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David Douglas School District Enrollment Forecasts 2019-20 to 2038-39

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**DAVID DOUGLAS SCHOOL DISTRICT
ENROLLMENT FORECAST
2019-20 TO 2038-39**



MARCH, 2019

Project Staff:

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ENROLLMENT FORECAST SUMMARY

Low, middle, and high forecasts correspond to population growth scenarios incorporating different assumptions about migration. Fertility rates and public school capture rates (the share of District residents enrolled in District schools) do not vary among the three series.

The low series uses migration rates only slightly higher than those observed in the current decade, when net migration of school-age children has been negative in most years. In the middle series net migration levels gradually increase until they are similar to those observed between 2000 and 2010. In the high series net migration exceeds 2000 to 2010 levels to be more consistent with residential capacity and the housing allocation in the City of Portland's 2035 Comprehensive Plan. Growth rates in the high forecast are similar to those in the DDSD forecasts prepared by PRC in 2015.

Forecasts for individual schools are consistent with the middle series forecast, with growth rates based on the relative increase in housing by unit type in the 2035 Plan.¹

Table 1
Historic and Forecast K-12 Enrollment
Low, Middle, and High Series
David Douglas School District

School Year	LOW		MIDDLE		HIGH	
	Enroll-ment ¹	5 year growth	Enroll-ment ¹	5 year growth	Enroll-ment ¹	5 year growth
2008-09	10,330		10,330		10,330	
2013-14	10,705	375	10,705	375	10,705	375
2018-19	9,855	-850	9,855	-850	9,855	-850
2023-24	9,627	-228	9,931	76	10,400	545
2028-29	9,769	142	10,282	351	10,984	584
2033-34	10,242	473	10,944	662	11,791	807
2038-39	10,654	412	11,670	726	12,635	844
AAEG * 2018-19 to 2028-29	-0.1%		0.4%		1.1%	
AAEG * 2028-29 to 2038-39	0.9%		1.3%		1.4%	

**Note: Average Annual Enrollment Growth.*

Source: Historic enrollment, David Douglas School District; Enrollment forecasts, Population Research Center, PSU, March 2019.

¹ Housing allocation geographic files are available at <https://gis-pdx.opendata.arcgis.com/>.

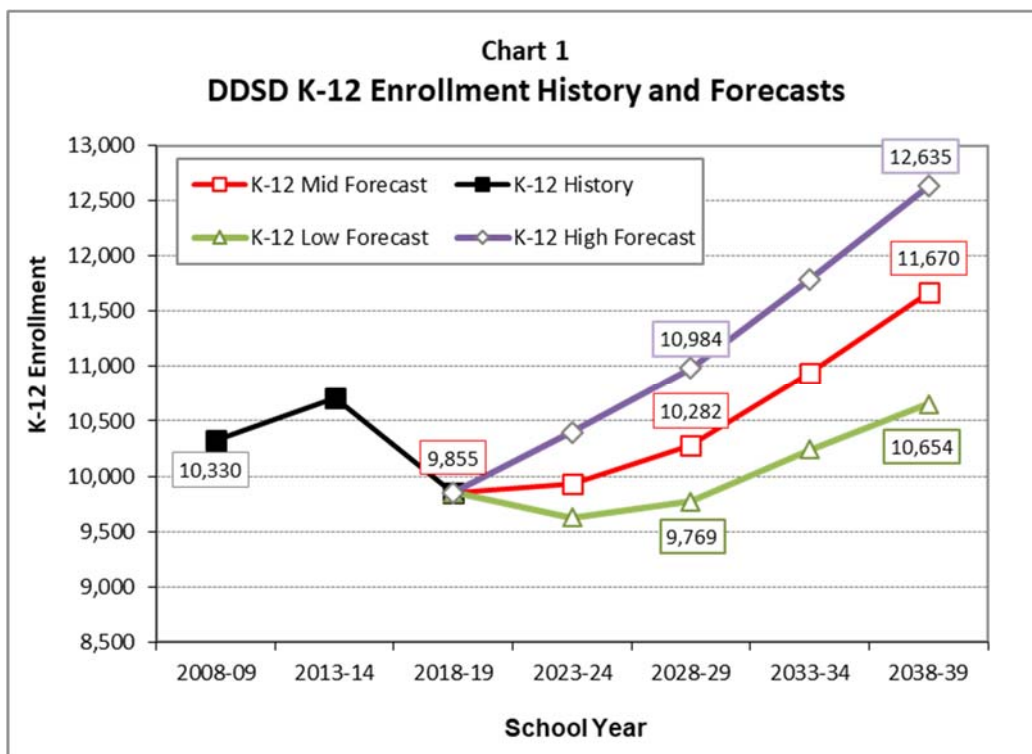


Table 2
Enrollment History and Middle Series Forecast by School Level
David Douglas School District

