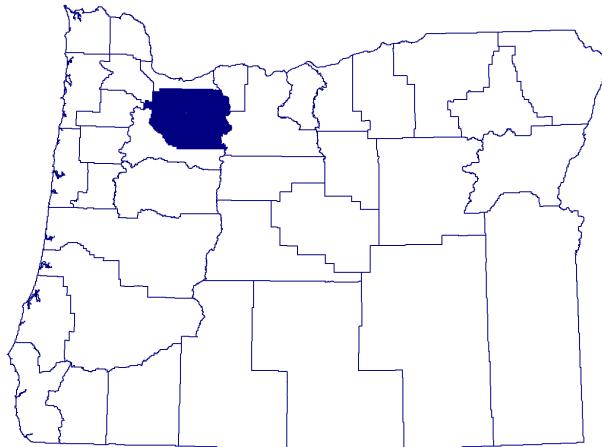


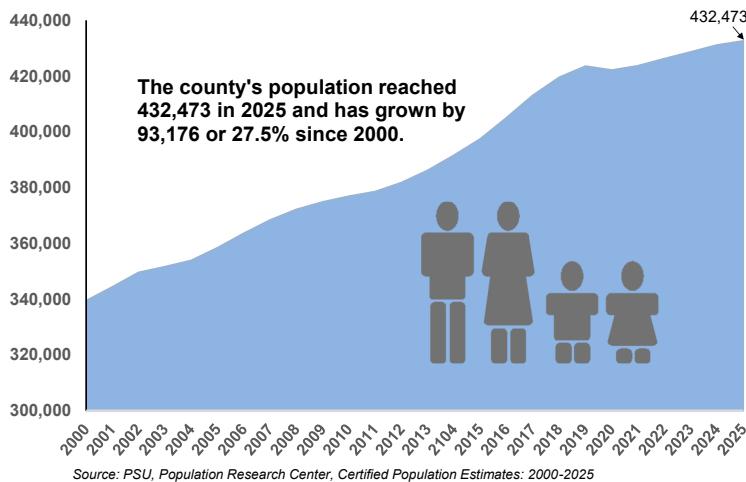
Clackamas County Quick Facts



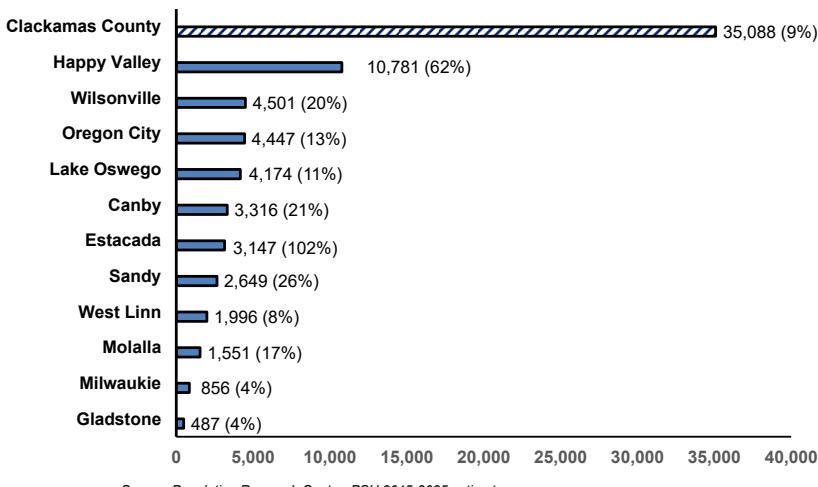
Updated 02/06/26



Clackamas County Population: 2000-2025



Ten-Year Population Growth: 2015-2025 Clackamas County and Incorporated Cities



Clackamas County — Just the Numbers:

Land Area:	1,879 sq. miles
City, County & State Roads:	2,428 miles
Persons per sq. mile:	230
% of National Forest:	52%
2025 Population:	432,473
Civilian Labor Force:	229,799 Dec/25
Employed Labor Force:	218,258 Dec/25
Unemployment Rate:	5.0% Dec/25
2024 Average Wage:	\$69,941
Per Capita Income (2024):	\$55,004

Population

- Clackamas County's population reached 432,473 in 2025 and has grown by 27.5% since 2000, adding 93,176 residents.
- By 2044, the county's population is projected to reach 493,560 with 19% of its population (0-19 years), 22% (20-39 years), 28% (40-59 years), 22% (60-79 years), and 8% (80+ years).
- During the last decade, the cities that added the most population included Happy Valley (10,781) Wilsonville (4,501), and Oregon City (4,447). The cities with the highest population growth rates included Estacada (102%) and Happy Valley (62%).

