

WASHINGTON COUNTY ECONOMIC UPDATE

LAND USE & HOUSING COUNCIL

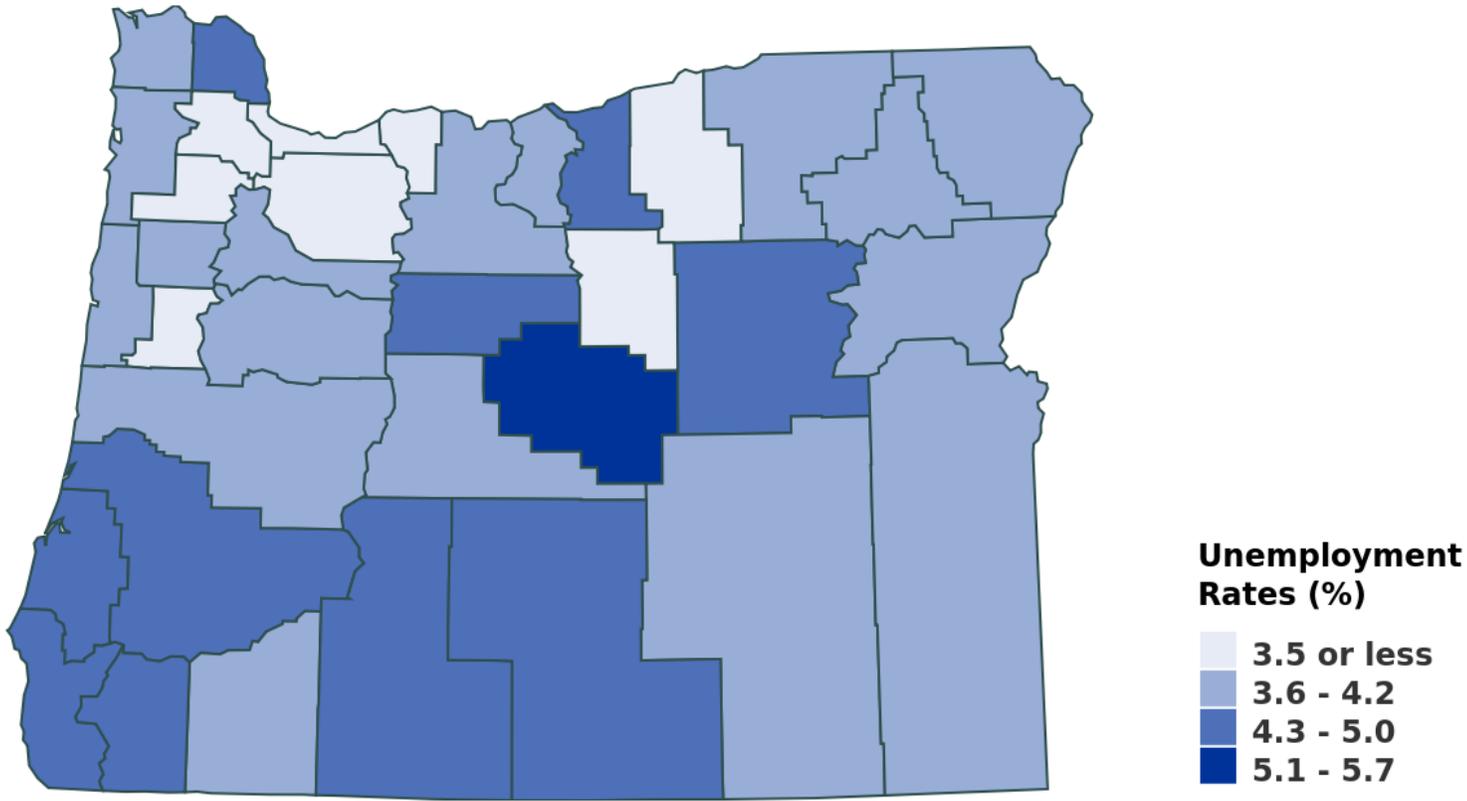
2/20/2024

LABOR MARKET AND INDUSTRY TRENDS

OREGON UNEMPLOYMENT RATES BY COUNTY

Seasonally Adjusted Unemployment Rate

December 2023



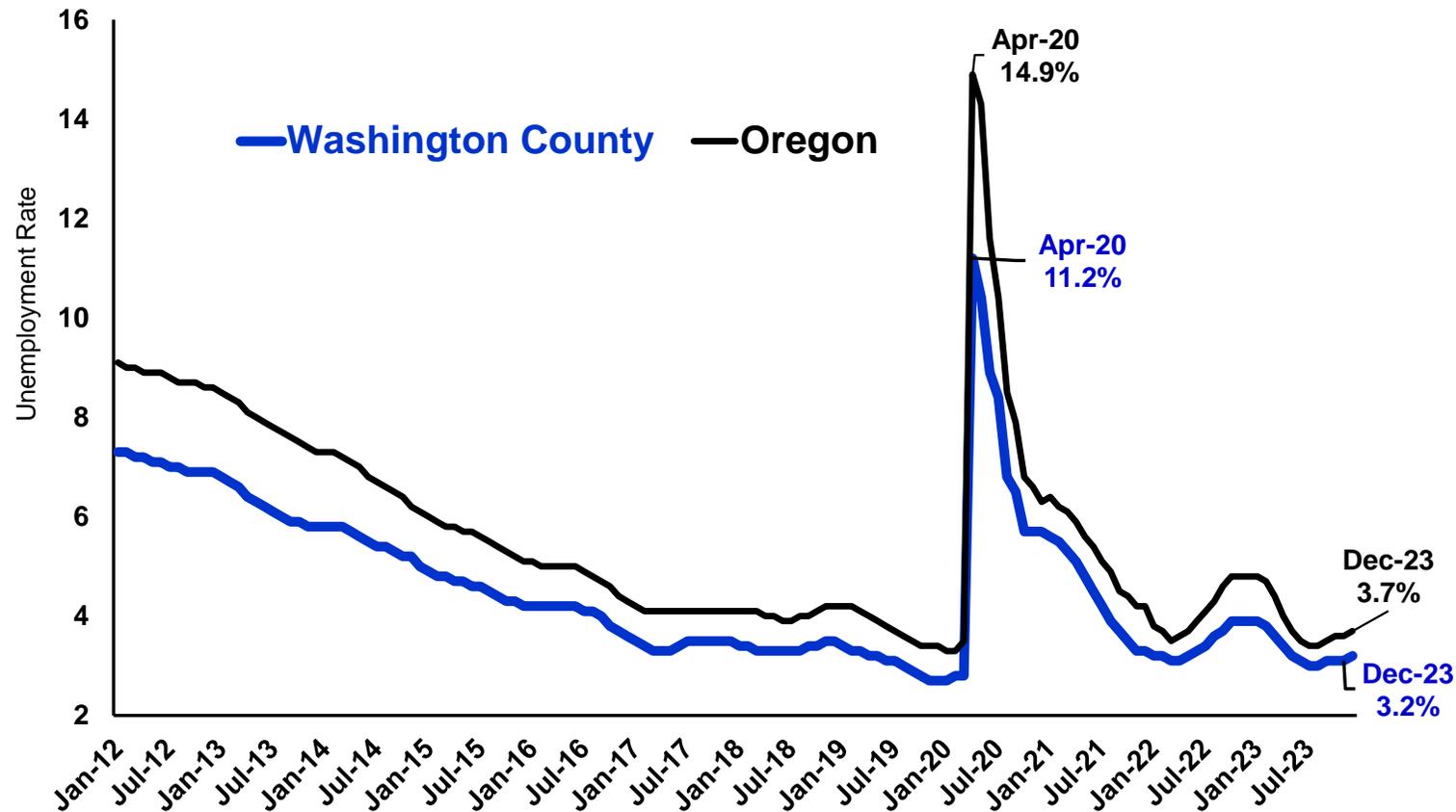
Oregon Employment Department, Local Area Unemployment Statistics

Unemployment rates declined or remained unchanged in 17 of Oregon's 36 counties in December 2023, and increased in 19 counties.

Crook County had Oregon's highest seasonally adjusted unemployment rate (5.7%) in December.

Wheeler County registered the lowest unemployment rate (2.7%).

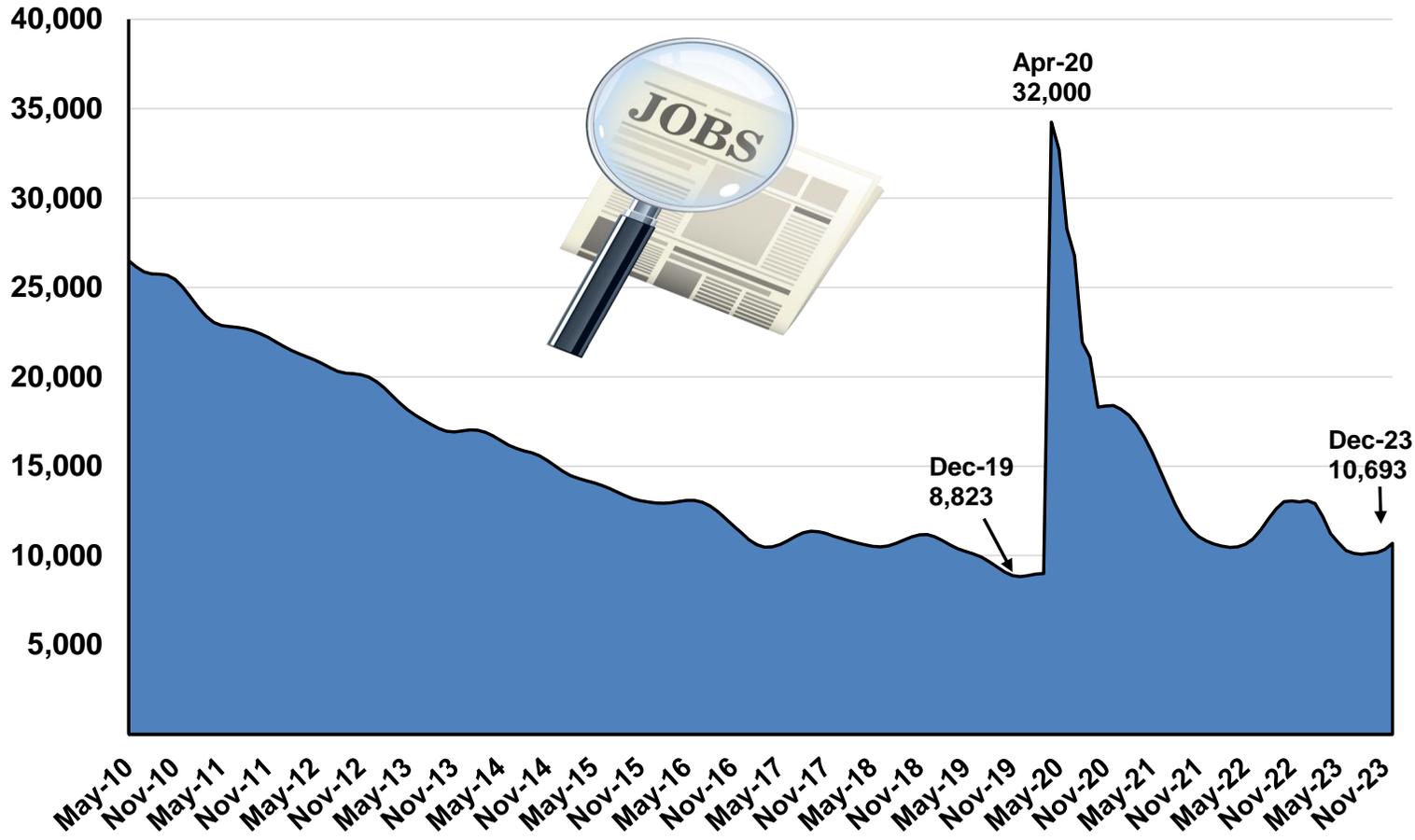
Unemployment Rate Washington County & Oregon: 2012-2023