School Year	K-5	6-8	9-12	K-12 Total
2008-09	4,790	2,437	3,103	10,330
2013-14	5,006	2,424	3,275	10,705
5 Year Change	216	-13	172	375
	5%	-1%	6%	4%
2018-19	4,401	2,368	3,086	9,855
5 Year Change	-605	-56	-189	-850
	-12%	-2%	-6%	-8%
2023-24	4,360	2,314	3,257	9,931
5 Year Change	-41	-54	171	76
	-1%	-2%	6%	1%
2028-29	4,729	2,372	3,181	10,282
5 Year Change	369	58	-76	351
	8%	3%	-2%	4%
2033-34	5,045	2,564	3,335	10,944
5 Year Change	316	192	154	662
	7%	8%	5%	6%
2038-39	5,349	2,728	3,593	11,670
5 Year Change	304	164	258	726
	6%	6%	8%	7%
20 Year Change	948	360	507	1,815
	22%	15%	16%	18%

Population Research Center, PSU, March 2019

Table 3

David Douglas School District, Enrollment History, 2008-09 to 2018-19

Grade	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
K	787	774	770	834	839	912	849	772	730	705	691
1	804	801	767	767	858	844	896	807	763	729	700
2	773	802	801	771	770	835	873	848	774	749	700
3	829	771	812	803	774	767	848	855	820	771	750
4	783	835	790	819	805	784	771	818	840	771	742
5	745	785	839	765	784	810	766	753	804	831	748
6	839	794	822	837	800	796	847	836	783	836	846
7	787	857	789	807	837	800	762	837	803	770	767
8	811	804	869	762	799	828	784	777	803	815	755
9	761	815	831	871	759	830	853	834	764	793	780
10	793	783	839	792	852	782	812	831	811	755	766
11	763	768	766	761	767	820	721	786	799	777	709
12	759	835	859	799	803	805	840	748	783	809	783
UE*	69	58	64	64	59	54	73	73	73	56	70
US*	27	38	40	33	32	38	43	46	66	55	48
Total	10,330	10,520	10,658	10,485	10,538	10,705	10,738	10,621	10,416	10,222	9,855
<i>Annual change</i>		190 1.8%	138 1.3%	-173 -1.6%	53 0.5%	167 1.6%	33 0.3%	-117 -1.1%	-205 -1.9%	-194 -1.9%	-367 -3.6%
K-5	4,790	4,826	4,843	4,823	4,889	5,006	5,076	4,926	4,804	4,612	4,401
6-8	2,437	2,455	2,480	2,406	2,436	2,424	2,393	2,450	2,389	2,421	2,368
9-12	3,103	3,239	3,335	3,256	3,213	3,275	3,269	3,245	3,223	3,189	3,086

	5 Year Change: 2008-09 to 2013-14		5 Year Change: 2013-14 to 2018-19		10 Year Change: 2008-09 to 2018-19	
	Change	Pct.	Change	Pct.	Change	Pct.
K-5	216	5%	-605	-12%	-389	-8%
6-8	-13	-1%	-56	-2%	-69	-3%
9-12	172	6%	-189	-6%	-17	-1%
Total	375	4%	-850	-8%	-475	-5%

*UE are ungraded elementary and US are ungraded high school special education students, included in the K-5 and 9-12 totals.

Source: David Douglas School District

Table 4
Enrollment History for Individual Schools

							5 year change 2013-14 to 2018-19	
School	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	Number	Percent
Cherry Park	473	507	559	523	478	439	-34	-7%
Earl Boyles	418	440	434	480	453	430	12	3%
Gilbert Heights	661	614	602	616	610	596	-65	-10%
Gilbert Park	683	672	643	623	601	582	-101	-15%
Lincoln Park	646	653	632	644	618	585	-61	-9%
Menlo Park	528	590	548	506	471	458	-70	-13%
Mill Park	611	591	544	514	513	498	-113	-18%
Ventura Park	507	525	480	456	432	409	-98	-19%
West Powellhurst	479	484	484	442	436	404	-75	-16%
Elementary Totals	5,006	5,076	4,926	4,804	4,612	4,401	-605	-12%
Alice Ott	742	714	741	718	711	750	8	1%
Floyd Light	803	790	838	822	849	757	-46	-6%
Ron Russell	879	889	871	849	861	861	-18	-2%
Middle School Totals	2,424	2,393	2,450	2,389	2,421	2,368	-56	-2%
David Douglas	3,049	3,025	3,017	2,983	2,991	2,884	-165	-5%
Fir Ridge Campus	188	201	182	192	151	154	-34	-18%
Community Transition	38	43	46	48	47	48	10	26%
High School Totals	3,275	3,269	3,245	3,223	3,189	3,086	-189	-6%
District Totals	10,705	10,738	10,621	10,416	10,222	9,855	-850	-8%

