

Scenic Areas

and their economic advantages and struggles



PNREC: May 23rd, 2024

Industrial Structure



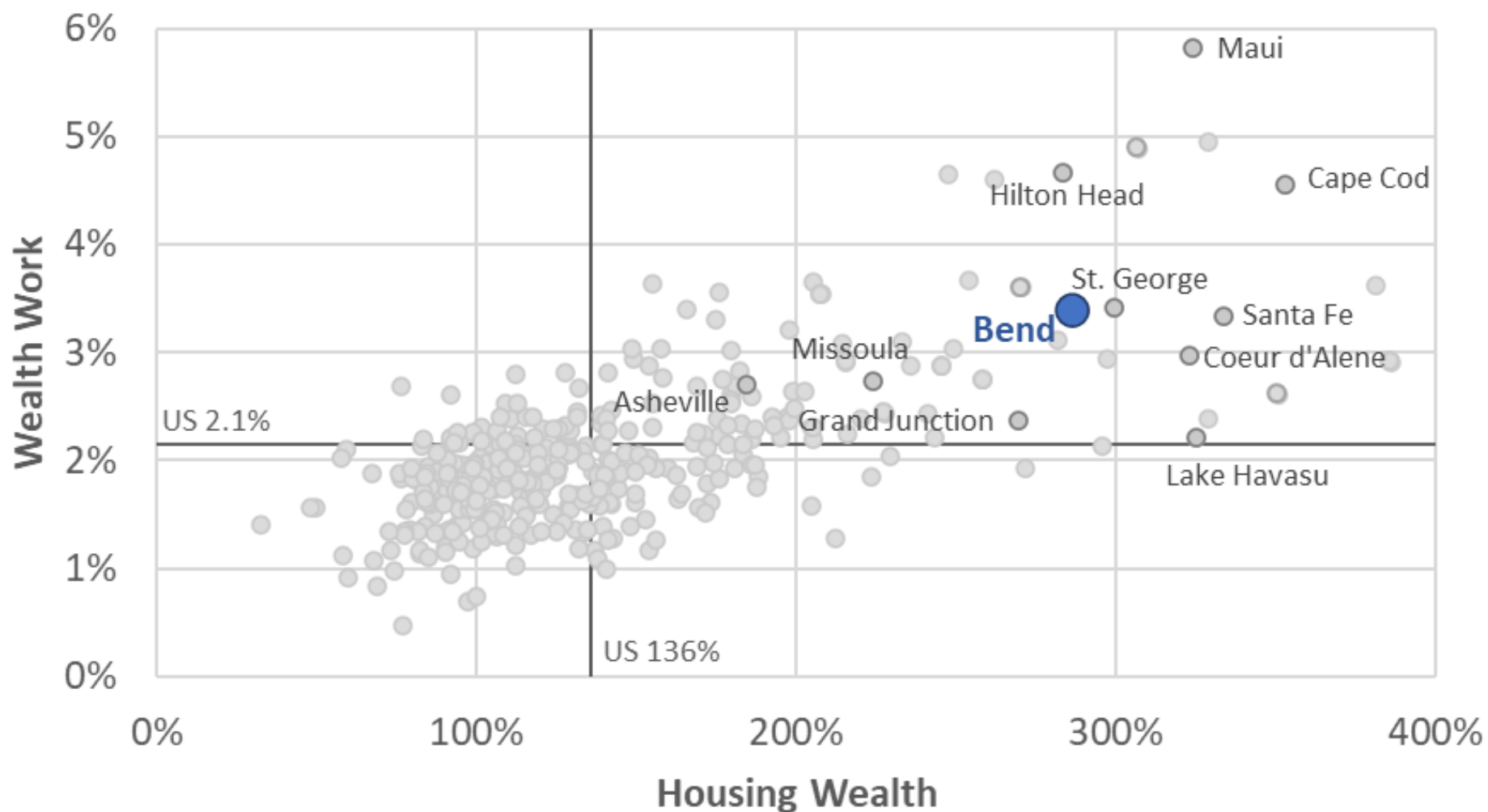
The Wealth Economy

Comparing U.S. metro areas by owner-occupied housing values as a share of local GDP and wealth work jobs as a share of all jobs



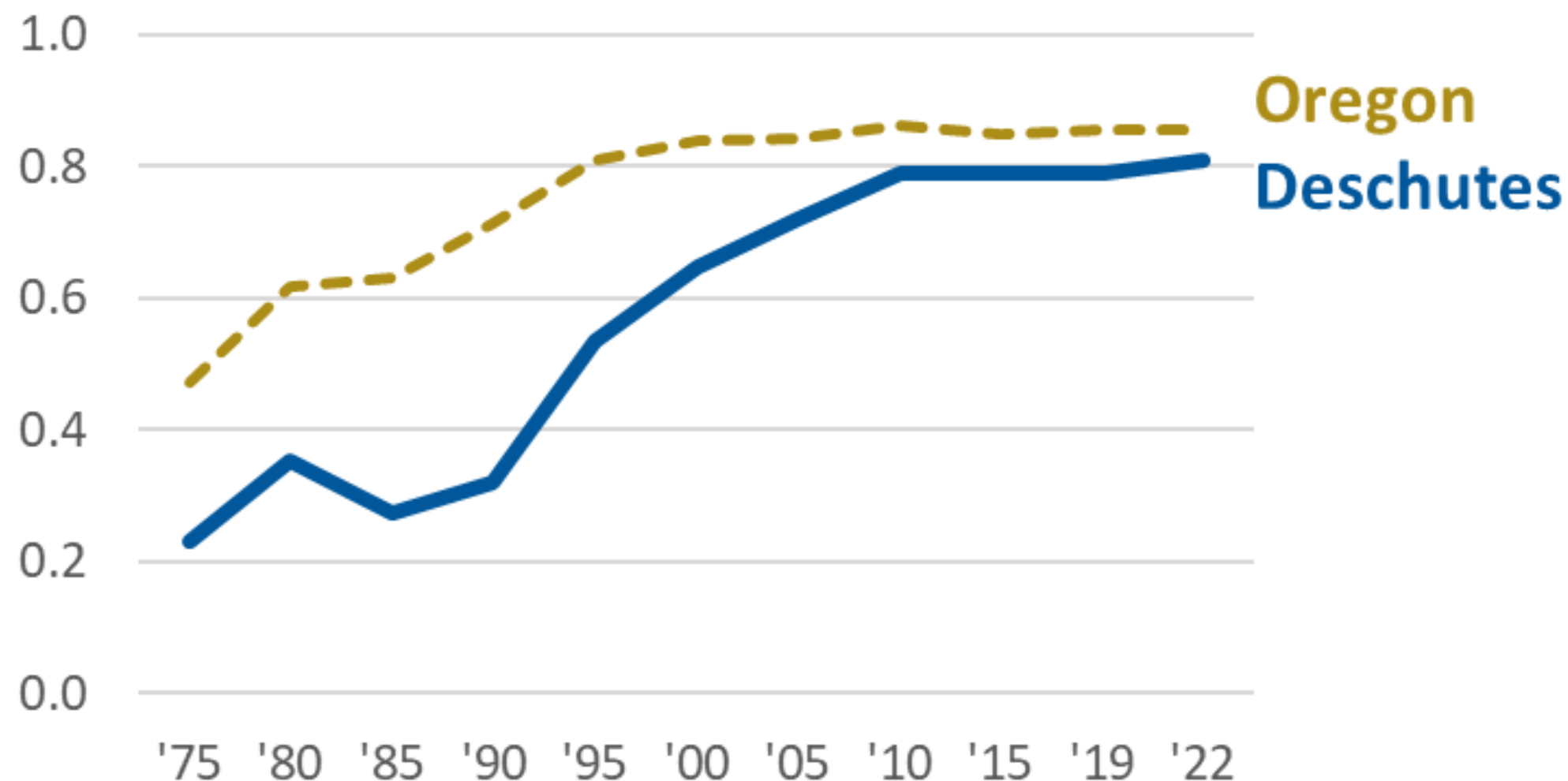
Scenic areas and the wealth economy

Comparing U.S. metro areas by owner-occupied housing values as a share of local GDP and wealth work jobs as a share of all jobs



Central Oregon Diversification

Industrial structure relative to U.S.

