,594,000	6.05%
Retail Trade	\$1,210,388,000	5.58%	\$1,249,427,000	6.84%	\$601,545,000	12.28%
Motor vehicle and parts dealers	\$277,028,000	1.28%	\$230,288,000	1.26%	\$133,815,000	2.73%
Furniture and home furnishings stores	\$39,302,000	0.18%	\$82,567,000	0.45%	\$14,193,000	0.29%
Electronics and appliance stores	\$53,127,000	0.24%	\$99,994,000	0.55%	\$10,469,000	0.21%
Building material and garden supply stores	\$110,658,000	0.51%	\$114,832,000	0.63%	\$80,996,000	1.65%
Food and beverage stores	\$128,778,000	0.59%	\$118,434,000	0.65%	\$41,666,000	0.85%
Health and personal care stores	\$87,833,000	0.40%	\$59,868,000	0.33%	\$33,249,000	0.68%
Gasoline stations	\$45,659,000	0.21%	\$32,088,000	0.18%	\$25,923,000	0.53%
Clothing and clothing accessories stores	\$71,801,000	0.33%	\$83,217,000	0.46%	\$19,426,000	0.40%
Sporting goods, hobby, book and music stores	\$33,259,000	0.15%	\$47,888,000	0.26%	\$13,306,000	0.27%
General merchandise stores	\$215,847,000	0.99%	\$269,286,000	1.48%	\$114,994,000	2.35%
Miscellaneous store retailers	\$83,058,000	0.38%	\$78,560,000	0.43%	\$31,919,000	0.65%
Nonstore retailers	\$64,038,000	0.29%	\$32,405,000	0.18%	\$81,589,000	1.67%
Transportation and warehousing	\$586,953,000	2.70%	\$370,191,000	2.03%	\$255,275,000	5.21%
Air transportation	Not Disclosed	N.A	\$981,000	0.01%	\$633,000	0.01%
Rail transportation	\$183,929,000	0.85%	\$29,543,000	0.16%	\$50,436,000	1.03%
Water transportation	Not Disclosed	N.A	Not Disclosed	N.A	Not Disclosed	N.A
Truck transportation	\$234,382,000	1.08%	\$131,062,000	0.72%	\$76,208,000	1.56%
Transit and ground passenger transportation	\$37,211,000	0.17%	\$28,257,000	0.15%	\$3,575,000	0.07%
Pipeline transportation	Not Disclosed	N.A	\$3,704,000	0.02%	Not Disclosed	N.A
Scenic and sightseeing transportation	Not Disclosed	N.A	\$152,000	0.00%	Not Disclosed	N.A
Support activities for transportation	\$37,103,000	0.17%	\$45,603,000	0.25%	\$33,441,000	0.68%
Couriers and messengers	Not Disclosed	N.A	\$120,405,000	0.66%	\$1,710,000	0.03%
Warehousing and storage	\$70,699,000	0.33%	\$10,465	0.00%	\$88,015,000	1.80%
Information	\$1,748,932,000	8.06%	\$2,331,734,000	12.77%	\$21,999,000	0.45%
Publishing industries, except Internet	\$537,599,000	2.48%	\$180,632,000	0.99%	\$7,287,000	0.15%
Motion picture and sound recording industries	\$23,734,000	0.11%	\$13,657,000	0.07%	\$2,508,000	0.05%
Broadcasting, except Internet	\$355,690,000	1.64%	\$194,471,000	1.07%	Not Disclosed	N.A
Internet publishing and broadcasts	Not Disclosed	N.A	\$5,741,000	0.03%	\$0	0.00%
Telecommunications	\$497,208,000	2.29%	\$1,821,702,000	9.98%	\$8,783,000	0.18%
ISPs, search portals, and data processing	\$306,700,000	1.41%	\$100,494,000	0.55%	Not Disclosed	N.A
Other information services	Not Disclosed	N.A	\$15,037,000	0.08%	Not Disclosed	N.A
Finance and insurance	\$1,975,087,000	9.10%	\$1,789,442,000	9.80%	\$138,111,000	2.82%
Monetary authorities - central bank	Not Disclosed	N.A	Not Disclosed	N.A	\$0	0.00%
Credit intermediation and related activities	\$531,297,000	2.45%	\$544,278,000	2.98%	\$69,001,000	1.41%
Securities, commodity contracts, investments	\$471,454,000	2.17%	\$357,148,000	1.96%	Not Disclosed	N.A
Insurance carriers and related activities	\$825,619,000	3.80%	\$875,059,000	4.79%	\$57,573,000	1.18%
Funds, trusts, and other financial vehicles	Not Disclosed	N.A	Not Disclosed	N.A	Not Disclosed	N.A
Real estate and rental and leasing	\$453,651,000	2.09%	\$509,310,000	2.79%	\$88,935,000	1.82%
Real estate	\$391,278,000	1.80%	\$432,719,000	2.37%	\$64,904,000	1.32%
Rental and leasing services	\$58,420,000	0.27%	\$64,129,000	0.35%	Not Disclosed	N.A
Lessors of nonfinancial intangible assets	\$3,953,000	0.02%	\$12,462,000	0.07%	Not Disclosed	N.A
Professional and technical services	\$2,397,847,000	11.04%	\$2,570,160,000	14.08%	\$543,759,000	11.10%
Management of companies and enterprises	\$646,117,000	2.98%	\$248,467,000	1.36%	\$105,444,000	2.15%
Administrative and waste services	\$575,966,000	2.65%	\$926,005,000	5.07%	\$87,745,000	1.79%
Administrative and support services	\$529,880,000	2.44%	\$862,669,000	4.73%	\$79,993,000	1.63%
Waste management and remediation services	\$46,086,000	0.21%	\$63,336,000	0.35%	\$7,752,000	0.16%
Educational services	\$202,277,000	0.93%	\$150,312,000	0.82%	\$29,154,000	0.60%
