

4848 SE Bybee Blvd, Portland OR 97206



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Executive Summary

Prepared By: Chris Johnson, RECS

Site Type: Radius	4848 SE Bybee Blvd Portland, OR 97206 Radius: .5 mile	4848 SE Bybee Blvd Portland, OR 97206 Radius: 1 mile	4848 SE Bybee Blvd Portland, OR 97206 Radius: 3 mile
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2008 Population

Total Population	5,073	19,034	155,892
Male Population	49.2%	49.1%	49.0%
Female Population	50.8%	50.9%	51.0%
Median Age	39.1	38.6	36.7

2008 Income

Median HH Income	\$55,605	\$60,792	\$53,194
Per Capita Income	\$25,962	\$30,220	\$27,128
Average HH Income	\$63,400	\$75,146	\$64,518

2008 Households

Total Households	2,079	7,390	64,975
Average Household Size	2.44	2.50	2.36
1990-2000 Annual Rate	0.4%	0.26%	0.62%

2008 Housing

Owner Occupied Housing Units	72.1%	73.2%	55.5%
Renter Occupied Housing Units	22.3%	21.5%	38.6%
Vacant Housing Units	5.6%	5.3%	5.9%

Population

1990 Population	4,813	18,298	141,143
2000 Population	4,980	18,736	150,514
2008 Population	5,073	19,034	155,892
2013 Population	5,204	19,514	161,370
1990-2000 Annual Rate	0.34%	0.24%	0.64%
2000-2008 Annual Rate	0.22%	0.19%	0.43%
2008-2013 Annual Rate	0.51%	0.5%	0.69%

In the identified market area, the current year population is 155,892. In 2000, the Census count in the market area was 150,514. The rate of change since 2000 was 0.43 percent annually. The five-year projection for the population in the market area is 161,370, representing a change of 0.69 percent annually from 2008 to 2013. Currently, the population is 49.0 percent male and 51.0 percent female.

Households

1990 Households	1,945	7,026	58,820
2000 Households	2,025	7,211	62,589
2008 Households	2,079	7,390	64,975
2013 Households	2,133	7,587	67,290
1990-2000 Annual Rate	0.4%	0.26%	0.62%
2000-2008 Annual Rate	0.32%	0.3%	0.45%
2008-2013 Annual Rate	0.51%	0.53%	0.7%

The household count in this market area has changed from 62,589 in 2000 to 64,975 in the current year, a change of 0.45 percent annually. The five-year projection of households is 67,290, a change of 0.7 percent annually from the current year total. Average household size is currently 2.36, compared to 2.36 in the year 2000. The number of families in the current year is 35,933 in the market area.

Housing

Currently, 55.5 percent of the 69,078 housing units in the market area are owner occupied; 38.6 percent, renter occupied; and 5.9 percent are vacant. In 2000, there were 65,949 housing units— 53.9 percent owner occupied, 41.1 percent renter occupied and 5.1 percent vacant. The rate of change in housing units since 2000 is 0.56 percent. Median home value in the market area is \$280,665, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.18 percent annually to \$297,632. From 2000 to the current year, median home value changed by 8.2 percent annually.



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Median Household Income			
1990 Median HH Income	\$27,965	\$29,519	\$25,637
2000 Median HH Income	\$41,014	\$44,068	\$39,559
2008 Median HH Income	\$55,605	\$60,792	\$53,194
2013 Median HH Income	\$65,821	\$69,252	\$64,453
1990-2000 Annual Rate	3.9%	4.09%	4.43%
2000-2008 Annual Rate	3.76%	3.98%	3.65%
2008-2013 Annual Rate	3.43%	2.64%	3.91%
Per Capita Income			
1990 Per Capita Income	\$12,512	\$14,470	\$12,940
2000 Per Capita Income	\$18,725	\$22,045	\$20,468
2008 Per Capita Income	\$25,962	\$30,220	\$27,128
2013 Per Capita Income	\$30,181	\$36,147	\$32,036
1990-2000 Annual Rate	4.11%	4.3%	4.69%
2000-2008 Annual Rate	4.04%	3.9%	3.47%
2008-2013 Annual Rate	3.06%	3.65%	3.38%
Average Household Income			
1990 Average Household Income	\$31,491	\$36,635	\$30,835
2000 Average Household Income	\$46,681	\$55,264	\$48,409
2008 Average HH Income	\$63,400	\$75,146	\$64,518
2013 Average HH Income	\$73,728	\$89,758	\$76,245
1990-2000 Annual Rate	4.01%	4.2%	4.61%
2000-2008 Annual Rate	3.78%	3.8%	3.54%
2008-2013 Annual Rate	3.06%	3.62%	3.4%

Households by Income

Current median household income is \$53,194 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$64,453 in five years. In 2000, median household income was \$39,559, compared to \$25,637 in 1990.

Current average household income is \$64,518 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$76,245 in five years. In 2000, average household income was \$48,409, compared to \$30,835 in 1990.

Current per capita income is \$27,128 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$32,036 in five years. In 2000, the per capita income was \$20,468, compared to \$12,940 in 1990.

Population by Employment

Total Businesses	160	533	7,366
Total Employees	771	3,053	57,453

Currently, 92.9 percent of the civilian labor force in the identified market area is employed and 7.1 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 93.1 percent of the civilian labor force, and unemployment will be 6.9 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, 69.6 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:

- 60.1 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 17.0 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 22.9 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 65.8 percent of the market area population drove alone to work, and 4.2 percent worked at home. The average travel time to work in 2000 was 24.6 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:

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