

Town of North Yarmouth, Maine Economic Development Strategy: Demographic & Economic Base Analysis

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Town of North Yarmouth, Maine



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About Camoin Associates

Camoin Associates has provided economic development consulting services to municipalities, economic development agencies, and private enterprises since 1999. Through the services offered, Camoin Associates has had the opportunity to serve EDOs and local and state governments from Maine to California; corporations and organizations that include Lowes Home Improvement, FedEx, Volvo (Nova Bus) and the New York Islanders; as well as private developers proposing projects in excess of \$600 million. Our reputation for detailed, place-specific, and accurate analysis has led to projects in 30 states and garnered attention from national media outlets including *Marketplace* (NPR), *Forbes* magazine, and *The Wall Street Journal*. Additionally, our marketing strategies have helped our clients gain both national and local media coverage for their projects in order to build public support and leverage additional funding. The firm currently has offices in Saratoga Springs, NY; Portland, ME; and Brattleboro, VT. To learn more about our experience and projects in all of our service lines, please visit our website at www.camoinassociates.com. You can also find us on Twitter [@camoinassociate](https://twitter.com/camoinassociate) and on [Facebook](https://www.facebook.com/camoinassociate).

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Executive Summary

Camoin Associates was commissioned by the Town of North Yarmouth, Maine to assist in the creation of an Economic Development Strategic Plan. As a part of this project, Camoin conducted a Demographic and Economic Base Analysis. When developing economic development strategies, it is important to have a thorough understanding of the demographic and economic characteristics and emerging trends of the study area and surrounding region. We developed a demographic and economic profile of the town, Cumberland County, and Maine, that will be used to inform the development of strategies. The demographic profile includes existing and projected 5-year trends for population distribution by age and income, number of households, median age, and race and ethnicity. We have also compiled information on labor market size and commuter trends (inflow-outflow) as well as educational attainment, unemployment, occupation and industry trends.

The Demographic Overview below shows population, households, average household size, median age, and median household incomes for the three regions. The major findings of this assessment include:

- The populations within the Town of North Yarmouth, Cumberland County, and Maine have all increased over the past 5 years and they are all expected to continue growing through 2021.
- The number of households in all three regions are have shown a similar historic pattern of growth between 2010 and 2016, and are projected to continue growing similar to the rates of population growth over the next five years. Average household size is the highest in the town at 2.7.
- Median household income is also the highest in the town by far, surpassing Cumberland County by over \$12,000 and Maine by over \$23,000.

Demographic Overview, 2016					
	Population	Households	Average Household Size	Median Age	Median Household Income
Town of North Yarmouth	3,878	1,419	2.7	44	\$72,932
Cumberland County	292,631	122,427	2.3	42	\$60,393
Maine	1,367,696	578,678	2.3	44	\$49,492

Source: ESRI, American FactFinder

The Industry Overview below shows overall job growth between 2010 and 2016 for all three regions, these employment numbers include all persons who are employed within businesses located in North Yarmouth. Major findings including:

- There were only an estimated 600 jobs in 2016 in the Town of North Yarmouth. Job growth within the town has been marginal between 2010 and 2016 only adding an estimated 6 jobs, resulting in 1% growth.
- Average earnings for jobs within the town are \$46,660, which is far lower than the median household income within the town. Industries overall, have shown within Cumberland County and Maine at 6% and 3%, respectively.
- Unlike median household income, average earnings within the town are lower than in both Cumberland County and Maine.

Industry Overview, 2010-2016					
Region	2010 Jobs	2016 Jobs	2010-2016 Change	2010-2016 % Change	2016 Average Earnings
Town of North Yarmouth	578	584	6	1%	\$46,660
Cumberland County	188,796	199,294	10,498	6%	\$54,868
Maine	668,781	687,919	19,138	3%	\$48,360

Source: EMSI



Introduction

Camoin Associates completed an economic base analysis for the Town of North Yarmouth, Maine to better inform our research for the region. The following economic base analysis examined and compared the economic and demographic trends of the Town of North Yarmouth, Cumberland County, and Maine.

The economic base analysis consists of four interrelated studies:

- Demographic and Economic Analysis
- Regional Economic Trends
- Employment Trends
- Major Industries and Industry Activity

Data Sources

Much of the data in this report were purchased from ESRI Business Analyst Online (ESRI) and Economic Modeling Specialists, Inc. (EMSI). The base of ESRI's data is the 2010 Census and the annual American Survey. It uses proprietary statistical models and updated data from the U.S. Census Bureau, the U.S. Postal Service, and various other sources to project current statistics and future trends. ESRI data are often used for economic development, marketing, site selection, and strategic decision making. For more information, visit www.esri.com.

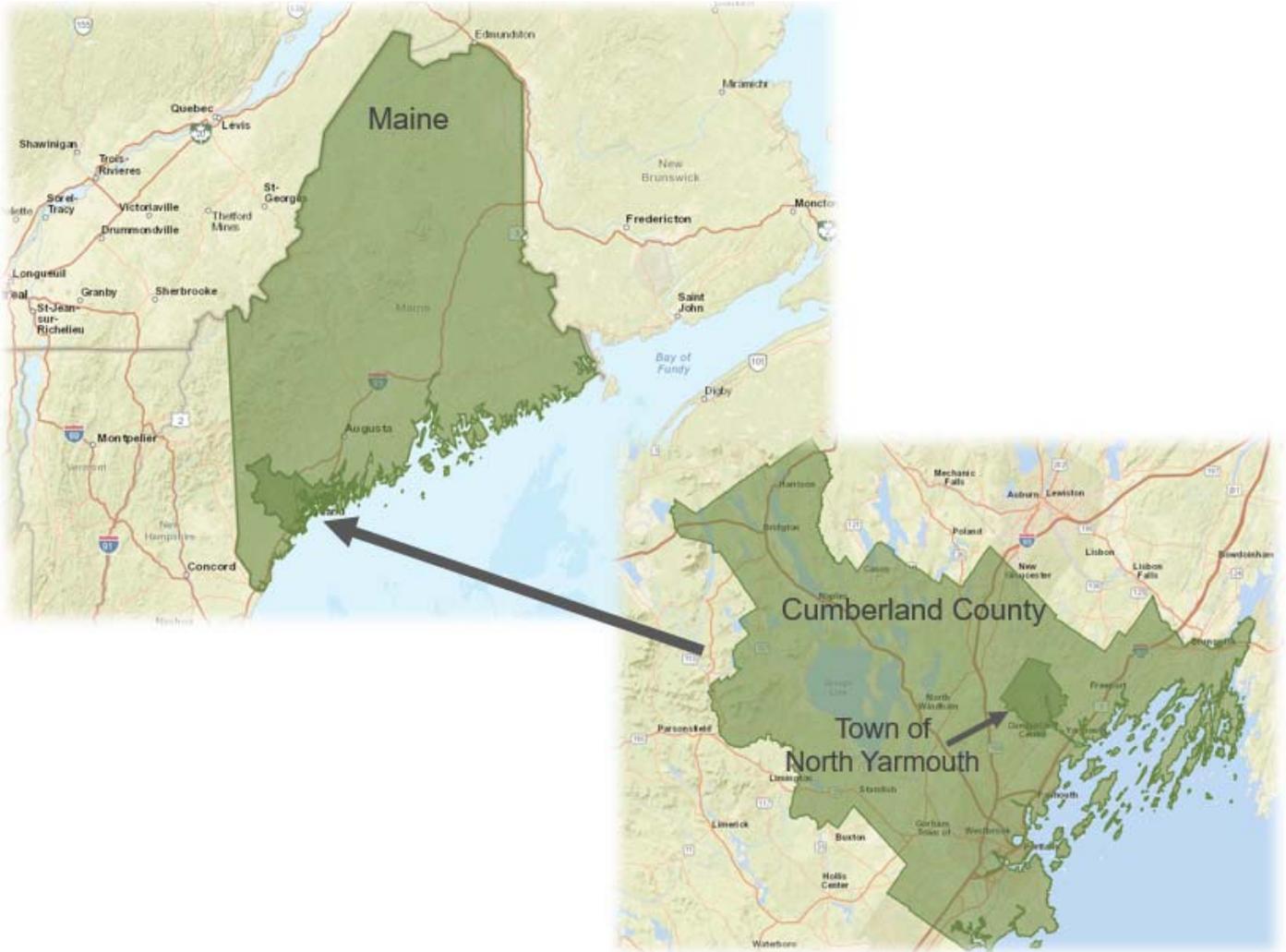
EMSI data are compiled from several sources, including the U.S. Census Bureau and the U.S. Departments of Health and Labor using specialized proprietary processes and models to estimate current statistics and predict future trends. Visit www.economicmodeling.com for additional information.

Geographies Studied

Data for the market analysis were analyzed for the following geographies:

- **Town of North Yarmouth.** While the economic base analysis shows the role of the Town of North Yarmouth within a larger economic region, information was gathered to identify assets and characteristics that are within the town boundaries, including demographics, employers, and housing availability to compare to the county and region.
- **Cumberland County.** In order to identify important issues and opportunities that may impact development within the Town, employment and industry trends in Cumberland County were examined.
- **Maine.** In order to get a clear understanding of the economic and demographic environment with which the Town of North Yarmouth and Cumberland County both operate, we gathered data for the state as a whole.

Looking at the data at different geographic scales allowed an analysis of current trends within the region. Demographic and economic data were examined to illustrate how these factors may affect the local and regional economy and potential development opportunities. The following maps depict the Town of North Yarmouth, the County of Cumberland, and the State of Maine.



Demographic and Economic Base Analysis

General demographic and economic data were gathered and reviewed to gain an understanding of past trends, existing conditions, and future projections. This information was collected for the Town of North Yarmouth, Cumberland County, and the State of Maine.

