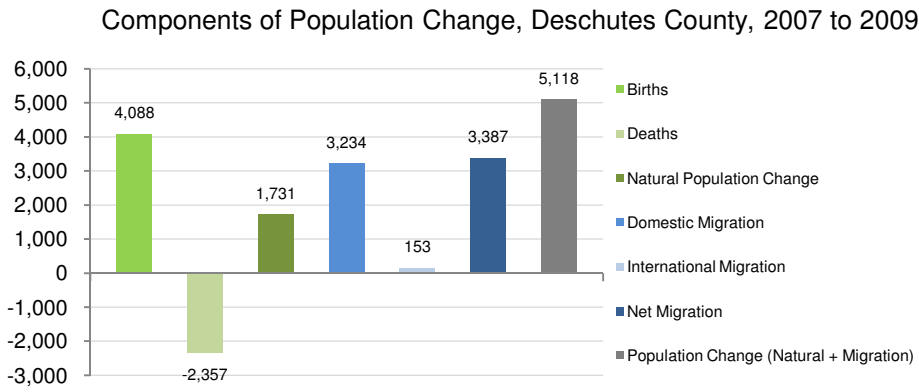
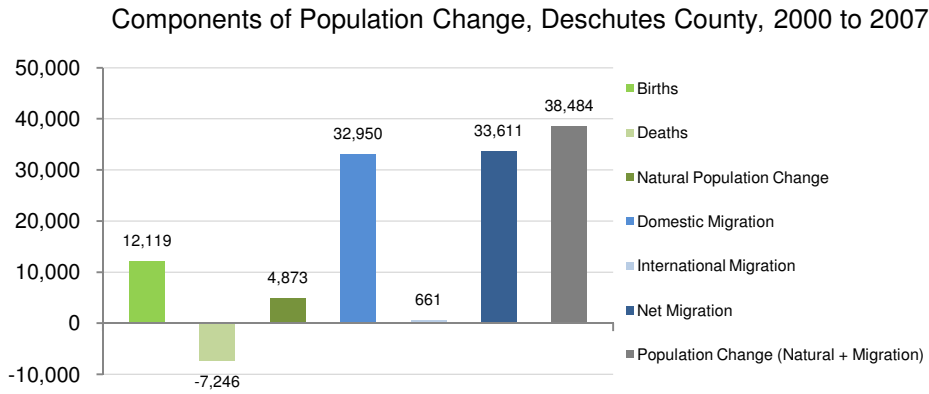
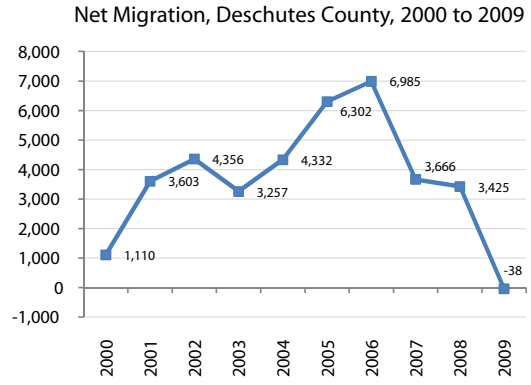
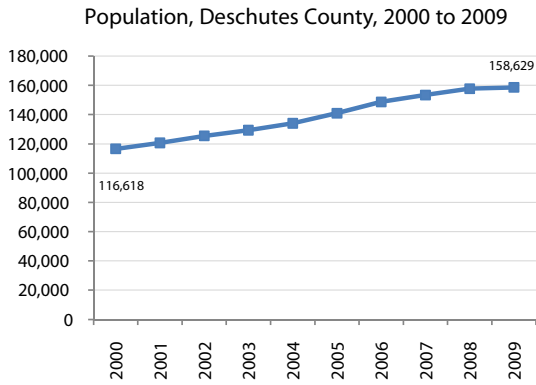


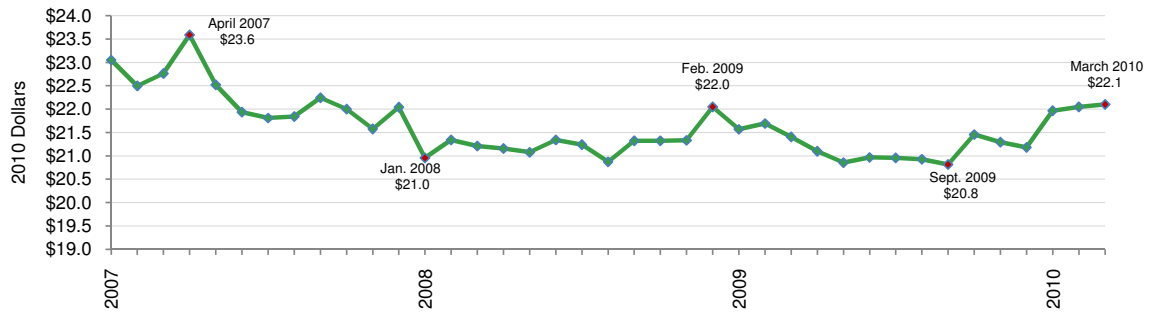
APPENDIX: DETAILED COUNTY-LEVEL COMPARISONS

This appendix compares Deschutes County to four peers, based on trends in Population, Economy, Labor Force, and Housing. The table below provides a snapshot of key comparisons among the counties. Details are available in charts and figures in the following pages.

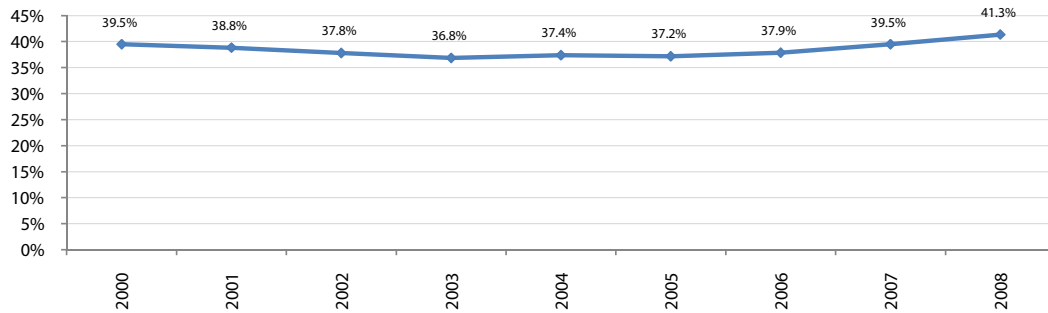
	INDICATOR	Deschutes County (OR)	Washington County (UT)	Kootenai County (ID)	Boulder County (CO)	Ada County (ID)
Population	Pop. growth, 2007-2009	Yes: 3.4%	Yes: 3.9%	Yes: 4.1%	Yes: 2.6%	Yes: 3.3%
	Pop. growth from net migration, 2000-2007	Yes; dwarfs internal growth	Yes; triple internal growth	Yes; dwarfs internal growth	Yes; but internal growth triple migration	Yes; double internal growth
	Pop. growth from net migration, 2007-2009	Yes; double internal growth	Yes; but mostly internal growth	Yes; triple internal growth	Yes; balanced with internal growth	Yes; balanced with internal growth
	Pop. over 25 with college degree, 2008	29%	26%	23%	57%	34%
Economy	Empl. Change, March 2007 to March 2010*	Big decline: -16%	Big decline: -14%	Slight decline: -2%	Slight decline: -5%	Decline: -10%
	Average hourly earnings, March 2010*	\$22.1, growing	\$17.9, steady	\$16.6, steady	\$27.4, declining	\$21.6, growing
	Non-labor income % of total, 2008 (% pop. over 65 in paren.)	41%, growing (14%)	43%, growing (18%)	39%, growing (15%)	32%, leveling (9%)	32%, growing (10%)
	Proprietor's income % of total, 2008	30%, growing	27%, growing	25%, growing	27%, growing	22%, growing
	Change in total compensation by industry, 2006 to 2008	Decline in construction, manufacturing, retail trade; growth in health care, government, information	Decline in construction, information, retail trade; growth in health care, government, prof., sci., & tech. services	Decline in admin. & waste, construction, retail trade; growth in government, health care, prof., sci., & tech. services, arts, entertain. & recreation	Decline in manufacturing, mgmt. of companies; growth in wholesale trade, finance & insurance, government, health care	Decline in manufacturing, mgmt. of companies, construction, retail trade; growth in health care, government, prof., sci., & tech. services
Labor Force	Change in labor force since 2007*	Steady	Slight decline	Growing	Recent decline	Slight decline
	Unemployment rate, March 2010*	15.8%	9.7%	11.9%	6.4%	9.1%
Housing	Housing permits since 2007**	Down sharply	Down sharply	Decline, but recent rise	Up, then down	Down sharply
	Housing price index since 2007** (4 th Q 2009 index in paren.)	Sharp decline (189)	Decline (153)	Decline (187)	Slight growth (201)	Decline (170)
	Median house price, 2008*	\$321,600	\$262,400	\$234,400	\$358,600	\$203,900
Note: * = Metropolitan Statistical Area; ** = Core Based Statistical Area. Data sources at end of Appendix.						



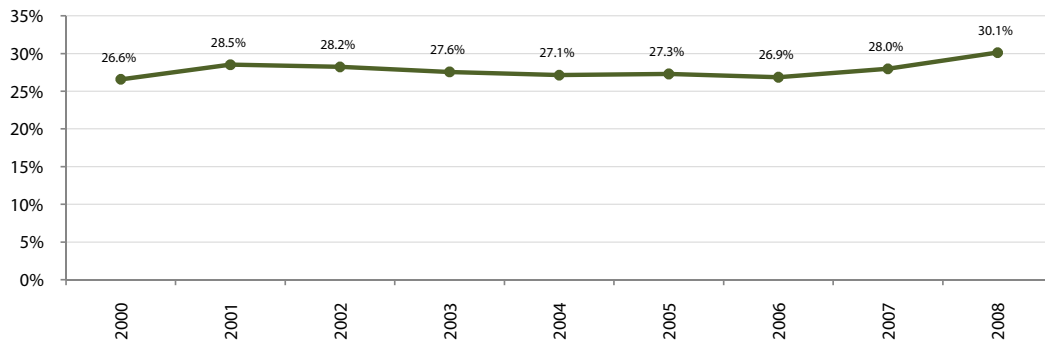
Average Hourly Earnings per Job, Deschutes County, January 2007 to March 2010
(March is a preliminary estimate)



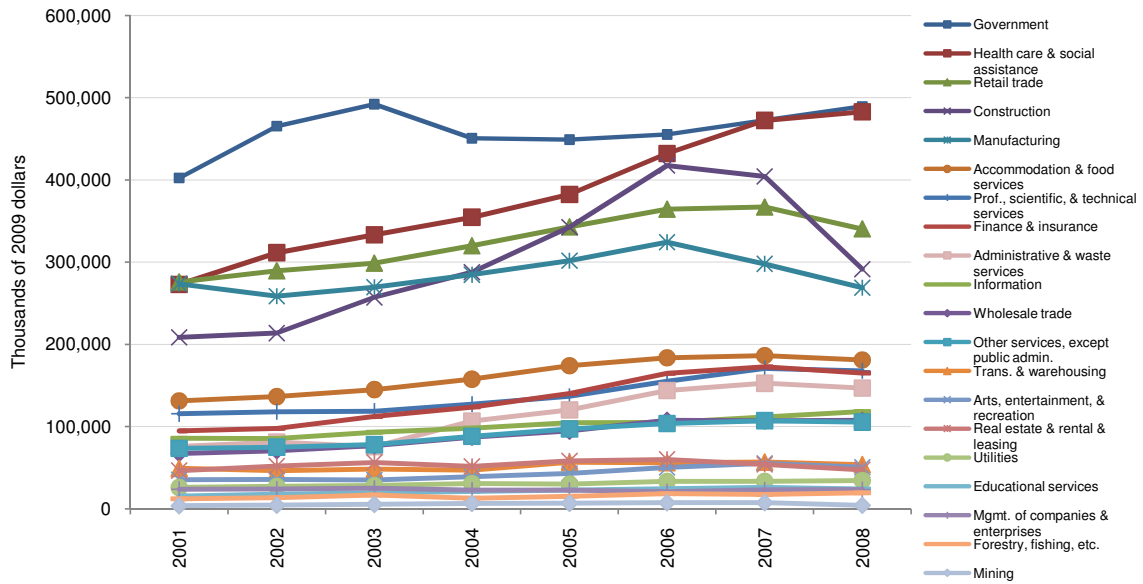
Non-labor Income as Percent of Total Personal Income, Deschutes County, 2000 to 2008



