

**Table 1. Labor Force and Employment in the Bend-Redmond HMA, 2000 Through October 2012**

|                                  | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 12 Months Ending |              |
|----------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------------------|--------------|
|                                  |      |      |      |      |      |      |      |      |      |      |      |      | October 2011     | October 2012 |
| Labor Force                      | 61.8 | 63.6 | 65.8 | 68.4 | 71.6 | 74.9 | 79.7 | 81.6 | 81.7 | 81.5 | 80.6 | 79.5 | 79.7             | 78.5         |
| Resident employment              | 58.5 | 59.5 | 60.7 | 63.1 | 66.7 | 70.6 | 75.9 | 77.6 | 75.0 | 69.6 | 69.1 | 69.5 | 69.4             | 69.4         |
| Unemployment                     | 3.3  | 4.1  | 5.1  | 5.3  | 4.9  | 4.3  | 3.7  | 4.1  | 6.7  | 12.0 | 11.5 | 10.0 | 10.3             | 9.1          |
| Unemployment rate (%)            | 5.4  | 6.5  | 7.8  | 7.8  | 6.8  | 5.8  | 4.6  | 5.0  | 8.2  | 14.7 | 14.2 | 12.6 | 12.9             | 11.6         |
| Total nonfarm payroll jobs       | 52.8 | 53.5 | 54.3 | 56.3 | 60.3 | 64.8 | 69.7 | 71.3 | 68.3 | 61.8 | 60.8 | 60.9 | 60.9             | 61.2         |
| Goods-producing sectors          | 10.4 | 10.0 | 10.1 | 10.5 | 11.7 | 12.9 | 14.5 | 13.7 | 11.1 | 8.0  | 7.0  | 6.9  | 6.9              | 6.9          |
| Mining, logging, & construction  | 4.8  | 4.5  | 4.7  | 5.3  | 6.0  | 6.9  | 8.3  | 8.1  | 6.0  | 4.0  | 3.4  | 3.2  | 3.3              | 3.1          |
| Manufacturing                    | 5.6  | 5.5  | 5.4  | 5.2  | 5.6  | 5.9  | 6.1  | 5.7  | 5.1  | 4.0  | 3.6  | 3.7  | 3.7              | 3.8          |
| Service-providing sectors        | 42.4 | 43.5 | 44.2 | 45.8 | 48.6 | 52.0 | 55.2 | 57.6 | 57.1 | 53.8 | 53.9 | 54.0 | 53.9             | 54.3         |
| Trade                            | 9.5  | 9.7  | 9.7  | 10.1 | 10.6 | 11.4 | 12.0 | 12.2 | 12.0 | 10.8 | 10.5 | 10.7 | 10.7             | 10.9         |
| Wholesale trade                  | 1.2  | 1.2  | 1.2  | 1.3  | 1.4  | 1.6  | 1.7  | 1.7  | 1.7  | 1.6  | 1.5  | 1.6  | 1.6              | 1.6          |
| Retail trade                     | 8.3  | 8.5  | 8.5  | 8.8  | 9.2  | 9.8  | 10.3 | 10.5 | 10.3 | 9.2  | 9.0  | 9.1  | 9.1              | 9.3          |
| Transportation & utilities       | 1.2  | 1.3  | 1.2  | 1.2  | 1.2  | 1.2  | 1.3  | 1.3  | 1.3  | 1.2  | 1.1  | 1.1  | 1.1              | 1.1          |
| Information                      | 1.2  | 1.4  | 1.5  | 1.5  | 1.5  | 1.6  | 1.7  | 1.7  | 1.6  | 1.4  | 1.4  | 1.4  | 1.4              | 1.4          |
| Financial activities             | 3.3  | 3.4  | 3.5  | 3.9  | 4.3  | 4.7  | 5.2  | 5.3  | 4.9  | 4.6  | 4.6  | 4.1  | 4.2              | 4.0          |
| Professional & business services | 4.5  | 4.8  | 4.9  | 5.1  | 6.0  | 6.8  | 7.3  | 7.7  | 7.4  | 6.7  | 6.6  | 6.6  | 6.6              | 6.6          |
| Education & health services      | 5.7  | 6.1  | 6.4  | 6.6  | 7.0  | 7.5  | 8.2  | 8.7  | 9.1  | 9.2  | 9.4  | 9.7  | 9.7              | 9.8          |
| Leisure & hospitality            | 7.9  | 7.8  | 7.8  | 8.0  | 8.5  | 8.9  | 9.4  | 10.1 | 10.0 | 9.0  | 9.0  | 9.4  | 9.3              | 9.6          |
| Other services                   | 1.6  | 1.7  | 1.7  | 1.7  | 1.9  | 2.0  | 2.2  | 2.3  | 2.3  | 2.1  | 2.1  | 2.2  | 2.2              | 2.2          |
| Government                       | 7.6  | 7.4  | 7.6  | 7.6  | 7.8  | 7.9  | 8.0  | 8.3  | 8.7  | 8.9  | 9.0  | 8.8  | 8.8              | 8.7          |
| Federal                          | 0.9  | 0.9  | 0.9  | 0.9  | 0.9  | 0.9  | 0.8  | 0.8  | 0.9  | 0.9  | 1.0  | 0.9  | 0.9              | 0.9          |
| State                            | 1.0  | 1.0  | 1.0  | 1.0  | 1.1  | 1.2  | 1.1  | 1.1  | 1.2  | 1.2  | 1.3  | 1.2  | 1.2              | 1.2          |
| Local                            | 5.7  | 5.6  | 5.7  | 5.7  | 5.8  | 5.8  | 6.1  | 6.3  | 6.7  | 6.8  | 6.7  | 6.7  | 6.7              | 6.7          |

