

3956 NE 7th Ave, Portland OR 97212



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Executive Summary

Chris Johnson, RECS

3956 NE 7th Ave, Portland, O...

Latitude: 45.551628

Longitude: -122.658318

Ring: 0.5, 1, 3 Miles

	0.5 miles radius	1 mile radius	3 miles radius
2010 Population			
Total Population	7,729	29,971	175,481
Male Population	48.6%	48.4%	50.5%
Female Population	51.4%	51.6%	49.5%
Median Age	32.9	34.4	37.4
2010 Income			
Median HH Income	\$46,970	\$50,985	\$49,813
Per Capita Income	\$22,209	\$24,672	\$30,477
Average HH Income	\$56,609	\$62,295	\$62,843
2010 Households			
Total Households	3,039	11,697	83,881
Average Household Size	2.54	2.54	2.02
2010 Housing			
Owner Occupied Housing Units	50.6%	51.7%	41.8%
Renter Occupied Housing Units	41.0%	41.0%	50.6%
Vacant Housing Units	8.4%	7.4%	7.7%
Population			
1990 Population	6,292	25,356	151,616
2000 Population	6,711	27,267	159,781
2010 Population	7,729	29,971	175,481
2015 Population	8,396	31,999	186,736
1990-2000 Annual Rate	0.65%	0.73%	0.53%
2000-2010 Annual Rate	1.39%	0.93%	0.92%
2010-2015 Annual Rate	1.67%	1.32%	1.25%

In the identified market area, the current year population is 175,481. In 2000, the Census count in the market area was 159,781. The rate of change since 2000 was 0.92 percent annually. The five-year projection for the population in the market area is 186,736, representing a change of 1.25 percent annually from 2010 to 2015. Currently, the population is 50.5 percent male and 49.5 percent female.

Households			
1990 Households	2,241	9,381	68,642
2000 Households	2,629	10,621	74,777
2010 Households	3,039	11,697	83,881
2015 Households	3,302	12,489	89,884
1990-2000 Annual Rate	1.61%	1.25%	0.86%
2000-2010 Annual Rate	1.42%	0.95%	1.13%
2010-2015 Annual Rate	1.67%	1.32%	1.39%

The household count in this market area has changed from 74,777 in 2000 to 83,881 in the current year, a change of 1.13 percent annually. The five-year projection of households is 89,884, a change of 1.39 percent annually from the current year total. Average household size is currently 2.02, compared to 2.06 in the year 2000. The number of families in the current year is 33,684 in the market area.

Housing

Currently, 41.8 percent of the 90,839 housing units in the market area are owner occupied; 50.6 percent, renter occupied; and 7.7 percent are vacant. In 2000, there were 79,638 housing units - 43.2 percent owner occupied, 50.7 percent renter occupied and 6.1 percent vacant. The rate of change in housing units since 2000 is 1.29 percent. Median home value in the market area is \$275,280, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.16 percent annually to \$337,456. From 2000 to the current year, median home value changed by 5.14 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



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Median Household Income			
1990 Median HH Income	\$17,534	\$20,274	\$21,955
2000 Median HH Income	\$32,898	\$36,629	\$36,634
2010 Median HH Income	\$46,970	\$50,985	\$49,813
2015 Median HH Income	\$56,515	\$60,355	\$59,408
1990-2000 Annual Rate	6.49%	6.09%	5.25%
2000-2010 Annual Rate	3.54%	3.28%	3.04%
2010-2015 Annual Rate	3.77%	3.43%	3.59%
Per Capita Income			
1990 Per Capita Income	\$8,073	\$10,060	\$13,342
2000 Per Capita Income	\$16,582	\$19,164	\$23,210
2010 Per Capita Income	\$22,209	\$24,672	\$30,477
2015 Per Capita Income	\$25,479	\$27,898	\$35,212
1990-2000 Annual Rate	7.46%	6.66%	5.69%
2000-2010 Annual Rate	2.89%	2.5%	2.69%
2010-2015 Annual Rate	2.79%	2.49%	2.93%
Average Household Income			
1990 Average Household Income	\$22,977	\$26,632	\$29,199
2000 Average Household Income	\$43,179	\$48,574	\$49,050
2010 Average HH Income	\$56,609	\$62,295	\$62,843
2015 Average HH Income	\$64,931	\$70,413	\$72,222
1990-2000 Annual Rate	6.51%	6.19%	5.32%
2000-2010 Annual Rate	2.68%	2.46%	2.45%
2010-2015 Annual Rate	2.78%	2.48%	2.82%

Households by Income

Current median household income is \$49,813 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$59,408 in five years. In 2000, median household income was \$36,634, compared to \$21,955 in 1990.

Current average household income is \$62,843 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$72,222 in five years. In 2000, average household income was \$49,050, compared to \$29,199 in 1990.

Current per capita income is \$30,477 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$35,212 in five years. In 2000, the per capita income was \$23,210, compared to \$13,342 in 1990.

Population by Employment

Currently, 88.2 percent of the civilian labor force in the identified market area is employed and 11.8 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 90.6 percent of the civilian labor force, and unemployment will be 9.4 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 71.0 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:

- 69.9 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 17.2 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 12.9 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 56.1 percent of the market area population drove alone to work, and 4.5 percent worked at home. The average travel time to work in 2000 was 21.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 8.8 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 17.5 percent were high school graduates only (29.6 percent in the U.S.)
- 6.3 percent had completed an Associate degree (7.7 percent in the U.S.)
- 28.0 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 17.2 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.