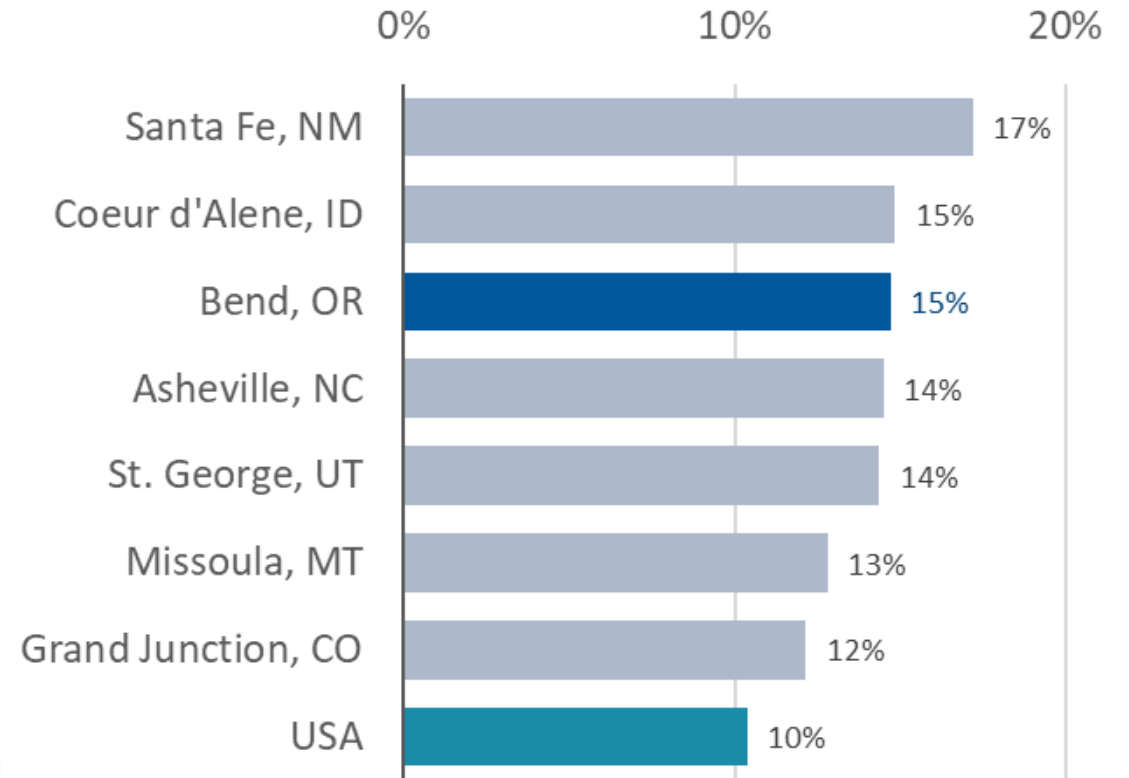


Data: QCEW 1975-85 SIC, 1990-2022 NAICS | Source: BLS, Oregon Office of Economic Analysis



Scenic Areas Do Rely on Tourism

Share of all local jobs that are in Leisure and Hospitality

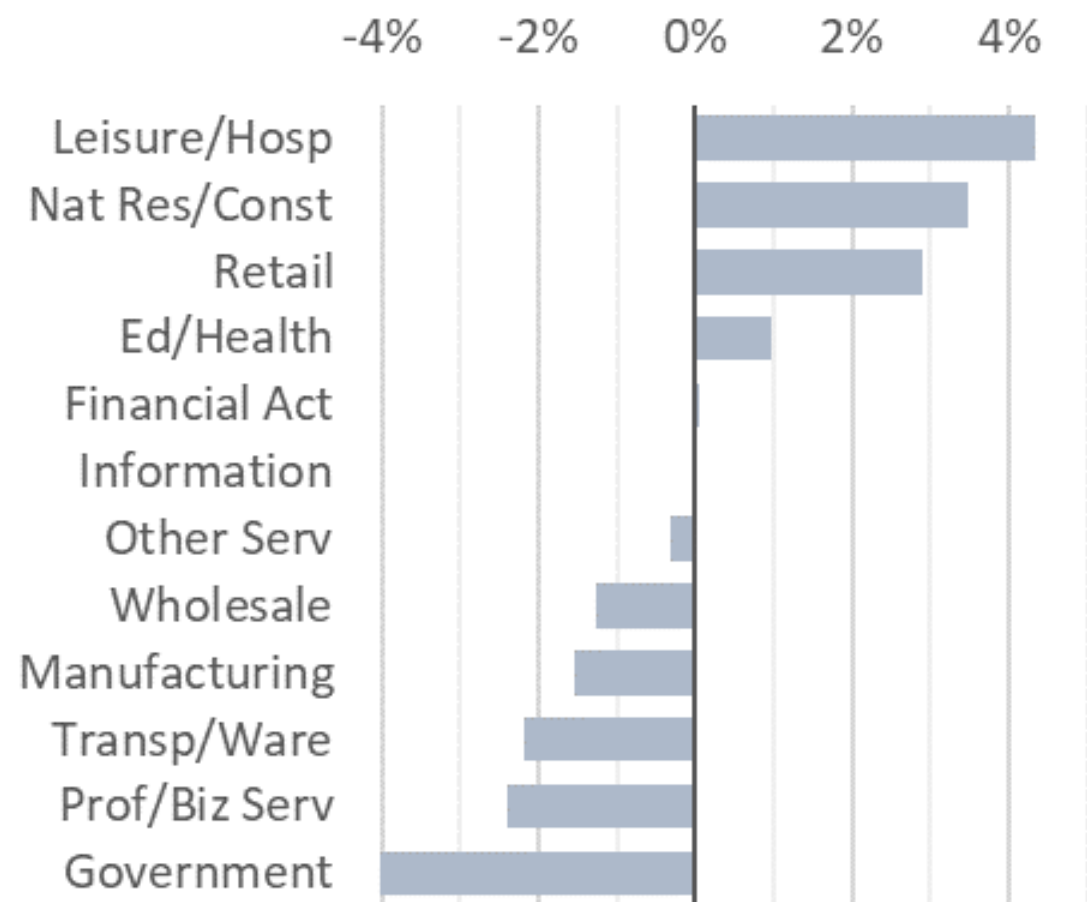


Data: 2022 | Source: BLS, Oregon Office of Economic Analysis

Bend MSA's Industrial Structure

Difference in employment shares by industry, 2022

Compared to the U.S.