Source: Oregon Employment Department, LAUS (seasonally adjusted)

NUMBER OF UNEMPLOYED RESIDENTS IN WASHINGTON COUNTY REMAINING STEADY

Number of Unemployed Washington County Residents in the Labor Force: 2007-2023

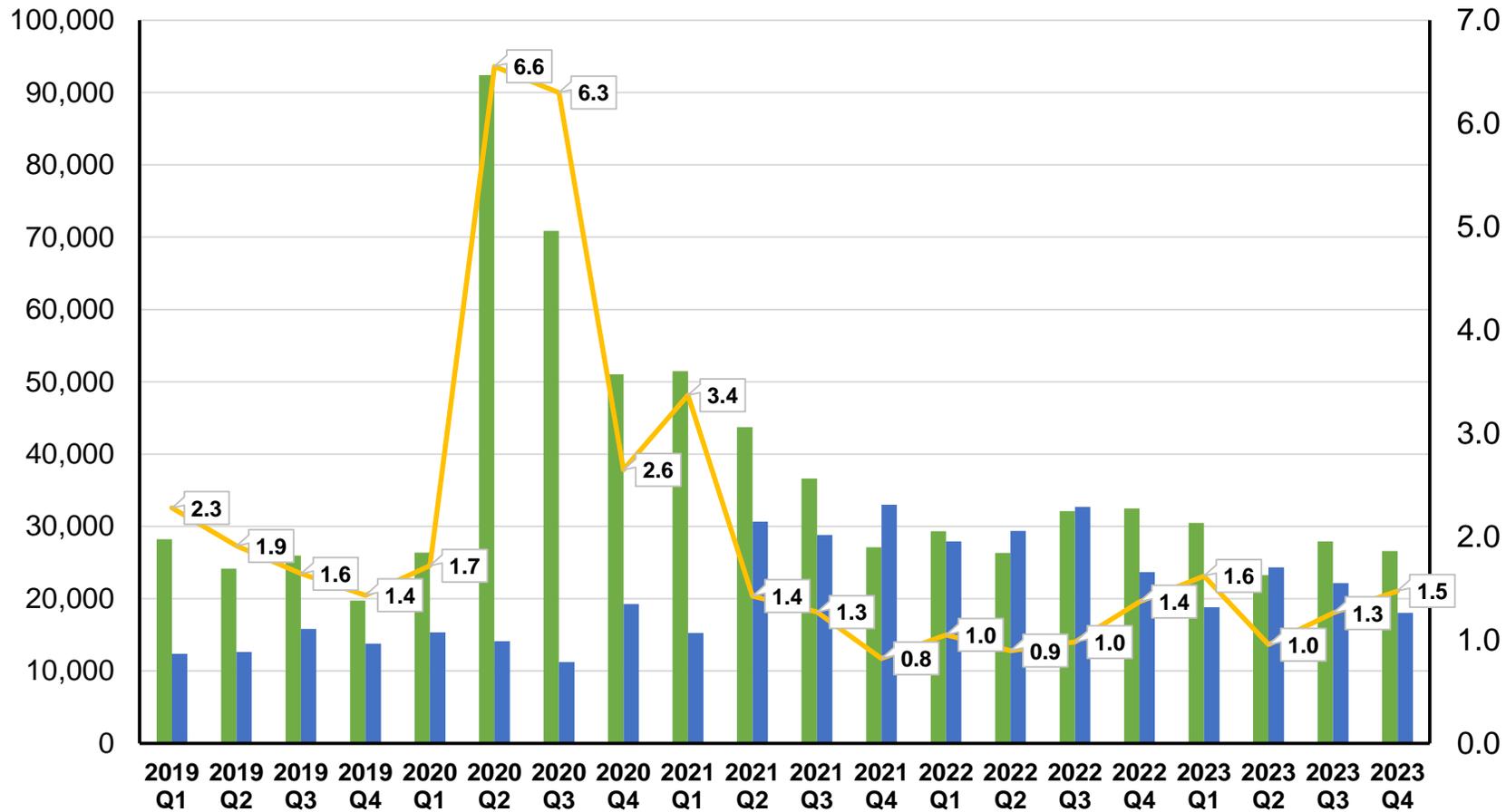


Source: Oregon Employment Department, LAUS

RATIO OF JOB SEEKERS TO JOB OPENINGS IN PORTLAND METRO

Unemployed Residents per Job Vacancy in Portland Metro Multnomah and Washington counties: 2019-2023

■ Average Unemployed
 ■ Job Vacancies
 — Unemployed per Vacancy

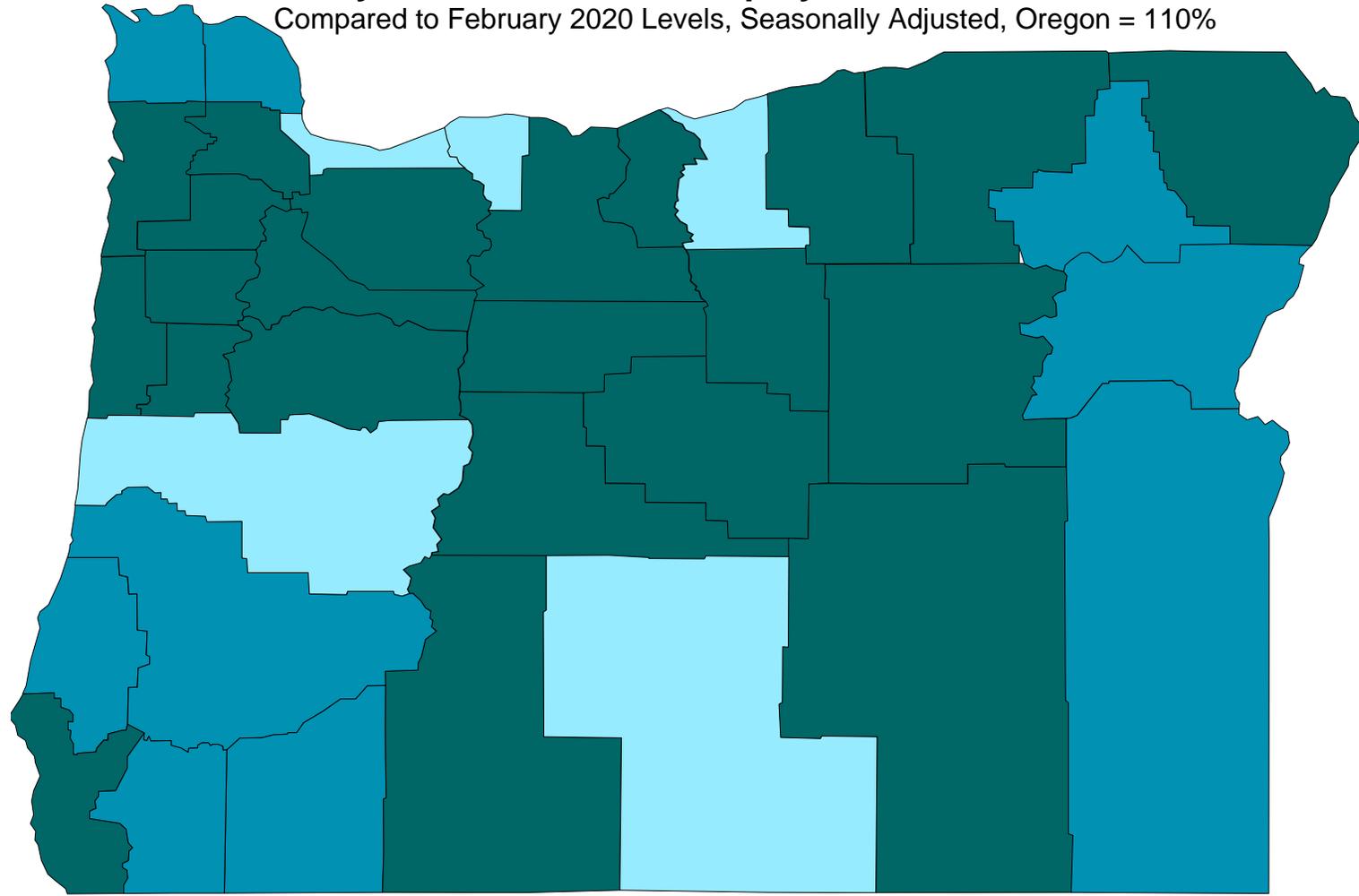


Source: Oregon Employment Department, LAUS; Job Vacancy Survey

OREGON HAS MORE JOBS NOW THAN BEFORE THE PANDEMIC RECESSION.

Recovery of Total Nonfarm Employment as of December 2023

Compared to February 2020 Levels, Seasonally Adjusted, Oregon = 110%



More than half (22) of all counties have regained their total pandemic recession job losses.

Recovery has been slower in parts of coastal, Southern, and Eastern Oregon.

