

**Table 1. Labor Force and Employment in the Portland HMA,\* 2000 Through Current**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														October 2012	October 2013
Labor force	1,075.9	1,087.3	1,093.5	1,090.1	1,089.2	1,097.6	1,121.4	1,142.4	1,168.8	1,180.6	1,183.0	1,188.2	1,185.6	1,188.9	1,173.6
Resident employment	1,028.1	1,021.7	1,008.3	1,000.0	1,012.6	1,033.3	1,065.0	1,086.8	1,098.9	1,053.8	1,058.3	1,078.3	1,088.8	1,090.0	1,086.0
Unemployment	47.7	65.6	85.2	90.1	76.6	64.3	56.4	55.5	69.9	126.8	124.7	109.9	96.7	98.9	87.6
Unemployment rate (%)	4.4	6.0	7.8	8.3	7.0	5.9	5.0	4.9	6.0	10.7	10.5	9.3	8.2	8.3	7.5
Total nonfarm payroll jobs	973.3	966.0	944.1	934.3	954.1	983.6	1,015.3	1,034.9	1,034.2	973.8	968.8	987.8	1,006.6	1,004.6	1,019.8
Goods-producing sectors	198.4	191.6	177.1	169.9	175.7	183.7	191.5	193.0	185.5	159.7	153.2	158.7	163.3	162.9	164.9
Mining, logging, & construction	55.1	55.7	53.3	51.8	55.6	60.3	64.9	66.9	62.4	50.6	46.2	47.7	49.2	49.2	49.7
Manufacturing	143.3	135.9	123.8	118.1	120.1	123.4	126.6	126.1	123.2	109.1	107.0	111.1	114.2	113.7	115.2
Service-providing sectors	774.9	774.4	767.1	764.4	778.4	800.0	823.8	841.9	848.7	814.1	815.7	829.1	843.2	841.7	854.8
Trade	162.4	159.7	155.1	154.4	156.4	161.2	165.1	167.9	166.3	155.5	154.4	157.0	159.8	159.3	161.9
Wholesale trade	55.6	56.3	54.6	54.8	55.1	56.3	57.5	58.1	57.8	54.4	53.2	54.6	55.9	55.7	57.2
Retail trade	106.8	103.4	100.5	99.6	101.3	104.9	107.6	109.8	108.5	101.1	101.2	102.4	103.9	103.7	104.7
Transportation & utilities	38.6	38.4	37.3	36.5	37.0	36.9	37.5	37.8	37.6	34.2	33.3	33.7	33.8	33.7	34.6
Information	26.0	25.9	23.8	22.5	22.5	23.1	24.0	24.8	24.6	22.9	22.5	22.4	22.5	22.4	23.1
Financial activities	64.8	65.0	65.6	66.4	66.1	68.2	70.6	70.4	67.8	63.8	61.9	61.6	62.2	62.2	62.8
Professional & business services	130.5	127.6	121.7	117.9	122.1	128.5	134.7	136.4	136.5	124.9	127.8	133.6	138.7	138.3	141.6
Education & health services	102.9	106.5	111.0	113.6	115.7	119.8	123.2	127.8	132.6	135.2	139.4	143.1	145.2	145.1	146.3
Leisure & hospitality	85.8	85.5	84.8	85.6	87.7	90.1	94.1	98.0	99.3	94.5	94.5	96.8	99.7	99.3	102.2
Other services	33.4	34.2	33.9	34.0	34.7	34.5	35.7	36.6	37.1	35.2	34.6	35.3	36.5	36.3	37.4
Government	130.5	131.5	133.9	133.5	136.2	137.6	138.9	142.3	147.0	148.1	147.4	145.7	145.0	145.0	145.0
Federal	18.9	18.1	18.0	18.6	18.4	18.4	18.0	18.0	18.3	18.6	18.6	18.1	17.9	17.9	17.6
State	18.1	18.8	19.6	19.7	20.4	20.8	20.9	21.0	21.7	22.2	22.8	23.0	23.1	23.2	22.9
Local	93.5	94.7	96.3	95.3	97.4	98.5	100.0	103.3	107.0	107.3	106.0	104.7	104.0	103.9	104.5

\* Portland-Vancouver-Hillsboro HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through October 2013.

Source: U.S. Bureau of Labor Statistics

**Table 2. Population and Household Trends in the Portland 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 (%)
<b>Population</b>										
Portland HMA*	1,927,881	2,226,009	2,297,000	2,366,000	29,800	1.4	19,800	0.9	23,000	1.0
Portland submarket	1,042,437	1,160,677	1,193,000	1,225,000	11,800	1.1	9,025	0.8	10,650	0.9
Beaverton-Hillsboro submarket	530,334	628,903	653,300	675,700	9,850	1.7	6,800	1.1	7,475	1.1
Vancouver submarket	355,110	436,429	450,300	464,900	8,125	2.1	3,875	0.9	4,875	1.1
<b>Households</b>										
Portland HMA*	745,531	867,794	896,300	924,800	12,250	1.5	7,950	0.9	9,500	1.0
Portland submarket	416,674	469,513	483,300	497,200	5,275	1.2	3,850	0.8	4,625	0.9
Beaverton-Hillsboro submarket	197,894	235,660	244,950	253,500	3,775	1.8	2,600	1.1	2,850	1.2
Vancouver submarket	130,963	162,621	168,200	174,100	3,175	2.2	1,550	0.9	1,975	1.2

\* Portland-Vancouver-Hillsboro HMA.

