



Community Profile

City of Sherwood - Labor Shed
 22560 SW Pine St, Sherwood, Oregon, 97140
 Drive Time: 15, 30, 60 minute radii

Prepared by Greater Portland Inc

Latitude: 45.35670
 Longitude: -122.84011

	15 minutes	30 minutes	60 minutes
Population Summary			
2000 Total Population	107,254	653,540	2,105,371
2010 Total Population	135,075	751,773	2,413,810
2021 Total Population	158,344	846,452	2,736,494
2021 Group Quarters	3,600	13,501	49,134
2026 Total Population	169,931	898,117	2,899,689
2021-2026 Annual Rate	1.42%	1.19%	1.17%
2021 Total Daytime Population	174,111	923,647	2,759,722
Workers	97,645	515,762	1,397,178
Residents	76,466	407,885	1,362,544
Household Summary			
2000 Households	41,522	257,021	810,450
2000 Average Household Size	2.54	2.51	2.55
2010 Households	52,084	297,799	935,869
2010 Average Household Size	2.53	2.48	2.53
2021 Households	60,898	335,393	1,059,346
2021 Average Household Size	2.54	2.48	2.54
2026 Households	65,362	356,512	1,122,678
2026 Average Household Size	2.54	2.48	2.54
2021-2026 Annual Rate	1.42%	1.23%	1.17%
2010 Families	34,946	189,110	593,243
2010 Average Family Size	3.07	3.06	3.10
2021 Families	39,951	207,708	658,841
2021 Average Family Size	3.11	3.09	3.12
2026 Families	42,635	218,779	694,472
2026 Average Family Size	3.12	3.09	3.13
2021-2026 Annual Rate	1.31%	1.04%	1.06%
Housing Unit Summary			
2000 Housing Units	44,098	272,662	857,450
Owner Occupied Housing Units	60.2%	57.5%	58.5%
Renter Occupied Housing Units	34.0%	36.7%	36.0%
Vacant Housing Units	5.8%	5.7%	5.5%
2010 Housing Units	55,016	317,265	994,571
Owner Occupied Housing Units	60.0%	57.0%	56.9%
Renter Occupied Housing Units	34.6%	36.9%	37.2%
Vacant Housing Units	5.3%	6.1%	5.9%
2021 Housing Units	63,547	353,655	1,116,475
Owner Occupied Housing Units	61.9%	58.0%	58.4%
Renter Occupied Housing Units	33.9%	36.9%	36.5%
Vacant Housing Units	4.2%	5.2%	5.1%
2026 Housing Units	68,010	374,501	1,179,304
Owner Occupied Housing Units	62.6%	58.3%	58.8%
Renter Occupied Housing Units	33.5%	36.9%	36.4%
Vacant Housing Units	3.9%	4.8%	4.8%
Median Household Income			
2021	\$88,599	\$83,349	\$76,027
2026	\$102,061	\$95,293	\$85,762
Median Home Value			
2021	\$457,469	\$454,829	\$425,839
2026	\$487,986	\$493,311	\$480,922
Per Capita Income			
