

Table 1. Labor Force and Employment in the Portland-Vancouver-Beaverton HMA, 1990 Through September 2006

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	12 Months Ending	
																	September 2005	September 2006
Labor Force	853.4	865.3	890.2	912.3	940.2	968.0	1,006.7	1,043.8	1,064.3	1,077.5	1,077.5	1,087.3	1,092.5	1,090.0	1,094.2	1,100.3	1,100.3	1,112.7
Resident Employment	816.6	819.0	832.1	860.1	898.9	931.6	963.7	1,000.7	1,019.8	1,030.9	1,029.2	1,021.4	1,007.1	1,000.4	1,015.8	1,035.9	1,034.7	1,054.0
Unemployment	36.8	46.4	58.1	52.2	41.3	36.4	43.0	43.0	44.5	46.7	48.3	65.9	85.3	89.6	79.1	64.3	65.7	58.7
Unemployment Rate (%)	4.3	5.4	6.5	5.7	4.4	3.8	4.3	4.1	4.2	4.3	4.5	6.1	7.8	8.2	7.2	5.8	6.0	5.3
Total Nonfarm Employment	726.9	728.8	742.8	768.9	804.2	841.7	880.8	918.7	935.1	946.7	969.0	961.6	939.3	929.7	954.6	982.3	974.3	1,001.9
Goods Producing	163.9	160.0	157.1	160.8	170.8	182.7	193.2	201.2	201.0	196.3	198.4	191.6	177.1	169.9	175.7	183.7	180.0	189.4
Natural Resources	2.1	2.0	2.0	1.9	1.9	2.0	2.1	2.1	2.1	2.1	1.9	1.7	1.7	1.7	1.7	1.6	1.7	1.6
Construction	36.9	35.6	34.2	35.6	40.5	45.4	51.5	54.5	53.3	52.4	53.2	54.0	51.6	50.1	53.9	58.4	57.2	61.6
Manufacturing	124.9	122.4	120.9	123.3	128.4	135.3	139.7	144.5	145.6	141.8	143.3	135.9	123.8	118.1	120.1	123.7	123.1	126.2
Service Providing	563.0	568.9	585.6	608.0	633.4	659.0	687.6	717.5	734.1	750.4	770.6	770.0	762.2	759.9	771.2	798.6	792.4	813.2
Trade	155.9	156.4	158.2	161.8	169.8	176.5	183.4	190.2	194.0	197.0	201.0	198.1	192.4	190.9	193.5	197.7	195.8	200.5
Wholesale Trade	41.6	42.2	43.1	44.2	46.6	49.1	50.8	53.7	54.5	53.7	55.6	56.3	54.6	54.8	55.1	56.3	56.0	56.9
Retail Trade	82.6	82.8	84.2	85.9	90.2	92.5	96.5	99.8	102.1	104.9	106.8	103.4	100.5	99.6	101.3	104.4	102.9	106.3
Transportation & Utilities	31.7	31.4	30.9	31.7	33.0	34.9	36.1	36.7	37.4	38.4	38.6	38.4	37.3	36.5	37.1	37.0	36.9	37.3
Information	16.1	16.3	16.6	17.3	18.1	19.0	19.7	21.2	22.4	23.8	26.0	25.9	25.9	22.5	22.7	22.7	22.6	22.9
Financial Activities	50.0	50.5	51.9	53.8	55.5	55.4	58.4	61.7	63.9	65.2	64.8	65.0	65.6	66.4	65.6	67.6	67.2	68.6
Professional & Business Services	78.5	77.9	84.3	92.1	97.3	105.2	111.5	122.7	124.7	124.8	132.4	127.7	123.0	118.9	121.1	128.0	126.9	131.8
Education & Health Services	73.5	75.3	77.7	81.4	84.8	87.4	90.8	95.1	97.9	100.6	102.5	106.5	111.0	113.6	115.3	119.5	117.9	122.3
Leisure & Hospitality	63.6	63.2	64.9	68.4	72.3	76.0	79.5	81.3	83.0	84.5	85.8	85.5	84.8	85.6	87.5	90.4	89.9	92.2
Other Services	25.7	26.2	26.7	27.7	28.3	29.1	30.3	31.3	31.8	32.4	33.4	34.2	33.9	34.0	34.6	34.6	34.7	34.8
Government	100.7	103.3	107.0	107.8	109.0	111.0	114.4	115.7	118.7	123.0	126.2	132.0	134.4	128.9	130.9	138.0	137.4	139.5
Federal	18.8	18.5	19.1	18.7	18.2	18.0	17.9	18.1	18.2	18.2	18.9	18.1	18.0	18.6	18.3	18.4	18.4	18.1
State	18.4	19.1	19.4	19.6	20.0	20.4	12.9	13.0	13.4	13.8	13.8	14.3	14.8	15.1	15.8	21.2	21.2	21.3
Local	63.6	65.7	68.5	69.5	70.8	72.6	83.7	84.6	87.4	91.4	93.5	94.7	96.3	95.3	96.8	97.8	97.8	100.1

