



WILLIAM S.
Spears School
OF BUSINESS

The Oklahoma Economy

2009 Oklahoma Economic Outlook



*Lawton Metropolitan
Area Comanche
County, OK*

*2009 Economic Outlook
Wage and Salary Employment
Economic Indicators
Economic Performance Index*

Center for Applied Economic
Research

Spears School of Business
Oklahoma State University

The *2009 Oklahoma Economic Outlook*
is available online at
economy.okstate.edu

Released 1/27/2009



Lawton Metropolitan Area

Growth Arrives in '09/10, Well-Timed for National Slowdown

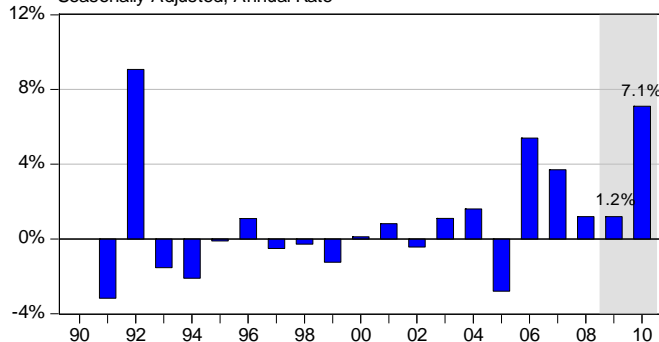
by Mark C. Snead

Lawton MSA Forecast Summary

- The impact of the relocation of the Air Defense Artillery School to Ft. Sill will reshape the Lawton regional economy in 2009 and 2010. Lawton will be among the strongest regions of the state in both 2009 and 2010.
- The Lawton non-military workforce should experience 1.8% job growth (750 new jobs) for all of 2008 before slowing slightly to 1.3% growth (550 new jobs) in 2009. Total job growth including military should reach 1.2% in 2009 as the relocation begins. These growth rates will far outpace both the state and nation.
- The region will experience an economic surge in 2010 as the relocation progresses. Total job growth including military will reach an estimated 7.1% (4,000 new jobs). Non-military employment is expected to increase 4.0% (1,700 new jobs) in 2010.
- More than 4,700 net new jobs are expected in the region through 2010.
- Most of the job growth in 2008 is expected in the major consumer services sectors including financial services, health care, accommodations and food services, and retail trade. The state government, local government, and utilities sectors should experience job gains as the city expands. Construction, oil and gas, and the manufacturing sector will remain weak through 2010.
- Income, population, and retail sales growth are expected to surge in 2010 as a result of the expansion.
- The region should reach 88% of national per capita income in 2010, the best performance since local income bottomed at 71% of the nation in 1999.

Growth in Lawton Wage & Salary + Military Employment

Seasonally Adjusted, Annual Rate



2009 Lawton Economic Outlook

The buildup to the relocation of the Air Defense Artillery (ADA) Center and School to Ft. Sill is increasingly driving overall economic conditions in the Lawton area. Despite a very severe national recession, the Lawton area economy expanded at a brisk pace through the end of 2008 and continues to outpace economic activity at the state level. The region will complete 2008 with an estimated 1.8% job gain (excluding military), slightly below our forecast from last year of 2.0% job growth. These gains reflect not only the impact of the artillery school but also the overall general health of the Lawton economy.

Changes to the Lawton Forecasting Model. In response to the changes underway to the local economy, we have added a military sector to the Lawton forecasting model this year to better adapt to the expected influx of military and civilian personnel into the region. We formerly modeled only the private sector plus state and local government and federal civilian employment. The expanded model provides a more comprehensive view of local economic activity and more clearly defines the impact of the artillery school relocation on the private sector economy.

Lawton Dropped From CES Job Survey. Unfortunately, recent federal budget cuts have made it more difficult to forecast economic activity in the Lawton metropolitan area. Sixty-five small metropolitan areas, including Lawton, are no longer covered under the Current Employment Statistics (CES) job survey as of March 2008. We now rely on the Quarterly Census of Employment and Wages (QCEW) as the primary source of historical job data for the region. The QCEW survey is based on a full census of employment and provides more useful and reliable job data, but tends to lag at least 6 months behind CES data releases. The most current job data available for this forecast runs through June 2008. Many other federal data surveys have been affected by federal budget cuts as well.