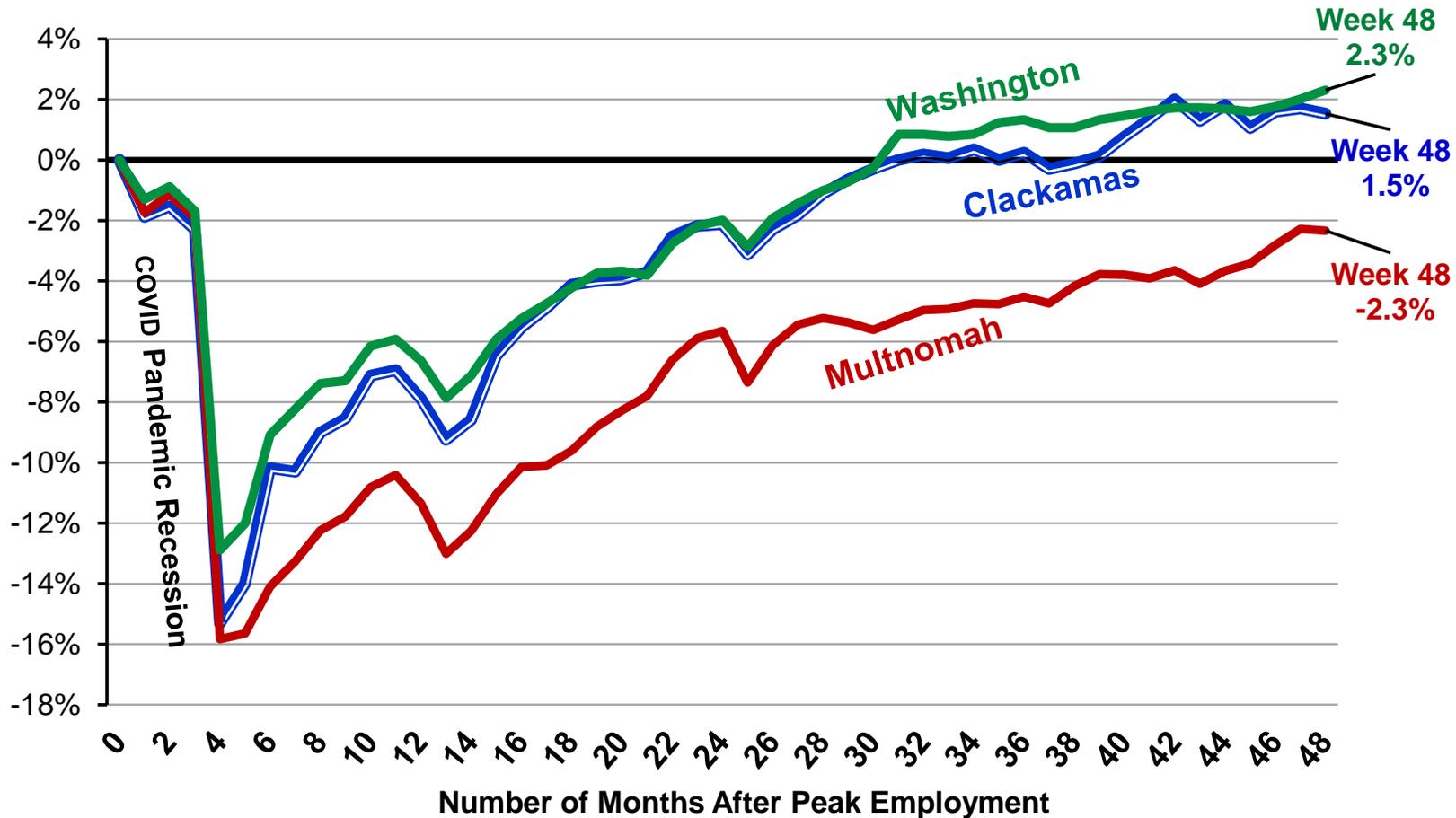
Source: Oregon Employment Department

-  More jobs than before recession (100% +)
-  Near full jobs recovery (90% to 100%)
-  Slower recovery (89% or less)

TWO OUT OF THREE COUNTIES IN THE PORTLAND TRI-COUNTY AREA HAVE RECOVERED JOBS

Month-to-Month % Job Loss/Gain in Portland Tri-Counties Since 'Peak Employment' in December 2019

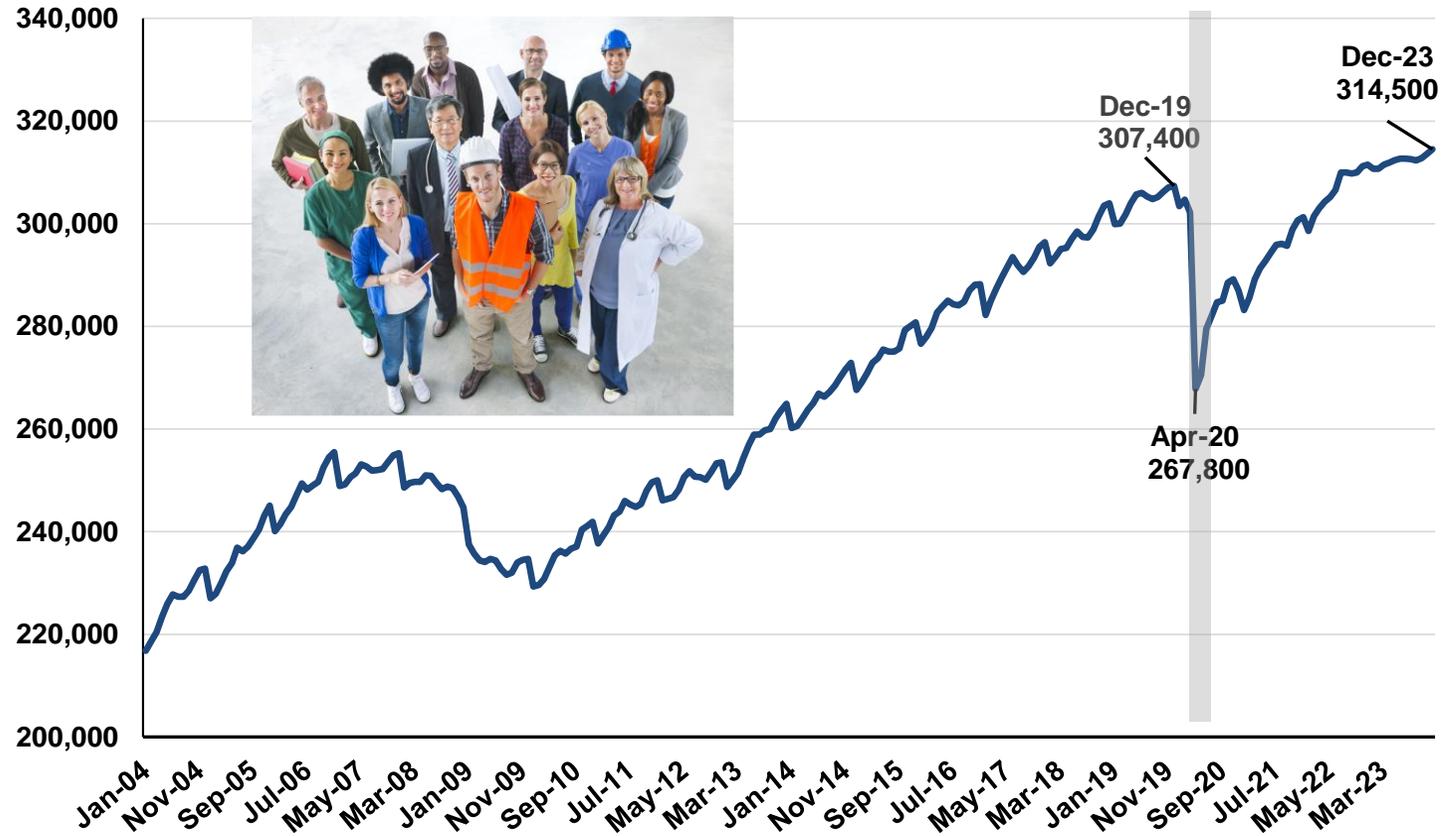
Updated 01/24/24



Source: Oregon Employment Department, CES, not seasonally adjusted

WASHINGTON COUNTY NOW HAS MORE JOBS THAN BEFORE THE RECESSION.

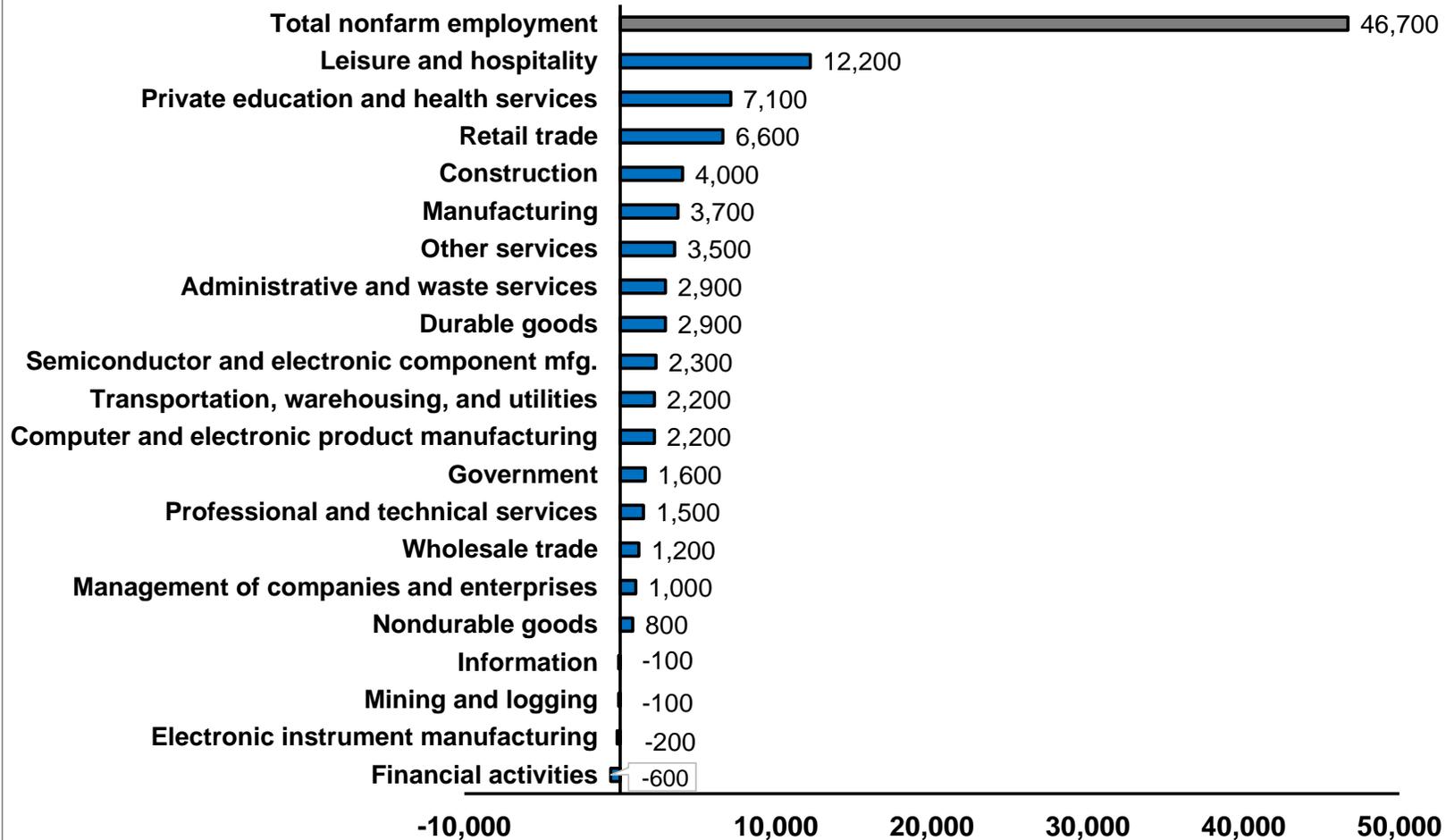
Washington County Total Nonfarm Employment 2004-2023



Source: Oregon Employment Department, CES, not seasonally adjusted

OVER ONE-HALF OF JOBS ADDED SINCE THE RECESSION WERE IN THREE INDUSTRIES.