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is November 1, 2013. The forecast date is November 1, 2016.

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

**Table 3. Housing Inventory, Tenure, and Vacancy in the Portland HMA,\* 2000, 2010, and Current**

	Portland HMA*			Portland Submarket			Beaverton-Hillsboro Submarket			Vancouver Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	790,876	925,076	941,100	443,087	502,475	510,200	209,183	249,560	254,200	138,606	173,041	176,700
Occupied units	745,531	867,794	896,300	416,674	469,513	483,300	197,894	235,660	244,950	130,963	162,621	168,200
Owners	469,156	535,433	536,900	258,366	281,474	281,900	122,467	146,604	147,400	88,323	107,355	107,700
%	62.9	61.7	59.9	62.0	60.0	58.3	61.9	62.2	60.2	67.4	66.0	64.0
Renters	276,375	332,361	359,400	158,308	188,039	201,400	75,427	89,056	97,550	42,640	55,266	60,500
%	37.1	38.3	40.1	38.0	40.0	41.7	38.1	37.8	39.8	32.6	34.0	36.0
Vacant units	45,345	57,282	44,700	26,413	32,962	26,850	11,289	13,900	9,300	7,643	10,420	8,575
Available units	30,327	33,117	23,250	17,334	18,009	13,650	8,127	9,298	5,500	4,866	5,810	4,075
For sale	10,624	12,190	11,550	5,866	6,778	6,350	2,919	3,122	3,000	1,839	2,290	2,200
Rate (%)	2.2	2.2	2.1	2.2	2.4	2.2	2.3	2.1	2.0	2.0	2.1	2.0
For rent	19,703	20,927	11,700	11,468	11,231	7,300	5,208	6,176	2,500	3,027	3,520	1,875
Rate (%)	6.7	5.9	3.2	6.8	5.6	3.5	6.5	6.5	2.5	6.6	6.0	3.0
Other vacant	15,018	24,165	21,500	9,079	14,953	13,200	3,162	4,602	3,800	2,777	4,610	4,500

\* Portland-Vancouver-Hillsboro HMA.

Notes: Numbers may not add to totals because of rounding. The current date is November 1, 2013.

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

**Table 4. Residential Building Permit Activity in the Portland HMA,\* 2000 to Current**

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														October 2012	October 2013
<b>Portland HMA*</b>															
Total	12,998	13,874	14,328	16,003	15,859	17,251	15,376	13,115	7,408	4,020	4,477	5,217	7,785	7,640	11,275
Single-family	9,760	10,689	10,467	10,576	11,285	12,789	10,210	8,410	4,285	3,011	3,359	3,132	4,501	4,425	5,425
Multifamily	3,238	3,185	3,861	5,427	4,574	4,462	5,166	4,705	3,123	1,009	1,118	2,085	3,284	3,215	5,850
<b>Portland submarket</b>															
Total	5,180	5,282	5,499	6,886	6,370	7,618	7,253	7,003	4,000	1,817	1,962	2,616	3,986	3,925	5,250
Single-family	3,446	3,712	3,524	3,453	3,851	4,464	4,223	3,695	1,738	1,159	1,201	1,329	1,891	1,900	2,200
Multifamily	1,734	1,570	1,975	3,433	2,519	3,154	3,030	3,308	2,262	658	761	1,287	2,095	2,025	3,050
<b>Beaverton-Hillsboro submarket</b>															
Total	4,577	4,683	5,018	4,980	5,518	5,742	5,021	3,680	2,124	1,462	1,420	1,606	2,218	2,325	3,225
Single-family	3,635	3,648	3,787	3,755	4,056	4,710	3,485	2,830	1,451	1,130	1,170	1,081	1,397	1,375	1,625
Multifamily	942	1,035	1,231	1,225	1,462	1,032	1,536	850	673	332	250	525	821	950	1,600
<b>Vancouver submarket</b>															
Total	3,241	3,909	3,811	4,137	3,971	3,891	3,102	2,432	1,284	741	1,095	995	1,581	1,390	2,800
Single-family	2,679	3,329	3,156	3,368	3,378	3,615	2,502	1,885	1,096	722	988	722	1,213	1,150	1,600
Multifamily	562	580	655	769	593	276	600	547	188	19	107	273	368	240	1,200

\* Portland-Vancouver-Hillsboro HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through October 2013.

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

**Table 5.** Median Income in the Portland HMA,\* 1999, 2009, and 2012

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2012	1999 to 2009	2009 to 2012
Median Family Income	52,400	70,000	73,000	2.9	1.4
Median household income	46,941	55,521	56,978	1.7	0.9

\* Portland-Vancouver-Hillsboro HMA.

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 2012 median household income—U.S. Census Bureau, 2009 and 2012 American Community Survey 1-year data