Health care and social assistance	\$1,983,081,000	9.13%	\$1,486,681,000	8.14%	\$327,830,000	6.69%
Ambulatory health care services	\$912,156,000	4.20%	\$938,034,000	5.14%	\$244,335,000	4.99%
Hospitals	\$755,326,000	3.48%	\$331,938,000	1.82%	Not Disclosed	N.A
Nursing and residential care facilities	\$156,456,000	0.72%	\$146,053,000	0.80%	\$42,598,000	0.87%
Social assistance	\$159,143,000	0.73%	\$70,656,000	0.39%	Not Disclosed	N.A
Arts, entertainment, and recreation	\$334,116,000	1.54%	\$108,067,000	0.59%	\$153,308,000	3.13%
Performing arts and spectator sports	\$244,009,000	1.12%	\$35,484,000	0.19%	Not Disclosed	N.A
Museums, historical sites, zoos, and parks	\$18,778,000	0.09%	\$2,050,000	0.01%	Not Disclosed	N.A
Amusement, gambling, and recreation	\$71,329,000	0.33%	\$70,533,000	0.39%	\$151,144,000	3.09%
Accommodation and food services	\$559,027,000	2.57%	\$512,737,000	2.81%	\$116,625,000	2.38%
Accommodation	\$116,946,000	0.54%	\$55,615,000	0.30%	\$10,204,000	0.21%
Food services and drinking places	\$442,081,000	2.04%	\$457,122,000	2.50%	\$106,421,000	2.17%
Other services, except public administration	\$626,153,000	2.88%	\$435,815,000	2.39%	\$143,986,000	2.94%
Repair and maintenance	\$137,762,000	0.63%	\$147,479,000	0.81%	\$55,433,000	1.13%
Personal and laundry services	\$150,834,000	0.69%	\$102,202,000	0.56%	\$27,769,000	0.57%
Membership associations and organizations	\$311,680,000	1.44%	\$160,325,000	0.88%	\$54,357,000	1.11%
Private households	\$25,877,000	0.12%	\$25,809,000	0.14%	\$6,427,000	0.13%
Government and government enterprises	\$3,636,094,000	16.75%	\$1,462,579,000	8.01%	\$593,225,000	12.11%
Federal, civilian	\$1,402,399,000	6.46%	\$365,025,000	2.00%	\$28,465,000	0.58%
Military	\$97,705,000	0.45%	\$74,236,000	0.41%	\$53,606,000	1.09%
State and local	\$2,135,990,000	9.84%	\$1,023,318,000	5.61%	\$511,154,000	10.43%
Total Nonfarm Earnings	\$21,710,010,000	100.00%	\$18,255,182,000	100.00%	\$4,899,024,000	100.00%

Source: U.S. Bureau of Economic Analysis

2004 Earnings by Industry

NAICS Industry	Wyandotte County, KS		Platte County, MO		Leavenworth County, KS	
	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Forestry, fishing, related activities, and other	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Mining	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Utilities	Not Disclosed	N.A.	\$14,977,000	0.82%	Not Disclosed	N.A.
Construction	\$270,513,000	6.47%	\$101,562,000	5.54%	\$91,773,000	6.51%
Construction of buildings	\$32,916,000	0.79%	\$31,904,000	1.74%	\$18,472,000	1.31%
Heavy and civil engineering construction	\$32,204,000	0.77%	\$16,889,000	0.92%	\$26,156,000	1.86%
Specialty trade contractors	\$205,393,000	4.91%	\$52,769,000	2.88%	\$47,145,000	3.35%
Manufacturing	\$953,050,000	22.79%	\$181,037,000	9.88%	\$70,733,000	5.02%
Durable goods manufacturing	\$690,801,000	16.52%	\$125,830,000	6.87%	Not Disclosed	N.A.
Nondurable goods manufacturing	\$262,249,000	6.27%	\$55,207,000	3.01%	Not Disclosed	N.A.
Wholesale trade	Not Disclosed	N.A.	\$136,465,000	7.45%	Not Disclosed	N.A.
Retail Trade	\$205,543,000	4.92%	\$107,985,000	5.89%	\$55,908,000	3.97%
Motor vehicle and parts dealers	\$43,870,000	1.05%	\$21,269,000	1.16%	\$11,166,000	0.79%
Furniture and home furnishings stores	\$42,118,000	1.01%	\$7,555,000	0.41%	\$1,125,000	0.08%
Electronics and appliance stores	\$2,378,000	0.06%	\$592,000	0.03%	\$892,000	0.06%
Building material and garden supply stores	\$13,227,000	0.32%	\$11,011,000	0.60%	\$5,748,000	0.41%
Food and beverage stores	\$31,436,000	0.75%	\$8,629,000	0.47%	\$9,058,000	0.64%
Health and personal care stores	\$10,569,000	0.25%	\$27,507,000	1.50%	\$2,427,000	0.17%
Gasoline stations	\$7,773,000	0.19%	\$6,331,000	0.35%	\$3,624,000	0.26%
Clothing and clothing accessories stores	\$2,163,000	0.05%	\$3,695,000	0.20%	\$2,488,000	0.18%
Sporting goods, hobby, book and music stores	\$12,323,000	0.29%	\$3,249,000	0.18%	\$1,181,000	0.08%
General merchandise stores	\$21,378,000	0.51%	\$7,281,000	0.40%	\$9,647,000	0.68%
Miscellaneous store retailers	\$12,944,000	0.31%	\$4,604,000	0.25%	\$3,137,000	0.22%
Nonstore retailers	\$5,364,000	0.13%	\$6,262,000	0.34%	\$5,415,000	0.38%
Transportation and warehousing	\$559,726,000	13.39%	\$312,467,000	17.05%	\$12,810,000	0.91%
Air transportation	Not Disclosed	N.A.	\$210,253,000	11.47%	Not Disclosed	N.A.