2021	\$43,955	\$44,730	\$38,803
2026	\$49,850	\$50,617	\$44,105
Median Age			
2010	36.5	36.6	36.3
2021	38.3	38.6	38.3
2026	38.9	39.0	38.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2021 Households by Income			
Household Income Base	60,898	335,393	1,059,346
<\$15,000	6.6%	7.4%	7.7%
\$15,000 - \$24,999	4.7%	4.9%	6.0%
\$25,000 - \$34,999	6.5%	6.2%	6.8%
\$35,000 - \$49,999	8.4%	9.3%	10.9%
\$50,000 - \$74,999	16.0%	16.8%	17.8%
\$75,000 - \$99,999	12.7%	13.5%	13.9%
\$100,000 - \$149,999	19.5%	18.5%	18.7%
\$150,000 - \$199,999	12.9%	11.0%	9.2%
\$200,000+	12.7%	12.3%	9.0%
Average Household Income	\$114,459	\$112,768	\$100,121
2026 Households by Income			
Household Income Base	65,362	356,512	1,122,678
<\$15,000	5.3%	6.0%	6.2%
\$15,000 - \$24,999	3.7%	3.7%	4.7%
\$25,000 - \$34,999	5.3%	5.0%	5.6%
\$35,000 - \$49,999	7.0%	7.9%	9.5%
\$50,000 - \$74,999	14.8%	15.8%	17.0%
\$75,000 - \$99,999	12.4%	13.6%	14.2%
\$100,000 - \$149,999	21.0%	20.6%	21.1%
\$150,000 - \$199,999	15.8%	13.6%	11.5%
\$200,000+	14.5%	13.8%	10.3%
Average Household Income	\$129,819	\$127,382	\$113,811
2021 Owner Occupied Housing Units by Value			
Total	39,320	204,955	652,002
<\$50,000	0.9%	1.1%	1.8%
\$50,000 - \$99,999	0.2%	0.4%	0.7%
\$100,000 - \$149,999	0.2%	0.3%	0.7%
\$150,000 - \$199,999	0.4%	0.6%	1.3%
\$200,000 - \$249,999	0.3%	0.9%	2.2%
\$250,000 - \$299,999	2.6%	3.0%	7.5%
\$300,000 - \$399,999	27.1%	29.4%	29.7%
\$400,000 - \$499,999	31.8%	26.0%	23.6%
\$500,000 - \$749,999	28.0%	27.2%	23.5%
\$750,000 - \$999,999	6.3%	7.4%	6.0%
\$1,000,000 - \$1,499,999	1.2%	2.2%	1.8%
\$1,500,000 - \$1,999,999	0.5%	0.8%	0.5%
\$2,000,000 +	0.5%	0.7%	0.7%
Average Home Value	\$511,954	\$524,092	\$486,166
2026 Owner Occupied Housing Units by Value			
Total	42,588	218,191	693,763
<\$50,000	0.4%	0.3%	0.5%
\$50,000 - \$99,999	0.0%	0.1%	0.2%
\$100,000 - \$149,999	0.0%	0.0%	0.1%
\$150,000 - \$199,999	0.0%	0.0%	0.0%
\$200,000 - \$249,999	0.0%	0.2%	0.4%
\$250,000 - \$299,999	0.8%	0.9%	2.9%
\$300,000 - \$399,999	19.3%	21.8%	23.5%
\$400,000 - \$499,999	33.6%	28.7%	27.8%
\$500,000 - \$749,999	34.9%	34.0%	31.5%
\$750,000 - \$999,999	8.5%	9.7%	8.8%
\$1,000,000 - \$1,499,999	1.3%	2.5%	2.7%
\$1,500,000 - \$1,999,999	0.5%	1.0%	0.6%
\$2,000,000 +	0.7%	0.9%	1.2%
Average Home Value	\$555,221	\$574,604	\$560,405

