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.

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

Note: * = Metropolitan Statistical Area; ** = Core Based Statistical Area. Data sources at end of Appendix.
Components of Population Change, Deschutes County, 2000 to 2007

Components of Population Change, Deschutes County, 2007 to 2009
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
Components of Population Change, Washington County, 2000 to 2007

Components of Population Change, Washington County, 2007 to 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
Population, Kootenai County, 2000 to 2009

Net Migration, Kootenai County, 2000 to 2009

Components of Population Change, Kootenai County, 2000 to 2007

Components of Population Change, Kootenai County, 2007 to 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)
Labor Force, Kootenai County, January 2000 to March 2010 (March is a preliminary estimate)

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

Unemployment Rate, Kootenai County, January 2000 to March 2010 (March is a preliminary estimate)
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
Components of Population Change, Boulder County, 2000 to 2007

Components of Population Change, Boulder County, 2007 to 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
Labor Force, Boulder County, January 2000 to March 2010 (March is a preliminary estimate)

Number of People (in thousands)

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

Number of Jobs (in thousands)

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

Unemployment Rate (%)
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:


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.”