

THE PITTSBURG MICROPOLITAN AREA ECONOMIC REPORT

Downtown Pittsburg is Doing Well

Numerous studies in the economic literature have confirmed that there is a significant quality of life migration down the urban hierarchy, and according to a study by **Plane et al**, one of the most observable unidirectional flows are people 50 and older that are migrating from mega and major metropolitan areas to micropolitan areas.

A vibrant downtown is important for micropolitan areas because downtown is the most prominent symbol of quality of life in smaller cities. The City of Pittsburg has initiated facade programs to improve the aesthetics of downtown buildings and has been the catalyst for several revitalization programs to make the downtown area more attractive. There have been 58 downtown revitalization programs in recent years.

Furthermore, Pittsburg State University's

Kelce College of Business is moving to a new building downtown in July 2026, with approximately 700 students attending classes downtown two or three times a week, which is going to increase foot traffic significantly, making the downtown more attractive and livelier for commerce and entertainment.

The reputation of the City of Pittsburg as a vibrant university town and regional shopping center with an attractive downtown is spreading. **Placer.ai** reports that there were 945,089 visits to downtown Pittsburg during the first eight months of 2025 with the average visit lasting 91 minutes. Of these visits, 51.1 percent were by people living in Pittsburg, 15.5 percent of the visits were by people living outside Pittsburg but in the micropolitan area, 18.9 percent of the visits were from outside the micropolitan area, but within Kansas, and

14.5 percent were from outside Kansas.

Downtown retailers are doing well, according to the Kansas Department of Revenue. It reports that during the first six months of 2025, total retail sales downtown increased 3.2 percent from the same period last year, indicating a big improvement from the year before.

Downtown Pittsburg has nearly 30 small specialty retailers, including boutiques and specialty clothing stores, jewelry stores, specialty candy and ice cream stores, bridal shops, specialty foods, and art shops, along with recreational activity centers, including axe throwing. The downtown business community also features more than 20 places to eat and drink, including a brewery, several restaurants, coffee shops, bars, and cocktail lounges.

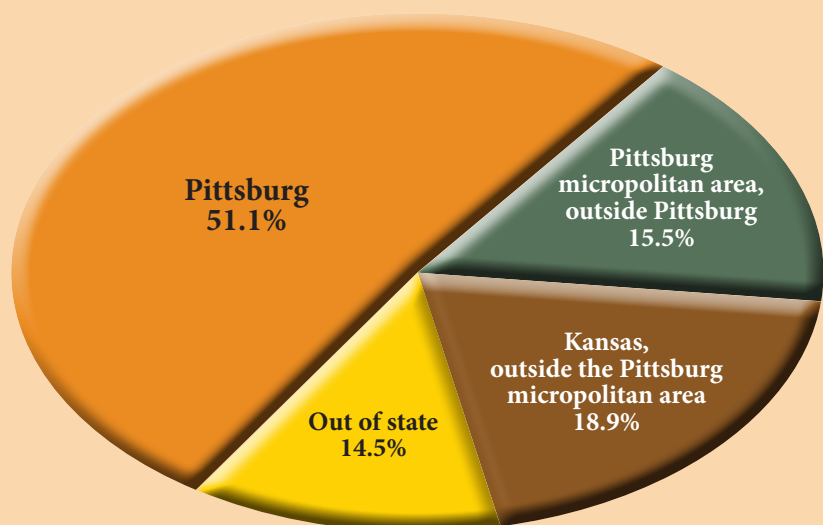
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KELCE
COLLEGE OF BUSINESS
Pittsburg State University

Origin of Downtown Visits City of Pittsburg Jan'25-Aug'25



Source: Placer.ai

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JOHN H. MITCHELSON, KEVIN F. MITCHELSON, MARSHALL W. BLINZLER
Of Counsel: Timothy P. O'Sullivan, Eric W. Clawson and Mary Jo Goedeke

Fourth and Broadway, Pittsburg 620-231-4650
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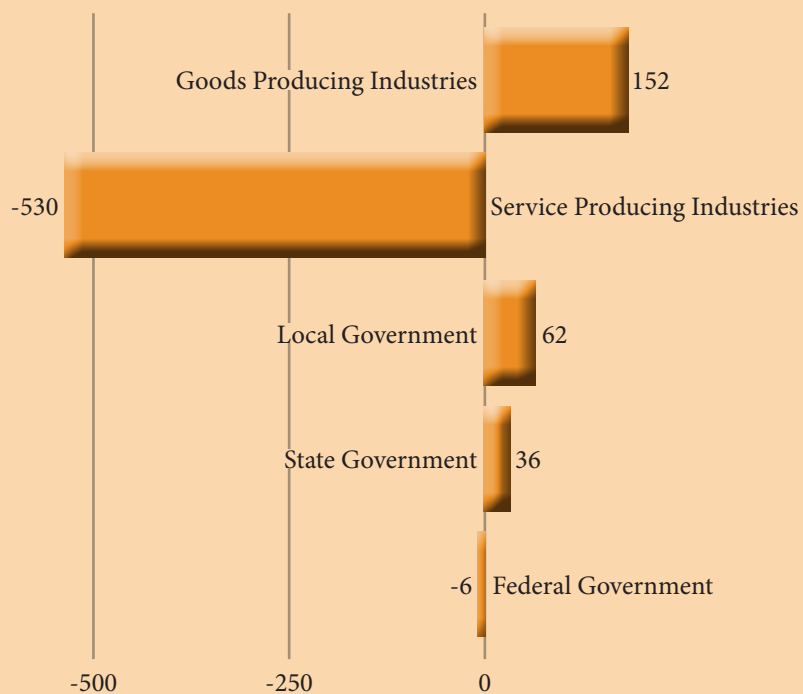
LOCAL ECONOMY

There have been significant revisions in national jobs numbers recently. Total jobs were revised downward 911,000 jobs during the March 2024-2025 period and 587,000 in the previous 12-month period—a total downward revision of 1.5 million jobs nationwide.

The Pittsburgh micropolitan area, which includes all of Crawford County (as defined by the Office of Management and Budget), has an estimated population of 38,978 in 2025.

During the first quarter of 2025, the micropolitan area had 17,015 average monthly jobs (the latest information available from BLS), down 1.7 percent (down 287 jobs) from the first quarter of 2024. Almost all local job growth came from the goods-producing industries, which increased to 3,819 jobs, up 4.2 percent (up 152 jobs), while the service-producing industries decreased to 8,808 jobs, down 5.7 percent (down 530 jobs). The federal government posted 81 jobs, down 6.9 percent (down 6 jobs); state government posted 1,136 jobs, up 3.2 percent (up 36 jobs), and local governments posted 3,171 jobs, up 2.0 percent (up 62 jobs). Small businesses make up a significant proportion of local economic activity in the Pittsburgh micropolitan area, with approximately 94.8 percent of all businesses having fewer than 50 jobs, accounting for 43.4 percent of all local employment.

Job Growth Pittsburg Micropolitan Area Q1 '24 - Q1 '25



Source: City of Pittsburgh

UNEMPLOYMENT

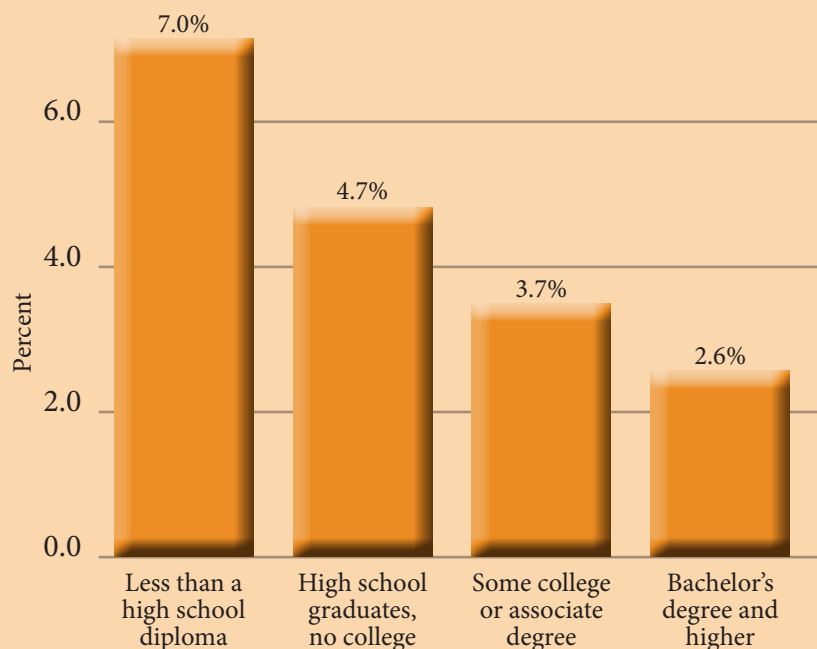
The unemployment rate was 5.1 percent in the Pittsburgh micropolitan area during the first eight months of 2025 (up from 4.0 percent during the same period last year), 4.0 percent statewide (up from 3.6 percent), and 4.3 percent nationwide (up from 4.1 percent).

