



Columbia Gorge Symposium

November 4th 2022



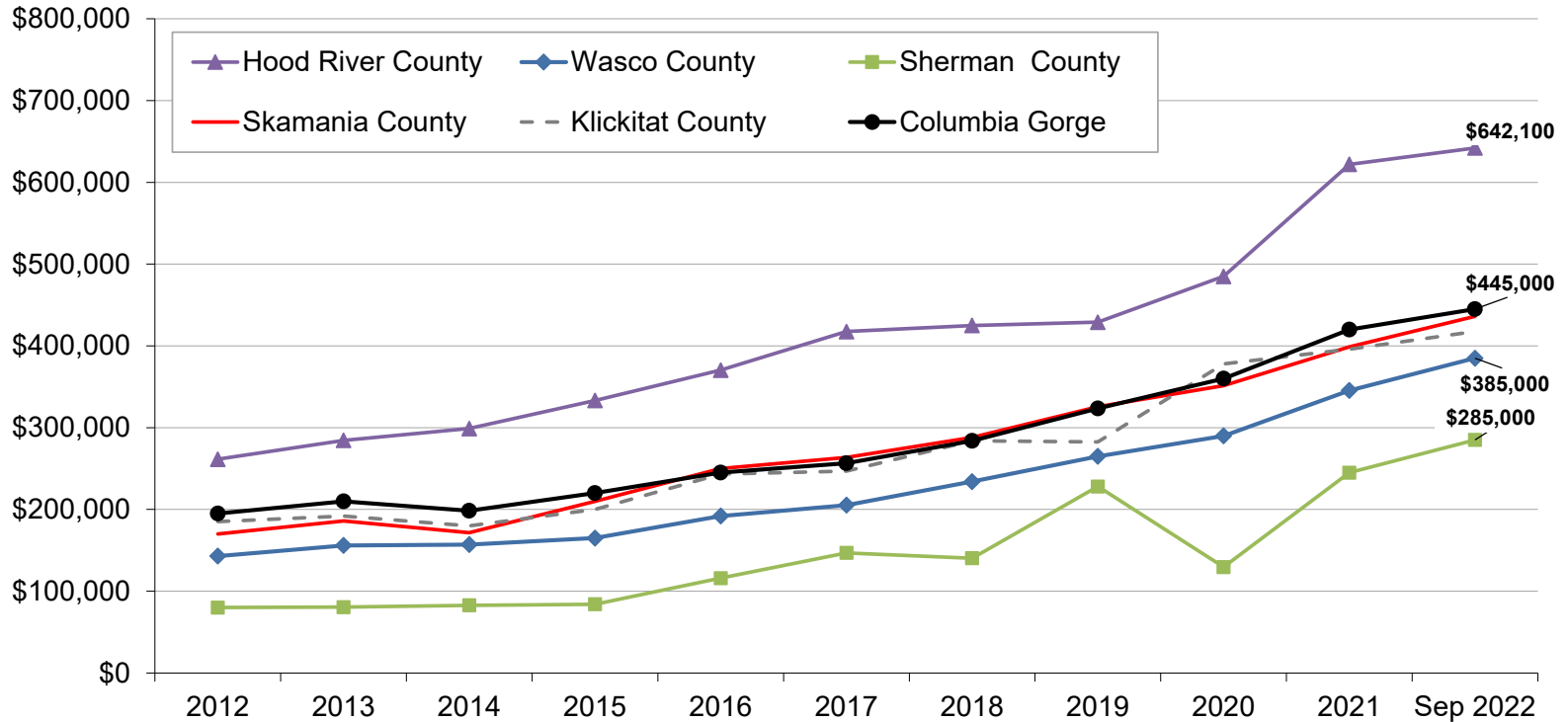


Income, Poverty and Housing



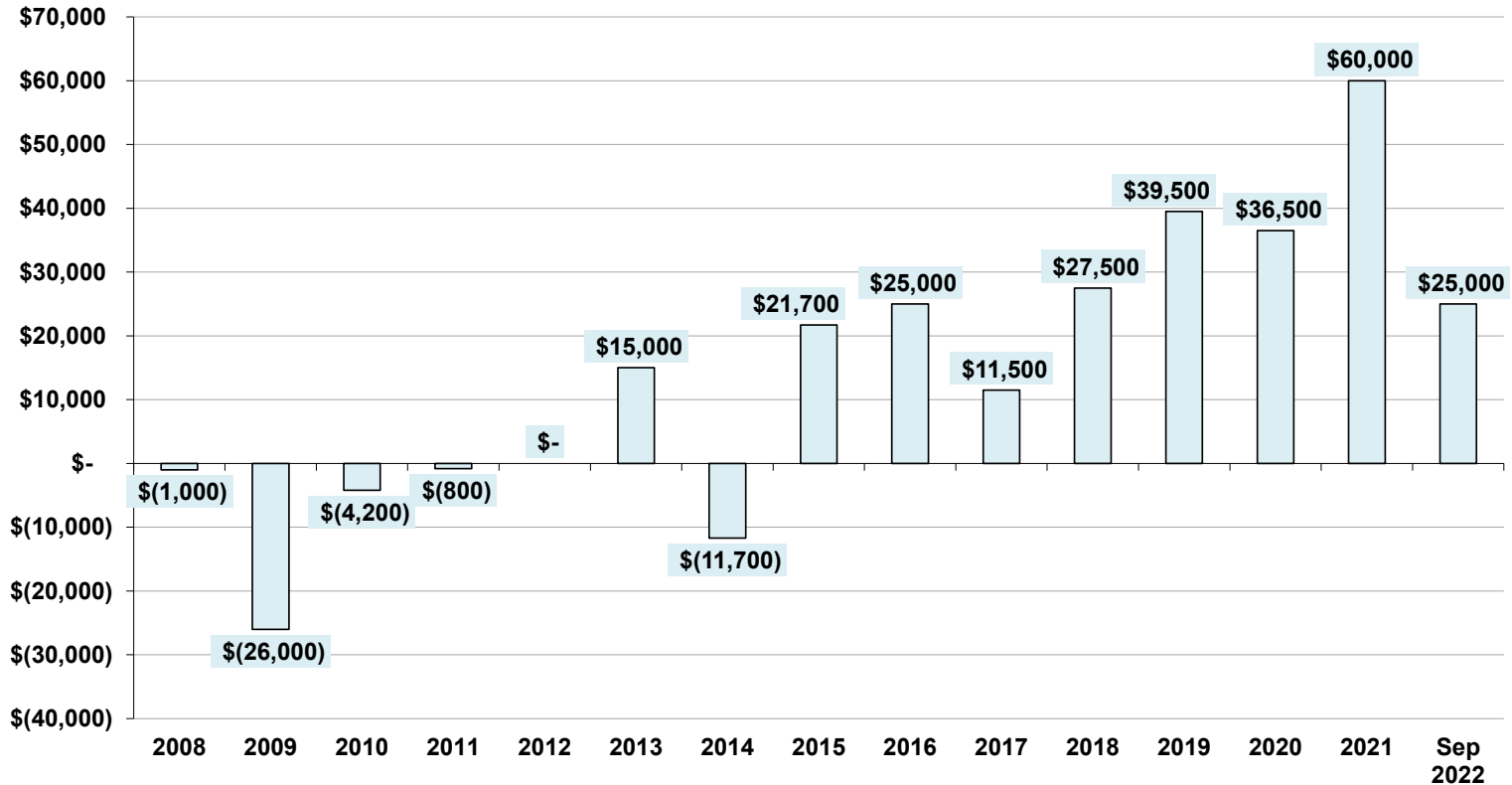
Median Sale Price Reaches \$445,000 in Sept. 2022 +6% OTY

Columbia Gorge RMLS Median Home Sale Prices: 2012-2022



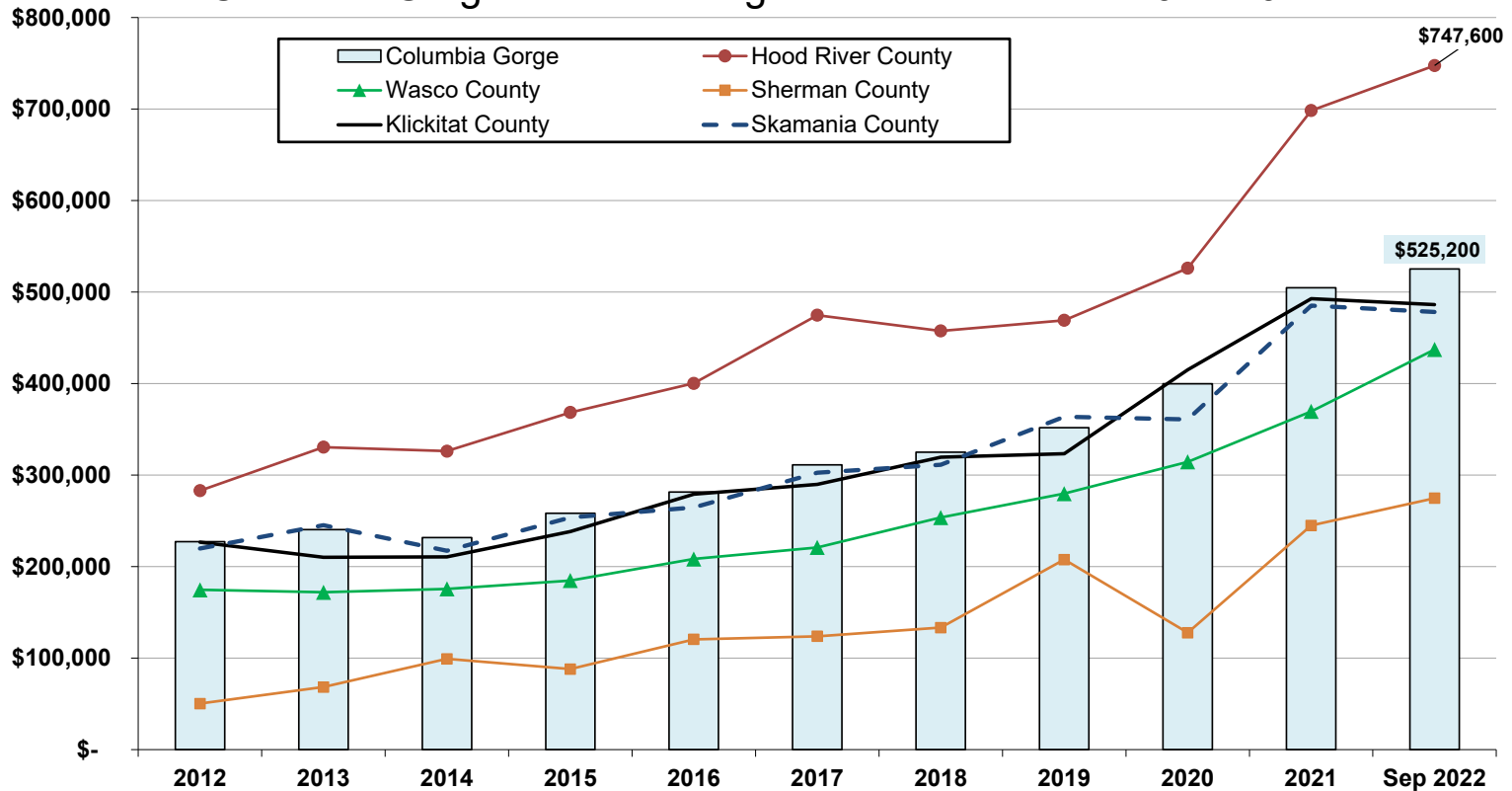
Median Sale Price Increased \$161,000 or 57% in Four Years

Columbia Gorge RMLS Annual Median Home Price: Increase/Loss



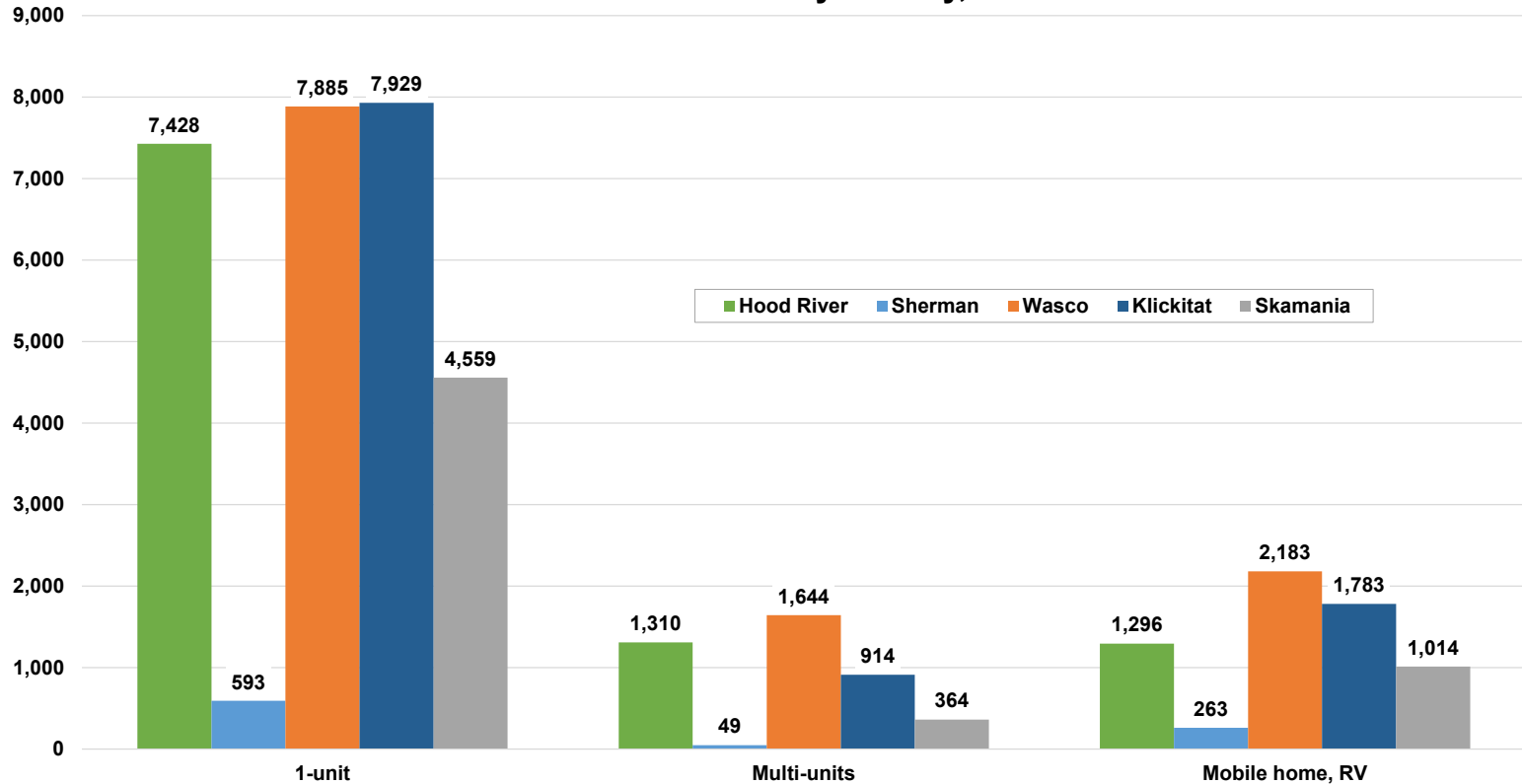
Average Sale Price Reaches \$525,200 in Sept. 2022 +4% OTY