Basic Demographic Trends

Key Findings

- The population totals within the Town of North Yarmouth, Cumberland County, and Maine have all increased over the past 5 years. Similarly, they are all expected to continue growing through 2021, between 2% and 6% over the timeframe. In the past 5 years the rate of growth in North Yarmouth (by percent) has outpaced that of both Cumberland County and Maine.
- The number of households in all three regions have shown a similar historic pattern of growth between 2010 and 2016, and are projected to continue growing similar to the rates of population growth over the next five years. North Yarmouth has a slightly higher household size than Cumberland County and Maine.
- The Town of North Yarmouth both has the highest percentage of people in the labor force, 77.6%, meaning, North Yarmouth has the highest labor force participation rate. Similarly, North Yarmouth also has the lowest unemployment rate, 4.6%, of the three regions.
- A notable trend projected in the Town of North Yarmouth is a high and increasing median household income. In all three study years the Town has the highest median household incomes. In 2010, at over \$70,000, the median income was about \$15,000 higher than that of the county, and nearly \$25,000 higher than that of Maine. This trend continues similarly through 2016 and projected to continue in 2021.

Demographics							
	2010	2016	2021	# Change 2010 - 2016	% Change 2010 - 2016	# Change 2016 - 2021	% Change 2016 - 2021
Town of North Yarmouth							
Population	3,584	3,878	4,096	294	8.2%	218	5.6%
Households	1,303	1,419	1,503	116	8.9%	84	5.9%
Average Household Size	2.75	2.73	2.72	(0)	-0.7%	(0)	-0.4%
Median Age	42.4	43.9	44.4	2	3.5%	1	1.1%
Median Household Income	\$70,881	\$72,932	\$85,954	\$2,051	2.9%	\$13,022	17.9%
Family Households	1,040	1,123	1,186	83	8.0%	63	5.6%
Cumberland County							
Population	281,674	292,631	302,004	10,957	3.9%	9,373	3.2%
Households	117,339	122,427	126,673	5,088	4.3%	4,246	3.5%
Average Household Size	2.32	2.32	2.31	0	0.0%	(0)	-0.4%
Median Age	41.0	42.3	43.2	1	3.2%	1	2.1%
Median Household Income	\$55,658	\$60,393	\$66,601	\$4,735	8.5%	\$6,208	10.3%
Family Households	70,778	72,904	74,948	2,126	3.0%	2,044	2.8%
Maine							
Population	1,328,361	1,367,696	1,398,166	39,335	3.0%	30,470	2.2%
Households	557,219	578,678	594,297	21,459	3.9%	15,619	2.7%
Average Household Size	2.32	2.30	2.29	(0)	-0.9%	(0)	-0.4%
Median Age	42.7	44.2	45.4	2	3.5%	1	2.7%
Median Household Income	\$46,933	\$49,492	\$52,918	2,559	5.5%	3,426	6.9%
Family Households	350,621	359,784	367,279	9,163	2.6%	7,495	2.1%

Source: ESRI, American FactFinder

Note: Data projections are estimations based on current and past data trends, therefore are just used to understand future trends and should not be heavily relied on.

Unemployment and Labor Force Participation

The table below shows the unemployment rates and the labor force participation rates for all three comparison regions. The data shows that the Town of North Yarmouth has the highest percentage of people in the labor force and the lowest unemployment rate. An unemployment rate of 4.6% is even less than that of the United States at 4.9%.

Economic Indicators, 2014		
Region	Labor Force Participation Rate	Unemployment Rate
Town of North Yarmouth	77.6%	4.6%
Cumberland County	68.8%	5.8%
Maine	63.9%	7.4%

Note: Only includes the population 16 years and over

Source: American FactFinder

Ethnicity

Currently, of the three geographies, the Town of North Yarmouth has the least diverse population, with 97.3% identifying as “White Alone”, and just over 1% identifying as “Hispanic Origin (Any Race)”. Cumberland County however has the most diverse population of the three regions, having the lowest population identifying as “White Alone” at 92.5%, and the largest percentage of the population identifying as “Black Alone” at almost 3%. Cumberland County also has the largest population identifying as “Hispanic Origin (Any Race)” at 2.2%, followed by Maine at 1.7%. North Yarmouth also has the smallest percentage of people identifying as “Two or More Races”.

2016 Resident Ethnicity, Comparison of Geographies						
Race and Ethnicity	Town of North Yarmouth		Cumberland County		Maine	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,734	97.3%	264,896	92.5%	1,276,611	94.9%
Black Alone	11	0.3%	8,228	2.9%	18,372	1.4%
American Indian Alone	4	0.1%	814	0.3%	8,781	0.7%
Asian Alone	41	1.1%	6,444	2.2%	16,579	1.2%
Pacific Islander Alone	1	0.0%	78	0.0%	453	0.0%
Some Other Race Alone	0	0.0%	339	0.1%	1,029	0.1%
Two or More Races	45	1.2%	5,638	2.0%	23,031	1.7%
Hispanic Origin (Any Race)	42	1.1%	6,194	2.2%	22,840	1.7%

Source: ESRI

Income

The largest income cohort in North Yarmouth are households earning between \$50,000 - \$74,999 at 25.7%. This cohort is projected to shrink to 23.4% in 2021, but will remain the largest cohort. The next largest cohort are households earning between \$35,000 - \$49,999 at 15.4%, also projected to decline in 2021 to about 9%.

Within the State of Maine there is a notable percentage of households with an income of less than \$15,000, about 14% in 2016, followed by nearly 12% in Cumberland County. However, the percentage of households in North Yarmouth earning <\$15,000 is very low at 2.7%. This percentage is projected to decrease marginally in 2021 to nearly 2.6% of households in North Yarmouth. This cohort is also projected to decrease marginally in both Cumberland County and Maine as well.

Town of North Yarmouth				
Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	38	2.7%	39	2.6%
\$15,000 - \$24,999	52	3.7%	51	3.4%
\$25,000 - \$34,999	56	3.9%	65	4.3%
\$35,000 - \$49,999	219	15.4%	137	9.1%
\$50,000 - \$74,999	365	25.7%	351	23.4%
\$75,000 - \$99,999	189	13.3%	213	14.2%
\$100,000 - \$149,999	186	13.1%	258	17.2%
\$150,000 - \$199,999	108	7.6%	143	9.5%
\$200,000+	206	14.5%	246	16.4%

Source: ESRI



Cumberland County has a much larger percentage of households earning less than \$15,000 in 2016, compared to that of the town, at about 12%. The largest cohort in the county are households earning between \$50,000 - \$74,999, at 17.7% in 2016 but projected to decline in 2021 to 16.6%, falling to the second largest cohort behind households earning between \$100,000 - \$149,999 at about 18%.

Cumberland County				
Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	14,541	11.9%	14,611	11.5%
\$15,000 - \$24,999	9,687	7.9%	9,355	7.4%
\$25,000 - \$34,999	11,352	9.3%	13,434	10.6%
\$35,000 - \$49,999	14,591	11.9%	10,386	8.2%
\$50,000 - \$74,999	21,644	17.7%	21,056	16.6%
\$75,000 - \$99,999	17,169	14.0%	17,164	13.6%
\$100,000 - \$149,999	18,566	15.2%	22,957	18.1%
\$150,000 - \$199,999	7,061	5.8%	8,948	7.1%
\$200,000+	7,814	6.4%	8,760	6.9%

Source: ESRI

Similar to Cumberland County, the largest cohort in Maine are households earning between \$50,000 - \$74,999, at 18.5% in 2016 but projected to decline in 2021 to 17.5% in 2021, continuing to be the largest cohort, followed by households earning between \$100,000 - \$149,999 at about 13.9% and households earning less than \$15,000 at 13.8%.

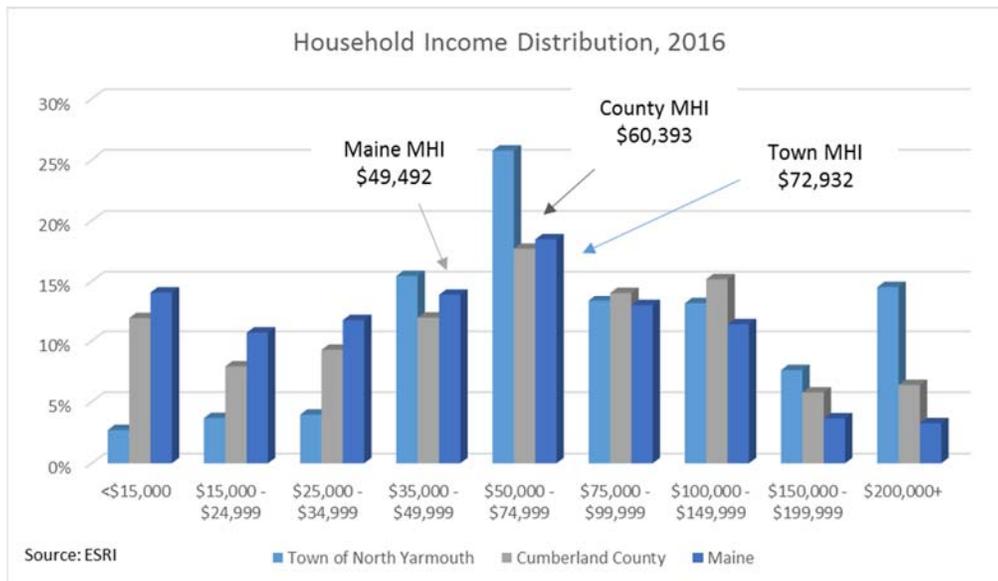
Maine				
Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	81,400	14.1%	82,292	13.8%
\$15,000 - \$24,999	61,866	10.7%	64,287	10.8%
\$25,000 - \$34,999	67,780	11.7%	70,853	11.9%
\$35,000 - \$49,999	80,325	13.9%	62,478	10.5%
\$50,000 - \$74,999	106,787	18.5%	104,288	17.5%
\$75,000 - \$99,999	74,932	12.9%	79,610	13.4%
\$100,000 - \$149,999	65,809	11.4%	82,482	13.9%
\$150,000 - \$199,999	21,011	3.6%	26,827	4.5%
\$200,000+	18,758	3.2%	21,170	3.6%

Source: ESRI

The following tables and graphs compare the percent of households in both 2016 and 2021 in each income cohort, among all three geographies.