The national average unemployment rate was 2.6 percent for people with a bachelor's degree or higher, 3.7 percent for people with some college or an associate degree, 4.7 percent for high school graduates with no college, and 7.0 percent for people without a high school diploma.

The average unemployment rate was 3.5 percent for Asians, 3.8 percent for Whites, 5.1 percent for Hispanics, and 6.7 percent for Black people.

The national unemployment rate was highest for leisure and hospitality industry with a rate of 6.4 percent, transportation and utilities with 5.5 percent, wholesale and retail trade with 4.7 percent, information with 4.5 percent, other services with 4.5 percent, professional and business services with 4.2 percent, mining and quarrying with 4.0 percent, manufacturing with 3.8 percent, education and health services with 3.7 percent, construction with 3.2 percent, and financial activities with 1.6 percent.

Unemployment Rate by Educational Attainment Nationwide Jan '25 - Aug '25



Source: Bureau of Labor Statistics

Job Growth by Industry Pittsburg Micropolitan Area Q1 '24 - Q1 '25



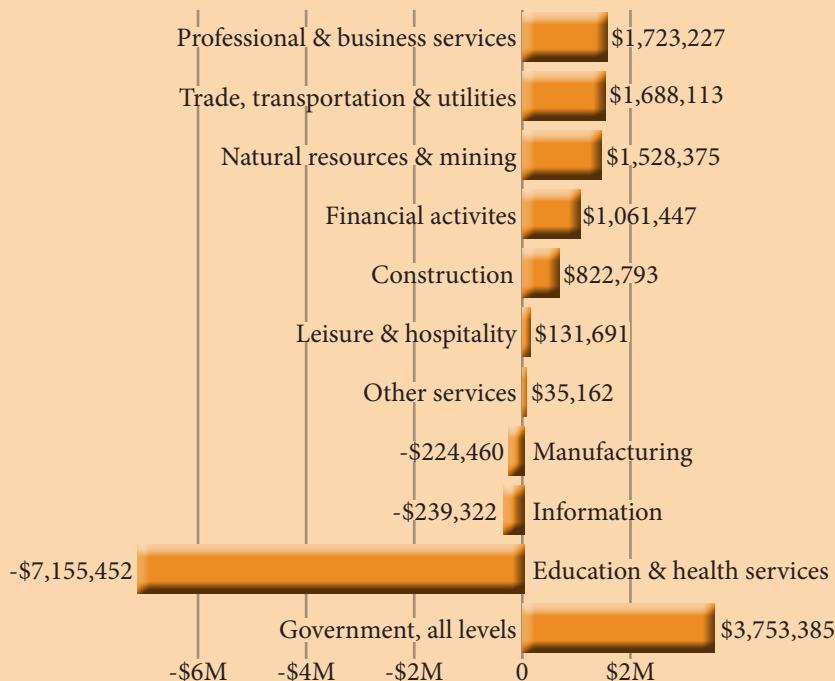
Source: Bureau of Labor Statistics

JOBS GROWTH BY INDUSTRY

BLS reports that manufacturing had the largest job growth among the private industries in the Pittsburg micropolitan area during the first quarter of 2025 (latest available), posting 2,776 jobs, up 62 jobs from the first quarter of 2024 (up 2.3 percent), with \$4,684 in average monthly wages, followed by natural resources and mining, with 180 jobs, up 47 jobs (up 35.1 percent), with \$5,581 in average monthly wages; construction with 863 jobs, up 43 jobs (up 5.2 percent), with \$4,359 in wages; financial activities with 476 jobs, up 5 jobs (1.1 percent), with \$5,066 in wages; leisure and hospitality with 1,833 jobs, up 0 jobs (0 percent), with \$1,600 in wages; other services with 219 jobs, down 7 jobs (down 3.2 percent), with \$2,685 in wages; trade, transportation, and utilities with 2,814 jobs, down 17 (down 0.6 percent), with \$3,909 in wages; information with 264 jobs, down 23 (down 8.0 percent), with \$4,823 in wages; professional and business services with 1,207 jobs, down 31 (down 2.5 percent), with \$5,459 in wages; and education and health services with 1,996 jobs, down 458 (down 18.7 percent), with \$3,663 in wages.

Government employment posted 4,388 jobs, up 91 jobs (up 2.1 percent), with \$3,860 in wages.

Incomes Growth by Industry Pittsburg Micropolitan Area Q1 '24 - Q1 '25



Source: Bureau of Labor Statistics

PAYROLL GROWTH BY INDUSTRY

Professional and business services had the largest increase in quarterly payroll of all the private wealth-creating industries in the Pittsburg micropolitan area, with a payroll of \$19.8 million during the first quarter of 2025, up \$1.7 million from the first quarter of 2024 (up 9.6 percent), followed by trade, transportation, and utilities, posting \$33.0 million in payroll, up \$1.7 million (up 5.4 percent); natural resources and mining with \$3.0 million in payroll, up \$1.5 million (up 103.3 percent); financial activities with \$7.2 million in payroll, up \$1.1 million (up 17.2 percent); construction with \$11.3 million in payroll, up \$822,793 (7.9 percent); leisure and hospitality with \$8.8 million in payroll, up \$131,691 (1.5 percent); other services with \$1.8 million in payroll, up \$35,162 (up 2.0 percent); manufacturing with \$39.0 million in payroll, down \$224,460 (down 0.6 percent); information with \$3.8 million in payroll, down \$239,322 (down 5.9 percent); education and health services with \$21.9 million in payroll, down \$7.2 million (down 24.6 percent).

Government payroll was \$50.8 million, up \$3.8 million (up 8.0 percent).

LABOR FORCE

During the first eight months of 2025, the labor force was 19,708 in the Pittsburgh micropolitan area (down slightly from the same period last year), 1,555,555 statewide (up 0.9 percent), and 170.7 million nationwide (up 1.6 percent).

The average labor force participation rate nationwide was 62.5 percent during the period. The average labor force participation rate was 72.0 percent for people with a bachelor's degree or higher, 62.9 percent for people with some college or an associate degree, 56.7 percent for high school graduates with no college, and 47.4 percent for people without a high school diploma.