Rail transportation	Not Disclosed	N.A.	\$6,852,000	0.37%	\$1,471,000	0.10%
Water transportation	\$0	0.00%	\$56,000	0.00%	\$0	0.00%
Truck transportation	\$277,856,000	6.64%	\$21,271,000	1.16%	\$5,055,000	0.36%
Transit and ground passenger transportation	\$2,488,000	0.06%	\$5,656,000	0.31%	\$2,252,000	0.16%
Pipeline transportation	Not Disclosed	N.A.	\$0	0.00%	Not Disclosed	N.A.
Scenic and sightseeing transportation	\$0	0.00%	Not Disclosed	N.A.	\$0	0.00%
Support activities for transportation	\$25,323,000	0.61%	\$50,682,000	2.77%	\$1,673,000	0.12%
Couriers and messengers	Not Disclosed	N.A.	\$15,874,000	0.87%	\$442,000	0.03%
Warehousing and storage	\$64,464,000	1.54%	\$1,707,000	0.09%	Not Disclosed	N.A.
Information	\$33,549,000	0.80%	\$31,222,000	1.70%	\$15,155,000	1.08%
Publishing industries, except Internet	\$2,690,000	0.06%	\$6,550,000	0.36%	Not Disclosed	N.A.
Motion picture and sound recording industries	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Broadcasting, except Internet	\$7,641,000	0.18%	\$1,003,000	0.05%	Not Disclosed	N.A.
Internet publishing and broadcasts	\$0	0.00%	Not Disclosed	N.A.	Not Disclosed	N.A.
Telecommunications	Not Disclosed	N.A.	\$3,570,000	0.19%	Not Disclosed	N.A.
ISPs, search portals, and data processing	\$13,882,000	0.33%	Not Disclosed	N.A.	Not Disclosed	N.A.
Other information services	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Finance and insurance	\$63,457,000	1.52%	\$54,205,000	2.96%	\$43,691,000	3.10%
Monetary authorities - central bank	\$0	0.00%	\$0	0.00%	\$0	0.00%
Credit intermediation and related activities	\$41,909,000	1.00%	\$32,189,000	1.76%	\$23,904,000	1.70%
Securities, commodity contracts, investments	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Insurance carriers and related activities	\$10,395,000	0.25%	Not Disclosed	N.A.	\$18,658,000	1.32%
Funds, trusts, and other financial vehicles	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Real estate and rental and leasing	\$38,728,000	0.93%	\$78,409,000	4.28%	\$25,217,000	1.79%
Real estate	Not Disclosed	N.A.	\$46,039,000	2.51%	\$18,512,000	1.31%
Rental and leasing services	\$24,485,000	0.59%	\$32,076,000	1.75%	\$6,705,000	0.48%
Lessors of nonfinancial intangible assets	Not Disclosed	N.A.	\$294,000	0.02%	\$0	0.00%
Professional and technical services	\$79,503,000	1.90%	\$79,693,000	4.35%	\$91,366,000	6.48%
Management of companies and enterprises	\$28,663,000	0.69%	\$49,763,000	2.72%	\$1,085,000	0.08%
Administrative and waste services	\$92,451,000	2.21%	\$222,980,000	12.17%	\$39,229,000	2.78%
Administrative and support services	\$79,465,000	1.90%	\$221,016,000	12.06%	Not Disclosed	N.A.
Waste management and remediation services	\$12,986,000	0.31%	\$1,964,000	0.11%	Not Disclosed	N.A.
Educational services	\$14,447,000	0.35%	\$20,046,000	1.09%	\$10,105,000	N.A.
Health care and social assistance	\$329,628,000	7.88%	\$88,196,000	4.81%	\$77,681,000	N.A.
Ambulatory health care services	\$160,095,000	3.83%	\$46,012,000	2.51%	\$30,918,000	2.19%
Hospitals	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Nursing and residential care facilities	\$40,981,000	0.98%	\$9,135,000	0.50%	\$7,659,000	0.54%
Social assistance	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Arts, entertainment, and recreation	\$26,149,000	0.63%	\$44,915,000	2.45%	\$4,209,000	0.30%
Performing arts and spectator sports	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Museums, historical sites, zoos, and parks	Not Disclosed	N.A.	Not Disclosed	N.A.	\$0	0.00%
Amusement, gambling, and recreation	\$15,964,000	0.38%	\$42,950,000	2.34%	Not Disclosed	N.A.