Columbia Gorge RMLS Average Home Sale Price: 2012-2022



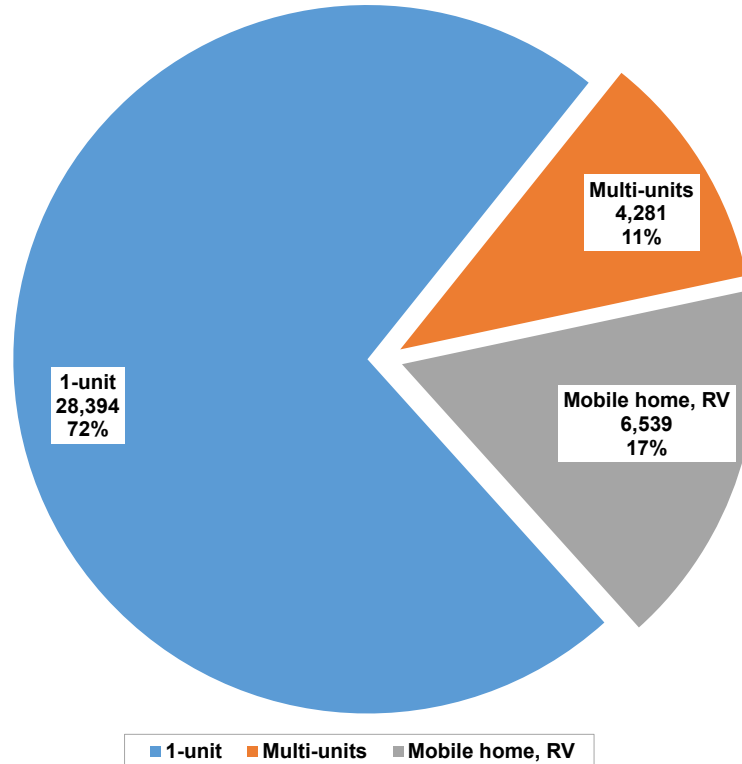
39,200 Columbia Gorge Housing Units

Units in Structure by County, 2020



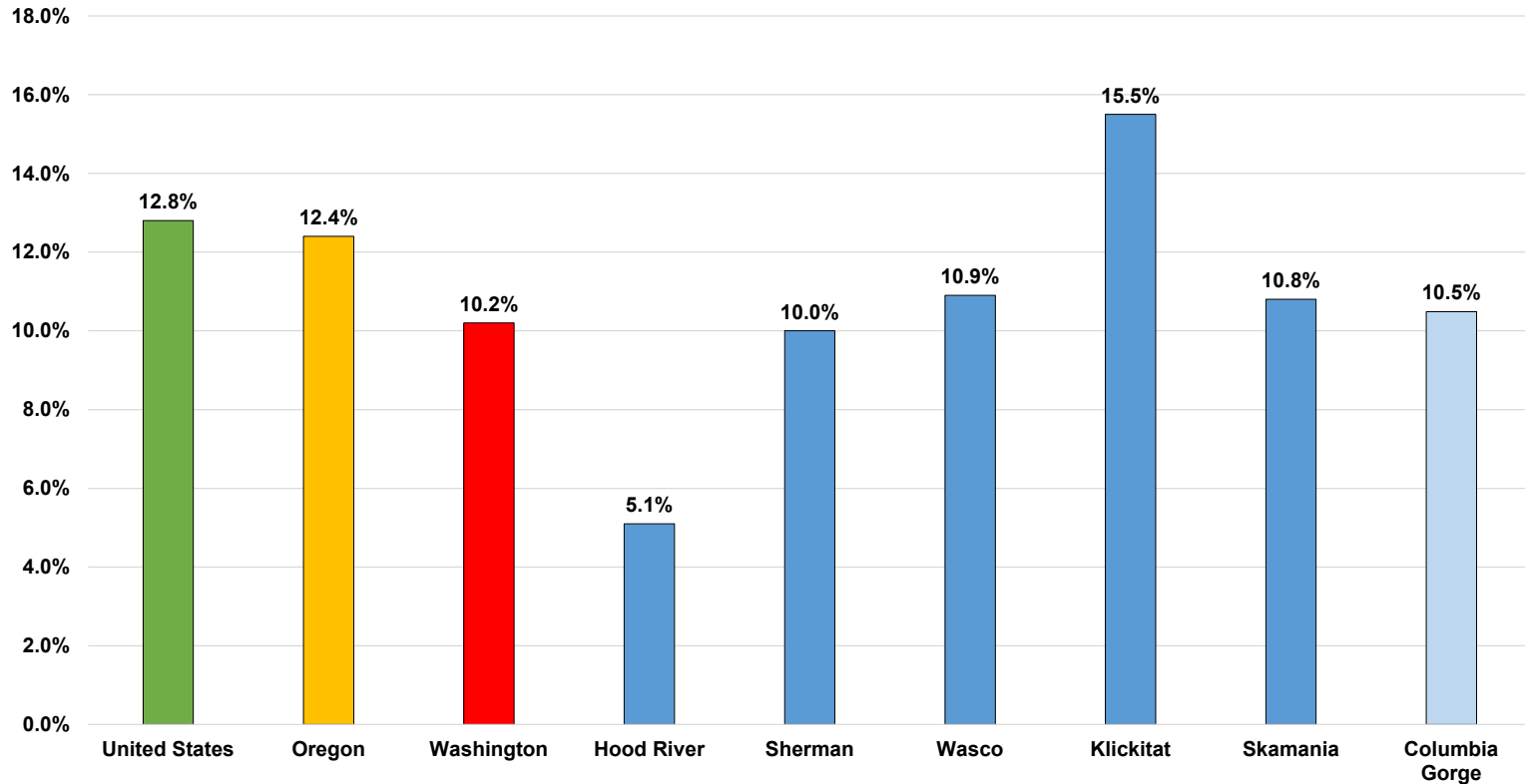
More Mobile Homes and Fewer Multi-Units

Columbia Gorge Units in Structure, 2020



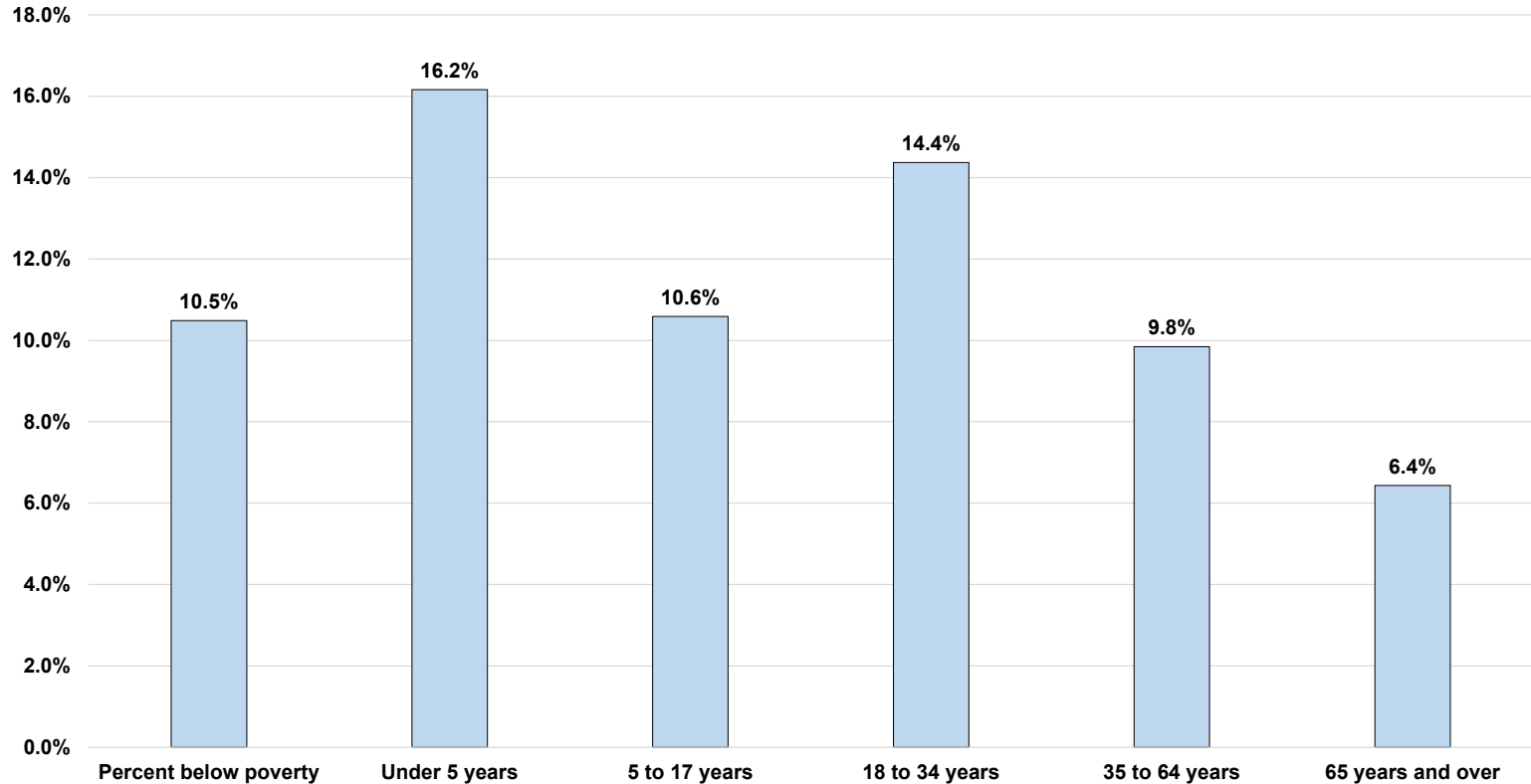
Poverty Level by County

2020 Poverty Status: Percent Below Poverty Level



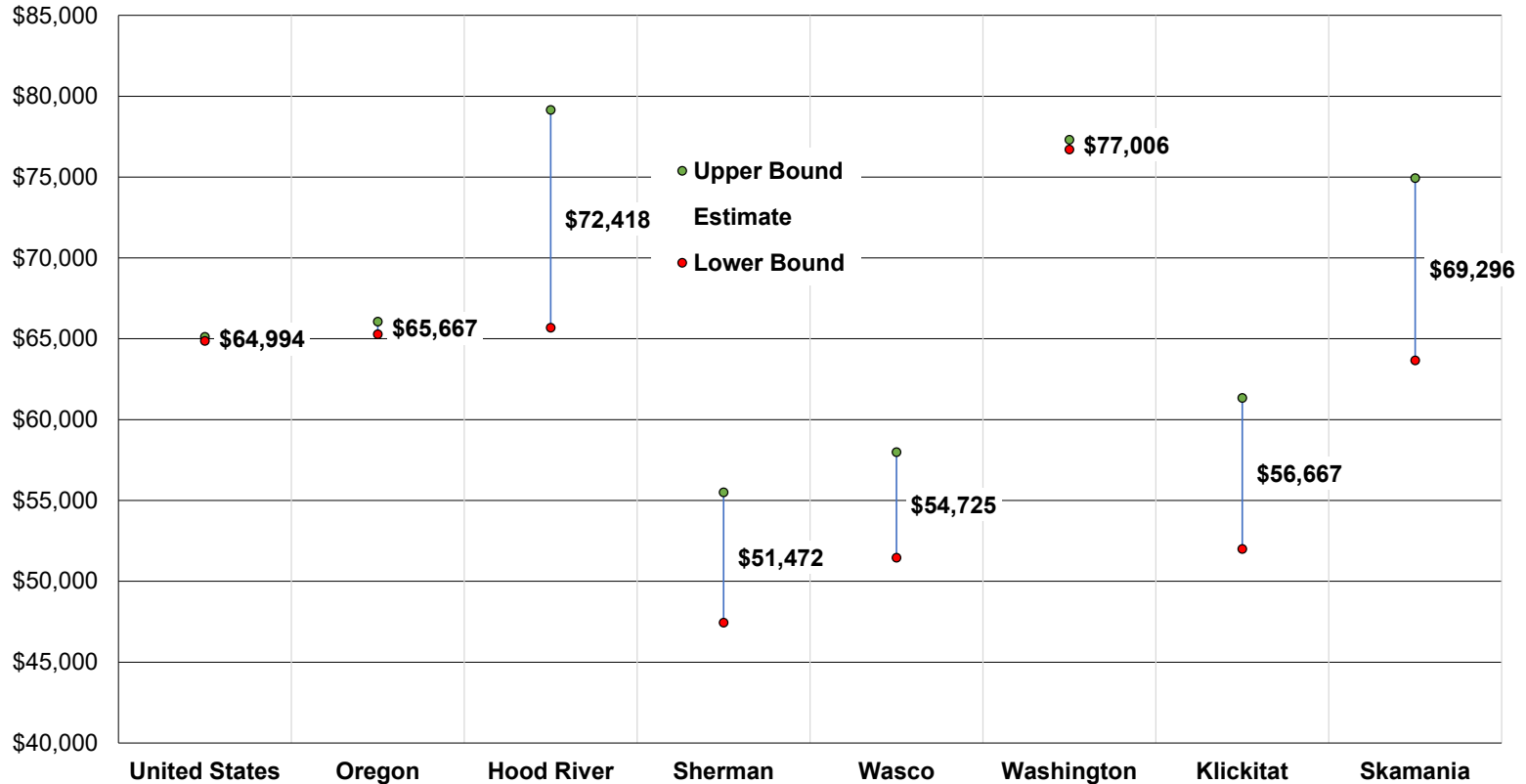
Poverty by Age

2020 Poverty Status: Columbia Gorge by Age Group



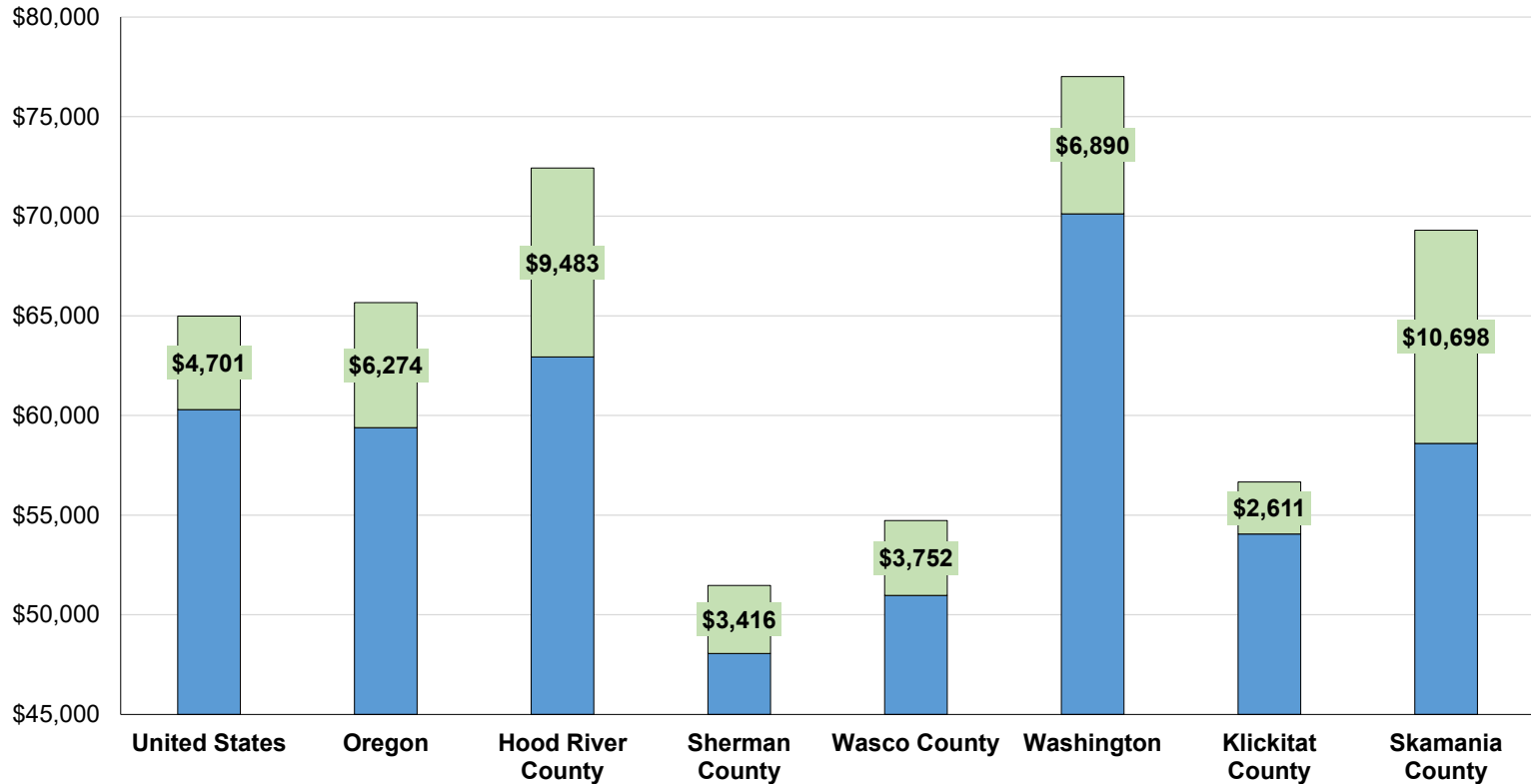
2020 Median Household Income

Median Household Income in the Past 12-Months



Median Household Income Growth

Median Household Income Growth 2018-2020



IRS Data: Migration Inflow & Outflow, 2019-2020

Individual Tax Returns: County-to-County Migration Inflow & Outflow, 2019-2020

Hood River Inflow	Number of returns	Number of individuals	Household Size	AGI
Migration-US	822	1,397	1.7	\$93,904
Migration-Same State	388	680	1.8	\$96,626
Migration-Different State	434	717	1.7	\$91,470
Non-migrants	9,264	20,423	2.2	\$80,846

Hood River Outflow	Number of returns	Number of individuals	Household Size	AGI
Migration-US	732	1,260	1.7	\$60,974
Migration-Same State	372	634	1.7	\$52,710
Migration-Different State	360	626	1.7	\$69,514
Non-migrants	9,264	20,423	2.2	\$80,846

Wasco Inflow	Number of returns	Number of individuals	Household Size	AGI
Migration-US	824	1,505	1.8	\$55,121
Migration-Same State	452	834	1.8	\$57,869
Migration-Different State	372	671	1.8	\$51,782
Non-migrants	9,142	19,474	2.1	\$62,433

Wasco Outflow	Number of returns	Number of individuals	Household Size	AGI
Migration-US	747	1,395	1.9	\$53,268
Migration-Same State	371	666	1.8	\$50,256
Migration-Different State	376	729	1.9	\$56,239