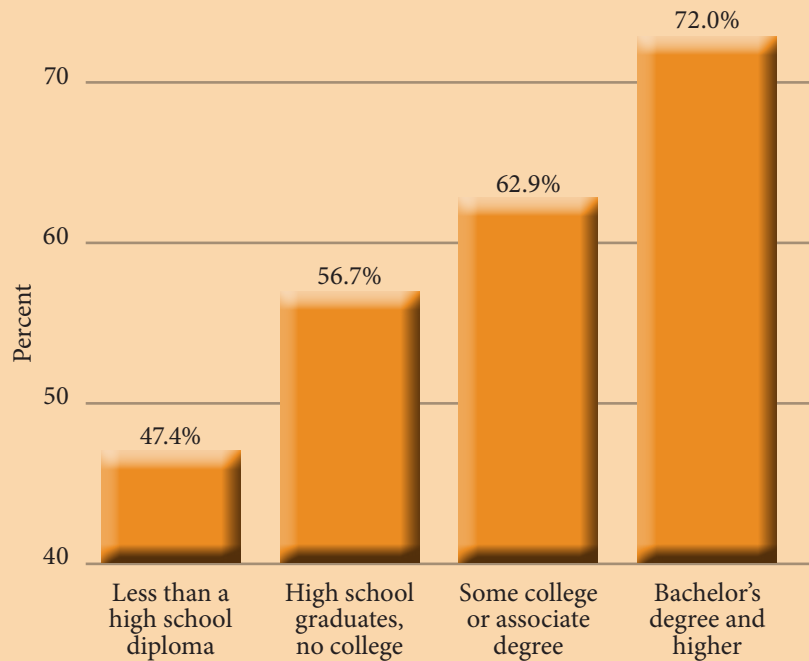
The average labor force participation rate was 67.0 percent for Hispanics, 65.5 percent for Asian people, 62.3 percent for Black people, and 62.1 percent for White people.

During the first eight months of 2025, businesses with fewer than 20 employees made 18.9 percent of all new hires, businesses with 50-249 employees made 20.0 percent, businesses with 250-499 employees made 6.1 percent, and businesses with 500 or more employees made 55.1 percent of all new hires.

Businesses with 20-49 employees experienced more job losses than new hires (-0.5 percent of new hires).

Labor Force Participation by Educational Attainment

Nationwide Jan '25 - Aug '25



Source: Bureau of Labor Statistics

TAXABLE SALES

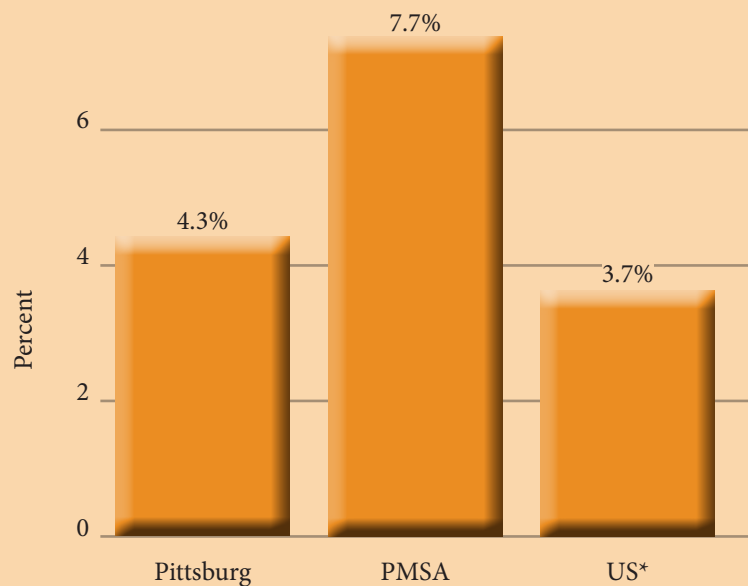
Total retail sales nationwide increased to \$4.9 trillion during the first seven months of 2025, up 3.7 percent from the same period last year.

The National Retail Federation median growth forecast for 2025 is 3.2 percent, slightly lower than the 3.6 percent increase in 2024.

The retail industry is still struggling with store closures nationwide, according to Coresight, with 6,914 store closures as of September 21st (up 21.9 percent from the same period last year) and 4,816 store openings (down 6.4 percent). The Kansas Department of Revenue reports that the City of Pittsburgh is a regional shopping hub in Southeast Kansas and that the income-adjusted retail trade pull factor for Pittsburgh was 1.88 in 2024 (for cities with more than 60 percent of county trade), meaning that the population in Pittsburgh would have to be 88 percent larger if all the retail sales went to residents of Pittsburgh. The Kansas Department of Revenue reports that taxable sales (retail sales and some taxable services mainly related to tourism, such as rental car agencies, lodging, etc.) were \$226.8 million in Pittsburgh during the first two quarters of 2025 (up 4.3 percent from the first two quarters of 2024), and \$307.9 million in the Pittsburgh micropolitan area (up 7.7 percent).

Taxable Sales Growth

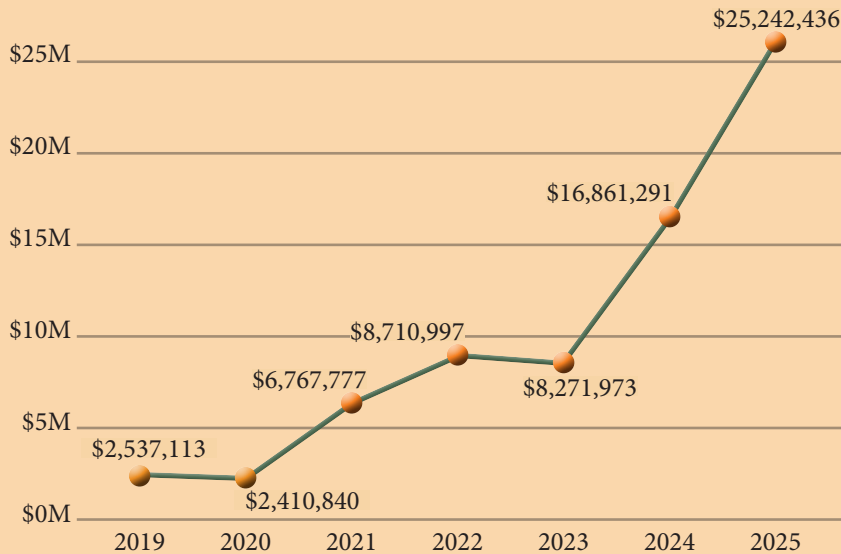
Jan '24 - Jun '24 to Jan '25 - Jun '25



*Retail sales - Taxable sales not available for US

Source: Kansas Department of Revenue

Value of Residential Building Permits City of Pittsburgh



Source: City of Pittsburgh

RESIDENTIAL PERMITS

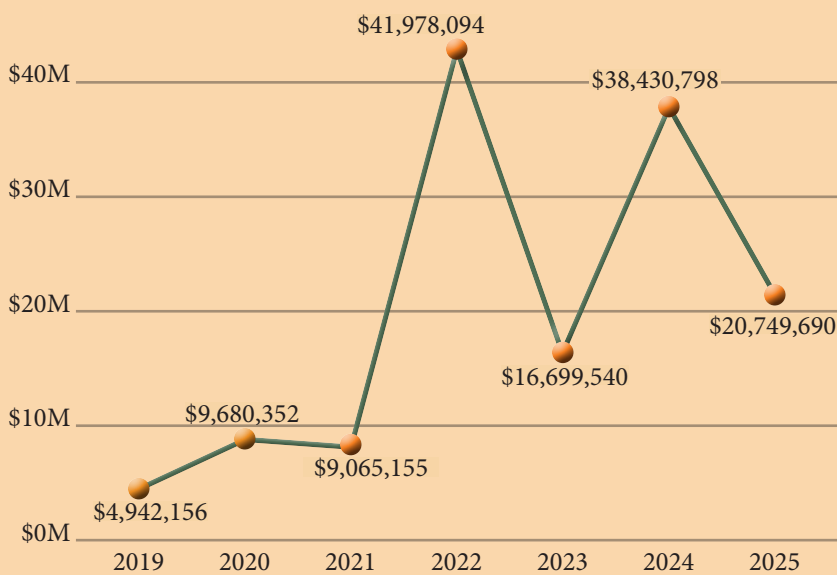
Affordability and interest rates are the major drivers of the housing market; both have deteriorated significantly since the beginning of the Covid epidemic.

A new study from Harvard University finds that as of early 2025, housing prices are up 60 percent nationwide since 2019 and are still rising, interest rates are close to historical highs, existing home sales have dropped to a 30-year low, and the price-to-income ratio has increased to 5.0 in 2024, with rental unaffordability increasing significantly. However, there was a significant increase in housing sales in August.

