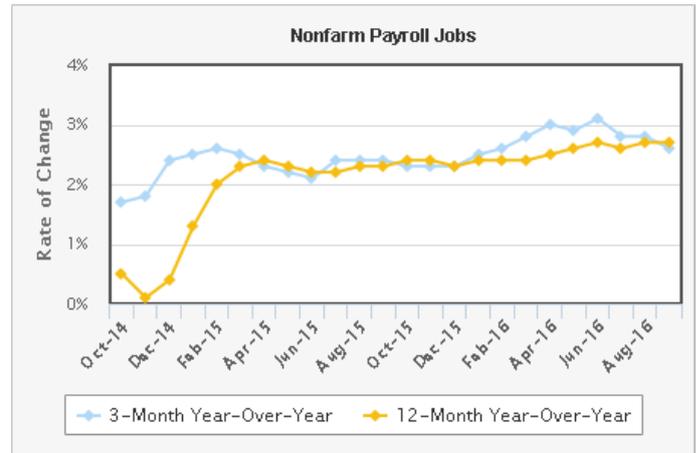
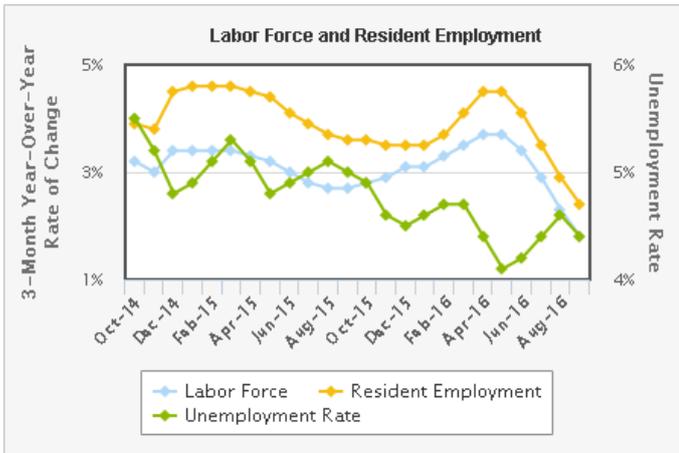


Northwest

Prepared by: PD&R / Economic & Market Analysis Division (EMAD)
Regional Office

Created on: December 19, 2016

ECONOMIC CONDITIONS



Data Source: U.S. Bureau of Labor Statistics

Data Source: U.S. Bureau of Labor Statistics

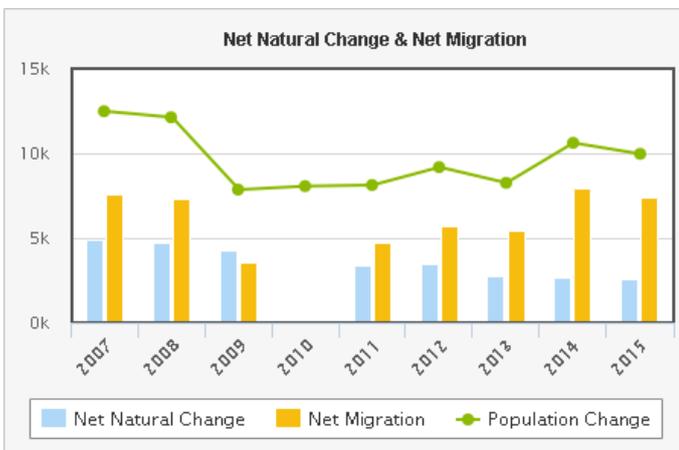
	3-Month Average			3-Month Year-Over-Year Change			
	September 2014	September 2015	September 2016	September 2014 to September 2015		September 2015 to September 2016	
	Number	Number	Number	Number	Percent	Number	Percent
Labor Force	6,636,882	6,714,207	6,928,557	77,325	1.2	214,350	3.2
Resident Employment	6,241,934	6,358,621	6,566,983	116,687	1.9	208,362	3.3
Unemployment Rate (%)	6	5.3	5.2	n/a	n/a	n/a	n/a
Nonfarm Payroll Jobs	5,831,867	5,993,867	6,173,067	162,000	2.8	179,200	3