Non-migrants	9,142	19,474	2.1	\$62,433

Sherman Inflow	Number of returns	Number of individuals	Household Size	AGI
Migration-US	50	93	1.9	\$47,220
Migration-Same State	50	93	1.9	\$47,220
Non-migrants	671	1,380	2.1	\$67,692

Sherman Outflow	Number of returns	Number of individuals	Household Size	AGI
Migration-US	50	93	1.9	\$44,280
Migration-Same State	29	60	2.1	\$55,586
Migration-Different State	21	33	1.6	\$28,667
Non-migrants	671	1,380	2.1	\$67,692



Hood River Inflow	Number of returns	Number of individuals	Household Size	AGI
Multnomah	162	277	1.7	\$108,488
Wasco	76	144	1.9	\$57,750
Klickitat	52	93	1.8	\$65,019
Clackamas	46	98	2.1	\$84,891
Washington	38	60	1.6	\$63,263
King	21	39	1.9	\$121,333
Los Angeles	20	42	2.1	\$104,950

Hood River Outflow	Number of returns	Number of individuals	Household Size	AGI
Wasco	148	269	1.8	\$49,730
Multnomah	97	138	1.4	\$48,814
Klickitat	88	168	1.9	\$80,761
Clark	30	54	1.8	\$82,400
Washington	28	43	1.5	\$56,036

Wasco Inflow	Number of returns	Number of individuals	Household Size	AGI
Hood River	148	269	1.8	\$49,730
Multnomah	77	122	1.6	\$83,026
Klickitat	70	116	1.7	\$41,429
Clackamas	36	70	1.9	\$97,083
Washington	27	56	2.1	\$39,407
Marion	23	43	1.9	\$32,304
Clark	20	38	1.9	\$50,100

Wasco Outflow	Number of returns	Number of individuals	Household Size	AGI
Hood River	76	144	1.9	\$57,750
Klickitat	72	139	1.9	\$47,750
Multnomah	56	89	1.6	\$40,482
Clackamas	42	74	1.8	\$41,429
Washington	31	48	1.5	\$54,645
Clark	29	47	1.6	\$58,276
Deschutes	23	36	1.6	\$71,304
Sherman	23	40	1.7	\$40,522

Sherman Inflow	Number of returns	Number of individuals	Household Size	AGI
Wasco	23	40	1.7	\$40,522

Sherman Outflow	Number of returns	Number of individuals	Household Size	AGI
Same State	29	60	2.1	\$55,586
Different State	21	33	1.6	\$28,667