Local housing markets are also affected, according to the Kansas Association of Realtors, which reports that the median home sold in Pittsburgh during the first eight months of the year stayed on the market 31 days, up 106.7 percent from the same period last year. Overall in Pittsburgh, 161 homes were sold during the first eight months of 2025 (down 15.3 percent from the same period last year) for an average price of \$180,563 (up 5.0 percent).

However, the City of Pittsburgh reports that a total of 96 residential building permits were issued during the first eight months of the year, with a stated value of \$25.2 million, up 49.7 percent from the first eight months of 2024.

Value of Commercial Building Permits City of Pittsburgh



Source: City of Pittsburgh

COMMERCIAL PERMITS

The City of Pittsburgh reports that a total of 49 commercial building permits were issued during the first eight months of the year, with a stated value of \$20.7 million, down 46.0 percent from the first eight months of 2024.

A total of 3 commercial permits were issued for new commercial construction, with a stated value of \$2.2 million (down 78.0 percent), and 46 commercial permits were issued for additions, alterations, and conversions, with a stated value of \$18.6 million (down 34.9 percent).

Numerous commercial properties sold during the first eight months, including a property at 202 North Elm Street to CDL Electric Company LLC for \$448,000, a property at 1920 East Atkinson Street to Falk Construction & Garage Doors LLC for \$350,000; a property at 127 North Highway 69 to D&P Companies for \$320,000; a property at 306 East 5th Street to Cobra 5 LLC for \$295,000; two locations at 210 South Broadway to Crux of Life LLC for \$250,000 each; and a property at 202 South Broadway to Joey R. and Elizabeth L. Conrad for \$210,000. Non-residential construction decreased to \$708.0 billion nationwide during the first seven months of 2025, down 0.8 percent from the same period last year.

OFFICE SPACE MARKET

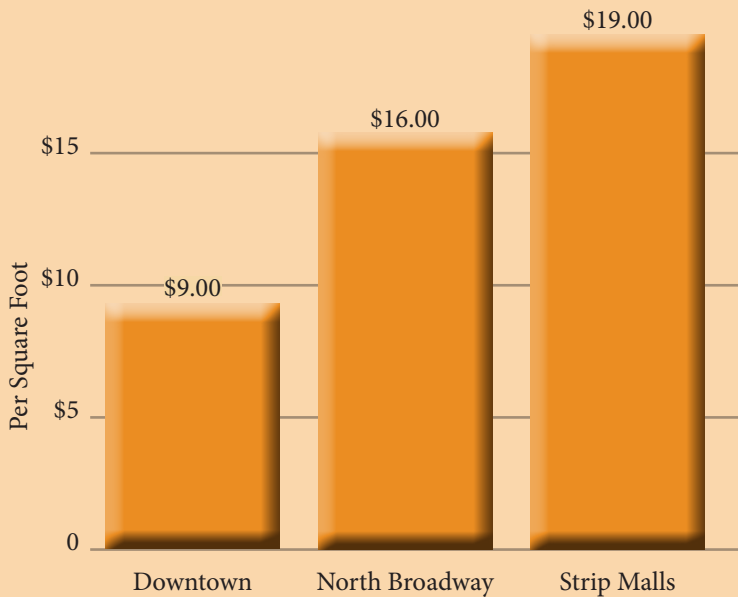
Total office sales nationwide through July 2025 amounted to \$27 billion according to Yardi Matrix, with a national average price for office space of \$182 per square foot, reflecting a rebound from prior years.

However, the U.S. office market continues to struggle with elevated vacancy rates and weak demand. Through July 2025, 46 percent of office transactions sold at a discount, up from 20 percent in 2021. Looking at more than 3,200 office properties with previous sales, 42 percent sold at a lower price than previously recorded.

However, the local office market is doing relatively well, according to Jones Heritage Realtors (a local authority on retail and commercial space), which reports that in September of 2025, average gross rental rates were \$9.00 per square foot for downtown office space, \$16.00 per square foot on North Broadway, and \$19.00 per square foot in strip malls.

According to *Demographics Now*, the Pittsburgh micropolitan area has 696 office establishments employing 8,181 people, including 133 health service establishments, employing 2,426 people; 79 membership organization establishments, employing 304 people; 57 business services establishments, employing 682 people; 51 educational services establishments, employing 2,308 people; and 376 other establishments, employing 2,461 people.

Average Gross Office Space Rent
Pittsburg Area, Jan '25 - Aug '25



Source: Jones Heritage Realtors

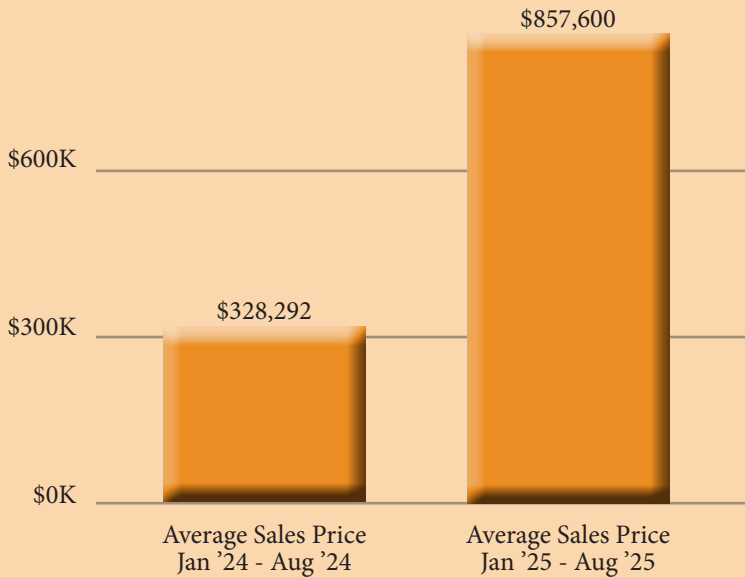
COMMERCIAL MARKETS & PERMITS

The local commercial market has done very well in the first eight months of 2025, according to Jones Heritage Realtors (a local authority in the commercial real estate market), with 24 commercial properties sold for an average price of \$857,600 (up 161.2 percent).

During the first eight months of 2025 in the Pittsburgh micropolitan area, the largest commercial building permit was issued to Freeman Health Systems for a new cancer center with a stated value of \$8.5 million, followed by Apex Stages for an addition with a stated value of \$1.4 million; Wildcat Data Infrastructure for new industrial construction with a stated value of \$1.3 million; USD 250 for a parking lot (new construction) with a stated value of \$928,000; PRG Professional for an addition with a stated value of \$777,000; Watco for roofing with a stated value of \$707,788; CHC-Hospice Private Road for a remodel with a stated value of \$580,000 and Walmart for remodeling with a stated value of \$576,535.

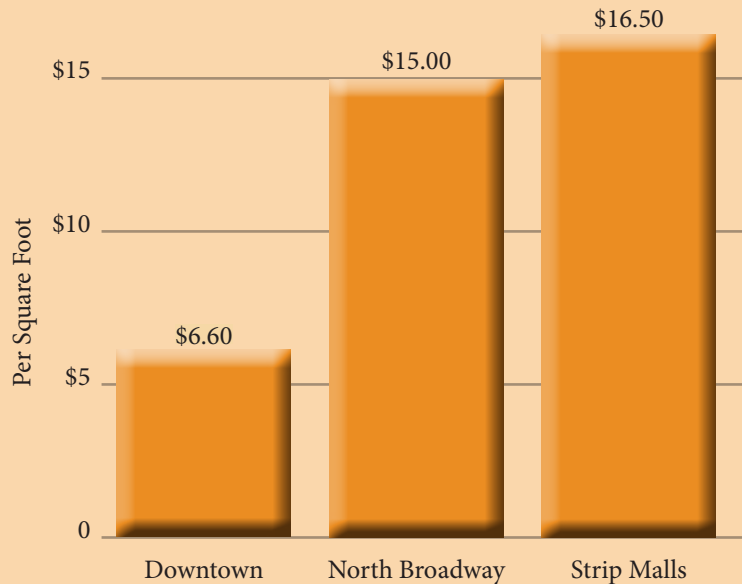
Jones Heritage Realtors reports that average commercial land prices were \$1.02 per square foot for low secondary sites during the first eight months, \$6.80 per square foot for average high primary sites, and \$12.75 per square foot for high end sites.