Source: David Douglas School District

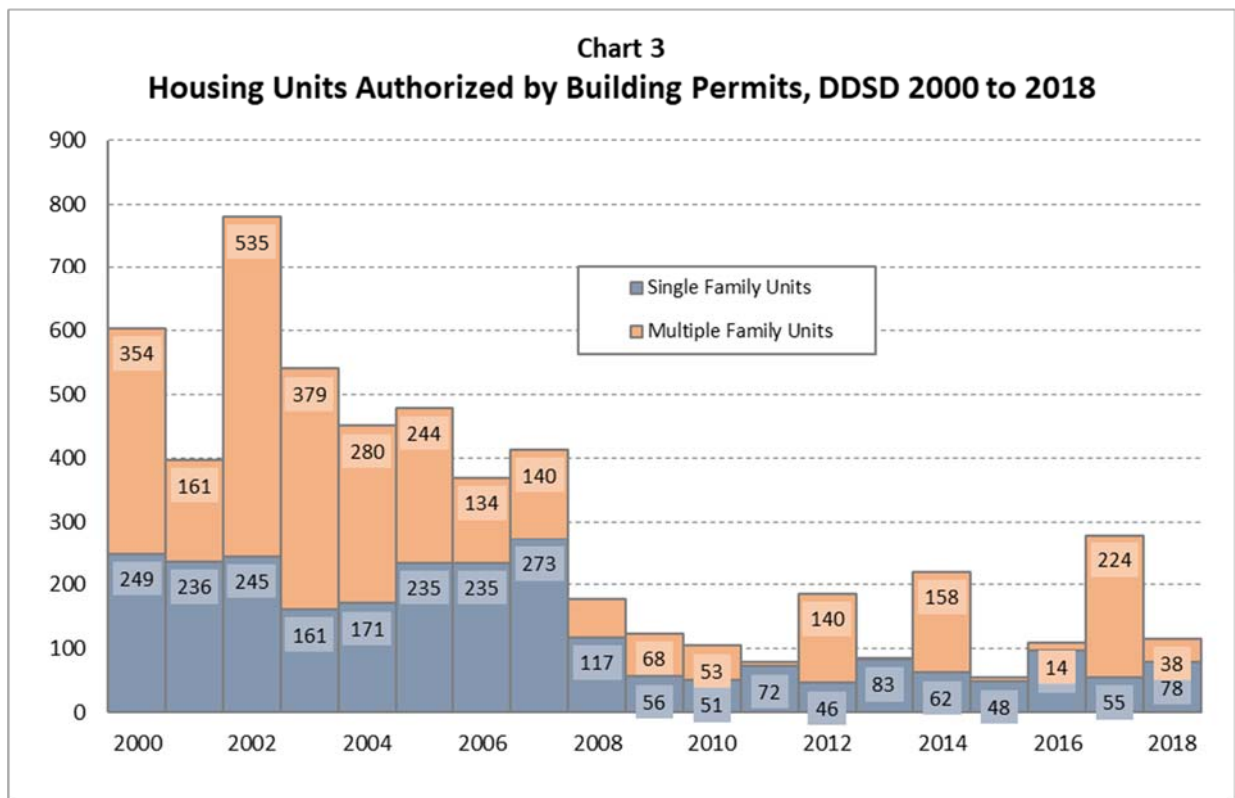
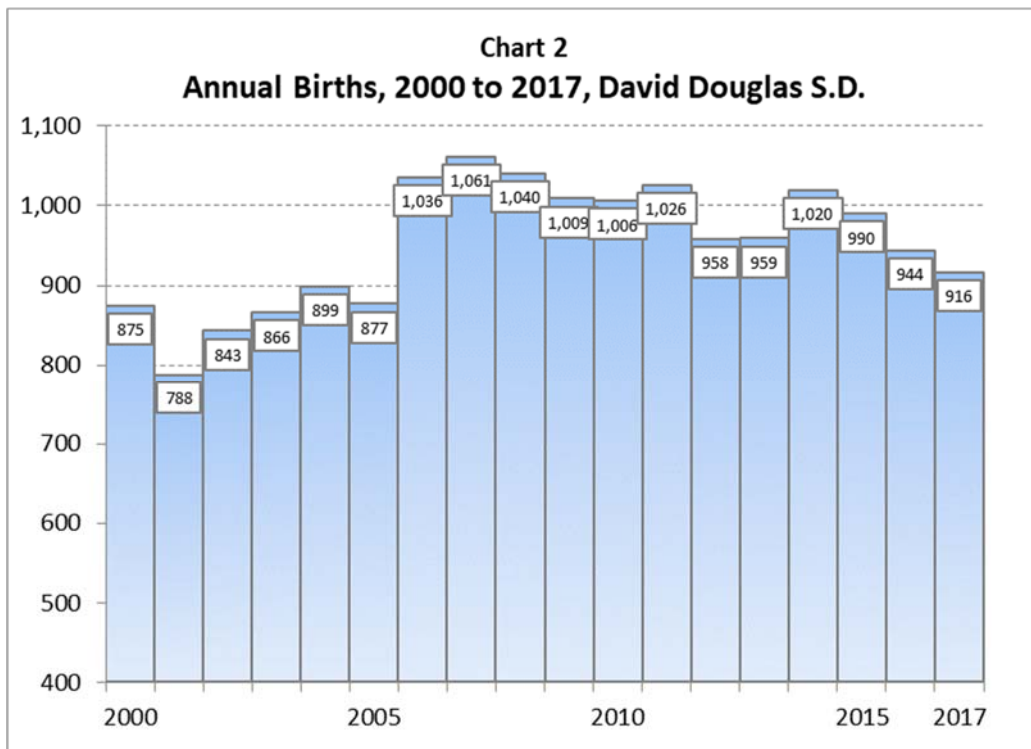