Employment Growth by Industry: Washington County April 2020 to December 2023

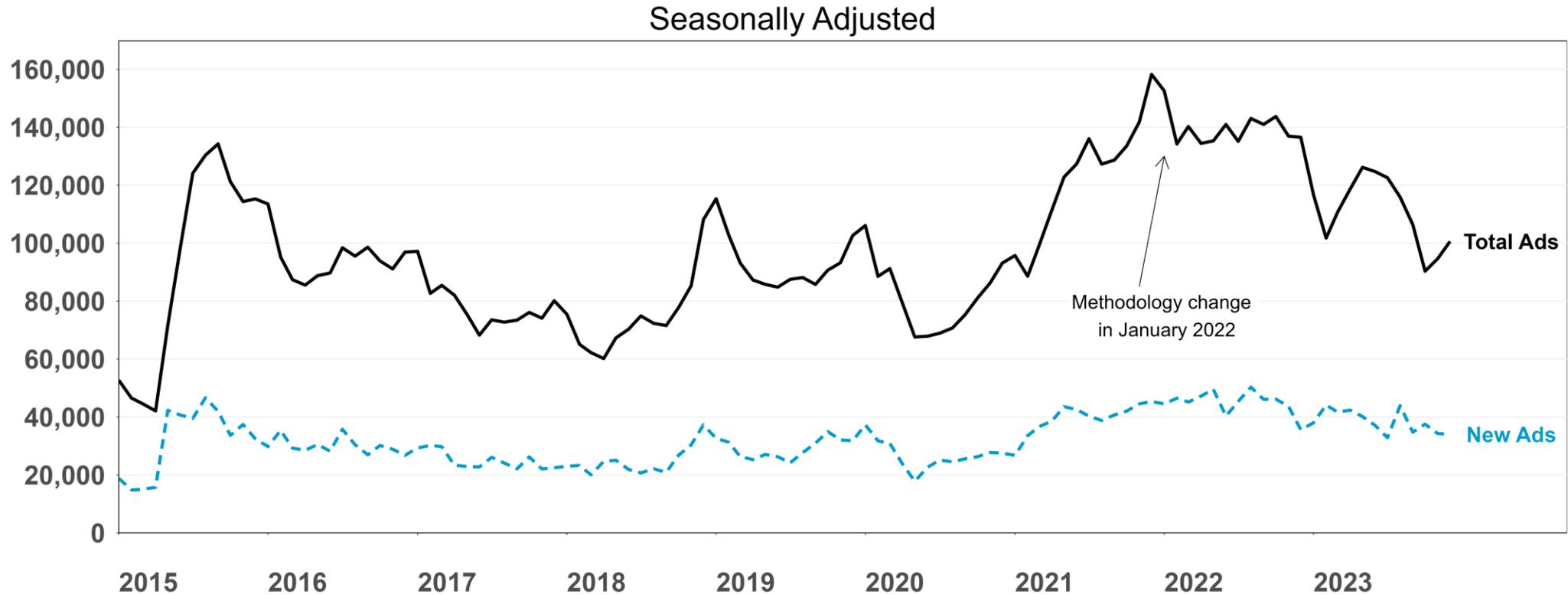


Source: Oregon Employment Department, CES

DEMAND FOR JOBS

HELP WANTED ONLINE ADS IN OREGON.

The number of online ads in Oregon was 100,600 in December.
The number of new ads **decreased** by 300 over the month.



Source: The Conference Board Help Wanted OnLine™ (HWOL)

Help Wanted Online Ads by County

December 2023, Not Seasonally Adjusted

Multnomah	24,583	Polk	854	Wasco	235
Washington	14,132	Klamath	770	Union	184
Clackamas	9,489	Douglas	730	Baker	148
Lane	7,558	Josephine	619	Morrow	137
Marion	6,845	Clatsop	617	Curry	98
Deschutes	3,437	Umatilla	605	Lake	78
Jackson	2,408	Malheur	517	Grant	35
Benton	2,261	Hood River	452	Sherman	35
Linn	1,974	Columbia	401	Wallowa	34
Yamhill	1,746	Crook	306	Harney	28
Coos	1,008	Tillamook	304	Gilliam	25
Lincoln	915	Jefferson	303	Wheeler	7

Source: The Conference Board Help Wanted OnLine (HWOL)

JOB VACANCY SURVEY

Quarterly Employer Survey

BUSINESSES REPORTED HIRING IN VARIOUS INDUSTRIES.

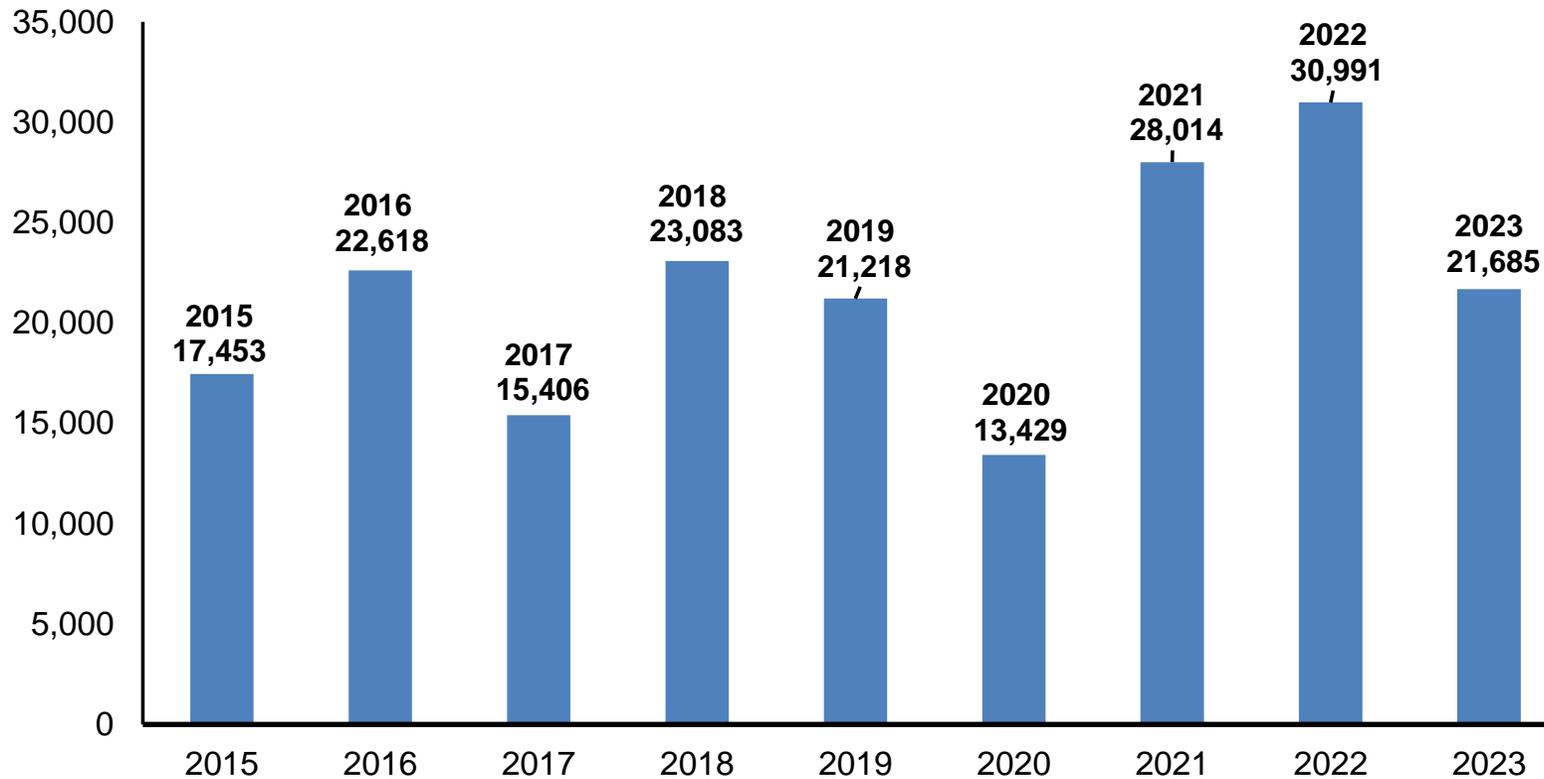
Portland Metro Job Vacancies by Industry, 2023

Industry	Vacancies	% Vacancies	Average Wage
All Industries	21,685		\$28.81
Health care and social assistance	4,339	20.0%	\$30.21
Professional, scientific, and technical services	2,936	13.5%	\$41.93
Management, administrative, and waste services	2,750	12.7%	\$24.61
Manufacturing	2,411	11.1%	\$22.87
Retail trade	1,956	9.0%	\$21.26
Other services	1,490	6.9%	\$31.36
Leisure and hospitality	1,381	6.4%	\$17.71
Wholesale trade	1,252	5.8%	\$23.66
Construction	1,021	4.7%	\$35.61
Information	592	2.7%	\$40.46
Financial activities	552	2.5%	\$24.48
Transportation, warehousing, and utilities	374	1.7%	\$22.84
Natural resources and mining	336	1.5%	\$18.46
Private educational services	295	1.4%	\$40.68

Health care and social assistance had the most job vacancies of any industry, with 4,339. Next highest vacancies were in professional, scientific, and technical services (2,936); management, administrative, and waste management (2,750); and manufacturing (4,411).

Note: The Oregon Job Vacancy Survey includes only private-sector businesses with two or more employees.

