

**15648 NE Milton Pl, Portland OR 97230**



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# Executive Summary

Prepared By: Chris Johnson, RECS

Site Type: Radius	15648 NE Milton PI Portland, OR 97230 Radius: .5 mile	15648 NE Milton PI Portland, OR 97230 Radius: 1 mile	15648 NE Milton PI Portland, OR 97230 Radius: 3 mile
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## 2008 Population

Total Population	3,150	10,052	91,999
Male Population	45.9%	46.4%	49.6%
Female Population	54.1%	53.6%	50.4%
Median Age	40.2	46.9	35.7

## 2008 Income

Median HH Income	\$53,530	\$55,325	\$51,565
Per Capita Income	\$30,448	\$32,754	\$23,719
Average HH Income	\$73,640	\$73,043	\$62,366

## 2008 Households

Total Households	1,291	4,491	34,779
Average Household Size	2.44	2.24	2.59
1990-2000 Annual Rate	4.46%	2.25%	1.34%

## 2008 Housing

Owner Occupied Housing Units	68.1%	68.9%	56.9%
Renter Occupied Housing Units	23.9%	24.4%	36.2%
Vacant Housing Units	8.0%	6.7%	6.9%

## Population

1990 Population	1,677	7,983	71,687
2000 Population	2,701	9,674	86,733
2008 Population	3,150	10,052	91,999
2013 Population	3,377	10,369	95,642
1990-2000 Annual Rate	4.88%	1.94%	1.92%
2000-2008 Annual Rate	1.88%	0.47%	0.72%
2008-2013 Annual Rate	1.4%	0.62%	0.78%

In the identified market area, the current year population is 91,999. In 2000, the Census count in the market area was 86,733. The rate of change since 2000 was 0.72 percent annually. The five-year projection for the population in the market area is 95,642, representing a change of 0.78 percent annually from 2008 to 2013. Currently, the population is 49.6 percent male and 50.4 percent female.

## Households

1990 Households	712	3,449	28,921
2000 Households	1,102	4,309	33,054
2008 Households	1,291	4,491	34,779
2013 Households	1,382	4,627	36,047
1990-2000 Annual Rate	4.46%	2.25%	1.34%
2000-2008 Annual Rate	1.94%	0.5%	0.62%
2008-2013 Annual Rate	1.37%	0.6%	0.72%

The household count in this market area has changed from 33,054 in 2000 to 34,779 in the current year, a change of 0.62 percent annually. The five-year projection of households is 36,047, a change of 0.72 percent annually from the current year total. Average household size is currently 2.59, compared to 2.57 in the year 2000. The number of families in the current year is 22,401 in the market area.

## Housing

Currently, 56.9 percent of the 37,363 housing units in the market area are owner occupied; 36.2 percent, renter occupied; and 6.9 percent are vacant. In 2000, there were 35,105 housing units— 55.3 percent owner occupied, 38.9 percent renter occupied and 5.7 percent vacant. The rate of change in housing units since 2000 is 0.76 percent. Median home value in the market area is \$278,537, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.03 percent annually to \$293,188. From 2000 to the current year, median home value changed by 8.25 percent annually.



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<b>Median Household Income</b>			
1990 Median HH Income	\$34,432	\$34,877	\$28,762
2000 Median HH Income	\$40,663	\$42,750	\$38,754
2008 Median HH Income	\$53,530	\$55,325	\$51,565
2013 Median HH Income	\$63,505	\$64,396	\$62,506
1990-2000 Annual Rate	1.68%	2.06%	3.03%
2000-2008 Annual Rate	3.39%	3.17%	3.52%
2008-2013 Annual Rate	3.48%	3.08%	3.92%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$17,733	\$17,661	\$13,607
2000 Per Capita Income	\$24,023	\$26,002	\$18,246
2008 Per Capita Income	\$30,448	\$32,754	\$23,719
2013 Per Capita Income	\$33,699	\$36,798	\$26,991
1990-2000 Annual Rate	3.08%	3.94%	2.98%
2000-2008 Annual Rate	2.91%	2.84%	3.23%
2008-2013 Annual Rate	2.05%	2.36%	2.62%
<b>Average Household Income</b>			
1990 Average Household Income	\$42,529	\$41,691	\$33,551
2000 Average Household Income	\$56,679	\$56,913	\$47,707
2008 Average HH Income	\$73,640	\$73,043	\$62,366
2013 Average HH Income	\$81,647	\$82,148	\$71,266
1990-2000 Annual Rate	2.91%	3.16%	3.58%
2000-2008 Annual Rate	3.22%	3.07%	3.3%
2008-2013 Annual Rate	2.09%	2.38%	2.7%

## Households by Income

Current median household income is \$51,565 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$62,506 in five years. In 2000, median household income was \$38,754, compared to \$28,762 in 1990.

Current average household income is \$62,366 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$71,266 in five years. In 2000, average household income was \$47,707, compared to \$33,551 in 1990.

Current per capita income is \$23,719 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$26,991 in five years. In 2000, the per capita income was \$18,246, compared to \$13,607 in 1990.

## Population by Employment

Total Businesses	109	393	4,034
Total Employees	1,155	4,952	37,919

Currently, 92.1 percent of the civilian labor force in the identified market area is employed and 7.9 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 92.3 percent of the civilian labor force, and unemployment will be 7.7 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 62.9 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 52.5 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 18.8 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 28.6 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 69.5 percent of the market area population drove alone to work, and 3.9 percent worked at home. The average travel time to work in 2000 was 25.9 minutes in the market area, compared to the U.S. average of 25.5 minutes.

## Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 17.8 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 30.5 percent were high school graduates only (29.6 percent in the U.S.)
- 7.2 percent had completed an Associate degree (7.2 percent in the U.S.)
- 12.7 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 5.3 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)