

2018 ECONOMIC REVIEW DOUGLAS



COCHISE COLLEGE CENTER FOR ECONOMIC RESEARCH

2018 DOUGLAS ECONOMIC REVIEW



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Douglas Dispatch

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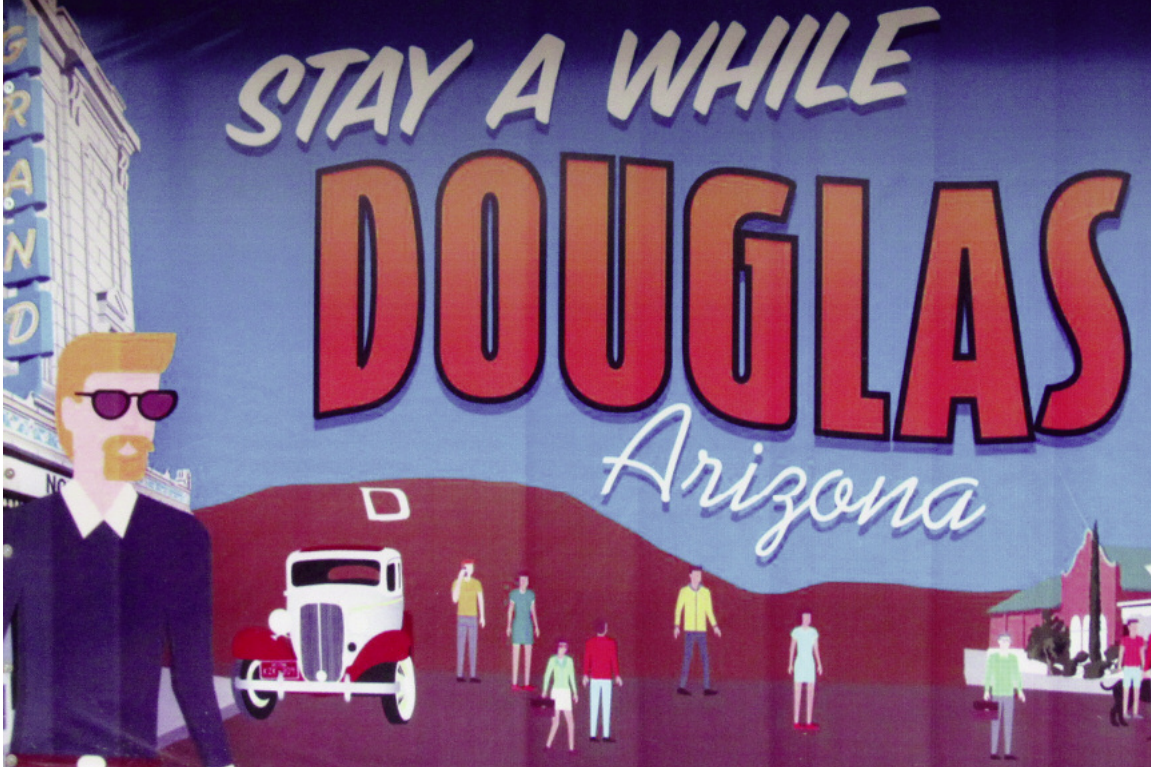
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Cochise College Center for Economic Research (CER), founded in 1995, provides economic information, analysis, and forecasting to help leaders in the public, private, and nonprofit sectors make better-informed decisions. CER hosts economic outlook events each year in Sierra Vista, Douglas, Bisbee, and Benson, and publishes the annual *Sierra Vista Economic Review*, *Douglas Economic Review*, *Bisbee Economic Review*, and *Benson Economic Review* (released in conjunction with the events). CER is a U.S. Census Bureau State Data Center affiliate receiving and disseminating Census Bureau data to local governments and nongovernmental data users at no charge or on a cost-recovery/reimbursable basis.

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About Douglas

Douglas, Arizona is located along the U.S.-Mexico border and is the second largest city in Cochise County with a population of 16,588 (as of 2017). At an elevation of 4,000 feet, Douglas is approximately 120 miles southeast of Tucson and 230 miles southeast of Phoenix, at the junction of State Route 80 and U.S. 191 (approximately 70 miles southeast of I-10). Douglas was founded in 1901 and incorporated in 1905. The city was originally established as a smelter site for copper mines in nearby Bisbee. Ranching and agriculture are also part of the area's history and continue today. Douglas shares an international border with Agua Prieta, Sonora, Mexico, with a population of nearly 80,000 (as of 2010). Douglas Port of Entry is the second largest commercial port in Arizona measured by total value of imports and exports. The port is open 24 hours a day, 7 days a week, to vehicle and pedestrian traffic supporting thousands of visitor crossings into Douglas each day.

DOUGLAS TRANSACTION PRIVILEGE (SALES) TAX RATES (%)

CATEGORY	COUNTY AND STATE	CITY OF DOUGLAS	TOTAL
Retail	6.10	2.80	8.90
Retail (Single Item over \$10,000)	6.10	1.80	7.90
Hotel/Motel	6.05	4.80	10.85
Restaurant & Bar	6.10	2.80	8.90
Construction Contracting	6.10	2.80	8.90

Note: Rates as of April 1, 2018; includes selected categories only.

