

As of October 1, 2019.

Table 1. Labor Force and Employment in the Eugene-Springfield HMA, 2000 Through September 2019

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	12 Months Ending	
																				September 2018	September 2019
Labor Force	170.5	169.9	172.0	172.4	172.2	173.6	177.4	181.5	183.9	183.9	178.3	177.5	172.3	167.5	169.2	172.6	178.5	181.6	181.8	182.1	181.4
Resident Employment	161.3	158.3	159.8	158.6	159.7	162.9	167.8	172.1	171.5	161.3	158.7	160.3	156.9	154.1	157.5	162.5	169.5	173.6	173.6	174.1	173.2
Unemployment	9.1	11.6	12.2	13.8	12.5	10.7	9.6	9.4	12.4	22.6	19.6	17.2	15.3	13.4	11.7	10.0	9.1	8.1	8.2	8.0	8.2
Unemployment Rate (%)	5.4	6.8	7.1	8.0	7.3	6.1	5.4	5.2	6.7	12.3	11.0	9.7	8.9	8.0	6.9	5.8	5.1	4.4	4.5	4.4	4.5
Total Nonfarm Payroll Jobs	145.7	142.9	143.6	142.4	145.5	150.3	154.4	157.2	155.1	142.6	141.4	141.7	142.4	144.5	147.9	152.3	156.6	159.5	161.3	161.4	162.0
Goods-Producing Sectors	29.6	27.3	26.6	26.1	27.3	28.7	29.3	29.0	26.0	19.0	18.3	18.1	18.4	18.9	19.7	20.2	21.0	21.7	22.5	22.3	23.0
Mining, Logging, & Construction	7.8	7.6	7.7	7.5	7.8	8.4	9.0	9.2	8.3	6.4	6.1	5.9	6.1	6.3	6.7	7.0	7.5	7.9	8.2	8.1	8.4
Manufacturing	21.8	19.7	18.9	18.6	19.5	20.3	20.3	19.8	17.7	12.6	12.2	12.2	12.3	12.6	13.0	13.2	13.5	13.8	14.3	14.2	14.6
Service-Providing Sectors	116.1	115.6	117.0	116.3	118.2	121.7	125.1	128.2	129.1	123.7	123.1	123.5	124.1	125.6	128.3	132.1	135.6	137.8	138.8	139.1	139.0
Wholesale & Retail Trade	23.8	23.5	23.8	23.7	23.9	24.8	25.7	26.1	25.7	23.8	23.5	23.7	24.1	24.8	25.1	26.1	26.5	27.0	26.7	26.8	26.9
Wholesale Trade	5.6	5.4	5.3	5.3	5.6	5.8	6.0	6.2	6.3	5.7	5.5	5.4	5.5	5.7	5.8	6.1	6.2	6.3	6.4	6.4	6.5
Retail Trade	18.2	18.1	18.5	18.4	18.3	19.0	19.7	19.9	19.4	18.1	18.0	18.3	18.6	19.1	19.3	20.0	20.3	20.7	20.3	20.5	20.3
Transportation & Utilities	2.9	2.9	2.7	2.8	3.0	3.2	3.4	3.2	3.2	2.9	2.8	3.0	3.1	3.3	3.4	3.4	3.4	3.4	3.5	3.5	3.4
Information	3.8	3.9	3.7	3.5	3.3	3.4	3.7	4.0	3.9	3.6	3.3	3.3	3.3	3.4	3.5	3.3	3.0	2.8	2.5	2.6	2.3
Financial Activities	7.0	7.2	7.2	7.5	7.7	8.3	8.3	8.4	8.1	7.6	7.4	7.1	7.2	7.4	7.4	7.7	7.7	7.9	8.1	8.1	8.1
Professional & Business Services	14.9	14.2	15.1	14.8	15.5	15.9	16.4	16.3	16.0	14.3	14.6	14.9	15.2	15.2	16.1	16.6	17.7	18.3	18.4	18.5	18.2
Education & Health Services	17.8	18.2	18.5	18.3	18.6	19.2	19.6	20.7	21.4	21.9	21.9	22.4	22.6	22.7	23.2	24.1	24.9	25.6	27.8	27.5	28.3
Leisure & Hospitality	13.9	13.4	13.5	13.4	13.5	13.7	14.3	14.9	15.1	14.1	13.8	14.3	14.6	15.2	15.6	16.3	16.9	17.3	17.5	17.5	17.7
Other Services	5.0	5.1	5.0	5.0	4.9	5.0	5.1	5.2	5.2	5.0	4.9	4.9	4.8	4.8	4.8	5.0	5.3	5.2	5.3	5.3	5.3
Government	27.1	27.3	27.4	27.4	27.7	28.2	28.7	29.5	30.6	30.7	31.0	30.0	29.3	28.8	29.2	29.7	30.2	30.3	29.0	29.5	28.8
Federal	2.1	2.0	1.9	2.0	1.9	1.9	1.8	1.8	1.7	1.7	1.9	1.7	1.7	1.6	1.6	1.6	1.7	1.8	1.8	1.8	1.8
State	9.7	10.0	10.3	10.4	10.8	11.1	11.3	11.7	12.3	12.4	12.6	12.4	12.4	12.5	8.1	3.1	3.3	3.5	1.7	2.1	1.7
Local	15.3	15.4	15.2	15.1	15.0	15.3	15.6	16.0	16.6	16.5	16.5	15.9	15.2	14.8	19.5	25.0	25.2	25.1	25.5	25.6	25.3