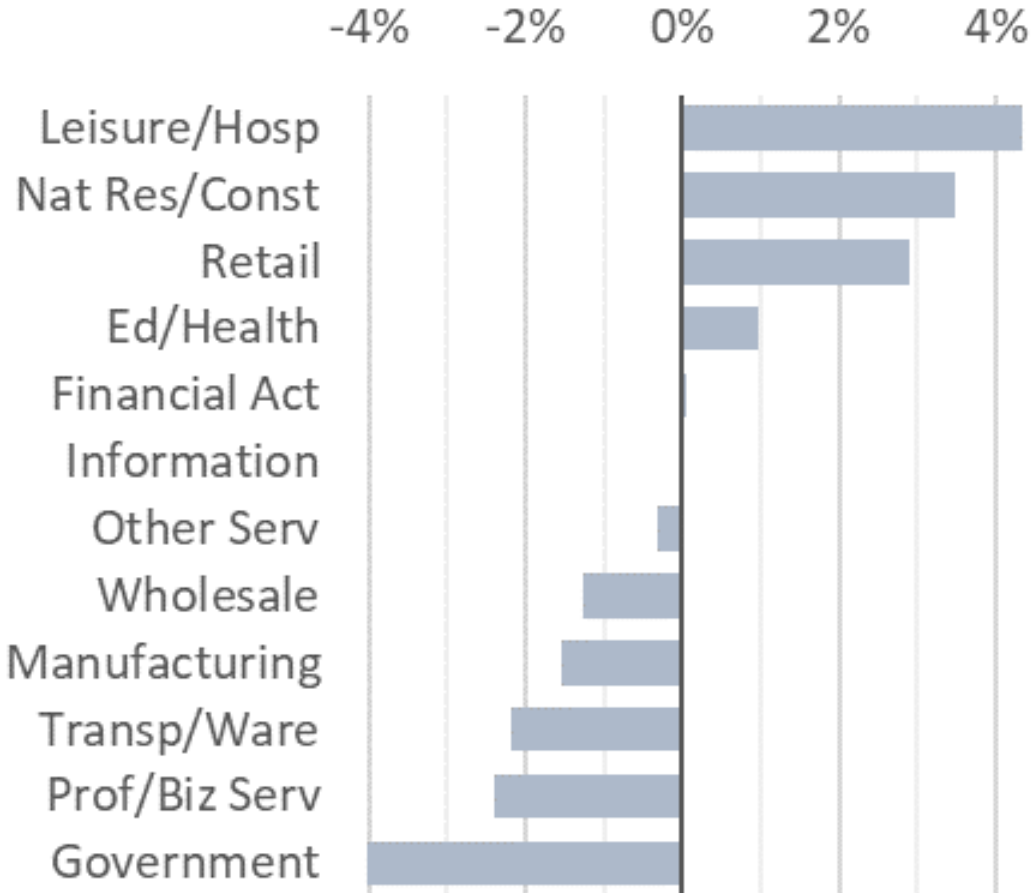


Source: BLS, Oregon Office of Economic Analysis

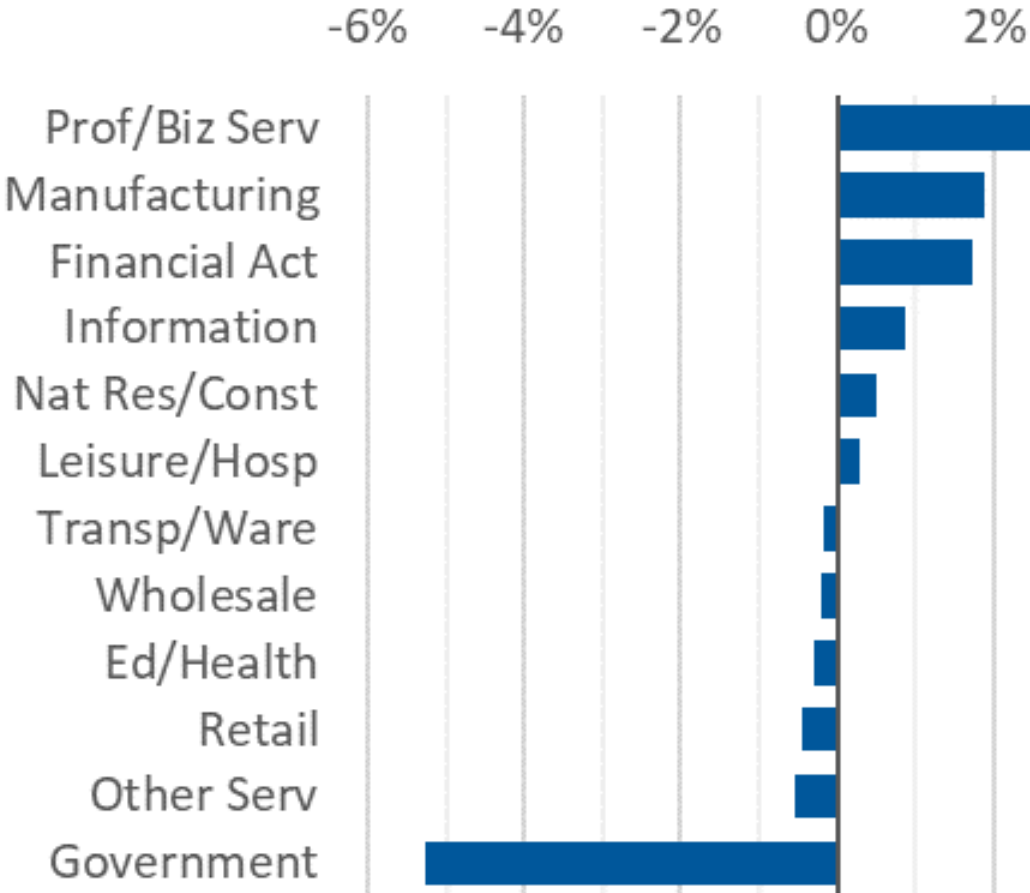
Bend MSA's Industrial Structure

Difference in employment shares by industry, 2022

Compared to the U.S.