Household Income Distribution, 2016			
Households by Income	Town of North Yarmouth	Cumberland County	Maine
<\$15,000	2.7%	11.9%	14.1%
\$15,000 - \$24,999	3.7%	7.9%	10.7%
\$25,000 - \$34,999	3.9%	9.3%	11.7%
\$35,000 - \$49,999	15.4%	11.9%	13.9%
\$50,000 - \$74,999	25.7%	17.7%	18.5%
\$75,000 - \$99,999	13.3%	14.0%	12.9%
\$100,000 - \$149,999	13.1%	15.2%	11.4%
\$150,000 - \$199,999	7.6%	5.8%	3.6%
\$200,000+	14.5%	6.4%	3.2%

Source: ESRI

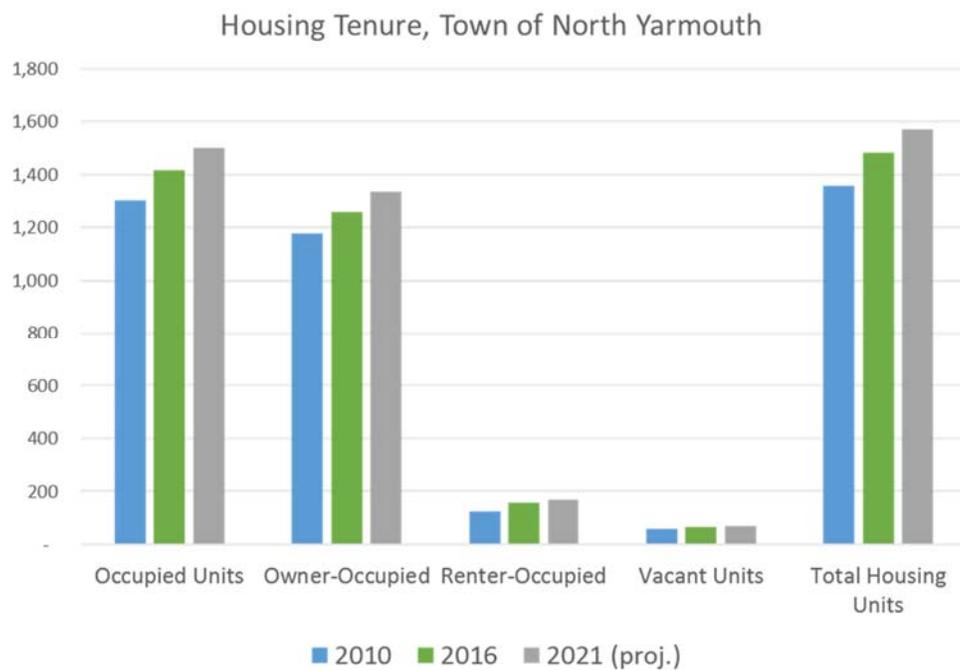


Housing Tenure

The following tables describe housing tenure within the town, the county, and the state. Current vacancy rates in the town are the lowest of the three regions, being about 4%, whereas vacancy rates in the state are the highest at 23.4% followed by 15.7% in the county. The town also has the highest percentage of owner-occupied units at 85%, which is to be expected. The town does not have very many rentable housing options, only about 123 or 11% units are renter-occupied.

Housing Tenure, Town of North Yarmouth					
	2010	2016	2021 (proj.)	Annual Growth Rate 2010-16	Annual Growth Rate 2016-21
Occupied Units	1,303	1,419	1,503	1%	1%
Owner-Occupied	1,180	1,261	1,335	1%	1%
Renter-Occupied	123	158	168	4%	1%
Vacant Units	57	64	68	2%	1%
Total Housing Units	1,360	1,483	1,571	1%	1%

Source: Esri



Housing tenure in Cumberland County differs from the town, yet is similar to trends at the state-level, because about 36% of occupied units are renter-occupied and only about 64% are owner-occupied.

Housing Tenure, Cumberland County					
	2010	2016	2021 (proj.)	Annual Growth Rate 2010-16	Annual Growth Rate 2016-21
Occupied Units	117,339	122,427	126,673	1%	1%
Owner-Occupied	78,545	78,419	81,223	0%	1%
Renter-Occupied	38,794	44,008	45,450	2%	1%
Vacant Units	21,318	22,716	23,598	1%	1%
Total Housing Units	138,657	145,143	150,271	1%	1%

Source: Esri

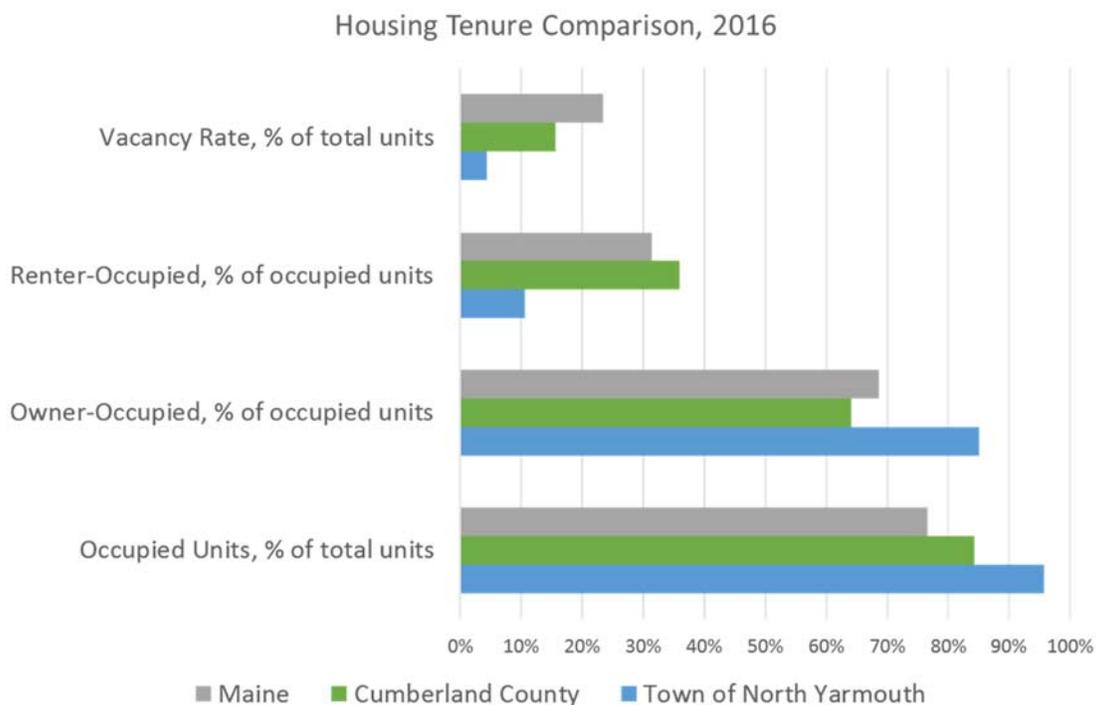
As previously mentioned, trends at the state-level are similar to that of Cumberland County but quite different than that of the town.

Housing Tenure, Maine					
	2010	2016	2021 (proj.)	Annual Growth Rate 2010-16	Annual Growth Rate 2016-21
Occupied Units	557,219	578,678	594,297	1%	1%
Owner-Occupied	397,417	396,965	408,201	0%	1%
Renter-Occupied	159,802	181,713	186,096	2%	0%
Vacant Units	164,611	176,776	184,183	1%	1%
Total Housing Units	721,830	755,454	778,480	1%	1%

Source: Esri

Housing Tenure Comparison, 2016			
	Town of North Yarmouth	Cumberland County	Maine
Occupied Units, % of total units	96%	84%	77%
Owner-Occupied, % of occupied units	85%	64%	69%
Renter-Occupied, % of occupied units	11%	36%	31%
Vacancy Rate, % of total units	4.3%	15.7%	23.4%

Source: Esri, ACS 2014 5-year estimates



The following tables describe the structure of housing units, year built of housing units, and value of housing units by all three geographies. Withing the town of North Yarmouth, a vast majority of units are classified as 1 Detached in the town at 91%, far higher than that in the county at 65% and 70% in the state. The only other types of units signficiantly represented in North Yarmouth are 1 Attached Unit and 2 Units both at 4%.

Housing by Units in Structure, 2014				
Number of Units in Structure	Town of North Yarmouth		Cumberland County	Maine
	Count	Pct. of Total	Pct. of Total	Pct. of Total
1 Detached Unit	1,266	91%	65%	70%
1 Attached Unit	53	4%	5%	2%
2 Units	54	4%	6%	5%
3 or 4 Units	9	1%	7%	6%
5 to 9 Units	-	0%	4%	4%
10 to 19 Units	-	0%	2%	2%
20 to 49 Units	-	0%	3%	2%
50 or More Units	-	0%	3%	1%
Mobile Homes	8	1%	4%	9%
Boat/RV/Van	-	0%	0%	0%
Total Housing Units	1,390	100%	100%	100%

Source: ACS 2014 5-year estimates

The majority of houses in the county and the state were were built before 1939, at 26% for both geographies. The majority of houses in the town were built between 1980-1989 at 22%, closely followed by houses built between 2000-2009, at 20%.

Housing by Year Built				
Year Built	Town of North Yarmouth		Cumberland County	Maine
	Count	Pct. of Total	Pct. of Total	Pct. of Total
2010 or Later	7	1%	1%	1%
2000-2009	274	20%	12%	12%
1990-1999	268	19%	12%	12%
1980-1989	299	22%	14%	15%
1970-1979	172	12%	13%	14%
1960-1969	82	6%	8%	7%
1950-1959	123	9%	8%	8%
1940-1949	12	1%	6%	5%
1939 or Earlier	153	11%	26%	26%
Total Housing Units	1,390	100%	100%	100%
Median Year Structure Built	1985		1972	1973

Note that units built since 2010 are significantly undercounted because 2014 ACS data is based on a sample taken between 2009 and 2014.

Source: ACS 2014 5-year estimate

The median and average home value is highest in the Town of North Yarmouth at \$343,000 and nearly \$400,000 respectively. The average rent is also highest in the town at nearly \$950.