Accommodation and food services	\$65,990,000	1.58%	\$76,398,000	4.17%	\$15,662,000	1.11%
Accommodation	\$4,478,000	0.11%	\$23,281,000	1.27%	\$1,409,000	0.10%
Food services and drinking places	\$61,512,000	1.47%	\$53,117,000	2.90%	\$14,253,000	1.01%
Other services, except public administration	\$94,023,000	2.25%	\$52,447,000	2.86%	\$35,783,000	2.54%
Repair and maintenance	\$35,594,000	0.85%	\$13,980,000	0.76%	\$13,999,000	0.99%
Personal and laundry services	\$13,630,000	0.33%	\$9,853,000	0.54%	\$5,857,000	0.42%
Membership associations and organizations	\$41,705,000	1.00%	\$25,729,000	1.40%	\$13,945,000	0.99%
Private households	\$3,094,000	0.07%	\$2,885,000	0.16%	\$1,982,000	0.14%
Government and government enterprises	\$1,009,675,000	24.15%	\$172,075,000	9.39%	\$805,209,000	57.13%
Federal, civilian	\$211,739,000	5.06%	\$34,388,000	1.88%	\$289,928,000	20.57%
Military	\$23,406,000	0.56%	\$10,910,000	0.60%	\$368,228,000	26.13%
State and local	\$774,530,000	18.52%	\$126,777,000	6.92%	\$147,053,000	10.43%
Total Nonfarm Earnings	\$4,181,546,000	100.00%	\$1,832,405,000	100.00%	\$1,409,380,000	100.00%

Source: U.S. Bureau of Economic Analysis

2004 Earnings by Industry

NAICS Industry	Cass County, MO		Franklin County, KS		Lafayette County, MO	
Forestry, fishing, related activities, and other	\$2,034,000	0.22%	Not Disclosed	N.A.	Not Disclosed	N.A.
Mining	\$7,054,000	0.76%	\$4,305,000	1.18%	Not Disclosed	N.A.
Utilities	\$4,561,000	0.49%	\$174,000	0.05%	\$4,056,000	1.22%
Construction	\$144,751,000	15.68%	\$19,780,000	5.41%	\$28,956,000	8.70%
Construction of buildings	\$25,242,000	2.73%	\$6,102,000	1.67%	\$7,541,000	2.27%
Heavy and civil engineering construction	\$20,995,000	2.27%	\$2,476,000	0.68%	\$5,293,000	1.59%
Specialty trade contractors	\$98,514,000	10.67%	\$11,202,000	3.06%	\$16,122,000	4.84%
Manufacturing	\$54,777,000	5.93%	\$43,236,000	11.82%	\$43,987,000	13.21%
Durable goods manufacturing	\$45,332,000	4.91%	\$38,562,000	10.54%	\$26,618,000	8.00%
Nondurable goods manufacturing	\$9,445,000	1.02%	\$4,674,000	1.28%	\$17,369,000	5.22%
Wholesale trade	\$33,827,000	3.66%	\$20,328,000	5.56%	\$12,054,000	3.62%
Retail Trade	\$116,505,000	12.62%	\$29,554,000	8.08%	\$36,935,000	11.09%
Motor vehicle and parts dealers	\$22,350,000	2.42%	\$4,377,000	1.20%	\$6,164,000	1.85%
Furniture and home furnishings stores	\$1,443,000	0.16%	\$936,000	0.26%	\$849,000	0.26%
Electronics and appliance stores	\$1,666,000	0.18%	\$271,000	0.07%	\$475,000	0.14%
Building material and garden supply stores	\$8,317,000	0.90%	\$2,112,000	0.58%	\$4,265,000	1.28%
Food and beverage stores	\$6,787,000	0.74%	\$3,814,000	1.04%	\$5,179,000	1.56%
Health and personal care stores	\$5,577,000	0.60%	\$1,192,000	0.33%	\$3,060,000	0.92%
Gasoline stations	\$6,935,000	0.75%	\$2,783,000	0.76%	\$5,218,000	1.57%
Clothing and clothing accessories stores	\$877,000	0.09%	\$293,000	0.08%	\$2,499,000	0.75%
Sporting goods, hobby, book and music stores	\$651,000	0.07%	Not Disclosed	N.A.	\$546,000	0.16%
General merchandise stores	\$56,036,000	6.07%	Not Disclosed	N.A.	\$4,587,000	1.38%
Miscellaneous store retailers	\$3,529,000	0.38%	\$1,852,000	0.51%	\$1,660,000	0.50%
Nonstore retailers	\$2,337,000	0.25%	\$3,210,000	0.88%	\$2,433,000	0.73%
Transportation and warehousing	\$49,033,000	5.31%	\$66,791,000	18.26%	\$14,093,000	4.23%
Air transportation	\$67,000	0.01%	\$155,000	0.04%	\$132,000	0.04%
Rail transportation	\$579,000	0.06%	\$1,712,000	0.47%	\$2,065,000	0.62%
Water transportation	\$0	0.00%	\$0	0.00%	\$0	0.00%
Truck transportation	\$22,440,000	2.43%	\$6,081,000	1.66%	\$6,949,000	2.09%
Transit and ground passenger transportation	\$9,384,000	1.02%	Not Disclosed	N.A.	\$1,239,000	0.37%
Pipeline transportation	Not Disclosed	N.A.	Not Disclosed	N.A.	\$250,000	0.08%
Scenic and sightseeing transportation	Not Disclosed	N.A.	\$0	0.00%	\$0	0.00%
Support activities for transportation	\$1,424,000	0.15%	\$2,637,000	N.A.	Not Disclosed	N.A.
Couriers and messengers	\$1,545,000	0.17%	Not Disclosed	N.A.	Not Disclosed	N.A.
Warehousing and storage	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Information	\$25,723,000	2.79%	\$3,528,000	0.96%	\$3,206,000	0.96%
Publishing industries, except Internet	\$2,838,000	0.31%	Not Disclosed	N.A.	Not Disclosed	N.A.