Source: Arizona Department of Revenue and Cochise College Center for Economic Research

COST OF LIVING

	SIERRA VISTA-DOUGLAS MSA*	TUCSON	PHOENIX
2013	98.0	95.6	96.0
2014	97.3	97.0	96.2
2015	95.3	92.8	95.9
2016	95.0	93.1	97.0
2017	93.7	94.1	95.0

*Sierra Vista-Douglas MSA is a statistical area designation for all of Cochise County.
Source: Council for Community and Economic Research (C2ER), Cost of Living Index

COST OF LIVING INDEX

The Cost of Living Index, published by Council for Community and Economic Research, compares costs of more than 250 participating areas in all 50 states. The average for all participating places nationwide equals 100 and each participant's index is read as a percentage of the average for all places.

SIERRA VISTA-DOUGLAS MSA AREA COST OF LIVING

	COMPOSITE INDEX	GROCERY ITEMS	HOUSING	UTILITIES	TRANSPORTATION	HEALTH CARE	MISC. GOODS & SERVICES
2013	98.0	91.3	95.4	99.2	101.1	97.4	101.4
2014	97.3	94.7	93.6	102.8	102.6	96.5	98.1
2015	95.3	94.3	93.7	103.8	99.3	94.7	93.2
2016	95.0	101.7	91.4	102.0	100.0	95.0	91.9
2017	93.7	99.0	85.4	98.6	104.7	95.5	93.8

Note: Sierra Vista-Douglas MSA is a statistical area designation for all of Cochise County.
Source: Council for Community and Economic Research (C2ER), Cost of Living Index

PROPERTY TAX ASSESSMENT RATIOS

CLASS 1:	Mines, mining claim property, and standing timber; local telecommunications, utilities, pipelines, and oil and gas producing; and commercial and industrial real property not included in other classes (18 percent of cash value)
CLASS 2:	Agricultural real property, golf courses, and vacant land (15 percent of cash value)
CLASS 3:	Owner-occupied residential property (10 percent of cash value)
CLASS 4:	Leased or rented residential property (10 percent of cash value)
CLASS 5:	Railroads, private car companies, and airline flight property (21 percent of cash value)
CLASS 6:	Noncommercial historic property, foreign trade zones, military reuse, environmental technology, and environmental remediation property (5 percent of cash value)
CLASS 7:	Improvements to commercial historic property (1 percent of cash value for up to 10 years)
CLASS 8:	Improvements to historic residential rental property (1 percent of cash value for up to 10 years)
CLASS 9:	Possessor interests (1 percent of cash value for up to 10 years)

DOUGLAS PROPERTY TAX RATES PER \$100 ASSESSED VALUE (2017)

DISTRICT	PRIMARY	SECONDARY	TOTAL
City of Douglas	1.1949	—	1.1949
Douglas Unified School District	7.2900	1.1431	8.4331
Cochise Joint Technical District	—	0.0500	0.0500
Cochise County General Government*	2.6747	—	2.6747
Library*	—	0.1451	0.1451
Flood Control*	—	0.2597	0.2597
Cochise College*	2.3735	—	2.3735
Fire District Assistance Tax*	—	0.1000	0.1000
School District Assistance Tax**	0.4875	—	0.4875
TOTAL	14.0206	1.6979	15.7185

Note: Rates are established the third Monday in August.

*Rate applies to all property in Cochise County.

**Rate applies to all property in Arizona.

Source: Cochise County Treasurer and Cochise College Center for Economic Research



Population & Demographics

Douglas is part of a larger binational community of more than 100,000 residents including Douglas, Pirtleville (and other unincorporated areas on the U.S. side of the international boarder) and Agua Prieta, Sonora, Mexico (Agua Prieta's population was 79,138 as of 2010). With thousands of international border crossings into the United States each day at the Douglas Port of Entry, Douglas is host to many foreign shoppers, workers, tourists, and other visitors.

POPULATION

	DOUGLAS		COCHISE COUNTY		ARIZONA	
	POPULATION	GROWTH %	POPULATION	GROWTH %	POPULATION	GROWTH %
1990	14,501	11.1	97,624	12.9	3,680,800	34.7
2000	14,312	-1.3	117,755	20.6	5,130,632	39.4
2010	17,378	21.4	131,346	11.5	6,392,017	24.6
2011	17,118	-1.5	130,537	-0.6	6,438,178	0.7
2012	16,673	-2.6	130,752	0.2	6,498,569	0.9
2013	16,953	1.7	130,906	0.1	6,581,054	1.3
2014	16,989	0.2	129,628	-1.0	6,667,241	1.3
2015	16,956	-0.2	129,112	-0.4	6,758,251	1.4
2016*	16,897	-0.3	128,343	-0.6	6,835,518	1.1
2016**	16,990	N/A	129,140	N/A	6,866,195	N/A
2017	16,588	-2.4	128,383	-0.6	6,965,897	1.5

*Original estimates; use for comparison to estimates for 2011 through 2015.

**Revised estimates; use for comparisons to estimates for 2017 forward (revisions due to a change in estimate methodology). N/A = Not Applicable.

Note. Growth rates shown for 1990, 2000, and 2010 reflect preceding 10-year period; rates for 2011 forward are annual.