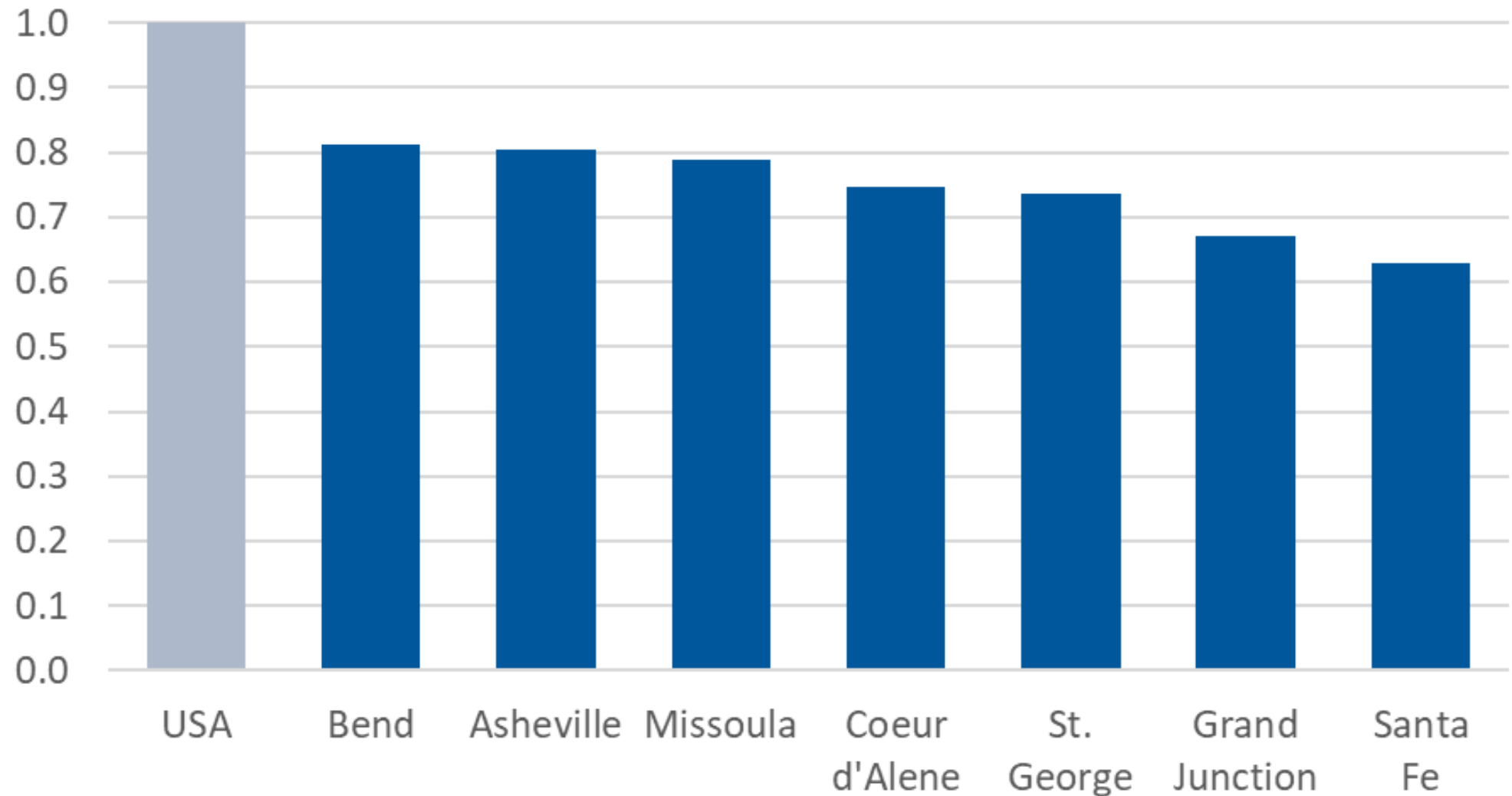
Compared to other scenic areas



Source: BLS, Oregon Office of Economic Analysis

Scenic Areas' Industrial Structure

Comparing local industry composition to the U.S., 2022



Source: BLS, Oregon Office of Economic Analysis

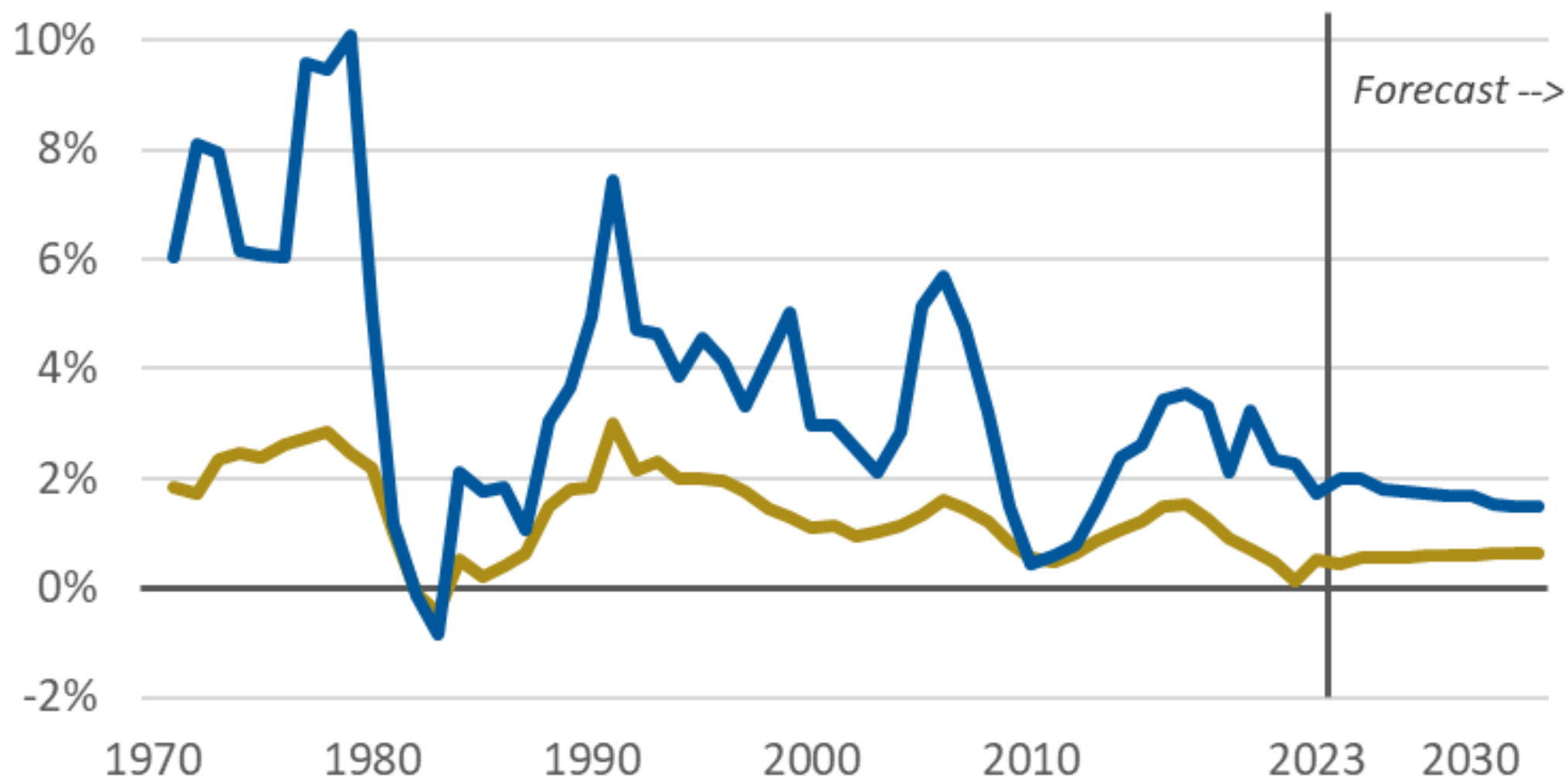
Scenic Area Advantages





Bend MSA's Growth Among Nation's Fastest

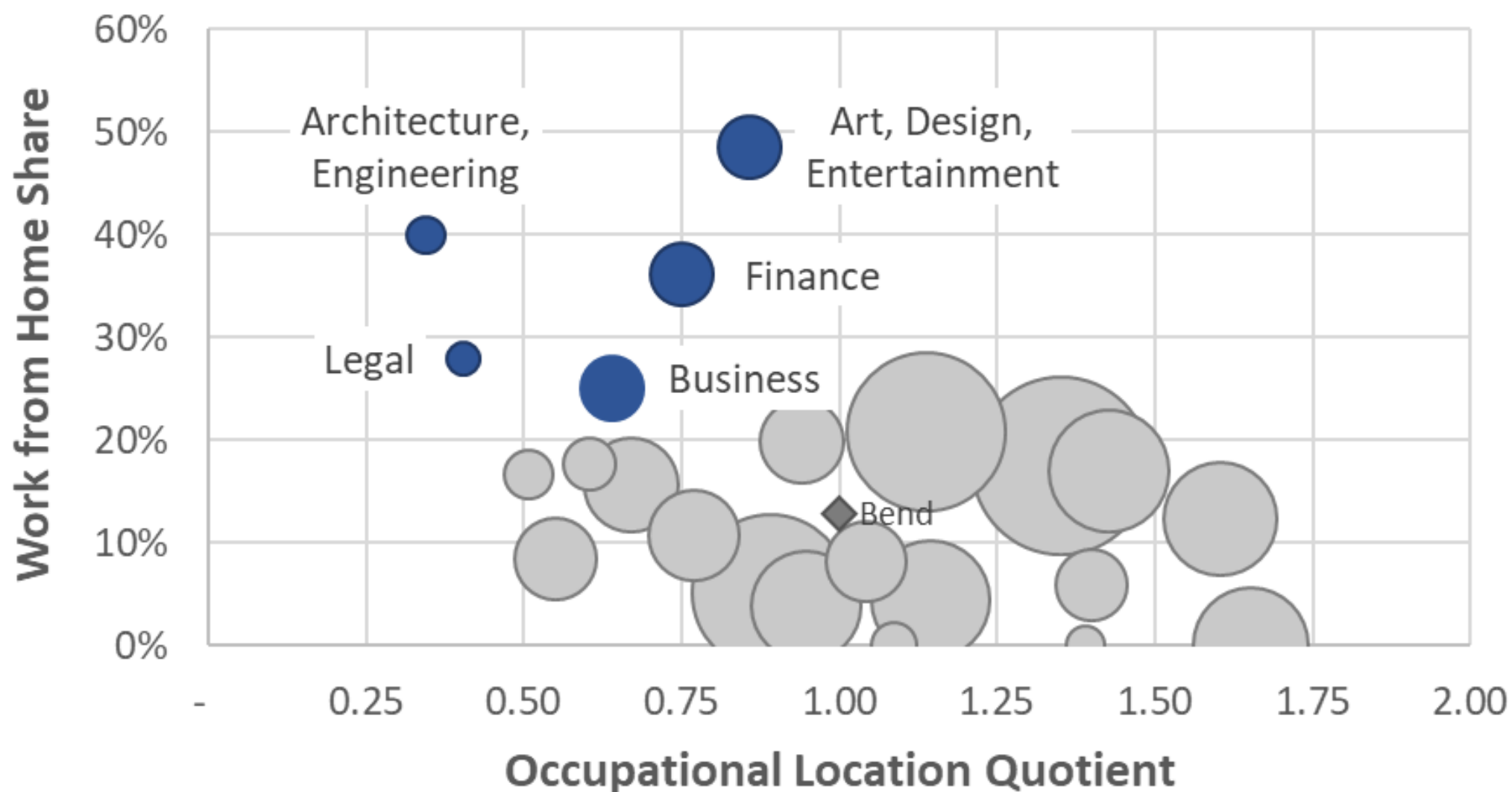
Annual percent change in population in **Oregon** and **Deschutes County**