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

Source: U.S. Bureau of Labor Statistics



As of October 1, 2019.

Table 2. Population and Household Trends in the Eugene-Springfield 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										
Eugene-Springfield HMA	322,959	351,715	383,300	393,100	2,875	0.9	3,325	0.9	3,275	0.8
Households										
Eugene-Springfield HMA	130,453	145,966	155,700	159,100	1,550	1.1	1,025	0.7	1,150	0.7

Note: The forecast period is from the current date (October 1, 2019), to October 1, 2022.

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



As of October 1, 2019.

Table 3. Housing Inventory, Tenure, and Vacancy in the Eugene-Springfield HMA, 2000, 2010, and Current

	Eugene-Springfield HMA		
	2000	2010	Current
Total Housing Inventory	138,946	156,112	165,600
Occupied Units	130,453	145,966	155,700
Owner-Occupied	81,207	87,228	91,250
%	62.3	59.8	58.6
Renter-Occupied	49,246	58,738	64,450
%	37.7	40.2	41.4
Vacant Units	8,493	10,146	9,875
Available Units	4,840	4,825	2,570
For Sale	1,502	1,761	920
Vacancy Rate (%)	1.8	2.0	1.0
For Rent	3,338	3,064	1,650
Vacancy Rate (%)	6.3	5.0	2.5
Other Vacant	3,653	5,321	7,300

Note: The current date is October 1, 2019.

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



As of October 1, 2019.

Table 4. Residential Building Permit Activity in the Eugene-Springfield HMA, 2000 Through September 2019

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	12 Months Ending	
																				September 2018	September 2019
Eugene-Springfield HMA																					
Total	1,330	1,417	1,625	1,577	1,987	2,776	2,082	1,490	771	616	579	670	904	1,612	1,332	1,206	1,174	842	1,389	1,515	950
Sales	1,163	1,216	1,409	1,330	1,462	1,564	1,343	1,057	610	454	475	356	425	514	522	586	738	823	821	745	581
Rental	167	201	216	247	525	1,212	739	433	161	162	104	314	479	1,098	810	620	436	19	568	770	369

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2017—final data and estimates by the analyst; 2018 and 2019—preliminary data and estimates by the analyst



Table 5. Median Income in the Eugene-Springfield HMA, 1999, 2009, and 2018

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2009 to 2018	1999 to 2009	2009 to 2018
Median Family Income	NA	67,338	86,463	NA	2.8
Median Household Income	NA	40,276	53,172	NA	3.1

NA = data not available.
Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2018 median household income—U.S. Census Bureau, 2009 and 2018 American Community Survey, 1-year data

