

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	April 2015	April 2016
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	1,199.3	1,180.0	1,200.6	1,224.1	1,208.2	1,241.1
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	1,103.6	1,095.9	1,126.7	1,159.5	1,138.2	1,179.4
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	95.7	84.1	73.9	64.6	69.9	61.7
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	6.2	5.3	5.8	5.0
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	1,111.4	1,087.7	1,122.9
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	178.9	176.1	180.1
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	57.0	56.6	57.7
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	121.8	119.5	122.4
Service-providing sectors	781.9	781.6	773.6	771.1	785.1	807.0	831.4	849.9	857.2	823.1	825.4	839.2	855.9	875.6	901.2	932.5	911.6	942.8
Trade	162.0	159.0	154.1	153.1	154.8	159.4	163.0	165.6	163.8	152.7	151.4	153.8	157.0	161.5	165.7	170.2	167.3	171.2
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	54.5	55.4
Retail trade	107.0	103.5	100.6	99.7	101.4	105.0	107.7	109.9	108.6	101.2	101.3	102.5	104.3	107.7	111.5	115.0	112.8	115.8
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	36.1	37.3
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	24.5	23.7	25.1
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	64.8	67.2
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	170.9	166.5	172.9
Education & health services	104.3	108.1	112.6	115.5	117.4	121.6	125.2	130.0	135.0	138.3	143.1	147.0	149.4	152.2	155.9	161.2	157.5	163.5
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	109.5	114.7
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	39.2	38.5	39.8
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	149.9	147.8	151.1
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	17.8	17.8
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	24.1	24.6	24.5	24.6
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	104.6	107.5	105.6	108.8

*Portland-Vancouver-Hillsboro HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through April 2016.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Portland HMA,* 2000 to Forecast

					Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
2000	2010	Current	Forecast							
Population										
Portland HMA*	1,927,881	2,226,009	2,395,000	2,491,000	29,800	1.4	27,800	1.2	32,000	1.3
Portland submarket	1,042,437	1,160,677	1,239,000	1,285,000	11,800	1.1	12,900	1.1	15,350	1.2
Beaverton-Hillsboro submarket	530,334	628,903	683,400	713,300	9,850	1.7	8,950	1.4	9,975	1.4
Vancouver submarket	355,110	436,429	472,200	493,200	8,125	2.1	5,875	1.3	7,000	1.5
Households										
Portland HMA*	745,531	867,794	936,700	978,200	12,250	1.5	11,350	1.3	13,850	1.5
Portland submarket	416,674	469,513	504,500	525,400	5,275	1.2	5,750	1.2	6,975	1.4
Beaverton-Hillsboro submarket	197,894	235,660	254,800	266,500	3,775	1.8	3,150	1.3	3,900	1.5
Vancouver submarket	130,963	162,621	177,350	186,200	3,175	2.2	2,425	1.4	2,950	1.6

*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 May 1, 2016. The forecast date is May 1, 2019.

Sources: 2000 and 2010—2000 Census and 2010 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	974,100	443,087	502,475	527,000	209,183	249,560	263,100	138,606	173,041	184,000
Occupied units	745,531	867,794	936,700	416,674	469,513	504,500	197,894	235,660	254,800	130,963	162,621	177,350
Owner-occupied	469,156	535,433	559,500	258,366	281,474	294,100	122,467	146,604	152,800	88,323	107,355	112,600
%	62.9	61.7	59.7	62.0	60.0	58.3	61.9	62.2	60.0	67.4	66.0	63.5
Renter-occupied	276,375	332,361	377,200	158,308	188,039	210,400	75,427	89,056	102,000	42,640	55,266	64,750
%	37.1	38.3	40.3	38.0	40.0	41.7	38.1	37.8	40.0	32.6	34.0	36.5
Vacant units	45,345	57,282	37,450	26,413	32,962	22,500	11,289	13,900	8,275	7,643	10,420	6,700
Available units	30,327	33,117	16,750	17,334	18,009	9,475	8,127	9,298	4,500	4,866	5,810	2,775
For sale	10,624	12,190	5,650	5,866	6,778	2,975	2,919	3,122	1,550	1,839	2,290	1,125
Rate (%)	2.2	2.2	1.0	2.2	2.4	1.0	2.3	2.1	1.0	2.0	2.1	1.0
For rent	19,703	20,927	11,100	11,468	11,231	6,500	5,208	6,176	2,950	3,027	3,520	1,650
Rate (%)	6.7	5.9	2.9	6.8	5.6	3.0	6.5	6.5	2.8	6.6	6.0	2.5
Other vacant	15,018	24,165	20,700	9,079	14,953	13,000	3,162	4,602	3,800	2,777	4,610	3,900

*Portland-Vancouver-Hillsboro HMA.

Notes: Numbers may not add to totals because of rounding. The current date is May 1, 2016.

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

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	2013	2014	2015	12 Months Ending	
																	April 2015	April 2016
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	12,386	13,779	12,205	14,995
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	5,492	7,078	5,841	7,519
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	6,701	6,364	7,476
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	6,758	6,264	7,508
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	2,784	2,449	2,733
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	3,815	4,775
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	3,436	3,644	3,413	3,908
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	1,640	2,005	1,652	2,257
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	1,761	1,651
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	3,377	2,528	3,579
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	2,289	1,740	2,529
Multifamily	562	580	655	769	593	276	600	547	188	19	107	273	368	1,243	662	1,088	788	1,050

*Portland-Vancouver-Hillsboro HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through April 2016.

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

Table 5. Median Income in the Portland HMA,* 1999, 2009, and 2014

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2014	1999 to 2009	2009 to 2014
Median Family Income	52,400	70,000	73,300	2.9	0.9
Median household income	46,941	55,521	58,832	1.7	1.2

*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 2014 median household income—U.S. Census Bureau, 2009 and 2014 American Community Survey 1-year data