Table 5
New Housing Units Authorized by Building Permits
2014 to 2018 by Attendance Area

Single Family Units						
Elementary Area	2014	2015	2016	2017	2018	Total
Cherry Park	1	2	3	1	4	11
Earl Boyles		4	24	1	1	30
Gilbert Heights	38	11	23	8	4	84
Gilbert Park	6	5	5	1	24	41
Lincoln Park	2	3	11	8	5	29
Menlo Park	2	4	2	1	2	11
Mill Park	3	5	4	26	6	44
Ventura Park	8	13	4	7	28	60
West Powellhurst	2	1	20	2	4	29
District Total	62	48	96	55	78	339
Middle Area						
Alice Ott	44	17	31	11	28	131
Floyd Light	12	20	10	11	35	88
Ron Russell	6	11	55	33	15	120
District Total	62	48	96	55	78	339
Multiple Family Units*						
Elementary Area	2014	2015	2016	2017	2018	Total
Cherry Park	151	1	2	56	1	211
Earl Boyles	1	1	1	2		5
Gilbert Heights					3	3
Gilbert Park				1	12	13
Lincoln Park			5	2		7
Menlo Park		1	3	153		157
Mill Park			3	5	10	18
Ventura Park	1	1		1	11	14
West Powellhurst	5	2		4	1	12
District Total	158	6	14	224	38	440
Middle Area						
Alice Ott			2	1	15	18
Floyd Light	152	3	5	212	22	394
Ron Russell	6	3	7	11	1	28
District Total	158	6	14	224	38	440

**Accessory Dwelling Units are counted as multiple family.*

Source: Portland Maps Open Data, January 29, 2019, compiled by attendance area by PSU-PRC.

Table 6
Change in the Number of Resident DDSD K-12th Grade Students
2013 to 2018, by housing type¹

Housing Type and age	Housing Units	2013 K-12 Students	2018 K-12 Students	Numeric Change	Percent Change
All housing units built 2013 to present	705	60	198	138	230%
All housing units built before 2013	23038	10238	9053	-1185	-12%
Single family homes	13477	6145	5349	-796	-13%
owner-occupied in both 2013 and 2018	9278	3914	3305	-609	-16%
renter-occupied in both 2013 and 2018	2459	1477	1375	-102	-7%
owner-occ. in 2013; renter-occ in 2018	717	252	271	19	8%
renter-occ. in 2013; owner-occ in 2018	1023	502	398	-104	-21%
Condominiums	1023	330	321	-9	-3%
Apartments (4+ unit buildings)					
Affordable (income-restricted) ²	1569	927	812	-115	-12%
Market-rate	4966	1839	1659	-180	-10%
Duplexes and Triplexes	1208	669	565	-104	-16%
Manufactured homes ³	795	328	347	19	6%

1. Excludes multi-family senior housing developments.

2. Apartments identified in Metro's 2017 affordable housing inventory, excluding senior communities.

3. In manufactured/mobile home parks. Manufactured homes on individual lots are included with single family homes.

Notes: Housing units as of 2018 identified and classified by PSU-PRC based on Metro RLIS taxlots and multi-family inventory. Senior housing developments and accessory dwelling units are not included. Students are those residing within the DDSD for whom a residential location could be determined.

Table 7
Average Number of DDSD Students per Home, Fall 2018
By Housing Type¹ and Grade Level