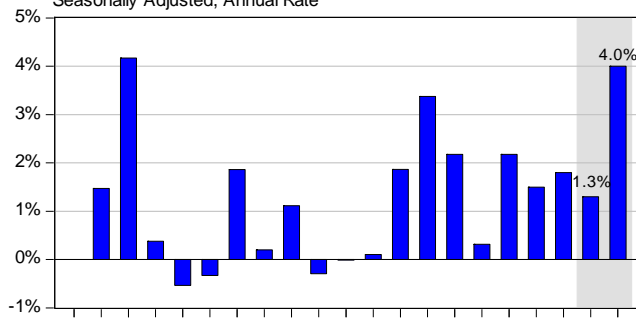
Artillery School Relocation Assumptions. Our 2009/10 forecast reflects the relocations slated to begin in 2009 when the surge is expected to have a transformative effect on the regional economy. The expected changes in 2009 include 34 new federal civilian jobs and 135 new military jobs, while 618 new federal civilian workers and 2,596 new military personnel are anticipated in 2010. These will have a modest impact on 2009 results but are the primary driving force behind the results for 2010. The growth spurt in military employment will impact population, housing, the private sector workforce, and nearly every industry sector in the Lawton regional economy through 2010.

2009/2010 Lawton Area Economic Outlook

The Lawton regional economy carries a tremendous amount of momentum into the artillery school relocation, having added non-government jobs at a nearly 2% annual pace since 2006. While a portion of the strong performance is undoubtedly due to preparation for the relocation, much of it is the same type of overall strength in economic activity present in most cities in Oklahoma in the same period.

We expect these conditions to allow Lawton to only loosely follow the trend of the state and nation through 2010 as the region is insulated in part from the broader economy. Because the bulk of the relocation does not occur until 2010, in the short run the region must battle the current combination of a weak national economy and low energy prices. These factors will work to slow economic activity in most areas of Oklahoma in 2009 and 2010, as well as in Lawton. Nevertheless, due to the size of the relocation, Lawton is expected to ignore much of the ongoing national recession once it is fully underway.

Growth in Lawton Non-Military Wage & Salary Employment
Seasonally Adjusted, Annual Rate



Job Growth. Our forecast calls for Lawton area non-military job growth to slow slightly to 1.3% in 2009 as the state and nation slow, and then accelerate to 4.0% growth in 2010 as the relocation advances. The new civilian and military personnel will push total

Selected Lawton MSA Economic Indicators			
Base Case			
Indicator	2008e	2009f	2010f
Non-Ag Employment + Military	56,192	56,876	60,911
(% Change)	1.2%	1.2%	7.1%
Non-Ag Employment ex Military	41,801	42,355	44,068
	1.8%	1.3%	4.0%
Personal Income (\$Mil)	3,900.9	4,106.2	4,575.1
	4.9%	5.3%	11.4%
Per Capita Personal Income (\$Thou)	32,690	34,168	36,043
	4.2%	4.5%	5.5%
Ratio Lawton/US Per Capita Personal Income	82.2%	84.8%	88.2%
	0.8%	3.2%	3.9%
OFHEO Lawton Housing Price Index	160.66	170.17	182.42
	4.8%	5.9%	7.2%
Comanche Co. Population (Thou)	114,347	114,960	119,627
	0.5%	0.5%	4.1%
Unemployment Rate County	3.6%	3.9%	4.1%
	-16.6%	7.4%	4.8%
Taxable Retail Sales (\$Mil) Lawton	1,070.3	1,103.8	1,187.2
	4.9%	3.1%	7.5%

employment (including federal government) growth to 1.2% (700 new jobs) in 2009 and 7.1% (4,000 new jobs) in 2010. Lawton is expected to be among the fastest growing areas of Oklahoma through 2010.

Population Bottom. Population growth is expected to follow a pattern similar to the change in the private sector workforce. We anticipate population growth below 1.0% in Comanche County for 2008 and 2009 before seeing a 4.1% increase in 2010 as the relocation is completed.

Income Gains Continue. Income growth in the regional economy will accompany the new jobs. We expect wage and salary income in the non-military workforce to increase at a 4.5-5.0% rate through 2010, pushing total private sector wages earned in the county to \$1.5 billion. Total personal income, which includes federal government personnel, is expected to increase 5.3% in 2009 and 11.4% in 2010. The Lawton area continues to make up ground relative to the nation in per capita personal income and should reach 88.2% of the national level in 2010, after bottoming at 71% less than a decade ago.