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.

Sources: Workforce and Economic Research, Oregon Employment Department; U.S. Department of Labor, Bureau of Labor Statistics—North American Industry Classification System

Table 2. Population and Household Trends in the Portland-Vancouver-Beaverton HMA, 1990 to October 1, 2009

					Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
	1990	2000	Current	Forecast						
Population										
Portland-Vancouver-Beaverton HMA	1,523,741	1,927,881	2,174,300	2,284,000	40,414	2.4	37,900	1.7	36,550	1.7
Portland Submarket	900,294	1,042,437	1,132,850	1,172,350	14,214	1.5	13,900	1.2	13,175	1.2
Vancouver Submarket	246,342	355,110	423,800	454,800	10,877	3.7	10,575	2.3	10,333	2.4
Beaverton Submarket	377,105	530,334	617,625	656,850	15,323	3.5	13,425	2.0	13,075	2.1
Households										
Portland-Vancouver-Beaverton HMA	592,507	745,531	843,050	885,700	15,302	2.3	15,000	1.7	14,225	1.7
Portland Submarket	359,580	416,674	456,200	472,875	5,709	1.5	6,075	1.3	5,550	1.2
Vancouver Submarket	91,506	130,963	156,425	167,700	3,946	3.7	3,925	2.3	3,750	2.4
Beaverton Submarket	141,421	197,894	230,425	245,125	5,647	3.4	5,000	2.0	4,900	2.1

Notes: Numbers may not add to totals due to rounding. Rate of change is calculated on a compound basis. Current date: October 1, 2006. Forecast date: October 1, 2009.

Sources: 1990 and 2000—U.S. Census Bureau; Current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Portland-Vancouver-Beaverton HMA, 1990, 2000, and Current

	Portland-Vancouver-Beaverton HMA			Portland Submarket			Vancouver Submarket			Beaverton Submarket		
	1990	2000	Current	1990	2000	Current	1990	2000	Current	1990	2000	Current
Total Housing Inventory	624,011	790,876	889,850	379,330	443,087	483,075	96,771	138,606	164,300	147,910	209,183	242,475
Occupied Units	592,507	745,531	843,075	359,580	416,674	456,200	91,506	130,963	156,425	141,421	197,894	230,450
Owners	365,133	469,156	551,400	218,502	258,366	293,250	59,127	88,323	108,925	87,504	122,467	149,225
%	61.6	62.9	65.4	60.8	62.0	64.3	64.6	67.4	69.6	66.3	61.9	64.8
Renters	227,374	276,375	291,675	141,078	158,308	162,950	32,379	42,640	47,500	53,917	75,427	81,225
%	38.4	37.1	34.6	39.2	38.0	35.7	35.4	32.6	30.4	33.7	38.1	35.2
Vacant Units	31,504	45,345	46,775	19,750	26,413	26,875	5,245	7,643	7,875	6,489	11,289	12,025
Available Units	17,256	30,327	30,500	9,962	17,334	17,300	2,768	3,027	4,950	4,526	8,127	8,250
For Sale	4,242	10,624	14,225	2,733	5,866	7,800	687	1,839	2,450	822	2,919	3,975
Rate (%)	1.1	2.2	2.5	1.2	2.2	2.6	1.1	2.0	2.2	0.9	2.3	2.6
For Rent	13,014	19,703	16,275	7,229	11,468	9,500	2,081	3,027	2,500	3,704	5,208	4,275
Rate (%)	5.4	6.7	5.3	4.9	6.8	5.5	6.0	6.6	5.0	6.4	6.5	5.0
Other Vacant	14,248	15,018	16,275	9,788	9,079	9,575	2,497	2,777	2,925	1,963	3,162	3,775