Source: Census, Portland State Population Research Center, Oregon Office of Economic Analysis

Working from Home Diversifies the Bend Economy

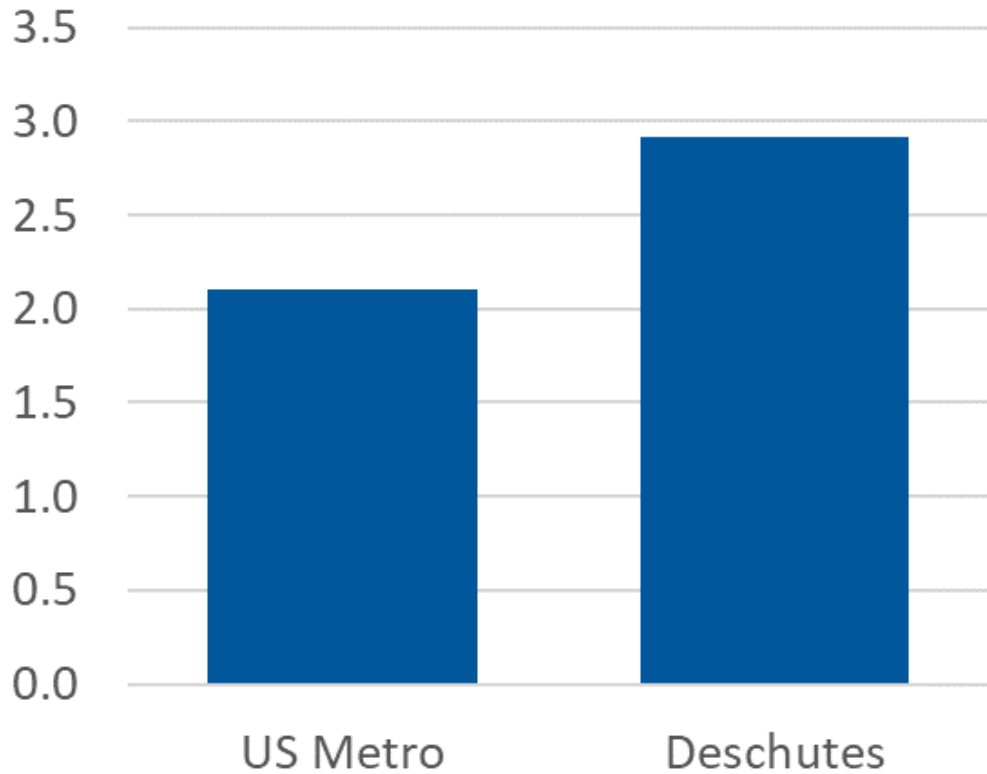
Largest WFH shares in occupations with low levels of local payroll employment



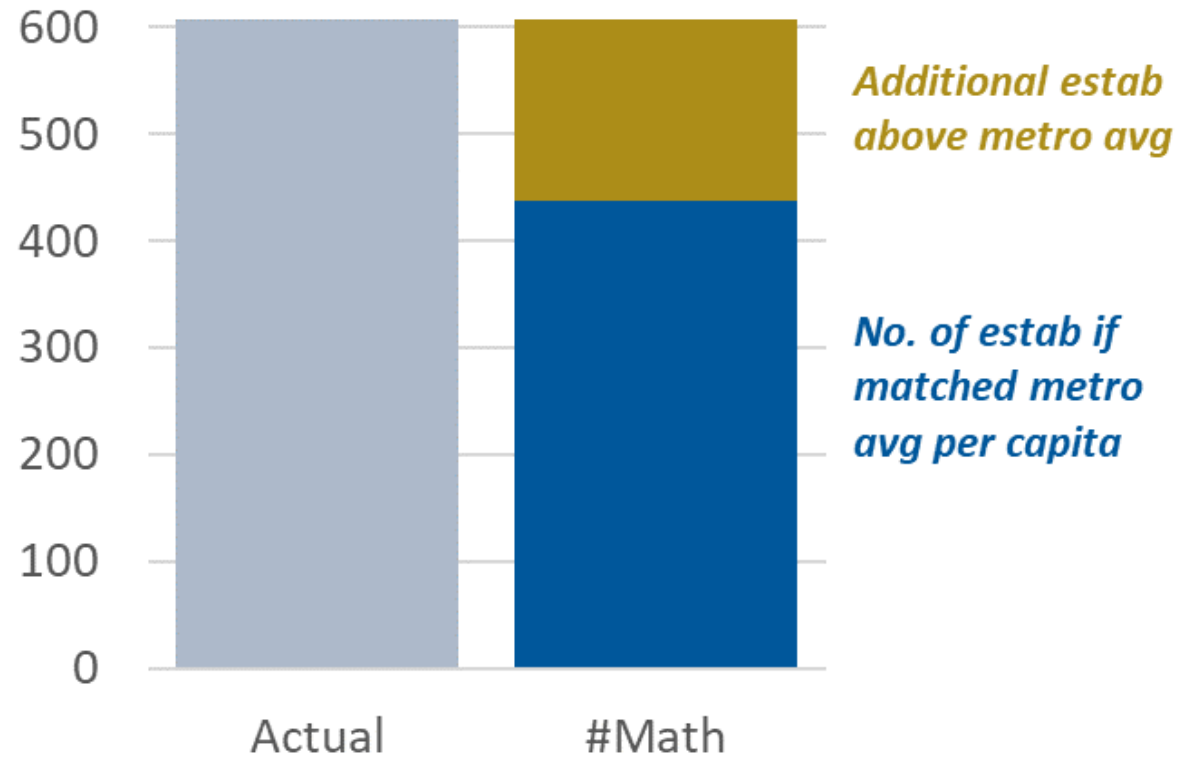
Bars and Restaurants

Food Service and Drinking Places, NAICS 722

Establishments per 1,000 residents



Number of Deschutes County establishments



Data: QCEW establishments 2022q4-2023q3, 2023 Census population estimates
Source: BLS, Census, Oregon Office of Economic Analysis