Source: U.S. Census Bureau, Arizona Office of Economic Opportunity, and Cochise College Center for Economic Research.

DOUGLAS AGE GROUPS

	2000	2010
Under 5	8.9%	7.5%
5 to 9	9.6%	7.9%
10 to 14	9.5%	7.5%
15 to 19	9.2%	8.5%
20 to 24	6.1%	7.2%
25 to 34	11.9%	14.9%
35 to 44	13.1%	13.3%
45 to 54	10.8%	12.5%
55 to 59	4.0%	5.0%
60 to 64	3.9%	4.2%
65 to 74	7.2%	5.9%
75 to 84	4.6%	4.0%
85 and over	1.3%	1.6%

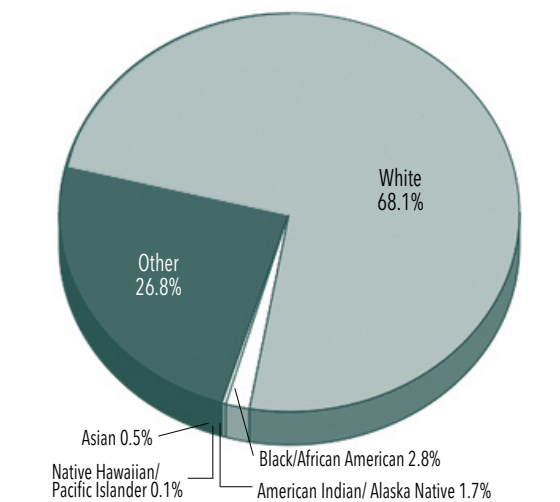
Source: U.S. Census Bureau (Census 2000 and Census 2010) and Cochise College Center for Economic Research.

POPULATION PROJECTIONS

YEAR	DOUGLAS	COCHISE COUNTY
2020	17,066	132,547
2030	17,632	141,122
2040	18,138	148,998
2050	18,784	157,897

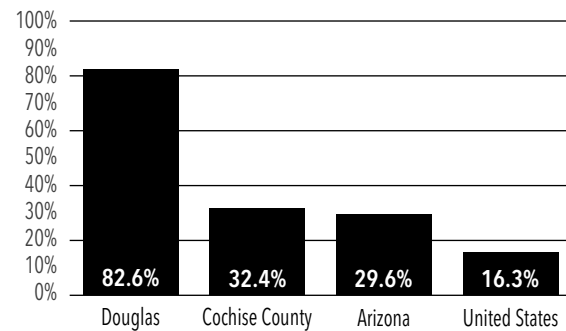
Source: Arizona Office of Economic Opportunity

DOUGLAS RACIAL COMPOSITION



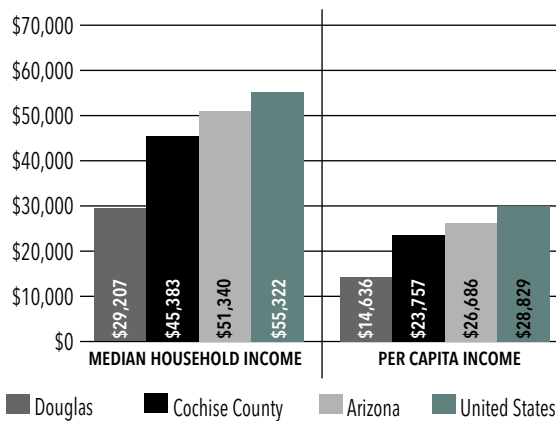
Source: U.S. Census Bureau (Census 2010) and Cochise College Center for Economic Research.

HISPANIC/LATINO POPULATION



Source: U.S. Census Bureau (Census 2010) and Cochise College Center for Economic Research.

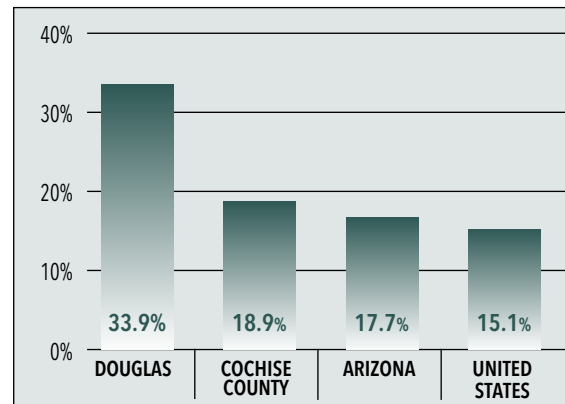
INCOME



Note: All figures expressed in 2016 dollars.

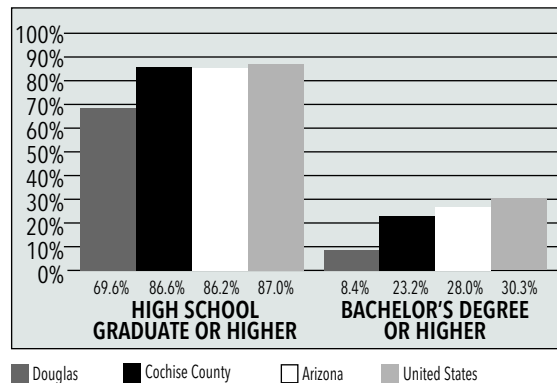
Source: U.S. Census Bureau (2012-2016 American Community Survey 5-Year Estimates) and Cochise College Center for Economic Research

POVERTY LEVEL



Source: U.S. Census Bureau (2012-2016 American Community Survey 5-Year Estimates) and Cochise College Center for Economic Research

EDUCATIONAL ATTAINMENT



Note: Population 25 years and older.

