

Table 1. Labor Force and Employment in the Portland HMA*, 2000 Through August 2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			August 2017	August 2018
Labor Force	1,080.4	1,083.7	1,087.4	1,086.3	1,084.0	1,093.8	1,119.1	1,144.9	1,170.4	1,184.2	1,207.8	1,214.8	1,198.8	1,180.6	1,199.0	1,229.3	1,273.5	1,310.5	1,297.5	1,319.9
Resident Employment	1,031.8	1,017.7	1,002.9	996.6	1,007.5	1,029.3	1,061.9	1,088.0	1,099.2	1,055.2	1,084.1	1,105.8	1,103.2	1,096.7	1,125.3	1,165.0	1,215.3	1,259.2	1,245.0	1,269.8
Unemployment	48.6	66.0	84.5	89.7	76.6	64.5	57.2	56.9	71.1	129.0	123.7	108.9	95.6	83.9	73.7	64.3	58.3	51.3	52.5	50.1
Unemployment Rate (%)	4.5	6.1	7.8	8.3	7.1	5.9	5.1	5.0	6.1	10.9	10.2	9.0	8.0	7.1	6.1	5.2	4.6	3.9	4.0	3.8
Total Nonfarm Payroll Jobs	981.5	974.1	951.5	941.7	961.3	991.2	1,023.4	1,043.6	1,043.4	983.4	979.2	998.5	1,020.1	1,044.5	1,076.0	1,112.0	1,145.1	1,172.9	1,164.0	1,190.0
Goods-Producing Sectors	199.6	192.5	177.9	170.5	176.2	184.2	192.0	193.7	186.2	160.3	153.8	159.3	164.1	168.9	174.8	179.7	185.9	191.4	189.3	196.8
Mining, Logging, & Construction	56.2	56.5	54.0	52.3	56.1	60.8	65.3	67.6	62.9	51.2	46.7	48.2	49.9	53.3	56.8	57.5	63.1	68.2	66.8	70.7
Manufacturing	143.4	136.0	123.9	118.2	120.1	123.4	126.7	126.1	123.3	109.1	107.1	111.1	114.2	115.6	118.1	122.2	122.9	123.2	122.5	126.1
Service-Providing Sectors	781.9	781.6	773.6	771.1	785.1	807.0	831.4	849.9	857.2	823.2	825.4	839.2	856.0	875.6	901.1	932.2	959.1	981.5	974.7	993.1
Wholesale & Retail Trade	162.4	159.4	154.5	153.6	155.3	159.9	163.6	166.2	164.4	153.4	152.1	154.6	157.8	162.3	166.5	171.0	173.3	176.2	175.2	178.6
Wholesale Trade	55.0	55.5	53.5	53.4	53.4	54.4	55.3	55.7	55.2	51.5	50.1	51.3	52.7	53.8	54.2	55.2	56.1	57.3	56.9	58.6
Retail Trade	107.4	103.9	101.0	100.2	101.9	105.5	108.3	110.5	109.2	101.9	102.0	103.3	105.1	108.5	112.3	115.8	117.2	118.9	118.3	120.0
Transportation & Utilities	38.7	38.5	37.4	36.6	37.1	37.0	37.6	37.9	37.7	34.3	33.4	33.8	33.8	34.2	35.5	37.0	38.0	39.5	39.2	40.0
Information	26.3	26.1	23.8	22.5	22.5	23.2	24.2	25.0	24.8	23.2	22.7	22.7	23.2	23.3	23.5	24.2	25.2	25.7	25.8	25.5
Financial Activities	65.1	65.4	65.9	66.7	66.4	68.5	71.0	70.7	68.1	64.1	62.2	61.7	62.3	63.4	64.1	66.4	68.1	70.3	69.8	71.3
Professional & Business Services	135.6	133.2	127.0	123.5	128.1	135.0	141.5	143.6	144.2	132.6	136.1	142.3	148.5	155.8	164.0	171.4	176.7	180.6	179.3	179.9
Education & Health Services	103.8	107.7	112.1	115.0	116.8	121.0	124.6	129.4	134.4	137.7	142.4	146.2	148.6	151.3	155.1	159.7	164.3	169.3	167.5	179.3
Leisure & Hospitality	85.9	85.6	85.0	85.7	87.8	90.2	94.3	98.1	99.4	94.6	94.6	96.8	100.2	104.2	107.9	113.3	118.6	122.1	121.1	124.0
Other Services	33.5	34.3	34.0	34.1	34.8	34.6	35.8	36.7	37.3	35.3	34.8	35.4	36.6	36.9	38.1	39.3	41.6	41.5	41.4	42.5
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	144.8	144.1	146.5	150.1	153.4	156.2	155.4	151.9
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	17.8	17.8	17.8	18.1	18.2	18.2	18.2
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	23.2	23.3	21.3	19.4	19.3	19.7	19.6	14.2
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	103.7	103.0	107.4	112.9	116.0	118.4	117.6	119.5