Scenic Area Struggles

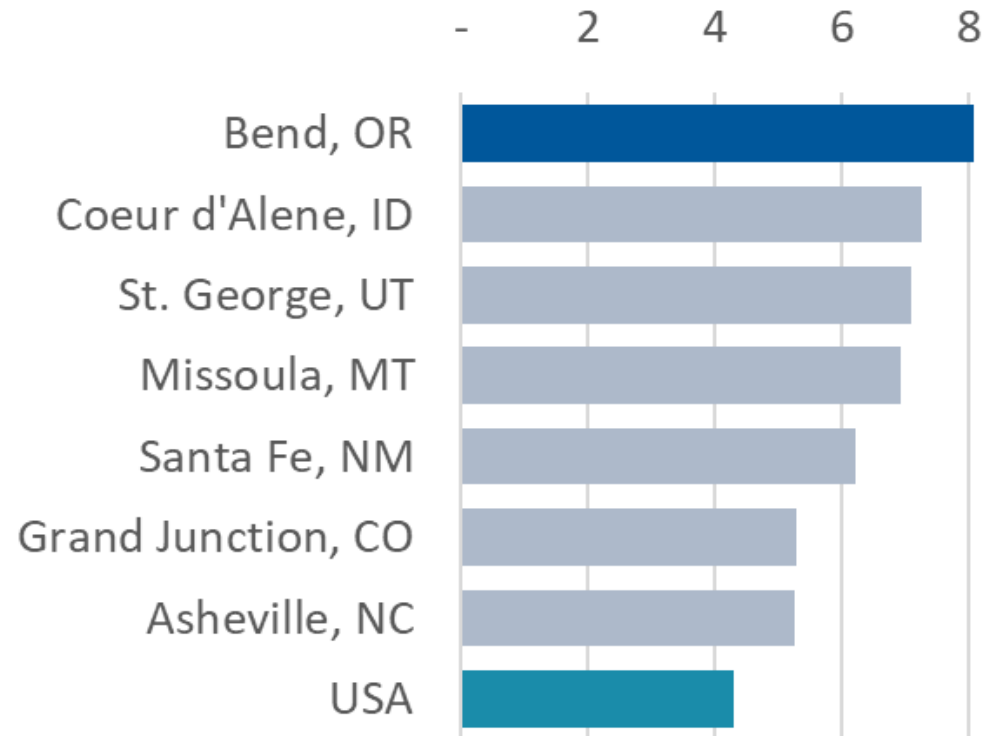




Worse Housing Affordability

Scenic Area Housing Affordability

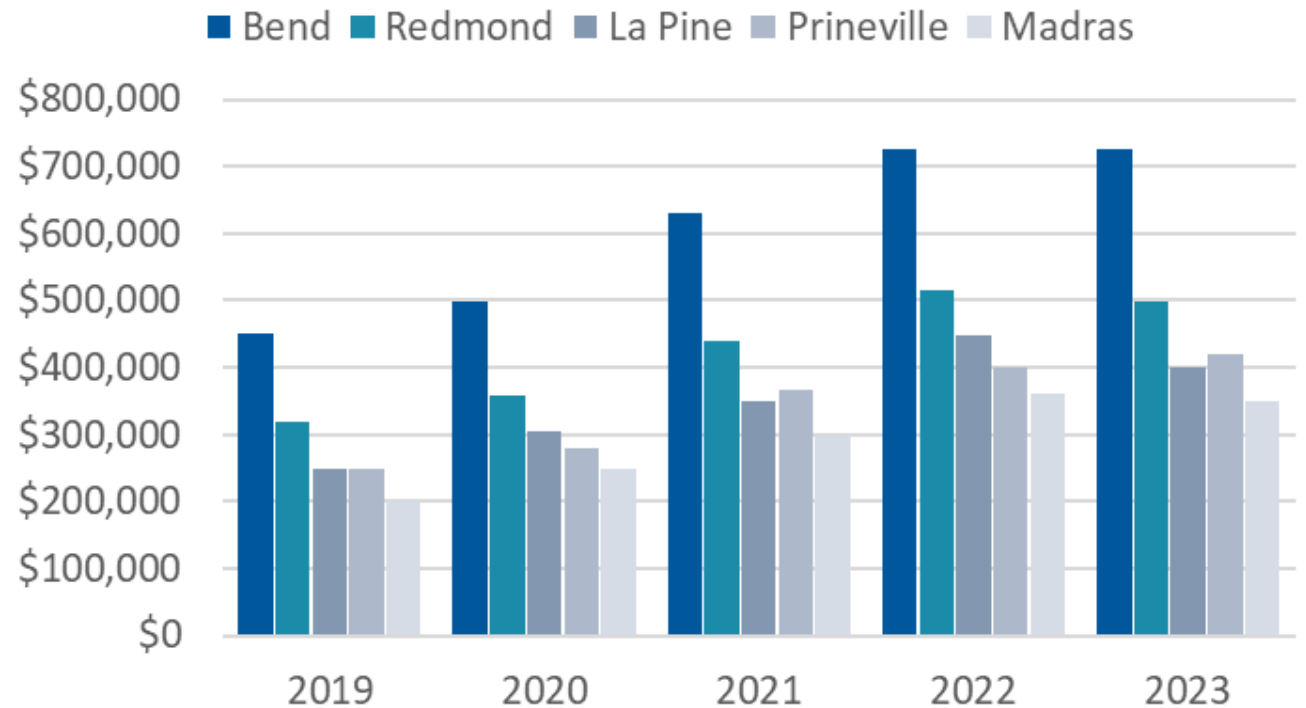
Ratio of median home value to median household income



Data: 2022 ACS | Source: Census, Oregon Office of Economic Analysis

Home Prices

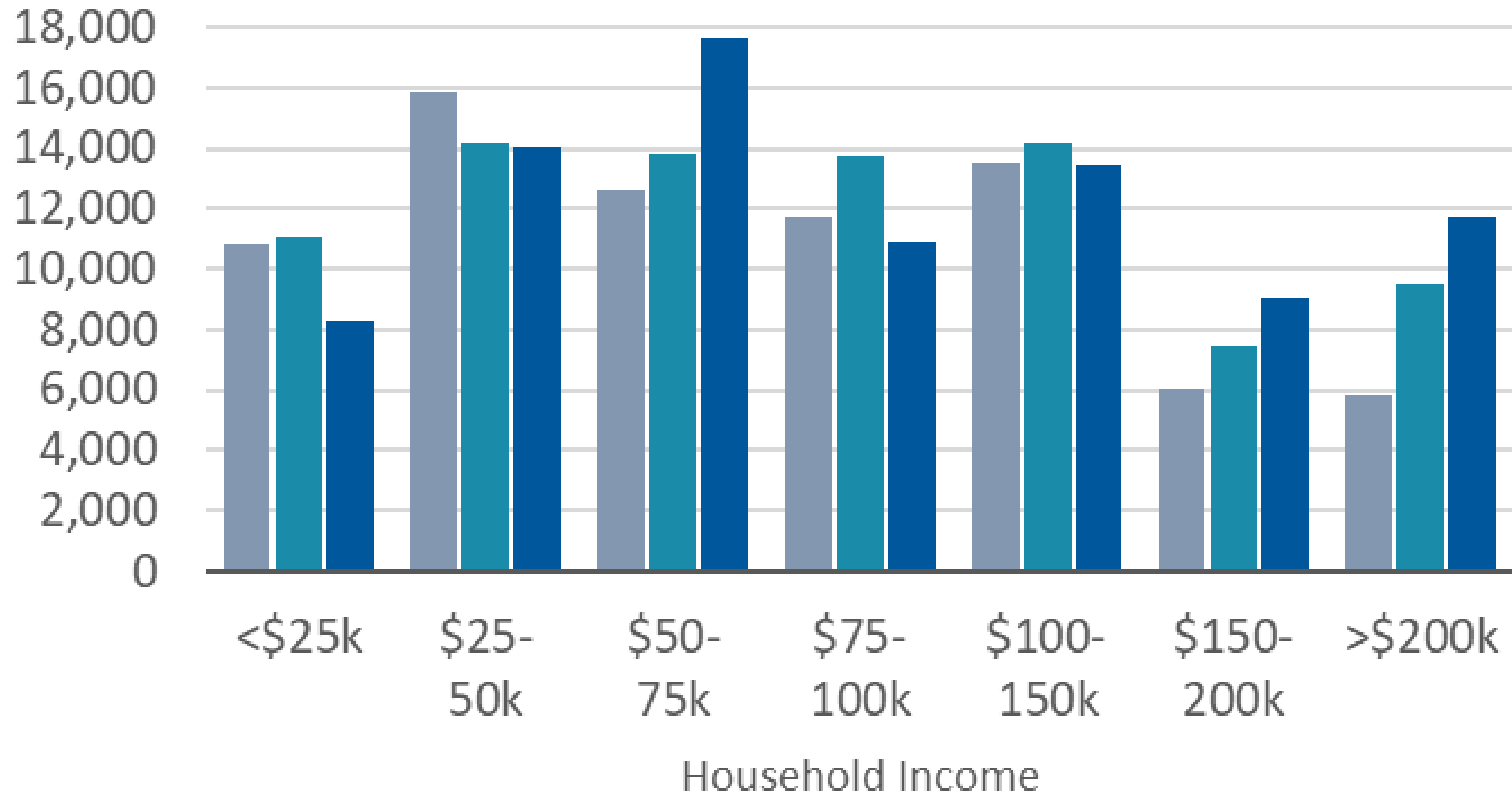
Median sale price for single family residences on < 1 acre