Source: U.S. Census Bureau (2012-2016 American Community Survey 5-Year Estimates) and Cochise College Center for Economic Research

DOUGLAS SCHOOL ENROLLMENT

Population 3 years and over enrolled in school	4,560
Nursery school, preschool	110
Kindergarten	203
Elementary school (grades 1-8)	1,711
High school (grades 9-12).....	1,167
College or graduate school	1,369

Source: U.S. Census Bureau (2012-2016 American Community Survey 5-Year Estimates) and Cochise College Center for Economic Research



Labor Market

Large employers in the Douglas area include U.S. Department of Homeland Security (including U.S. Immigrations and Customs Enforcement and U.S. Customs and Border Protection), Arizona Department of Corrections, Douglas Unified School District, Advanced Call Center Technologies, City of Douglas, and Cochise College. There are numerous maquiladoras (twin factories with facilities on both sides of the international border) in Douglas and Agua Prieta, Sonora, Mexico (with Agua Prieta serving as the manufacturing center and Douglas as the warehouse distribution center). Major industrial employers in Agua Prieta include Levolor Kirsh, Commercial Vehicle Group, Takata, Velcro USA, Standex International, and Alstyle Apparel & Activewear.

Regionally, Fort Huachuca (an active U.S. Army installation located approximately 55 miles northwest of Douglas) is Cochise County's largest employer. The fort provides critical resources, infrastructure, and services to more than 50 unique tenant units and missions with national-

UNEMPLOYMENT RATE (%)

	DOUGLAS	COCHISE COUNTY	ARIZONA	UNITED STATES
2013	11.9	9.2	7.7	7.4
2014	10.9	8.4	6.8	6.2
2015	9.4	7.2	6.0	5.3
2016	8.0	6.1	5.4	4.9
2017	7.2	5.4	4.9	4.4

Source: U.S. Bureau of Labor Statistics and Arizona Office of Economic Opportunity

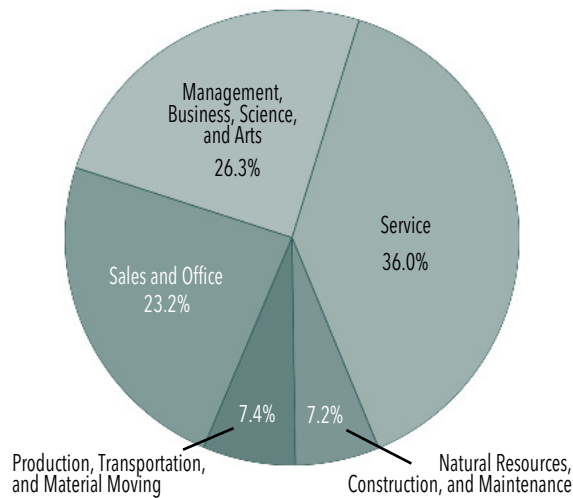
DOUGLAS LABOR MARKET

	CIVILIAN LABOR FORCE	EMPLOYMENT	UNEMPLOYMENT
2013	3,626	3,193	433
2014	3,578	3,187	391
2015	3,541	3,209	333
2016	3,502	3,221	281
2017	3,318	3,080	238

Source: Arizona Office of Economic Opportunity

level requirements, including three of the fastest-growing missions in the Army and Department of Defense: military intelligence, cybersecurity, and unmanned aircraft systems. As of October 2017, approximately 2,400 active duty military personnel were permanently assigned to the fort. There are also approximately 2,500 trainees temporarily assigned on any given day (with more than 8,000 trained at the fort each year). Fort Huachuca directly employs approximately 2,600 civilian workers with an additional 400 employed by other agencies operating on the installation. The fort also contracts with numerous area firms employing several thousand workers. In 2017, the Maguire Company released its *Economic Impact of Arizona's Principal Military Operations* report, which estimated the annual direct, indirect, and induced impact of Fort Huachuca on Cochise County at \$2.9 billion. The employment impact was estimated at 21,327 jobs countywide with \$999.2 million in associated earnings.

DOUGLAS OCCUPATIONS



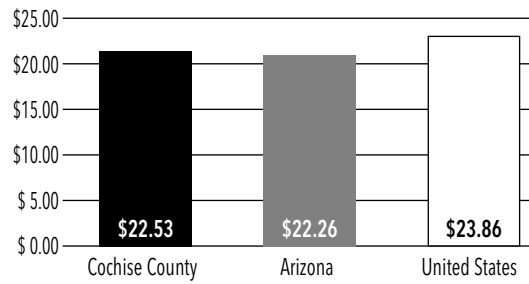
Source: U.S. Census Bureau (2012-2016 American Community Survey 5-Year Estimates) and Cochise College Center for Economic Research

INDUSTRIES IN DOUGLAS (BY SHARE OF WORKFORCE)