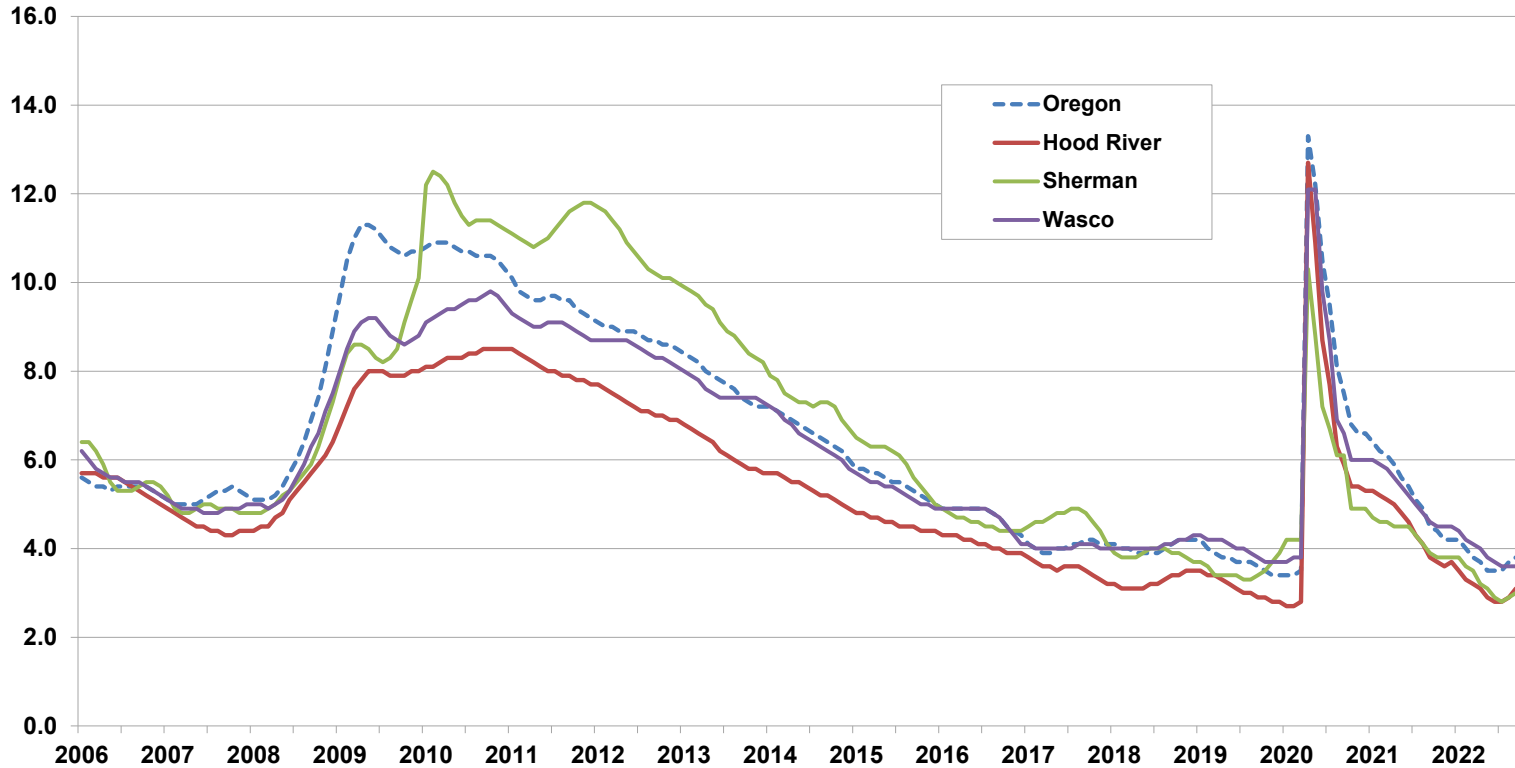


Unemployment Rates



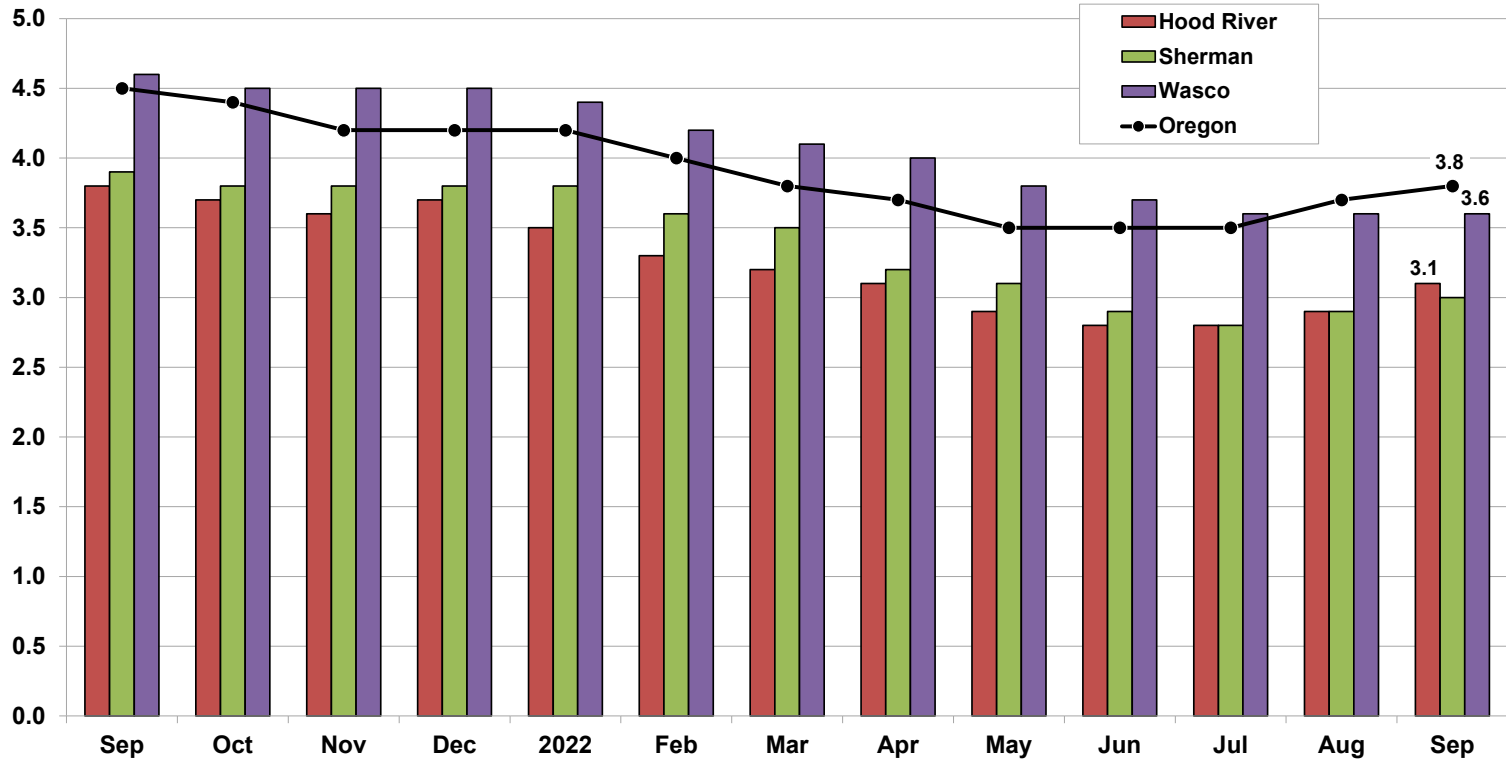
Unemployment Rates at or Near Record Lows in 2022

Seasonally Adjusted Monthly Unemployment Rates: 2006 - 2022



Unemployment Rates Under 4% in 2022

Seasonally Adjusted Monthly Unemployment Rates: Sept-21 - Sept-22





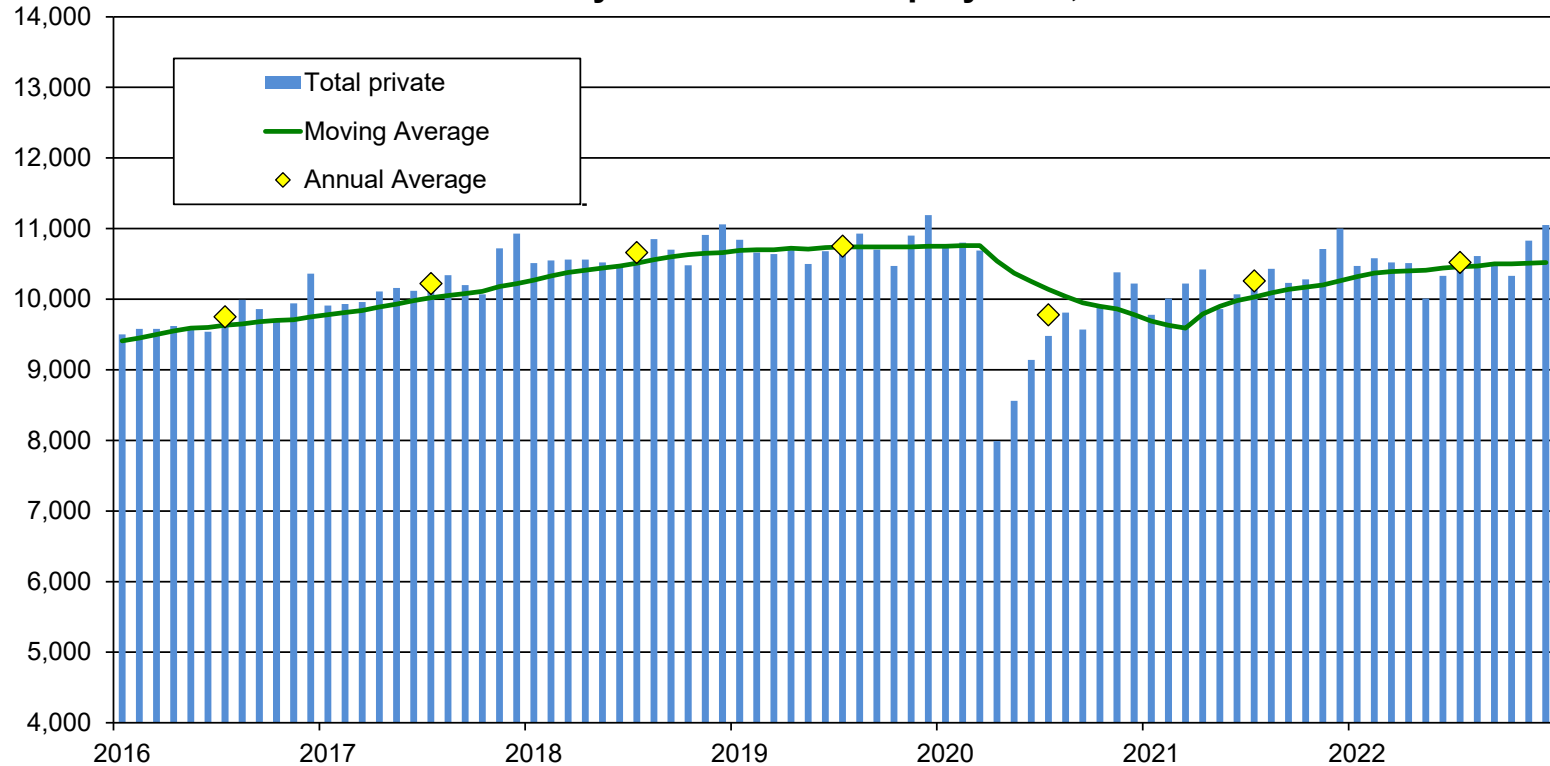
Industry Employment & Wages

Recent and Projected Growth



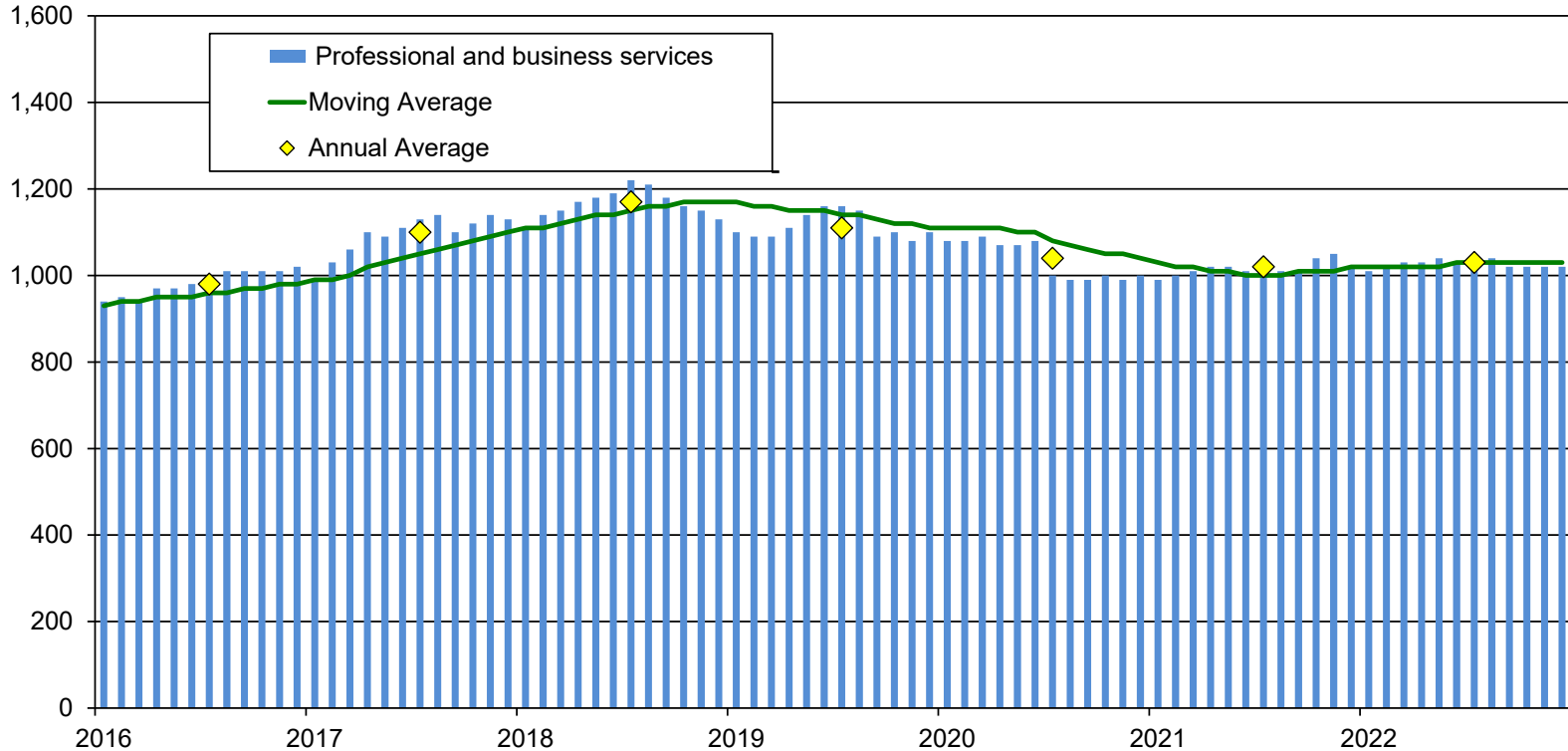
Private Industry -2.1% or 230 Jobs Below 2019's 10,750