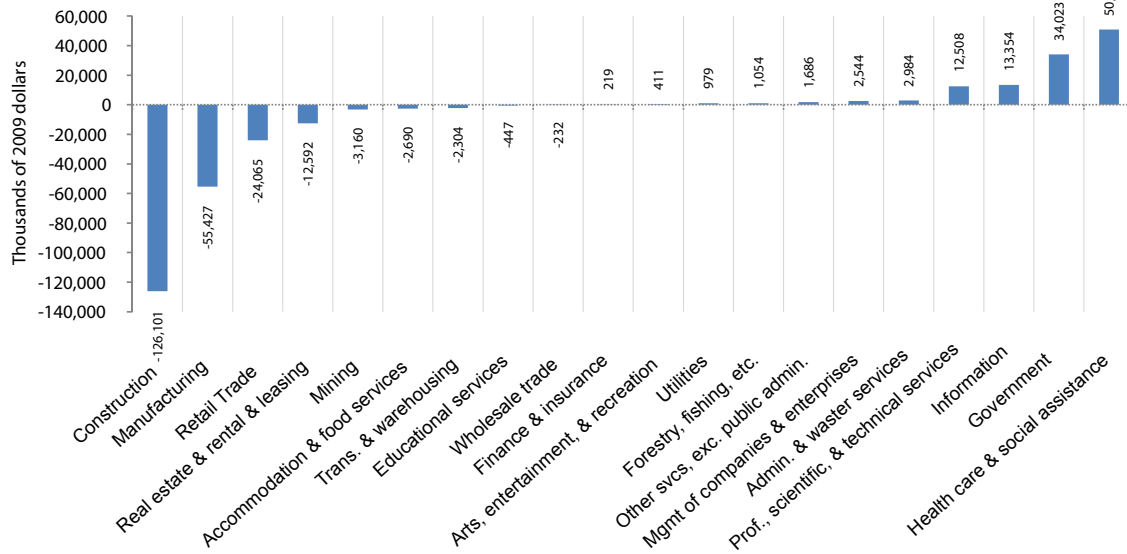
Proprietors as a Percent of Total Employment, Deschutes County, 2000 to 2008



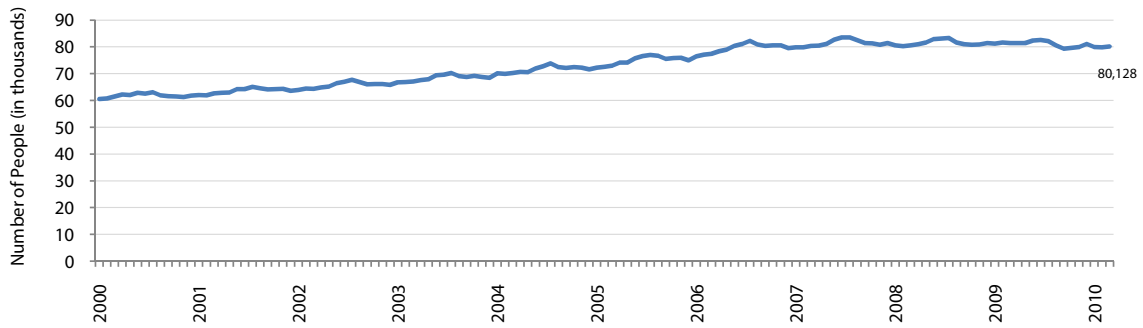
Total Compensation by Industry, Deschutes County, 2001 to 2008



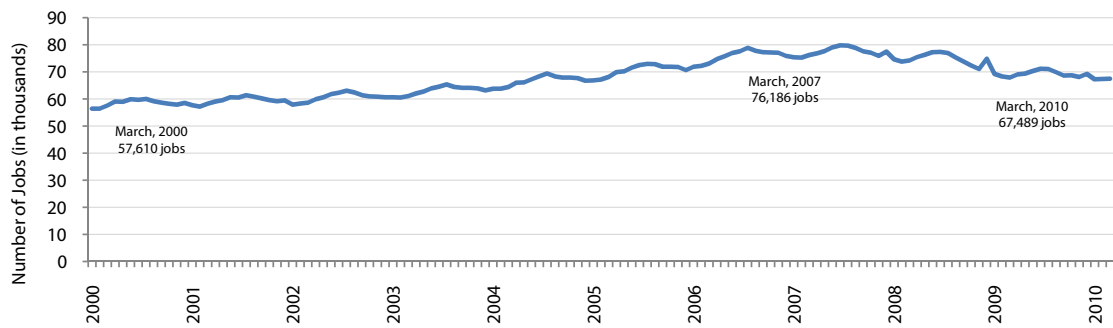
Net Change in Total Compensation by Industry, Deschutes County 2006 (before recession) to 2008 (during recession)



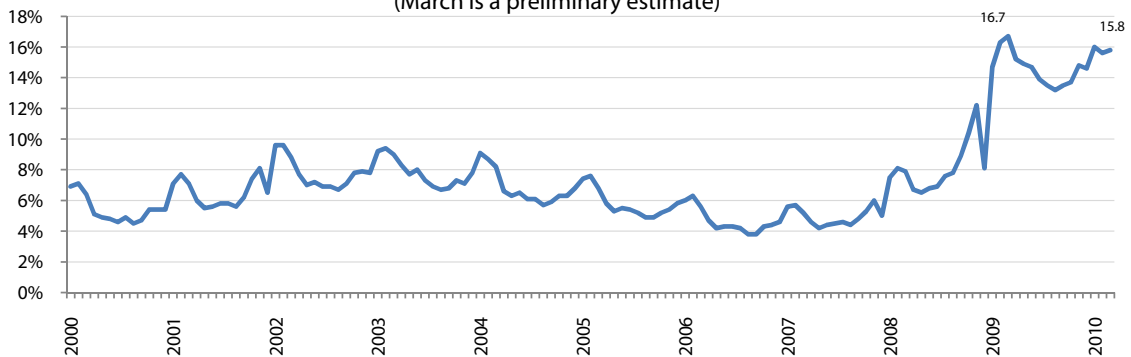
Labor Force, Deschutes County, January 2000 to March 2010
(March is a preliminary estimate)



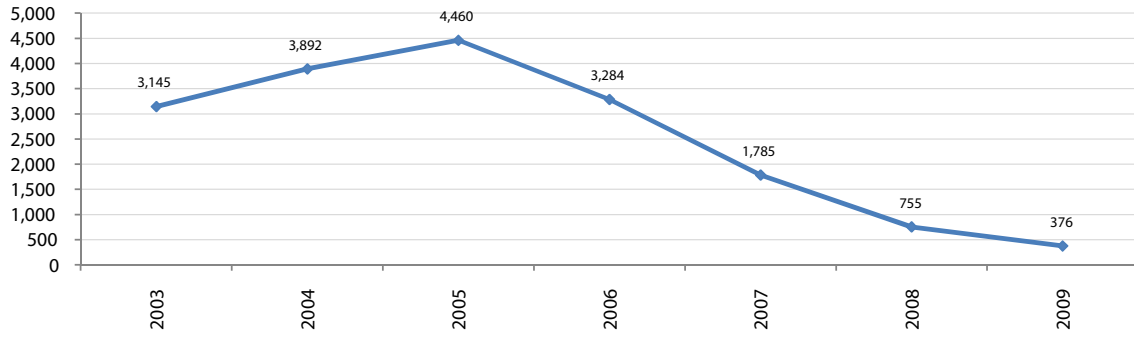
Total Employment, Deschutes County, January 2000 to March 2010
(March is a preliminary estimate)



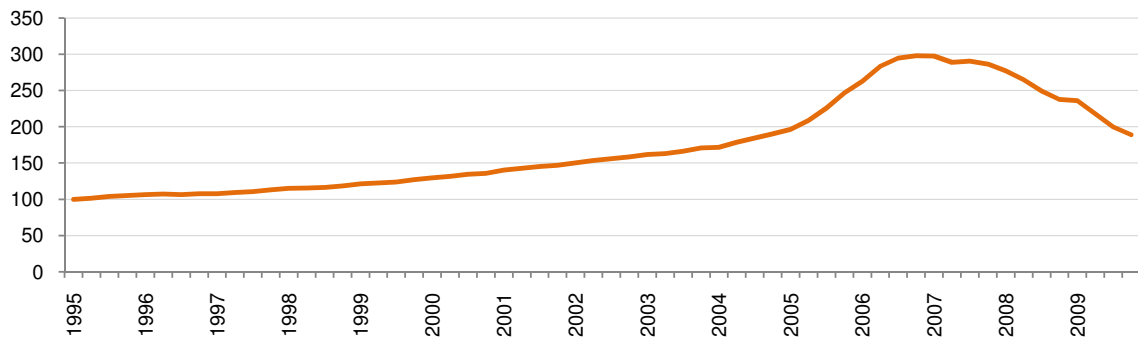
Unemployment Rate, Deschutes County, January 2000 to March 2010
(March is a preliminary estimate)

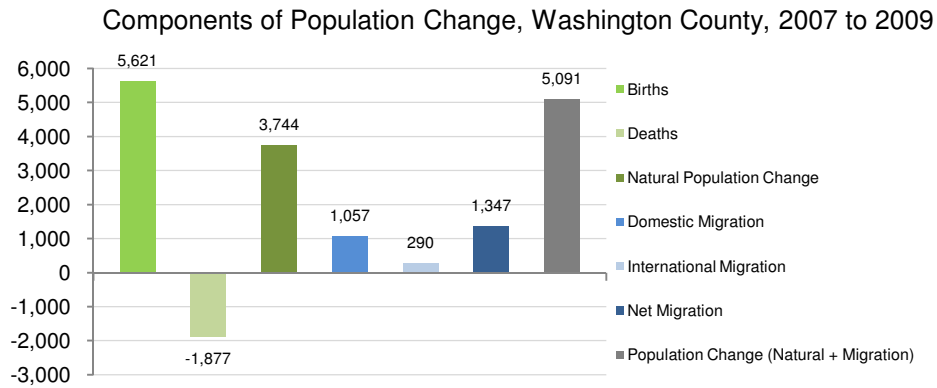
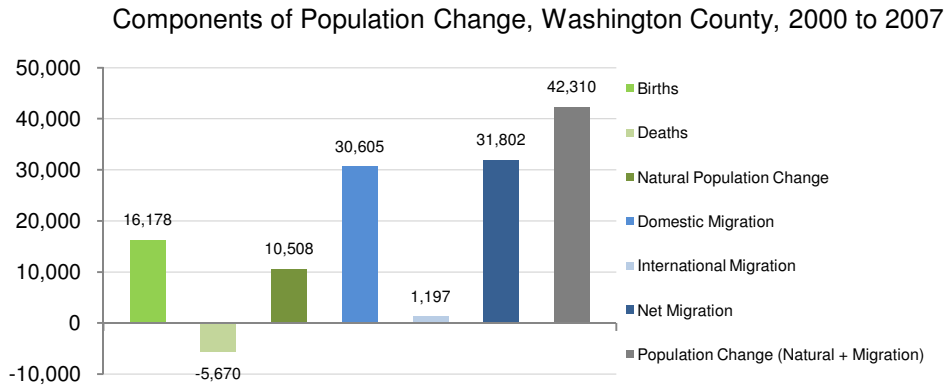
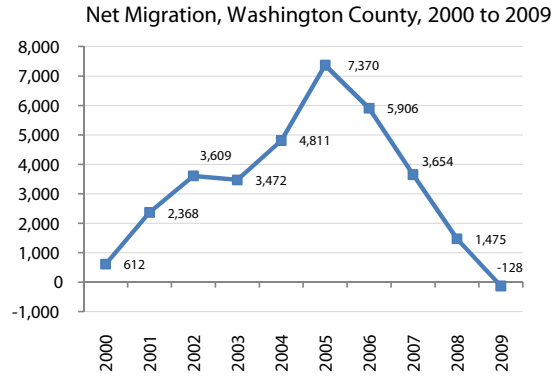
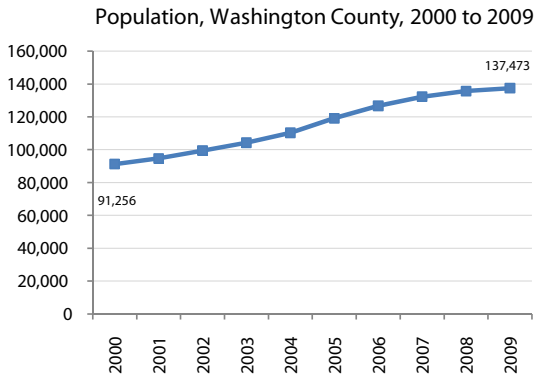


