

As of September 1, 2021.

Table 1. Labor Force and Employment in the Portland HMA, 2000 Through August 2021

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	12 Months Ending	
																						August 2020	August 2021
Labor Force	1,079.3	1,083.2	1,088.3	1,087.5	1,086.8	1,094.8	1,117.5	1,139.4	1,166.3	1,174.8	1,206.5	1,213.0	1,203.5	1,187.6	1,206.0	1,230.1	1,270.5	1,298.6	1,305.7	1,328.1	1,323.4	1,324.9	1,337.4
Resident Employment	1,030.3	1,018.3	1,004.6	998.8	1,009.4	1,030.0	1,060.0	1,082.9	1,098.3	1,053.2	1,084.7	1,106.0	1,109.3	1,104.5	1,133.5	1,167.5	1,212.9	1,248.7	1,256.5	1,281.5	1,220.7	1,238.9	1,257.9
Unemployment	49.0	65.0	83.8	88.8	77.4	64.8	57.5	56.5	68.0	121.7	121.8	107.1	94.2	83.1	72.5	62.6	57.5	50.0	49.2	46.6	102.7	86.0	79.5
Unemployment Rate (%)	4.5	6.0	7.7	8.2	7.1	5.9	5.1	5.0	5.8	10.4	10.1	8.8	7.8	7.0	6.0	5.1	4.5	3.8	3.8	3.5	7.8	6.5	5.9
Total Nonfarm Payroll Jobs	982.8	975.4	952.8	943.1	962.8	993.1	1,025.5	1,045.8	1,045.3	985.6	981.5	1,001.0	1,022.6	1,047.7	1,079.7	1,116.7	1,151.0	1,181.0	1,204.6	1,228.1	1,143.1	1,176.9	1,149.0
Goods-Producing Sectors	199.7	192.5	177.9	170.5	176.3	184.3	192.1	193.8	186.2	160.4	153.9	159.4	164.2	169.0	174.9	179.8	186.0	192.4	201.6	206.6	196.1	200.1	195.5
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	68.8	74.1	77.3	74.7	75.8	75.2
Manufacturing	143.5	136.0	123.9	118.2	120.2	123.5	126.7	126.2	123.3	109.2	107.2	111.2	114.3	115.7	118.2	122.3	123.0	123.6	127.5	129.3	121.3	124.3	120.3
Service-Providing Sectors	783.1	782.8	774.9	772.6	786.5	808.8	833.4	852.0	859.1	825.2	827.6	841.6	858.3	878.8	904.8	936.9	965.0	988.7	1,003.0	1,021.5	947.1	976.8	953.5
Wholesale & Retail Trade	161.6	158.5	153.7	152.8	154.5	158.9	162.7	165.4	163.6	152.4	151.0	153.5	156.9	161.3	165.4	169.9	171.9	175.1	176.2	175.4	166.4	168.7	169.7
Wholesale Trade	54.2	54.5	52.6	52.5	52.5	53.3	54.3	54.8	54.3	50.5	49.0	50.2	51.7	52.7	53.0	54.0	54.6	56.0	56.7	57.3	55.0	55.9	55.2
Retail Trade	107.4	104.0	101.1	100.3	102.0	105.6	108.4	110.6	109.3	101.9	102.0	103.3	105.2	108.6	112.4	115.9	117.3	119.1	119.5	118.1	111.4	112.8	114.5
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	34.3	35.8	37.4	38.6	40.5	41.9	46.4	49.5	48.4	52.2
Information	26.6	26.5	24.3	23.0	23.0	23.7	24.8	25.6	25.4	23.8	23.4	23.4	24.0	24.1	24.3	25.1	26.1	25.9	25.5	26.4	25.0	25.6	25.3
Financial Activities	65.3	65.6	66.1	66.9	66.6	68.8	71.2	71.0	68.3	64.3	62.4	61.9	62.5	63.7	64.3	66.6	68.4	70.9	72.4	73.5	72.4	73.3	71.5
Professional & Business Services	136.0	133.6	127.4	123.9	128.4	135.5	142.0	144.1	144.7	133.1	136.5	142.8	149.0	156.3	164.6	171.9	177.4	181.7	184.7	190.0	182.6	185.6	188.2
Education & Health Services	104.8	108.7	113.2	116.2	118.0	122.4	126.2	131.1	135.7	139.3	144.2	148.2	150.5	153.9	158.0	163.3	169.1	174.4	184.6	188.1	177.9	182.1	178.3
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	100.3	104.2	107.9	113.4	118.6	122.3	125.0	126.5	90.2	104.4	88.0
Other Services	33.5	34.3	34.0	34.1	34.8	34.6	35.8	36.7	37.3	35.3	34.8	35.5	36.6	37.0	38.1	39.3	41.6	41.4	42.2	42.8	37.9	39.6	38.2
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	156.5	150.5	152.6	145.2	149.1	142.1
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	18.1	18.4	18.8	18.6	18.7
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	12.1	12.4	12.2	12.2	12.9
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	103.7	103.0	107.4	112.9	116.0	118.6	120.3	121.8	114.1	118.3	110.5

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

Source: U.S. Bureau of Labor Statistics



As of September 1, 2021.