Number of Annual Job Openings **Portland Metro: 2015-2023** Multnomah & Washington counties



Source: Oregon Employment Department, Job Vacancy Survey

A NUMBER OF JOB VACANCIES WERE DIFFICULT TO FILL

Top 15 Portland Metro Occupations With the Highest Number of Difficult-to-Fill Job Vacancies, 2023

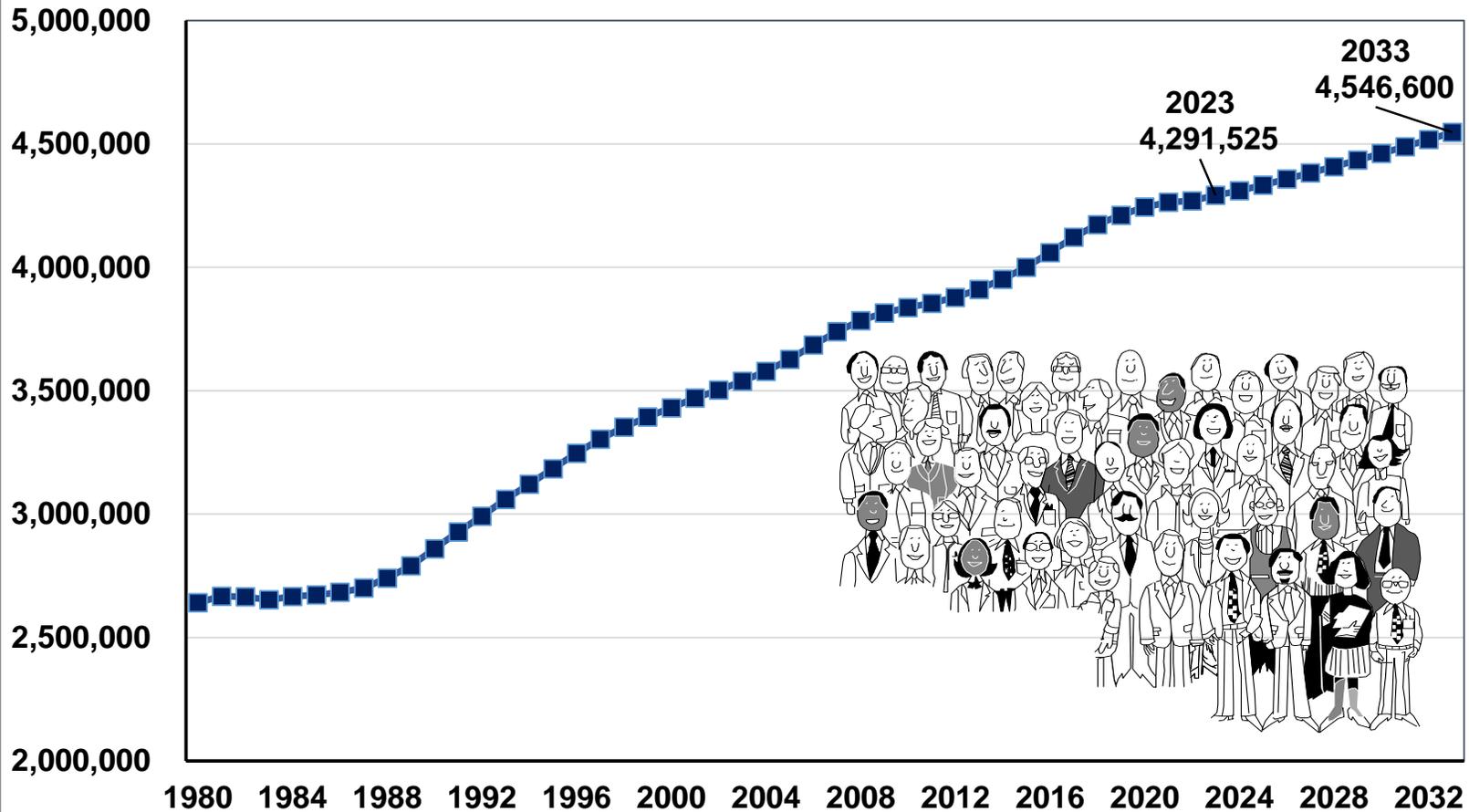
Occupation	Vacancies
Difficult-to-Fill Vacancies in All Occupations	11,030
Production Workers, All Other	425
Civil Engineers	422
Business Operations Specialists, All Other	377
Dental Assistants	336
Retail Salespersons	332
Heavy and Tractor-Trailer Truck Drivers	291
Project Management Specialists	291
Laborers and Freight, Stock, and Material Movers, Hand	286
Carpenters	258
Cooks, Restaurant	255
Maintenance and Repair Workers, General	250
Customer Service Representatives	250
Medical Assistants	219
Lawyers	209
Social and Human Service Assistants	205

Source: Oregon Employment Department

POPULATION

OREGON'S POPULATION IS FORECASTED TO GROW BY NEARLY 6% IN THE NEXT DECADE

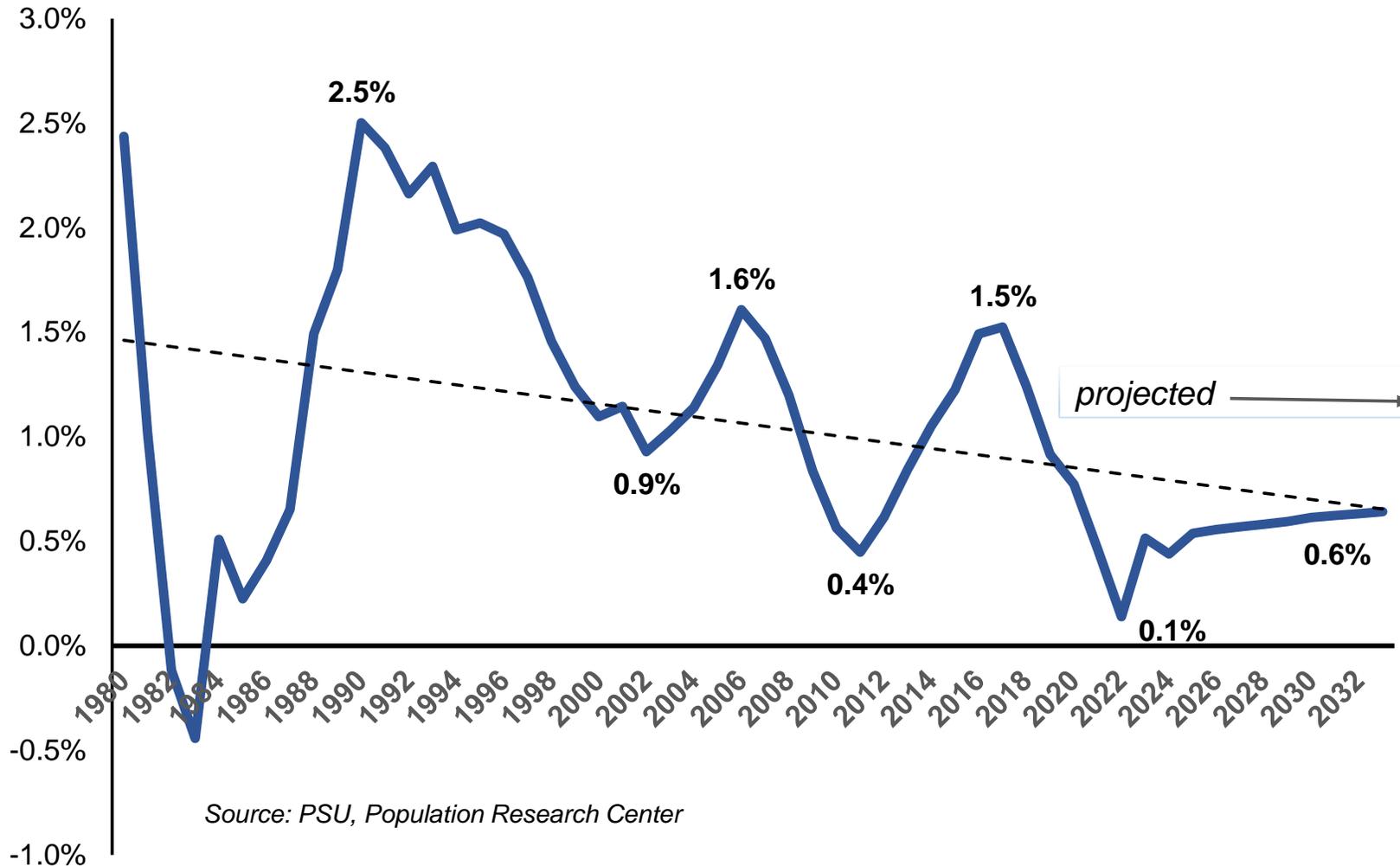
Oregon's Population (historical and projected) 1980-2033



Source: PSU, Population Research Center

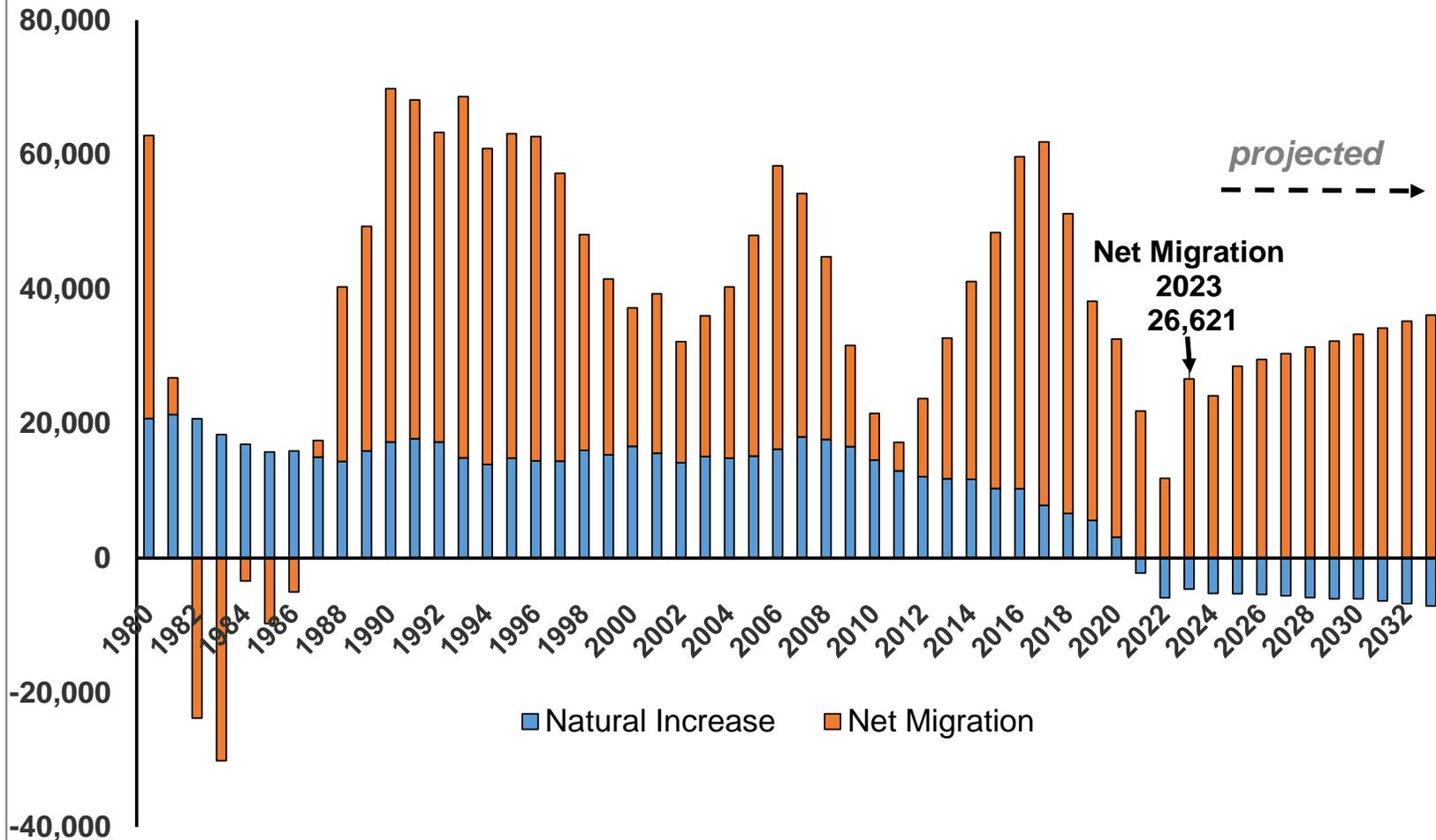
POPULATION GROWTH IN OREGON IS TRENDING DOWN