Housing Permits Issued, Bend OR CBSA, 2003 to 2009

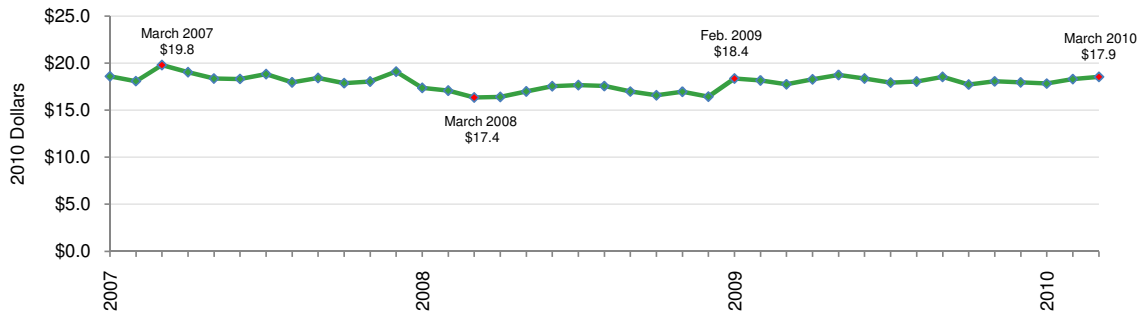


Housing Price Index (1995 = 100), Bend OR, 1st Quarter 1995 to 4th Quarter of 2009

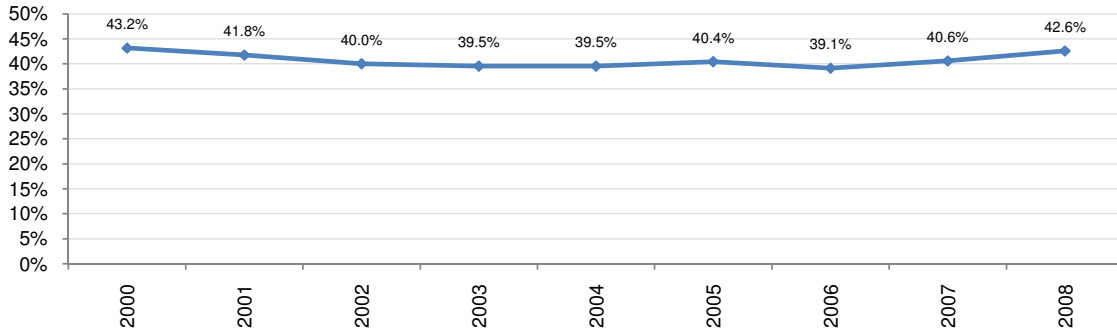




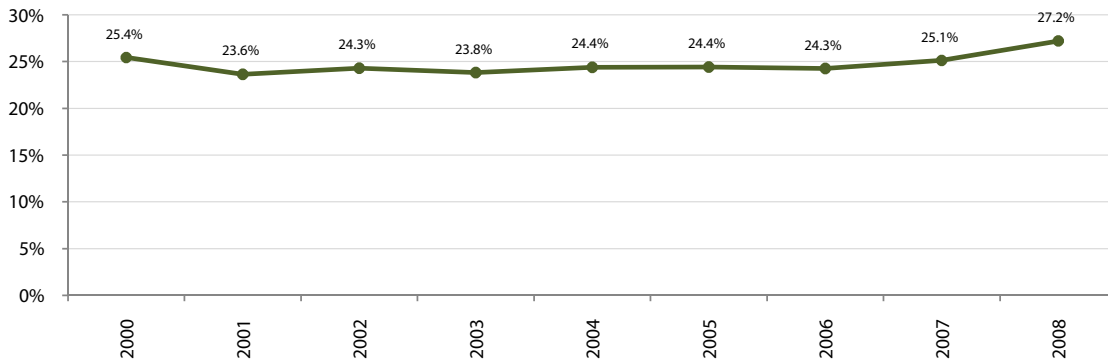
Average Hourly Earnings per Job, Washington County, January 2007 to March 2010
(March is a preliminary estimate)



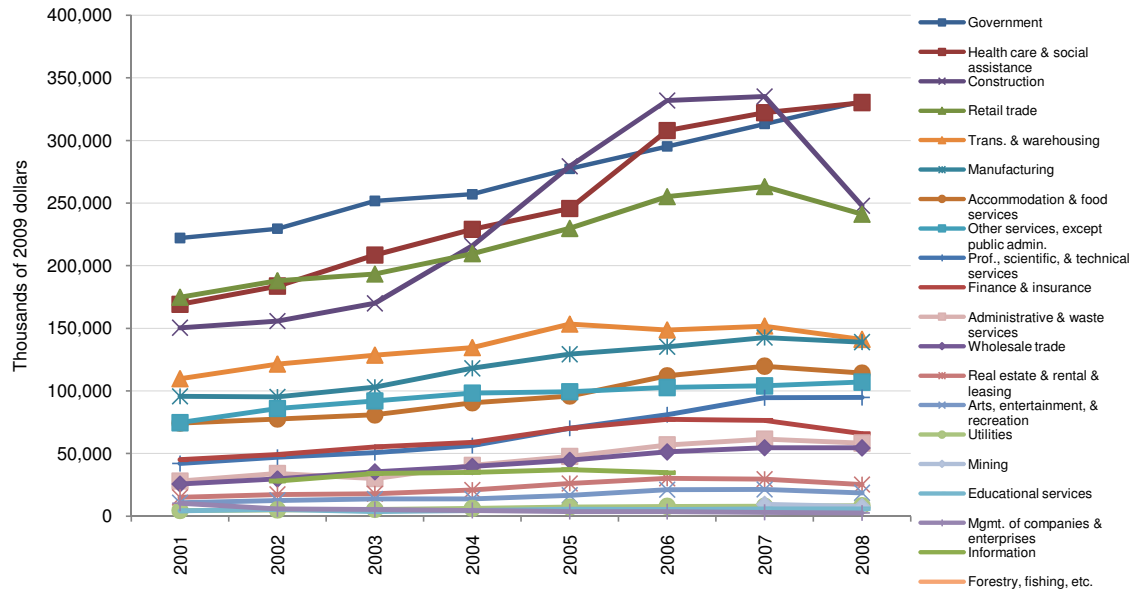
Non-labor Income as Percent of Total Personal Income, Washington County, 2000 to 2008 (retirement, investments, etc.)



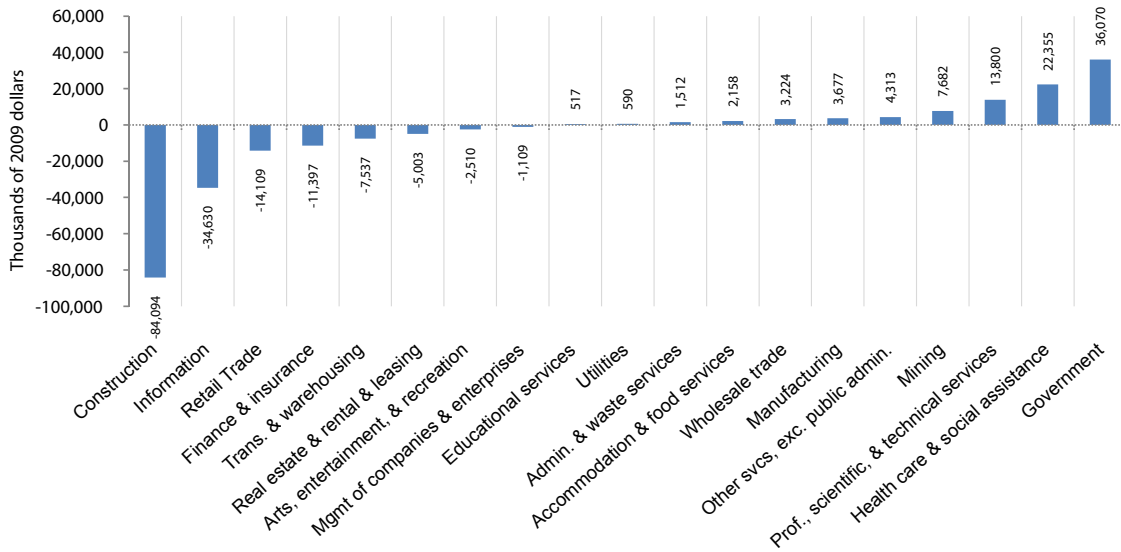
Proprietors as a Percent of Total Employment, Washington County, 2000 to 2008



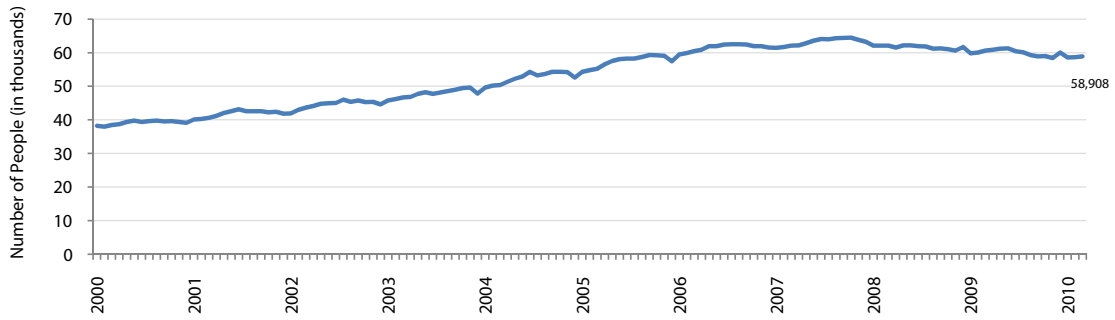
Total Compensation by Industry, Washington County, 2001 to 2008



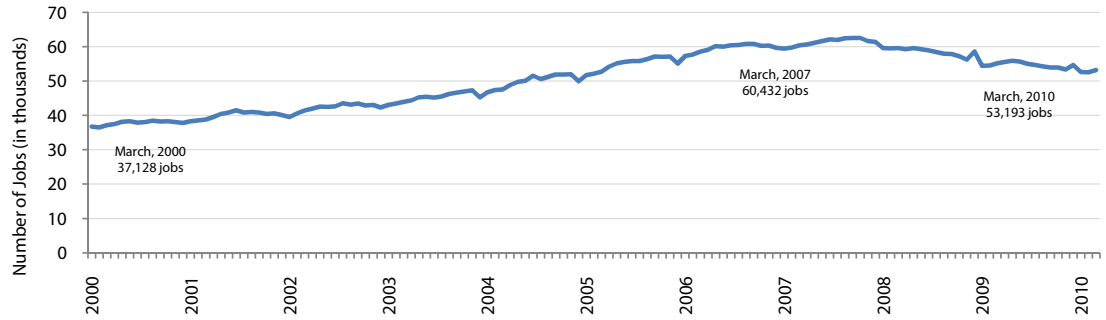
Net Change in Total Compensation by Industry, Washington County 2006 (before recession) to 2008 (during recession)



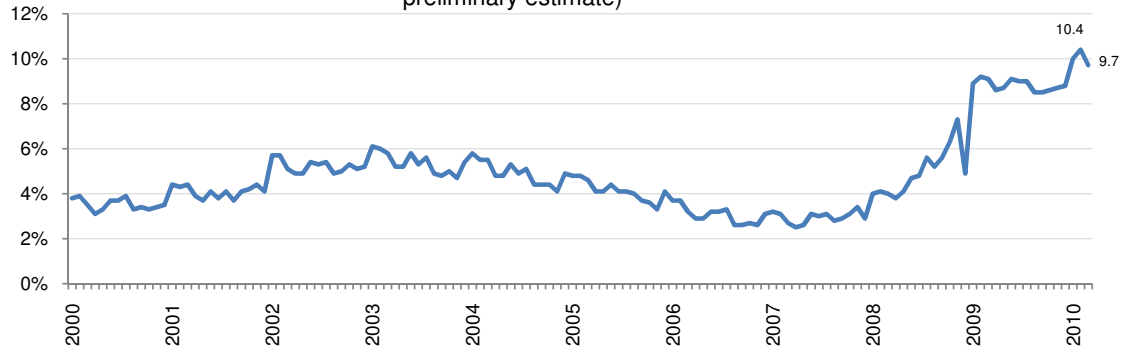
Labor Force, Washington County, January 2000 to March 2010
(March is a preliminary estimate)