Hood River County Total Private Employment, 2016 - 2022



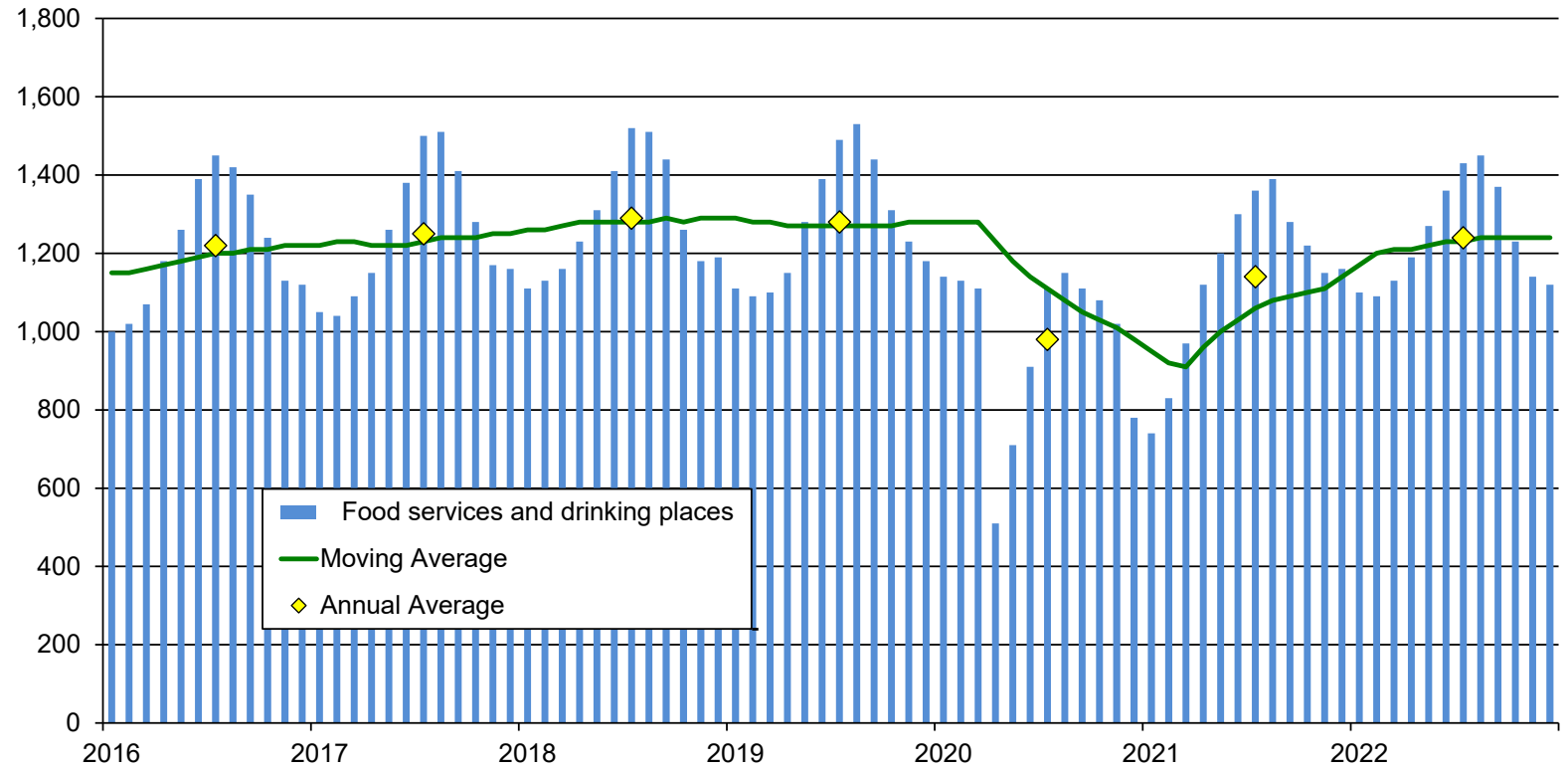
PBS -7.2% or 80 Jobs Below 2019's 1,110

Hood River County Profession and Business Services, 2016 - 2022



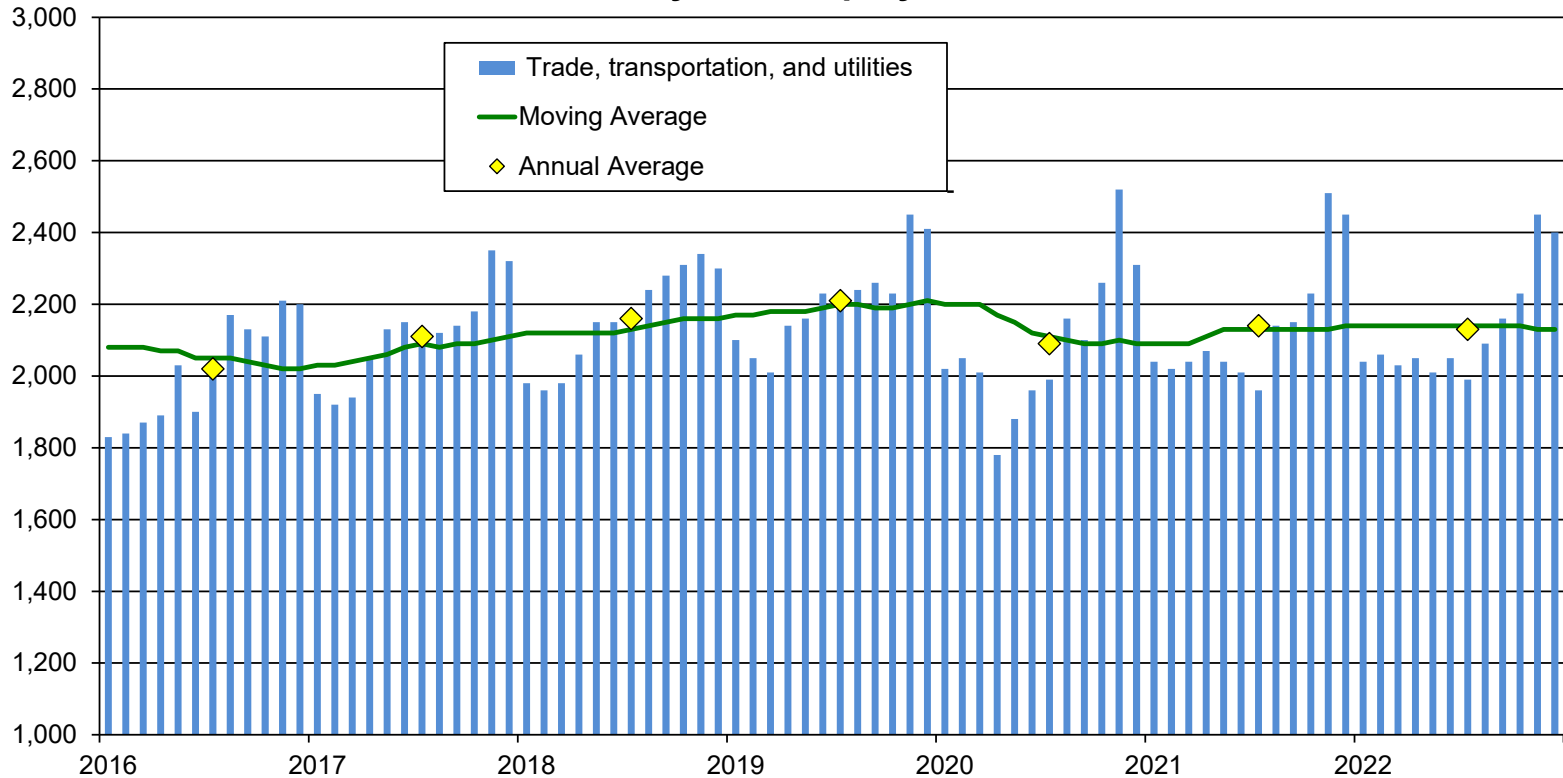
Food Services -3.1% or 40 Jobs Below 2019's 1,280

Hood River County Food Services and Drinking Places, 2016 - 2022



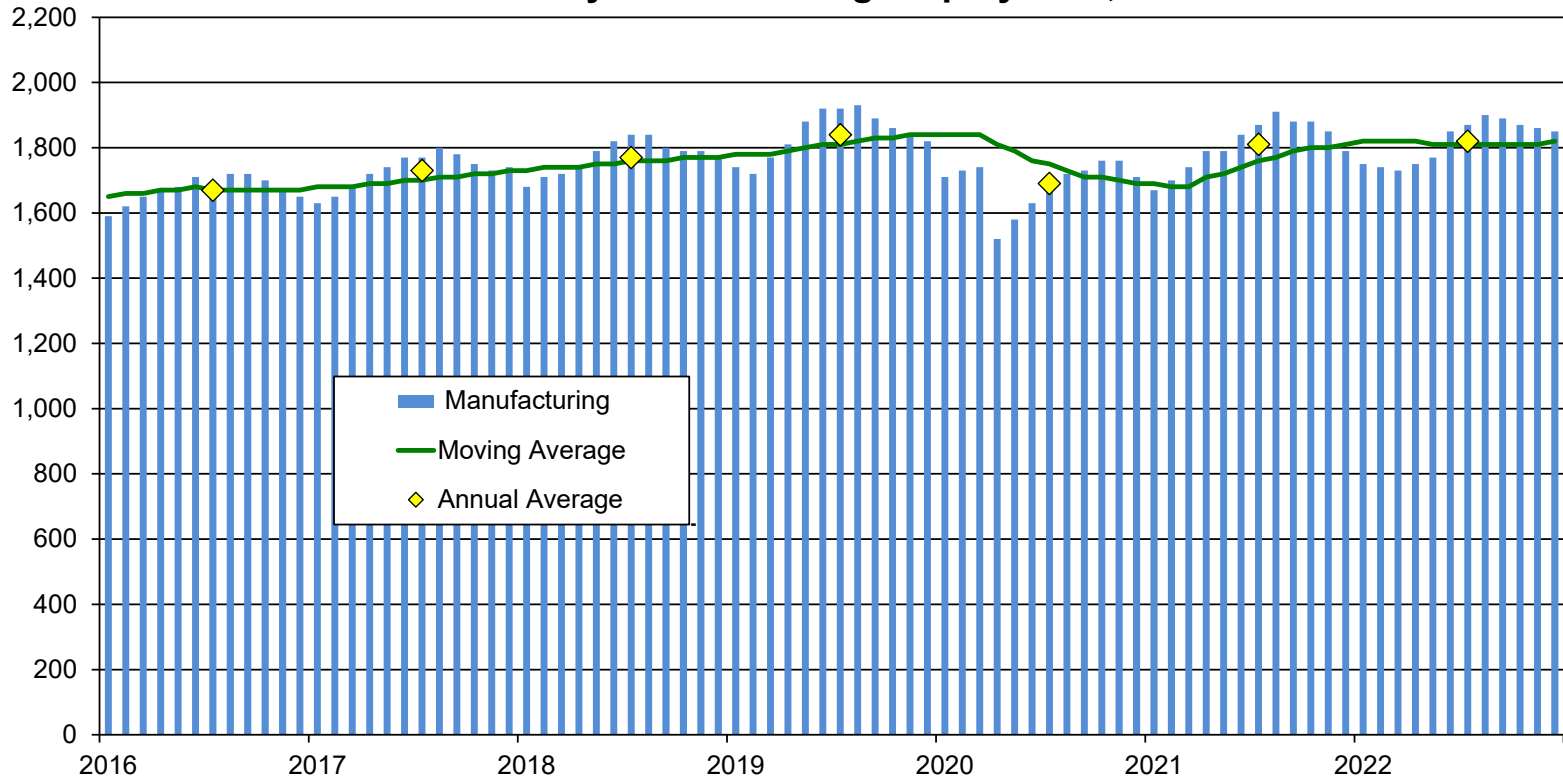
TTU -3.6% or 80 Jobs Below 2019's 2,210

Hood River County TTU Employment, 2016 - 2022



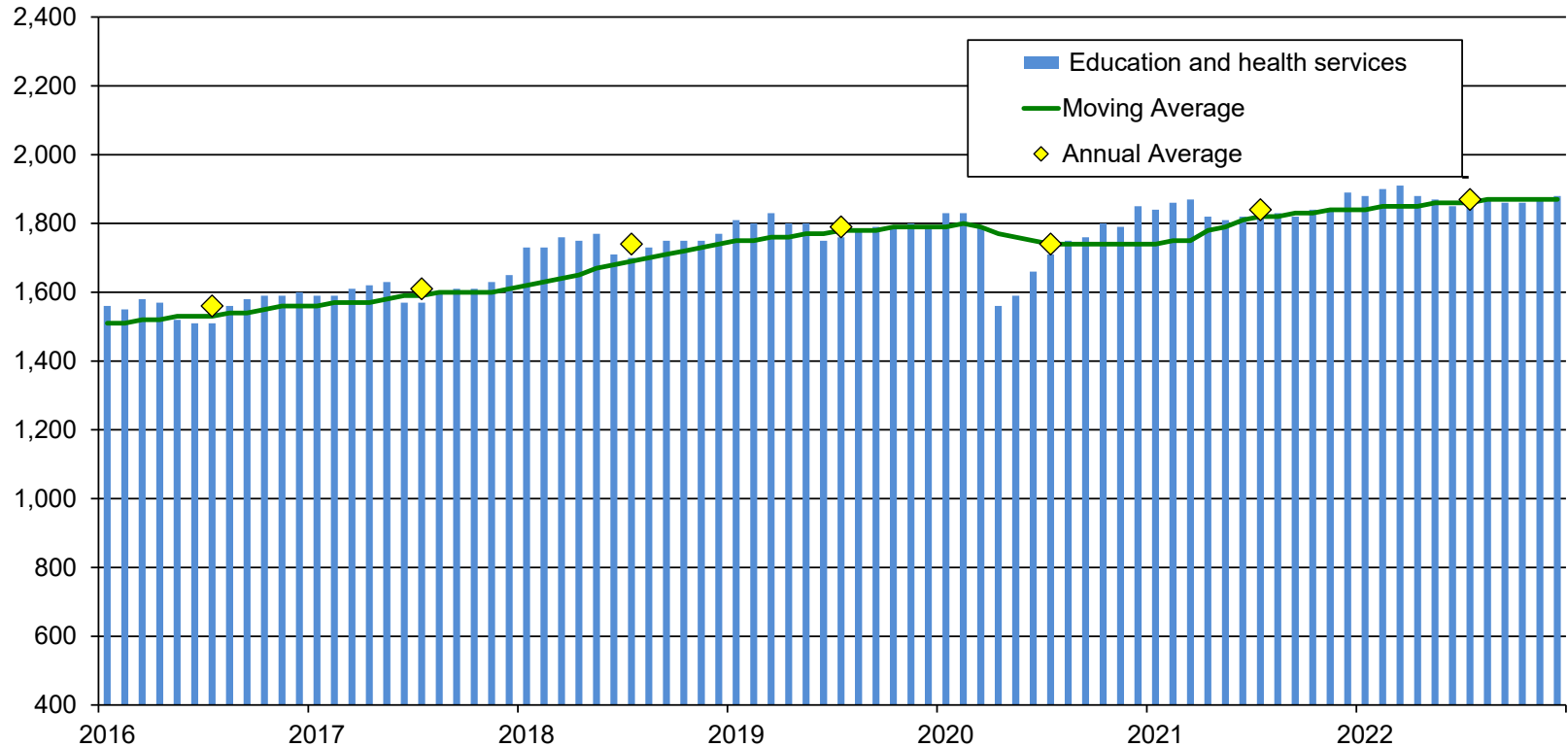
Manufacturing -1.1% or 20 Jobs Below 2019's 1,840