Source: Central Oregon Association of Realtors, Oregon Office of Economic Analysis

Bend Households by Income

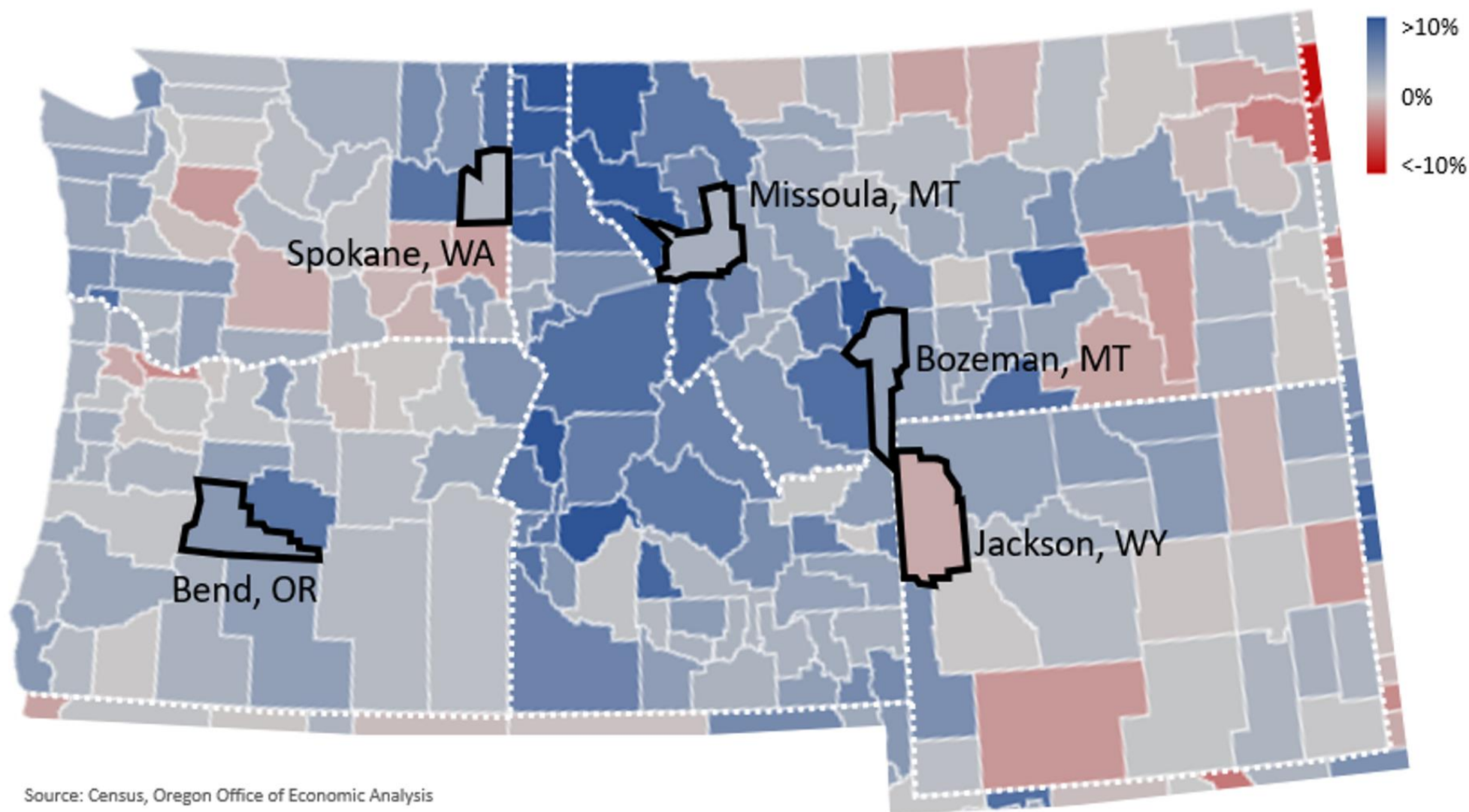
No. of Deschutes County households by income in 2019, 2021, 2022