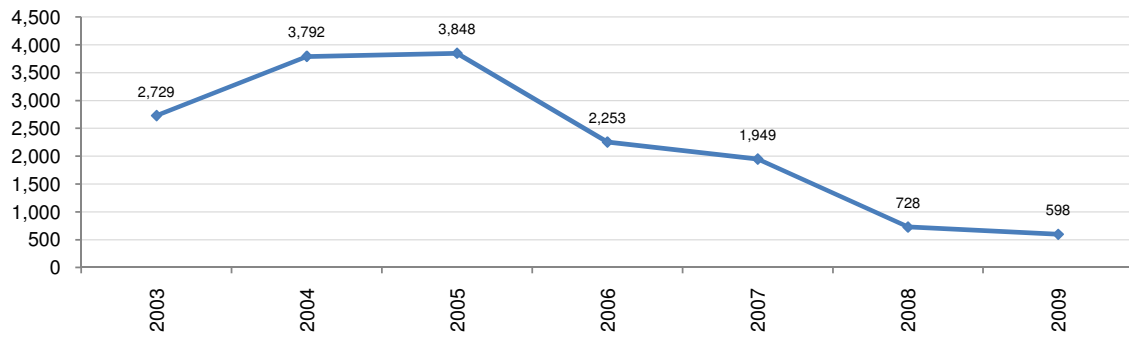
Total Employment, Washington County, January 2000 to March 2010
(March is a preliminary estimate)



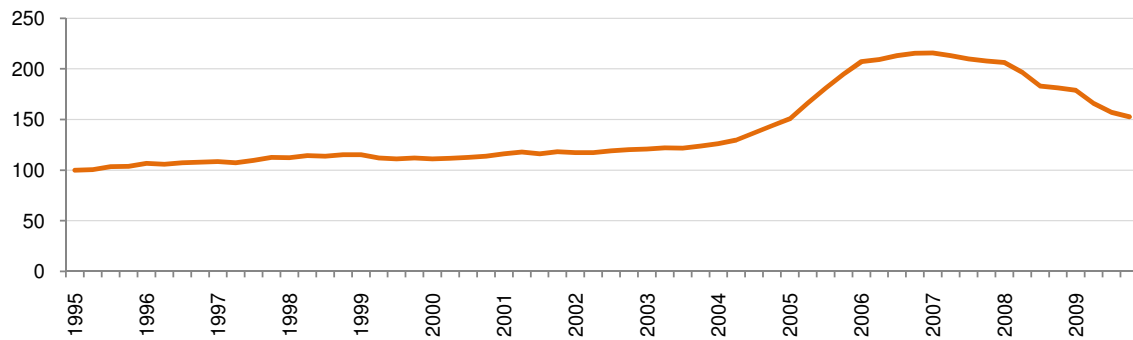
Unemployment Rate, Washington County, January 2000 to March 2010 (March is a preliminary estimate)

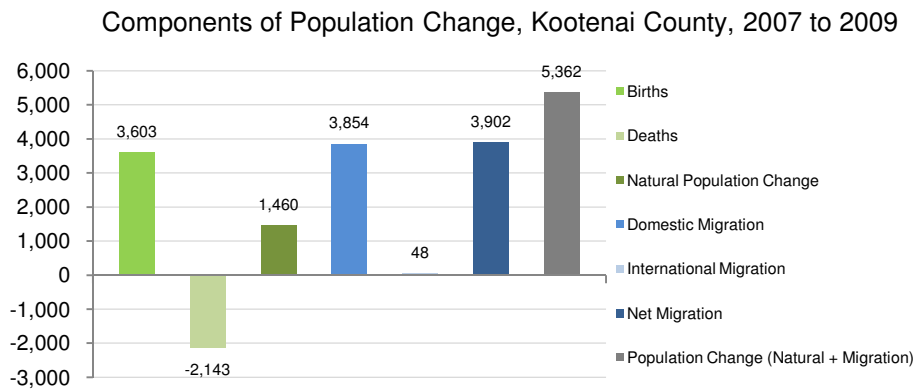
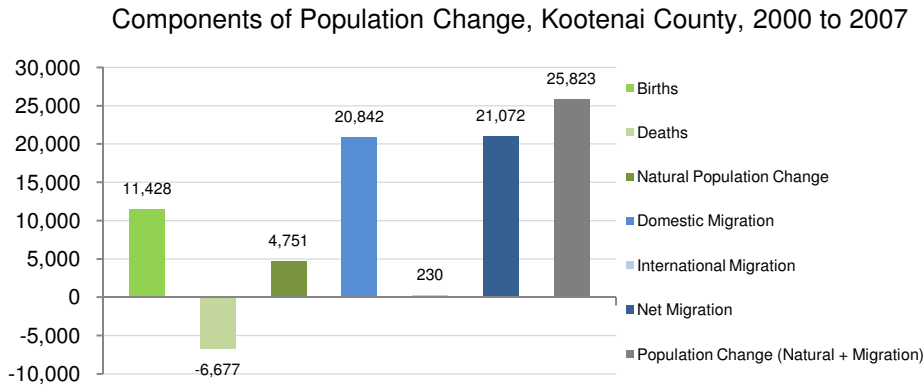
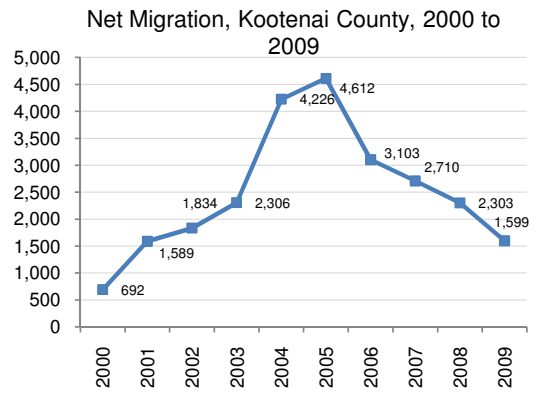
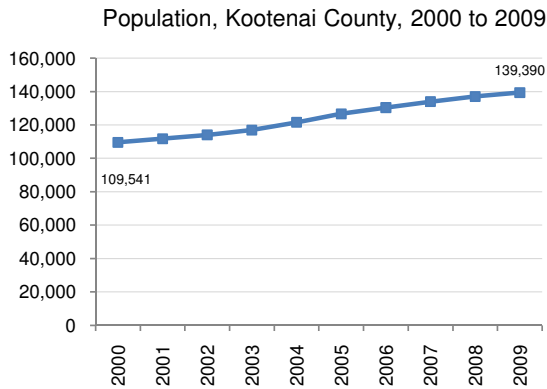


Housing Permits Issued, Saint George UT CBSA, 2003 to 2009

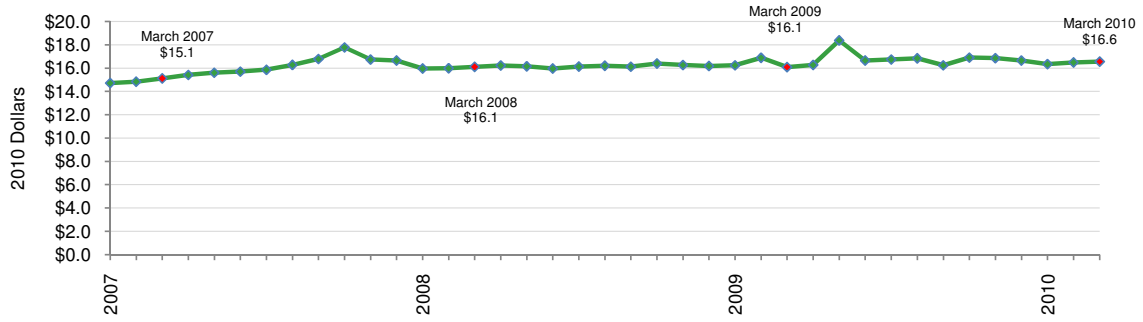


Housing Price Index (1995 = 100), Saint George UT, 1st Quarter 1995 to 4th Quarter of 2009

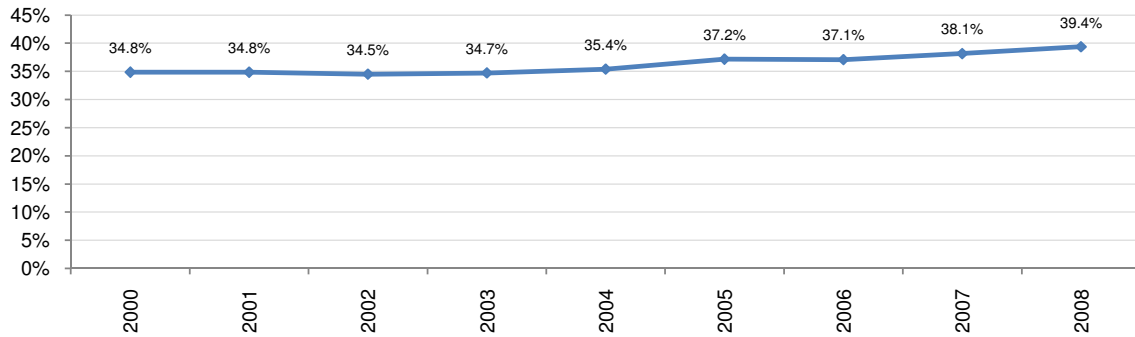




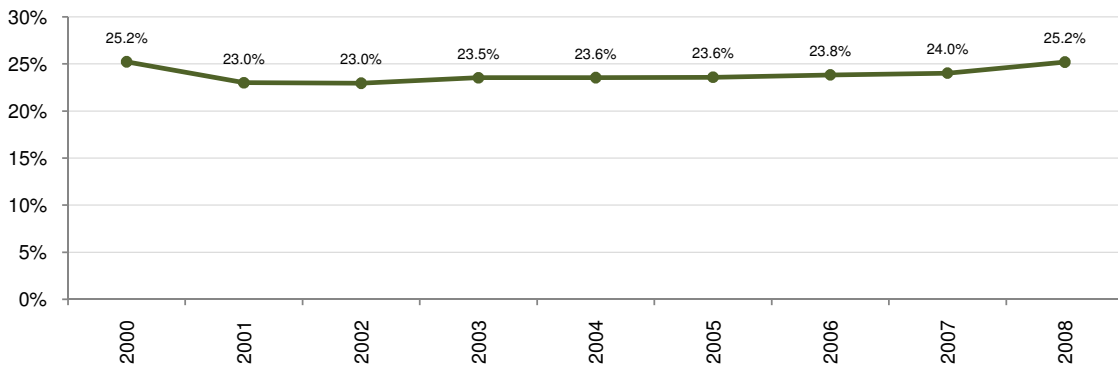
Average Hourly Earnings per Job, Kootenai County, January 2007 to March 2010 (March is a preliminary estimate)



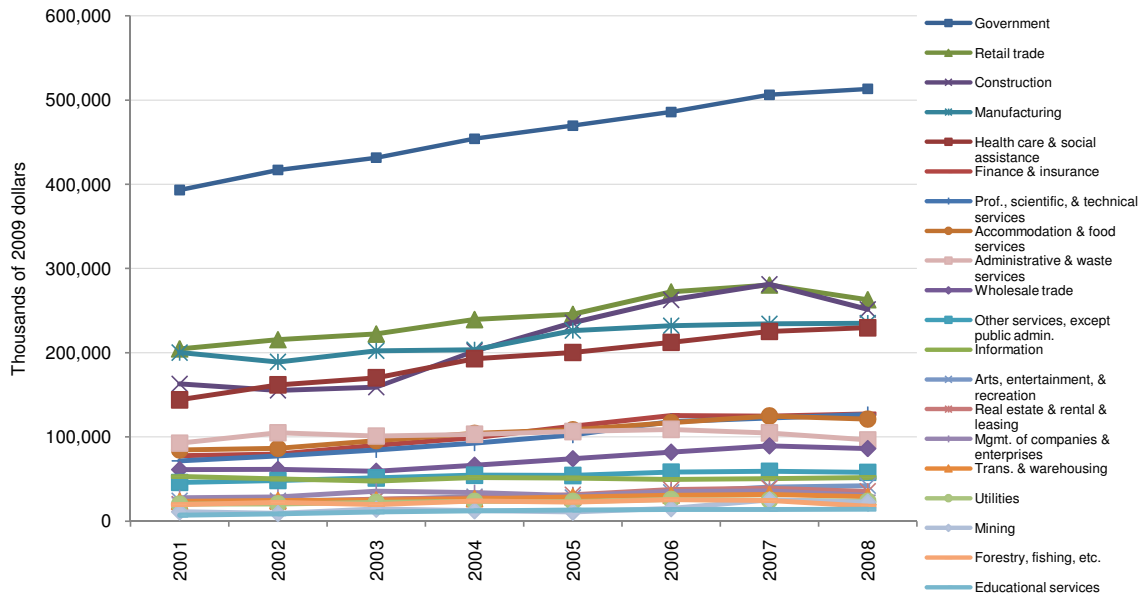
Non-labor Income as Percent of Total Personal Income, Kootenai County, 2000 to 2008 (retirement, investments, etc.)



