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In The News

Prairie View Industrial Center Becomes Iowa's Second Certified Super Park

Ag-biotech companies will find 730 acres of opportunity at Iowa's newest Super Park. The work to certify Prairie View Industrial Center will save companies at least a year of valuable planning and design time.

With its central location and excellent transportation access, the Prairie View Industrial Center is an ideal setting for business growth, either through new companies coming into our state or the expansion of existing companies, such as those in the biosciences – one of the region's core industries. This development was made possible through the vision and leadership of Alliant Energy and the Ames Economic Development Commission (AEDC).

"I'm excited to be in Ames today to announce the certification of the Prairie View Industrial Center under the State of Iowa's Certified Sites program," said Gov. Kim Reynolds. "The site we are celebrating reflects a proactive strategy to meet the needs of a 21st century economy."

"We see economic development as a key piece of our customer affordability strategy for the future," said Terry Kouba, President of Alliant Energy's Iowa energy company. "Economic development grows our communities, creates job opportunities and helps us manage costs for all customers."

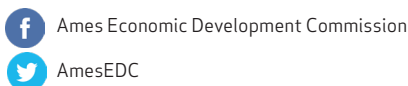
Alliant Energy will supply electric and natural gas services to the industrial center. More than 20% of the company's power currently comes from renewable sources. With significant investments in wind and solar, it expects to reach 33% renewable energy by 2024.

"The site certification of Prairie View Industrial Center is a significant milestone for the Ames community," noted Dan Culhane, president and chief executive officer of AEDC. "This further positions our vibrant market for tremendous economic development opportunities, and we are grateful to Alliant Energy for partnering with us in this exciting endeavor."

Prairie View Industrial Center is centrally located just east of Interstate 35 and north of four-lane U.S. Highway 30. Nearly a fourth of the U.S. population is within a day's drive of the Super Park. The Union Pacific Railroad serves the property off the adjacent double track east to west on the main line.

The Iowa Certified Site Program was launched by the Iowa Economic Development Authority in 2012 to address the lack of project-ready industrial sites in the state. It is an independent, third-party certification program that uses the nationally recognized site selection firm Quest Site Solutions as the certifying agent.

www.AmesEDC.com



Local Workforce

LOCAL WORKFORCE SUMMARY AUGUST 2019 (not seasonally adjusted)

	Total Workforce	Total Employed	Total Unemployed	Unemployment Rate
Ames, August 2019	40,400	39,600	800	1.9%
Ames, August 2018	38,600	38,000	600	1.6%
Ames, August, 2014	36,700	35,600	1,100	3.0%
Story County, August 2019	58,400	57,300	1,100	1.9%
Story County, August 2018	55,900	55,000	900	1.7%
Story County, August 2014	53,900	52,200	1,700	3.1%

Source: Iowa Workforce Development, August 2019

Retail Sales

STORY COUNTY TAXABLE SALES SUMMARY BY BUSINESS GROUP

Total Sales and Average Sales Per Firm	Story County FY17 Totals	Average Sales
Type of Firm	Total Sales (\$)	Reporting Firms
		Story County
Apparel Stores	35,388,319	52
Building Materials Stores	89,227,296	32
Eating and Drinking Establishments	159,728,659	199
Food Stores (excluding non-taxable food items)	88,721,056	68
General Merchandise Stores	150,026,268	17
Home Furnishings Stores	30,172,817	29
Specialty Retail Stores	68,284,670	371
Service Establishments	169,695,556	720
Miscellaneous Retail Firms	96,847,116	281
Automotive and Related Stores	38,148,118	49
Utilities and Transportation Services	80,380,572	75
Retail Sales by Wholesale Firms	82,286,802	89

Source: Retail Trade Analysis Report Fiscal Year 2017, Issued April 2018, Iowa State University Department of Economics, Retrieved August 2019

Housing

RESIDENTIAL HOUSING SALES - QUARTER 3 2018 vs. QUARTER 3 2019

Q3 2018 vs. Q3 2019 Comparison	Q3 2018 Average Price	Q3 2019 Average Price	% Change	# of Sales Transactions Q1 2018	# of Sales Transactions Q1 2019	% Change	2018 Median Price	2019 Median Price	% Change
Ames & Rural Ames subdivisions	\$262,567	\$263,255	+0.3%	203	197	-3.0%	\$234,999	\$243,500	+3.6%
Story County excluding Ames & rural Ames subdivisions	\$187,913	\$202,345	+7.7%	107	141	-31.8%	\$153,750	\$179,900	+17.0%

Sales as reported to the Central Iowa Board of Realtors, 7/1/2018—9/30/2018 and 7/1/2019—9/30/2019
Source: Hunziker & Associates, Sept. 2019



HOUSING UNITS BUILDING PERMITS IN AMES (YTD)

	Q3 2019	Q3 2018	Q3 2014
Total	298	351	303
Single-Family	39	72	61
Multi-Family	259	279	242
2-Unit	0	0	0
3- and 4-Unit	3	3	0
5+ Unit	256	276	242

Source: State of Cities Data Systems, August 2019
Preliminary Data for 2019 is subject to subsequent revision throughout the year.