2016 Home Values, Owner-Occupied Units				
Home Value	Town of North Yarmouth		Cumberland County	Maine
	Count	Pct. of Total	Pct. of Total	Pct. of Total
Less than \$50,000	43	3%	4%	8%
\$50,000-\$99,999	15	1%	3%	13%
\$100,000-\$149,999	3	0%	6%	15%
\$150,000-\$199,999	99	8%	14%	17%
\$200,000-\$249,999	93	7%	18%	14%
\$250,000-\$299,999	200	16%	14%	10%
\$300,000-\$399,999	409	32%	18%	11%
\$400,000-\$499,999	159	13%	10%	5%
\$500,000-\$749,999	155	12%	8%	4%
\$750,000-\$999,999	27	2%	4%	2%
\$1,000,000 or greater	58	5%	3%	1%
Median Home Value	\$	343,399	\$ 270,634	\$ 191,376
Average Home Value	\$	399,306	\$ 332,849	\$ 239,291

Source: Esri

Rent, 2014			
	Town of North Yarmouth	Cumberland County	Maine
Median	\$944	\$852	\$673

Note: Rent is adjusted to exclude utility costs

Source: ACS 2014 5-year estimates, table B25058

Commuter Inflow and Outflow

The following tables depicts the number of people both living and working in the Town of North Yarmouth. Since 2004 the number of people employed within the town has marginally decreased by about 70 workers. Conversely, the number of people living in North Yarmouth has increased since 2004 by about 65 people. The vast majority of workers who live in the town are employed outside of the town, at 94% in 2014. There are only about 100 people who both live and work in the town.

Of the estimated 1,650 people who are living within the town but employed outside of the town, the data shows that a majority of them, about 450 workers, or 26% ,are working in Portland. There is also a notable number of people working in South Portland, and Yarmouth, about 220 people or 12% cumulatively.

There are about 300 people who work in North Yarmouth but live outside of the town. According to the data, these 300 people live scattered around in places such as Portland, Cumberland Center, Biddeford, Lewiston, South Portland, and a number of other places.

Commuter Inflow/Outflow				
	2004 Count	2004 Share	2014 Count	2014 Share
Employed in North Yarmouth	365	100%	298	100%
Employed in North Yarmouth but Living Outside	249	68%	190	64%
Employed and Living in North Yarmouth	116	32%	108	36%
Living in North Yarmouth	1,694	100%	1,759	100%
Living in North Yarmouth but Employed Outside	1,578	93%	1,651	94%
Living and Employed in North Yarmouth	116	7%	108	6%

Note: Job Counts include only primary jobs

Source: Census On-The-Map

Educational Attainment

There are twelve institutions within Cumberland County that award higher education degrees and/or certificates. Of these twelve institutions, they cumulatively awarded 1,163 certificates and 4,271 degrees in 2015. Overall, the University of Southern Maine awarded the most number of Bachelor's, Master's, and Doctor's degrees, accounting for more than 50% of Bachelor's and Master's degrees awarded in total among all institutions, and 90 of the 93 total Doctor's degrees. However, Southern Maine Community College awarded the highest number of Associate's degrees, and Northeast Technical Institute awarded the most certificates.

Cumberland County, Institutions, 2015						
Institution	Associates degree	Bachelors degree	Masters degree	Doctors degree	All Certificates	All Degrees
University of Southern Maine	1	1,257	489	90	128	1,837
Southern Maine Community College	806	0	0	0	27	806
Bowdoin College	0	626	0	0	0	626
Saint Joseph's College of Maine	5	294	255	0	7	554
Northeast Technical Institute	0	0	0	0	438	0
Kaplan University-Maine Campus	221	112	16	0	15	349
Spa Tech Institute-Westbrook	0	0	0	0	197	0
InterCoast Career Institute-South Portland	0	0	0	0	195	0
Empire Beauty School-Maine	0	0	0	0	103	0
Maine College of Art	0	80	15	0	0	95
Cosmotech School of Cosmetology	0	0	0	0	48	0
Birthwise Midwifery School	0	0	0	0	5	0
Institute for Doctoral Studies in the Visual Arts	0	0	1	3	0	4
Total	1,033	2,369	776	93	1,163	4,271

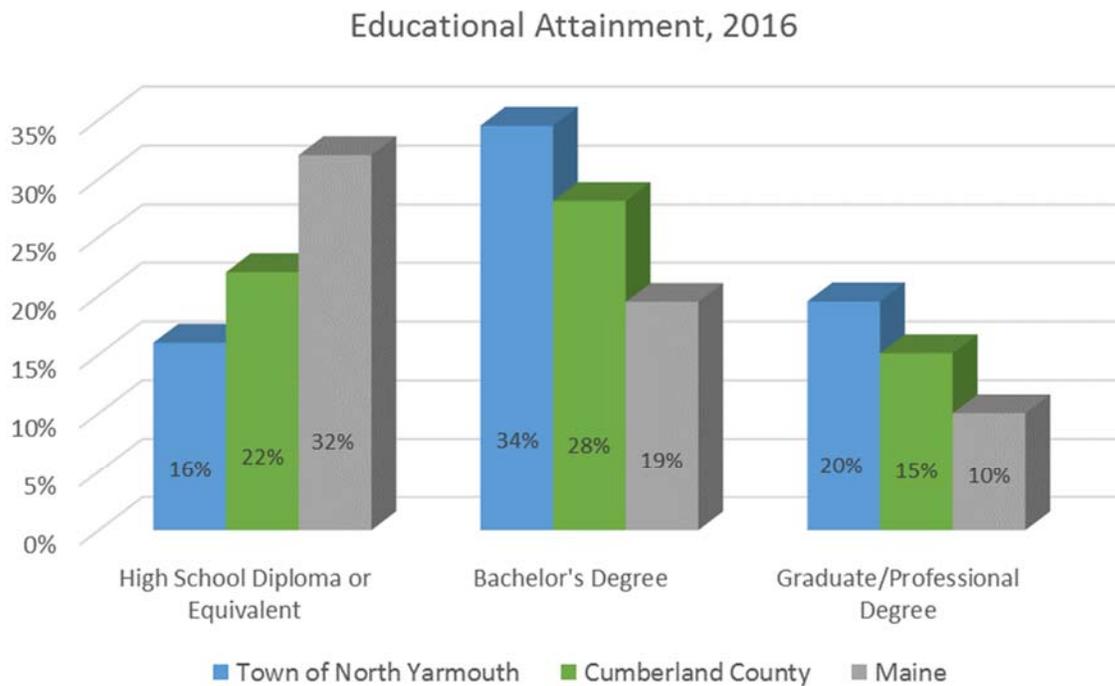
Source: EMSI

Within the Town of North Yarmouth, there is a high percentage of the population which hold Graduate/Professional Degrees at 20% which is five percentage points higher than in the county, and ten percentage points higher than in

the state. There is also a very high percentage of the population with a Bachelor's Degree at 34%, which is six percentage points higher than the county and fifteen percentage points higher than the state.

Educational Attainment, 2016			
Level of Education	Town of North Yarmouth	Cumberland County	Maine
Less than 9th Grade	1%	2%	3%
9-12th Grade/No Diploma	2%	4%	5%
High School Diploma	15%	19%	27%
GED/Alternative Credential	1%	3%	5%
Some College/No Degree	18%	19%	20%
Associate's Degree	10%	10%	10%
Bachelor's Degree	34%	28%	19%
Graduate/Professional Degree	20%	15%	10%

Source: Esri



Source: Esri

General Economic Outlook

Economic Base

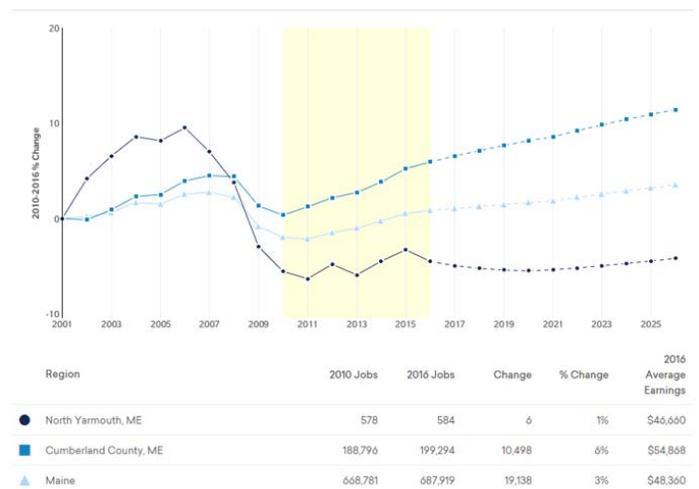
The following section analyzes trends on the general economic outlook for the Town of North Yarmouth, Cumberland County, and Maine. By looking at both the County and the State, it allows the Town's economic activity to be examined in the context of the larger economy that surrounds it.

The economic outlook includes:

- *Regional Economic Trends* – Gross Regional Product, (GRP), like national Gross Domestic Product (GDP), provides a snapshot of the size of a regional economy, and for this analysis includes the contribution of different sectors.
- *Occupation and Employment Trends Industry* – This analysis shows which industries are major employers, their recent employment trends, and which industries are expected to add or shed jobs over the next five years.

Key Findings

- The Town of North Yarmouth only has an estimated 584 jobs in 2016, this number has grown marginally by about 6 jobs or 1% since 2010. This trend is similar to that of Cumberland County and Maine, both of which grew at 6% and 3% respectively, over the past six years.
- Average earnings for jobs in North Yarmouth are also lower than that of Cumberland County and Maine, averaging about \$46,660 in 2016 compared to \$54,868 in the county and \$48,360 in the state.
- The largest industry in the town is Construction with about 211 or 36% of jobs in 2016, however this industry is projected to decline 3% in the next five years. Construction also has the highest number of self-employed workers in the town, about 65, which is 11% of total jobs in 2016.
- There are essentially no jobs in many industries within the town. The industries that do exist within the town generally employ 50 people or less with the exception of Construction and Professional, Scientific, and Technical Services employing about 70 people in 2016. Industry trending within the town do not match those within the county. The industries with the most jobs within the county are Health Care and Social Assistance, Retail Trade, Government, and Accommodation and Food Services, all of which employ between 16,000 – 34,500 people in 2016.
- Although differing industry trends exist between the town and the county, the Construction industry within the county is projected to decrease similarly about 2% in the next five years. Also, within the county, the industry with the highest number of self-employed workers is Construction with over 2,600 or 1% of total jobs in 2016, this number is also projected to decrease quite notably at 7% in 2021.



Source: EMSI



Employment

The table below shows all jobs in the Town of North Yarmouth by 2-digit NAICS. The industry with the highest number of jobs in 2011, 2016 and projected to 2021 is Construction- with 211 jobs currently but projected to decrease marginally in the next five years by 6 jobs or 3%. The industry with the highest projected growth (excluding Other Services except Public Administration) is Administrative and Support and Waste Management Services, projected to add 4 jobs which is an 8% increase for the small industry. As expected most industries are small, and all industries except Construction employ less than 100 people, and in most cases, far less. Eighteen of the twenty-one industries employ less than 50 people.

