

As of January 1, 2024.

Table 1. Labor Force and Employment in the Eugene HMA, 2010 Through December 2023

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Labor Force	179.0	177.7	173.2	168.8	170.3	172.6	178.0	180.3	179.9	180.0	179.4	182.6	183.4	182.1
Resident Employment	159.1	160.3	157.8	155.4	158.8	162.8	169.1	172.4	172.0	172.8	165.2	172.5	175.0	174.9
Unemployment	19.9	17.4	15.4	13.3	11.5	9.8	8.9	7.9	7.8	7.2	14.1	10.1	8.4	7.2
Unemployment Rate (%)	11.1	9.8	8.9	7.9	6.8	5.7	5.0	4.4	4.3	4.0	7.9	5.5	4.6	4.0
Total Nonfarm Payroll Jobs	141.8	142.1	142.9	144.8	148.4	153.1	157.6	160.6	163.1	164.4	152.6	155.8	160.5	163.0
Goods-Producing Sectors	18.3	18.1	18.4	18.9	19.7	20.2	21.0	21.7	22.5	22.8	22.1	22.9	23.4	23.5
Mining, Logging, & Construction	6.1	5.9	6.1	6.3	6.7	7.0	7.5	7.9	8.3	8.5	8.3	8.5	8.6	8.8
Manufacturing	12.2	12.2	12.3	12.6	13.0	13.2	13.5	13.8	14.3	14.3	13.9	14.5	14.8	14.7
Service-Providing Sectors	123.5	124.0	124.5	125.9	128.8	132.9	136.7	138.9	140.6	141.6	130.4	132.9	137.0	139.4
Wholesale & Retail Trade	23.5	23.7	24.1	24.8	25.1	26.1	26.5	27.0	26.8	26.6	25.4	26.3	26.5	26.1
Wholesale Trade	5.5	5.4	5.5	5.7	5.8	6.1	6.2	6.3	6.4	6.3	6.1	6.1	6.2	6.2
Retail Trade	18.0	18.3	18.6	19.1	19.3	20.0	20.3	20.7	20.4	20.3	19.3	20.2	20.3	19.9
Transportation & Utilities	2.8	3.0	3.1	3.3	3.4	3.4	3.4	3.4	3.5	3.7	3.4	3.5	3.6	3.7
Information	3.3	3.3	3.3	3.4	3.5	3.3	3.0	2.8	2.5	2.3	2.0	2.0	2.0	2.0
Financial Activities	7.4	7.1	7.2	7.4	7.4	7.7	7.7	7.9	8.1	8.2	8.0	8.3	8.8	8.6
Professional & Business Services	14.6	14.9	15.2	15.2	16.1	16.6	17.7	18.3	18.5	18.2	17.6	18.3	18.3	17.9
Education & Health Services	22.3	22.8	23.1	23.0	23.6	24.9	26.0	26.7	29.2	30.0	28.2	28.2	27.7	28.8
Leisure & Hospitality	13.8	14.3	14.6	15.2	15.6	16.3	16.9	17.3	17.6	17.8	13.9	14.9	16.9	17.1
Other Services	4.9	4.9	4.8	4.8	4.8	5.0	5.3	5.2	5.3	5.4	4.8	4.7	4.9	5.1
Government	31.0	30.0	29.3	28.8	29.2	29.7	30.2	30.3	29.1	29.3	27.1	26.9	28.4	30.1
Federal	1.9	1.7	1.7	1.6	1.6	1.6	1.7	1.8	1.8	1.9	2.0	1.9	1.9	1.9
State	12.6	12.4	12.4	12.5	8.1	3.1	3.3	3.5	1.7	1.7	1.8	1.8	1.8	1.9
Local	16.5	15.9	15.2	14.8	19.5	25.0	25.2	25.1	25.6	25.7	23.4	23.2	24.7	26.3

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

Source: U.S. Bureau of Labor Statistics



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Table 2. Population and Household Trends in the Eugene 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										
Eugene HMA	351,715	382,971	383,100	387,500	3,125	0.9	20	0.0	1,500	0.4
Households										
Eugene HMA	145,966	156,594	160,300	163,300	1,075	0.7	990	0.6	1,000	0.6

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

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

	Eugene HMA		
	2010	2020	Current
Total Housing Inventory	156,112	166,226	171,400
Occupied Units	145,966	156,594	160,300
Owner-Occupied	87,228	92,732	94,700
%	59.8	59.2	59.1
Renter-Occupied	58,738	63,862	65,600
%	40.2	40.8	40.9
Vacant Units	10,146	9,632	11,100
Available Units	4,825	3,912	4,900
For Sale	1,761	975	1,150
Rate (%)	2.0	1.0	1.2
For Rent	3,064	2,937	3,750
Rate (%)	5.0	4.4	5.4
Other Vacant	5,321	5,720	6,200

Notes: The current date is January 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 Census Bureau.

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



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Table 4. Residential Building Permit Activity in the Eugene HMA, 2010 Through 2023

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Eugene HMA														
Total	750	820	1,052	1,599	1,316	996	1,174	992	1,909	1,391	1,421	2,216	2,019	1,729
Sales	469	361	432	523	513	594	740	825	828	778	779	924	942	739
Rental	281	459	620	1,076	803	402	434	167	1,081	613	642	1,292	1,077	990

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 Eugene HMA, 2009, 2019, and 2022

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2022	2009 to 2019	2019 to 2022
Median Family Income	57,200	64,900	84,000	1.3	9.0
Median Household Income	40,276	57,325	64,069	3.6	3.8

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