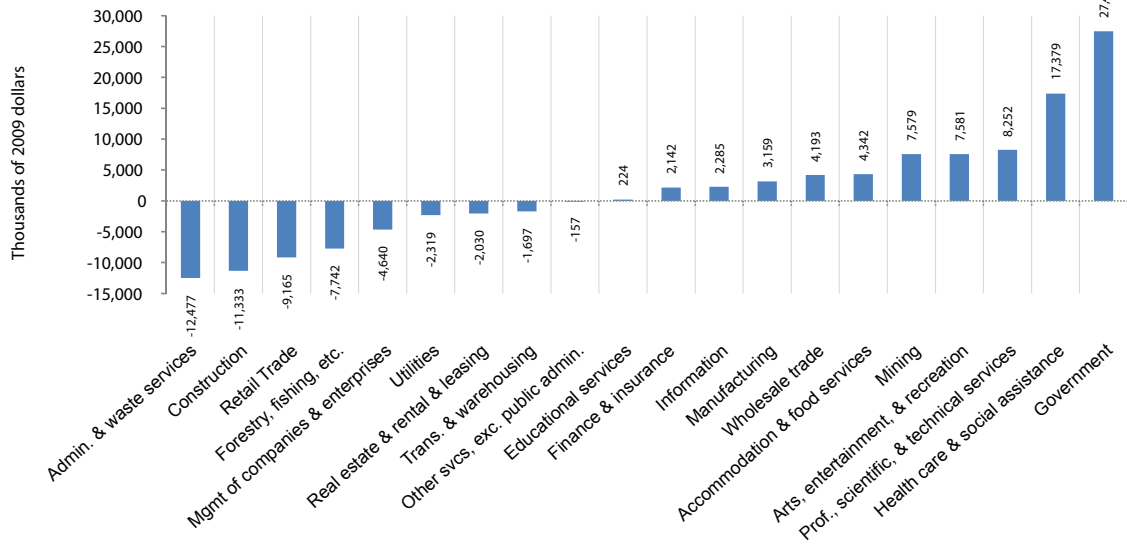
Proprietors as a percent of Total Employment, Kootenai County, 2000 to 2008

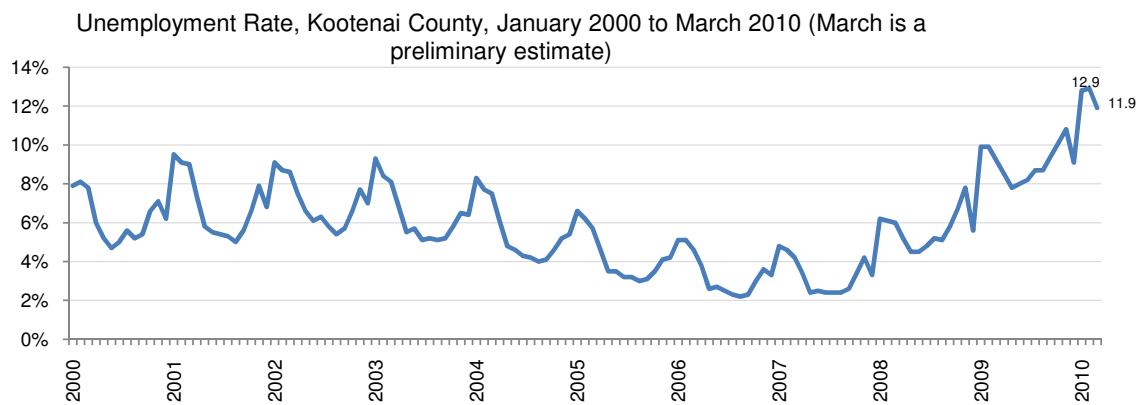
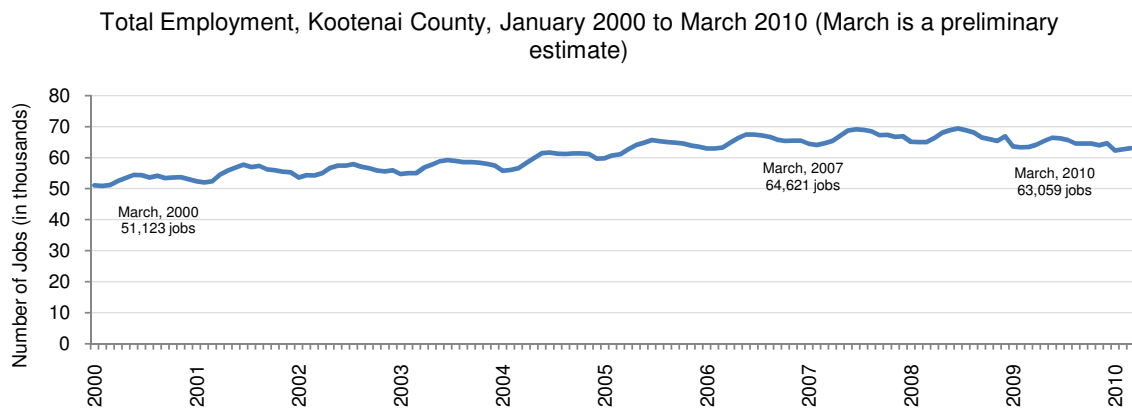
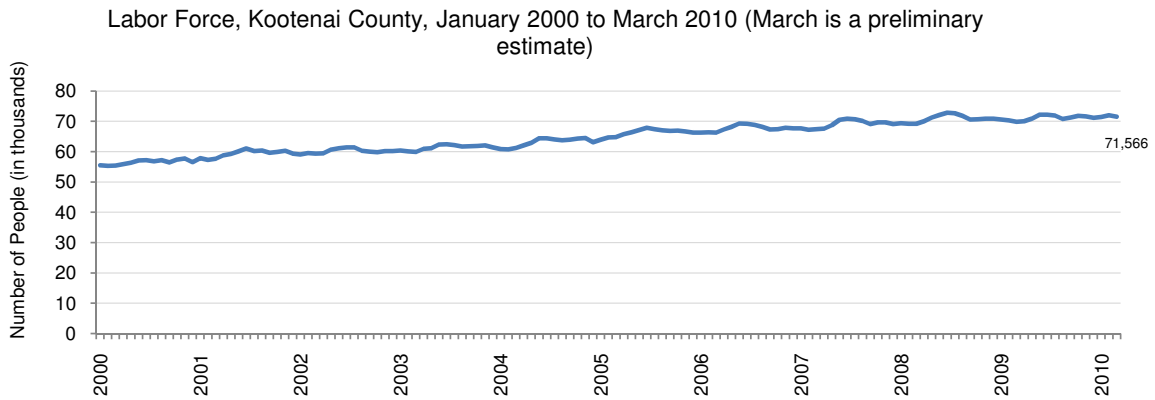


Total Compensation by Industry, Kootenai County, 2001 to 2008

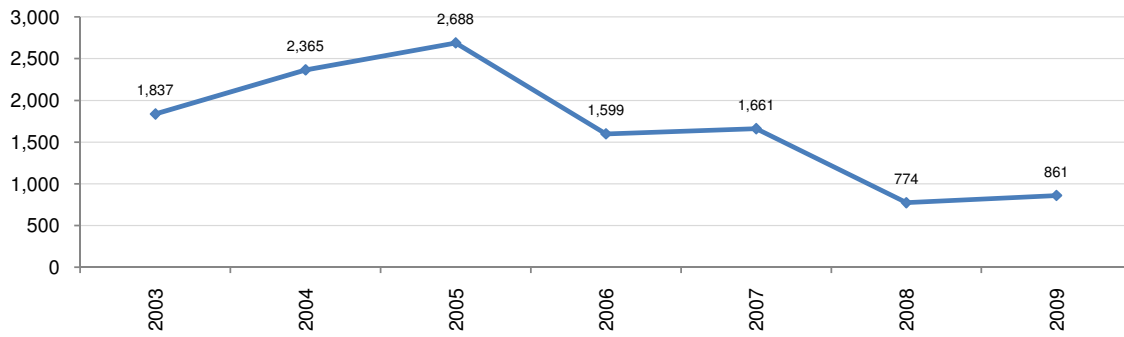


Net Change in Total Compensation by Industry, Kootenai County 2006 (before recession) to 2008 (after recession)

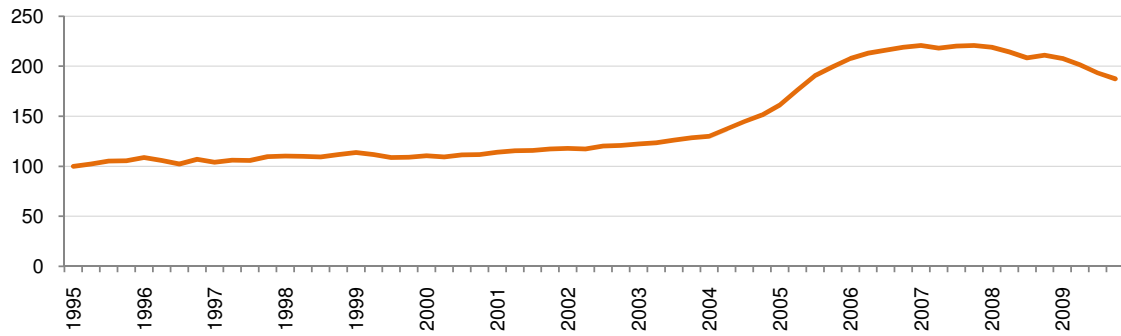


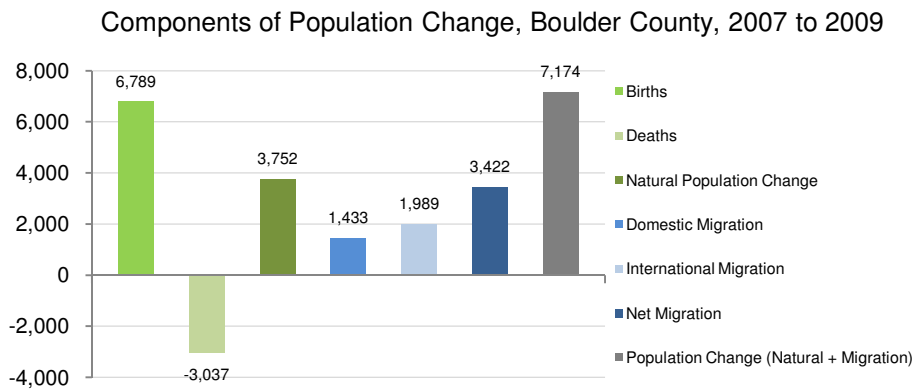
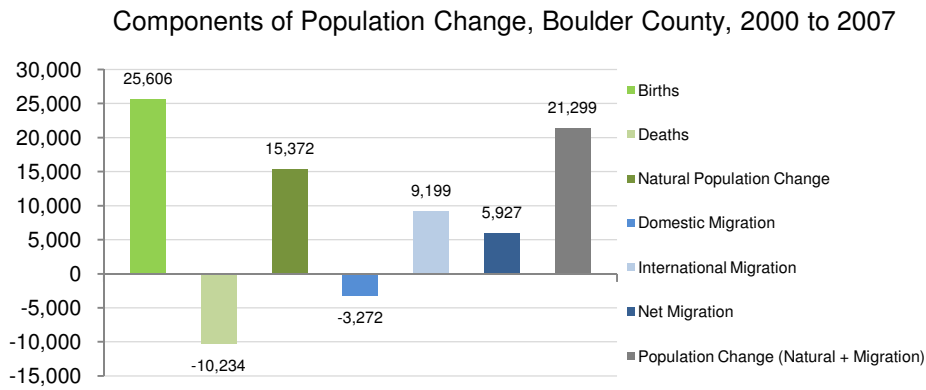
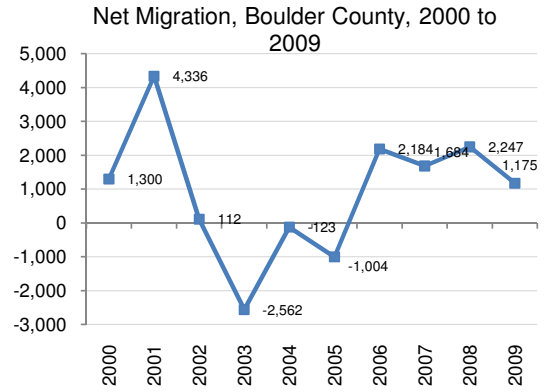
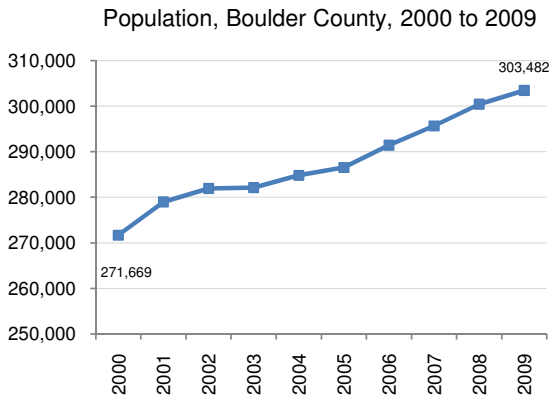