Retail Reflects Income Gains. The expected growth in income will translate into a similar boost in local retail sales. City retail sales growth will reach 4.9% for all of 2008 before slowing along with much of the state and nation to an expected 3.1% gain in 2009. We anticipate 7.5% growth in retail activity in 2010 due to the relocation.

Housing. The Lawton housing market will again function independently of the state and national housing market through 2010. The presence of new housing supply on the market ahead of actual

population gains managed to temper any surge in housing prices in both 2007 and 2008. This was a visible slowing from the early run-up in housing prices in 2005 and 2006. Housing price gains based on the Lawton MSA OFHEO index are expected to reach 4.8% for all of 2008. This gain is in line with overall gains statewide, making it difficult to attribute these much of the gain to the military relocation.

However, the large expansion expected in the labor force and population in 2009 and 2010 will likely place a new round of strain on the housing market as activity intensifies. It is unlikely that the nearly 10% annual gains enjoyed in 2005 and 2006 will return, however our forecast calls for gains to reach 5.9% in 2009 and a relatively robust 7.2% gain in 2010 based on the OFHEO index. This will make Lawton's housing market among the strongest statewide in the period.

Sector Job Growth. Job growth in Lawton in 2009 and 2010 will reflect the composition of the transition that is underway in the local economy. The expected 13%+ gain in federal civilian workers and 16%+ gain in military personnel will generate significant hiring impacts in other sectors.

The major consumer services sectors including financial services, educational services, health care, accommodations and food services, and retail trade will all add jobs at a brisk pace, especially in 2010. The utilities, state government, and local government sectors should also add jobs as a result of the upsizing of the city and region. Temporary employment (within the administrative, support, & waste management sector) surged in 2007 and will likely continue to expand rapidly through 2010. Construction hiring surged in 2008 but is unlikely to offer more than modest job growth going forward.

Some significant hiring weakness is expected in the local manufacturing sector in 2009 as national and international weakness continues to limit local manufacturing activity. The wholesale trade and warehousing sectors are likely to handle the transition without significant employment gains and may shed jobs along with the state and nation through 2010. The oil and gas sector is not a major component of the Lawton area economy and is unlikely to exert any meaningful impact on the overall job numbers.

Summary

The buildup that began in 2006 in preparation for the artillery school relocation is now transitioning to

reality and will drive the overall 2009 and 2010 Lawton economic outlook. The nearly 3,400 new military-related jobs expected in the region will have a visible positive impact in 2009 but will have a transformative impact in 2010. Lawton's 2009 outlook is for 1.2% total job growth (700 new jobs) and personal income growth of 5.3%. These will likely far outpace the same measures at the state level and in most regions of the state.

The 2010 outlook reflects the full impact of the relocation. Total job growth is expected to reach 7.1% (4,000 new jobs) while total non-military jobs should increase 4.0% (1,700 new jobs). Personal income is expected to surge 11.4% in 2010, pushing total income in the region to more than \$4.5 billion. Population gains should reach 4.1% in the county and 3.0% at the city level in 2010, leaving Comanche County population near 120,000 in 2010. Housing prices are expected to receive another boost and reach 7.2% in 2010 as the relocation is completed.

Released January 27, 2009

Mark C. Snead is a Research Economist and Director of the Center for Applied Economic Research in the Spears School of Business at Oklahoma State University-Stillwater

Lawton MSA Non-Farm Wage & Salary Employment

(QCEW Survey, seasonally adjusted)