*Portland-Vancouver-Hillsboro

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

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 (%)
Population										
Portland HMA*	1,927,881	2,226,009	2,498,000	2,605,000	29,800	1.4	32,300	1.4	35,650	1.4
Portland Submarket	1,042,437	1,160,677	1,293,000	1,338,000	11,800	1.1	15,700	1.3	15,000	1.1
Beaverton-Hillsboro Submarket	530,334	628,903	706,800	738,000	9,850	1.7	9,250	1.4	10,400	1.5
Vancouver Submarket	355,110	436,429	498,200	528,400	8,125	2.1	7,350	1.6	10,050	2.0
Households										
Portland HMA*	745,531	867,794	960,600	1,000,000	12,250	1.5	11,050	1.2	13,150	1.3
Portland Submarket	416,674	469,513	515,900	533,400	5,275	1.2	5,500	1.1	5,825	1.1
Beaverton-Hillsboro Submarket	197,894	235,660	260,000	271,100	3,775	1.8	2,900	1.2	3,700	1.4
Vancouver Submarket	130,963	162,621	184,700	195,800	3,175	2.2	2,625	1.5	3,700	2.0

**Portland-Vancouver-Hillsboro*

Notes: Numbers may not add to totals because of rounding. The current date is September 1, 2018. The forecast date is September 1, 2021. Rates of change are calculated on a compound basis.

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

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	1,003,000	443,087	502,475	540,400	209,183	249,560	270,700	138,606	173,041	192,300
Occupied Units	745,531	867,794	960,600	416,674	469,513	515,900	197,894	235,660	260,000	130,963	162,621	184,700
Owner-Occupied	469,156	535,433	587,500	258,366	281,474	303,400	122,467	146,604	161,100	88,323	107,355	123,000
%	62.9	61.7	61.2	62.0	60.0	58.8	61.9	62.2	62.0	67.4	66.0	66.6
Renter-Occupied	276,375	332,361	373,100	158,308	188,039	212,500	75,427	89,056	98,900	42,640	55,266	61,700
%	37.1	38.3	38.8	38.0	40.0	41.2	38.1	37.8	38.0	32.6	34.0	33.4
Vacant Units	45,345	57,282	42,750	26,413	32,962	24,450	11,289	13,900	10,700	7,643	10,420	7,600
Available Units	30,327	33,117	18,450	17,334	18,009	10,450	8,127	9,298	4,675	4,866	5,810	3,300
For Sale	10,624	12,190	5,500	5,866	6,778	2,750	2,919	3,122	1,625	1,839	2,290	1,125
Rate (%)	2.2	2.2	0.9	2.2	2.4	0.9	2.3	2.1	1.0	2.0	2.1	0.9
For Rent	19,703	20,927	12,950	11,468	11,231	7,700	5,208	6,176	3,050	3,027	3,520	2,175
Rate (%)	6.7	5.9	3.4	6.8	5.6	3.5	6.5	6.5	3.0	6.6	6.0	3.4
Other Vacant	15,018	24,165	24,300	9,079	14,953	14,000	3,162	4,602	6,000	2,777	4,610	4,300

*Portland-Vancouver-Hillsboro

Notes: Numbers may not add to totals because of rounding. The current date is September 1, 2018.

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

Table 4. Residential Building Permit Activity in the Portland HMA*, 2000 Through August 2018

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			August 2017	August 2018
Portland HMA*																				
Total	12,998	13,874	14,378	16,003	15,859	17,251	15,376	13,115	7,408	4,020	4,476	5,213	7,785	11,730	12,356	13,967	14,729	15,983	15,407	15,691
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	5,717	5,462	7,102	7,397	6,211	6,686	6,765
Multifamily	3,238	3,185	3,911	5,427	4,574	4,462	5,166	4,705	3,123	1,009	1,117	2,081	3,284	6,013	6,894	6,865	7,332	9,772	8,721	8,926
Portland Submarket																				
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	5,443	6,676	6,761	7,642	8,929	8,327	9,149
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	2,274	2,240	2,787	2,411	2,230	2,380	2,441
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	3,169	4,436	3,974	5,231	6,699	5,947	6,708
Beaverton-Hillsboro Submarket																				
Total	4,577	4,683	5,068	4,980	5,518	5,742	5,021	3,680	2,124	1,462	1,419	1,602	2,218	3,319	3,406	3,687	3,739	3,209	3,258	2,433
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	1,718	1,610	2,048	2,303	1,843	2,013	1,614
Multifamily	942	1,035	1,281	1,225	1,462	1,032	1,536	850	673	332	249	521	821	1,601	1,796	1,639	1,436	1,366	1,245	819
Vancouver Submarket																				
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	2,968	2,274	3,519	3,348	3,845	3,822	4,109
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	1,725	1,612	2,267	2,683	2,138	2,293	2,710
Multifamily	562	580	655	769	593	276	600	547	188	19	107	273	368	1,243	662	1,252	665	1,707	1,529	1,399

*Portland-Vancouver-Hillsboro

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2016 final data and analyst estimates; 2017–2018 preliminary data and analyst estimates

Table 5. Median Income in the Portland HMA*, 1999, 2009, and 2017

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2017	1999 to 2009	2009 to 2017
Median Family Income	52,400	70,000	74,700	2.9	0.8
Median Household Income	NA	55,521	71,931	NA	3.3

*Portland-Vancouver-Hillsboro

NA = data not available.

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 2017 Median household income—U.S. Census Bureau, American Community Survey 1-year data, 2009 and 2017