Town of North Yarmouth, All Industries										
NAICS (2-digit)	Description	2011 Jobs	2016 Jobs	2021 Jobs	2010 - 2016 Change	2010 - 2016 % Change	2016 - 2021 Change	2016 - 2021 % Change	Current Total Earnings	2016 Location Quotient
11	Crop and Animal Production	46	43	41	(3)	(7%)	(2)	(5%)	\$26,026	6.00
21	Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0	0%	0	0%	\$0	0.02
22	Utilities	0	0	0	0	0%	0	0%	\$0	0.03
23	Construction	216	211	205	(5)	(2%)	(6)	(3%)	\$46,574	6.71
31	Manufacturing	<10	<10	<10	Insf. Data	Insf. Data	Insf. Data	Insf. Data	Insf. Data	0.11
42	Wholesale Trade	16	16	12	0	0%	(4)	(25%)	\$71,350	0.71
44	Retail Trade	26	27	28	1	4%	1	4%	\$26,047	0.44
48	Transportation and Warehousing	<10	<10	<10	Insf. Data	Insf. Data	Insf. Data	Insf. Data	Insf. Data	0.02
51	Information	0	<10	<10	Insf. Data	Insf. Data	Insf. Data	Insf. Data	Insf. Data	0.08
52	Finance and Insurance	14	15	15	1	7%	0	0%	\$108,021	0.66
53	Real Estate and Rental and Leasing	18	10	<10	(8)	(44%)	Insf. Data	Insf. Data	\$52,187	1.04
54	Professional, Scientific, and Technical Services	71	73	72	2	3%	(1)	(1%)	\$74,033	1.95
55	Management of Companies and Enterprises	0	0	0	0	0%	0	0%	\$0	0.00
56	Administrative and Support and Waste Management and	43	51	55	8	19%	4	8%	\$37,431	1.40
61	Educational Services	0	0	0	0	0%	0	0%	\$0	0.00
62	Health Care and Social Assistance	19	20	20	1	5%	0	0%	\$28,561	0.27
71	Arts, Entertainment, and Recreation	28	30	31	2	7%	1	3%	\$28,770	3.08
72	Accommodation and Food Services	19	20	21	1	5%	1	5%	\$22,830	0.41
81	Other Services (except Public Administration)	29	40	46	11	38%	6	15%	\$20,818	1.43
90	Government	24	22	21	(2)	(8%)	(1)	(5%)	\$84,969	0.24
99	Unclassified Industry	0	0	0	0	0%	0	0%	\$0	0.00
	Total	573	584	579	11	0%	(5)	(1%)	\$46,660	

Source: EMSI

In Cumberland County the largest industries by far are Health Care and Social Assistance employing nearly 34,500 in 2016, followed by Retail Trade employing over 23,000 and Government employing over 21,600. However, the only industry of the three that is projected to experience any significant growth is Health Care and Social Assistance, projected to grow by 9%, adding nearly 3,000 jobs in the next five years. Mining, Quarrying, and Oil and Gas Extraction, as well as Education Services, will experience the most growth at 27%, and 12% respectively.

Cumberland County, All Industries										
NAICS (2-digit)	Description	2011 Jobs	2016 Jobs	2021 Jobs	2010 - 2016 Change	2010 - 2016 % Change	2016 - 2021 Change	2016 - 2021 % Change	Current Total Earnings	2016 Location Quotient
11	Crop and Animal Production	1,223	1,108	1,031	(115)	(9%)	(77)	(7%)	\$26,306	0.46
21	Mining, Quarrying, and Oil and Gas Extraction	55	44	56	(11)	(20%)	12	27%	\$83,042	0.06
22	Utilities	517	383	391	(134)	(26%)	8	2%	\$118,092	0.54
23	Construction	10,221	9,977	9,806	(244)	(2%)	(171)	(2%)	\$51,094	0.93
31	Manufacturing	9,678	10,239	9,630	561	6%	(609)	(6%)	\$73,287	0.65
42	Wholesale Trade	6,956	7,654	7,710	698	10%	56	1%	\$74,158	1.00
44	Retail Trade	22,510	23,180	22,327	670	3%	(853)	(4%)	\$33,045	1.11
48	Transportation and Warehousing	5,869	5,984	6,387	115	2%	403	7%	\$47,407	0.90
51	Information	3,350	3,020	2,501	(330)	(10%)	(519)	(17%)	\$68,321	0.82
52	Finance and Insurance	12,156	11,953	11,757	(203)	(2%)	(196)	(2%)	\$91,251	1.54
53	Real Estate and Rental and Leasing	3,470	3,691	3,628	221	6%	(63)	(2%)	\$51,803	1.13
54	Professional, Scientific, and Technical Services	11,901	12,613	13,272	712	6%	659	5%	\$86,739	0.99
55	Management of Companies and Enterprises	3,852	4,918	5,234	1,066	28%	316	6%	\$104,799	1.74
56	Administrative and Support and Waste Management and Remediation Services	10,556	10,932	11,687	376	4%	755	7%	\$43,241	0.88
61	Educational Services	5,812	7,201	8,074	1,389	24%	873	12%	\$39,427	1.41
62	Health Care and Social Assistance	31,758	34,490	37,503	2,732	9%	3,013	9%	\$58,801	1.37
71	Arts, Entertainment, and Recreation	3,284	3,577	3,436	293	9%	(141)	(4%)	\$28,458	1.06
72	Accommodation and Food Services	15,735	16,875	17,644	1,140	7%	769	5%	\$23,708	1.00
81	Other Services (except Public Administration)	8,651	9,765	10,387	1,114	13%	622	6%	\$29,253	1.02
90	Government	22,887	21,689	21,782	(1,198)	(5%)	93	0%	\$60,371	0.71
99	Unclassified Industry	<10	<10	<10	Insf. Data	Insf. Data	Insf. Data	Insf. Data	Insf. Data	0.00
	Total	190,442	199,294	204,242	8,852	5%	4,948	2%	\$54,868	

Source: EMSI

The largest industry in Maine is Health Care and Social Assistance employing over 109,000 people in 2016 and projected to grow by over 6,000 jobs a 6% increase in the upcoming five years. Mining, Quarrying, and Oil and Gas Extraction, as well as Education Services, will experience significant growth statewide as well, growing by 18% and 11% respectively. Administrative and Support and Waste Management and Remediation Services and Management of Companies and Enterprises will also see growth between 8%-9%. The Information industry, employing over 8,000 people is projected to experience the biggest loss, losing nearly 1,000 jobs, an 11% decrease in 2021. Manufacturing is also projected to experience notable decline an 8% decrease, losing 4,324 jobs in the next five years.

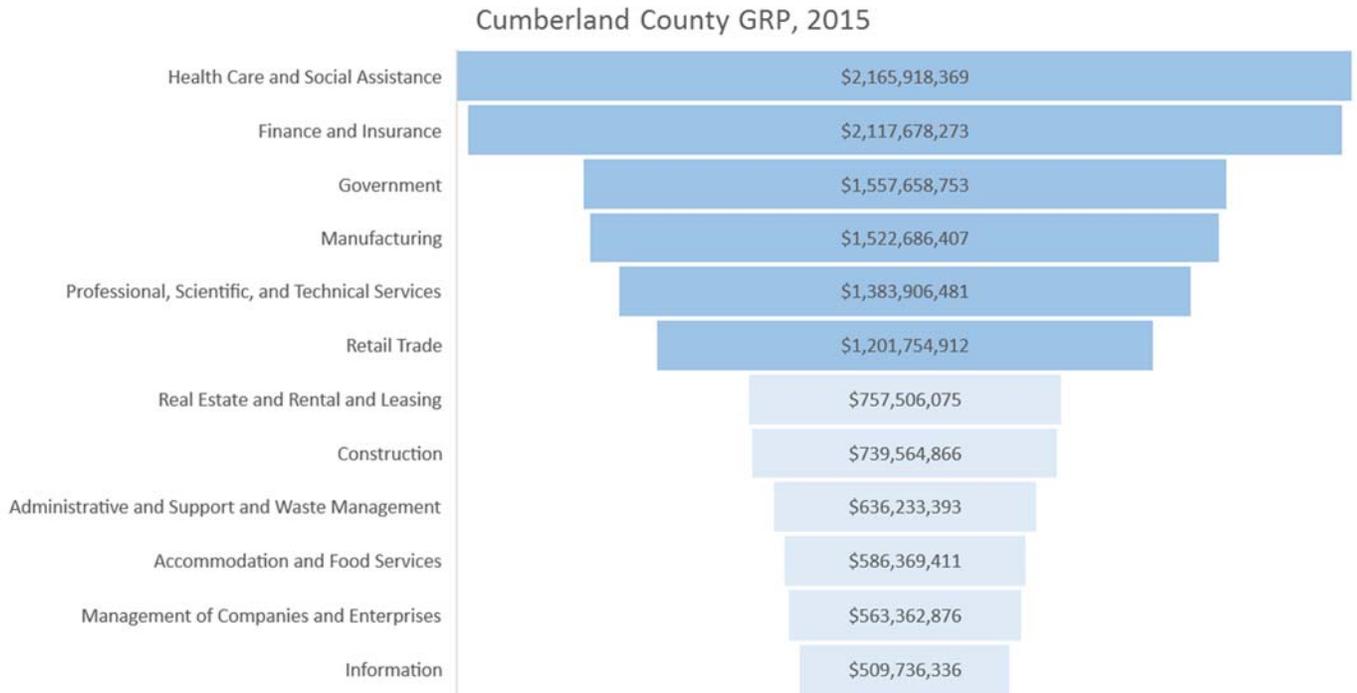
Maine, All Industries										
NAICS (2-digit)	Description	2011 Jobs	2016 Jobs	2021 Jobs	2010 - 2016 Change	2010 - 2016 % Change	2016 - 2021 Change	2016 - 2021 % Change	Current Total Earnings	2016 Location Quotient
11	Crop and Animal Production	14,508	14,052	13,486	(456)	(3%)	(566)	(4%)	\$36,053	1.68
21	Mining, Quarrying, and Oil and Gas Extraction	213	205	242	(8)	(4%)	37	18%	\$68,533	0.07
22	Utilities	1,614	1,733	1,648	119	7%	(85)	(5%)	\$102,764	0.71
23	Construction	41,883	40,264	38,391	(1,619)	(4%)	(1,873)	(5%)	\$43,561	1.09
31	Manufacturing	52,639	52,314	47,990	(325)	(1%)	(4,324)	(8%)	\$66,000	0.97
42	Wholesale Trade	19,551	20,482	20,863	931	5%	381	2%	\$69,241	0.78
44	Retail Trade	85,512	86,605	85,257	1,093	1%	(1,348)	(2%)	\$31,374	1.20
48	Transportation and Warehousing	17,269	18,322	19,234	1,053	6%	912	5%	\$46,966	0.80
51	Information	8,877	8,152	7,219	(725)	(8%)	(933)	(11%)	\$58,822	0.64
52	Finance and Insurance	25,024	24,052	23,048	(972)	(4%)	(1,004)	(4%)	\$78,973	0.90
53	Real Estate and Rental and Leasing	8,409	8,725	8,513	316	4%	(212)	(2%)	\$43,381	0.77
54	Professional, Scientific, and Technical Services	29,175	30,601	31,713	1,426	5%	1,112	4%	\$71,053	0.69
55	Management of Companies and Enterprises	7,140	9,715	10,489	2,575	36%	774	8%	\$89,316	1.00
56	Administrative and Support and Waste Management and Remediation Services	31,171	35,472	38,757	4,301	14%	3,285	9%	\$37,338	0.82
61	Educational Services	16,509	20,744	23,020	4,235	26%	2,276	11%	\$38,491	1.18
62	Health Care and Social Assistance	105,648	109,426	115,522	3,778	4%	6,096	6%	\$52,789	1.26
71	Arts, Entertainment, and Recreation	10,845	11,895	11,578	1,050	10%	(317)	(3%)	\$25,656	1.02
72	Accommodation and Food Services	53,647	56,441	57,701	2,794	5%	1,260	2%	\$22,118	0.96
81	Other Services (except Public Administration)	29,604	33,577	35,584	3,973	13%	2,007	6%	\$26,678	1.02
90	Government	108,178	104,439	103,841	(3,739)	(3%)	(598)	(1%)	\$59,149	0.99
99	Unclassified Industry	83	701	708	618	745%	7	1%	\$58,533	0.61
	Total	667,499	687,919	694,804	20,420	3%	6,885	1%	\$48,360	