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

Source: U.S. Bureau of Labor Statistics

**Table 2.** Population and Household Trends in the Bend-Redmond HMA, 2000 to November 1, 2015

|                  | 2000    | 2010    | Current | Forecast | Average Annual Change |          |                 |          |                     |          |
|------------------|---------|---------|---------|----------|-----------------------|----------|-----------------|----------|---------------------|----------|
|                  |         |         |         |          | 2000 to 2010          |          | 2010 to Current |          | Current to Forecast |          |
|                  |         |         |         |          | Number                | Rate (%) | Number          | Rate (%) | Number              | Rate (%) |
| Population       |         |         |         |          |                       |          |                 |          |                     |          |
| Bend-Redmond HMA | 115,367 | 157,733 | 160,600 | 164,900  | 4,225                 | 3.2      | 1,100           | 0.7      | 1,425               | 0.9      |
| Households       |         |         |         |          |                       |          |                 |          |                     |          |
| Bend-Redmond HMA | 45,595  | 64,090  | 65,700  | 67,550   | 1,850                 | 3.5      | 620             | 1.0      | 620                 | 0.9      |

Notes: Current date: November 1, 2012. Forecast date: November 1, 2015. Rates of change are calculated on a compound basis.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

**Table 3.** Housing Inventory, Tenure, and Vacancy in the Bend-Redmond HMA, 2000, 2010, and Current

|                         | Bend-Redmond HMA |        |         |
|-------------------------|------------------|--------|---------|
|                         | 2000             | 2010   | Current |
| Total housing inventory | 54,583           | 80,139 | 81,050  |
| Occupied units          | 45,595           | 64,090 | 65,700  |
| Owners                  | 32,971           | 42,160 | 42,000  |
| %                       | 72.3             | 65.8   | 63.9    |
| Renters                 | 12,624           | 21,930 | 23,700  |
| %                       | 27.7             | 34.2   | 36.1    |
| Vacant units            | 8,988            | 16,049 | 15,400  |
| Available units         | 2,243            | 4,541  | 3,975   |
| For sale                | 775              | 1,845  | 1,350   |
| Rate (%)                | 2.3              | 4.2    | 3.1     |
| For rent                | 1,468            | 2,696  | 2,625   |
| Rate (%)                | 10.4             | 10.9   | 10.0    |
| Other vacant            | 6,745            | 11,508 | 11,400  |

*Notes: Numbers may not add to totals because of rounding. Current date: November 1, 2012.*

*Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst*

**Table 4.** Residential Building Permit Activity in the Bend-Redmond HMA, 2000 Through October 2012

| Type of Building Permit | 2000  | 2001  | 2002  | 2003  | 2004  | 2005  | 2006  | 2007  | 2008 | 2009 | 2010 | 2011 | 12 Months Ending |              |
|-------------------------|-------|-------|-------|-------|-------|-------|-------|-------|------|------|------|------|------------------|--------------|
|                         |       |       |       |       |       |       |       |       |      |      |      |      | October 2011     | October 2012 |
| Bend-Redmond HMA        |       |       |       |       |       |       |       |       |      |      |      |      |                  |              |
| Total                   | 2,099 | 2,342 | 2,568 | 3,173 | 3,892 | 4,478 | 3,284 | 1,786 | 788  | 376  | 377  | 459  | 470              | 710          |
| Single-family           | 1,897 | 2,063 | 2,206 | 2,317 | 3,196 | 3,893 | 3,073 | 1,574 | 668  | 348  | 365  | 457  | 470              | 650          |
| Multifamily             | 202   | 279   | 362   | 856   | 696   | 585   | 211   | 212   | 120  | 28   | 12   | 2    | 0                | 60           |

*Note: Numbers may not add to totals because of rounding.*  
*Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst*

**Table 5.** Median Income in the Bend-Redmond HMA, 1999, 2009, and 2011

|                         | Median Income (\$) |        |        | Average Annual Change (%) |              |
|-------------------------|--------------------|--------|--------|---------------------------|--------------|
|                         | 1999               | 2009   | 2011   | 1999 to 2009              | 2009 to 2011 |
| Median Family Income    | 41,500             | 63,500 | 65,500 | 4.3                       | 1.6          |
| Median household income | 41,847             | 52,233 | 46,984 | 2.2                       | – 5.2        |

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2011 median household income—U.S. Census Bureau, 2009 and 2011 American Community Survey 1-year data