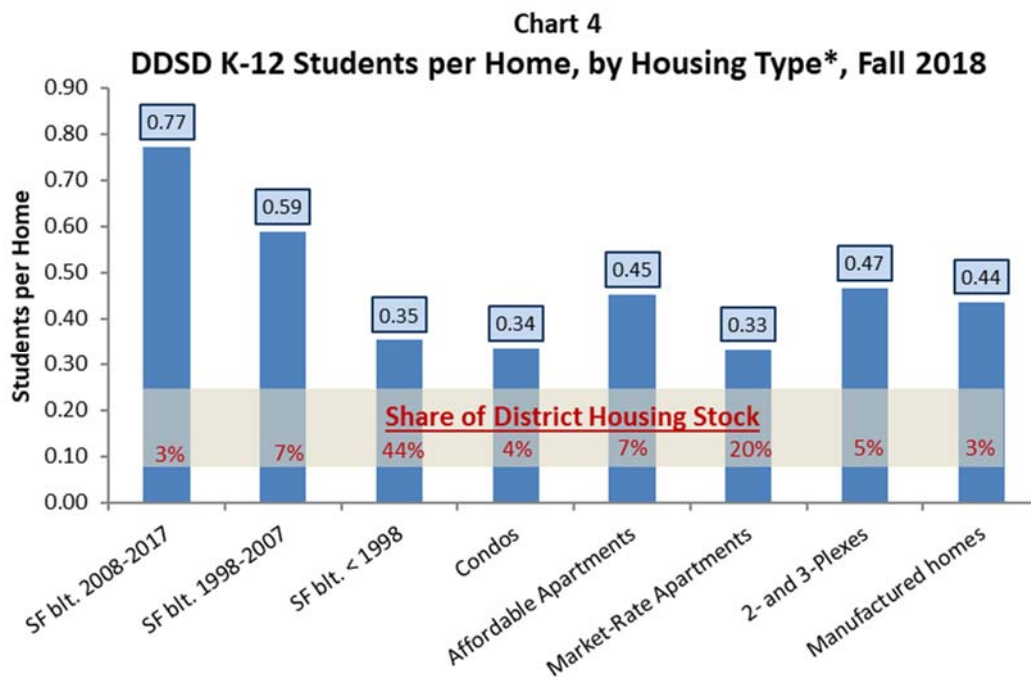
	Grade Level			
	K-5	6-8	9-12	K-12
Single family homes				
homes built 2008-2017	0.39	0.19	0.19	0.77
homes built 1998-2007	0.24	0.14	0.21	0.59
homes built before 1998	0.15	0.09	0.11	0.35
Condominiums	0.15	0.08	0.11	0.34
Apartments (4+ unit buildings)				
Affordable (income-restricted) ²	0.21	0.11	0.13	0.45
Market-rate	0.17	0.07	0.09	0.33
Duplexes and Triplexes	0.23	0.12	0.12	0.47
Manufactured homes ³	0.20	0.12	0.12	0.44

1. Excludes multi-family senior housing developments.

2. Apartments identified in Metro's 2017 affordable housing inventory, excluding senior communities.

3. In manufactured/mobile home parks. Manufactured homes on individual lots are included with single family homes.

Source: Data compiled by PSU-PRC, using DDSD student data and geographic shape files from Metro RLIS.



*Excludes senior housing, an additional six percent of DDSD housing units.