City Population Estimates - 2025

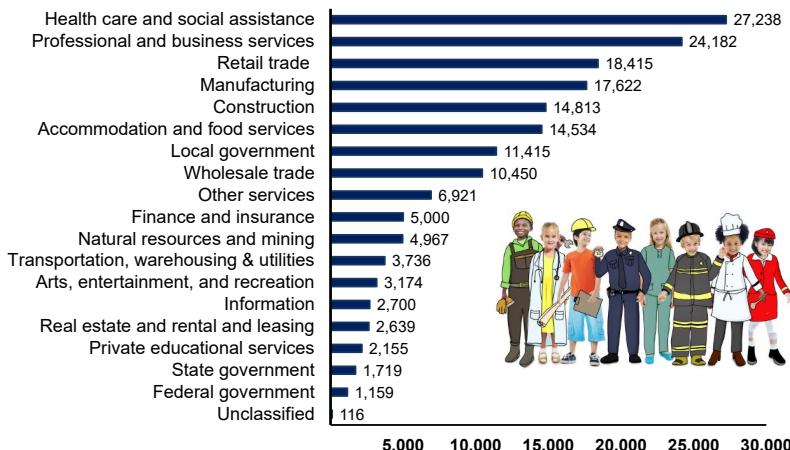
Canby	19,326
Estacada	6,232
Gladstone	11,992
Happy Valley	28,291
Johnson City	535
Lake Oswego*	41,474
Milwaukie	21,361
Molalla	10,491
Oregon City	38,387
Rivergrove*	575
Sandy	13,044
West Linn	27,601
Wilsonville*	27,371

Source: Population Research Center, PSU, 2025 estimates

* City is located and has population in more than one county.

Industry and Labor Force

Average Broad Industry Covered Employment Clackamas County: 2025/Q3 Average Annual Employment: 172,955



Source: Oregon Employment Department, QCEW, 2025/Q3

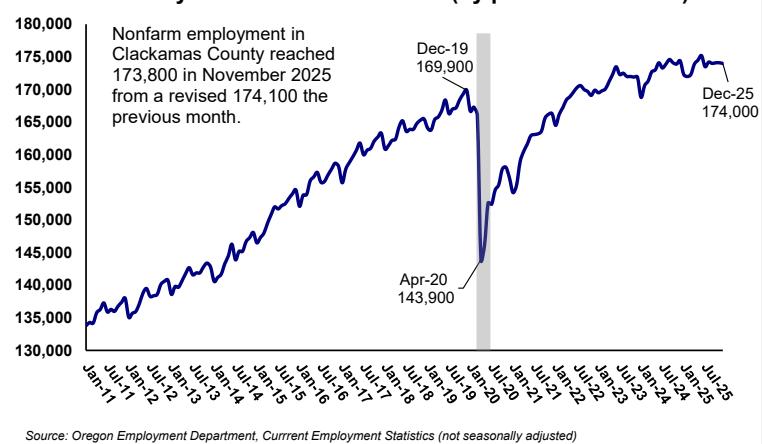
Monthly Employment Statistics

- Covered employment in Clackamas County reached 174,000 in December, a decrease of -100 jobs from the previous month and a decrease of -400 jobs from a year ago.
- The *seasonally adjusted* unemployment rate in Clackamas County was at 5.0% in December 2025 and has fallen by 8.8 percentage points since the highest unemployment rate in April 2020 at 13.8%.
- Most incorporated cities within Clackamas County have experienced job growth at 20% or above since the COVID pandemic. The cities adding the most jobs were Happy Valley (4,953); Oregon City (3,816) and Wilsonville (3,084). The cities with the highest rate of job growth were Estacada (70%) and Happy Valley (51%).

Industry Employment

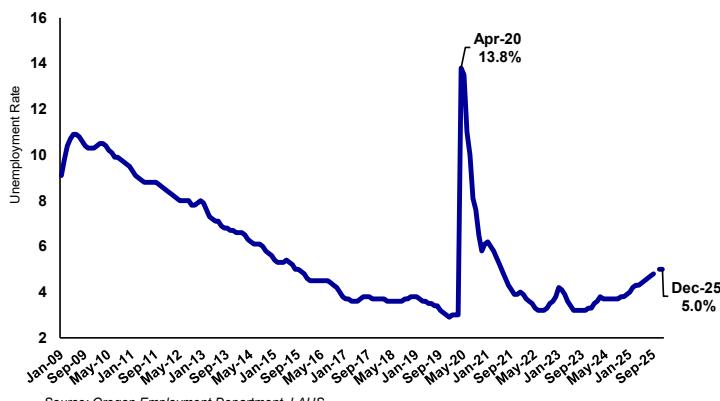
- The total average covered employment in Clackamas County was 172,955 in 2025/Q3. This was an decrease of -1,480 jobs since a year ago.
- Four, broad industries made up one-half of total employment in 2025/Q3 and these industries included health care & social assistance (27,238); professional and business services (24,182); retail trade (18,415); and manufacturing (17,622).