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	2,532,000	2,589,000	29,800	1.4	26,850	1.1	18,950	0.7
Portland Submarket	660,486	735,334	818,000	826,400	7,475	1.1	7,250	0.9	2,800	0.3
Washington Suburbs Submarket	355,110	436,429	524,900	552,100	8,125	2.1	7,750	1.6	9,050	1.7
Oregon Suburbs Submarket	912,285	1,054,246	1,190,000	1,211,000	14,200	1.5	11,850	1.1	7,100	0.6
Households										
Portland HMA	745,531	867,794	1,002,000	1,029,000	12,250	1.5	11,700	1.3	9,100	0.9
Portland Submarket	272,098	304,540	347,800	353,500	3,250	1.1	3,800	1.2	1,875	0.5
Washington Suburbs Submarket	130,963	162,621	197,800	209,100	3,175	2.2	3,075	1.7	3,775	1.9
Oregon Suburbs Submarket	342,470	400,633	456,000	466,400	5,825	1.6	4,850	1.1	3,450	0.8

Notes: The current date is September 1, 2021. The forecast date is September 1, 2024.

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



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

	Portland HMA			Portland Submarket			Washington Suburbs Submarket			Oregon Suburbs Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	790,876	925,076	1,050,000	288,561	324,832	369,300	138,606	173,041	205,800	363,709	427,203	475,200
Occupied Units	745,531	867,794	1,001,600	272,098	304,540	347,800	455,981	162,621	197,800	342,470	400,633	456,000
Owner-Occupied	469,156	535,433	624,100	154,755	166,210	191,000	300,855	107,355	132,200	226,078	261,868	300,900
%	62.9	61.7	62.3	56.9	54.6	54.9	66.0	66.0	66.8	66.0	65.4	66.0
Renter-Occupied	276,375	332,361	377,500	117,343	138,330	156,800	155,126	55,266	65,600	116,392	138,765	155,100
%	37.1	38.3	37.7	43.1	45.4	45.1	34.0	34.0	33.2	34.0	34.6	34.0
Vacant Units	45,345	57,282	48,750	16,463	20,292	21,550	19,227	10,420	7,975	21,239	26,570	19,250
Available Units	30,327	33,117	25,050	11,500	12,454	12,625	9,227	5,810	3,175	13,961	14,853	9,225
For Sale	10,624	12,190	4,950	3,665	4,356	1,725	2,426	2,290	800	5,120	5,544	2,425
Rate (%)	2.2	2.2	0.8	2.3	2.6	0.9	0.8	2.1	0.6	2.2	2.1	0.8
For Rent	19,703	20,927	20,100	7,835	8,098	10,900	6,801	3,520	2,375	8,841	9,309	6,800
Rate (%)	6.7	5.9	5.1	6.3	5.5	6.5	4.2	6.0	3.5	7.1	6.3	4.2
Other Vacant	15,018	24,165	23,700	4,963	7,838	8,900	10,000	4,610	4,800	7,278	11,717	10,000

Notes: The current date is September 1, 2021. 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 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: 2000 and 2010—2000 Census and 2010 Census; current—estimates by the analyst



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Table 4. Residential Building Permit Activity in the Portland HMA, 2000 Through August 2021

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	12 Months Ending	
																						August 2020	August 2021
Portland HMA																							
Total	13,298	14,315	14,628	16,203	16,264	17,401	15,526	13,115	7,618	4,020	4,476	5,213	7,785	11,730	12,356	13,967	14,729	15,983	14,180	16,815	13,446	14,714	14,823
Sales	10,497	11,749	11,348	12,202	13,125	15,516	11,689	8,900	4,823	3,260	3,514	3,405	4,589	5,762	5,686	7,210	7,542	6,670	7,103	7,984	7,793	7,495	8,875
Rental	2,801	2,566	3,280	4,001	3,139	1,885	3,837	4,215	2,795	760	962	1,808	3,196	5,968	6,670	6,757	7,187	9,313	7,077	8,831	5,653	7,220	5,948
Portland Submarket																							
Total	2,591	2,987	3,382	4,871	3,842	4,573	4,187	4,733	3,043	1,040	1,235	1,417	2,377	3,855	5,090	4,832	5,092	7,055	6,238	6,098	2,709	4,431	3,298
Sales	1,886	2,192	2,233	2,622	2,585	3,488	2,790	1,825	895	534	652	591	738	881	1,056	1,143	995	1,262	1,096	1,149	770	884	533
Rental	705	795	1,149	2,249	1,257	1,085	1,397	2,908	2,148	506	583	826	1,639	2,974	4,034	3,689	4,097	5,793	5,142	4,949	1,939	3,547	2,765
Washington Suburbs Submarket																							
Total	3,541	4,259	3,961	4,337	4,376	3,941	3,252	2,432	1,419	741	1,095	995	1,581	2,968	2,274	3,519	3,348	3,845	3,661	4,795	5,104	4,417	6,365
Sales	2,723	3,375	3,287	3,494	3,491	3,691	2,573	1,953	1,125	725	989	724	1,220	1,728	1,621	2,284	2,701	2,158	2,869	3,013	3,428	3,180	4,017
Rental	818	884	674	843	885	250	679	479	294	16	106	271	361	1,240	653	1,235	647	1,687	792	1,782	1,676	1,237	2,348
Oregon Suburbs Submarket																							
Total	7,166	7,069	7,285	6,995	8,046	8,887	8,087	5,950	3,156	2,239	2,146	2,801	3,827	4,907	4,992	5,616	6,289	5,083	4,281	5,922	5,633	5,866	5,160
Sales	5,888	6,182	5,828	6,086	7,049	8,337	6,326	5,122	2,803	2,001	1,873	2,090	2,631	3,153	3,009	3,783	3,846	3,250	3,138	3,822	3,595	3,431	4,324
Rental	1,278	887	1,457	909	997	550	1,761	828	353	238	273	711	1,196	1,754	1,983	1,833	2,443	1,833	1,143	2,100	2,038	2,436	836

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2020—final data and estimates by the analyst; 2021—preliminary data and estimates by the analyst



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Table 5. Median Income in the Portland HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	52,400	70,000	87,900	2.9	2.3
Median Household Income	46,941	55,521	78,439	1.7	3.5

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey 1-year data