Commercial Sales
Pittsburg Area



Source: Jones Heritage Realtors

Average Gross Retail Space Rent Pittsburg Area, Jan '25 - Aug '25



Source: Jones Heritage Realtors

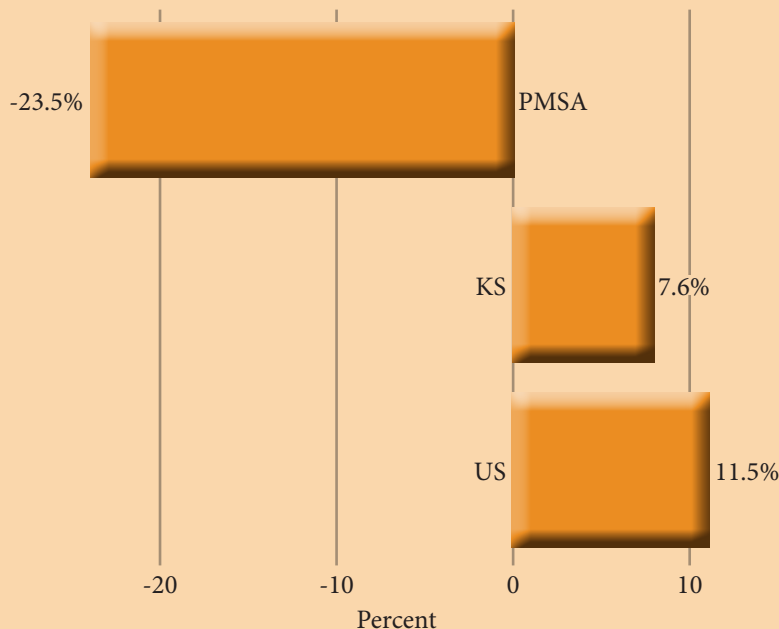
RETAIL SPACE MARKET

The national retail vacancy rate increased slightly to 4.3 percent in the second quarter of 2025, according to Yardi Matrix, as numerous stores closed. Overall, vacated properties exceeded leased properties by 6.4 million square feet, while signed leases declined by approximately 5.0 percent.

Jones Heritage Realtors reports that in September of 2025, average Pittsburg net rental rates (the tenant pays the property tax, insurance premiums, and some maintenance) were \$6.60 per square foot for downtown retail space, \$15.00 per square foot on North Broadway, and \$16.50 per square foot in strip malls.

Overall, there are 613 retail and wholesale establishments in the Pittsburg micropolitan area employing 5,752 people, according to *Demo-graphics Now* (thereof 275 retail trade establishments, employing 2,586 people), including 90 eating and drinking establishments, employing 1,103 people; 70 miscellaneous retail establishments, employing 430 people; 63 wholesale trade establishments, employing 580 people; 33 automotive dealers and gasoline service stations, employing 157 people; 27 food store establishments, employing 245 people; 18 apparel and accessory establishments employing 104 people; and 312 other establishments, employing 3,133 people.

Growth in Bankruptcies Jul '23 - Jun '24 to Jul '24 - Jun '25



Source: US Bankruptcy Courts

BANKRUPTCIES

Overall, 26 bankruptcies were filed in the Pittsburg micropolitan area during the 12-month period ending in June 2025 (down 23.5 percent from the previous 12-month period).

Statewide, 3,979 bankruptcies were filed during the period, up 7.6 percent. Of those, 3,844 were personal bankruptcies (up 7.4 percent), with a total of 2,030 Chapter 7 personal bankruptcies (straight bankruptcy, debt wiped out), up 15.3 percent; one Chapter 11 personal bankruptcy (reorganization of personal debt and temporary protection from creditors), down 50.0 percent; and 1,813 Chapter 13 personal bankruptcies (some debt wiped out and some repayments), down 0.2 percent. A total of 135 business bankruptcies were filed statewide (up 15.4 percent), including 80 Chapter 7 business bankruptcies (total liquidation with no repayments), up 29.0 percent; 35 Chapter 11 business bankruptcies (reorganization of business debt and temporary protection from creditors), up 25.0 percent; eight Chapter 12 business bankruptcies (reorganization of debt for family farms), down 46.7 percent; and 12 Chapter 13 business bankruptcies (total liquidation with some repayments), no change.

Nationwide, 542,529 bankruptcies were filed during the period (up 11.5 percent from the same period last year).



Reprint of our phone book ad from 1957.

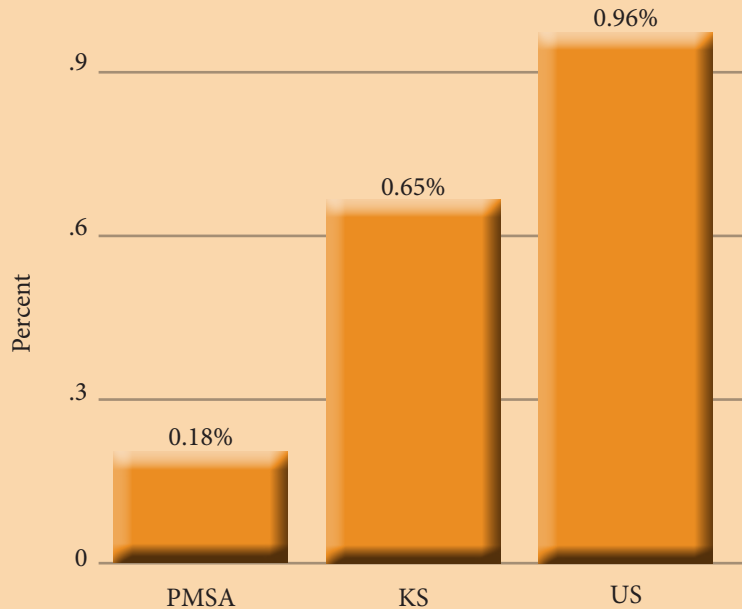
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Percent of Non-Current Loans to Loans Banking Industry Q3 - 2025



Source: Federal Deposit Insurance Corporation

BANKING INDUSTRY

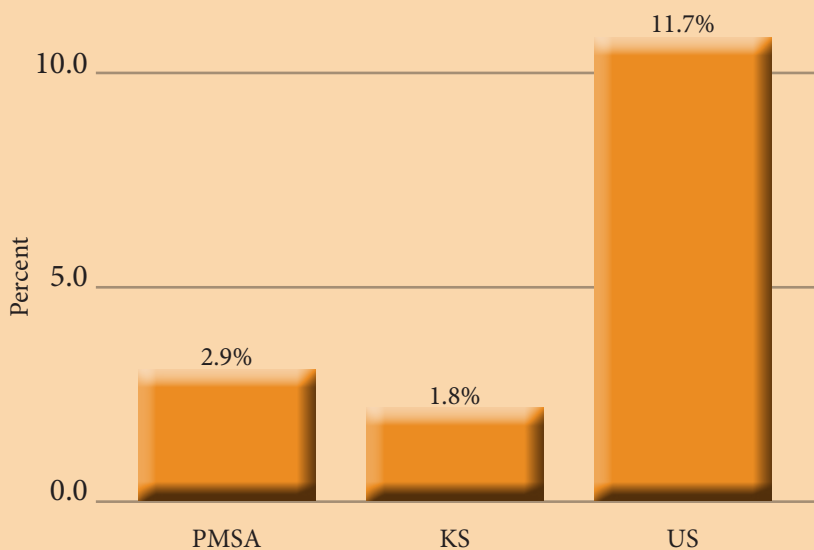
The national banking industry did well during the second quarter of 2025, reporting an average return on assets of 1.14 percent for the first two quarters of 2025 (same as last year for the same period), net interest margin of 3.23 percent (up from 3.18) and percentage of unprofitable institutions of 5.59 (down from 6.46 percent).