Source: EMSI

Contribution to Gross Regional Product and contribution to employment is not necessarily correlated, so it is important to look at both to get a better understanding of the size and contribution of industries. The chart below shows industry contribution to GRP by 2-digit NAICS. In Cumberland County, Health Care and Social Assistance comprises 11.9% of the GRP, contributing the most at about \$2.2 billion. This is closely followed by Finance and Insurance comprises 11.7% of the GRP, contributing about \$2.1 billion. The industries contributing more than \$1



billion to GRP are highlighted in dark blue, whereas industries contributing less than that amount are highlighted in light blue.



Note: Any industry that contributed less than \$400 million to GRP was excluded from the chart, these industries include: Transportation and Warehousing, Other Services (except Public Administration), Educational Services, Utilities, Arts, Entertainment, and Recreation, Crop and Animal Production, Mining, Quarrying, and Oil and Gas Extraction.

Source: Emsi

Occupation¹

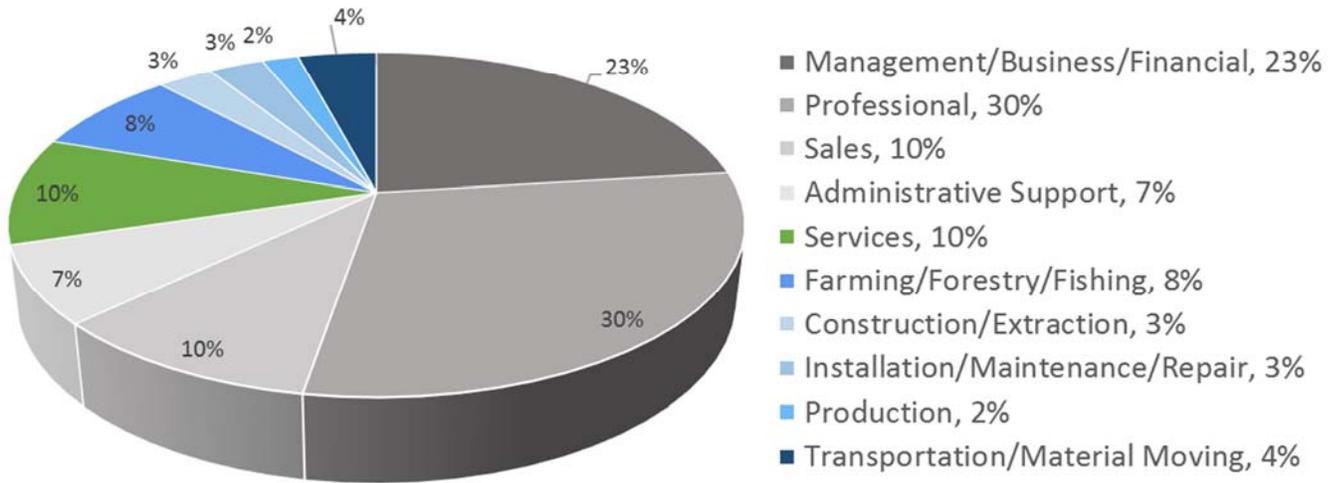
For residents of the Town of North Yarmouth, the vast majority of the employed population (16 years and older) are employed in “White Collar” occupations, at 70%. The White Collar sector is broken down into Professional employing 30%, closely followed by Management/Business/Financial employing 23%, then followed by Sales and Administrative Support employing about 18% cumulatively. In the pie chart below, “White Collar” occupations are depicted in shades of grey.

The next largest occupation sector is “Blue Collar”, employing about 20% workers. Eight-percent is within the Farming/Forestry/Fishing subsector, followed by 4% in Transportation/Material Moving. The remaining subsectors include 3% employed in both Construction/Extraction, and Installation/Maintenance/Repair, as well as 2% in Production. In the pie chart below, “Blue Collar” occupations are depicted in shades of blue.

The “Services” occupation sector employs the least number of people in North Yarmouth at about 10%. In the pie chart below, “Services” occupations are depicted in green.

¹ Note that this data is based on where people live, not where they work. So the place of employment may or may not be in the Town of North Yarmouth.

Employed Population by Occupation, 2016 Town of North Yarmouth



Source: Esri

Employed Population by Occupation, 2016 Town of North Yarmouth	
Occupation	Percent of Employed Population
Management/Business/Financial	23%
Professional	30%
Sales	10%
Administrative Support	7%
Services	10%
Farming/Forestry/Fishing	8%
Construction/Extraction	3%
Installation/Maintenance/Repair	3%
Production	2%
Transportation/Material Moving	4%
Total	100%

Source: Esri

In terms of 5-digit SOC codes, the top three occupations in terms of jobs **within the Town of North Yarmouth** are Construction Laborers at 33, Landscaping and Groundskeeping Workers at 30, and Carpenters at 27 jobs. All three occupations are projected marginal changes in size over the next five years.