Notes: Numbers may not add to totals due to rounding. Current date: October 1, 2006.

Sources: 1990 and 2000—U.S. Census Bureau; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Portland-Vancouver-Beaverton HMA, 1990 Through September 2006

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	12 Months Ending	
																	September 2005	September 2006
Portland-Vancouver-Beaverton HMA																		
Total	16,128	10,502	11,893	13,811	17,100	18,078	18,315	19,780	18,057	15,127	13,591	13,874	14,378	16,003	15,859	17,582	13,351	12,480
Single-family	9,282	7,608	9,018	10,719	11,316	11,077	11,270	11,736	11,596	10,808	9,982	10,689	10,467	10,576	11,285	12,709	9,912	8,391
Multifamily	6,846	2,894	2,875	3,092	5,784	7,001	7,045	8,044	6,461	4,319	3,609	3,185	3,911	5,427	4,574	4,873	3,439	4,089
Portland Submarket																		
Total	6,146	4,627	4,177	4,817	5,989	6,209	7,529	7,772	7,074	6,737	5,180	5,282	5,499	6,886	6,370	3,885	5,635	5,577
Single-family	3,150	2,922	3,009	3,544	3,782	3,634	4,091	3,901	3,770	3,826	3,446	3,712	3,524	3,453	3,851	3,607	3,371	3,335
Multifamily	2,996	1,705	1,168	1,273	2,207	2,575	3,438	3,871	3,304	2,911	1,734	1,570	1,975	3,433	2,519	278	2,264	2,242
Vancouver Submarket																		
Total	3,886	2,780	4,006	4,289	5,170	3,951	3,012	4,971	4,509	3,784	3,837	3,909	3,811	4,137	3,971	8,005	2,995	2,524
Single-family	2,672	2,237	2,969	3,433	3,738	3,124	2,430	3,581	3,379	3,066	2,912	3,329	3,156	3,368	3,378	4,435	2,739	2,087
Multifamily	1,214	543	1,037	856	1,432	827	582	1,390	1,130	718	925	580	655	769	593	3,570	256	437
Beaverton Submarket																		
Total	6,096	3,095	3,710	4,705	5,941	7,908	7,774	7,037	6,474	4,606	4,574	4,683	5,068	4,980	5,518	5,692	4,721	4,379
Single-family	3,460	2,449	3,040	3,742	3,796	4,319	4,749	4,254	4,447	3,916	3,624	3,648	3,787	3,755	4,056	4,667	3,802	2,969
Multifamily	2,636	646	670	963	2,145	3,589	3,025	2,783	2,027	690	950	1,035	1,281	1,225	1,462	1,025	919	1,410

Source: U.S. Census Bureau, Building Permits Survey

Table 5. Median Income in the Portland-Vancouver-Beaverton HMA, 1989, 1999, and 2004

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2004	1989 to 1999	1999 to 2004
Median Family Income (\$)	36,896	55,669	67,900	5.1	3.1
Median Household Income (\$)	30,930	46,941	NA	5.2	NA

NA = data not available.
Sources: 1990 and 2000 U.S. Census; 2004 Median Family Income estimated by the U.S. Department of Housing and Urban Development, Office of Policy Development and Research.