Motion picture and sound recording industries	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Broadcasting, except Internet	\$19,390,000	2.10%	Not Disclosed	N.A.	\$768,000	0.23%
Internet publishing and broadcasts	Not Disclosed	N.A.	\$0	0.00%	\$0	0.00%
Telecommunications	\$1,735,000	0.19%	\$1,021,000	0.28%	\$4,224,000	1.27%
ISPs, search portals, and data processing	\$699,000	0.08%	\$0	0.00%	\$0	0.00%
Other information services	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Finance and insurance	\$36,868,000	3.99%	\$12,591,000	3.44%	\$13,924,000	4.18%
Monetary authorities - central bank	\$0	0.00%	\$0	0.00%	\$0	0.00%
Credit intermediation and related activities	\$18,497,000	2.00%	\$9,972,000	2.73%	\$8,035,000	2.41%
Securities, commodity contracts, investments	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Insurance carriers and related activities	\$13,341,000	1.44%	Not Disclosed	N.A.	Not Disclosed	N.A.
Funds, trusts, and other financial vehicles	Not Disclosed	N.A.	\$0	0.00%	\$0	0.00%
Real estate and rental and leasing	\$22,460,000	2.43%	\$3,809,000	1.04%	\$5,830,000	1.75%
Real estate	\$16,688,000	1.81%	\$2,035,000	0.56%	\$4,717,000	1.42%
Rental and leasing services	Not Disclosed	N.A.	\$1,774,000	0.48%	\$1,113,000	0.33%
Lessors of nonfinancial intangible assets	Not Disclosed	N.A.	\$0	0.00%	\$0	0.00%
Professional and technical services	\$27,522,000	2.98%	Not Disclosed	N.A.	\$14,182,000	4.26%
Management of companies and enterprises	\$3,865,000	0.42%	Not Disclosed	N.A.	Not Disclosed	N.A.
Administrative and waste services	\$29,491,000	3.19%	\$22,452,000	6.14%	\$5,589,000	1.68%
Administrative and support services	\$25,677,000	2.78%	Not Disclosed	N.A.	\$5,432,000	1.63%
Waste management and remediation services	\$3,814,000	0.41%	Not Disclosed	N.A.	\$157,000	0.05%
Educational services	\$3,737,000	0.40%	Not Disclosed	N.A.	Not Disclosed	N.A.
Health care and social assistance	\$68,857,000	7.46%	Not Disclosed	N.A.	Not Disclosed	N.A.
Ambulatory health care services	\$26,863,000	2.91%	\$13,034,000	3.56%	\$5,668,000	1.70%
Hospitals	Not Disclosed	N.A.	\$0	0.00%	Not Disclosed	N.A.
Nursing and residential care facilities	\$24,724,000	2.68%	Not Disclosed	N.A.	\$7,673,000	2.30%
Social assistance	Not Disclosed	N.A.	\$7,051,000	1.93%	\$2,830,000	0.85%
Arts, entertainment, and recreation	\$4,054,000	0.44%	\$558,000	0.15%	\$1,490,000	0.45%
Performing arts and spectator sports	\$705,000	0.08%	Not Disclosed	N.A.	Not Disclosed	N.A.
Museums, historical sites, zoos, and parks	\$0	0.00%	Not Disclosed	N.A.	\$0	0.00%
Amusement, gambling, and recreation	\$3,349,000	0.36%	Not Disclosed	N.A.	Not Disclosed	N.A.
Accommodation and food services	\$25,996,000	2.82%	\$8,508,000	2.33%	\$8,214,000	2.47%
Accommodation	\$1,081,000	0.12%	\$844,000	0.23%	\$1,014,000	0.30%
Food services and drinking places	\$24,915,000	2.70%	\$7,664,000	2.10%	\$7,200,000	2.16%
Other services, except public administration	\$59,949,000	6.49%	\$11,345,000	3.10%	\$16,306,000	4.90%
Repair and maintenance	\$11,423,000	1.24%	\$2,043,000	0.56%	\$5,754,000	1.73%
Personal and laundry services	\$4,839,000	0.52%	Not Disclosed	N.A.	\$1,812,000	0.54%
Membership associations and organizations	\$21,851,000	2.37%	\$5,739,000	1.57%	\$8,093,000	2.43%
Private households	\$21,836,000	2.36%	Not Disclosed	N.A.	\$647,000	0.19%
Government and government enterprises	\$202,281,000	21.91%	\$71,138,000	19.45%	\$87,290,000	26.22%
Federal, civilian	\$18,382,000	1.99%	\$5,369,000	1.47%	\$8,334,000	2.50%
Military	\$34,524,000	3.74%	\$3,875,000	1.06%	\$5,040,000	1.51%
State and local	\$149,375,000	16.18%	\$61,894,000	16.92%	\$73,916,000	22.20%
Total Nonfarm Earnings	\$923,345,000	100.00%	\$365,807,000	100.00%	\$332,901,000	100.00%

Source: U.S. Bureau of Economic Analysis

2004 Earnings by Industry

NAICS Industry	Miami County, KS		Ray County, MO		Clinton County, MO	
	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Forestry, fishing, related activities, and other Mining	\$3,583,000	1.12%	Not Disclosed	N.A.	Not Disclosed	N.A.
Utilities	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Construction	\$51,722,000	16.22%	\$19,650,000	9.24%	\$14,647,000	8.38%
Construction of buildings	\$9,926,000	3.11%	Not Disclosed	N.A.	\$3,520,000	2.01%
Heavy and civil engineering construction	\$7,552,000	2.37%	\$1,015,000	0.48%	\$2,307,000	1.32%
Specialty trade contractors	\$34,244,000	10.74%	Not Disclosed	N.A.	\$8,820,000	5.05%
Manufacturing	\$23,396,000	7.34%	\$30,950,000	14.56%	\$5,931,000	3.39%
Durable goods manufacturing	\$19,065,000	5.98%	Not Disclosed	N.A.	Not Disclosed	N.A.