Hood River County Manufacturing Employment, 2016 - 2022



EHS +4.5% or 80 Jobs Above 2019's 1,790

Hood River County Education and Health Services, 2016 - 2022



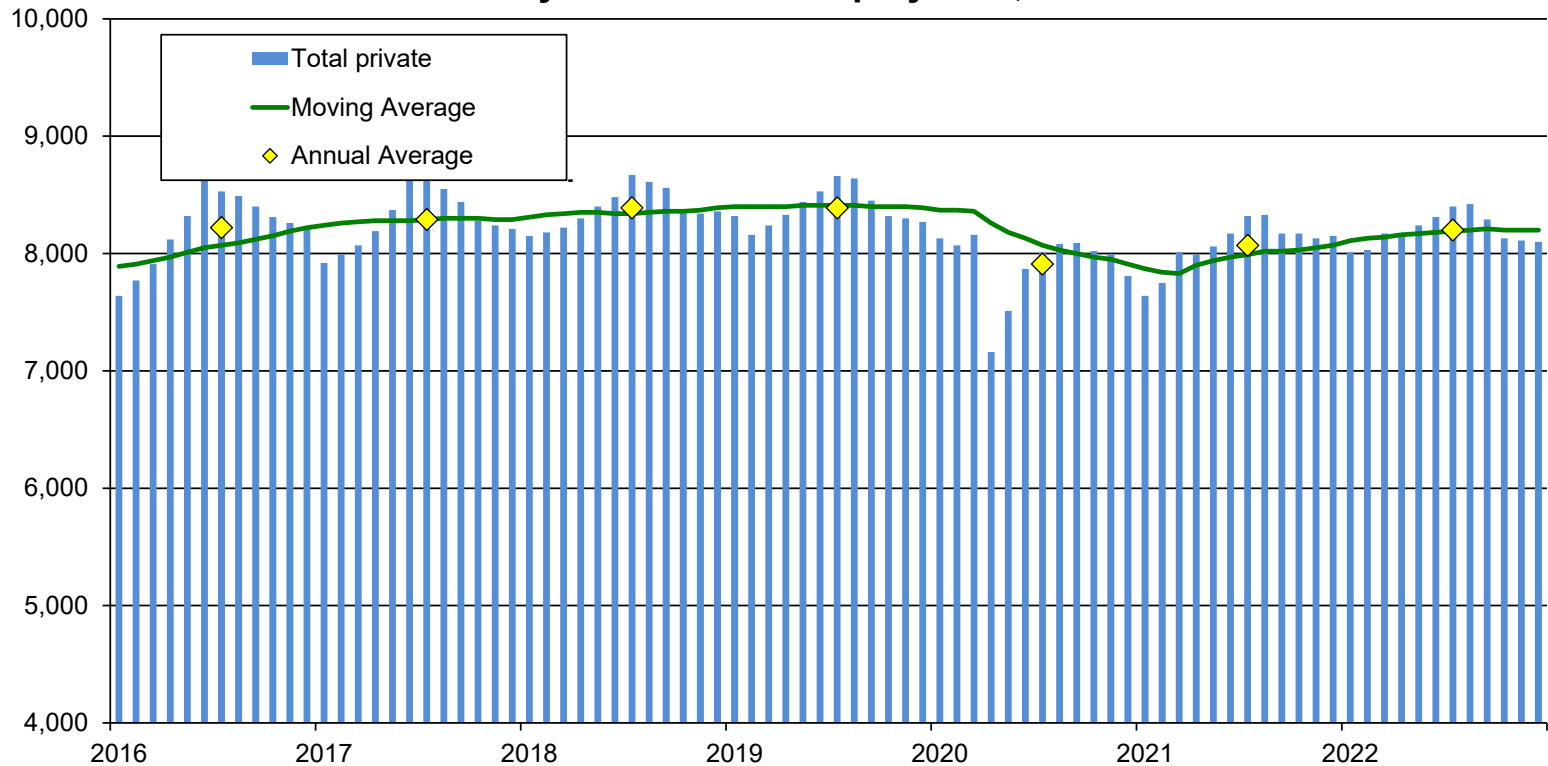
Hood River County 2021 Covered Employment and Payroll

Industry	Jobs	Payroll	Annual Wage	Change 2019-2021				Wage Growth		
				Growth Jobs	Percent Jobs	Growth Payroll	Percent Payroll	2019	Change %	Change
Total all ownerships	13,611	\$647,038,546	\$47,538	-780	-5.4%	\$60,624,555	10.3%	\$40,749	\$6,789	16.7%
Total private coverage	12,387	\$573,053,500	\$46,262	-722	-5.5%	\$53,761,074	10.4%	\$39,613	\$6,649	16.8%
Natural resources and mining	2,291	\$71,712,425	\$31,302	-227	-9.0%	\$2,900,251	4.2%	\$27,328	\$3,974	14.5%
Construction	492	\$25,181,504	\$51,182	12	2.5%	\$1,502,182	6.3%	\$49,332	\$1,850	3.8%
Manufacturing	1,805	\$93,055,696	\$51,554	-35	-1.9%	\$9,154,753	10.9%	\$45,598	\$5,956	13.1%
Trade, transportation and utilities	2,114	\$87,065,612	\$41,185	-69	-3.2%	\$7,785,299	9.8%	\$36,317	\$4,868	13.4%
Wholesale trade	488	\$29,609,708	\$60,676	-19	-3.7%	\$2,685,064	10.0%	\$53,106	\$7,570	14.3%
Retail trade (44 - 45)	1,459	\$47,096,841	\$32,280	-16	-1.1%	\$5,063,479	12.0%	\$28,497	\$3,783	13.3%
Transportation, warehousing & utilities	166	\$10,359,063	\$62,404	-34	-17.0%	\$36,756	0.4%	\$51,612	\$10,792	20.9%
Information	100	\$7,743,033	\$77,430	-48	-32.4%	-\$1,429,505	-15.6%	\$61,977	\$15,453	24.9%
Financial activities	220	\$15,868,962	\$72,132	-21	-8.7%	\$2,697,078	20.5%	\$54,655	\$17,477	32.0%
Professional and business services	1,007	\$104,270,606	\$103,546	-95	-8.6%	\$17,850,740	20.7%	\$78,421	\$25,125	32.0%
Professional and technical services	811	\$96,910,175	\$119,495	-77	-8.7%	\$17,247,187	21.7%	\$89,711	\$29,784	33.2%
Education and health services	1,834	\$97,748,300	\$53,298	89	5.1%	\$12,577,506	14.8%	\$48,808	\$4,490	9.2%
Leisure and hospitality	2,178	\$57,917,992	\$26,592	-196	-8.3%	\$4,411,899	8.2%	\$22,538	\$4,054	18.0%
Other services	316	\$11,090,626	\$35,097	-155	-32.9%	-\$4,626,929	-29.4%	\$33,371	\$1,726	5.2%
Total all government	1,224	\$73,985,046	\$60,445	-59	-4.6%	\$6,863,481	10.2%	\$52,316	\$8,129	15.5%
Total federal government	126	\$8,770,008	\$69,603	4	3.3%	\$1,258,692	16.8%	\$61,568	\$8,035	13.1%
Total state government	85	\$5,098,016	\$59,977	-1	-1.2%	\$284,771	5.9%	\$55,968	\$4,009	7.2%
Total local government	1,013	\$60,117,022	\$59,346	-62	-5.8%	\$5,320,018	9.7%	\$50,974	\$8,372	16.4%



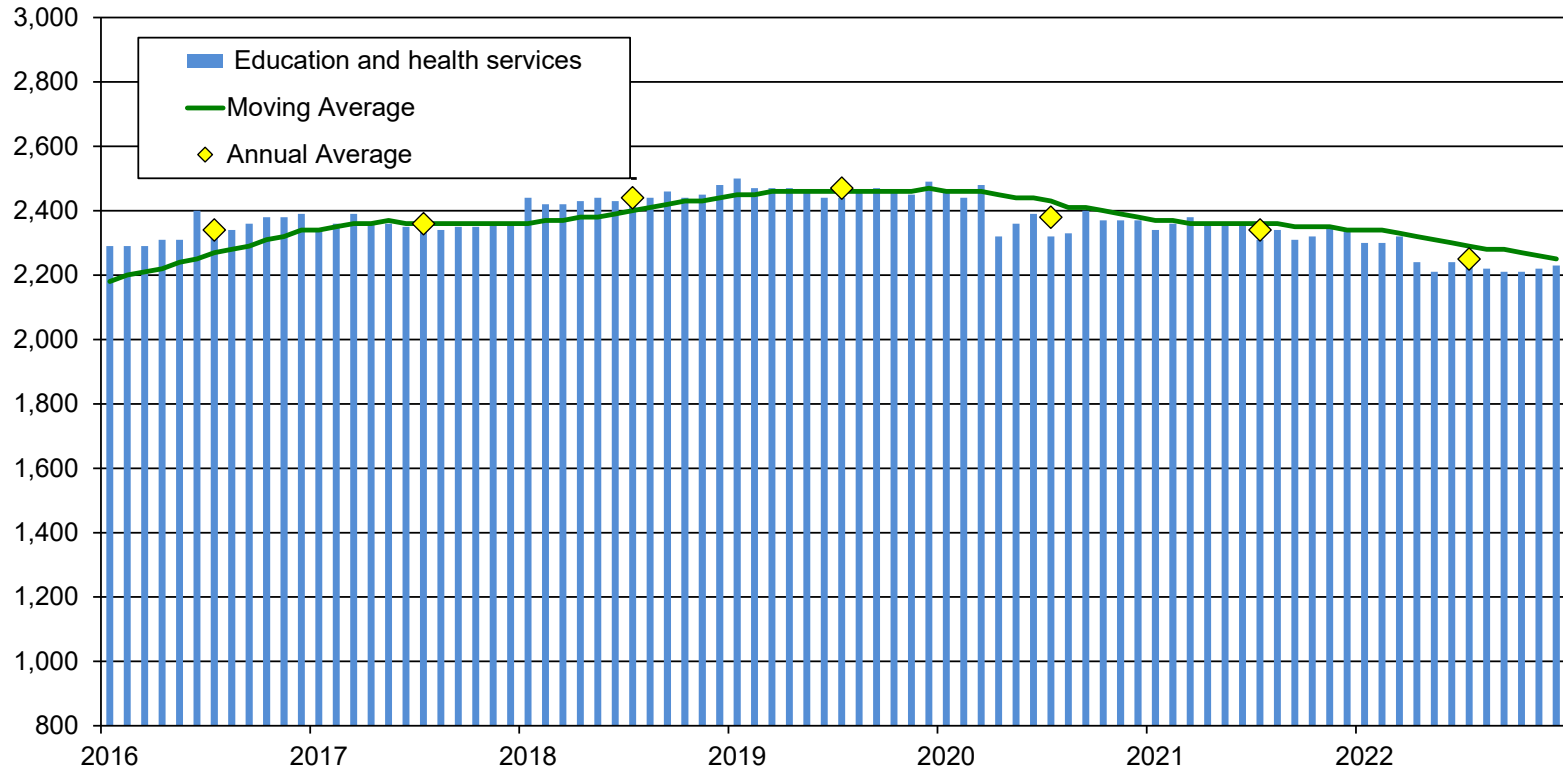
Private Industry -2.3% or 190 Jobs Below 2019's 8,390

Wasco County Total Private Employment, 2016 - 2022



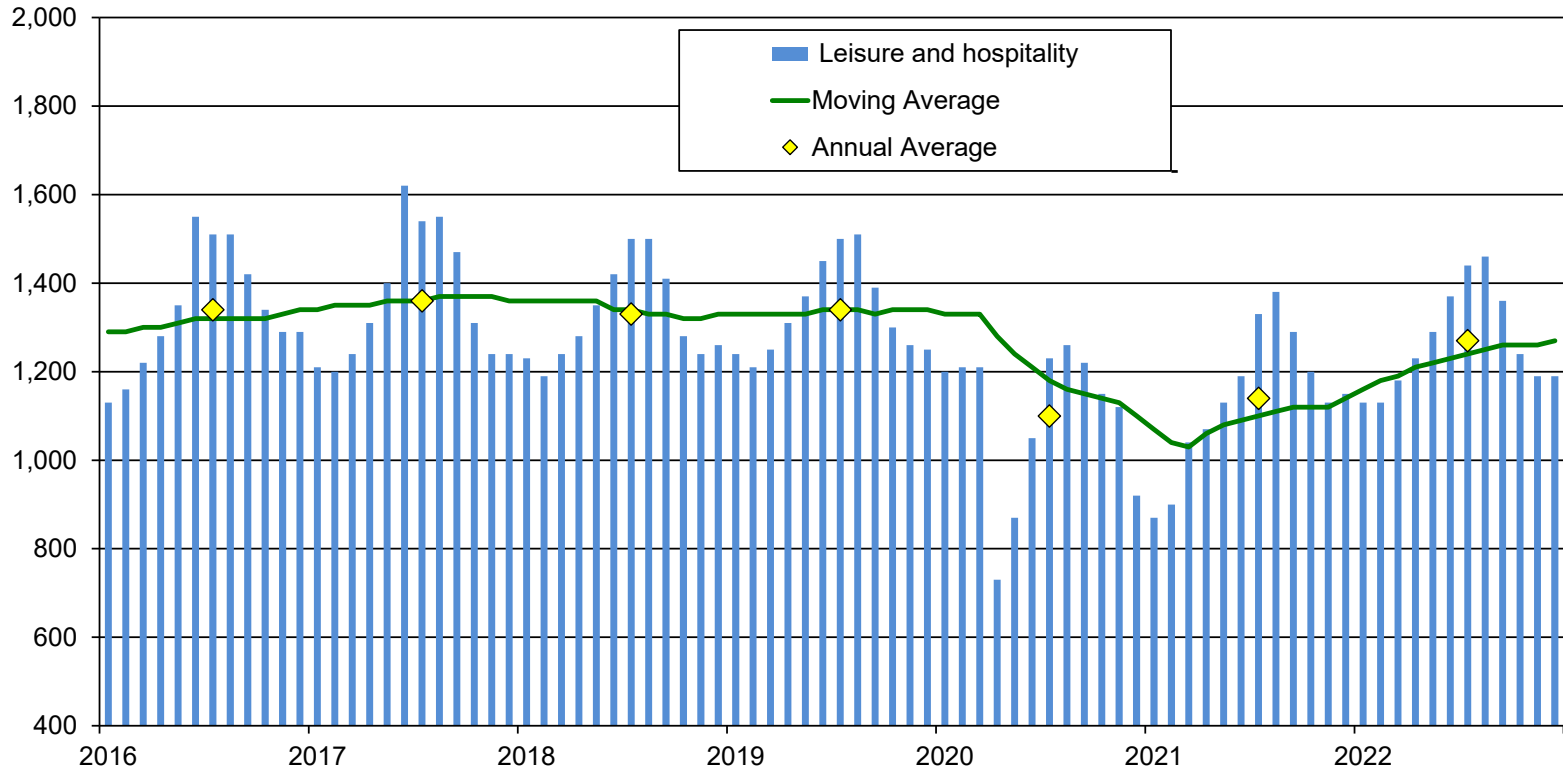
EHS -8.9% or 220 Jobs Below 2019's 2,470