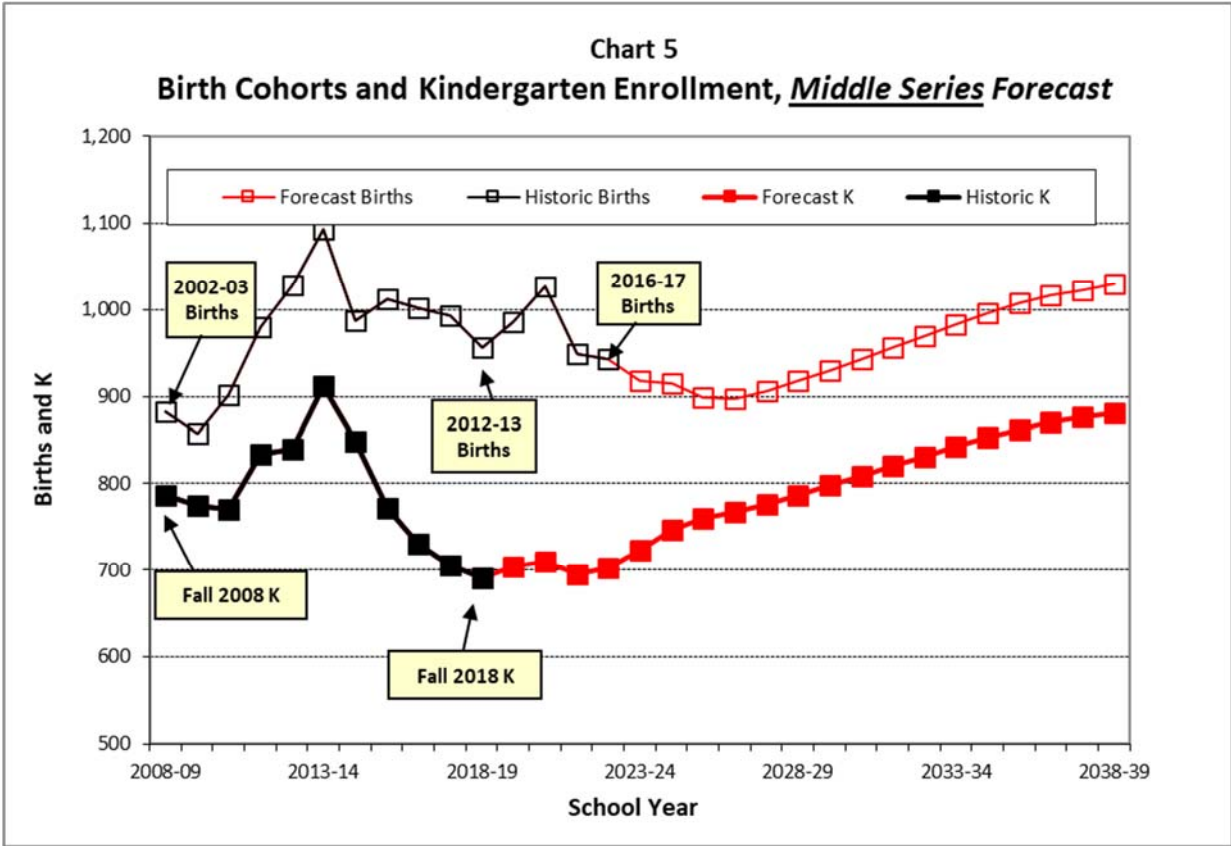


Table 8

David Douglas School District, Low Series Enrollment Forecasts, 2019-20 to 2028-29, 2033-34, 2038-39

Grade	Actual	Forecast										2033-34	2038-39
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29		
K	691	688	690	676	684	700	722	743	756	759	762	777	785
1	700	664	689	692	677	685	702	724	744	758	761	776	786
2	700	679	667	692	695	680	688	705	727	747	761	776	789
3	750	683	682	669	694	697	682	690	707	729	749	775	789
4	742	732	688	687	674	699	702	687	695	712	734	777	792
5	748	724	735	692	691	678	703	706	691	699	716	779	794
6	846	782	775	786	742	741	727	753	756	741	749	828	844
7	767	813	770	763	774	730	729	716	741	744	729	811	828
8	755	752	816	773	766	777	733	732	719	744	747	800	828
9	780	743	755	820	776	769	780	736	735	722	747	783	829
10	766	769	746	758	824	779	772	784	739	738	725	764	830
11	709	732	749	727	738	803	759	752	764	720	719	727	805
12	783	727	765	782	759	771	839	793	786	798	752	751	837
UE*	70	70	70	70	70	70	70	70	70	70	70	70	70
US*	48	48	48	48	48	48	48	48	48	48	48	48	48
Total	9,855	9,606	9,645	9,635	9,612	9,627	9,656	9,639	9,678	9,729	9,769	10,242	10,654
Annual change or		-249	39	-10	-23	15	29	-17	39	51	40	95**	82**
** Avg. annl. change		-2.5%	0.4%	-0.1%	-0.2%	0.2%	0.3%	-0.2%	0.4%	0.5%	0.4%	1.0%	0.8%
K-5	4,401	4,240	4,221	4,178	4,185	4,209	4,269	4,325	4,390	4,474	4,553	4,730	4,805
6-8	2,368	2,347	2,361	2,322	2,282	2,248	2,189	2,201	2,216	2,229	2,225	2,439	2,500
9-12	3,086	3,019	3,063	3,135	3,145	3,170	3,198	3,113	3,072	3,026	2,991	3,073	3,349

	5 Year Change: 2018-19 to 2023-24		5 Year Change: 2023-24 to 2028-29		10 Year Change: 2018-19 to 2028-29		20 Year Change: 2018-19 to 2038-39	
	Growth	Pct.	Growth	Pct.	Growth	Pct.	Growth	Pct.
K-5	-192	-4%	344	8%	152	3%	404	9%
6-8	-120	-5%	-23	-1%	-143	-6%	132	6%
9-12	84	3%	-179	-6%	-95	-3%	263	9%
Total	-228	-2%	142	1%	-86	-1%	799	8%

*UE are ungraded elementary and US are ungraded high school special education students, included in the K-5 and 9-12 totals.

Population Research Center, Portland State University, March 2019

Table 9

David Douglas School District, Middle Series Enrollment Forecasts, 2019-20 to 2028-29, 2033-34, 2038-39

Actual		Forecast											
Grade	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2033-34	2038-39
K	691	704	709	695	703	723	747	760	767	776	787	842	881
1	700	679	706	713	699	708	728	752	765	772	782	835	880
2	700	690	683	711	719	706	715	735	759	772	779	831	882
3	750	693	694	687	716	725	712	721	741	765	778	825	880
4	742	742	699	701	695	725	734	721	730	750	774	823	879
5	748	734	746	705	709	703	734	743	730	739	759	819	877
6	846	791	786	800	759	764	758	790	799	786	795	867	926
7	767	824	779	776	791	751	756	750	782	791	778	848	903
8	755	764	828	785	783	799	759	764	758	790	799	849	899
9	780	753	768	834	792	791	807	767	772	766	798	843	894
10	766	779	757	773	841	800	799	815	775	780	774	829	891
11	709	740	759	739	756	824	784	783	798	759	764	792	863
12	783	734	773	795	775	794	865	823	822	838	797	823	897
UE*	70	70	70	70	70	70	70	70	70	70	70	70	70
US*	48	48	48	48	48	48	48	48	48	48	48	48	48
Total	9,855	9,745	9,805	9,832	9,856	9,931	10,016	10,042	10,116	10,202	10,282	10,944	11,670
Annual change or		-110	60	27	24	75	85	26	74	86	80	132**	145**
** Avg. annl. change		-1.1%	0.6%	0.3%	0.2%	0.8%	0.9%	0.3%	0.7%	0.9%	0.8%	1.3%	1.3%
K-5	4,401	4,312	4,307	4,282	4,311	4,360	4,440	4,502	4,562	4,644	4,729	5,045	5,349
6-8	2,368	2,379	2,393	2,361	2,333	2,314	2,273	2,304	2,339	2,367	2,372	2,564	2,728
9-12	3,086	3,054	3,105	3,189	3,212	3,257	3,303	3,236	3,215	3,191	3,181	3,335	3,593