Agriculture, forestry, fishing and hunting, and mining	2.0%
Construction	4.5%
Manufacturing	4.0%
Wholesale trade	1.4%
Retail trade	12.8%
Transportation and warehousing, and utilities	2.9%
Information	1.6%
Finance and insurance, and real estate and rental and leasing	2.3%
Professional, scientific, and management, and administrative and waste management services	8.9%
Educational services, and health care and social assistance	30.2%
Arts, entertainment, and recreation, and accommodation and food services	10.1%
Other services, except public administration	3.6%
Public administration	15.7%

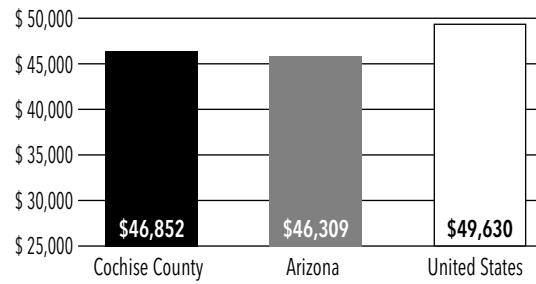
Source: U.S. Census Bureau (2012-2016 American Community Survey 5-Year Estimates)

AVERAGE HOURLY WAGE (2016)



Source: U.S. Bureau of Labor Statistics, Arizona Office of Economic Opportunity, and Cochise College Center for Economic Research

AVERAGE ANNUAL WAGE (2016)



Source: U.S. Bureau of Labor Statistics, Arizona Office of Economic Opportunity, and Cochise College Center for Economic Research

NONFARM PAYROLL EMPLOYMENT (COCHISE COUNTY)

	2017	2016	CHANGE	CHANGE %
Total Nonfarm	33,500	33,900	-400	-1.2
Total Private	22,400	22,400	0	0.0
Goods Producing	2,000	2,000	0	0.0
Construction and Mining	1,400	1,300	100	7.7
Manufacturing	600	700	-100	-14.3
Service-Providing	31,500	31,900	-400	-1.3
Private Service-Providing	20,400	20,400	0	0.0
Trade, Transportation, and Utilities	5,800	6,100	-300	-4.9
Information	400	400	0	0.0
Financial Activities	1,200	1,000	200	20.0
Professional and Business Services	3,800	3,800	0	0.0
Educational and Health Services	4,800	4,800	0	0.0
Leisure and Hospitality	3,600	3,600	0	0.0
Other Services	800	800	0	0.0
Government	11,100	11,500	-400	-3.5
Federal Government	4,800	5,000	-200	-4.0
State and Local Government	6,300	6,500	-200	-3.1

Note: Numbers are rounded to the nearest 100; discrepancies are due to rounding.

Source: Arizona Office of Economic Opportunity and Cochise College Center for Economic Research.



Business & Commerce

The Douglas retail market serves an estimated population of approximately 100,000, including Douglas, Pirtleville, and surrounding areas on the U.S. side of the border, and Agua Prieta, Sonora, Mexico south of the border. Cochise County and the Douglas area also attract tourists, sightseers, shoppers, and other visitors from across the state and nation due to the region's cultural heritage and easy access to Mexico.

A traveler survey conducted in 2016 by Lee Engineering (funded by Sierra Vista Metropolitan Planning Organization) concluded that 70 percent of visitors in the summer and 50 percent during fall, entering the United States through the Douglas Port of Entry, did so for the purpose of shopping. The study indicated more than 75 percent of cross-border visitors spend less than five hours in the United States and spend \$146 per trip during summer and \$95 during fall. Most drivers crossing through the Douglas Port of Entry identified Douglas as their final destination (nearly 75 percent during summer and more than 90 percent during fall).

In addition to the Douglas Port of Entry, the nearby, smaller Naco port is also located in Cochise County, further supporting international visits, tourism, and commerce. Regional attractions and destinations, including Kartchner Caverns State Park, Tombstone, Bisbee, and Fort Huachuca, along with numerous ecotourism opportunities and outdoor activities, bring tens of thousands of travelers to the area each year. A 2017 study by Dean Runyan Associates (prepared for the Arizona Office of Tourism) estimated the annual direct impact of domestic and international tourism and travel on Cochise County's economy at \$307 million, supporting 3,580 jobs (with \$79 million in associated earnings) and generating \$12 million in local tax revenue.

AVERAGE ANNUAL DAILY TRAFFIC COUNT (DOUGLAS AREA)

ROUTE	LOCATION	2013	2014	2015	2016
SR80	Paul Spur Rd to US 191-West of Douglas	4,520	4,614	4,618	4,643
SR80	US 191-West of Douglas to Chino Rd	9,060	9,238	8,980	9,178
SR80	Chino Rd to Pirtleville Rd	6,740	6,487	6,462	6,604
SR80	Pirtleville Rd to US 191B/G Ave-Douglas	9,487	8,275	9,020	9,218
SR80	US 191B/G Ave-Douglas to A Ave/Leslie Canyon/Fairgrounds Rd	2,302	8,914	8,500	8,687
SR80	A Ave/Leslie Canyon/Fairgrounds Rd to Washington Ave-East of Douglas	2,031	1,687	1,619	1,655
SR80	Washington Ave-East of Douglas to New Mexico State Line	383	502	550	555
US191B	International Border and POE- Douglas to 5th St	6,862	8,149	8,882	9,077
US191B	5th St to 8th St	13,363	13,476	14,689	15,012
US191B	8th St to 10th St	14,298	13,445	14,655	14,977
US191B	10th St to SR 80	9,794	9,462	10,314	10,541

Note: Figures represent the average number of vehicles traveling each day in both directions.