Overall, the industry posted \$25.0 trillion in total assets during the period (up 4.6 percent from the second quarter of 2024), \$12.8 trillion in net loans and leases (up 4.1 percent), \$139.4 billion in net income (up 2.7 percent), and \$71.3 billion in assets 30-89 days past due (down 0.6 percent), with 0.96 percent non-current loans.

The statewide banking industry posted \$89.6 billion in total assets (down 5.5 percent), \$59.5 billion in net loans and leases (down 6.1 percent), \$542.6 million in net income (up 14.0 percent) and \$313.8 million in assets 30-89 days past due (up 21.5 percent), with 0.65 percent non-current loans.

The Pittsburgh micropolitan area banking industry posted \$983.6 million in total assets (up 0.2 percent), \$625.7 million in net loans and leases (up 8.2 percent), \$6.2 million in net income (up 81.7 percent), and \$4.0 million in assets 30-89 days past due (up 215.1 percent), with 0.18 percent non-current loans.

Growth in Delinquent Loans and Leases Credit Union Industry Q2 '24 - Q2 '25



Source: National Credit Union Administration

CREDIT UNION INDUSTRY

The national credit union industry reported 143.8 million members at the end of the second quarter (up from 141.0 million) from the second quarter last year, return on average assets of 0.76 percent (up from 0.69 percent) and a net worth ratio of 11.11 (up from 10.94).

Overall, the industry posted \$2.4 trillion in total assets at the end of the second quarter (up 3.5 percent), \$1.7 trillion in net loans and leases (up 3.9 percent), \$8.9 billion in net operating income (up 13.1 percent), and \$15.3 billion in non-current loans and leases (up 11.7 percent).

The statewide credit union industry posted \$17.5 billion in total assets (up 3.9 percent), \$12.5 billion in net loans and leases (up 5.6 percent), \$59.9 million in net income (up 44.8 percent), and \$96.4 million in non-current loans and leases (up 1.8 percent).

The Pittsburgh micropolitan area credit union industry posted \$126.0 million in total assets (up 1.9 percent), \$62.1 million in net loans and leases (down 14.8 percent), \$789,579 in net income (up 163.4 percent), and \$818,203 in non-current loans and leases (up 2.9 percent).

Pittsburg Micropolitan Area Snapshot 2024

	Pittsburg Micropolitan Area	70 Miles Radius Pittsburg, Kansas	100 Miles Radius Pittsburg, Kansas
Labor Force	19,811	301,681	1,169,621
Total Population	38,466	650,121	2,342,761
Population Density (per Sq. Mi.)	64.65	42.20	74.51
Total Households	15,790	261,248	927,460

Population By Gender

Male Population	19,269	324,507	1,167,446
Female Population	19,197	325,615	1,175,314

Population Percentage By Race and Ethnicity

White	83.1%	81.4%	78.0%
Black	2.3%	1.5%	2.3%
American Indian or Alaska Native	1.0%	3.7%	3.3%
Asian/Native Hawaiian/Other Pacific Islander	1.9%	1.5%	2.9%
Some Other Race	3.1%	3.0%	4.0%
Two or More Races	8.6%	8.9%	9.7%
Hispanic Ethnicity	6.8%	6.5%	8.5%
Not of Hispanic Ethnicity	93.2%	93.5%	91.5%

Households By Income

Average Household Income	\$67,950	\$70,635	\$87,358
Median Household Income	\$51,110	\$56,336	\$70,986
Per Capita Income	\$28,148	\$28,524	\$34,092

Employment

Total Population 16+	30,970	516,751	1,861,483
% Blue Collar	45.9%	47.6%	41.4%
% White Collar	54.1%	52.4%	58.6%

Educational Attainment

Total Population Age 25+	23,197	440,153	1,563,181
% Grade K - 8	1.3%	2.5%	2.4%
% Grade 9 - 11	3.9%	7.7%	6.0%
% High School Graduate	29.1%	35.5%	31.6%
% Some College, No Degree	25.2%	23.3%	22.4%
% Associates Degree	8.9%	8.8%	8.1%
% Bachelor's Degree	19.6%	14.2%	18.3%
% Graduate Degree	11.0%	6.8%	10.1%
% No Schooling Completed	1.2%	1.1%	1.1%

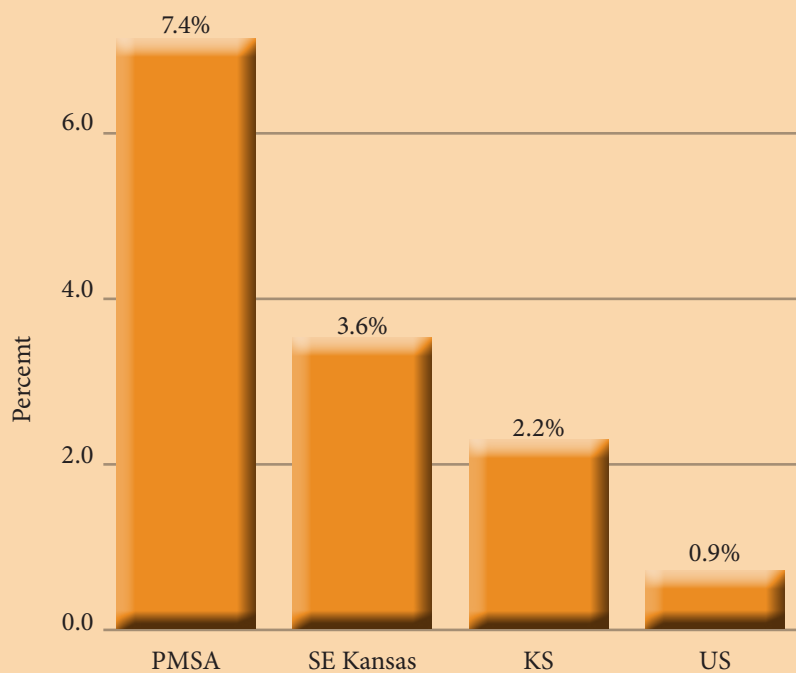
Source: *Demographics Now*

Annual Wages for the Pittsburg Micropolitan Area 2024

Management Occupations	\$97,172	Public Relations Specialists	\$49,117
Chief Executives	\$164,431	Healthcare Practitioners and Technical Occupations	\$76,230
General and Operations Managers	\$88,430	Pharmacists	\$134,464
Marketing Managers	\$105,990	Healthcare Support Occupations	\$30,122
Sales Managers	\$123,564	Medical Assistants	\$33,068
Financial Managers	\$127,389	Firefighters	\$32,931
Industrial Production Managers	\$127,475	Police and Sheriff's Patrol Officers	\$42,894
Market Research Analysts and Marketing Specialists	\$55,397	Food Preparation and Serving Related Occupations	\$26,079
Accountants and Auditors	\$65,374	Cooks, Institution and Cafeteria	\$28,388
Loan Officers	\$81,312	Landscaping and Groundskeeping Workers	\$29,950
Computer User Support Specialists	\$45,087	Cashiers	\$23,837
Computer Programmers	\$76,330	Retail Salespersons	\$30,684
Software Developers	\$86,034	Office and Administrative Support Occupations	\$37,489
Architecture and Engineering Occupations	\$68,876	Customer Service Representatives	\$34,789
Industrial Engineers	\$83,295	Receptionists and Information Clerks	\$28,627
Engineers, All Other	\$66,443	Postal Service Mail Carriers	\$54,667
Educational, Guidance, Career Counselors & Advisors	\$50,053	Secretaries, Administrative Assistants, Except Legal, Medical, & Executive	\$34,208
Rehabilitation Counselors	\$32,160	Industrial Machinery Mechanics	\$52,048
Child, Family, and School Social Workers	\$47,632	Woodworking Machine Setters, Operators, and Tenders, Except Sawing	\$36,239
Graphic Designers	\$45,471	Transportation and Material Moving Occupations	\$35,486
Coaches and Scouts	\$36,969	Laborers and Freight, Stock, and Material Movers, Hand	\$32,508

Growth in Lodging Revenue

Jan '24 - Aug '24 to Jan '25 - Aug '25



Source: 2025 STR, LLC/STR Global, Ltd. Trading as "STR".

