

920 NW 2nd Ave, Hillsboro OR 97124



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Executive Summary

Prepared By: Chris Johnson, RECS

Site Type: Radius	920 NW 2nd Ave Hillsboro, OR 97124 Radius: .5 mile	920 NW 2nd Ave Hillsboro, OR 97124 Radius: 1 mile	920 NW 2nd Ave Hillsboro, OR 97124 Radius: 3 mile
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2008 Population

Total Population	4,418	13,939	56,682
Male Population	52.4%	52.2%	51.6%
Female Population	47.6%	47.8%	48.4%
Median Age	35.4	34.1	32.0

2008 Income

Median HH Income	\$64,369	\$68,441	\$65,311
Per Capita Income	\$28,174	\$29,039	\$25,172
Average HH Income	\$82,730	\$86,982	\$78,162

2008 Households

Total Households	1,514	4,487	18,077
Average Household Size	2.78	2.96	3.08
1990-2000 Annual Rate	1.77%	3.39%	2.46%

2008 Housing

Owner Occupied Housing Units	67.8%	66.1%	64.7%
Renter Occupied Housing Units	26.8%	28.6%	30.1%
Vacant Housing Units	5.4%	5.3%	5.2%

Population

1990 Population	2,892	8,295	35,873
2000 Population	3,586	12,051	47,939
2008 Population	4,418	13,939	56,682
2013 Population	5,015	15,452	63,144
1990-2000 Annual Rate	2.17%	3.81%	2.94%
2000-2008 Annual Rate	2.56%	1.78%	2.05%
2008-2013 Annual Rate	2.57%	2.08%	2.18%

In the identified market area, the current year population is 56,682. In 2000, the Census count in the market area was 47,939. The rate of change since 2000 was 2.05 percent annually. The five-year projection for the population in the market area is 63,144, representing a change of 2.18 percent annually from 2008 to 2013. Currently, the population is 51.6 percent male and 48.4 percent female.

Households

1990 Households	1,053	2,801	12,125
2000 Households	1,255	3,909	15,458
2008 Households	1,514	4,487	18,077
2013 Households	1,717	4,987	20,181
1990-2000 Annual Rate	1.77%	3.39%	2.46%
2000-2008 Annual Rate	2.3%	1.69%	1.92%
2008-2013 Annual Rate	2.55%	2.14%	2.23%

The household count in this market area has changed from 15,458 in 2000 to 18,077 in the current year, a change of 1.92 percent annually. The five-year projection of households is 20,181, a change of 2.23 percent annually from the current year total. Average household size is currently 3.08, compared to 3.04 in the year 2000. The number of families in the current year is 13,435 in the market area.

Housing

Currently, 64.7 percent of the 19,071 housing units in the market area are owner occupied; 30.1 percent, renter occupied; and 5.2 percent are vacant. In 2000, there were 16,256 housing units— 61.5 percent owner occupied, 33.7 percent renter occupied and 4.8 percent vacant. The rate of change in housing units since 2000 is 1.95 percent. Median home value in the market area is \$303,137, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.67 percent annually to \$329,315. From 2000 to the current year, median home value changed by 8.29 percent annually.



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Median Household Income			
1990 Median HH Income	\$30,213	\$30,000	\$31,612
2000 Median HH Income	\$52,469	\$53,963	\$51,522
2008 Median HH Income	\$64,369	\$68,441	\$65,311
2013 Median HH Income	\$77,745	\$81,541	\$78,803
1990-2000 Annual Rate	5.67%	6.05%	5.01%
2000-2008 Annual Rate	2.51%	2.92%	2.92%
2008-2013 Annual Rate	3.85%	3.56%	3.83%
Per Capita Income			
1990 Per Capita Income	\$12,525	\$12,556	\$12,332
2000 Per Capita Income	\$25,838	\$23,526	\$19,840
2008 Per Capita Income	\$28,174	\$29,039	\$25,172
2013 Per Capita Income	\$33,639	\$35,201	\$30,421
1990-2000 Annual Rate	7.51%	6.48%	4.87%
2000-2008 Annual Rate	1.05%	2.58%	2.93%
2008-2013 Annual Rate	3.61%	3.92%	3.86%
Average Household Income			
1990 Average Household Income	\$35,905	\$35,594	\$35,905
2000 Average Household Income	\$72,943	\$68,782	\$60,550
2008 Average HH Income	\$82,730	\$86,982	\$78,162
2013 Average HH Income	\$99,131	\$105,612	\$94,442
1990-2000 Annual Rate	7.35%	6.81%	5.37%
2000-2008 Annual Rate	1.54%	2.89%	3.14%
2008-2013 Annual Rate	3.68%	3.96%	3.86%

Households by Income

Current median household income is \$65,311 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$78,803 in five years. In 2000, median household income was \$51,522, compared to \$31,612 in 1990.

Current average household income is \$78,162 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$94,442 in five years. In 2000, average household income was \$60,550, compared to \$35,905 in 1990.

Current per capita income is \$25,172 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$30,421 in five years. In 2000, the per capita income was \$19,840, compared to \$12,332 in 1990.

Population by Employment

Total Businesses	76	901	2,636
Total Employees	278	4,995	25,940

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 93.2 percent of the civilian labor force, and unemployment will be 6.8 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, 70.7 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

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

- 56.5 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 16.6 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 26.9 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 71.9 percent of the market area population drove alone to work, and 2.9 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:

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