Source: Arizona Department of Transportation.

COCHISE COUNTY GROSS DOMESTIC PRODUCT (GDP)

YEAR	REAL GDP*	GROWTH (%)
2012	3,998	-6.2
2013	3,720	-7.0
2014	3,536	-4.9
2015	3,507	-0.8
2016	3,517	0.3

*Millions of chained 2009 dollars.

Source: U.S. Bureau of Economic Analysis.

RETAIL SALES

YEAR	COCHISE COUNTY (\$)	CHANGE (%)	INFLATION ADJUSTED GROWTH (%)	DOUGLAS (\$)	CHANGE (%)	INFLATION ADJUSTED GROWTH (%)
2013	810,061,630	3.0	1.5	--	--	--
2014	815,460,657	0.7	-1.0	137,037,884	--	--
2015	836,291,935	2.6	2.4	134,902,986	-1.6	-1.7
2016	807,386,078	-3.5	-4.7	125,592,974	-6.9	-8.2
2017	826,645,634	2.4	0.3	118,979,934	-5.3	-7.4

Note: Inflation-adjusted growth is calculated using the inflation rates as determined by the Consumer Price Index (CPI-U). Data shown are estimates. Douglas sales estimates exclude single items costing more than \$10,000 and include food for home consumption (county figures exclude food for home consumption).

Source: Arizona Department of Revenue, City of Douglas, and Cochise College Center for Economic Research

RESTAURANT & BAR SALES

YEAR	COCHISE COUNTY (\$)	CHANGE (%)	INFLATION ADJUSTED GROWTH (%)	DOUGLAS (\$)	CHANGE (%)	INFLATION ADJUSTED GROWTH (%)
2013	132,527,859	0.9	-0.5	15,702,798	2.7	1.3
2014	136,479,639	3.0	1.4	14,737,475	-6.1	-7.8
2015	142,027,235	4.1	3.9	14,594,001	-1.0	-1.1
2016	147,076,559	3.6	2.3	14,059,919	-3.7	-4.9
2017	148,098,312	0.7	-1.4	13,553,878	-3.6	-5.7

Note: Inflation-adjusted growth is calculated using the inflation rates as determined by the Consumer Price Index (CPI-U). Data shown are estimates.
Source: Arizona Department of Revenue, City of Douglas, and Cochise College Center for Economic Research.

HOTEL/MOTEL RECEIPTS

YEAR	COCHISE COUNTY (\$)	CHANGE (%)	INFLATION ADJUSTED GROWTH (%)	DOUGLAS (\$)	CHANGE (%)	INFLATION ADJUSTED GROWTH (%)
2013	30,956,346	-10.7	-12.2	2,359,452	-11.6	-13.1
2014	31,277,373	1.0	-0.6	2,627,718	11.4	9.7
2015	33,885,154	8.3	8.2	2,871,582	9.3	9.2
2016	34,265,272	1.1	-0.1	2,778,541	-3.2	-4.5
2017	38,658,554	12.8	10.7	2,759,190	-0.7	-2.8

Note: Inflation-adjusted growth is calculated using the inflation rates as determined by the Consumer Price Index (CPI-U). Data shown are estimates.
Source: Arizona Department of Revenue, City of Douglas, and Cochise College Center for Economic Research.

US-MEXICO BORDER CROSSINGS (DOUGLAS PORT)

	TRUCKS	LOADED TRUCK CONTAINERS	EMPTY TRUCK CONTAINERS	BUSES	BUS PASSENGERS	PERSONAL VEHICLES	PERSONAL VEHICLE PASSENGERS	PEDESTRIANS
2013	32,497	17,231	12,963	2,076	14,544	1,470,933	2,703,712	1,804,110
2014	33,104	17,701	13,032	2,267	13,442	1,571,929	2,821,853	1,011,564
2015	32,104	17,478	12,652	2,818	19,282	1,591,184	2,850,942	1,069,031
2016	30,815	17,366	12,904	2,787	30,029	1,614,882	2,908,282	851,997
2017	30,649	26,292	9,561	2,545	25,896	1,765,505	3,192,199	854,502

Note: Includes only those crossing from Mexico into the United States.
Source: U.S. Department of Transportation.

INTERNATIONAL TRADE WITH MEXICO (DOUGLAS PORT)

YEAR	TOTAL (\$)	EXPORTS (\$)	IMPORTS (\$)
2013	2,377,359,817	1,379,382,857	997,976,960
2014	2,256,787,626	1,239,621,435	1,017,166,191
2015	2,116,734,216	1,013,887,548	1,102,846,668
2016	1,879,732,505	832,642,196	1,047,090,309
2017	1,897,996,833	771,340,738	1,126,656,095

Source: U.S. Department of Transportation and Cochise College Center for Economic Research.