	Sector	2000	2001	2002	2003	2004	2005	2006	2007	2008e	2009f	2010f
Total	Total Wage & Salary Employment + Military	50,678	51,093	50,874	51,416	52,252	50,803	53,559	55,541	56,192	56,876	60,911
		0.1%	0.8%	-0.4%	1.1%	1.6%	-2.8%	5.4%	3.7%	1.2%	1.2%	7.1%
	Total Wage & Salary Employment Ex-Military	36,632	36,670	37,354	38,615	39,456	39,581	40,444	41,048	41,801	42,355	44,068
		0.0%	0.1%	1.9%	3.4%	2.2%	0.3%	2.2%	1.5%	1.8%	1.3%	4.0%
Goods	Agriculture, Forestry, Fishing, and Hunting	100	160	180	179	115	124	76	72	75	78	81
		7.5%	60.4%	12.3%	-0.2%	-35.8%	8.1%	-39.1%	-4.6%	3.2%	4.6%	4.2%
	Mining	75	14	6	4	59	60	129	119	127	137	138
		-21.8%	-81.5%	-55.4%	-31.4%	1292.6%	1.5%	114.9%	-7.7%	7.3%	7.8%	0.6%
	Construction	1,607	1,564	1,621	1,496	1,362	1,425	1,494	1,446	1,601	1,599	1,619
		3.9%	-2.7%	3.6%	-7.7%	-9.0%	4.6%	4.8%	-3.2%	10.7%	-0.2%	1.3%
	Manufacturing	3,635	3,688	3,705	3,632	3,934	3,873	3,838	3,834	3,563	3,576	3,589
		-0.6%	1.5%	0.4%	-2.0%	8.3%	-1.6%	-0.9%	-0.1%	-7.1%	0.4%	0.4%
	Trade, Transportation, & Utilities	6,717	6,516	6,434	6,920	6,914	6,922	7,078	7,103	7,363	7,428	7,661
		-1.0%	-3.0%	-1.3%	7.6%	-0.1%	0.1%	2.3%	0.4%	3.6%	0.9%	3.1%
Private	Wholesale Trade	545	499	491	555	616	601	610	546	567	548	527
		3.6%	-8.5%	-1.6%	13.1%	11.0%	-2.5%	1.5%	-10.5%	4.0%	-3.4%	-3.8%
	Retail Trade	4,880	4,696	4,681	5,115	5,139	5,106	5,253	5,295	5,454	5,568	5,835
		-2.6%	-3.8%	-0.3%	9.3%	0.5%	-0.7%	2.9%	0.8%	3.0%	2.1%	4.8%
	Transportation & Warehousing	1,156	1,142	1,094	1,053	1,033	1,052	1,052	1,102	1,177	1,139	1,111
		3.8%	-1.2%	-4.2%	-3.7%	-2.0%	1.9%	0.0%	4.7%	6.8%	-3.2%	-2.4%
	Utilities	136	178	168	197	125	164	164	161	164	174	187
		2.2%	30.9%	-5.6%	17.2%	-36.3%	30.7%	-0.3%	-1.7%	2.0%	5.8%	7.8%
	Information	562	517	523	510	504	475	523	547	551	553	555
		-7.1%	-8.1%	1.2%	-2.5%	-1.2%	-5.7%	10.1%	4.7%	0.8%	0.4%	0.2%
	Financial Activities	1,577	1,687	1,931	2,185	2,185	2,217	2,274	2,453	2,671	2,736	2,869
		-0.7%	7.0%	14.5%	13.2%	0.0%	1.5%	2.6%	7.9%	8.9%	2.4%	4.9%
	Finance & Insurance	1,048	1,190	1,417	1,662	1,691	1,734	1,778	1,957	2,110	2,174	2,292
		3.8%	13.5%	19.1%	17.3%	1.7%	2.6%	2.5%	10.0%	7.8%	3.0%	5.4%
	Real Estate, Rental & Leasing	528	497	514	523	494	482	496	496	561	562	577
		-8.7%	-6.0%	3.4%	1.8%	-5.6%	-2.3%	2.8%	0.1%	12.9%	0.3%	2.7%
	Professional & Business Services	3,073	3,026	3,455	3,616	3,805	3,368	3,160	3,463	3,575	3,620	3,799
		3.5%	-1.5%	14.2%	4.7%	5.2%	-11.5%	-6.1%	9.6%	3.2%	1.2%	5.0%