Data Source: U.S. Bureau of Labor Statistics

POPULATION & HOUSEHOLDS

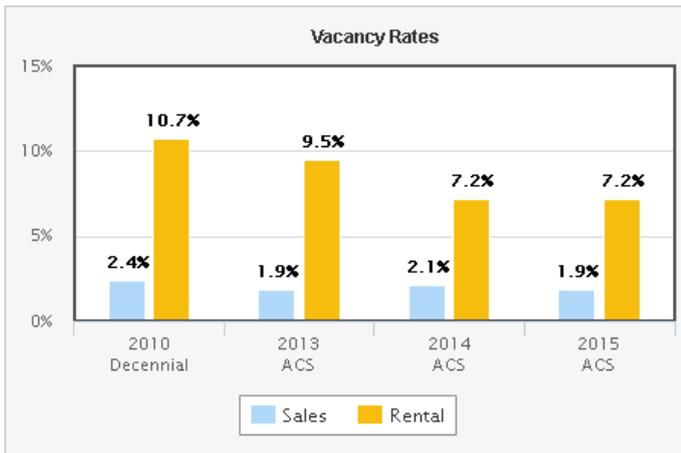
	Decennial Census				ACS & Population Estimates Program						
	April 2000	April 2010	Average Annual Change 2000 to 2010		July 2013	July 2014	July 2015	2013 to 2014		2014 to 2015	
			Number	Percent				Number	Percent	Number	Percent
Population	11,220,139	12,818,566	159,843	1.3	13,228,389	13,383,110	13,569,481	154,721	1.2	186,371	1.4
Households	4,290,148	4,970,285	68,014	1.5	5,002,860	5,056,358	5,129,384	53,498	1.1	73,026	1.4

Data Source: 1 - 2000 Census; 2010 Census; U.S. Census Bureau Population Estimates
2 - 2000 Census; 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)

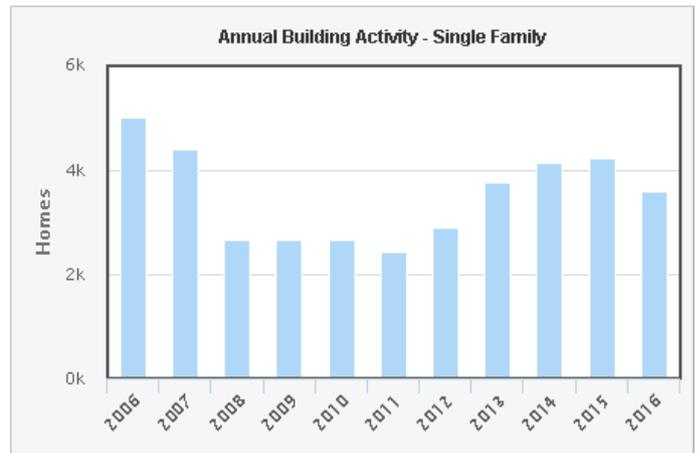


Data Source: U.S. Census Bureau Population Estimates

Notes: 1 - Values in chart reflect July year-to-year changes
2 - Net Migration includes residual population change



Data Source: 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)

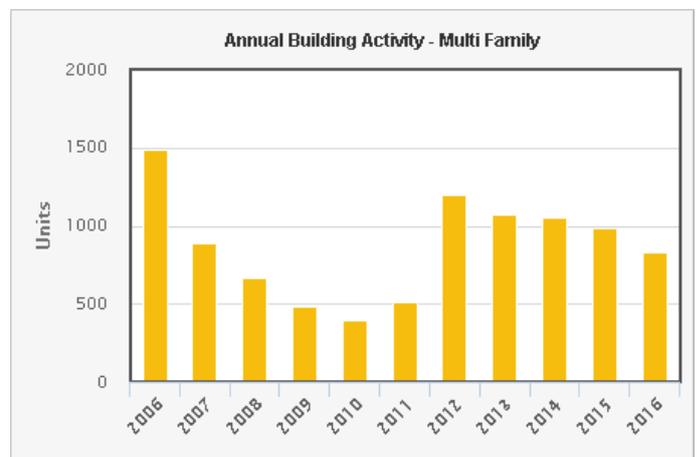


Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2016 is preliminary, through September 2016

Housing Inventory by Tenure				
	2010 Decennial	2013 ACS	2014 ACS	2015 ACS
Total Housing Units	5,536,002	5,596,016	5,657,573	5,712,028
Occupied	4,976,480	5,002,860	5,056,358	5,129,384
Owners	3,186,073	3,129,239	3,145,412	3,224,040
% Owners	64.0	62.5	62.2	62.9
Renters	1,790,407	1,873,621	1,910,946	1,905,344
% Renters	36.0	37.5	37.8	37.1
Total Vacant	559,522	593,156	601,215	582,644
Available for Sale	81,298	55,936	55,710	58,380
Available for Rent	135,394	95,171	85,129	73,672
Other Vacant	342,830	442,049	460,376	450,592

Data Source: 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)



Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2016 is preliminary, through September 2016