Housing Permits Issued, Couer d'Alene ID CBSA, 2003 to 2009

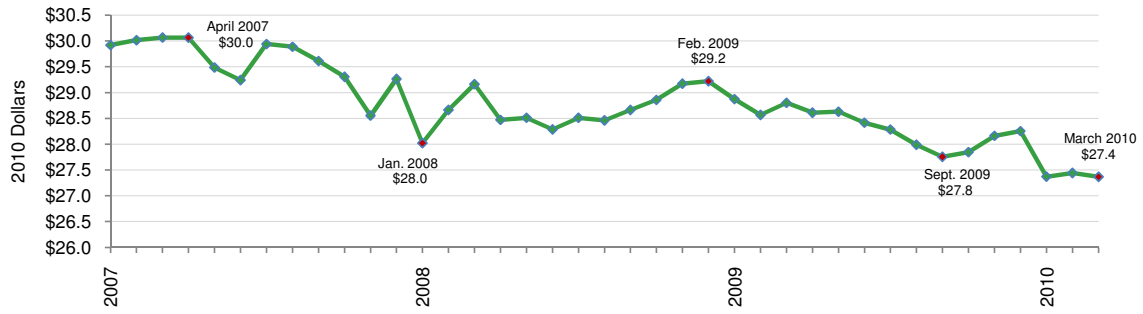


Housing Price Index (1995 = 100), Couer d'Alene ID, 1st Quarter 1995 to 4th Quarter of 2009

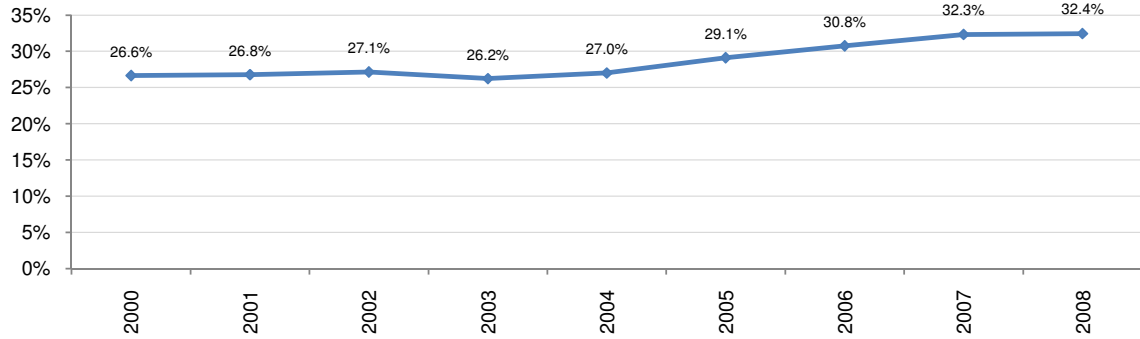




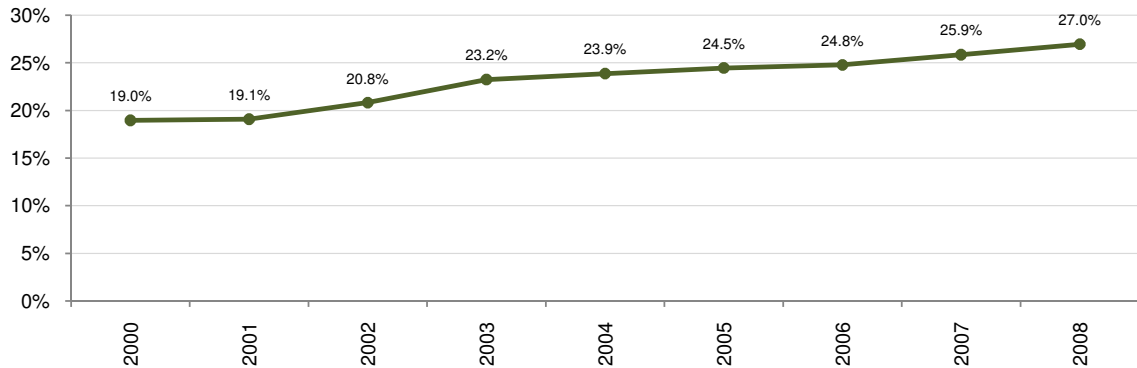
Average Hourly Earnings per Job, Boulder County, January 2007 to March 2010 (March is a preliminary estimate)



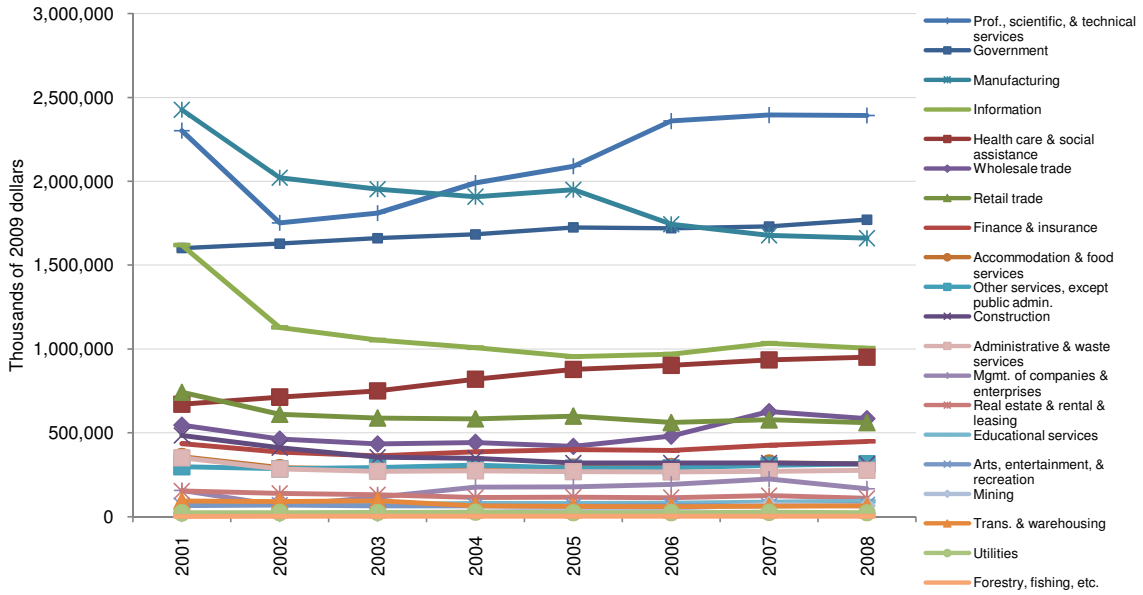
Non-labor Income as Percent of Total Personal Income, Boulder County, 2000 to 2008 (retirement, investments, etc.)



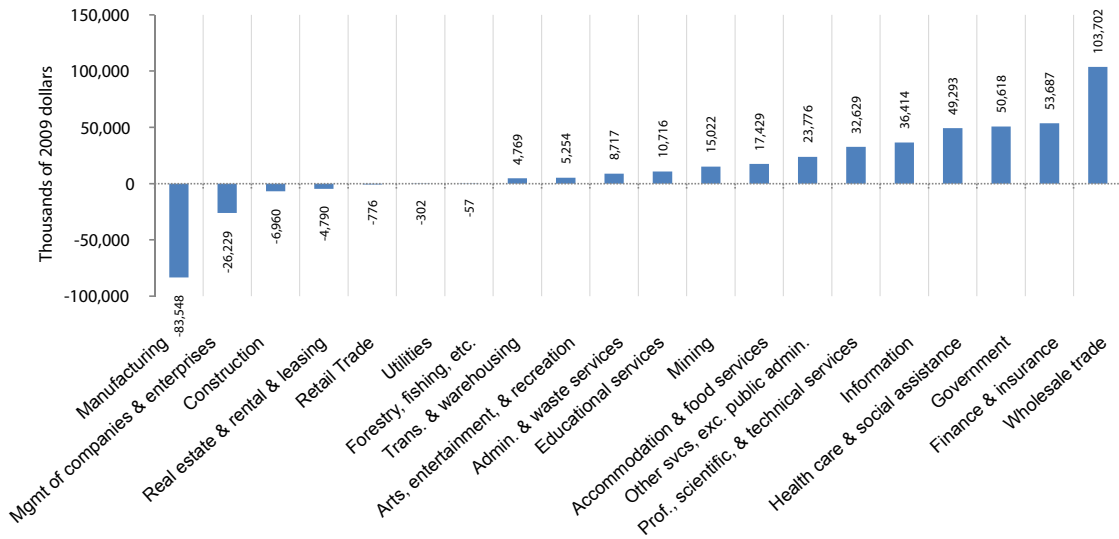
Proprietors as a percent of Total Employment, Boulder County, 2000 to 2008



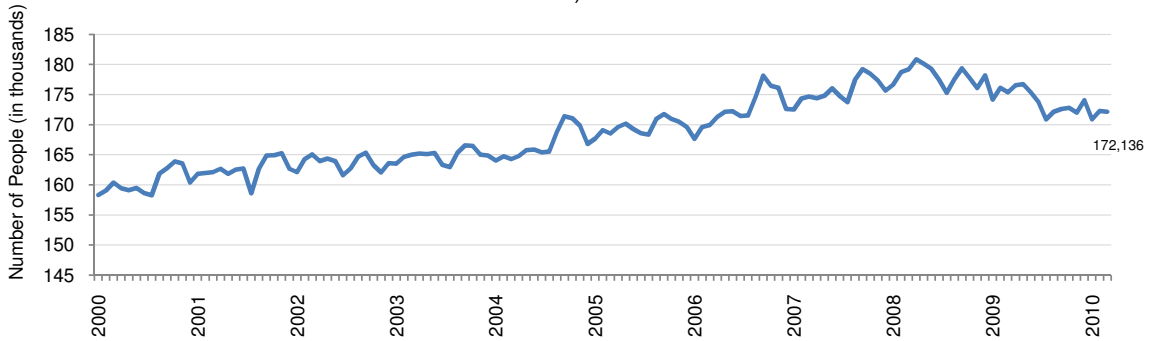
Total Compensation by Industry, Boulder County, 2001 to 2008



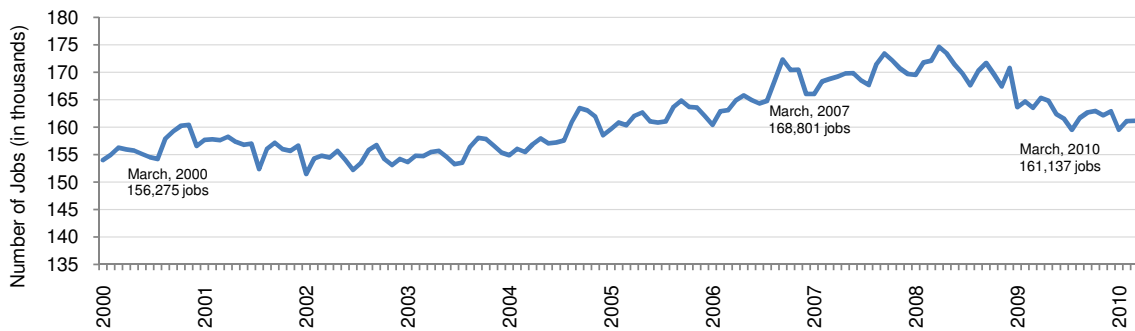
Net Change in Total Compensation by Industry, Boulder County
2006 (before recession) to 2008 (after recession)



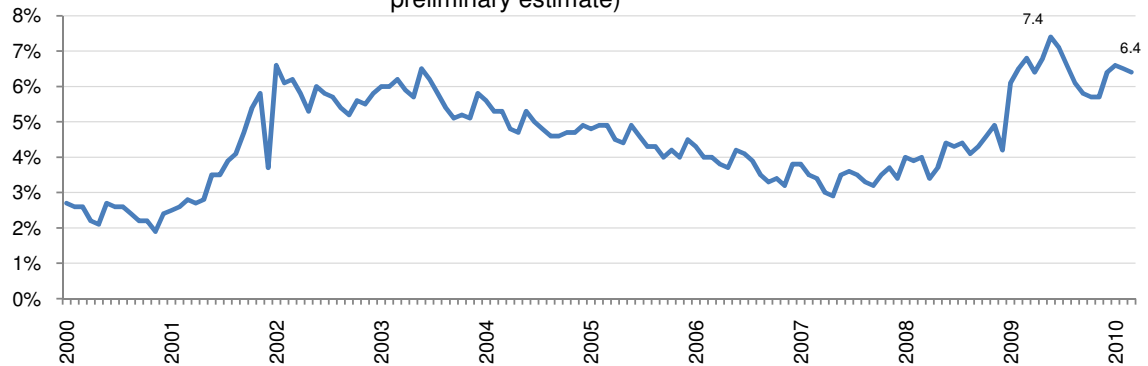
Labor Force, Boulder County, January 2000 to March 2010 (March is a preliminary estimate)