LODGING INDUSTRY

The local lodging industry currently consists of eight properties with a total of 585 rooms, according to Smith Travel Research.

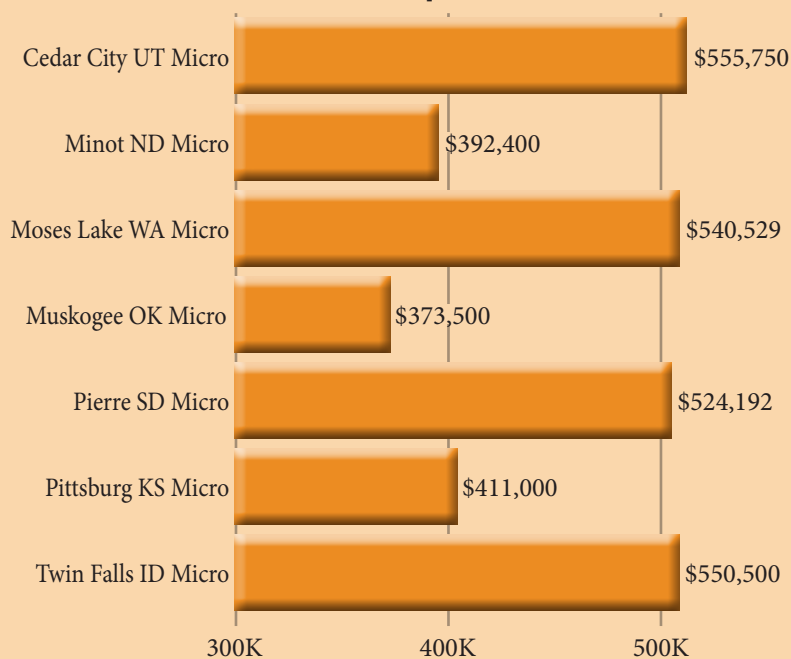
Average occupancy in the Pittsburg micropolitan area lodging industry was 55.8 percent during the first eight months of 2025 (up from 52.5 percent during the first eight months of 2024), the average daily room rate was \$103.49 (up 1.2 percent), room demand declined 6.2 percent, and overall lodging revenues increased 7.4 percent.

In the Southeast Kansas lodging industry, average occupancy was 49.3 percent (no change), the average daily room rate was \$98.36 (up 3.6 percent), room supply and room demand declined slightly, and overall lodging revenues increased 3.6 percent.

Statewide, the average occupancy rate was 56.8 percent (down from 57.1 percent), the average daily room rate was \$108.14 (up 2.9 percent), room supply declined slightly, room demand declined 0.6 percent, and overall lodging revenue increased 2.2 percent.

Nationwide, the average occupancy rate was 63.4 percent (down from 63.9 percent), the average daily room rate was \$160.16 (up 1.0 percent), room supply increased 0.7 percent, room demand decreased 0.1 percent, and overall lodging revenue increased 0.9 percent.

Average Price Of 2,400 Sq. Ft. Home On 8,000 Sq. Ft. Lot



Source: The Center for Regional Economic Competitiveness

COST OF LIVING & QUALITY OF LIFE

Buying a home is the biggest lifetime expenditure for most households, and housing costs (or rental costs) are a very important indicator of quality of life for any city. Housing costs account for 28.4 percent of the average household budget according to a new survey by the Council for Community and Economic Research (C2ER), far more than any other category.

As the biggest expenditure in the average household's budget, housing costs are therefore the item that households watch the most. Housing and rental costs have increased substantially during the past few years. Housing costs in the Pittsburg micropolitan area are only 66.7 percent of the national average according to the study, below most cities of similar size.

A new 2,400 square foot single-family home (four bedroom, two baths) on an 8,000 square foot lot in a middle to upper-middle income neighborhood in Pittsburg cost \$411,000 during the second quarter of 2025, according to the C2ER, which compares well to similar cities. The cost of an equivalent home in Cedar City, Utah was \$555,750; in Twin Falls, Idaho, \$550,500; in Moses Lake, Washington, \$540,529; in Pierre, South Dakota, \$524,192; in Minot, North Dakota, \$392,400; and in Muskogee, Oklahoma, \$373,500.

BUSINESS HIGHLIGHTS

FREEMAN BEGINS CANCER CARE EXPANSION

Work has begun on a \$14 million expansion of Freeman Health System's oncology services, located at 1201 Centennial Drive.

According to a news release from Freeman, the project will add an additional 12,000 square feet to the existing 4,500-square-foot building, and Freeman is projecting completion by late 2026. According to the release, the space will allow the staff to treat twice the number of chemotherapy patients currently served. The building will also feature a state-of-the-art compound pharmacy and PET/CT scanner. A linear accelerator, a machine used with radiation oncology, will also be available when the expansion is completed.

While Freeman is moving ahead with expansion of its oncology services in Pittsburgh, there is still no word on the fate of its plans to build an entirely new hospital in Frontenac. Officials announced plans for that facility, expected to cost as much as \$168 million, in 2024 and held a groundbreaking this past March. Two months later, however, Matt Frye, Freeman's new CEO, announced that the project was on hold until a feasibility study could be conducted.

The Morning Sun – Staff – 8/22/2025

RIBBON CUTTING INTRODUCES NEW OPPORTUNITIES

New opportunities in technical education will now be available to residents of Crawford County. On Tuesday, The Career and Technical Education Center of Crawford County (CTEC), WSU Tech, local school districts and community members celebrated the recently announced partnership between WSU Tech and CTEC. The partnership between WSU Tech and CTEC was supported by Pittsburgh State University.

The introduction of new programs, like the aviation program, could open new economic development opportunities, Blake Benson, Pittsburgh Chamber of Commerce President and Kansas Board of Regents Chairman, said. Benson called the partnership a "game changer" for students and the economy in the area.

WSU Tech offers more than 100 degree and certificate options in fields such as aviation, health care, manufacturing, design, information technology, police science, culinary arts, business and more.

The Morning Sun – Antjea Wolff – 8/15/2025

POINT FORWARD PROJECTS DOMINATE CITY COMMISSION

In 2018, the Pittsburgh City Commission

approved the creation of a Rural Development Incentive District (RHID) dubbed Silverback Landing to build new homes in the city. That RHID gave P&L Development, LLC, 15 years to complete the first of three building phases, including 60 new homes. Construction was delayed for nearly two years due to inclement weather and the interruption of supply chains caused by the COVID shutdown, among other delays. In seven years, only 22 homes have been completed.

Silverback Landing, LLC, a subsidiary of Point Forward, has offered to purchase the property and complete the first phase of the development. The second Point Forward project on the agenda was Washington School and extending their community development block grant timeframe. The project had two phases. The first was the renovation of the original school, which was finished on schedule. The second phase is the construction of a new building. The facility will be managed by Grow at Eden, a childcare provider that manages three other facilities in Parsons and Iola.

The project is scheduled for completion at end of October.

The Morning Sun – Dustin R. Strong – 8/14/2025

KBI, PARTNERS BREAK GROUND ON CRIME CENTER, LAB AT PSU

Thursday's groundbreaking for the new KBI Regional Crime Center and Laboratory at PSU represented the various entities involved in the \$42 million project on Research Road in Pittsburgh. KBI Director Mattivi described the 53,000-square-foot building as a "hub for innovation, training and collaboration." PSU President Newsom said the university currently has about 110 students who are criminal justice majors, but he said the university hopes to grow those numbers by "building out labs and classroom space inside the building". The Kansas Legislature appropriated funds for the project in 2024 and the City of Pittsburgh helped secure and prepare the land for the project. When completed, the facility will be used for KBI investigative and laboratory operations as well as PSU criminal justice education and regional law enforcement training. It will also house the University Police Department and collaborative workspaces for federal, state and local law enforcement agencies. It will also serve as a learning space for educating the next generation of forensic scientists and criminal justice professionals. Construction on the building is expected to begin in October and to be completed sometime in

the spring of 2027.

