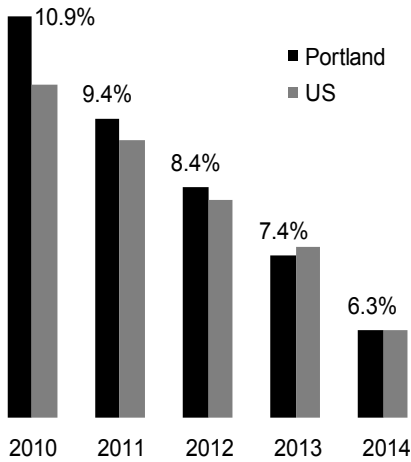


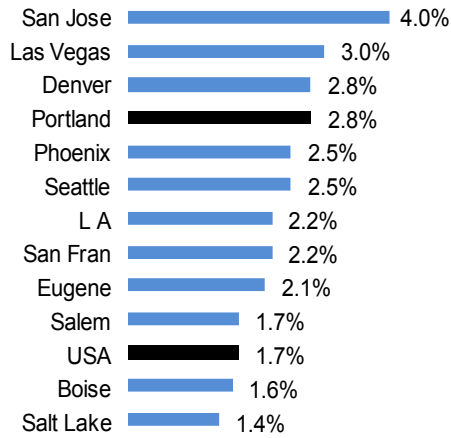
### Unemployment Rate - Portland Metro

April 2010 - April 2014



### Employment Growth - April 2014

Increase on a year earlier - Metro Areas



### Labor Trends

Since early 2010, the last three years have seen a sharp decline in the regional unemployment rate of three points. Where the Portland region had an unemployment rate noticeably above the US rate in 2010 and 2011, our rate is now equal to the US rate.

The Portland region saw robust employment growth of 2.8% over the last 12 months. Portland's growth is noticeably faster than the US rate and ranks among the fastest growing regions in the US.

### Real Estate Trends

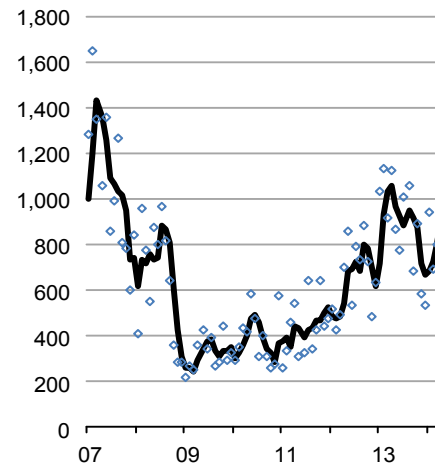
After a weak 1st quarter in 2014, April permit numbers were an impressive 1,287 filings, the most permits since the summer of 2007. However, one month of data doesn't make a trend.

With 2014 one-third over, the City of Portland is dominating the residential permit numbers in the region. For the first four months of 2014, permits are up 16 percent in the City of Portland from the same period in 2013. However, permits are down for Washington County (-55%), Clackamas County (-20%) and Clark County (-9%).

### Residential Building Permits

Portland Metro Region - 1st Quarter of year

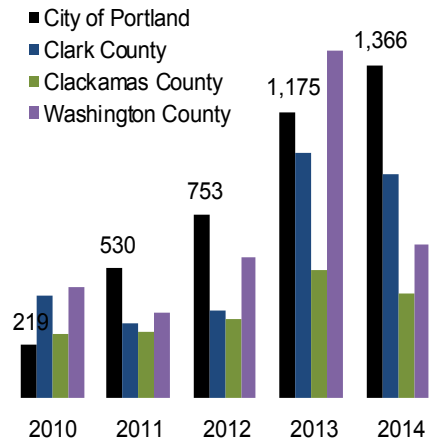
Portland Metro Region - 1st Quarter of year



### Residential Building Permits

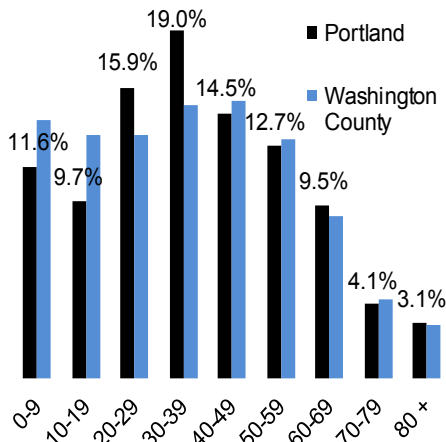
First four months of the year

First four months of the year



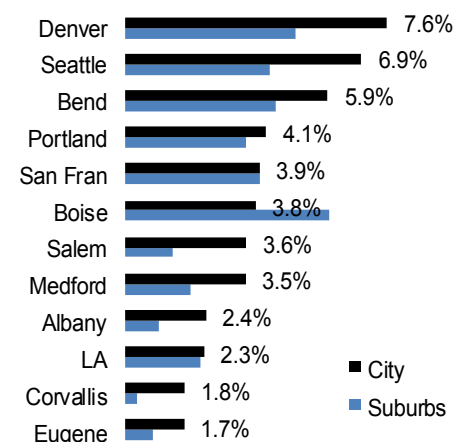
### Population by Age

City of Portland vs Washington County : 2012



### Population Growth : City vs Suburbs

Select Metro Regions : 2010 to 2013



### 2013 Population Trends

The City of Portland has seen strong population growth in recent years, attracting large numbers of adults under age forty. 35 percent of the total population is between the ages of 20 and 39, noticeably more than most neighboring communities.

Portland is part of an historic reversal of decades old demographic trends. Since WWII, major cities have almost all grown more slowly than the surrounding suburban communities. For the first 3 years of this decade, it is now common to see major cities growing faster than the surrounding county or neighboring counties in the region.

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

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