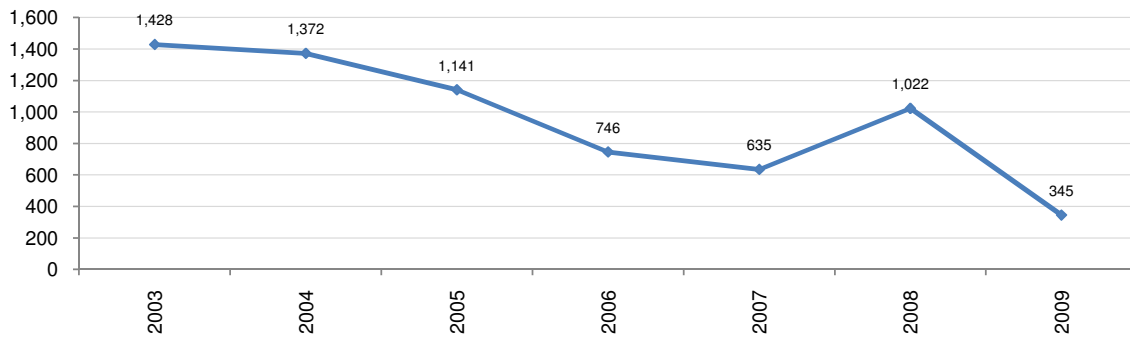
Total Employment, Boulder County, January 2000 to March 2010 (March is a preliminary estimate)



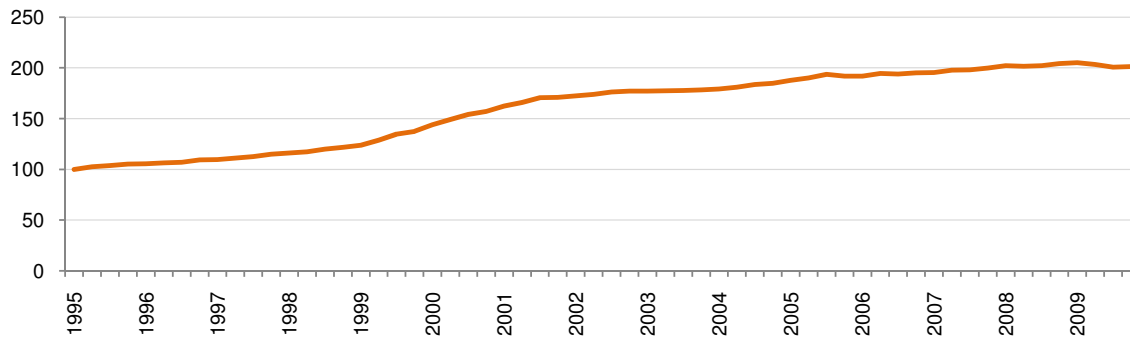
Unemployment Rate, Boulder County, January 2000 to March 2010 (March is a preliminary estimate)



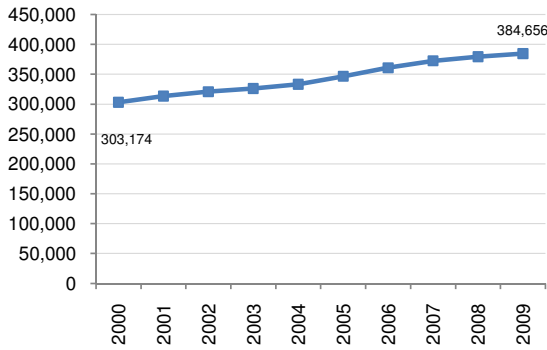
Housing Permits Issued, Boulder CO CBSA, 2003 to 2009



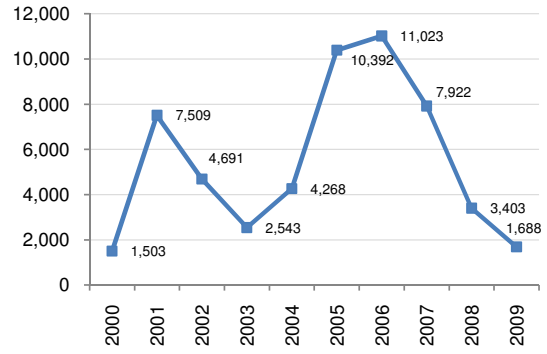
Housing Price Index (1995 = 100), Boulder CO, 1st Quarter 1995 to 4th Quarter of 2009



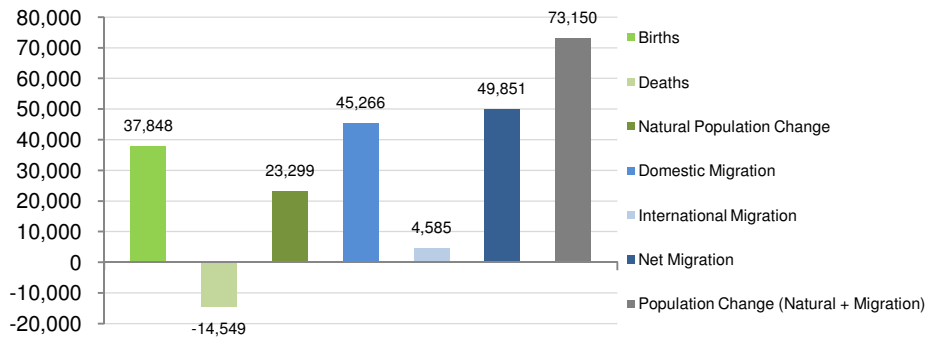
Population, Ada County, 2000 to 2009



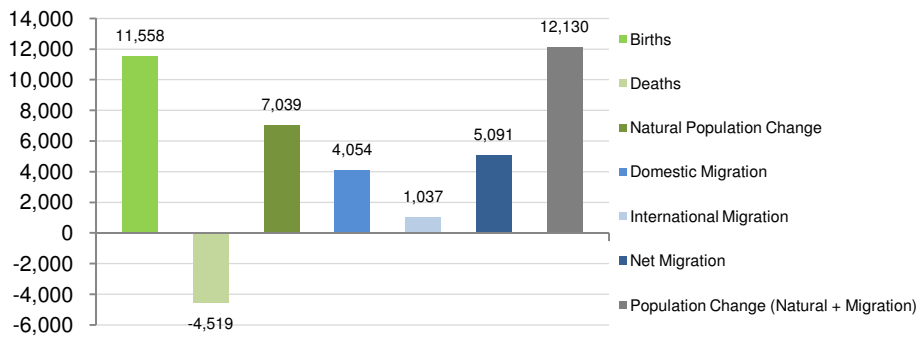
Net Migration, Ada County, 2000 to 2009



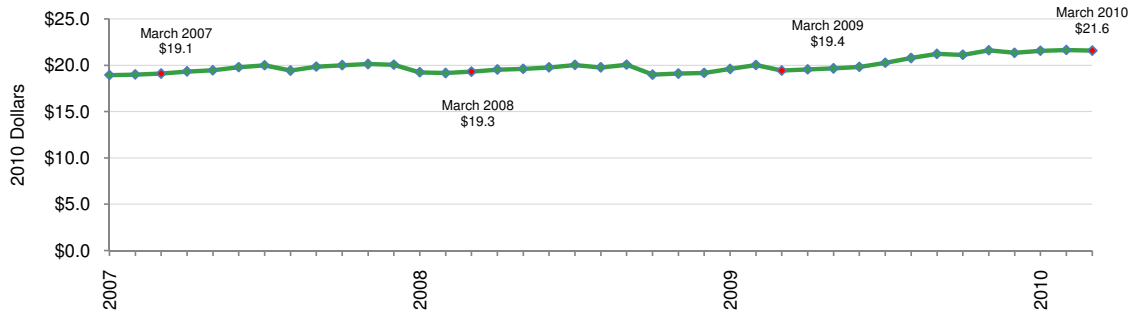
Components of Population Change, Ada County, 2000 to 2007



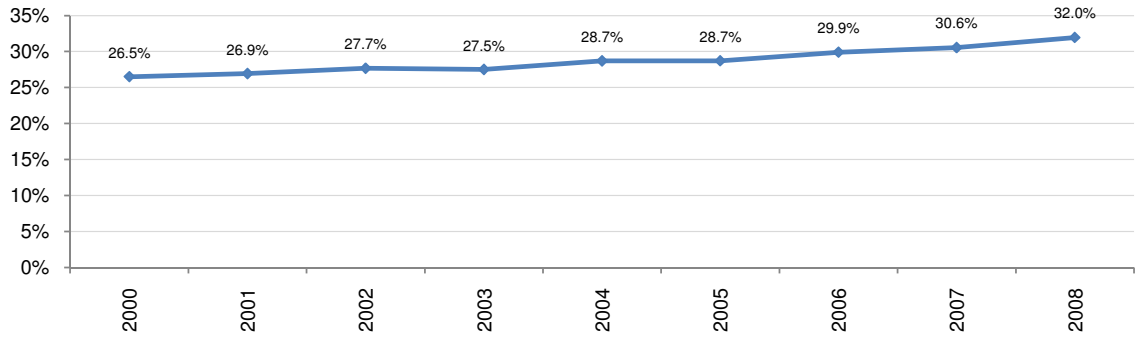
Components of Population Change, Ada County, 2007 to 2009



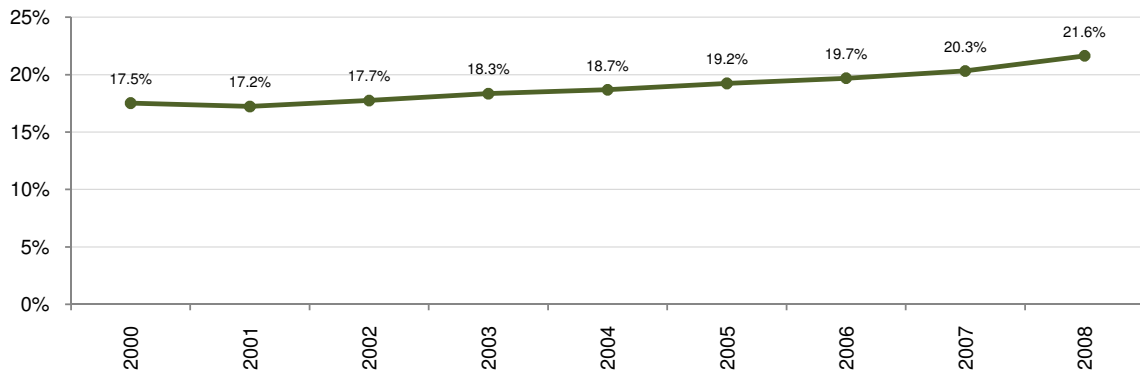
Average Hourly Earnings per Job, Ada County, January 2007 to March 2010 (March is a preliminary estimate)



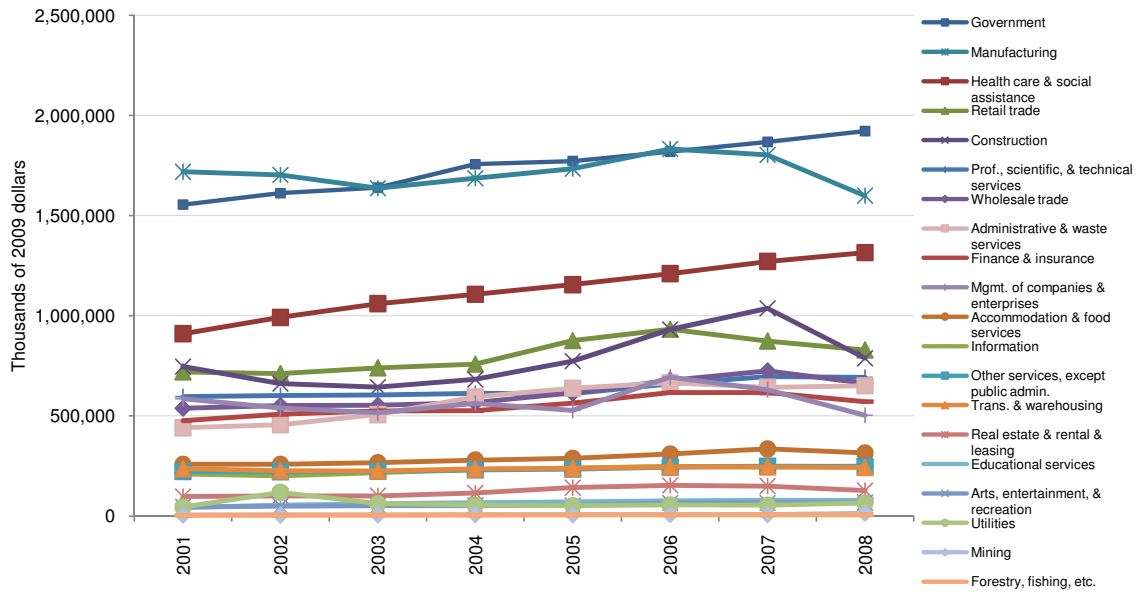
Non-labor Income as Percent of Total Personal Income, Ada County, 2000 to 2008 (retirement, investments, etc.)