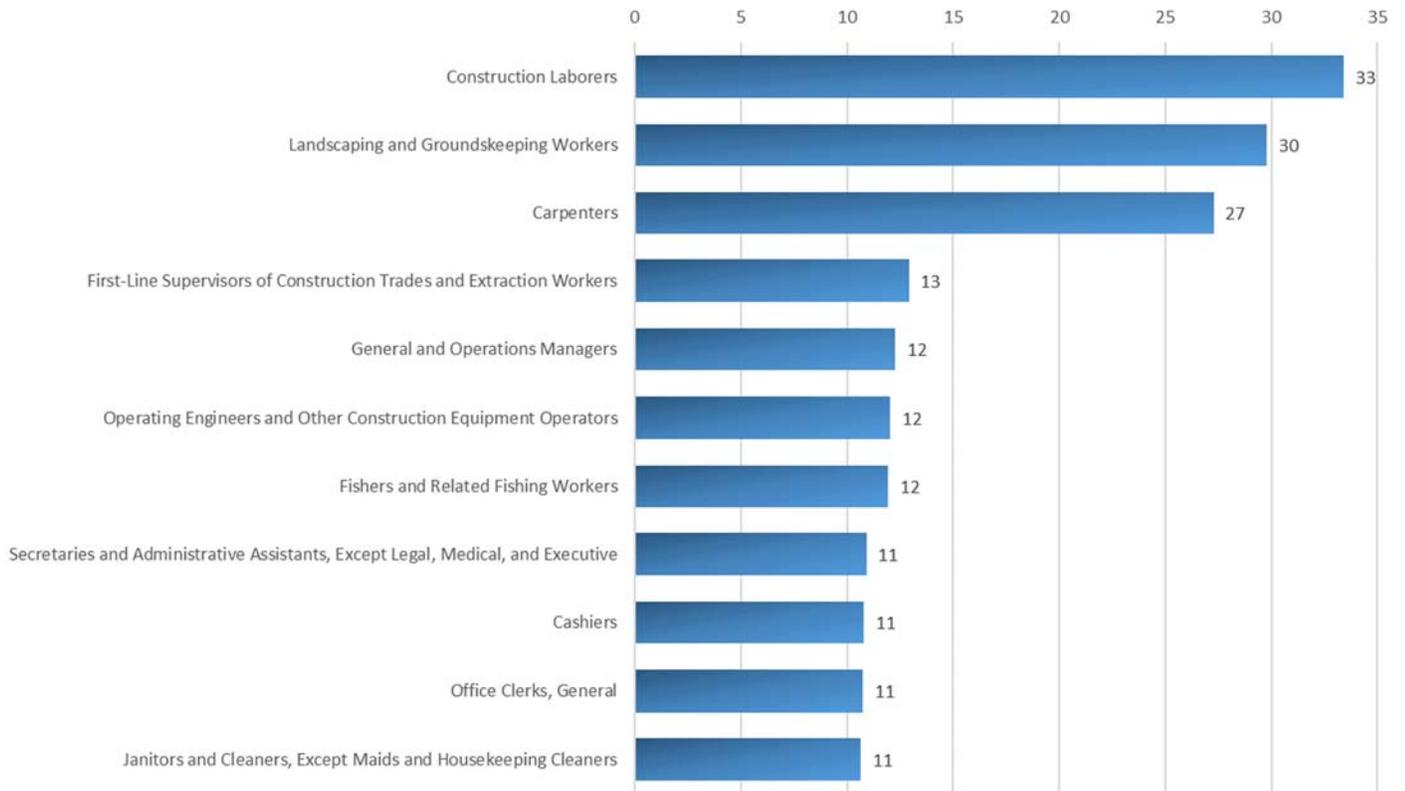
Town of North Yarmouth, Top Occupations

SOC (5-digit)	Description	2016 Jobs	2021 Jobs	2016 - 2021 Change	2016 - 2021 % Change	Median Hourly Earnings	Typical Entry Level Education
47-2061	Construction Laborers	33	33	0	0%	\$14.45	No formal educational credential
37-3011	Landscaping and Groundskeeping Workers	30	31	1	3%	\$15.01	No formal educational credential
47-2031	Carpenters	27	26	(1)	(4%)	\$17.25	High school diploma or equivalent
47-1011	First-Line Supervisors of Construction Trades and Extraction Workers	13	12	(1)	(8%)	\$24.38	High school diploma or equivalent
11-1021	General and Operations Managers	12	12	0	0%	\$39.09	Bachelor's degree
47-2073	Operating Engineers and Other Construction Equipment Operators	12	11	(1)	(8%)	\$17.76	High school diploma or equivalent
45-3011	Fishers and Related Fishing Workers	12	<10	Insf. Data	Insf. Data	\$14.41	No formal educational credential
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	11	11	0	0%	\$17.23	High school diploma or equivalent
41-2011	Cashiers	11	11	0	0%	\$9.72	No formal educational credential
43-9061	Office Clerks, General	11	10	(1)	(9%)	\$15.72	High school diploma or equivalent
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	11	12	1	9%	\$13.23	No formal educational credential

Note: All occupations with more than 10 jobs in 2016 are included

Source: EMSI

Town of North Yarmouth, Top Occupations



Note: Occupations displayed only include occupations with more than 10 jobs in 2016, total jobs in 2016 equal 589

Source: Emsi



Self-Employed

About 126 or 22% of jobs in North Yarmouth currently belong to people who are self-employed. Self-employed jobs within the town fall into one of four different industries including Construction, Crop and Animal Production, Professional, Scientific and Technical Services, and Other Services (except Public Administration). The highest number of self-employed workers are in Construction at 65 jobs, amounting to 11% of total jobs in the town. This number however is projected to decline marginally over the next five years. The only industry of the three projected to see increases in the number of people self-employed is Other Services (except Public Administration)².

Town of North Yarmouth, Self Employed							
NAICS (2-digit)	Description	2016 Jobs	% of Total 2016 Jobs	2021 Jobs	% of Total 2021 Jobs	2016 - 2021 Change	2016 - 2021 % Change
23	Construction	65	11%	60	10%	(5)	(8%)
11	Crop and Animal Production	23	4%	19	3%	(4)	(17%)
54	Professional, Scientific, and Technical Services	20	3%	19	3%	(1)	(5%)
81	Other Services (except Public Administration)	18	3%	23	4%	5	28%
		126	22%	143	21%	17	13%

Source: EMSI

The share of people who are self-employed in Cumberland County is smaller than that of the town at about 7% of total jobs, or 14,130 people. Self-employed people within the county fall into a far larger number of different industries. But, similar to the town, the industry with the highest number of self-employed workers is construction at 2,630 jobs or 1% of total jobs. This is closely followed by Other Services (except Public Administration) with 2,416 jobs, another 1% of total. Similar projected trends occur at the county with regard to these industries.

² The Other Services (except Public Administration) sector comprises establishments engaged in providing services not specifically provided for elsewhere in the classification system. Establishments in this sector are primarily engaged in activities, such as equipment and machinery repairing, promoting or administering religious activities, grantmaking, advocacy, and providing drycleaning and laundry services, personal care services, death care services, pet care services, photofinishing services, temporary parking services, and dating services.

Cumberland County, Self Employed							
NAICS (2-digit)	Description	2016 Jobs	% of Total 2016 Jobs	2021 Jobs	% of Total 2021 Jobs	2016 - 2021 Change	2016 - 2021 % Change
23	Construction	2,630	1%	2,457	1%	(173)	(7%)
81	Other Services (except Public Administration)	2,416	1%	2,815	1%	399	17%
54	Professional, Scientific, and Technical Services	1,890	1%	1,878	1%	(12)	(1%)
62	Health Care and Social Assistance	1,498	1%	1,615	1%	117	8%
56	Administrative and Support and Waste Management and Remediation Services	1,048	1%	1,117	1%	69	7%
71	Arts, Entertainment, and Recreation	807	0%	713	0%	(94)	(12%)
44	Retail Trade	745	0%	734	0%	(11)	(1%)
11	Crop and Animal Production	637	0%	533	0%	(104)	(16%)
53	Real Estate and Rental and Leasing	621	0%	552	0%	(69)	(11%)
48	Transportation and Warehousing	442	0%	527	0%	85	19%
61	Educational Services	413	0%	495	0%	82	20%
51	Information	250	0%	284	0%	34	14%
31	Manufacturing	221	0%	207	0%	(14)	(6%)
42	Wholesale Trade	173	0%	230	0%	57	33%
72	Accommodation and Food Services	171	0%	118	0%	-53	(31%)
52	Finance and Insurance	153	0%	131	0%	(22)	(14%)
22	Utilities	15	0%	25	0%	10	67%
		14,130	7%	14,433	7%	302	2%

Source: EMSI

Shift Share Analysis

Shift Share Analysis distinguishes an industry's employment growth in a specific area that is attributable to local competitive advantages or disadvantages from growth which is attributable to overall national employment trends or national employment trends in that industry.

The shift share analysis helps to answer the question of "Why is employment growing or declining in this local industry?" To do this, shift share analysis splits regional job growth into three components: national change effect, industrial mix effect, and regional competitiveness effect. The following tables shows Cumberland County and Maine have a particular competitive advantage compared to the other geographies (past and projected). A shift share analysis is based on four factors:

Industrial Mix Effect – The industrial mix effect represents the share of regional industry growth explained by the growth of the specific industry at the national level. To arrive at this number, the national growth rate of the total economy is subtracted from the national growth rate of the specific industry, and this growth percentage is applied to the regional jobs in that industry.

National Growth Effect – The national growth effect explains how much of the regional industry's growth is explained by the overall growth of the national economy: if the nation's whole economy is growing, you would generally expect to see some positive change in each industry in your local region (the proverbial "rising tide that lifts all boats" analogy).

Expected Change – This is simply the rate of growth of the particular industry at the national level. Algebraically, the expected change is the sum of the industrial mix and the national growth.

Regional Competitive Effect – The regional competitive effect is the most interesting of the three indicators. It explains how much of the change in a given industry is due to some unique competitive advantage that the region possesses, because the growth cannot be explained by national trends in that industry or the economy as whole. This effect is calculated by taking the total regional growth of the given industry and subtracting the national growth for that same industry. Note that this effect can be positive even as regional employment in the industry declines. This would indicate that regional decline is less than the national decline.

The shift share analysis shows that Cumberland County does not have a competitive advantage relative to other parts of the nation in most industry sectors. Other Services (except Public Administration) and Educational Services are the only sectors in which Cumberland County showed a significant positive Competitive Effect, indicating that county has a unique competitive advantage in this industry. The state of Maine overall shares the same significant Competitive Effect in both industries. Industry sectors in the county, with the largest negative Competitive Effect include Construction, Retail Trade, and Health Care and Social Assistance.

Cumberland County, Shift Share 2016

NAICS (2-digit)	Description	Ind. Mix Effect	Nat'l Growth Effect	Expected Change	Competitive Effect
11	Crop and Animal Production	(130)	169	39	(231)
21	Mining, Quarrying, and Oil and Gas Extraction	(7)	8	1	(0)
22	Utilities	(59)	72	13	(139)
23	Construction	301	1,413	1,714	(2,129)
31	Manufacturing	(1,158)	1,338	180	(227)
42	Wholesale Trade	(235)	962	727	28
44	Retail Trade	(549)	3,112	2,563	(2,746)
48	Transportation and Warehousing	286	811	1,097	(580)
51	Information	(344)	463	119	(969)
52	Finance and Insurance	(653)	1,681	1,028	(1,427)
53	Real Estate and Rental and Leasing	(88)	480	392	(234)
54	Professional, Scientific, and Technical Services	1,364	1,645	3,009	(1,639)
55	Management of Companies and Enterprises	400	533	933	449
56	Administrative and Support and Waste Management and Remediation Services	1,009	1,459	2,468	(1,337)
61	Educational Services	342	803	1,145	1,117
62	Health Care and Social Assistance	4,222	4,391	8,613	(2,869)
71	Arts, Entertainment, and Recreation	249	454	703	(551)
72	Accommodation and Food Services	1,477	2,175	3,652	(1,744)
81	Other Services (except Public Administration)	(731)	1,196	465	1,271
90	Government	(2,581)	3,164	583	(1,688)
99	Unclassified Industry	0	0	0	(0)
	Total	3,116	26,329	29,445	(15,645)

Source: EMSI

Note that Competitive Effect can be positive even as regional employment in the industry declines. This would indicate that regional decline is less than the national decline.