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Age			
Total	135,075	751,771	2,413,809
0 - 4	6.6%	6.6%	6.7%
5 - 9	7.3%	6.6%	6.6%
10 - 14	7.4%	6.6%	6.6%
15 - 24	12.6%	12.7%	13.0%
25 - 34	13.9%	15.2%	15.2%
35 - 44	15.4%	14.3%	14.3%
45 - 54	14.7%	14.3%	14.0%
55 - 64	11.3%	12.3%	12.1%
65 - 74	5.5%	6.1%	6.2%
75 - 84	3.4%	3.5%	3.5%
85 +	2.0%	1.8%	1.8%
18 +	74.4%	76.2%	76.1%
2021 Population by Age			
Total	158,344	846,452	2,736,496
0 - 4	5.9%	5.8%	6.0%
5 - 9	6.3%	6.0%	6.1%
10 - 14	6.5%	6.2%	6.1%
15 - 24	12.7%	12.4%	12.3%
25 - 34	13.8%	14.5%	14.8%
35 - 44	14.2%	14.0%	14.0%
45 - 54	13.0%	12.3%	12.2%
55 - 64	12.4%	12.6%	12.4%
65 - 74	9.0%	9.9%	9.8%
75 - 84	4.1%	4.4%	4.4%
85 +	2.1%	2.0%	1.9%
18 +	77.3%	78.4%	78.3%
2026 Population by Age			
Total	169,930	898,114	2,899,689
0 - 4	5.9%	5.8%	6.0%
5 - 9	6.1%	5.8%	5.9%
10 - 14	6.2%	5.9%	6.0%
15 - 24	11.9%	12.0%	11.9%
25 - 34	14.3%	14.9%	14.8%
35 - 44	14.0%	13.7%	14.0%
45 - 54	12.4%	12.2%	12.1%
55 - 64	11.9%	11.6%	11.4%
65 - 74	9.7%	10.2%	10.2%
75 - 84	5.4%	5.8%	5.7%
85 +	2.1%	2.0%	2.0%
18 +	78.0%	79.0%	78.7%
2010 Population by Sex			
Males	64,954	369,465	1,190,818
Females	70,121	382,308	1,222,992
2021 Population by Sex			
Males	76,321	416,807	1,351,189
Females	82,023	429,645	1,385,304
2026 Population by Sex			
Males	81,905	441,957	1,431,757
Females	88,026	456,160	1,467,933