Year-to-Year Change in Population Oregon: 1980-2033 (current & projected)



Source: PSU, Population Research Center

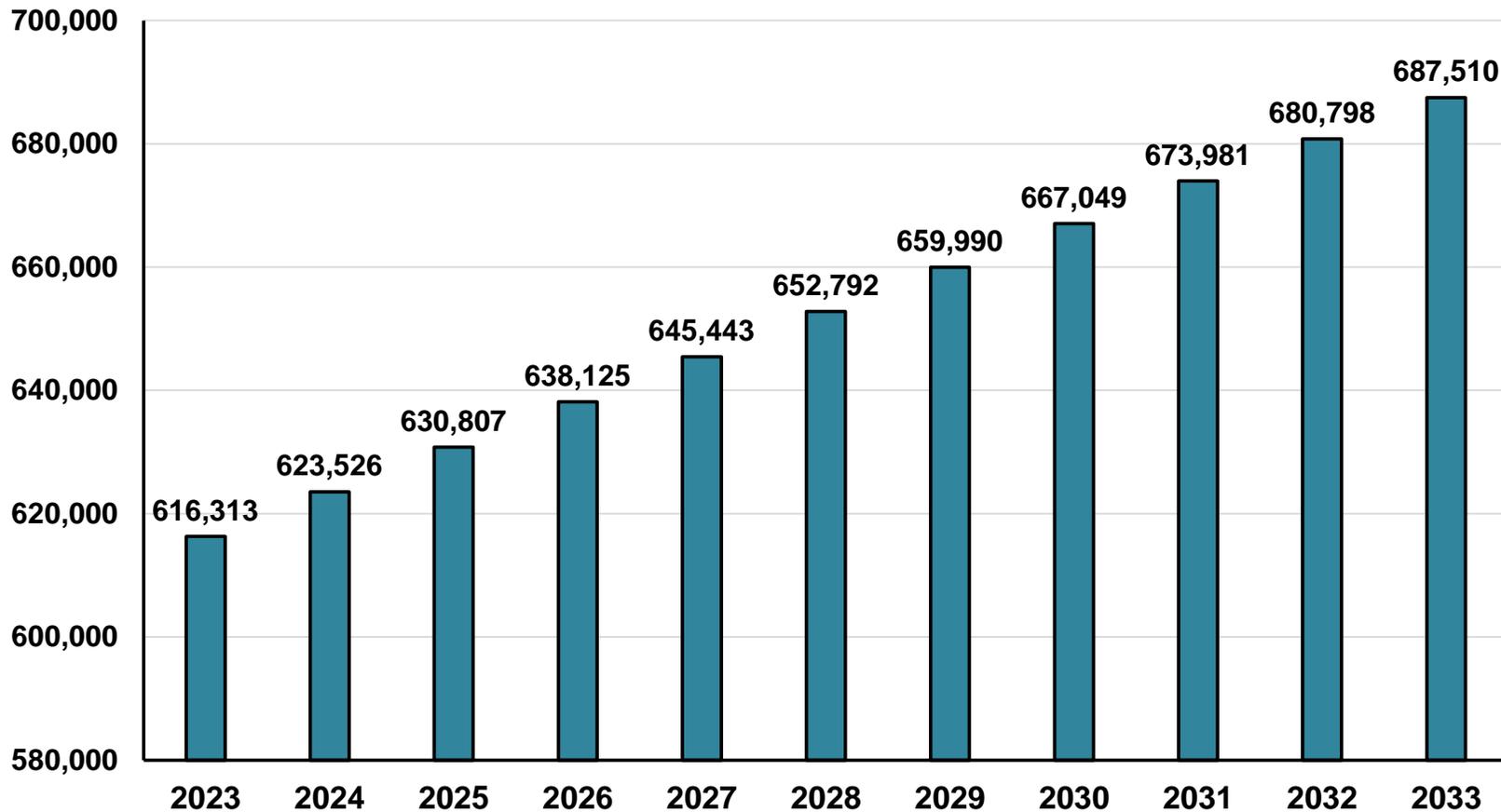
Oregon's Annual Population Growth Natural Increase & Net Migration: 1980-2033



Source: PSU, Population Research Center

WASHINGTON COUNTY'S POPULATION TO GROW BY OVER 71,000 IN NEXT 10 YEARS.

Current and Projected Population Estimates Washington County: 2023-2033



- Washington County had a population of 616,313 in 2023.
- Washington County's population is expected to grow by an average annual rate of 1.1% during the next decade.
- The county is forecast to increase its population to 687,510 by 2033.

Source: PSU, Population Research Center

ECONOMIC AND EMPLOYMENT FORECASTS

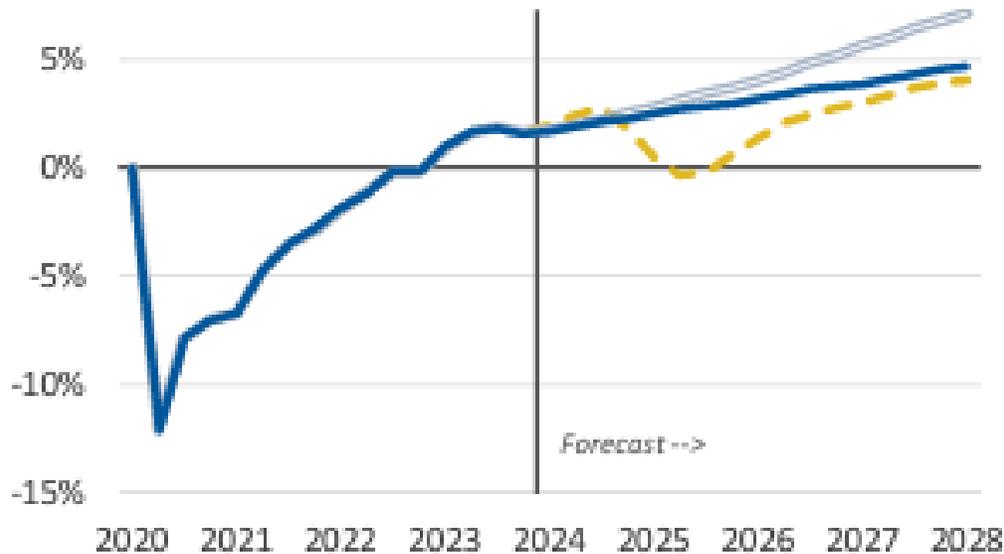
OREGON ECONOMIC AND REVENUE FORECAST, MARCH 2024

Alternative Scenarios

Mar 2024

Oregon Employment

Percent change from pre-COVID peak in the **Baseline Soft Landing**, the **Pessimistic Boom/Bust**, and **Optimistic Population Rebound**



Employment

	2023	2024	2025	2026	2027	2028
Base: Soft Landing	2.4%	0.5%	0.7%	0.7%	0.7%	0.7%
Pes: Boom/Bust	2.4%	0.7%	-2.0%	2.0%	1.3%	0.8%
Opt: Pop Rebound	2.4%	0.6%	1.1%	1.3%	1.5%	1.3%

Unemployment Rate

Base: Soft Landing	3.8%	3.9%	4.1%	4.1%	4.1%	4.1%
Pes: Boom/Bust	3.8%	4.7%	6.5%	5.5%	4.6%	4.2%
Opt: Pop Rebound	3.8%	3.7%	3.7%	3.7%	3.6%	3.6%