	5 Year Change: 2018-19 to 2023-24		5 Year Change: 2023-24 to 2028-29		10 Year Change: 2018-19 to 2028-29		20 Year Change: 2018-19 to 2038-39	
	Growth	Pct.	Growth	Pct.	Growth	Pct.	Growth	Pct.
K-5	-41	-1%	369	8%	328	7%	948	22%
6-8	-54	-2%	58	3%	4	0%	360	15%
9-12	171	6%	-76	-2%	95	3%	507	16%
Total	76	1%	351	4%	427	4%	1,815	18%

*UE are ungraded elementary and US are ungraded high school special education students, included in the K-5 and 9-12 totals.

Population Research Center, Portland State University, March 2019

Table 10

David Douglas School District, High Series Enrollment Forecasts, 2019-20 to 2028-29, 2033-34, 2038-39

Grade	Actual	Forecast										2033-34	2038-39
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29		
K	691	723	736	730	739	766	793	793	787	800	814	882	956
1	700	697	727	742	738	748	775	803	803	796	810	878	950
2	700	703	703	735	752	749	759	786	815	815	807	875	946
3	750	708	709	710	744	762	759	769	796	826	826	871	942
4	742	760	716	719	722	757	775	772	783	810	840	872	944
5	748	751	767	725	731	735	770	789	786	797	824	871	944
6	846	807	806	825	783	791	795	832	852	848	860	921	996
7	767	839	798	799	820	779	787	791	828	848	844	901	974
8	755	777	846	807	810	833	791	799	803	841	861	923	973
9	780	764	785	857	821	825	848	806	814	818	857	939	975
10	766	788	772	797	873	838	842	865	823	831	835	926	977
11	709	751	773	760	787	864	829	833	856	815	823	887	950
12	783	745	790	816	805	835	917	880	884	908	865	927	990
UE*	70	70	70	70	70	70	70	70	70	70	70	70	70
US*	48	48	48	48	48	48	48	48	48	48	48	48	48
Total	9,855	9,931	10,046	10,140	10,243	10,400	10,558	10,636	10,748	10,871	10,984	11,791	12,635
Annual change or		76	115	94	103	157	158	78	112	123	113	161**	169**
** Avg. annl. change		0.8%	1.2%	0.9%	1.0%	1.5%	1.5%	0.7%	1.1%	1.1%	1.0%	1.4%	1.4%
K-5	4,401	4,412	4,428	4,431	4,496	4,587	4,701	4,782	4,840	4,914	4,991	5,319	5,752
6-8	2,368	2,423	2,450	2,431	2,413	2,403	2,373	2,422	2,483	2,537	2,565	2,745	2,943
9-12	3,086	3,096	3,168	3,278	3,334	3,410	3,484	3,432	3,425	3,420	3,428	3,727	3,940

	5 Year Change: 2018-19 to 2023-24		5 Year Change: 2023-24 to 2028-29		10 Year Change: 2018-19 to 2028-29		20 Year Change: 2018-19 to 2038-39	
	Growth	Pct.	Growth	Pct.	Growth	Pct.	Growth	Pct.
K-5	186	4%	404	9%	590	13%	1,351	31%
6-8	35	1%	162	7%	197	8%	575	24%
9-12	324	10%	18	1%	342	11%	854	28%
Total	545	6%	584	6%	1,129	11%	2,780	28%

*UE are ungraded elementary and US are ungraded high school special education students, included in the K-5 and 9-12 totals.