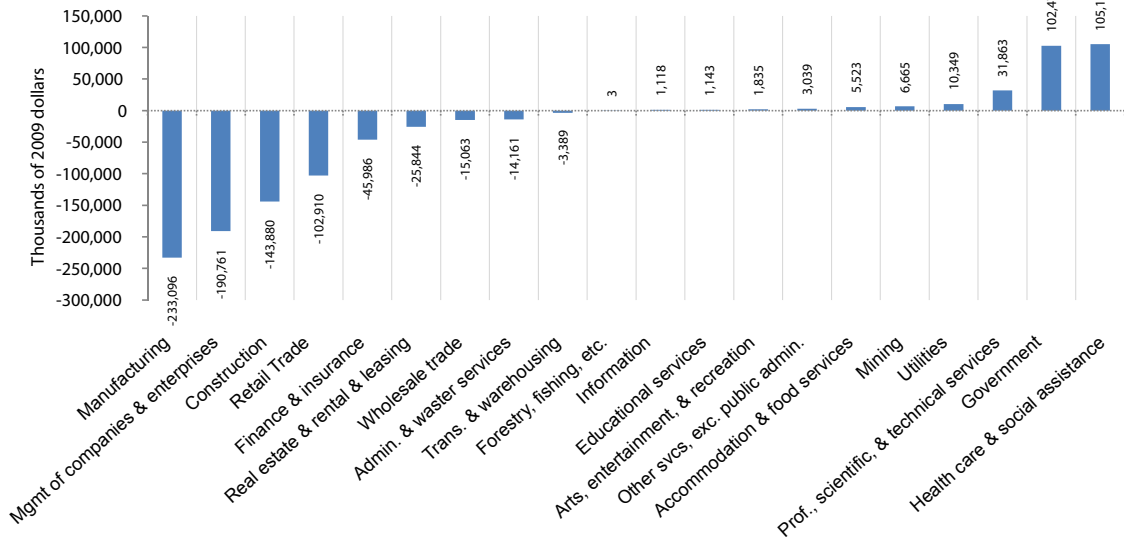
Proprietors as a percent of Total Employment, Ada County, 2000 to 2008



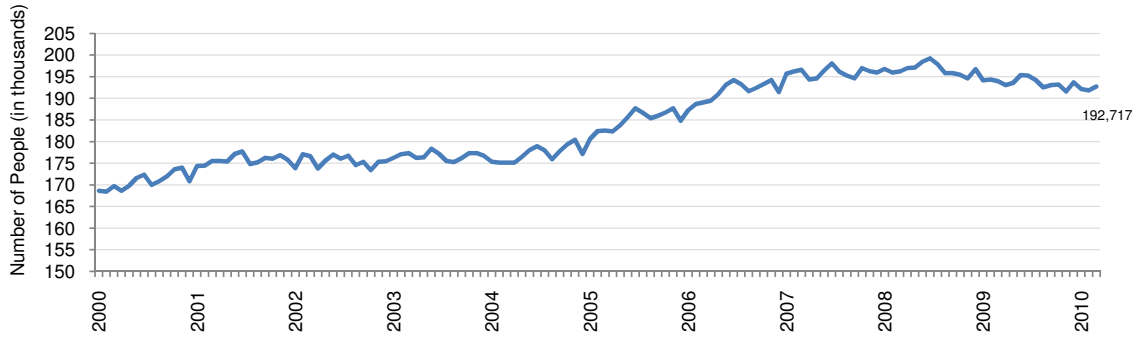
Total Compensation by Industry, Ada County, 2001 to 2008



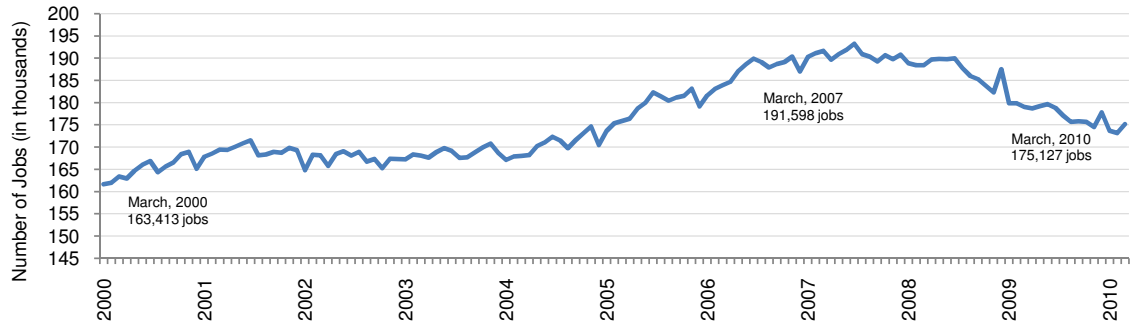
Net Change in Total Compensation by Industry, Ada County 2006 (before recession) to 2008 (after recession)



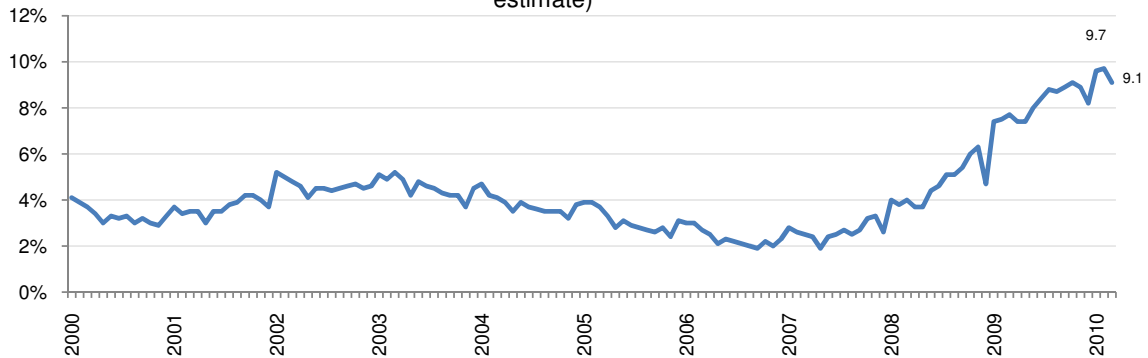
Labor Force, Ada County, January 2000 to March 2010 (March is a preliminary estimate)



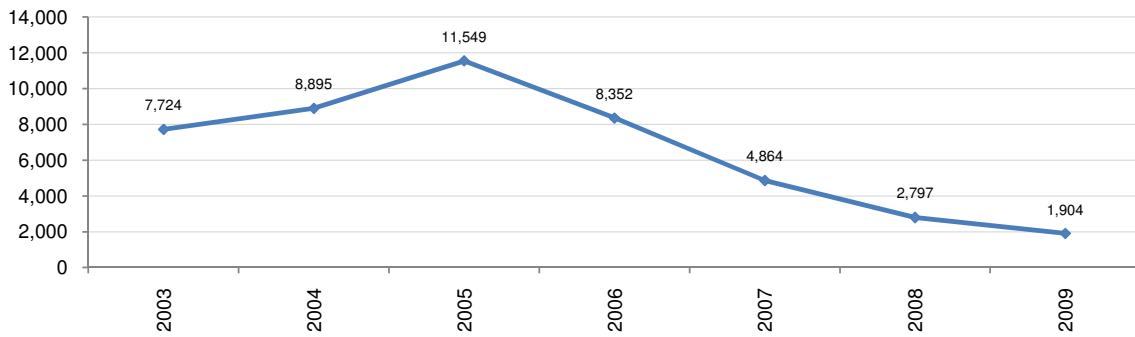
Total Employment, Ada County, January 2000 to March 2010 (March is a preliminary estimate)



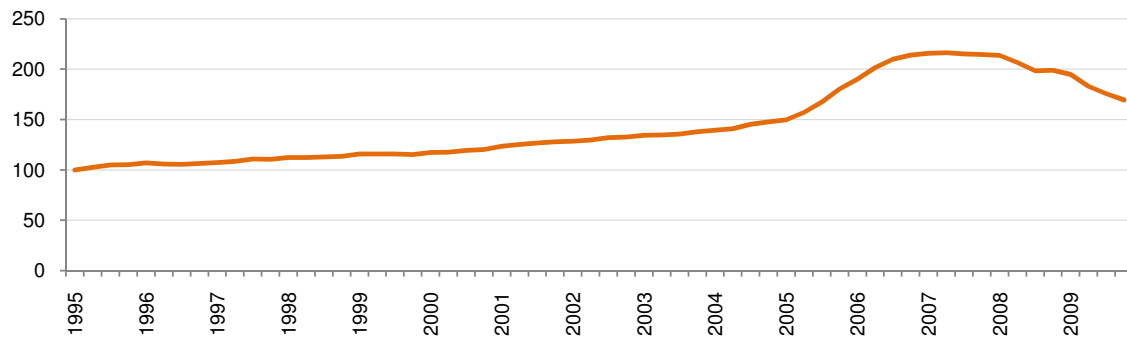
Unemployment Rate, Ada County, January 2000 to March 2010 (March is a preliminary estimate)



Housing Permits Issued, Boise ID CBSA, 2003 to 2009



Housing Price Index (1995 = 100), Boise ID, 1st Quarter 1995 to 4th Quarter of 2009



Sources:

Population growth, net migration (reported by county): U.S. Census Bureau, Population Division, <http://www.census.gov/popest/counties>.

Educational attainment (reported by county): U.S. Census Bureau, American Community Survey, <http://factfinder.census.gov>.

Total employment, average hourly earnings per job (reported by Metropolitan Statistical Area): U.S. Department of Labor, Bureau of Labor Statistics, <http://www.bls.gov/data>.

Total compensation by industry (reported by county): U.S. Department of Commerce, Bureau of Economic Analysis, <http://www.bea.gov/regional/index.htm>.

Labor force, unemployment rate (reported by Metropolitan Statistical Area): U.S. Department of Labor, Bureau of Labor Statistics. <http://www.bls.gov/data>.

Housing permits (reported by Core Based Statistical Area): U.S. Department of Housing and Urban Development, <http://www.huduser.org/portal/datasets/pdrdatas.html>.

Housing Price Index (reported by Core Based Statistical Area): Federal Housing Finance Agency, <http://www.fhfa.gov/Default.aspx?Page=87>.

Median house price (reported by Metropolitan Statistical Area): U.S. Census Bureau, American Community Survey, <http://factfinder.census.gov>.

Definitions:

Metropolitan Statistical Area/Core Based Statistical Area:

Data were identified in the format obtained from the original source. These included counties, Metropolitan Statistical Areas and Core Based Statistical Areas. For the five geographies compared in this report, a Core Based Statistical Area is the same as a Metropolitan Statistical Area.

According to the U.S. Census Bureau:

“Metropolitan and micropolitan statistical areas (metro and micro areas) are geographic entities defined by the U.S. Office of Management and Budget (OMB) for use by federal statistical agencies in collecting, tabulating, and publishing federal statistics. The term “Core Based Statistical Area” (CBSA) is a collective term for both metro and micro areas. A metro area contains a core urban area of 50,000 or more population, and a micro area contains an urban core of at least 10,000 (but less than 50,000) population. Each metro or micro area consists of one or more counties and includes the counties containing the core urban area, as well as any adjacent counties that have a high degree of social and economic integration (as measured by commuting to work) with the urban core.”

Housing Price Index:

According to the Federal Housing Finance Agency:

“The HPI is a broad measure of the movement of single-family house prices. It serves as a timely, accurate indicator of house price trends at various geographic levels. It also provides housing economists with an analytical tool that is useful for estimating changes in the rates of mortgage defaults, prepayments and housing affordability in specific geographic areas. The House Price Index is published by the Federal Housing Finance Agency using data provided by Fannie Mae and Freddie Mac. It is based on transactions involving conforming, conventional mortgages purchased or securitized by Fannie Mae or Freddie Mac. Only mortgage transactions on single-family properties are included.”