	Professional, Scientific, & Technical	1,089	1,136	1,424	1,632	1,479	1,322	1,179	1,234	1,239	1,255	1,302
		-1.9%	4.3%	25.4%	14.6%	-9.4%	-10.6%	-10.9%	4.7%	0.4%	1.2%	3.8%
Mgt. of Companies & Enterprises	58	58	64	64	66	70	67	69	76	84	98	
	-2.2%	-1.0%	10.5%	0.2%	3.5%	5.5%	-3.3%	2.5%	10.2%	10.4%	15.9%	
Admin., Support, & Waste Mgt.	1,926	1,833	1,967	1,920	2,260	1,975	1,914	2,159	2,260	2,281	2,400	
	7.1%	-4.9%	7.3%	-2.4%	17.7%	-12.6%	-3.1%	12.8%	4.6%	0.9%	5.2%	
Education & Health Services	2,790	2,899	2,955	3,602	3,795	3,748	4,020	4,004	3,950	3,966	4,265	
	7.1%	3.9%	1.9%	21.9%	5.4%	-1.2%	7.2%	-0.4%	-1.4%	0.4%	7.5%	
Educational Services	170	180	197	257	285	298	338	343	357	373	394	
	15.9%	5.9%	9.3%	30.5%	11.0%	4.6%	13.3%	1.6%	4.0%	4.6%	5.6%	
Health Care & Social Assistance	2,620	2,719	2,758	3,345	3,510	3,450	3,682	3,661	3,593	3,593	3,871	
	6.6%	3.8%	1.4%	21.3%	4.9%	-1.7%	6.7%	-0.6%	-1.9%	0.0%	7.7%	
Leisure & Hospitality	3,845	3,815	3,745	3,829	3,917	3,991	3,980	4,102	4,356	4,453	4,653	
	-0.1%	-0.8%	-1.8%	2.2%	2.3%	1.9%	-0.3%	3.1%	6.2%	2.2%	4.5%	
Arts, Entertainment, & Recreation	314	256	235	210	240	256	229	185	179	189	202	
	-5.7%	-18.3%	-8.5%	-10.5%	14.3%	6.6%	-10.4%	-19.1%	-3.1%	5.6%	6.8%	
Accommodation & Food Services	3,531	3,559	3,511	3,619	3,677	3,735	3,751	3,917	4,177	4,264	4,450	
	0.4%	0.8%	-1.4%	3.1%	1.6%	1.6%	0.4%	4.4%	6.6%	2.1%	4.4%	
Other Services	1,170	1,182	1,178	1,136	1,026	1,033	888	899	803	785	768	
	-1.8%	1.0%	-0.3%	-3.6%	-9.6%	0.6%	-14.0%	1.2%	-10.6%	-2.2%	-2.2%	
Government	Total Government	25,416	26,023	25,135	24,292	24,632	23,569	26,108	27,498	27,547	27,937	30,905
		-0.5%	2.4%	-3.4%	-3.4%	1.4%	-4.3%	10.8%	5.3%	0.2%	1.4%	10.6%
	Federal Government - Civilian	3,656	3,459	3,305	3,234	3,236	3,463	3,627	3,590	3,648	3,741	4,232
		-1.9%	-5.4%	-4.4%	-2.2%	0.1%	7.0%	4.7%	-1.0%	1.6%	2.5%	13.1%
	Federal Government - Military	14,046	14,423	13,520	12,801	12,796	11,222	13,115	14,493	14,392	14,521	16,843
		0.4%	2.7%	-6.3%	-5.3%	0.0%	-12.3%	16.9%	10.5%	-0.7%	0.9%	16.0%
State Government	1,455	1,461	1,446	1,417	1,591	1,682	1,752	1,683	1,716	1,742	1,767	
	-0.9%	0.4%	-1.0%	-2.0%	12.3%	5.8%	4.2%	-3.9%	2.0%	1.5%	1.4%	
Local Government	6,259	6,680	6,864	6,841	7,008	7,201	7,614	7,731	7,791	7,933	8,063	
	-1.5%	6.7%	2.7%	-0.3%	2.4%	2.8%	5.7%	1.5%	0.8%	1.8%	1.6%	
	^e Estimate ^f Forecast	2000	2001	2002	2003	2004	2005	2006	2007	2008e	2009f	2010f