Source: Census, Oregon Office of Economic Analysis

Zoom Towns' Cascading Migration

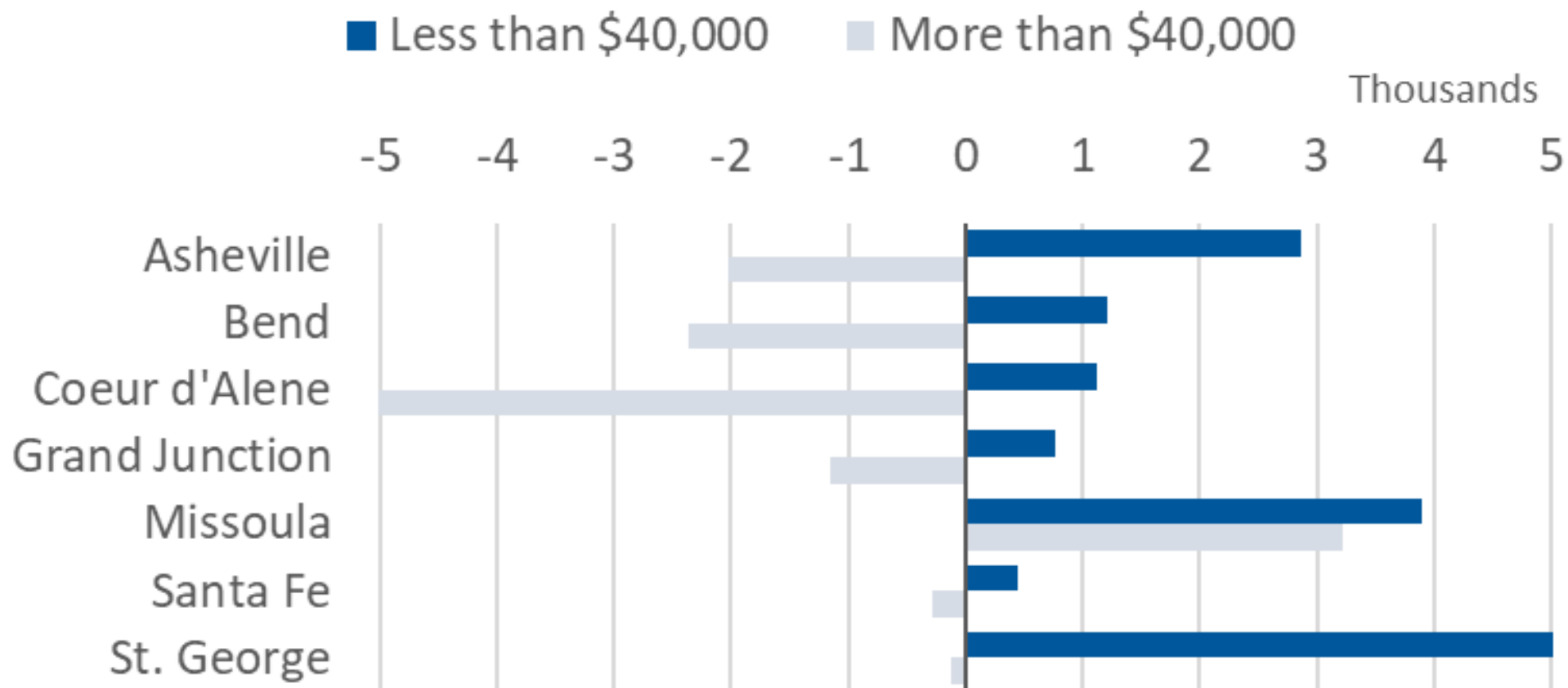
Domestic migration rate, 2020 to 2022



Source: Census, Oregon Office of Economic Analysis

Low-Wage Workers Commute into Scenic Areas More

Net number of commuters by metro area by wage level



Wage level shown as annualized figures, underlying data reported as less than, or more than \$3,333 per month

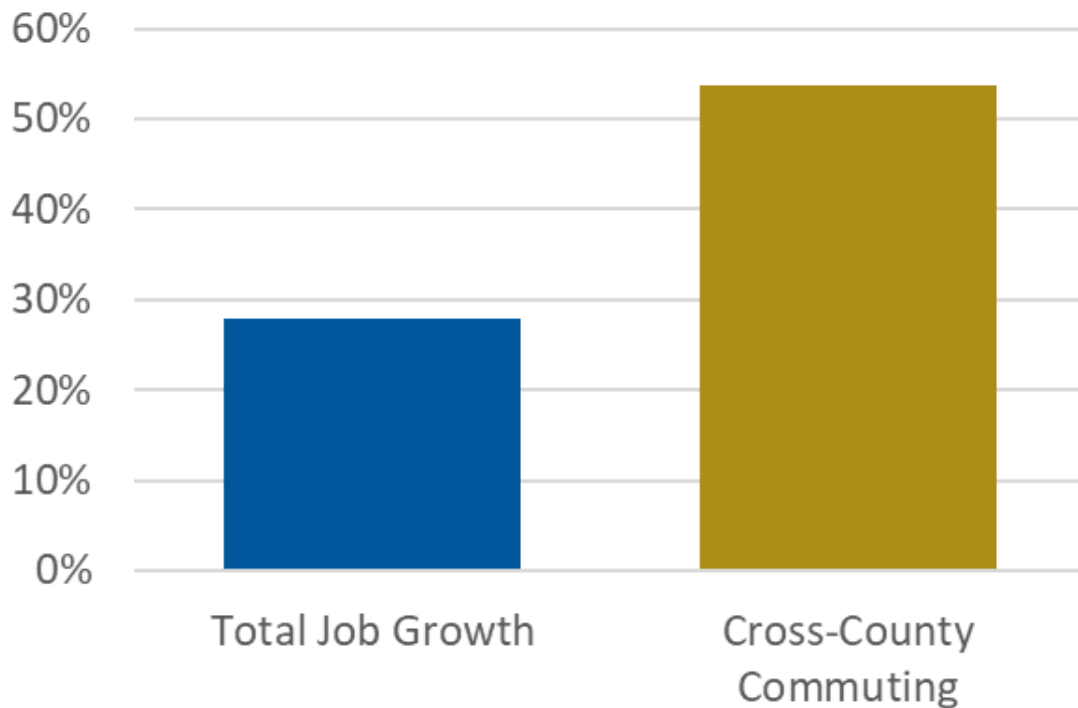
Data: 2021 OnTheMap | Source: Census, Oregon Office of Economic Analysis

Increased commuting, particularly among low- and middle-wage jobs



Central Oregon Employment

Employed residents living in Crook and Deschutes counties change from 2006-2010 to 2016-2020

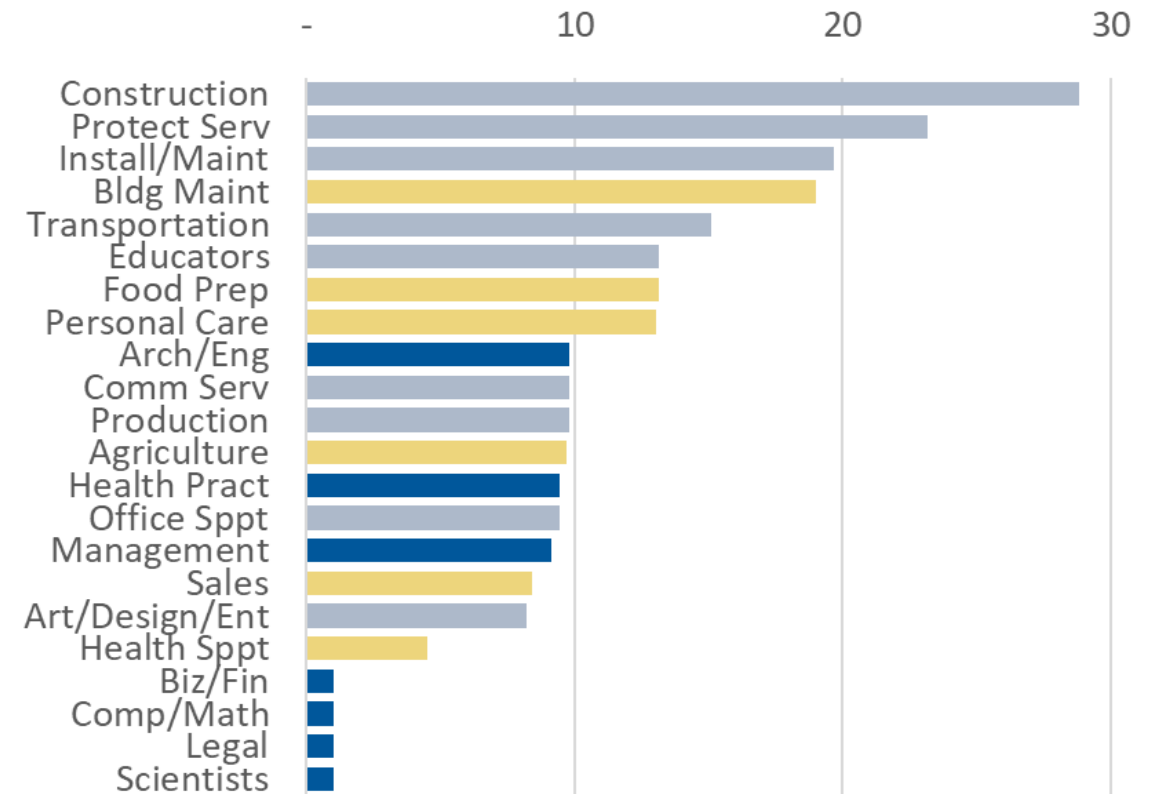


Source: Census, Oregon Office of Economic Analysis

Central Oregon Commute Times

2022 median commute (minutes) by occupational group

Low-Wage | Middle-Wage | High-Wage



Central Oregon is Crook, Deschutes, Jefferson counties | Source: IPUMS-USA, Oregon Office of Economic Analysis



Contact Information

Josh Lehner

(971) 209-5959

joshua.lehner@das.oregon.gov

www.OregonEconomicAnalysis.com

@lehnerjw