Wasco County Education and Health Services Employment, 2016 - 2022



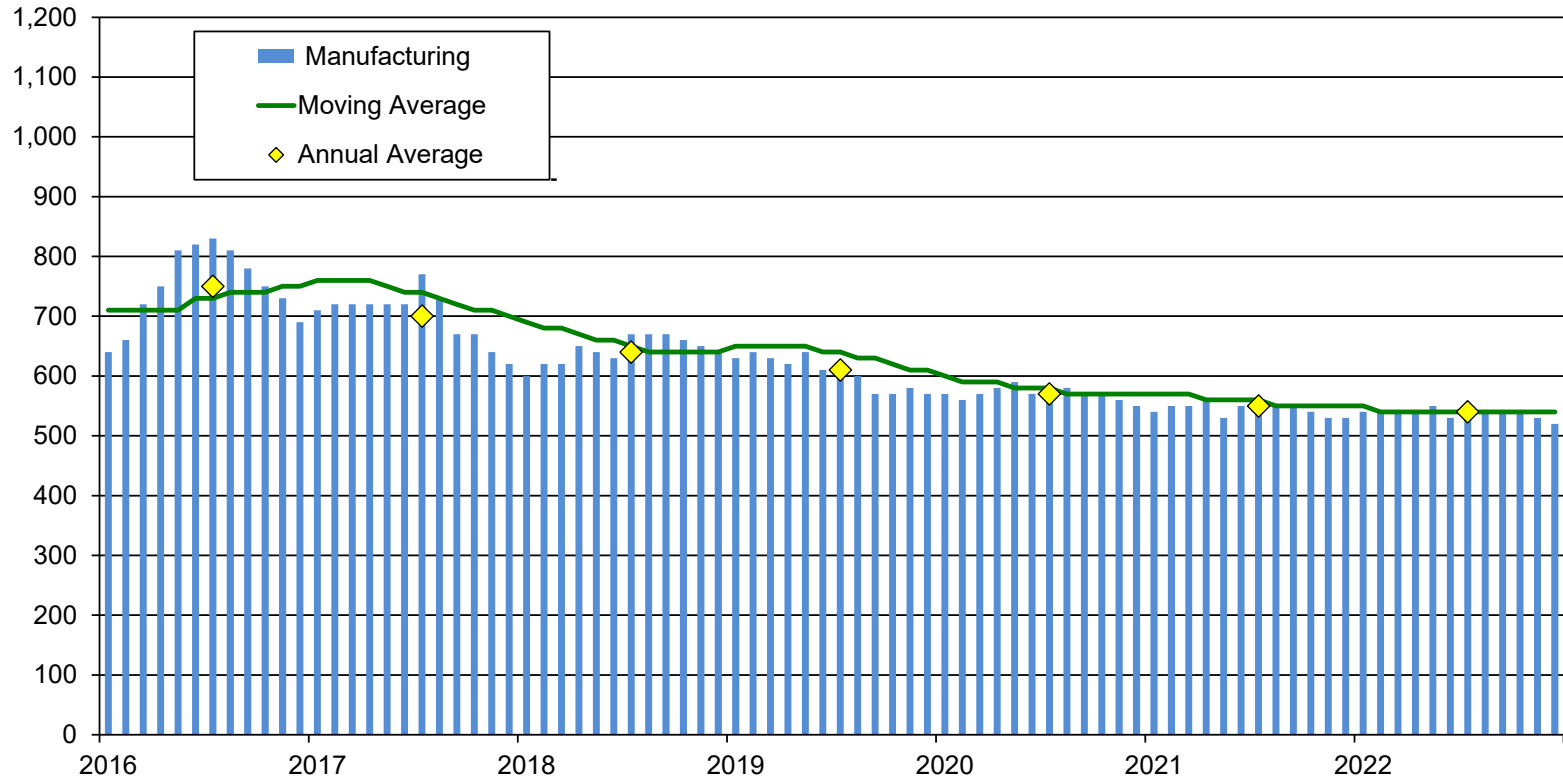
L&H -5.2% or 70 Jobs Below 2019's 1,340

Wasco County L&H Employment, 2016 - 2022



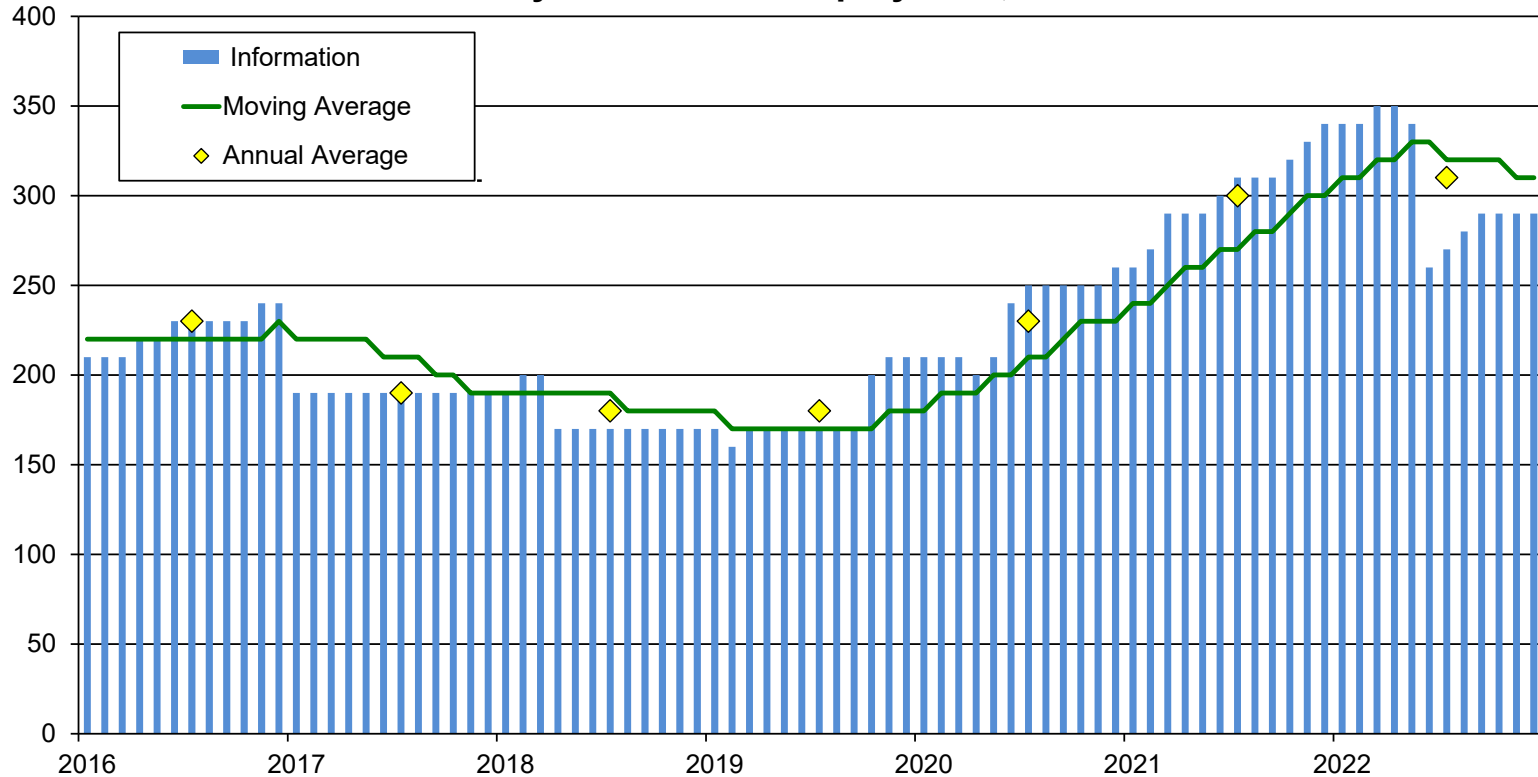
Manufacturing -11.5% or 70 Jobs Below 2019's 610

Wasco County Manufacturing Employment, 2016 - 2022



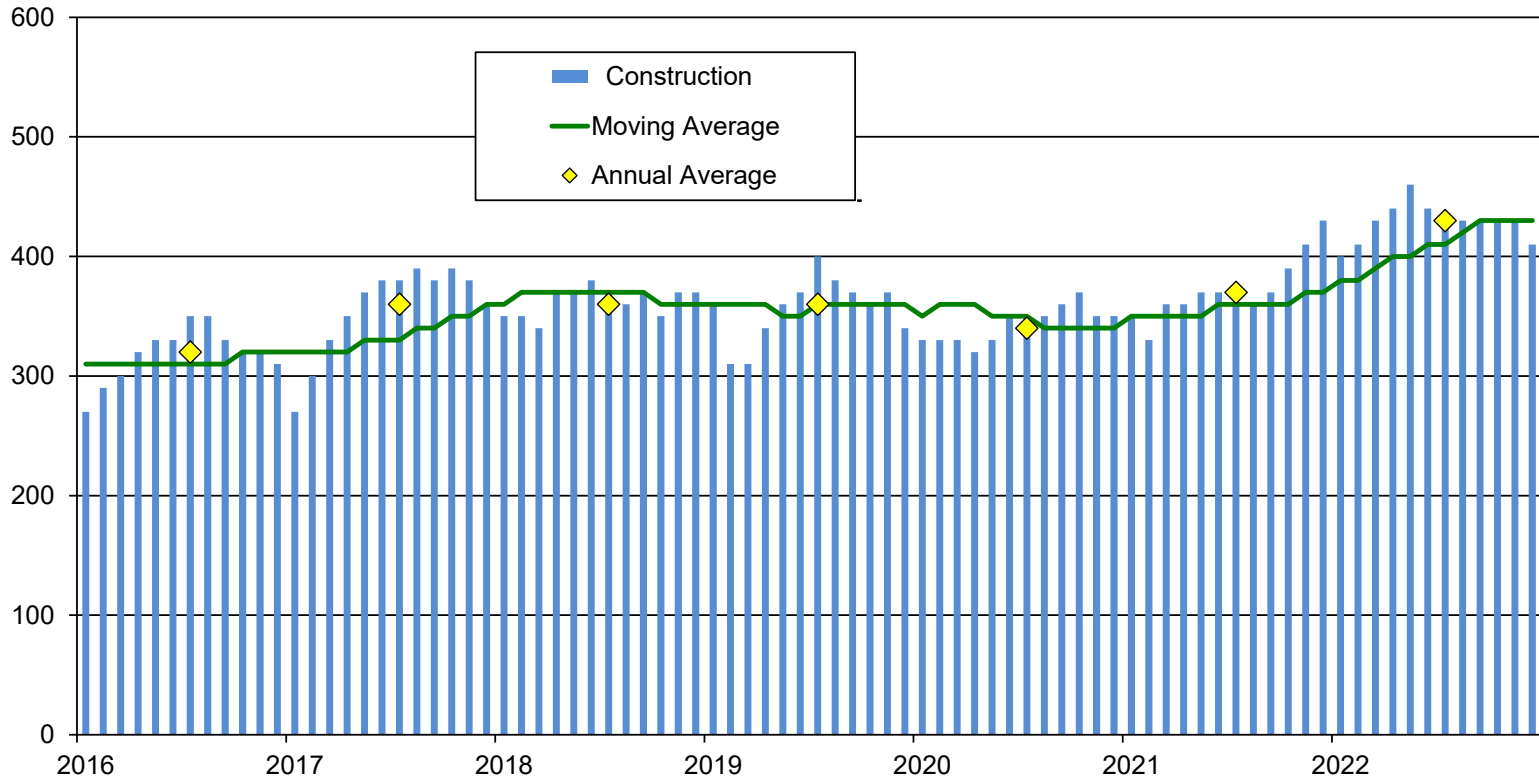
Information +72.2% or 130 Jobs Above 2019's 180