INTERNATIONAL TRADE WITH MEXICO (NACO PORT)

YEAR	TOTAL (\$)	EXPORTS (\$)	IMPORTS (\$)
2013	144,601,341	119,145,333	25,456,008
2014	119,392,843	101,067,643	18,325,200
2015	115,838,459	105,436,790	10,401,669
2016	106,845,123	98,694,550	8,150,573
2017	102,740,009	93,944,548	8,795,461

Source: U.S. Department of Transportation and Cochise College Center for Economic Research.

US-MEXICO BORDER CROSSINGS (NACO PORT)

	TRUCKS	LOADED TRUCK CONTAINERS	EMPTY TRUCK CONTAINERS	BUSES	BUS PASSENGERS	PERSONAL VEHICLES	PERSONAL VEHICLE PASSENGERS	PEDESTRIANS
2013	3,947	1,882	2,397	17	554	284,677	509,178	81,146
2014	3,601	3,496	3,112	12	451	298,368	525,988	79,325
2015	2,988	3,041	1,952	3	140	297,174	514,875	75,267
2016	3,287	1,625	1,878	5	156	302,391	510,291	76,834
2017	3,424	1,999	2,432	16	504	295,427	526,296	113,384

Note: Includes only those crossing from Mexico into the United States.
Source: U.S. Department of Transportation.

COCHISE COUNTY STATE PARK VISITATIONS

	KARTCHNER CAVERNS STATE PARK		TOMBSTONE COURTHOUSE STATE HISTORIC PARK	
YEAR	VISITATIONS	CHANGE %	VISITATIONS	CHANGE %
2013	137,268	-0.3	45,790	1.3
2014	153,053	11.5	42,549	-7.1
2015	157,007	2.6	48,224	13.3
2016	159,233	1.4	49,023	1.7
2017	166,125	4.3	46,770	-4.6

Source: Arizona Office of Tourism

COCHISE COUNTY NATIONAL PARK VISITATIONS

	CHIRICAHUA NATIONAL MONUMENT		CORONADO NATIONAL MEMORIAL		FORT BOWIE NATIONAL HISTORIC SITE	
YEAR	VISITATIONS	CHANGE %	VISITATIONS	CHANGE %	VISITATIONS	CHANGE %
2013	40,646	-1.2	92,936	-4.8	8,082	1.5
2014	45,125	11.0	118,838	27.9	6,964	-13.8
2015	56,960	26.2	132,584	11.6	7,760	11.4
2016	51,227	-10.0	136,075	2.6	8,013	3.3
2017	63,132	23.1	131,614	-3.3	8,027	0.2

Source: Arizona Office of Tourism.

BANK DEPOSITS

	DOUGLAS		COCHISE COUNTY	
YEAR	AMOUNT (\$000)	CHANGE (%)	AMOUNT (\$000)	CHANGE (%)
2013	147,776	2.5	1,118,042	3.3
2014	120,522	-18.4	1,148,049	2.7
2015	74,199	-38.4	1,133,687	-1.3
2016	82,648	11.4	1,198,482	5.7
2017	89,498	8.3	1,270,989	6.0

Note: Data reflect total deposits as of June 30 each year.
Source: Federal Deposit Insurance Corporation and Cochise College Center for Economic Research.

CREDIT UNION DEPOSITS (COCHISE COUNTY)

YEAR	AMOUNT (\$000)	CHANGE (%)
2013	193,193	4.9
2014	204,618	5.9
2015	213,285	4.2
2016	224,263	5.1
2017	238,804	6.5

Note: Includes only credit unions whose main office is located in Cochise County; includes only deposits to Cochise County branches. Data reflect total deposits as of June 30 each year.
Source: National Credit Union Administration, American Southwest Credit Union, and Cochise College Center for Economic Research.



Real Estate & Construction

Regionally, the largest planned development is the 28,000-home, master-planned ‘The Villages at Vigneto’ on 12,167 acres in Benson (approximately 70 miles northwest of Douglas). Developers there anticipate achieving and maintaining an ambitious 2,000-residential-unit annual absorption rate (until fully built out) by marketing to what they estimate as nearly 4 million potential buyers turning 65 in each of the next 20 years. In addition, the developer anticipates in excess of 3 million square feet of nonresidential development including schools, emergency response buildings (fire, police, ambulance), medical facilities, a socially interactive Village Center, retail and commercial space, office space, recreational and community facilities, golf clubhouses, and a destination resort. The master plan was approved in 2016 and infrastructure improvements are expected to commence in 2018 with vertical construction beginning in late 2018 (subject to reinstatement of the Clean Water Act, Section 404 permit by U.S. Army Corp of Engineers and pending litigation).

NEW HOME PERMITS (SINGLE FAMILY RESIDENTIAL)

	COCHISE COUNTY	DOUGLAS
2013	159	3
2014	212	4
2015	139	6
2016	139	3
2017	185	3

Source: U.S. Census Bureau, City of Douglas, and Cochise College Center for Economic Research

HOME SALES (COCHISE COUNTY)

Year	Volume	Change in Volume (%)	Median Price (\$)	Median Price Change (%)	Average Sale/Asking Price (%)	Average Price Sq Ft (\$)	Average Price Sq Ft Change (%)	Average Days on Market	Foreclosures (% of Sales)
2013	1,428	11.0	120,800	-6.7	94.2	75.01	-3.7	156	29.3
2014	1,409	-1.3	118,000	-2.3	94.6	72.63	-3.2	151	25.5
2015	1,566	11.1	123,500	4.7	94.7	75.44	3.9	152	19.2
2016	1,726	10.2	125,000	1.2	95.6	77.93	3.3	141	16.7
2017	1,921	11.3	135,000	8.0	95.8	84.10	7.9	133	14.2

Note: Includes site-built, manufactured, and mobile homes, as well as townhouses and condominiums; includes only those homes listed on the Southeast Arizona Multiple Listing Service and/or the Tucson Area Multiple Listing Service.

