

As of April 1, 2024.

Table 1. Labor Force and Employment in the Bend HMA, 2010 Through March 2024

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															March 2023	March 2024
Labor Force	81.6	80.7	79.2	78.8	81.5	84.8	89.7	92.6	94.3	95.8	98.4	102.1	102.6	104.7	102.8	105.7
Resident Employment	70.2	70.7	70.3	71.4	75.3	79.9	85.4	88.8	90.4	92.0	90.5	96.8	98.6	100.8	98.8	101.7
Unemployment	11.4	10.0	8.9	7.4	6.2	4.9	4.3	3.9	3.9	3.7	7.8	5.4	4.0	3.9	4.0	4.0
Unemployment Rate (%)	13.9	12.4	3.0	9.4	7.6	5.7	4.8	4.2	4.1	3.9	7.9	5.3	3.9	3.7	3.9	3.8
Total Nonfarm Payroll Jobs	61.3	61.4	62.3	65.3	69.3	74.2	78.8	81.9	84.9	87.1	83.2	87.3	90.5	94.0	91.2	94.6
Goods-Producing Sectors	7.0	7.0	7.1	8.0	9.1	10.3	11.2	12.0	12.8	12.9	12.7	13.7	14.2	14.3	14.2	14.3
Mining, Logging, & Construction	3.4	3.2	3.2	3.8	4.6	5.4	6.0	6.6	7.1	7.2	7.4	7.9	8.1	8.0	8.0	8.0
Manufacturing	3.6	3.7	3.9	4.2	4.5	4.9	5.1	5.5	5.7	5.7	5.3	5.8	6.2	6.3	6.2	6.3
Service-Providing Sectors	54.3	54.4	55.2	57.3	60.2	63.9	67.7	69.8	72.2	74.3	70.5	73.6	76.2	79.7	77.0	80.3
Wholesale & Retail Trade	10.7	10.8	11.1	11.5	11.8	12.5	13.0	13.5	13.9	14.0	13.6	14.2	14.2	14.4	14.2	14.4
Wholesale Trade	1.6	1.6	1.7	1.7	1.8	1.9	1.9	2.0	2.1	2.3	2.2	2.4	2.4	2.4	2.4	2.4
Retail Trade	9.1	9.2	9.4	9.8	10.0	10.6	11.1	11.5	11.8	11.7	11.4	11.8	11.8	12.0	11.8	12.0
Transportation & Utilities	1.1	1.2	1.3	1.4	1.5	1.7	1.9	2.0	2.2	2.2	2.2	2.3	2.3	2.5	2.3	2.5
Information	1.4	1.4	1.4	1.4	1.5	1.6	1.6	1.8	1.9	1.8	1.7	1.8	1.8	1.8	1.8	1.8
Financial Activities	4.7	4.1	4.1	4.3	4.3	4.5	4.6	4.6	4.7	4.9	5.0	5.5	5.4	5.2	5.3	5.2
Professional & Business Services	6.8	6.8	6.7	7.1	7.9	8.6	9.6	10.0	10.3	10.5	10.3	10.6	11.2	11.5	11.3	11.4
Education & Health Services	9.4	9.8	10.0	10.4	11.0	11.9	12.7	13.3	13.8	14.6	14.5	15.1	15.3	16.1	15.4	16.4
Leisure & Hospitality	9.0	9.4	9.6	10.0	10.6	11.4	12.0	12.5	13.0	13.6	11.1	12.1	13.4	14.7	13.7	15.0
Other Services	2.1	2.2	2.2	2.3	2.4	2.5	2.7	2.8	3.0	3.1	2.8	3.0	3.1	3.4	3.2	3.4
Government	9.0	8.8	8.8	8.9	9.2	9.3	9.4	9.6	9.5	9.6	9.1	9.1	9.7	10.2	9.8	10.2
Federal	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	1.0	1.0	1.0	0.9	1.0	0.9	1.0
State	1.3	1.2	1.2	1.3	1.3	1.2	1.2	1.2	0.9	0.9	0.9	0.9	0.9	1.1	1.0	1.1
Local	6.7	6.7	6.7	6.8	7.0	7.2	7.3	7.5	7.6	7.7	7.2	7.3	7.8	8.1	8.0	8.1

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

Source: U.S. Bureau of Labor Statistics



Table 2. Population and Household Trends in the Bend HMA, 2010 to Forecast

	2010	2020	Current	Forecast	Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Bend HMA	157,733	198,253	215,300	228,800	4,050	2.3	4,275	2.1	4,500	2.0
Households										
Bend HMA	64,090	80,217	88,600	94,350	1,625	2.3	2,100	2.5	1,925	2.1

Notes: The current date is April 1, 2024. The forecast date is April 1, 2027.
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Bend HMA, 2010, 2020, and Current

	Bend HMA		
	2010	2020	Current
Total Housing Inventory	80,139	94,110	102,925
Occupied Units	64,090	80,217	88,600
Owner-Occupied	42,160	55,280	61,650
%	65.8	68.9	69.6
Renter-Occupied	21,930	24,937	26,950
%	34.2	31.1	30.4
Vacant Units	16,049	13,893	14,325
Available Units	4,541	2,422	2,325
For Sale	1,845	764	750
Rate (%)	4.2	1.4	1.2
For Rent	2,696	1,658	1,575
Rate (%)	10.9	6.2	5.5
Other Vacant	11,508	11,471	12,000

Notes: The current date is April 1, 2024. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as “other” vacant by the U.S. Census Bureau.

Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst

Table 4. Residential Building Permit Activity in the Bend HMA, 2010 Through March 2024

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															March 2023	March 2024
Bend HMA																
Total	377	459	901	1,317	1,330	2,227	2,274	2,055	2,083	2,328	2,338	2,737	2,113	2,397	2,035	2,271
Sales	367	458	746	1,207	1,284	1,572	1,845	1,800	1,854	1,520	1,788	1,785	1,232	1,244	1,185	1,207
Rental	10	1	155	110	46	655	429	255	229	808	550	952	881	1,153	850	1,064

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2022—final data and estimates by the analyst; 2023 preliminary data and estimates by the analyst

Table 5. Median Income in the Bend HMA, 2009, 2019, and 2022

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2022	2009 to 2019	2019 to 2022
Median Family Income	55,840	78,600	97,700	3.5	7.5
Median Household Income	63,500	71,643	85,108	1.2	5.9

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2022 median household income—U.S. Census Bureau, 2019 and 2022 American Community Survey 1-year data