

As of August 1, 2018.

Table 1. Labor Force and Employment in the Bend-Redmond HMA, 2000 Through July 2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			July 2017	July 2018
Labor Force	62.1	63.4	65.5	68.3	71.2	74.5	79.3	81.7	81.8	81.7	81.2	80.6	78.7	78.2	80.9	84.8	89.9	93.5	92.0	95.1
Resident Employment	58.8	59.3	60.4	63.0	66.3	70.3	75.7	77.6	75.1	69.6	70.0	70.7	69.9	70.8	74.7	79.8	85.6	89.5	88.0	91.2
Unemployment	3.3	4.1	5.0	5.3	4.8	4.3	3.7	4.1	6.7	12.2	11.2	9.9	8.9	7.4	6.3	5.0	4.4	3.9	4.0	3.9
Unemployment Rate (%)	5.3	6.5	7.7	7.8	6.8	5.7	4.6	5.0	8.2	14.9	13.8	12.3	11.3	9.5	7.7	5.9	4.8	4.2	4.3	4.1
Total Nonfarm Payroll Jobs	53.1	53.7	54.5	56.5	60.5	65.1	70.0	71.6	68.6	62.1	61.2	61.2	62.1	65.2	69.2	74.0	78.4	81.4	80.2	83.2
Goods-Producing Sectors	10.5	10.1	10.2	10.6	11.7	12.9	14.6	13.8	11.2	8.1	7.0	7.0	7.1	8.0	9.1	10.3	11.2	12.0	11.6	12.6
Mining, Logging, & Construction	4.9	4.6	4.8	5.4	6.1	7.0	8.4	8.2	6.1	4.1	3.4	3.2	3.2	3.8	4.6	5.4	6.0	6.5	6.2	7.0
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	3.9	4.2	4.5	4.9	5.1	5.5	5.3	5.6
Service-Providing Sectors	42.6	43.6	44.3	45.9	48.8	52.2	55.4	57.8	57.3	54.1	54.1	54.3	55.0	57.2	60.1	63.7	67.2	69.4	68.6	70.6
Wholesale & Retail Trade	9.6	9.7	9.8	10.1	10.7	11.6	12.2	12.4	12.2	10.9	10.7	10.8	11.1	11.5	11.8	12.5	13.0	13.5	13.3	13.6
Wholesale Trade	1.2	1.2	1.2	1.3	1.4	1.7	1.8	1.8	1.8	1.6	1.6	1.6	1.7	1.7	1.8	1.9	1.9	2.0	2.0	2.0
Retail Trade	8.4	8.5	8.6	8.8	9.3	9.9	10.4	10.6	10.4	9.3	9.1	9.2	9.4	9.8	10.0	10.6	11.1	11.5	11.4	11.6
Transportation & Utilities	1.2	1.3	1.2	1.2	1.2	1.2	1.3	1.3	1.3	1.2	1.1	1.2	1.3	1.4	1.5	1.7	1.9	1.9	1.9	1.9
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	1.5	1.6	1.6	1.6	1.6	1.7
Financial Activities	3.3	3.4	3.5	3.9	4.3	4.7	5.2	5.3	4.9	4.6	4.7	4.1	4.1	4.3	4.3	4.5	4.6	4.7	4.6	4.8
Professional & Business Services	4.6	4.9	5.0	5.2	6.1	6.9	7.4	7.8	7.5	6.8	6.8	6.8	6.7	7.1	7.9	8.6	9.6	10.0	9.9	10.2
Education & Health Services	5.7	6.1	6.4	6.6	6.9	7.4	8.1	8.6	9.0	9.1	9.3	9.6	9.8	10.3	10.9	11.7	12.4	12.9	12.8	13.3
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	9.6	10.0	10.6	11.4	12.0	12.4	12.3	12.8
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	2.3	2.4	2.5	2.7	2.8	2.8	2.8
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	8.9	9.2	9.3	9.4	9.7	9.6	9.6
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	0.9	0.9	0.9	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	1.3	1.3	1.2	1.2	1.2	1.2	1.0
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	6.8	7.0	7.2	7.3	7.6	7.5	7.7

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

Source: U.S. Bureau of Labor Statistics



As of August 1, 2018.

Table 2. Population and Household Trends in the Bend-Redmond HMA, 2000 to Forecast

	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	189,400	206,900	4,225	3.2	3,800	2.2	5,825	3.0
Households										
Bend-Redmond HMA	45,595	64,090	77,350	84,300	1,850	3.5	1,600	2.3	2,325	2.9

Notes: The current date is August 1, 2018. The forecast date is August 1, 2021.
 Sources: 2000 and 2010—U.S. Census; current and forecast—estimates by analyst



As of August 1, 2018.

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	91,600
Occupied Units	45,595	64,090	77,350
Owner-Occupied	32,971	42,160	51,450
%	72.3	65.8	66.5
Renter-Occupied	12,624	21,930	25,900
%	27.7	34.2	33.5
Vacant Units	8,988	16,049	14,250
Available Units	2,243	4,541	2,225
For Sale	775	1,845	1,150
Rate (%)	2.3	4.2	2.2
For Rent	1,468	2,696	1,075
Rate (%)	10.4	10.9	4.0
Other Vacant	6,745	11,508	12,000

Note: The current date is August 1, 2018.

Sources: 2000 and 2010—U.S. Census; current—estimates by analyst



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Table 4. Residential Building Permit Activity in the Bend-Redmond HMA, 2000 Through July 2018

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			July 2017	July 2018
Bend-Redmond HMA																				
Total	2,099	2,328	2,533	3,145	3,998	4,514	3,284	1,833	755	376	377	492	853	1,317	1,330	2,227	2,274	2,428	2,308	1,838
Sales	1,944	2,098	2,479	2,552	3,342	3,981	3,187	1,833	674	348	366	459	745	1,206	1,279	1,789	1,837	1,795	1,781	1,721
Rental	155	230	54	593	656	533	97	0	81	28	11	33	108	111	51	438	437	633	527	117

Note: Based on preliminary data.

Source: Census Bureau with adjustments by the analyst



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Table 5. Median Income in the Bend-Redmond HMA, 1999, 2009, and 2017

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2017	1999 to 2009	2009 to 2017
Median Family Income	41,500	63,500	64,000	4.3	0.1
Median Household Income	42,614	55,840	66,273	2.7	2.2

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999, 2009 and 2017. Median household income—2000 Census; U.S. Census Bureau, American Community Survey 1-year data, 2009 and 2016