2019 RESIDENTIAL SALES DETAIL - EXISTING & NEW PROCESSED TO DATE

	Number Sold	Average Price	Average House Size	Price per Sq. Ft.	Average Year Built	Median Price	Annual % Change per Sq. Ft.	Cumulative % Change in \$ / SF (1995 base)
Existing	406	\$229,503	1,469	\$156.23	1973	\$215,000	-1.3%	99.1%
Single-Family Detached	330	\$238,981	1,532	\$155.99	1968	\$221,000	-	-
Townhouses/Condos	76	\$188,348	1,196	\$157.48	1992	\$175,000	-	-
New Construction Sales	21	\$394,471	1,602	\$246.24	2018	\$380,500	-1.8%	158.0%
Single-Family Detached	9	\$484,472	1,906	\$254.18	2018	\$450,067	-	-
Townhouses/Condos	12	\$326,971	1,373	\$238.14	2018	\$306,500	-	-

Source: Ames City Assessor, August 2019

Cost of Living

The Cost of Living Index measures relative price levels for consumer goods and services in participating areas. The average for all participating places, both metropolitan and nonmetropolitan, equals 100, and each participant's index is read as a percentage of the average for all places.

Iowa Cities	Ames	Burlington	Cedar Rapids	Davenport/ Moline/ Rock Island	Des Moines	Dubuque	Mason City	Waterloo / Cedar Falls
Composite Index (U.S. = 100.00)	97.8	83.5	94.7	92.9	89.5	91.8	87.6	87.3
Grocery Items	97.4	94.9	93.2	97.8	95.2	101.7	95.9	88.4
Housing	97.4	62.4	81.0	77.8	78.7	75.4	62.3	80.8
Utilities	92.1	108.7	100.1	108.6	91.0	104.7	108.0	84.4
Transportation	105.3	91.5	96.4	107.2	101.0	91.9	93.2	92.0
Health Care	100.7	98.6	104.7	106.1	96.7	92.4	96.4	92.5
Miscellaneous Goods & Services	97.4	86.5	103.8	94.2	92.2	98.5	97.8	91.1

Source: The Council for Community and Economic Research, ACCRA Cost of Living Index 2019 Average Quarterly Data, Published August 2019
*Does not include Story County health care costs as a whole, this is the total fee for procedure, not just co-payment or amount billed to insurer.

Big XII Cities	Ames	Manhattan, Kansas	Austin, Texas	Lawrence, Kansas	Norman, Oklahoma	Stillwater, Oklahoma	Lubbock, Texas	Ft. Worth, Texas	Waco, Texas	Morgantown, West Virginia
Composite Index (U.S. = 100.00)	97.8	89.8	97.0	no data	86.6	no data	93.5	no data	90.8	90.0
Grocery Items	97.4	94.9	90.7	no data	90.6	no data	95.0	no data	80.2	91.1
Housing	97.4	80.3	101.7	no data	72.1	no data	92.2	no data	81.1	80.4
Utilities	92.1	105.5	95.2	no data	96.9	no data	91.0	no data	110.3	92.5
Transportation	105.3	88.2	86.8	no data	100.1	no data	85.7	no data	95.3	80.2
Health Care	100.7	94.6	105.1	no data	95.9	no data	101.1	no data	103.4	88.2
Miscellaneous Goods & Services	97.4	91.6	97.7	no data	90.0	no data	95.7	no data	95.3	99.7

Source: The Council for Community and Economic Research, ACCRA Cost of Living Index 2019 Quarterly Annual Data, Published August 2019
*Does not include Story County health care costs as a whole, this is the total fee for procedure, not just co-payment or amount billed to insurer.

AMES ECONOMIC DEVELOPMENT COMMISSION

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This report has been compiled with the most current information available in an attempt to keep you informed on key aspects of the Ames/Story County economy. If there is information not included in this publication that you would like to see, please contact us at 515-232-2310 or sydney@ameschamber.com.

Resources

- > Ames Chamber of Commerce
- > Ames Convention & Visitors Bureau
- > Ames Economic Development Commission
- > Ames Main Street
- > Campustown Action Association
- > The City of Ames
- > Cultivation Corridor
- > Iowa Economic Development Authority
- > Iowa State University
- > Iowa Workforce Development
- > ISU Research Park
- > Regional Capacity Analysis Program
- > Regional Research, Stats & Data Hub
- > Startup Ames
- > Story County, Iowa
- > U.S. Census Bureau
- > Work In Ames - Local Job Board