Personal Income

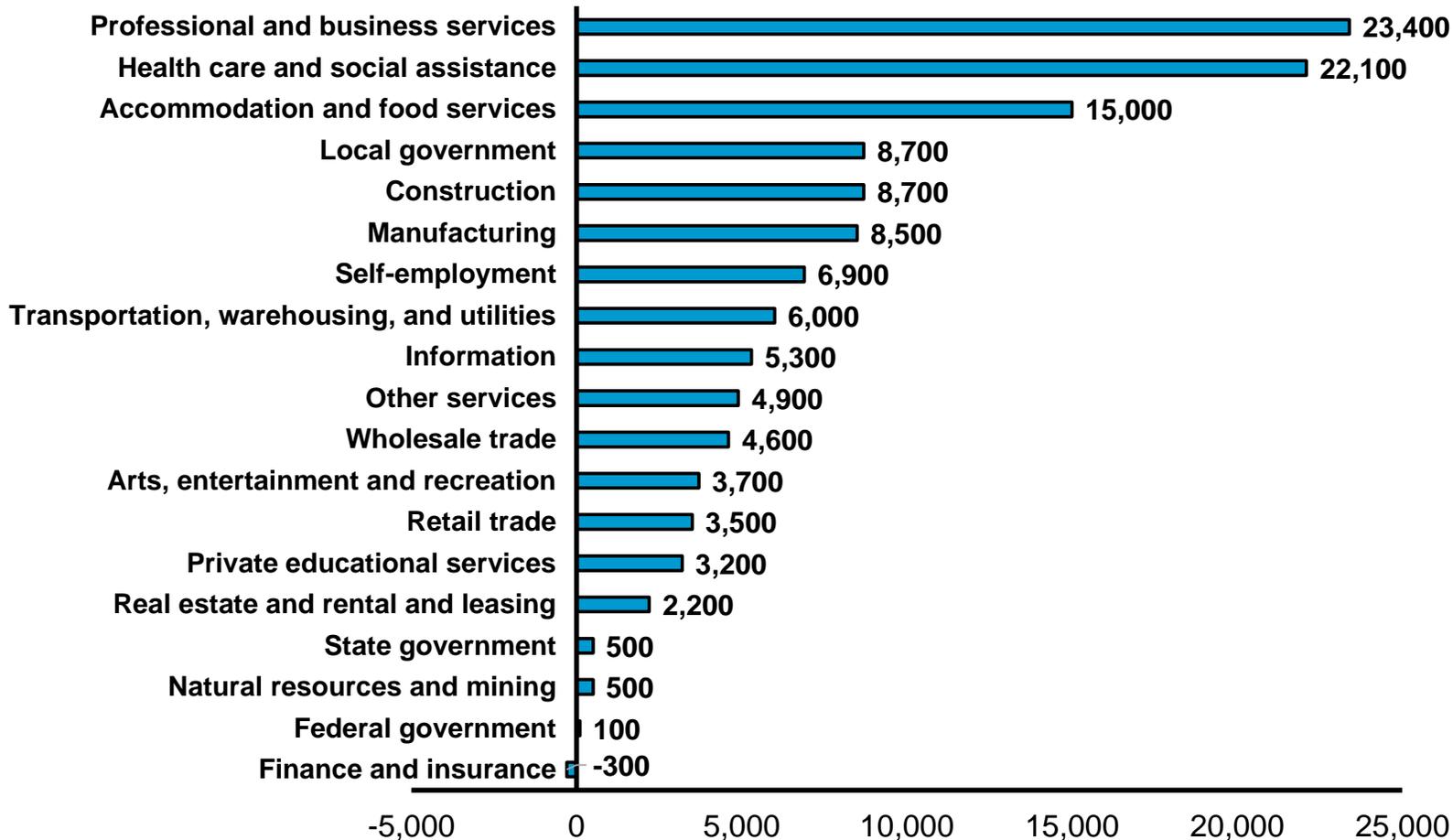
Base: Soft Landing	4.8%	5.4%	5.7%	5.5%	5.3%	5.1%
Pes: Boom/Bust	4.8%	6.0%	2.1%	5.9%	5.8%	5.3%
Opt: Pop Rebound	4.8%	5.5%	6.1%	6.1%	6.0%	5.7%

EMPLOYMENT DEPARTMENT'S INDUSTRY AND OCCUPATIONAL PROJECTIONS, 2022-2032



PROJECTED INDUSTRY EMPLOYMENT GROWTH AT 12% IN PORTLAND TRI-COUNTY

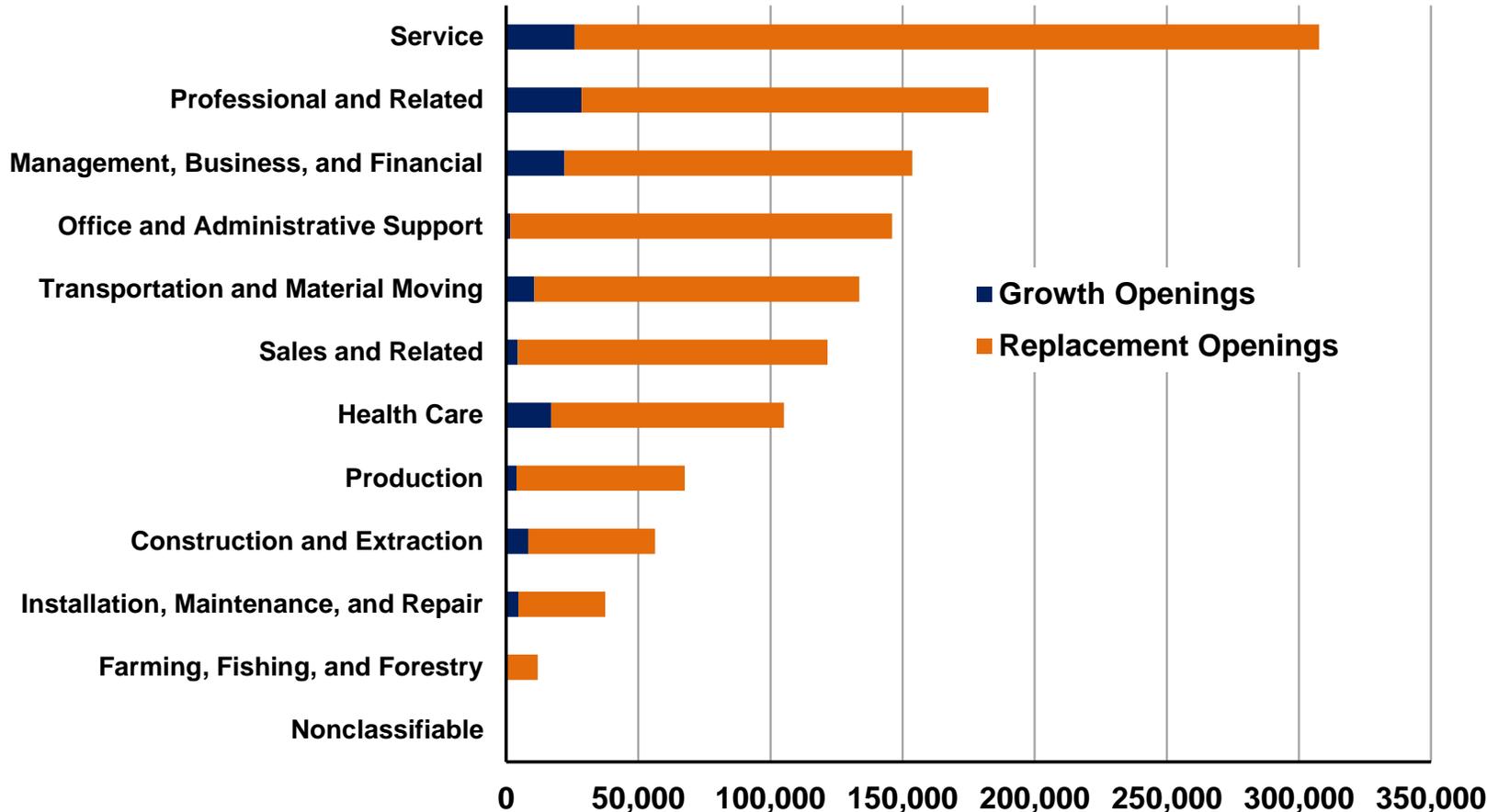
Industry Employment Projections: 2022-2032 Clackamas, Multnomah, and Washington Counties



- Employment in the Portland Tri-County area is projected to increase by 127,500 jobs or by 12% by 2032.
- Three broad industries are expected to add nearly one-half of job growth:
 - Professional and business services
 - Health care and social assistance
 - Accommodation and food services

Source: Oregon Employment Department, Industry Projections, 2022-2032

Occupational Employment Projections: 2022-2032 Clackamas, Multnomah, and Washington Counties



- The Portland Tri-County is expected to add 127,400 new jobs and have 1,196,657 replacement openings from 2022-2032.
- Replacement openings will make up 90% of the total job openings in the Portland Tri-County by 2032.

Source: Occupational Projections, 2022-2032

MANY OCCUPATIONS WITH THE MOST TOTAL OPENINGS ARE LOW WAGE JOBS

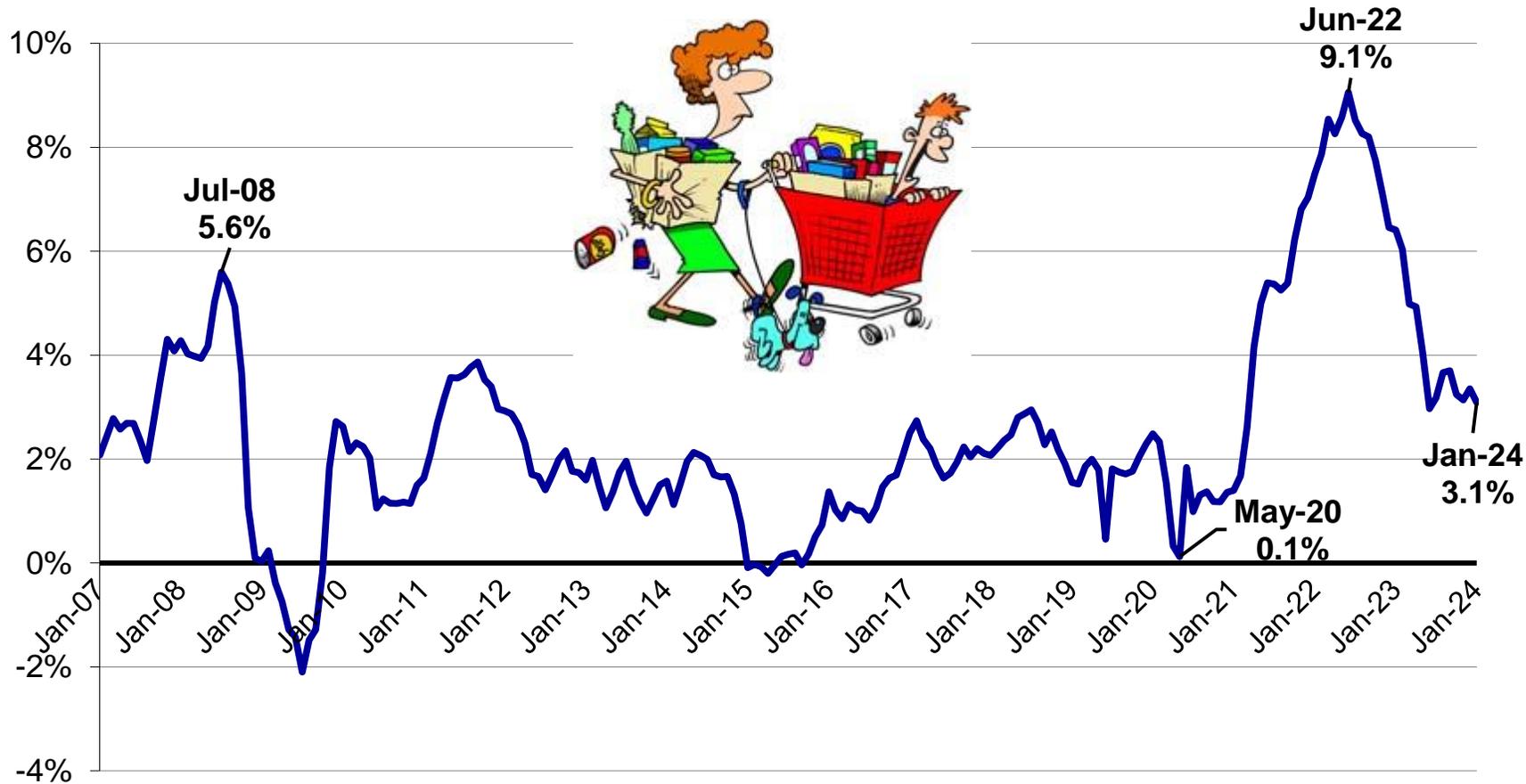
Portland Tri-County Occupations that are Expected to Provide the Most Job Openings: 2022-2032