Monthly Nonfarm Employment: Clackamas County January 2011 to December 2025 (by place of business)



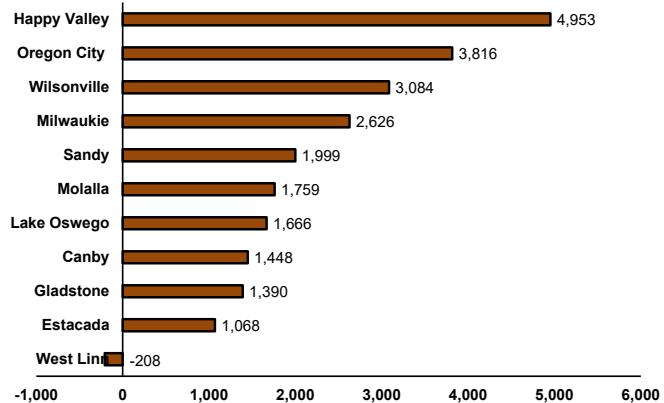
Source: Oregon Employment Department, Current Employment Statistics (not seasonally adjusted)

Clackamas County Unemployment Rate January 2009 to December 2025 (seasonally adjusted)



Source: Oregon Employment Department, LAUS

Growth in Resident Employment Since COVID Incorporated Cities in Clackamas County April 2020 to December 2025

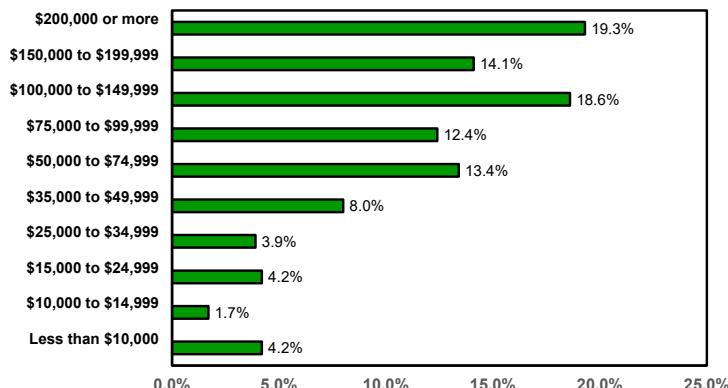


Source: Oregon Employment Department, Local Area Unemployment Statistics (LAUS)

Household Income and Educational Attainment

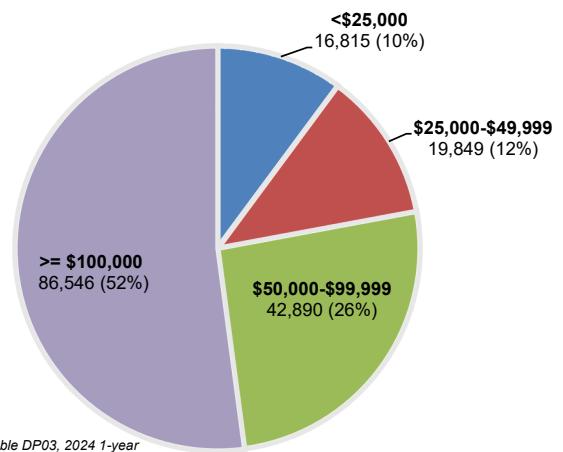
- During 2024, the median household income in Clackamas County was \$103,827 compared with \$100,360 a year ago.
- Nearly one-half of households had incomes $\geq \$100,000$ whereas one-tenth of households had incomes $< \$25,000$.

Household Income Clackamas County, 2024
(Median Household Income: \$103,827)