Lawton MSA Economic Indicators (Seasonally adjusted)

Sector		2000	2001	2002	2003	2004	2005	2006	2007	2008e	2009f	2010f
Labor Force	Total Wage & Salary Employment + Military	50,678	51,093	50,874	51,416	52,252	50,803	53,559	55,541	56,192	56,876	60,911
		0.1%	0.8%	-0.4%	1.1%	1.6%	-2.8%	5.4%	3.7%	1.2%	1.2%	7.1%
	Total Wage & Salary Employment Ex Military	36,632	36,670	37,354	38,615	39,456	39,581	40,444	41,048	41,801	42,355	44,068
		0.0%	0.1%	1.9%	3.4%	2.2%	0.3%	2.2%	1.5%	1.8%	1.3%	4.0%
	Federal Government - Military Employment	14,046	14,423	13,520	12,801	12,796	11,222	13,115	14,493	14,392	14,521	16,843
		0.4%	2.7%	-6.3%	-5.3%	0.0%	-12.3%	16.9%	10.5%	-0.7%	0.9%	16.0%
	Labor Force (LAUS)	43,322	42,541	44,021	45,347	45,825	45,290	45,432	45,971	45,703	46,507	47,819
	4.5%	-1.8%	3.5%	3.0%	1.1%	-1.2%	0.3%	1.2%	-0.6%	1.8%	2.8%	
Total Employment (LAUS)	41,736	40,888	42,176	43,357	43,815	43,241	43,509	43,970	44,033	44,688	45,860	
	4.7%	-2.0%	3.2%	2.8%	1.1%	-1.3%	0.6%	1.1%	0.1%	1.5%	2.6%	
Unemployed (LAUS)	1,587	1,653	1,844	1,990	2,010	2,050	1,923	2,001	1,670	1,819	1,959	
	1.2%	4.2%	11.6%	7.9%	1.0%	2.0%	-6.2%	4.0%	-16.5%	8.9%	7.7%	
Unemployment Rate (%) (LAUS)	3.7	3.9	4.2	4.4	4.4	4.5	4.2	4.4	3.6	3.9	4.1	
	-3.3%	6.1%	7.7%	4.6%	0.0%	2.9%	-6.1%	3.1%	-16.6%	7.4%	4.8%	
Income	Wage & Salary Earnings (\$Mil) Ex Military	871.7	909.3	948.0	1,030.1	1,076.4	1,127.1	1,207.2	1,257.1	1,366.3	1,428.2	1,499.4
		4.8%	4.3%	4.3%	8.7%	4.5%	4.7%	7.1%	4.1%	8.7%	4.5%	5.0%
	Personal Income - Comanche County (\$Mil)	2,452.6	2,583.9	2,691.4	2,823.3	2,957.8	3,127.4	3,467.9	3,719.8	3,900.9	4,106.2	4,575.1
		6.1%	5.4%	4.2%	4.9%	4.8%	5.7%	10.9%	7.3%	4.9%	5.3%	11.4%
	Real Personal Income (Chain2000 \$Mil)	2,452.6	2,530.9	2,599.3	2,673.6	2,728.8	2,802.8	3,024.1	3,161.5	3,205.2	3,377.5	3,694.3
		3.5%	3.2%	2.7%	2.9%	2.1%	2.7%	7.9%	4.5%	1.4%	5.4%	9.4%
	Per-Capita Personal Income (\$Thou)	21,398	23,048	24,108	25,666	26,229	28,269	30,077	31,384	32,690	34,168	36,043
	7.4%	7.7%	4.6%	6.5%	2.2%	7.8%	6.4%	4.3%	4.2%	4.5%	5.5%	
Real Per-Capita Personal Income (\$Thou)	21,398	22,576	23,283	24,306	24,198	25,335	26,228	26,674	26,861	28,104	29,104	
	4.8%	5.5%	3.1%	4.4%	-0.4%	4.7%	3.5%	1.7%	0.7%	4.6%	3.6%	
Ratio County/US Per Capita Income	71.8%	75.5%	78.4%	81.7%	79.4%	81.8%	82.1%	81.5%	82.2%	84.8%	88.2%	
	0.5%	5.2%	3.8%	4.2%	-2.8%	3.1%	0.3%	-0.8%	0.8%	3.2%	3.9%	
Ratio County/OK Per Capita Income	87.7%	88.6%	93.2%	97.0%	92.2%	93.6%	92.1%	89.9%	89.4%	91.5%	94.0%	
	-0.7%	1.0%	5.2%	4.1%	-4.9%	1.6%	-1.7%	-2.4%	-0.5%	2.3%	2.7%	
Output	Gross County Product - Comanche County (\$Mil)	2,656.1	2,750.0	2,900.0	3,109.0	3,290.0	3,373.0	3,638.3	3,786.4	3,978.8	4,095.1	4,352.9
		5.2%	3.5%	5.5%	7.2%	5.8%	2.5%	7.9%	4.1%	5.1%	2.9%	6.3%
	Real Gross County Product (Chain2000 \$Mil)	2,729.5	2,750.0	2,777.0	2,869.0	2,932.0	2,881.0	2,953.1	3,005.8	3,098.1	3,152.5	3,338.0
		0.8%	0.8%	1.0%	3.3%	2.2%	-1.7%	2.5%	1.8%	3.1%	1.8%	5.9%
Nominal Manufacturing Output (\$Mil)	447.9	322.0	370.0	397.0	427.0	380.0	425.5	412.4	395.2	381.6	386.2	