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Table 11
Enrollment Forecasts for Individual Schools, 2019-20 to 2028-29, 2033-34, 2038-39

School	Actual 2018-19	Forecast										2033-34	2038-39	Change 2018-19- 2038-39
		2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29			
Cherry Park	439	440	438	442	442	446	455	462	471	481	491	535	595	156
Earl Boyles	430	432	439	429	425	436	447	453	457	463	469	485	494	64
Gilbert Heights	596	603	610	612	612	618	625	631	638	648	658	702	747	151
Gilbert Park	582	563	558	564	569	567	579	588	599	614	628	671	711	129
Lincoln Park	585	569	561	549	548	551	563	570	577	587	597	630	654	69
Menlo Park	458	454	457	454	462	464	471	476	480	488	497	523	551	93
Mill Park	498	485	498	509	517	530	537	545	548	553	558	587	628	130
Ventura Park	409	386	377	371	381	388	398	406	415	424	435	475	501	92
West Powellhurst	404	380	369	352	355	360	365	371	377	386	396	437	468	64
Elementary Totals	4,401	4,312	4,307	4,282	4,311	4,360	4,440	4,502	4,562	4,644	4,729	5,045	5,349	948
Alice Ott	750	747	753	726	730	734	740	748	749	754	756	823	871	121
Floyd Light	757	737	752	731	723	715	713	733	745	758	759	823	884	127
Ron Russell	861	895	888	904	880	865	820	823	845	855	857	918	973	112
Middle School Totals	2,368	2,379	2,393	2,361	2,333	2,314	2,273	2,304	2,339	2,367	2,372	2,564	2,728	360
David Douglas	2,884	2,852	2,903	2,987	3,010	3,055	3,101	3,034	3,013	2,989	2,979	3,133	3,391	507
Fir Ridge Campus	154	154	154	154	154	154	154	154	154	154	154	154	154	0
Community Transition	48	48	48	48	48	48	48	48	48	48	48	48	48	0
High School Totals	3,086	3,054	3,105	3,189	3,212	3,257	3,303	3,236	3,215	3,191	3,181	3,335	3,593	507
District Totals	9,855	9,745	9,805	9,832	9,856	9,931	10,016	10,042	10,116	10,202	10,282	10,944	11,670	1,815

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APPENDIX

CENSUS BUREAU AMERICAN COMMUNITY SURVEY POPULATION, HOUSING, SOCIAL AND ECONOMIC PROFILE

Population, Housing, Social and Economic Profile

David Douglas School District 40, Oregon

	2008-2012			2013-2017			Compare
	Estimate	CV *	Margin of Error (+/-)	Estimate	CV *	Margin of Error (+/-)	Statistically Different?
POPULATION							
Total population	62,538	●	1,958	69,081	●	1,956	**
Percent under 18 years	25.4%	●	1.3%	24.4%	●	1.0%	
Percent 65 years and over	12.6%	●	0.8%	12.5%	●	0.7%	
Median age (years)	34.9	●	1.1	35.1	●	0.8	
Percent white alone, non-Latino	61.3%	●	2.0%	59.5%	●	2.1%	
HOUSING							
Total housing units	24,040	●	413	25,108	●	437	**
Occupied housing units	22,260	●	518	23,766	●	497	**
Owner occupied	11,155	●	544	11,763	●	564	
Percent owner-occupied	50.1%	●	2.2%	49.5%	●	2.1%	
Renter occupied	11,105	●	559	12,003	●	549	**
Vacant housing units***	1,780	●	313	1,342	●	300	**
Vacancy rate	7.4%	●	1.3%	5.3%	●	1.2%	**
Average household size	2.74	●	0.06	2.83	●	0.07	
Renter households paying more than 30 percent of household income on rent plus utilities	60.2%	●	4.2%	62.5%	●	3.1%	
SOCIAL							
Age 25+ with a bachelor's degree or higher	16.8%	●	1.3%	20.1%	●	1.7%	**
Foreign-born population	16,096	●	1,452	18,192	●	1,586	
Percent foreign-born	25.7%	●	2.1%	26.3%	●	2.1%	
Age 5+ language other than English at home	19,948	●	1,606	23,861	●	1,943	**
Percent language other than English	34.5%	●	2.4%	37.2%	●	2.5%	
ECONOMIC							
Median household income (2017 dollars)	\$46,805	●	\$2,302	\$43,234	●	\$2,918	
Per capita income (2017 dollars)	\$21,548	●	\$1,242	\$20,919	●	\$1,161	
Percent of persons below poverty level	23.9%	●	2.5%	23.7%	●	2.2%	

* **Green**, **yellow**, and **red** icons indicate the reliability of each estimate using the coefficient of variation (CV). The lower the CV, the more reliable the data. **High reliability** (CV <15%) is shown in green, **medium reliability** (CV between 15-30% - be careful) is shown in yellow, and **low reliability** (CV >30% - use with extreme caution) is shown in red. However, there are no absolute rules for acceptable thresholds of reliability. Users should consider the margin of error and the need for precision.

** Indicates that the two estimates are statistically different based on results of z-test taking into account the difference between the two estimates as well as an approximation of the standard errors of both estimates.

*** Vacant units include those for sale or rent, those sold or rented but not yet occupied, those held for seasonal, recreational, or occasional use, as well as other vacant such as homes under renovation, settlement of an estate, or foreclosures.

Source: U.S. Census Bureau, American Community Survey 5 year estimates. Surveys are collected over a 60 month period. Estimates represent average characteristics over the entire period. Tabulated by Population Research Center, Portland State University, with additional calculations from source data as needed.