Source: U.S. Census, ACS, 2024, 1-Year Estimates: Table DP03

Household Income by Broad Category Clackamas County, 2024

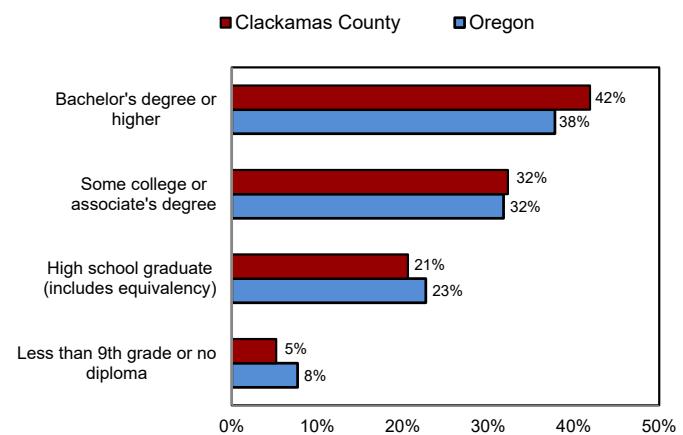


Source: U.S. Census, Table DP03, 2024 1-year

Education

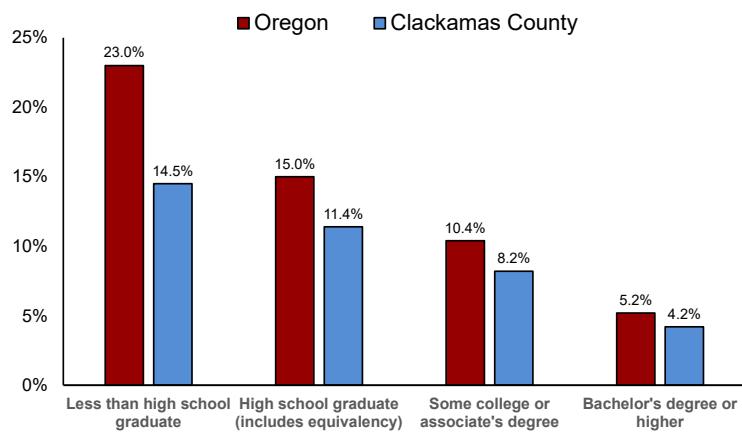
- Compared to Oregon, Clackamas County had a higher portion of its population (25 years and older) with a bachelor's degree or higher at 42% in 2024.
- Contrastingly, the county had a lower portion of its population who were high school graduates (21%) and a lower portion of its population with less than 9th grade or no diploma (5%) than Oregon.

Educational Attainment: 2024
(Population 25 years and over)



Source: Census, 2024 ACS 1-year estimates, Table S1501

Poverty Rate for Population 25+ by Educational Attainment: Clackamas County and Oregon (2024)



Source: Census, ACS, 2024, 1-year estimates, Table S1501

Poverty

- In 2024, the average poverty rate of all people living in Clackamas County was at 8.2% compared with 11.8% in Oregon.
- The level of educational attainment seemed to significantly influence the rate of poverty in the state and county in 2024.
- Clackamas County residents with less than a high school education had a much higher poverty rate at 14.5% than residents with either a high school diploma (11.4%), some college or associate's degree (8.2%), or a bachelor's degree or higher (4.2%).

Cities in Clackamas County



City Demographic Fast Facts

Share of Households That Spend 35% or More of Gross Income on Housing

2024	Median Age	Bachelor's Degree or Higher (25 years and older)	Median Household Income	Worked from Home	People whose income in past 12 months fell below the poverty level	Veteran Status	Disability Status	Cost Burdened Housing Units With a Mortgage	Cost Burdened Occupied Units Paying Rent
Clackamas County	42.3	40.5%	\$103,517	20.9%	7.7%	6.6%	13.0%	22.1%	44.6%
Canby	43.0	30.5%	\$100,989	13.0%	7.9%	6.8%	12.7%	23.5%	30.5%
Estacada	36.8	12.1%	\$94,435	13.9%	23.8%	10.0%	16.3%	35.3%	39.8%
Gladstone	44.8	25.8%	\$91,250	20.7%	13.6%	8.7%	13.7%	26.9%	46.5%
Happy Valley	39.0	46.4%	\$122,151	23.9%	7.7%	5.8%	9.6%	25.1%	50.9%
Lake Oswego	46.7	74.8%	\$141,549	31.8%	3.4%	4.9%	8.8%	20.1%	38.7%
Milwaukie	41.3	41.5%	\$86,892	25.1%	7.9%	8.6%	14.8%	18.7%	48.9%
Molalla	32.2	18.8%	\$89,318	13.4%	4.3%	5.4%	14.5%	16.0%	38.2%
Oregon City	37.5	33.4%	\$97,829	15.2%	6.8%	6.7%	15.2%	18.6%	45.2%
Sandy	34.8	29.7%	\$108,984	14.7%	7.8%	7.1%	15.4%	11.3%	52.6%
West Linn	43.3	62.0%	\$146,507	32.4%	5.5%	5.0%	10.2%	19.1%	42.6%
Wilsonville	37.7	44.3%	\$96,236	13.7%	8.8%	7.4%	11.9%	20.9%	45.7%

Source: U.S. Census, ACS 2024, 5-year estimates: Tables S0101, DP02, DP03, DP04 and B01002