Occupation Title	Total Openings	Median Hourly Wages
Fast Food and Counter Workers	72,918	\$16.60
Stockers and Order Fillers	46,505	\$19.43
Retail Salespersons	37,273	\$19.80
Cashiers	30,381	\$16.84
Waiters and Waitresses	26,648	\$18.73
Home Health and Personal Care Aides	24,370	\$18.47
General and Operations Managers	22,208	\$57.49
Cooks, Restaurant	21,350	\$19.34
Laborers and Freight, Stock, and Material Movers, Hand	20,919	\$20.81
Office Clerks, General	20,822	\$21.98
Customer Service Representatives	19,724	\$21.92
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	18,345	\$18.74
Registered Nurses	16,733	\$56.38
Bookkeeping, Accounting, and Auditing Clerks	15,091	\$25.12
Heavy and Tractor-Trailer Truck Drivers	14,154	\$29.55
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	12,488	\$25.11

Source: Oregon Employment Department, Occupational Projections: 2022-2032

GROWING INFLATION HAS BEEN LOOSING STEAM SINCE JUNE 2022

Inflation, Year-Over-Year % Change U.S. City Average: Jan-2007 to Jan-2024 (not seasonally adjusted)



Source: Bureau of Labor Statistics

THE MEDIAN SALES PRICE OF HOMES IS BEGINNING TO FLUCTUATE IN WASHINGTON COUNTY

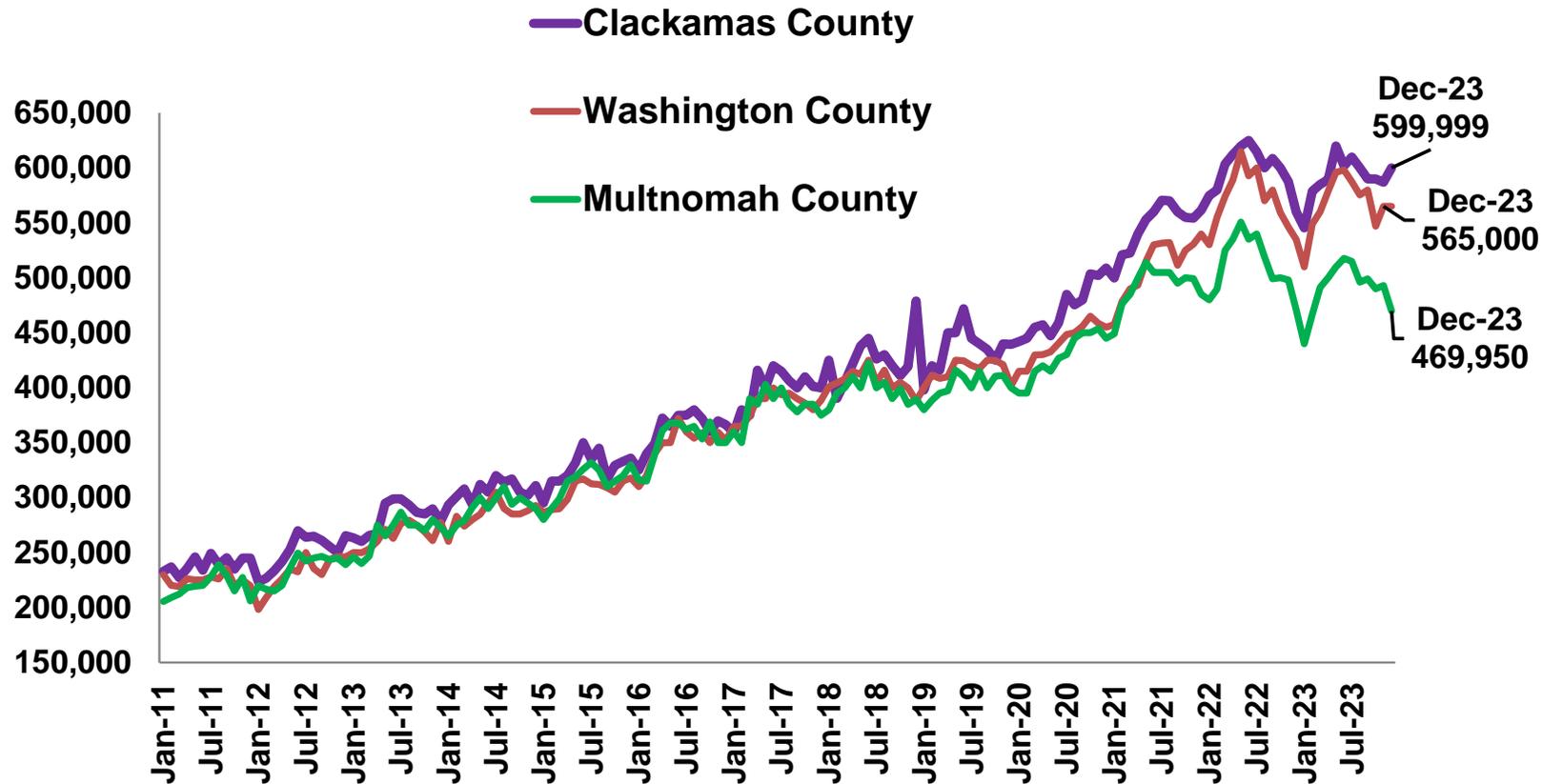
Median Housing Sales Price Washington County: 2009-2023



Source: Regional Multiple Listing Service

MORE DIFFERENCES IN MEDIAN SALES PRICE FOR HOMES IN THE PORTLAND TRI-COUNTY

Median Sales Price of Existing Houses Clackamas County and Portland Metro: 2011-2023

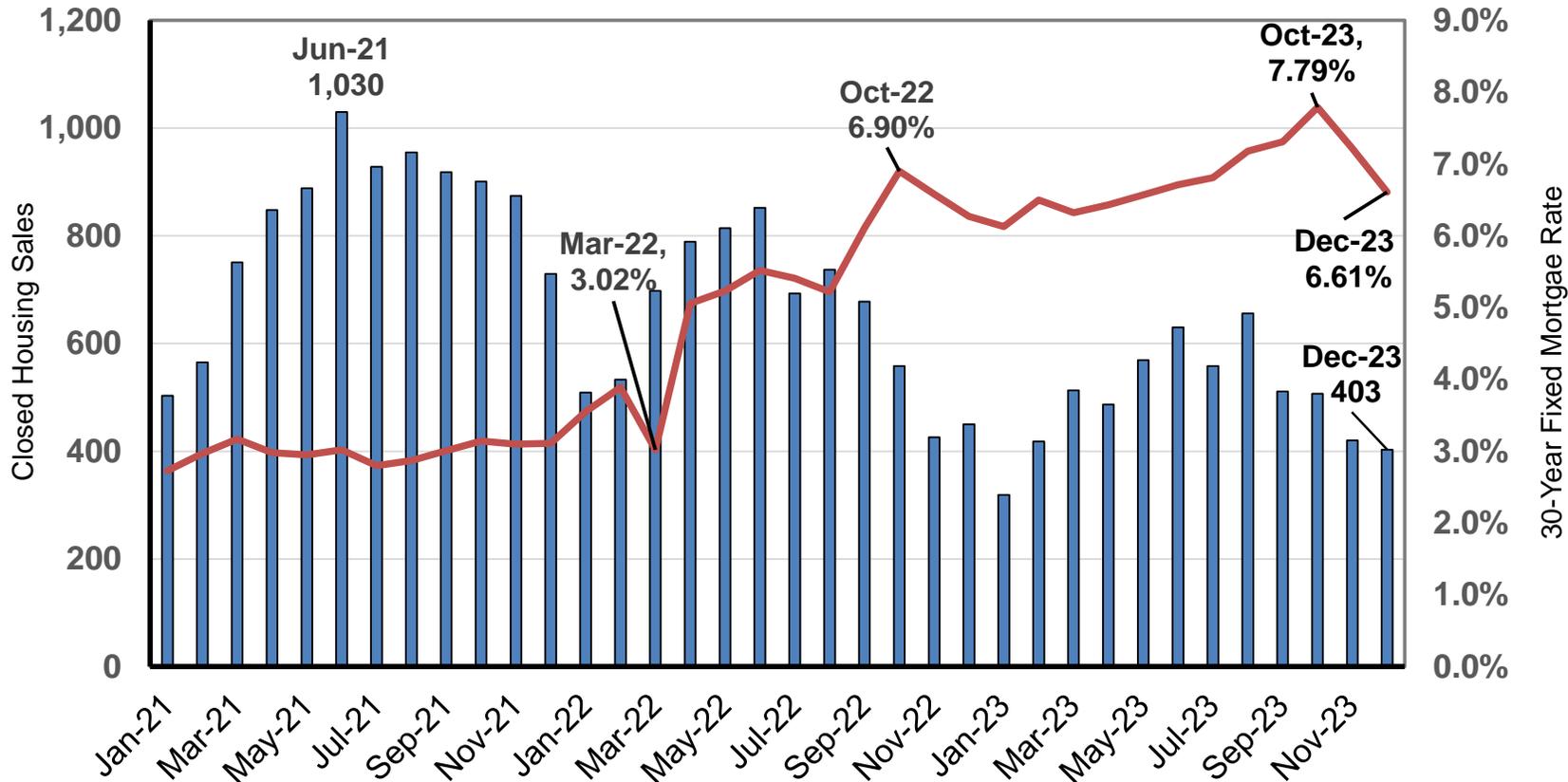


Source: Regional Multiple Listing Service

MORTGAGE RATES HAVE INFLUENCED HOUSING SALES IN WASHINGTON COUNTY

Closed Housing Sales and Monthly Mortgage Rate, Washington County: 2021-2023

- Washington County Closed Sales (Left)
- 30 Year Fixed Mortgage Rate (Right)



Source: RMLS, www.macrotrends.net

Lynn Wallis

Economist, Clackamas and Washington Counties

Lynn.N.Wallis@employ.oregon.gov

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