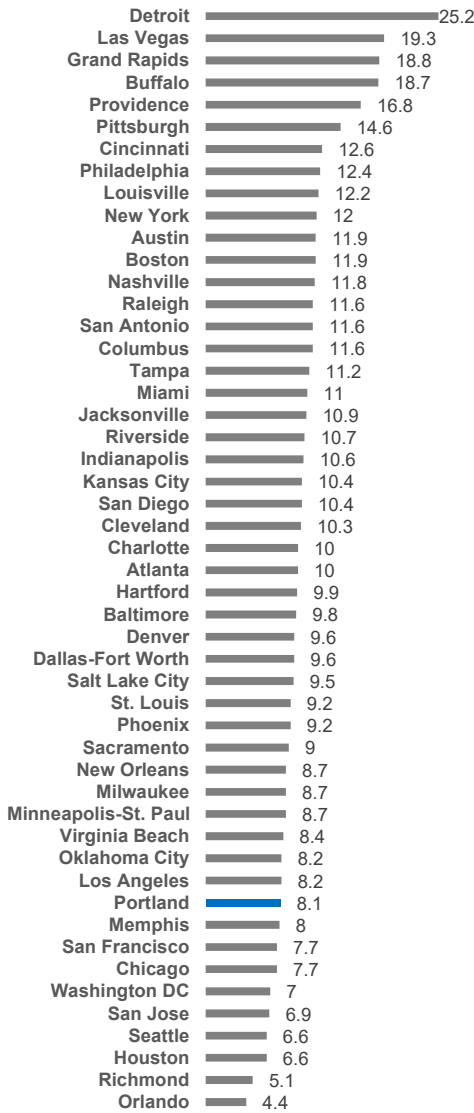
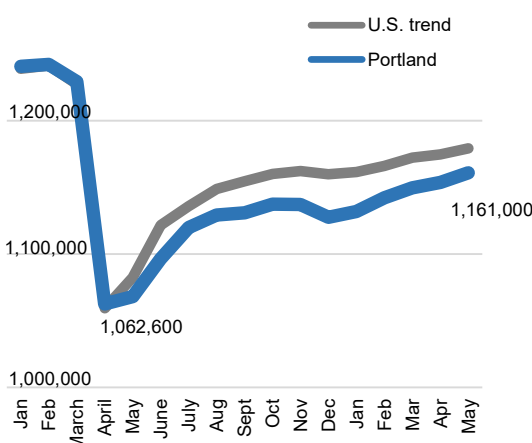


Job Growth % by U.S. Metro
April 2020 to April 2021



Employment in Portland Metro
January 2020 through May 2021



Portland's job crisis matched the U.S. in scale in April. Since April 2020, Portland employment has grown by 9.3%, while the U.S. is up 12%.

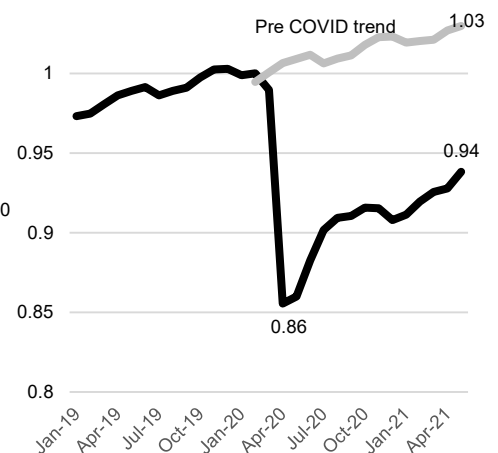
Employment Trends

Among the 50 largest U.S. Metro regions, the average Metropolitan region employment grew by 10% from April 2020 to April 2021. Portland's growth was noticeably slower at 8.1% growth.

After underperforming the U.S. for job creation for the last half of 2019, the Portland region has roughly tracked the pace of U.S. job creation since February. While the Portland region is now down about 6% in jobs compared to March of 2020, looking at the pre COVID trend, we are down about 9% from where we would have expected to be in that alternative universe.

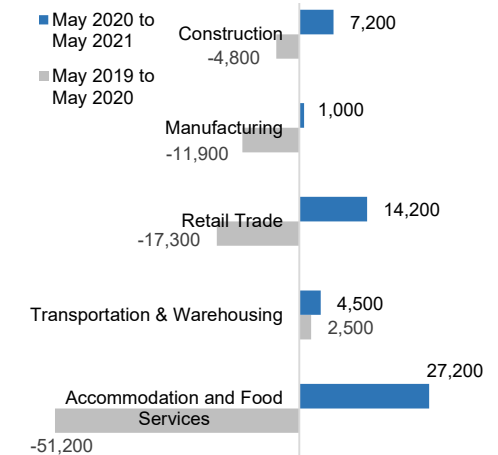
Looking at industries, lots of diversity there. Construction and retail have largely recovered. Manufacturing is largely flat over the last 12 months. The transportation and warehousing sector was growing rapidly before COVID and has since kicked into a faster growth rate with home deliveries becoming very popular. The hardest hit sector, accommodation and food services has regained just 53% of the jobs lost in the initial COVID crisis.

Employment in Portland Metro
January 2020 through May 2021



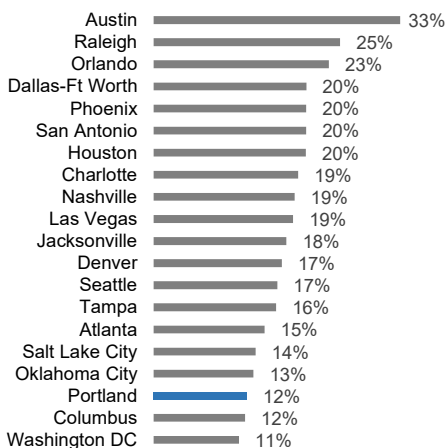
Portland has recovered 55% of the 180,000 jobs we lost in early 2020. We're now down 6% from March 2020, but down about 9% from where we may have been in an alternate, non COVID universe.

Employment Swing by Industry
May 2019 to May 2020 & May 2020 to May 2021



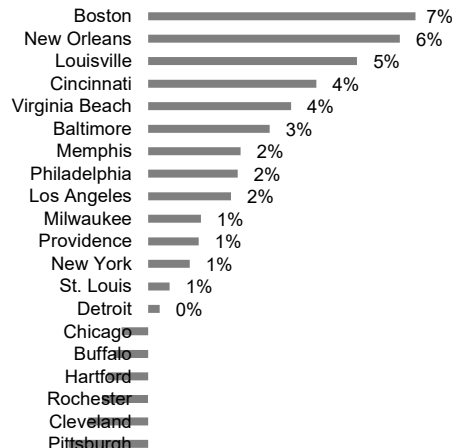
Fastest Growing Metro Regions

Population Growth 2010 to 2020
Among the 50 Largest Metro Regions



Slowest Growing Metro Regions

Population Growth 2010 to 2020
Among the 50 Largest Metro Regions



Population Growth

New population estimates from the U.S. Census show the Portland region grew by 12% from 2010 to 2020. This places Portland as the 18th fastest growing metro region among the 50 largest U.S. metro regions.

Portland's population growth is half of that of Raleigh and Orlando, two of the fastest growing U.S. regions.

From another perspective, Portland's population growth is three times faster than Cincinnati, and six times faster than Philadelphia or Los Angeles. Seven major metro regions saw zero or negative population change for the decade.

Note that of the 10 fastest growing US metro regions, four of them are in Texas.

**Want to join the distribution list?
Have questions? E-mail me!**

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