Maine, Shift Share 2016

NAICS (2-digit)	Description	Ind. Mix Effect	Nat'l Growth Effect	Expected Change	Competitive Effect
11	Crop and Animal Production	(1,546)	2,006	460	(1,482)
21	Mining, Quarrying, and Oil and Gas Extraction	(26)	29	3	26
22	Utilities	(184)	223	39	(5)
23	Construction	1,233	5,790	7,023	(10,515)
31	Manufacturing	(6,299)	7,277	978	(5,628)
42	Wholesale Trade	(661)	2,703	2,042	(730)
44	Retail Trade	(2,087)	11,822	9,735	(9,990)
48	Transportation and Warehousing	842	2,387	3,229	(1,264)
51	Information	(911)	1,227	316	(1,975)
52	Finance and Insurance	(1,345)	3,460	2,115	(4,091)
53	Real Estate and Rental and Leasing	(213)	1,162	949	(845)
54	Professional, Scientific, and Technical Services	3,344	4,034	7,378	(4,841)
55	Management of Companies and Enterprises	742	987	1,729	1,620
56	Administrative and Support and Waste Management and Remediation Services	2,980	4,309	7,289	297
61	Educational Services	971	2,282	3,253	3,258
62	Health Care and Social Assistance	14,046	14,606	28,652	(18,778)
71	Arts, Entertainment, and Recreation	824	1,499	2,323	(1,591)
72	Accommodation and Food Services	5,036	7,417	12,453	(8,399)
81	Other Services (except Public Administration)	(2,501)	4,093	1,592	4,388
90	Government	(12,201)	14,956	2,755	(7,092)
99	Unclassified Industry	37	11	48	576
	Total	2,082	92,282	94,364	(67,060)

Source: EMSI



Broadband

Currently, the town of North Yarmouth has good residential wired internet service coverage, with Time Warner Spectrum at 100% coverage, followed by FairPoint Communications with 96.2% coverage. The next most available provider is Redzone at 46.3%, however unlike the other providers Redzone is a fixed wireless provider. OTT Communications is also available but only at about 11.2% and GWI is the least available provider at less than 3%. The fastest speed available by far, is provided by Time Warner Spectrum at 50 mbps, whereas FairPoint, OTT, and GWI only offer speeds between 12-20 mbps. Redzone is the slowest by far with speeds at 1.5 mbps. The only small business internet provider is FairPoint Communications at about 91.4% availability and 15 mbps speed.

Residential Internet Availability in North Yarmouth



■ Time Warner Spectrum, 100% ■ FairPoint Communications 96.2%
■ Redzone, 46.3% ■ OTT Communications, 11.2% ■ GWI, 2.4%

The town of North Yarmouth also has very good mobile internet availability with AT&T, Birch, U.S. Cellular, and Verizon all at 100% availability, followed by Sprint with 58.3% availability. Although many mobile providers offer 100% availability, their mbps speeds are slower than residential wired internet service coverage, falling between 0 and 10 mbps.

As an alternative to wired, or wireless internet service coverage, or mobile internet coverage, there is one satellite internet provider in North Yarmouth, being HughesNet with 100% availability and 15 mbps speed.

Businesses in Town of North Yarmouth

Businesses in North Yarmouth		
Company Name	Primary NAICS	Size Range
A H Grover Inc	238910	20 to 49
A Plus Garage Doors	444190	5 to 9
A to Z Cadd Drafting Inc	541340	1 to 4
Adams & Sons Building Contractor		
Advanced Technical Equipment		
Al's Ski Barn	451110	5 to 9
Alan B Corrow	238210	1 to 4
All Access DJ & Karaoke Svc	711510	1 to 4
Ames Farm Ctr	453910	1 to 4
Anderson Landscaping Inc	238910	20 to 49
Arsenault Property Maint.		
Assured Solar Energy	238220	1 to 4
Atlantic Recycling Technology	541330	5 to 9
Averill Insurance	524210	5 to 9
B W & Sons Roofing	238160	5 to 9
Babin, M.S. Carpentry		
Baywater Solutions		
Barn On Walnut Hill	531120	5 to 9
Bellamy Jazz Band	711130	1 to 4
Bittersweet Ridge Disc Golf		
Billings, Brian A	484230	1 to 4
Blais Communications Inc		
Bob Sessums Carpentry		
Bowdoin Excavation	238910	1 to 4
Brickyard Kennels	812910	5 to 9
Broadview Landscaping		
Builders Insulation of ME		
Burke Dan Plumbing	238220	1 to 4
Capricorn Products LLC		
Carpentry Contractors		
Casco Bay Paving & Constr Inc	237310	5 to 9
CDM Smith	541330	1 to 4
Cedar Springs Technologies		
Cheney, Stephanie	531311	1 to 4
Cochran Custom Builders Inc	236115	1 to 4
Complete Tree Services		
Compliments' Hair Salon		
Commercial Costumes	448190	1 to 4
Conner, Ardis P DO	621111	1 to 4
Core Fitness Maine	999990	
Cormier Electric	238210	1 to 4
Country Shears		

Businesses in North Yarmouth (continued)		
Company Name	Primary NAICS	Size Range
LPL Financial	523930	1 to 4
Macleod Custom Boats	441222	1 to 4
Maine Home Energy	238220	1 to 4
Maine Post & Beam LLC	999990	
Mainly RC		
Master Touch Property Svc Inc	561720	5 to 9
Maywood Studio	711510	1 to 4
Meehan Tree Service		
Mick Roy Band		
Milestones	811111	1 to 4
Milo Enterprises Inc		
Milliken Weld	999990	
Moon Excavating		
New Meadow Farm		
Napolitano Excavating Inc	238910	1 to 4
North Comer Automotive Inc	811111	1 to 4
North Cove Design		
North Yarmouth Auto Body Rpr	811121	1 to 4
North Yarmouth Automotive Svc	811111	1 to 4
North Yarmouth Construction		
North Yarmouth Variety	447190	5 to 9
Northern Lights Auction Hall		
North Yarmouth Woodworking	321999	1 to 4
Odyssey Design		
Onsite Sampling Svc	541380	1 to 4
PDK Inc		
Pamela S. Shenianick DO		
Panici, Ramona M Phd	621399	1 to 4
Paws & Play Dog Daycare	812910	1 to 4
Perennial Stone	236220	1 to 4
Pet Connection Dog Training		
Peter Wiles Architects	541310	1 to 4
Pierce RA Excavating	238910	1 to 4
Playcare Daycare		
Poolside Inc	236220	1 to 4
Portside Real Estate Group	531210	1 to 4
Price Structural Engineers	541330	1 to 4
Primitive Past Times		
Purple House		
R W Googins Electric	238210	1 to 4
RTG INC		
Ronny's Auto Body	811121	1 to 4

Coyote Graphics	541430	1 to 4
Cozy Acres Greenhouses	111421	1 to 4
Custom Interiors Inc	444190	1 to 4
Curtis Properties Maintenance		
Deri Farm		
RELIV International		
Design Works		
Dofahn	442110	1 to 4
Dog Watch Of Greater Portland	238990	1 to 4
Donna's Day Care		
Doyle Marchant Real Estate	531210	1 to 4
Dunn, Paul Inc		
ECR Plumbing & Heating Inc	238220	1 to 4
Epicor Software Corp	511210	100 to 249
Equinox Builders Inc	236115	1 to 4
Fat Andy's Inc	442210	10 to 19
Fieldstone Welding-Fabrication	332312	1 to 4
Finely Restored		
Finest Kind Caterers	722320	1 to 4
Fogg's Boatworks	336612	1 to 4
Forever In Video	812191	1 to 4
Fran's Country Yarn & Crafts		
Freedom Yacht Delivery		
Friendship Fort		
G S Merrill & Sons		
Gallant's Auto Salvage Inc	423140	1 to 4
George Libby & Sons Masonry		
Gilbert Capital Group Inc	523930	1 to 4
Googins, RW Electric		
Great Eastern Equipment		
Greater Portland Painting Co.		
Guyco, Inc		
Hanscome Tree Farm		
Hansel's Orchard		
Harris Media Services		
Hayward, A L Painting		
Hayward, A L Southdowns		
Heeling Hands	812199	1 to 4
Hughes Construction		
Indus Engineering Inc		
Interior Gardens	541320	5 to 9
Invision Ink Promotions	541820	1 to 4
It All Adds Up	236220	1 to 4
Jackson & Son Plumbing		
James McConnell Builders		
Jeffrey Verrill Contracting	813110	1 to 4

Rocky Road Auto Sales		
Rose Garden Preschool	611110	10 to 19
Royal River Financial		
Royal River Glass Inc	444190	1 to 4
Royal River Renovations		
Royal River Survey		
Royal River Woodworking		
Rulamn& Marks Inc.		
Russell's Taxidermy	115210	1 to 4
Salon Silver		
Seon Beote Constructions	236118	1 to 4
Shapley Solutions		
Shawn's Landscape	561730	5 to 9
Shear Joy Hair & Body Salon	812112	5 to 9
Sheebo Inc	238910	1 to 4
Shoe String Designs	336612	5 to 9
Six River Marine LLC		
Skyline Farms	111998	5 to 9
Soft Trac LLC	999990	
Spurwink Day Treatment	999990	5 to 9
Stampcrete Of Southern Maine	238110	1 to 4
Stone Masonry		
Stone Angel German Pinschers	999990	
Stone's Cafe	722511	10 to 19
Sullivan's Small Engine Repair		
Sunshine Day Care		
T E Low Inc	238140	10 to 19
Tender Years Learning Ctr	611110	1 to 4
Thaddeus V Day Law Ofc	541110	1 to 4
Toddy Brook Café	713910	10 to 19
Toddy Brook Golf Course	713910	10 to 19
Toots Ice Cream		
Tree Frog Farm Dog Training	812910	1 to 4
Trinity Sound Production		
Turning Light Yoga Studio	611699	1 to 4
United Shaolin Kempo Karate		
Walker, Robert N	541110	1 to 4
Wallhanger Construction		
Walnut Hill Landscaping		
Walnut Hill Self Storage	531130	1 to 4
Wealth Planning Service		
White Birch Farm	111998	5 to 9
Whitetail Electric		
White's Nautical Antiques	453310	1 to 4
Whited Creative		
Wildman Repair		

Jim's Auto Repair		
Jim's Tree Service		
Joe Lucey Carpentry Inc	238350	1 to 4
John Bryan FineArt	999990	
Karen Gallagher Interiors		
Ken's Monitor Sales		
Knight, Daniel S	541110	1 to 4
Lakeside Archery	611620	1 to 4
Laurie Milne MSW, LCSW, LLC		
Lea Verrill		
Lee International Business Dev	541690	1 to 4
Let's Create		
Loft, The		

Williams Scotsman, Inc.		
Wilson Welding		
Woodcock & Sons		
Worth		
Yarmouth Research & Technology	541711	5 to 9
Yarmouth Septic Svc	238910	1 to 4
Yellow House Daycare		
Young's Clambake & Bb QUES	722320	1 to 4

Source: ReferenceUSA

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