The Morning Sun – Ron Womble – 9/6/2025

APEX STAGES TO EXPAND

Apex Stages, located at 3530 N. Lone Star Road, broke ground Thursday on a new expansion, which will double its facility. "The idea is that we're going to double the square foot of the building so that we can roughly double production," Apex Stages CEO and Owner Todd Allison said.

The current facility is 31,500 square feet and the addition to the building will add another 31,500 square feet. "I'm looking forward to getting our production times down and I think this will be good growth for us. We've got some new products that we're about to release coming out towards the end of the year and to be able to do that successfully and build them without clogging the system, we really do need the extra space to do it." Allison said they will soon add extra stage sizes to production.

Apex Stages is the largest manufacturer of hydraulic mobile stage trailers in the United States.

The Morning Sun – Antjea Wolff – 7/11/2025

Pittsburg Micropolitan Area Economic Report

is written and produced by:

Dr. Michael Davidsson
Writer and Editor

Dr. Janet Zeperneck
Contributing Editor/Proofreading

Mr. David Oldham
Art Director/Layout

Ms. Shipra Paul, MBA, MS
Special Assistant

Ms. Melissa Payne
Assistant to the Editor

Mr. Jonah Sandford
Economic Development Assistant

Mr. Carson Kern
Graduate Assistant

with support and direction from
Kelce College of Business
Pittsburg State University

All sources are provided on request.

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Pittsburg Micropolitan Area Employment Trends

Industry title	Average Monthly Employment Q1-2025	Average Monthly Wage Q1-2025	Average Monthly Employment Q1-2024	Average Monthly Wage Q1-2024	Employment Growth	Wage Growth
Postal service	62	\$5,428.38	67	\$4,957.04	-7.96%	9.51%
Regulation of agricultural marketing and commodities	12	\$7,362.94	13	\$6,571.90	-10.00%	12.04%
Research and development in the physical, engineering, and life sciences	8	\$3,639.50	8	\$3,527.13	0.00%	3.19%
Public finance activities	18	\$4,509.84	18	\$4,173.59	1.85%	8.06%
Legal counsel and prosecution	32	\$6,232.34	31	\$5,373.62	3.23%	15.98%
Correctional institutions	9	\$5,407.48	8	\$5,578.00	12.50%	-3.06%
Administration of public health programs	16	\$4,000.90	15	\$4,011.84	11.36%	-0.27%
Administration of human resource programs	60	\$3,869.72	61	\$3,791.64	-1.65%	2.06%
Regulation and administration of transportation programs	30	\$4,797.94	27	\$3,981.46	9.76%	20.51%
Water supply and irrigation systems	12	\$3,499.06	12	\$3,575.17	0.00%	-2.13%
Libraries and archives	10	\$1,390.32	14	\$1,190.90	-24.39%	16.75%
General medical and surgical hospitals	195	\$4,629.93	194	\$4,606.12	0.34%	0.52%
Executive offices	15	\$1,136.62	13	\$1,677.41	15.38%	-32.24%
Administration of air and water resource and solid waste management programs	7	\$2,589.19	7	\$2,157.10	0.00%	20.03%
Oilseed and grain combination farming	34	\$4,467.86	34	\$3,714.40	0.98%	20.28%
Beef cattle ranching and farming	23	\$3,401.40	18	\$4,036.65	25.93%	-15.74%
Commercial and institutional building construction	77	\$4,213.57	70	\$4,246.01	9.52%	-0.76%
Power and communication line and related structures construction	70	\$4,573.57	56	\$4,253.28	24.85%	7.53%
Nonresidential site preparation contractors	23	\$2,118.50	19	\$2,582.23	22.81%	-17.96%
Commercial printing (except screen and books)	401	\$4,201.17	418	\$4,168.61	-4.07%	0.78%
Machine shops	72	\$4,014.14	71	\$4,635.26	1.41%	-13.40%
Grain and field bean merchant wholesalers	61	\$5,081.46	66	\$4,994.64	-6.60%	1.74%
Farm supplies merchant wholesalers	26	\$5,019.65	31	\$4,535.97	-15.22%	10.66%
Wholesale trade agents and brokers	8	\$5,250.00	10	\$6,566.97	-20.00%	-20.05%
Automotive parts and accessories retailers	39	\$1,859.10	36	\$2,112.28	7.34%	-11.99%
Hardware retailers	21	\$2,456.62	21	\$2,480.17	0.00%	-0.95%
Nursery, garden center, and farm supply retailers	38	\$2,702.89	37	\$2,297.32	3.60%	17.65%
Beer, wine, and liquor retailers	35	\$1,433.07	33	\$1,222.13	4.00%	17.26%
Electronics and appliance retailers	69	\$3,354.86	67	\$3,660.00	2.49%	-8.34%
All other general merchandise retailers	77	\$1,919.81	88	\$1,557.32	-12.50%	23.28%
Pharmacies and drug retailers	51	\$2,963.67	51	\$3,065.55	1.32%	-3.32%
General freight trucking, local	29	\$3,906.22	44	\$3,146.78	-35.34%	24.13%
Commercial banking	172	\$5,194.89	167	\$5,053.17	3.40%	2.80%
Consumer lending	7	\$3,789.48	9	\$3,351.85	-22.22%	13.06%
Lessors of nonresidential buildings (except miniwarehouses)	7	\$3,128.38	7	\$2,728.48	0.00%	14.66%
Offices of certified public accountants	22	\$3,509.27	25	\$3,853.25	-11.84%	-8.93%
Other accounting services	39	\$6,502.63	39	\$6,395.28	0.86%	1.68%
Engineering services	43	\$9,111.84	46	\$6,931.39	-7.91%	31.46%
Computer systems design services	24	\$4,790.78	21	\$5,466.51	14.29%	-12.36%
Veterinary services	50	\$2,447.11	62	\$2,468.14	-18.92%	-0.85%
Janitorial services	71	\$2,368.86	78	\$2,146.64	-9.40%	10.35%
Landscaping services	47	\$2,313.60	51	\$2,296.86	-8.50%	0.73%
Offices of chiropractors	23	\$3,280.93	29	\$2,757.67	-19.77%	18.97%
Offices of optometrists	58	\$2,641.31	51	\$2,359.27	13.07%	11.95%
Home health care services	206	\$3,241.13	190	\$3,096.02	8.25%	4.69%
Nursing care facilities (skilled nursing facilities)	262	\$3,456.89	254	\$3,577.47	3.15%	-3.37%
Services for the elderly and persons with disabilities	174	\$2,692.43	199	\$2,788.36	-12.88%	-3.44%
Child care services	124	\$2,363.11	128	\$2,228.66	-3.39%	6.03%
All other amusement and recreation industries	18	\$4,144.91	18	\$4,166.91	1.89%	-0.53%
Hotels (except casino hotels) and motels	37	\$1,478.24	35	\$1,783.08	4.76%	-17.10%
Civic and social organizations	13	\$1,082.50	14	\$1,226.80	-7.32%	-11.76%
Regulation of agricultural marketing and commodities	12	\$7,362.94	13	\$6,571.90	-10.00%	12.04%
Water supply and irrigation systems	12	\$3,499.06	12	\$3,575.17	0.00%	-2.13%
Libraries and archives	10	\$1,390.32	14	\$1,190.90	-24.39%	16.75%
Masonry contractors	38	\$2,464.24	45	\$3,047.26	-15.56%	-19.13%
Roofing contractors	20	\$3,893.03	29	\$3,159.26	-31.03%	23.23%
Electrical and wiring contractors	248	\$5,614.34	239	\$5,635.84	3.76%	-0.38%
Insurance carriers and related activities	84	\$3,989.55	73	\$3,862.36	15.00%	3.29%
Personal care services	39	\$1,896.93	49	\$1,876.73	-19.86%	1.08%
Health care services	39	\$2,221.63	40	\$2,245.29	-3.33%	-1.05%

Source: Bureau of Labor Statistics

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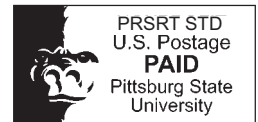


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