Source: Southeast Arizona Multiple Listing Service, Tucson Area Multiple Listing Service, and Cochise College Center for Economic Research

HOME SALES (DOUGLAS)

Year	Volume	Change in Volume (%)	Median Price (\$)	Median Price Change (%)	Average Sale/Asking Price (%)	Average Price Sq Ft (\$)	Average Price Sq Ft Change (%)	Average Days on Market	Foreclosures (% of Sales)
2013	104	28.4	77,300	19.1	93.7	49.89	1.9	179	38.5
2014	86	-17.3	90,000	16.4	93.6	53.40	7.0	174	18.6
2015	96	11.6	84,500	-6.1	92.2	53.22	-0.3	162	31.3
2016	111	15.6	87,000	3.0	93.9	54.25	1.9	125	24.3
2017	62	-44.1	81,550	-6.3	90.7	62.08	14.4	141	17.7

Note: Includes site-built, manufactured, and mobile homes, as well as townhouses and condominiums; includes only those homes listed on the Southeast Arizona Multiple Listing Service and/or the Tucson Area Multiple Listing Service.

Source: Southeast Arizona Multiple Listing Service, Tucson Area Multiple Listing Service, and Cochise College Center for Economic Research

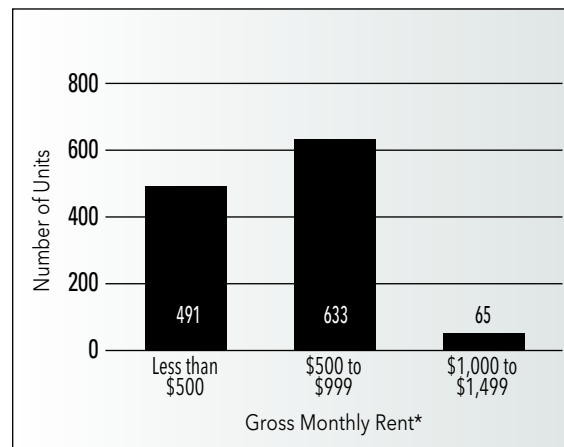
DOUGLAS HOUSING STATISTICS

Total Housing Units	4,157
Occupied Housing Units (%)	79.9
Owner-occupied (%)	61.2
Renter-occupied (%)	38.8
Vacant Housing Units (%)	20.1
Homeowner Vacancy Rate (%)	3.5
Rental Vacancy Rate (%)	10.4
Median Home Value (2016 dollars)	87,700
Median Monthly Owner Cost (2016 dollars) *	824
Homeowners Paying 30% or More of Income for Housing (%) *	27.3
Median Monthly Gross Rent (2016 dollars)	558
Renters Paying 30% or More of Income for Housing (%)	58.6

*Includes only homes with a mortgage.

Source: U.S. Census Bureau (2012-2016 American Community Survey 5-Year Estimates)

DOUGLAS RENTAL UNITS



*Gross rent includes contract rent plus utilities.

Note: Includes occupied rental units only; figures expressed in 2016 dollars. Source: U.S. Census Bureau (2012-2016 American Community Survey 5-Year Estimates) and Cochise College Center for Economic Research.



Community Resources

CITY OF DOUGLAS

www.DouglasAz.gov

DOUGLAS ECONOMIC DEVELOPMENT DEPARTMENT

www.DouglasAz.gov

DOUGLAS VISITOR CENTER

www.VisitDouglas.com

GREATER DOUGLAS CHAMBER OF COMMERCE

www.GreaterDouglasChamber.com

DOUGLAS HISPANIC CHAMBER OF COMMERCE

www.TucsonHispanicChamber.org

COCHISE COUNTY

www.Cochise.AZ.gov

COCHISE COUNTY ECONOMIC DEVELOPMENT

www.CochiseNow.com

COCHISE COUNTY TOURISM COUNCIL

www.ExploreCochise.com

ARIZONA REGIONAL ECONOMIC DEVELOPMENT FOUNDATION

www.AREDF.org

SOUTHEAST ARIZONA ECONOMIC DEVELOPMENT GROUP

www.SAEDG.org

COCHISE COLLEGE CENTER FOR ECONOMIC RESEARCH

www.CochiseEconomy.com

COCHISE COLLEGE SMALL BUSINESS DEVELOPMENT CENTER

www.Cochise.edu/SBDC

SOUTHEASTERN ARIZONA GOVERNMENTS ORGANIZATION

www.SEAGO.org

ARIZONA@WORK-SOUTHEASTERN ARIZONA

www.ArizonaAtWork.com

ARIZONA DEPARTMENT OF ECONOMIC SECURITY

DES.AZ.gov

ARIZONA COMMERCE AUTHORITY

www.AzCommerce.com