Nondurable goods manufacturing	\$4,331,000	1.36%	Not Disclosed	N.A.	Not Disclosed	N.A.
Wholesale trade	Not Disclosed	N.A.	Not Disclosed	N.A.	\$4,178,000	2.39%
Retail Trade	\$39,402,000	12.36%	\$20,744,000	9.76%	\$17,303,000	9.90%
Motor vehicle and parts dealers	\$7,353,000	2.31%	\$2,305,000	1.08%	\$2,591,000	1.48%
Furniture and home furnishings stores	\$486,000	0.15%	Not Disclosed	N.A.	Not Disclosed	N.A.
Electronics and appliance stores	\$409,000	0.13%	\$194,000	0.09%	Not Disclosed	N.A.
Building material and garden supply stores	\$2,789,000	0.87%	\$2,906,000	1.37%	\$1,644,000	0.94%
Food and beverage stores	\$12,413,000	3.89%	\$1,818,000	0.86%	\$891,000	0.51%
Health and personal care stores	\$2,555,000	0.80%	\$1,341,000	0.63%	Not Disclosed	N.A.
Gasoline stations	\$2,222,000	0.70%	\$2,925,000	1.38%	\$2,443,000	1.40%
Clothing and clothing accessories stores	\$579,000	0.18%	Not Disclosed	N.A.	Not Disclosed	N.A.
Sporting goods, hobby, book and music stores	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
General merchandise stores	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Miscellaneous store retailers	\$1,759,000	0.55%	Not Disclosed	N.A.	\$391,000	0.22%
Nonstore retailers	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Transportation and warehousing	\$13,377,000	4.20%	\$19,865,000	9.34%	Not Disclosed	N.A.
Air transportation	Not Disclosed	N.A.	\$0	0.00%	Not Disclosed	N.A.
Rail transportation	\$3,365,000	1.06%	\$1,610,000	0.76%	\$912,000	0.52%
Water transportation	Not Disclosed	N.A.	\$0	0.00%	\$0	0.00%
Truck transportation	\$4,121,000	1.29%	\$14,385,000	6.77%	\$2,039,000	1.17%
Transit and ground passenger transportation	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Pipeline transportation	Not Disclosed	N.A.	\$0	0.00%	\$94,000	0.05%
Scenic and sightseeing transportation	Not Disclosed	N.A.	\$0	0.00%	\$0	0.00%
Support activities for transportation	Not Disclosed	N.A.	Not Disclosed	N.A.	\$175,000	0.10%
Couriers and messengers	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Warehousing and storage	Not Disclosed	N.A.	\$0	0.00%	\$0	0.00%
Information	\$3,465,000	1.09%	\$3,222,000	1.52%	\$2,640,000	1.51%
Publishing industries, except Internet	Not Disclosed	N.A.	\$1,898,000	0.89%	\$894,000	0.51%
Motion picture and sound recording industries	\$679,000	0.21%	\$0	0.00%	Not Disclosed	N.A.
Broadcasting, except Internet	\$208,000	0.07%	Not Disclosed	N.A.	Not Disclosed	N.A.
Internet publishing and broadcasts	\$0	0.00%	\$0	0.00%	\$0	0.00%
Telecommunications	\$1,408,000	0.44%	\$429,000	0.20%	Not Disclosed	N.A.
ISPs, search portals, and data processing	Not Disclosed	N.A.	Not Disclosed	N.A.	\$0	0.00%
Other information services	Not Disclosed	N.A.	\$0	0.00%	Not Disclosed	N.A.
Finance and insurance	\$16,848,000	5.28%	\$11,567,000	5.44%	\$18,477,000	10.58%
Monetary authorities - central bank	\$0	0.00%	\$0	0.00%	\$0	0.00%
Credit intermediation and related activities	\$13,603,000	4.27%	\$5,375,000	2.53%	\$7,683,000	4.40%
Securities, commodity contracts, investments	Not Disclosed	N.A.	\$1,181,000	0.56%	\$641,000	0.37%
Insurance carriers and related activities	Not Disclosed	N.A.	\$5,011,000	2.36%	\$10,153,000	5.81%
Funds, trusts, and other financial vehicles	\$0	0.00%	\$0	0.00%	\$0	0.00%
Real estate and rental and leasing	\$4,607,000	1.45%	\$4,763,000	2.24%	\$2,271,000	1.30%
Real estate	\$2,448,000	0.77%	\$2,726,000	1.28%	\$1,212,000	0.69%
Rental and leasing services	\$2,159,000	0.68%	\$2,037,000	0.96%	\$1,059,000	0.61%
Lessors of nonfinancial intangible assets	\$0	0.00%	\$0	0.00%	\$0	0.00%
Professional and technical services	Not Disclosed	N.A.	Not Disclosed	N.A.	\$3,070,000	1.76%
Management of companies and enterprises	Not Disclosed	N.A.	Not Disclosed	N.A.	\$4,513,000	2.58%
Administrative and waste services	\$5,262,000	1.65%	Not Disclosed	N.A.	\$2,320,000	1.33%
Administrative and support services	\$3,581,000	1.12%	Not Disclosed	N.A.	Not Disclosed	N.A.
Waste management and remediation services	\$1,681,000	0.53%	\$294,000	0.14%	Not Disclosed	N.A.
Educational services	\$3,004,000	0.94%	Not Disclosed	N.A.	Not Disclosed	N.A.
Health care and social assistance	\$35,837,000	11.24%	Not Disclosed	N.A.	Not Disclosed	N.A.