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2010 Population by Race/Ethnicity			
Total	135,075	751,773	2,413,810
White Alone	83.2%	80.6%	79.9%
Black Alone	1.3%	1.6%	2.8%
American Indian Alone	0.7%	0.8%	1.0%
Asian Alone	5.6%	6.1%	5.5%
Pacific Islander Alone	0.5%	0.4%	0.5%
Some Other Race Alone	4.8%	6.5%	6.2%
Two or More Races	3.8%	4.0%	4.1%
Hispanic Origin	10.9%	13.9%	13.1%
Diversity Index	43.9	50.2	50.3
2021 Population by Race/Ethnicity			
Total	158,343	846,451	2,736,495
White Alone	78.5%	75.9%	75.8%
Black Alone	1.8%	2.1%	3.1%
American Indian Alone	0.7%	0.8%	1.0%
Asian Alone	8.2%	8.5%	7.2%
Pacific Islander Alone	0.6%	0.4%	0.7%
Some Other Race Alone	5.4%	7.4%	7.2%
Two or More Races	4.8%	4.9%	5.0%
Hispanic Origin	12.4%	15.7%	15.3%
Diversity Index	51.1	57.0	57.0
2026 Population by Race/Ethnicity			
Total	169,932	898,116	2,899,690
White Alone	75.9%	73.5%	73.7%
Black Alone	2.1%	2.4%	3.3%
American Indian Alone	0.7%	0.8%	1.0%
Asian Alone	9.6%	9.7%	8.1%
Pacific Islander Alone	0.6%	0.5%	0.7%
Some Other Race Alone	5.7%	7.8%	7.7%
Two or More Races	5.4%	5.4%	5.5%
Hispanic Origin	13.3%	16.7%	16.6%
Diversity Index	54.9	60.3	60.2
2010 Population by Relationship and Household Type			
Total	135,075	751,773	2,413,810
In Households	97.6%	98.3%	98.0%
In Family Households	81.6%	79.4%	79.0%
Householder	25.8%	25.2%	24.6%
Spouse	20.5%	19.7%	18.5%
Child	30.5%	28.8%	29.3%
Other relative	2.8%	3.3%	3.7%
Nonrelative	2.1%	2.4%	2.8%
In Nonfamily Households	15.9%	18.9%	19.0%
In Group Quarters	2.4%	1.7%	2.0%
Institutionalized Population	1.4%	0.7%	0.9%
Noninstitutionalized Population	1.0%	1.0%	1.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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2021 Population 25+ by Educational Attainment			
Total	108,454	589,508	1,903,109
Less than 9th Grade	2.0%	3.1%	3.4%
9th - 12th Grade, No Diploma	2.5%	3.4%	4.5%
High School Graduate	13.3%	13.5%	16.6%
GED/Alternative Credential	2.5%	2.8%	3.7%
Some College, No Degree	23.0%	20.4%	22.7%
Associate Degree	8.8%	8.3%	8.8%
Bachelor's Degree	29.9%	29.0%	24.5%
Graduate/Professional Degree	18.1%	19.5%	15.8%
2021 Population 15+ by Marital Status			
Total	128,634	694,424	2,239,379
Never Married	31.0%	32.4%	34.3%
Married	53.3%	51.4%	48.9%
Widowed	4.0%	4.2%	4.5%
Divorced	11.7%	12.0%	12.3%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	85,313	465,926	1,463,712
Population 16+ Employed	95.4%	94.4%	93.9%
Population 16+ Unemployment rate	4.6%	5.6%	6.1%
Population 16-24 Employed	12.5%	12.1%	11.9%
Population 16-24 Unemployment rate	10.4%	10.4%	11.4%
Population 25-54 Employed	64.6%	64.1%	65.5%
Population 25-54 Unemployment rate	3.7%	4.7%	5.4%
Population 55-64 Employed	16.8%	16.7%	16.3%
Population 55-64 Unemployment rate	4.0%	5.4%	5.0%
Population 65+ Employed	6.0%	7.1%	6.3%
Population 65+ Unemployment rate	3.5%	4.8%	4.9%
2021 Employed Population 16+ by Industry			
Total	81,352	440,017	1,374,645
Agriculture/Mining	1.0%	1.5%	1.8%
Construction	5.3%	5.7%	6.5%
Manufacturing	12.4%	13.5%	11.7%
Wholesale Trade	3.7%	3.0%	2.9%
Retail Trade	11.1%	10.7%	10.7%
Transportation/Utilities	4.6%	4.5%	5.5%
Information	1.9%	1.9%	1.7%
Finance/Insurance/Real Estate	9.1%	8.2%	7.0%
Services	46.8%	47.2%	47.2%
Public Administration	4.2%	3.9%	5.0%
2021 Employed Population 16+ by Occupation			
Total	81,353	440,017	1,374,645
White Collar	76.0%	72.2%	66.4%
Management/Business/Financial	25.3%	22.3%	19.4%
Professional	28.3%	29.5%	27.1%
Sales	10.8%	9.9%	9.1%
Administrative Support	11.5%	10.4%	10.8%
Services	10.9%	11.9%	14.0%
Blue Collar	13.1%	16.0%	19.6%
Farming/Forestry/Fishing	0.8%	0.9%	1.0%
Construction/Extraction	2.4%	3.5%	4.3%
Installation/Maintenance/Repair	1.4%	1.8%	2.2%
Production	3.8%	4.2%	4.9%
Transportation/Material Moving	4.8%	5.5%	7.1%