	11.7%	-28.1%	14.9%	7.3%	7.6%	-11.0%	12.0%	-3.1%	-4.2%	-3.4%	1.2%	
Real Manufacturing Output (\$Mil)	449.3	322.0	366.0	401.0	445.0	386.0	418.7	405.4	394.9	388.2	397.9	
	13.9%	-28.3%	13.7%	9.6%	11.0%	-13.3%	8.5%	-3.2%	-2.6%	-1.7%	2.5%	
Retail	Taxable Retail Sales - Comanche County (\$Mil)	781.6	828.0	824.8	894.0	934.6	957.4	1,023.5	1,065.6	1,111.5	1,159.7	1,249.2
		-1.0%	5.9%	-0.4%	8.4%	4.5%	2.4%	6.9%	4.1%	4.3%	4.3%	7.7%
	Taxable Retail Sales - Lawton (\$Mil)	753.5	798.3	794.1	860.6	897.8	917.8	979.8	1,020.3	1,070.3	1,103.8	1,187.2
	-1.3%	5.9%	-0.5%	8.4%	4.3%	2.2%	6.8%	4.1%	4.9%	3.1%	7.5%	
Taxable Retail Sales - City/County Ratio	96.4%	96.4%	96.3%	96.3%	96.1%	95.9%	95.7%	95.7%	96.3%	95.2%	95.0%	
	-0.3%	0.0%	-0.1%	0.0%	-0.2%	-0.2%	-0.1%	0.0%	0.6%	-1.2%	-0.2%	
Population	Population - Comanche County	114,675	112,242	112,037	110,523	113,703	111,957	112,388	113,811	114,347	114,960	119,627
		-1.2%	-2.1%	-0.2%	-1.4%	2.9%	-1.5%	0.4%	1.3%	0.5%	0.5%	4.1%
	Population - Lawton	92,523	90,234	89,658	87,971	90,614	88,599	87,540	89,012	89,663	90,491	93,249
		15.8%	-2.5%	-0.6%	-1.9%	3.0%	-2.2%	-1.2%	1.7%	0.7%	0.9%	3.0%
Population - City/County Ratio	80.7%	80.5%	80.3%	80.0%	80.4%	80.1%	75.9%	75.1%	75.1%	75.3%	73.5%	
	17.2%	-0.3%	-0.2%	-0.4%	0.5%	-0.3%	-5.2%	-1.1%	0.1%	0.2%	-2.4%	
OFHEO Lawton MSA Housing Price Index	106.39	109.02	113.64	117.25	125.75	136.30	150.63	153.28	160.66	170.17	182.42	
	0.2%	2.5%	4.2%	3.2%	7.3%	8.4%	10.5%	1.8%	4.8%	5.9%	7.2%	
Index	Economic Performance Index	88.5	88.6	88.5	91.4	93.3	94.5	97.7	100.0	104.6	106.1	109.5
		1.8%	0.1%	0.0%	3.2%	2.2%	1.2%	3.5%	2.3%	4.6%	1.4%	3.2%
°Estimate °Forecast		2000	2001	2002	2003	2004	2005	2006	2007	2008e	2009f	2010f



The Oklahoma Economy

2009 Economic Outlook

Economic Performance Index

The Center for Applied Economic Research developed the *Economic Performance Index* as a visual tool for better understanding the relative performance and economic cycles across the various regions of the state. The index details the total economic activity in a region over a long time frame and captures the depth and duration of economic upturns and downturns. The index is a statistically weighted combination of four key economic indicators: 1) total wage and salary employment, 2) total wage and salary income, 3) unemployment rate, and 4) taxable retail sales. These four variables capture a significant portion of the fluctuations in local economic conditions and allow a direct comparison of economic activity across regions as measured by the set of variables in the index. The index is estimated using the method of principal components and then re-weighted so that changes in the index over time reflect changes in total personal income in a local region. For most areas, the index explains approximately 75% or more of the total variation in personal income. The index is computed on a quarterly basis and is benchmarked to equal 100.0 on average in 2000.