Ambulatory health care services	\$8,594,000	2.70%	\$8,697,000	4.09%	\$5,016,000	2.87%
Hospitals	Not Disclosed	N.A.	\$0	0.00%	Not Disclosed	N.A.
Nursing and residential care facilities	\$17,145,000	5.38%	Not Disclosed	N.A.	\$9,359,000	5.36%
Social assistance	Not Disclosed	N.A.	\$2,373,000	1.12%	\$1,225,000	0.70%
Arts, entertainment, and recreation	\$1,256,000	0.39%	\$1,149,000	0.54%	\$843,000	0.48%
Performing arts and spectator sports	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Museums, historical sites, zoos, and parks	Not Disclosed	N.A.	Not Disclosed	N.A.	\$0	0.00%
Amusement, gambling, and recreation	Not Disclosed	N.A.	\$861,000	0.40%	Not Disclosed	N.A.
Accommodation and food services	\$5,682,000	1.78%	\$3,926,000	1.85%	\$3,560,000	2.04%
Accommodation	Not Disclosed	N.A.	Not Disclosed	N.A.	\$304,000	0.17%
Food services and drinking places	Not Disclosed	N.A.	Not Disclosed	N.A.	\$3,256,000	1.86%
Other services, except public administration	\$10,473,000	3.28%	\$10,834,000	5.10%	\$10,158,000	5.81%
Repair and maintenance	\$3,169,000	0.99%	\$2,802,000	1.32%	\$1,973,000	1.13%
Personal and laundry services	\$1,388,000	0.44%	\$1,903,000	0.90%	\$1,899,000	1.09%
Membership associations and organizations	\$5,862,000	1.84%	\$5,632,000	2.65%	\$4,891,000	2.80%
Private households	\$54,000	0.02%	\$497,000	0.23%	\$1,395,000	0.80%
Government and government enterprises	\$80,120,000	25.13%	\$49,971,000	23.50%	\$49,800,000	28.50%
Federal, civilian	\$4,293,000	1.35%	\$3,680,000	1.73%	\$4,007,000	2.29%
Military	\$4,419,000	1.39%	\$3,146,000	1.48%	\$2,718,000	1.56%
State and local	\$71,408,000	22.40%	\$43,145,000	20.29%	\$43,075,000	24.65%
Total Nonfarm Earnings	\$318,813,000	100.00%	\$212,617,000	100.00%	\$174,713,000	100.00%

Source: U.S. Bureau of Economic Analysis

2004 Earnings by Industry

NAICS Industry	Bates County, MO		Linn County, KS		Caldwell County, MO	
Forestry, fishing, related activities, and other	Not Disclosed	N.A.	Not Disclosed	N.A.	\$1,049,000	1.41%
Mining	Not Disclosed	N.A.	\$2,594,000	2.84%	Not Disclosed	N.A.
Utilities	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Construction	\$11,962,000	8.15%	\$9,371,000	10.26%	\$16,286,000	21.92%
Construction of buildings	Not Disclosed	N.A.	\$1,574,000	1.72%	Not Disclosed	N.A.
Heavy and civil engineering construction	Not Disclosed	N.A.	\$2,798,000	3.06%	Not Disclosed	N.A.
Specialty trade contractors	\$10,144,000	6.91%	\$4,999,000	5.47%	\$7,205,000	9.70%
Manufacturing	\$15,617,000	10.64%	\$2,966,000	3.25%	\$1,067,000	1.44%
Durable goods manufacturing	\$8,399,000	5.72%	\$2,261,000	2.47%	Not Disclosed	N.A.
Nondurable goods manufacturing	\$7,218,000	4.92%	\$705,000	0.77%	Not Disclosed	N.A.
Wholesale trade	Not Disclosed	N.A.	\$816,000	0.89%	Not Disclosed	N.A.
Retail Trade	\$13,557,000	9.24%	\$5,375,000	5.88%	\$6,476,000	8.72%
Motor vehicle and parts dealers	\$1,975,000	1.35%	\$828,000	0.91%	Not Disclosed	N.A.
Furniture and home furnishings stores	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Electronics and appliance stores	Not Disclosed	N.A.	Not Disclosed	N.A.	\$149,000	0.20%
Building material and garden supply stores	\$2,080,000	1.42%	\$633,000	0.69%	\$891,000	1.20%
Food and beverage stores	\$2,664,000	1.82%	\$1,070,000	1.17%	Not Disclosed	N.A.
Health and personal care stores	\$980,000	0.67%	\$309,000	0.34%	Not Disclosed	N.A.
Gasoline stations	\$1,343,000	0.92%	\$1,297,000	1.42%	\$2,241,000	3.02%
Clothing and clothing accessories stores	Not Disclosed	N.A.	Not Disclosed	N.A.	\$78,000	0.10%
Sporting goods, hobby, book and music stores	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
General merchandise stores	Not Disclosed	N.A.	\$555,000	0.61%	Not Disclosed	N.A.
Miscellaneous store retailers	\$649,000	0.44%	\$339,000	0.37%	Not Disclosed	N.A.
Nonstore retailers	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Transportation and warehousing	\$9,630,000	6.56%	Not Disclosed	N.A.	\$5,059,000	6.81%
Air transportation	\$0	0.00%	\$0	0.00%	\$284,000	0.38%
Rail transportation	\$0	0.00%	\$847,000	0.93%	\$0	0.00%
Water transportation	\$0	0.00%	\$0	0.00%	\$414,000	0.56%
Truck transportation	\$8,406,000	5.73%	Not Disclosed	N.A.	Not Disclosed	N.A.
Transit and ground passenger transportation	\$326,000	0.22%	Not Disclosed	N.A.	Not Disclosed	N.A.