Wasco County Information Employment, 2016 - 2022



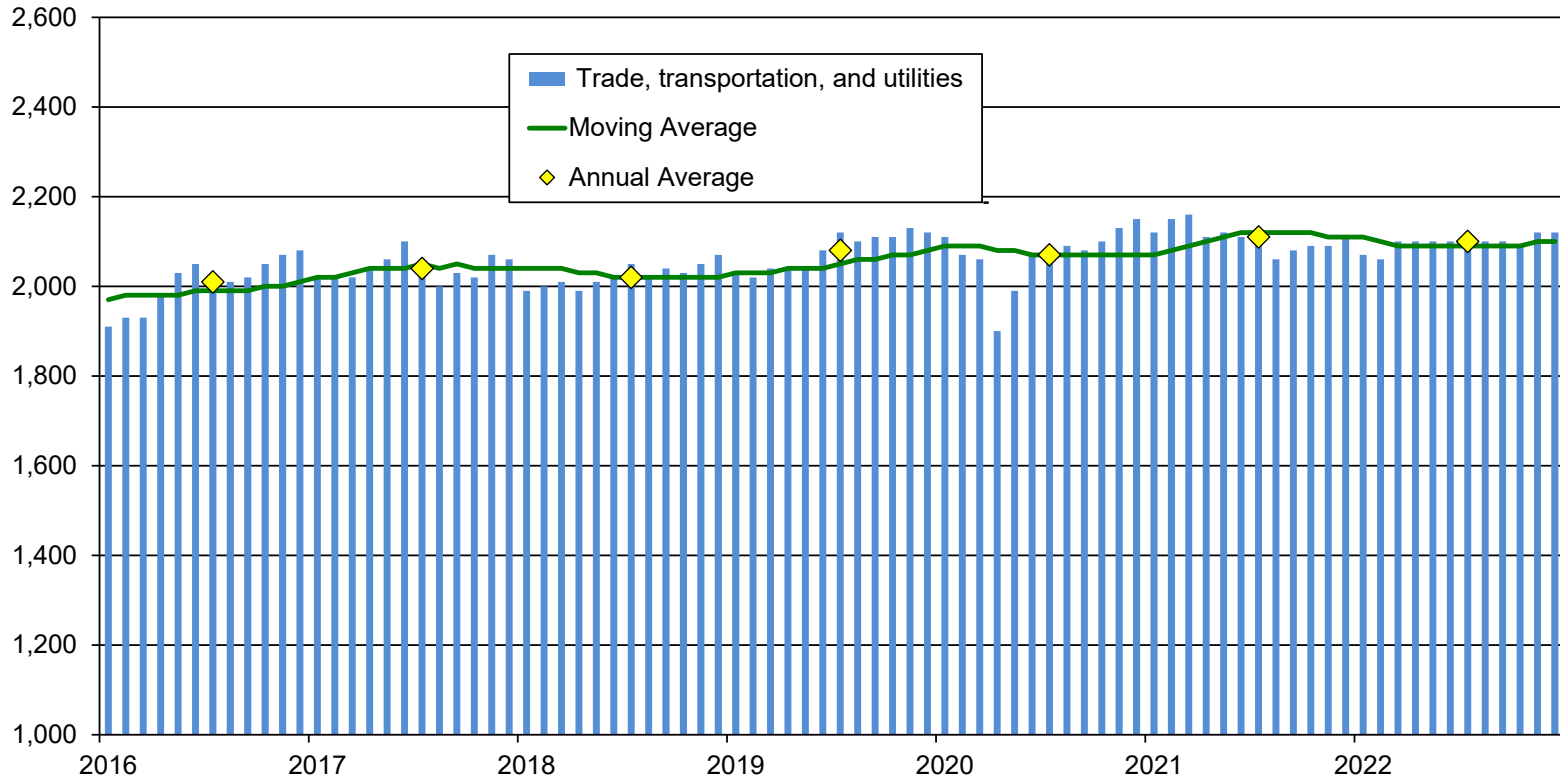
Construction +19.4% or 70 Jobs Above 2019's 360

Wasco County Construction Employment, 2016 - 2022



TTU +1.0% or 20 Jobs Above 2019's 2,080

Wasco County TTU Employment, 2016 - 2022



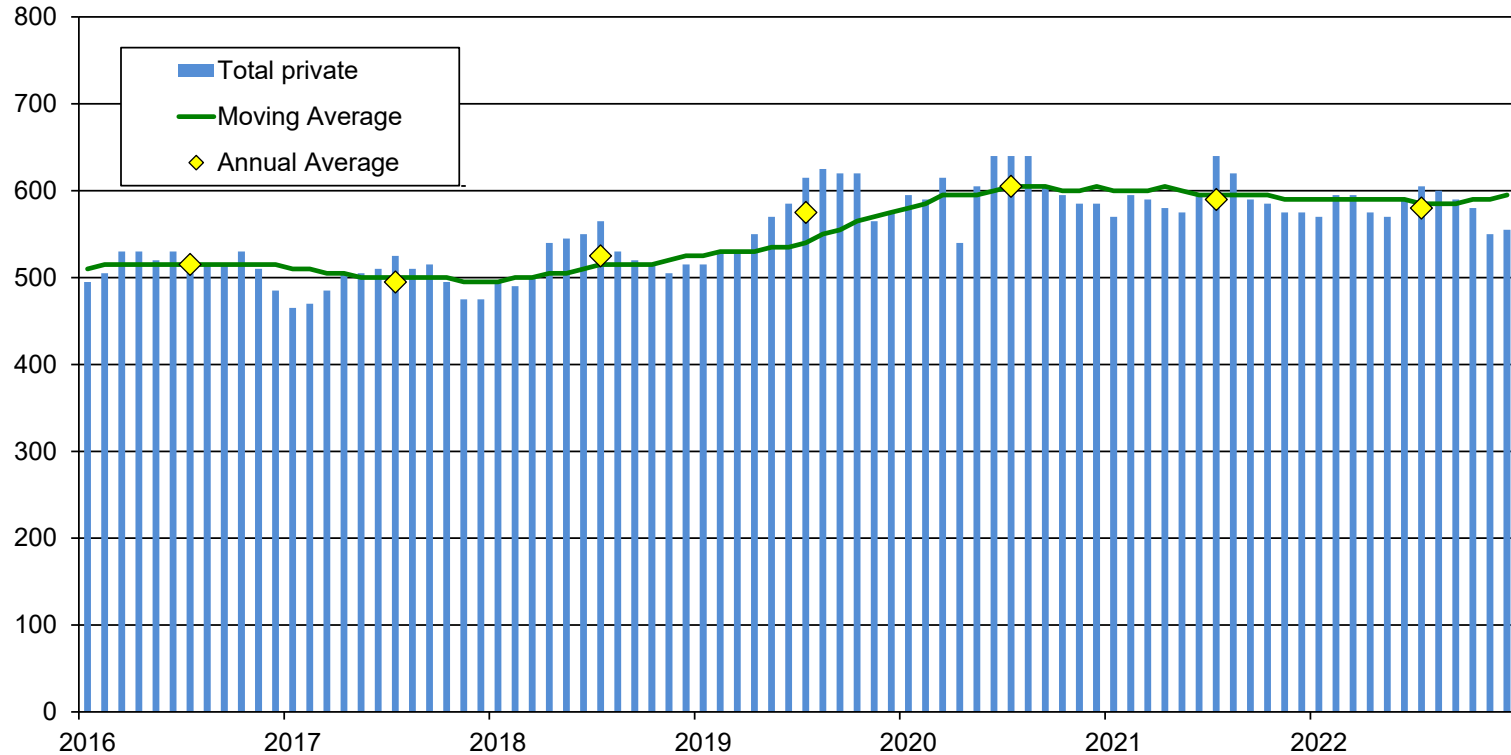
Wasco County 2021 Covered Employment and Payroll

Industry	Jobs	Payroll	Annual Wage	Change 2019-2021				Wage Growth		
				Growth	Percent	Growth	Percent	2019	Change	% Change
				Jobs		Payroll				
Total all ownerships	11,313	\$570,052,160	\$50,389	-454	-3.9%	\$82,585,939	16.9%	\$41,427	\$8,962	21.6%
Total private coverage	9,505	\$457,803,662	\$48,165	-399	-4.0%	\$74,866,344	19.6%	\$38,665	\$9,500	24.6%
Natural resources and mining	1,611	\$44,958,400	\$27,907	-75	-4.4%	\$289,467	0.6%	\$26,494	\$1,413	5.3%
Construction	357	\$19,327,533	\$54,139	11	3.2%	\$1,427,549	8.0%	\$51,734	\$2,405	4.6%
Manufacturing	545	\$28,332,830	\$51,987	-58	-9.6%	\$2,161,763	8.3%	\$43,401	\$8,586	19.8%
Trade, transportation and utilities	2,080	\$81,677,248	\$39,268	16	0.8%	\$9,920,868	13.8%	\$34,766	\$4,502	12.9%
Wholesale trade	176	\$8,530,365	\$48,468	12	7.3%	\$488,925	6.1%	\$49,033	-\$565	-1.2%
Retail trade (44 - 45)	1,636	\$56,687,946	\$34,650	-47	-2.8%	\$5,041,446	9.8%	\$30,687	\$3,963	12.9%
Transportation, warehousing & utilities	268	\$16,458,937	\$61,414	52	24.1%	\$4,390,497	36.4%	\$55,872	\$5,542	9.9%
Information	302	\$79,616,597	\$263,631	122	67.8%	\$53,842,208	208.9%	\$143,191	\$120,440	84.1%
Financial activities	238	\$12,089,940	\$50,798	-27	-10.2%	\$640,808	5.6%	\$43,204	\$7,594	17.6%
Professional and business services	525	\$30,884,753	\$58,828	-46	-8.1%	\$764,378	2.5%	\$52,750	\$6,078	11.5%
Professional and technical services	231	\$15,753,858	\$68,199	10	4.5%	\$2,383,413	17.8%	\$60,500	\$7,699	12.7%
Education and health services	2,340	\$121,176,238	\$51,785	-3	-0.1%	\$6,080,531	5.3%	\$49,123	\$2,662	5.4%
Leisure and hospitality	1,139	\$27,543,192	\$24,182	-195	-14.6%	\$692,886	2.6%	\$20,128	\$4,054	20.1%
Other services	351	\$11,002,390	\$31,346	-157	-30.9%	-\$2,101,253	-16.0%	\$25,795	\$5,551	21.5%
Total all government	1,808	\$112,248,498	\$62,084	-55	-3.0%	\$7,719,595	7.4%	\$56,108	\$5,976	10.7%
Total federal government	272	\$26,378,472	\$96,980	-16	-5.6%	\$1,341,641	5.4%	\$86,933	\$10,047	11.6%
Total state government	244	\$16,467,109	\$67,488	-9	-3.6%	\$1,020,093	6.6%	\$61,055	\$6,433	10.5%
Total local government	1,291	\$69,402,917	\$53,759	-31	-2.3%	\$5,357,861	8.4%	\$48,446	\$5,313	11.0%



Private Industry +0.9% or 5 Jobs Above 2019's 575

Sherman County Total Private Employment, 2016 - 2022



Sherman County 2021 Covered Employment and Payroll

Industry	Jobs	Payroll	Annual Wage	Change 2019-2021				Wage Growth		
				Growth		Percent		2019	Change	% Change
				Jobs	Payroll	Jobs	Payroll			
Total all ownerships	914	\$50,010,865	\$54,716	-9	-1.0%	\$5,687,113	12.8%	\$48,021	\$6,695	13.9%
Total private coverage	615	\$29,846,624	\$48,531	13	2.2%	\$3,940,408	15.2%	\$43,034	\$5,497	12.8%
Natural resources and mining	27	\$1,334,699	\$49,433	-3	-10.0%	-\$23,281	-1.7%	\$45,266	\$4,167	9.2%
Construction	57	\$4,861,774	\$85,294	-23	-28.8%	-\$1,557,858	-24.3%	\$80,245	\$5,049	6.3%
Trade, transportation and utilities	296	\$12,645,087	\$42,720	64	27.6%	\$4,484,307	54.9%	\$35,176	\$7,544	21.4%
Wholesale trade	27	\$1,597,755	\$59,176	-7	-20.6%	-\$71,038	-4.3%	\$49,082	\$10,094	20.6%
Retail trade (44 - 45)	124	\$3,430,297	\$27,664	35	39.3%	\$1,586,459	86.0%	\$20,717	\$6,947	33.5%
Transportation, warehousing & utilities	146	\$7,617,035	\$52,171	37	33.9%	\$2,968,886	63.9%	\$42,644	\$9,527	22.3%
Professional and business services	33	\$3,046,322	\$92,313	6	22.2%	\$1,205,413	65.5%	\$68,182	\$24,131	35.4%
Education and health services	16	\$343,391	\$21,462	-4	-20.0%	-\$9,817	-2.8%	\$17,660	\$3,802	21.5%
Leisure and hospitality	98	\$2,590,344	\$26,432	-10	-9.3%	-\$126,380	-4.7%	\$25,155	\$1,277	5.1%
Other services	28	\$1,552,825	\$55,458	6	27.3%	\$485,108	45.4%	\$48,533	\$6,925	14.3%
Total all government	299	\$20,164,241	\$67,439	-23	-7.1%	\$1,746,705	9.5%	\$57,197	\$10,242	17.9%
Total federal government	125	\$13,029,308	\$104,234	2	1.6%	\$1,767,520	15.7%	\$91,559	\$12,675	13.8%
Total state government	34	\$1,899,921	\$55,880	-10	-22.7%	-\$236,028	-11.1%	\$48,544	\$7,336	15.1%
Total local government	141	\$5,235,012	\$37,128	-13	-8.4%	\$215,213	4.3%	\$32,596	\$4,532	13.9%





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