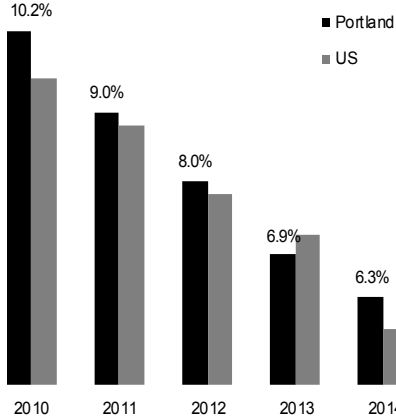
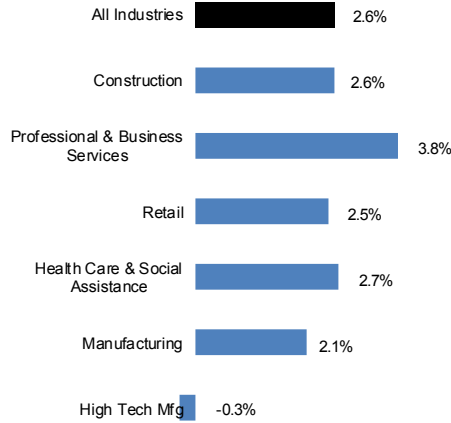


Unemployment Rate - Portland Metro
October 2010 - October 2014



Employment Growth - October 2014
Increase on a year earlier



Labor Trends

Recent years have seen a steady decline in the regional unemployment rate of about one point a year since the peak of the recession. That trend continues, but appears to be slowing as the rate approaches 6 percent.

Almost all major private sector industries are adding jobs, with the Professional & Business Services showing the strongest growth. The Construction industry, while still expanding, appears to be slowing somewhat from its impressive growth in the last few years.

The High Tech manufacturing industry continues to show very little change, with essentially no job growth over the last three years.

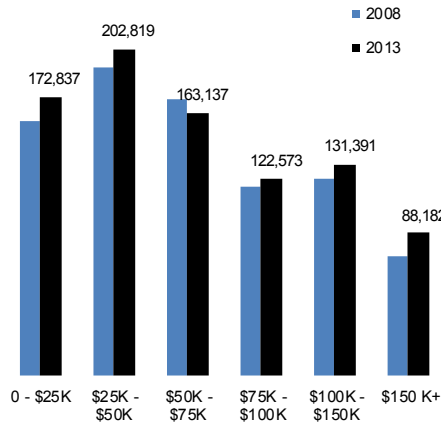
Household Income

Jobs have returned to pre-recession levels in the Portland Metro region, yet incomes have not yet recovered. Median household income in 2013 was down to \$59,168, about 8 percent below the 2008 level, adjusted for inflation.

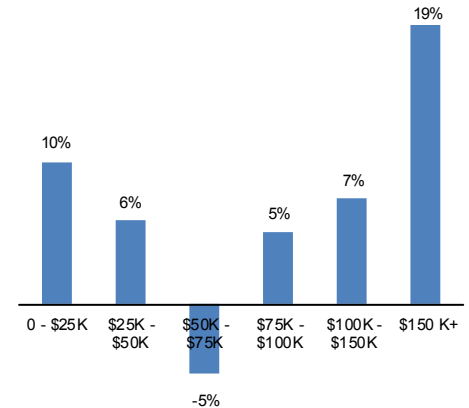
While the average household has less income, a closer look shows that there is some complexity in the region. The number of households with incomes of more than \$150,000 a year has increased dramatically since 2008. On the other end of the spectrum, we also see strong growth in the number of households bringing in less than \$25,000 a year.

Households with incomes of between \$50,000 to \$75,000 a year, the median in the region, were the only demographic to see an actual decline in numbers since 2008.

Households by Income
Portland Metro : 2008 & 2013

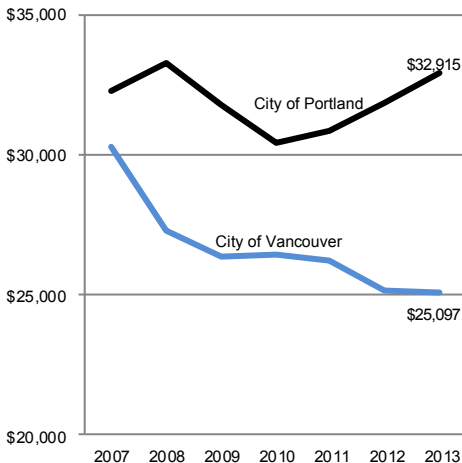


Households by Income Change
Portland Metro : 2008 & 2013



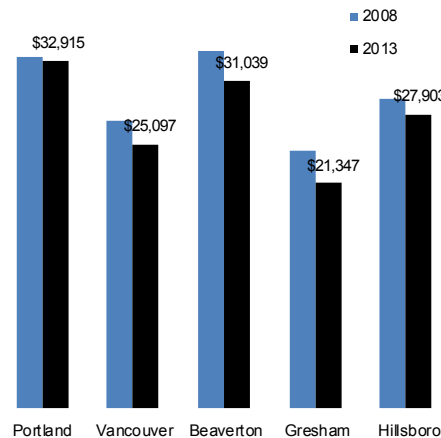
Per Capita Income

City of Portland vs City of Vancouver
Inflation adjusted



Per Capita Income

Regional Cities - Inflation adjusted



Per Capita Income

As income levels continue to struggle in the economic recovery there's a range of trends within the region. While residents of the city of Portland have seen incomes recover to pre recession levels, most cities in the region are still at concerning lows.

The most dramatic example of income decline is the city of Vancouver. Just seven years ago Per Capita Income in Vancouver was only about \$2,000 less than the city of Portland. By 2013 that gap grew four fold to about \$8,000 as incomes in Vancouver declined by 17 percent.

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

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