

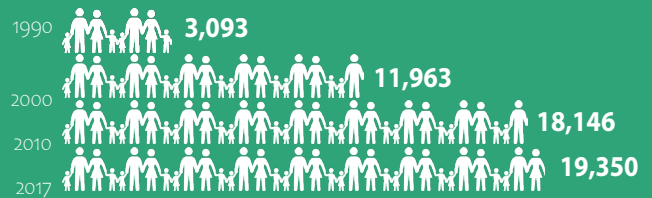


# Attractive and Attainable Housing

*To discuss the future of housing for Sherwood, we need a shared understanding of current conditions and key trends.*

## Shifting Demographics

Sherwood's population grew relatively fast in recent years. The average annual growth rate from 1990 to 2013 was 8%. For comparison, Washington County grew at 2.5% annually between 1990-2013. It remains a desirable place to live, as demonstrated by appearances in national "Best Places to Live" listings.



	Sherwood
Average household size	2.89
Households w/ children under 18	48%
Households w/ a person over 65	19%

Sherwood is attracting younger people and more households with children over time. Compared to Washington County, Sherwood has a greater number of family households (nearly 78%).

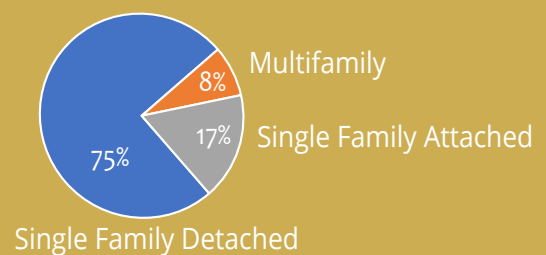
At the same time, Sherwood's population is aging. People aged 45 years and older were the fastest growing age group in Sherwood between 2000 and 2010, consistent with state and national trends. By 2035, people 60 years and older will account for 24% of the population in Washington County. It is reasonable to assume that the share of people 60 years and older will grow relatively quickly in Sherwood as well.

Age Group	2010 Census
Younger than 18	31%
18 to 24	5%
25 to 44	41%
45 to 64	16%
65 and older	5%

## Housing Stock

Sherwood's housing stock is predominantly single-family detached. About 75% of Sherwood's housing stock is single-family detached, 8% is single-family attached (such as townhomes), and 18% is multifamily (such as duplexes or apartments). Sixty-nine percent of new housing permitted in Sherwood between 2000 and 2014 was single-family detached housing.

Mix of Sherwood Housing Types, 2009-2013



## Housing Market and Characteristics



Housing sales prices are higher in Sherwood than the regional averages. As of 2016, the median home value in Sherwood was \$381,700, but current estimates are at \$415,000. Median sales prices are higher in Sherwood than in other Portland westside communities such as Tigard, Tualatin, and Beaverton, but lower than Wilsonville or West Linn. The average price per square foot in Sherwood is also higher than Portland westside communities.



**Almost 75% of Sherwood's residents own their homes.** Homeownership rates in Sherwood are above Washington County (54%), the Portland Region (60%), and Oregon (62%) averages.

**\$1,464**



Rental costs are higher overall in Sherwood than the regional averages. The median rent in Sherwood was \$1,464, compared to Washington County's average of \$1,270.



**38% percent of Sherwood's households pay more than 30% of their income on rent or mortgage.**

**More than one-third of Sherwood's households are cost-burdened.** Renters were more likely to be cost-burdened (40% of renters were cost-burdened), compared to homeowners (35% were cost-burdened) in Sherwood. These levels of cost burden are consistent with regional averages. In Washington County in the 2009-2013 period, 38% of households were cost burdened, compared to 41% in the Portland Region.



**For more information, visit our website:**  
**[www.sherwood2040.org](http://www.sherwood2040.org)**  
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