Pipeline transportation	\$0	0.00%	\$0	0.00%	\$0	0.00%
Scenic and sightseeing transportation	\$0	0.00%	\$0	0.00%	\$0	0.00%
Support activities for transportation	Not Disclosed	N.A.	\$157,000	0.17%	\$997,000	1.34%
Couriers and messengers	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Warehousing and storage	Not Disclosed	N.A.	Not Disclosed	N.A.	\$0	0.00%
Information	\$1,234,000	0.84%	Not Disclosed	N.A.	\$2,795,000	3.76%
Publishing industries, except Internet	Not Disclosed	N.A.	\$111,000	0.12%	Not Disclosed	N.A.
Motion picture and sound recording industries	\$0	0.00%	Not Disclosed	N.A.	\$0	0.00%
Broadcasting, except Internet	Not Disclosed	N.A.	\$210,000	0.23%	\$0	0.00%
Internet publishing and broadcasts	\$0	0.00%	\$0	0.00%	\$0	0.00%
Telecommunications	\$740,000	0.50%	Not Disclosed	N.A.	Not Disclosed	N.A.
ISPs, search portals, and data processing	Not Disclosed	N.A.	\$0	0.00%	\$0	0.00%
Other information services	\$0	0.00%	Not Disclosed	N.A.	\$0	0.00%
Finance and insurance	\$8,312,000	5.66%	Not Disclosed	N.A.	\$3,269,000	4.40%
Monetary authorities - central bank	\$0	0.00%	\$0	0.00%	\$0	0.00%
Credit intermediation and related activities	\$4,146,000	2.83%	\$1,971,000	2.16%	\$1,839,000	2.48%
Securities, commodity contracts, investments	\$415,000	0.28%	Not Disclosed	N.A.	\$288,000	0.39%
Insurance carriers and related activities	\$3,751,000	2.56%	\$627,000	0.69%	\$1,142,000	1.54%
Funds, trusts, and other financial vehicles	\$0	0.00%	\$0	0.00%	\$0	0.00%
Real estate and rental and leasing	\$1,124,000	0.77%	Not Disclosed	N.A.	\$2,940,000	3.96%
Real estate	Not Disclosed	N.A.	Not Disclosed	N.A.	\$499,000	0.67%
Rental and leasing services	Not Disclosed	N.A.	Not Disclosed	N.A.	\$2,441,000	3.29%
Lessors of nonfinancial intangible assets	\$0	0.00%	\$0	0.00%	\$0	0.00%
Professional and technical services	\$5,743,000	3.91%	Not Disclosed	N.A.	\$1,071,000	1.44%
Management of companies and enterprises	Not Disclosed	N.A.	\$0	0.00%	Not Disclosed	N.A.
Administrative and waste services	Not Disclosed	N.A.	\$879,000	0.96%	Not Disclosed	N.A.
Administrative and support services	\$2,593,000	1.77%	\$841,000	0.92%	Not Disclosed	N.A.
Waste management and remediation services	Not Disclosed	N.A.	Not Disclosed	N.A.	\$0	0.00%
Educational services	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Health care and social assistance	Not Disclosed	N.A.	\$1,975,000	2.16%	Not Disclosed	N.A.
Ambulatory health care services	\$5,070,000	3.46%	\$1,225,000	1.34%	\$2,498,000	3.36%
Hospitals	\$0	0.00%	\$0	0.00%	\$0	0.00%
Nursing and residential care facilities	\$3,820,000	2.60%	\$733,000	0.80%	Not Disclosed	N.A.
Social assistance	Not Disclosed	N.A.	Not Disclosed	N.A.	\$175,000	0.24%
Arts, entertainment, and recreation	\$367,000	0.25%	Not Disclosed	N.A.	Not Disclosed	N.A.
Performing arts and spectator sports	\$52,000	0.04%	Not Disclosed	N.A.	Not Disclosed	N.A.
Museums, historical sites, zoos, and parks	\$0	0.00%	\$0	0.00%	Not Disclosed	N.A.
Amusement, gambling, and recreation	\$315,000	0.21%	Not Disclosed	N.A.	Not Disclosed	N.A.
Accommodation and food services	\$3,089,000	2.11%	Not Disclosed	N.A.	Not Disclosed	N.A.
Accommodation	\$195,000	0.13%	Not Disclosed	N.A.	\$0	0.00%
Food services and drinking places	\$2,894,000	1.97%	\$695,000	0.76%	Not Disclosed	N.A.
Other services, except public administration	\$8,785,000	5.99%	Not Disclosed	N.A.	\$4,846,000	6.52%
Repair and maintenance	\$3,561,000	2.43%	\$585,000	0.64%	\$944,000	1.27%
Personal and laundry services	Not Disclosed	N.A.	Not Disclosed	N.A.	Not Disclosed	N.A.
Membership associations and organizations	Not Disclosed	N.A.	\$2,280,000	2.50%	Not Disclosed	N.A.
Private households	\$229,000	0.16%	Not Disclosed	N.A.	\$373,000	0.50%
Government and government enterprises	\$43,242,000	29.47%	\$25,872,000	28.32%	\$20,246,000	27.25%
Federal, civilian	\$3,775,000	2.57%	\$2,406,000	2.63%	\$2,334,000	3.14%
Military	\$2,228,000	1.52%	\$1,454,000	1.59%	\$1,210,000	1.63%
State and local	\$37,329,000	25.44%	\$22,012,000	24.10%	\$16,702,000	22.48%
Total Nonfarm Earnings	\$146,735,000	100.00%	\$91,355,000	100.00%	\$74,293,000	100.00%

Source: U.S. Bureau of Economic Analysis