

Table 1. Labor Force and Employment in the Eugene HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																June 2014	June 2015
Labor force	170.5	169.9	172.0	172.4	172.2	173.6	177.4	181.5	183.9	183.9	178.3	177.2	172.2	167.5	169.5	167.5	169.9
Resident employment	161.3	158.3	159.8	158.6	159.7	162.9	167.8	172.1	171.5	161.3	158.7	160.2	157.0	154.2	157.5	154.7	158.6
Unemployment	9.1	11.6	12.2	13.8	12.5	10.7	9.6	9.4	12.4	22.6	19.6	17.1	15.3	13.3	12.0	12.8	11.4
Unemployment rate (%)	5.4	6.8	7.1	8.0	7.3	6.1	5.4	5.2	6.7	12.3	11.0	9.6	8.9	7.9	7.1	7.6	6.7
Total nonfarm payroll jobs	145.6	142.9	143.5	142.4	145.5	150.3	154.4	157.2	155.0	142.6	141.4	141.7	142.4	144.4	147.9	145.3	148.8
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	19.1	19.8
Mining, logging, & construction	7.8	7.6	7.7	7.6	7.8	8.4	9.1	9.2	8.3	6.4	6.1	6.0	6.1	6.3	6.7	6.4	6.7
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	12.7	13.1
Service-providing sectors	116.0	115.6	117.0	116.3	118.2	121.7	125.1	128.2	129.1	123.7	123.2	123.6	124.0	125.6	128.2	126.1	129.0
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	25.4	24.8	25.8
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	5.9	5.8	6.0
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	19.5	19.1	19.9
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	3.5	3.3	3.5
Information	3.7	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	3.4	3.4
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	7.3	7.4
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	16.0	15.4	16.0
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	23.1	22.7	23.4
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	15.5	15.4	15.5
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	4.8	4.8
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	28.9	29.2
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	1.6
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	12.5	12.5	12.5
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	15.1	14.8	15.1

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through June 2015.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Eugene 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 HMA	322,959	351,715	361,200	369,500	2,875	0.9	1,800	0.5	2,775	0.8
Households										
Eugene HMA	130,453	145,966	150,500	154,400	1,550	1.1	860	0.6	1,300	0.9

Notes: Rates of change are calculated on a compound basis. The current date is July 1, 2015. The forecast date is July 1, 2018.

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

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

	Eugene HMA		
	2000	2010	Current
Total housing inventory	138,946	156,112	161,300
Occupied units	130,453	145,966	150,500
Owner-occupied	81,207	87,228	87,750
%	62.3	59.8	58.3
Renter-occupied	49,246	58,738	62,750
%	37.7	40.2	41.7
Vacant units	8,493	10,146	10,800
Available units	4,840	4,825	4,275
For sale	1,502	1,761	1,325
Rate (%)	1.8	2.0	1.5
For rent	3,338	3,064	2,950
Rate (%)	6.3	5.0	4.5
Other vacant	3,653	5,321	6,500

Notes: Numbers may not add to totals because of rounding. The current date is July 1, 2015.

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

Table 4. Residential Building Permit Activity in the Eugene HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																June 2014	June 2015
Eugene HMA																	
Total	1,330	1,526	1,660	1,872	1,750	2,712	1,891	1,490	793	616	698	746	1,126	1,321	1,511	1,198	885
Single-family	1,153	1,207	1,400	1,310	1,350	1,537	1,299	1,045	607	428	464	351	417	506	506	473	489
Multifamily	177	319	260	562	400	1,175	592	445	186	188	234	395	709	815	1,005	725	396

Notes: Numbers may not add to totals because of rounding. Current includes data through June 2015.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Eugene HMA, 1999, 2009, and 2013

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2013	1999 to 2009	2009 to 2013
Median Family Income	41,200	57,200	55,800	3.3	– 0.6
Median household income	36,684	39,867	43,459	0.8	2.2

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 2013 median household income—U.S. Census Bureau, 2009 and 2013 American Community Survey 1-year data