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2010 Households by Type			
Total	52,084	297,799	935,869
Households with 1 Person	25.9%	27.8%	27.3%
Households with 2+ People	74.1%	72.2%	72.7%
Family Households	67.1%	63.5%	63.4%
Husband-wife Families	53.2%	49.7%	47.8%
With Related Children	26.3%	23.0%	21.8%
Other Family (No Spouse Present)	13.9%	13.8%	15.6%
Other Family with Male Householder	4.0%	4.2%	4.7%
With Related Children	2.5%	2.5%	2.8%
Other Family with Female Householder	9.9%	9.6%	10.9%
With Related Children	6.7%	6.3%	7.2%
Nonfamily Households	7.0%	8.7%	9.4%
All Households with Children	35.9%	32.2%	32.4%
Multigenerational Households	2.4%	2.6%	3.2%
Unmarried Partner Households	6.3%	7.3%	8.2%
Male-female	5.5%	6.3%	7.0%
Same-sex	0.8%	1.0%	1.1%
2010 Households by Size			
Total	52,082	297,798	935,870
1 Person Household	25.9%	27.8%	27.3%
2 Person Household	33.2%	34.2%	33.8%
3 Person Household	16.3%	15.5%	15.7%
4 Person Household	15.3%	13.3%	13.1%
5 Person Household	6.0%	5.6%	5.9%
6 Person Household	2.1%	2.1%	2.5%
7 + Person Household	1.1%	1.4%	1.8%
2010 Households by Tenure and Mortgage Status			
Total	52,084	297,799	935,869
Owner Occupied	63.4%	60.7%	60.5%
Owned with a Mortgage/Loan	51.5%	47.9%	47.1%
Owned Free and Clear	11.9%	12.8%	13.5%
Renter Occupied	36.6%	39.3%	39.5%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	103	97	95
Percent of Income for Mortgage	21.7%	22.9%	23.5%
Wealth Index	134	128	106
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	55,016	317,265	994,571
Housing Units Inside Urbanized Area	87.6%	86.8%	86.3%
Housing Units Inside Urbanized Cluster	7.8%	9.0%	7.3%
Rural Housing Units	4.6%	4.2%	6.4%
2010 Population By Urban/ Rural Status			
Total Population	135,075	751,773	2,413,810
Population Inside Urbanized Area	86.6%	85.0%	85.1%
Population Inside Urbanized Cluster	8.6%	10.4%	8.1%
Rural Population	4.9%	4.6%	6.8%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Bright Young Professionals (8C)	Bright Young Professionals (8C)	Front Porches (8E)
2.	Workday Drive (4A)	Metro Renters (3B)	Emerald City (8B)
3.	Professional Pride (1B)	Workday Drive (4A)	Bright Young Professionals (8C)
2021 Consumer Spending			
Apparel & Services: Total \$	\$160,072,595	\$873,348,025	\$2,452,647,968
Average Spent	\$2,628.54	\$2,603.95	\$2,315.25
Spending Potential Index	124	123	109
Education: Total \$	\$131,173,508	\$727,647,180	\$2,028,883,632
Average Spent	\$2,153.99	\$2,169.54	\$1,915.22
Spending Potential Index	125	126	111
Entertainment/Recreation: Total \$	\$239,292,733	\$1,298,209,734	\$3,663,240,851
Average Spent	\$3,929.40	\$3,870.71	\$3,458.02
Spending Potential Index	122	120	107
Food at Home: Total \$	\$402,841,045	\$2,193,156,866	\$6,207,058,334
Average Spent	\$6,615.01	\$6,539.07	\$5,859.33
Spending Potential Index	121	120	108
Food Away from Home: Total \$	\$287,350,767	\$1,566,680,495	\$4,392,705,753
Average Spent	\$4,718.56	\$4,671.18	\$4,146.62
Spending Potential Index	124	123	109
Health Care: Total \$	\$457,559,791	\$2,462,042,627	\$6,984,181,736
Average Spent	\$7,513.54	\$7,340.77	\$6,592.92
Spending Potential Index	120	118	106
HH Furnishings & Equipment: Total \$	\$171,091,288	\$921,199,399	\$2,583,774,424
Average Spent	\$2,809.47	\$2,746.63	\$2,439.03
Spending Potential Index	125	122	108
Personal Care Products & Services: Total \$	\$68,238,581	\$369,181,291	\$1,037,868,987
Average Spent	\$1,120.54	\$1,100.74	\$979.73
Spending Potential Index	125	123	109
Shelter: Total \$	\$1,521,154,883	\$8,354,714,369	\$23,476,328,046
Average Spent	\$24,978.73	\$24,910.22	\$22,161.15
Spending Potential Index	124	124	110
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$182,456,185	\$971,963,308	\$2,727,567,894
Average Spent	\$2,996.09	\$2,897.98	\$2,574.77
Spending Potential Index	125	121	108
Travel: Total \$	\$194,670,042	\$1,045,816,837	\$2,914,680,819
Average Spent	\$3,196.66	\$3,118.18	\$2,751.40
Spending Potential Index	126	123	109
Vehicle Maintenance & Repairs: Total \$	\$82,790,583	\$447,816,276	\$1,266,408,397
Average Spent	\$1,359.50	\$1,335.20	\$1,195.46
Spending Potential Index	123	120	108

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.