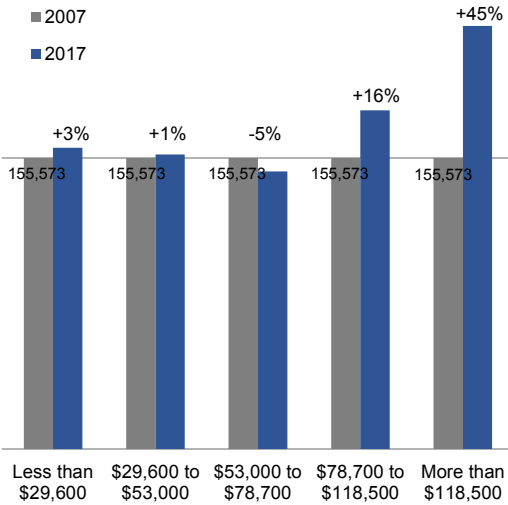


Household Growth by Income Quintile

Portland Area (Multnomah, Washington, Clackamas & Clark County)



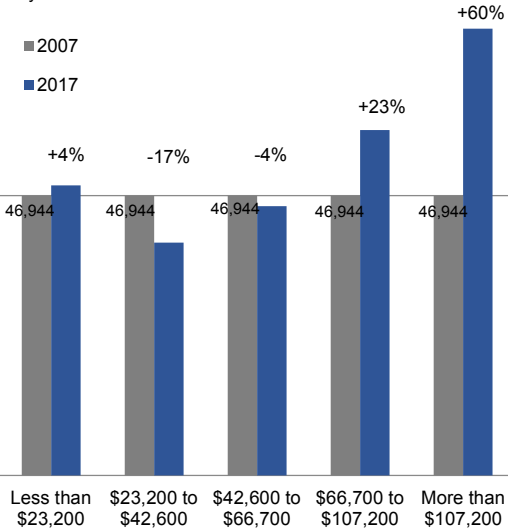
Household Growth by Income

There were 777,866 households in the Portland area (Multnomah, Washington, Clackamas and Clark counties) in 2007. Adjusting for inflation to 2017, we can divide those households into five equal bins from lowest to highest income. In 2007, an income of about \$53,000 to \$79,000 earned you a place in the middle of the income distribution, while a household income of \$118,500 or more placed you in the top 20 percent of household incomes.

In the 10 years from 2007 to 2017, the Portland area added 96,000 households. About 70,000 new households are in the top 20 percent income tier. Meanwhile the number of households in the median income tier declined by 5 percent.

Household Growth by Income Quintile

City of Portland

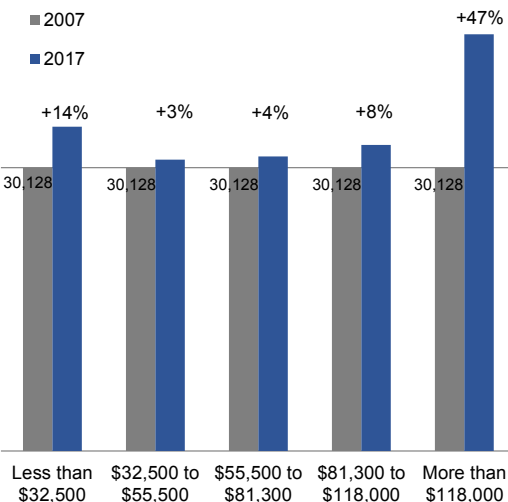


Using this analysis for the City of Portland, we see that almost all the new household formation has been in the higher income levels, while households in the middle and lower middle income tiers have declined noticeably.

Clark County has seen growth in households in every income tier, with the most dramatic growth in the highest tier and noticeable growth in the lowest tier. Combining the cities of Eugene and Springfield, we see a pattern of growth in higher and lower income tiers with a decline only in the middle income tier.

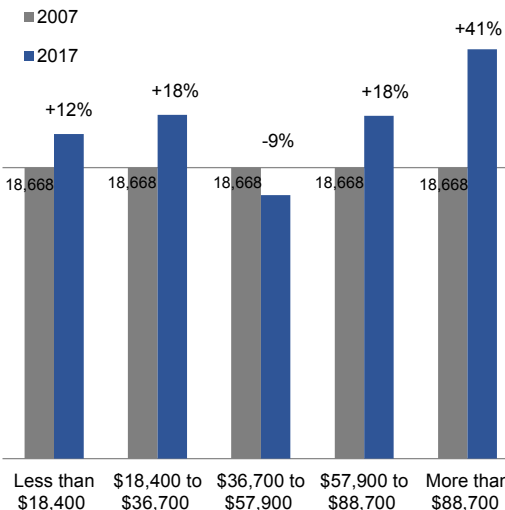
Household Growth by Income Quintile

Clark County, Washington



Household Growth by Income Quintile

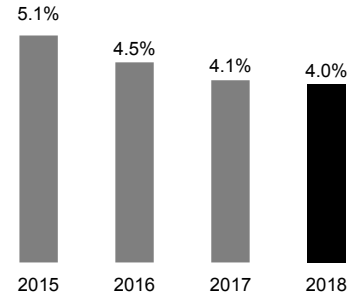
City of Eugene and Springfield combined



EMPLOYMENT TRENDS

**November
Unemployment Rate**

Portland Metro - Seasonally adjusted



Employment Growth

Portland Metro

Nov 2018	1,214,600
Growth	+21,900 (+1.8%)
Year-over-year	

Industry Growth

Portland Metro - November
Year-over-year growth (percentage)

Construction	+7,300 (+10.5%)
Healthcare & Social Assistance	+9,600 (+6.7%)
Manufacturing	+4,500 (+3.6%)
Information	+400 (+1.6%)
Professional & Business Services	+1,900 (+1.0%)
Financial Activities	+300 (+0.4%)
Leisure & Hospitality	-100 (-0.1%)
Transportation & Warehousing	-700 (-1.8%)

Want to join the distribution list?

Have questions?

E-mail me!

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