



Economic Overview

Sandy city, OR



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Demographic Profile

The population in the Sandy city, OR was 12,383 per American Community Survey data for 2017-2021.

The region has a civilian labor force of 6,526 with a participation rate of 67.4%. Of individuals 25 to 64 in the Sandy city, OR, 23.9% have a bachelor's degree or higher which compares with 35.1% in the nation.

The median household income in the Sandy city, OR is \$88,775 and the median house value is \$347,000.

Summary¹

Demographics	Percent			Value		
	Sandy city, OR	Portland-Vancouver-Hillsboro, OR-WA MSA	USA	Sandy city, OR	Portland-Vancouver-Hillsboro, OR-WA MSA	USA
Population (ACS)	—	—	—	12,383	2,493,429	329,725,481
Male	52.1%	49.8%	49.5%	6,447	1,240,861	163,206,615
Female	47.9%	50.2%	50.5%	5,936	1,252,568	166,518,866
Median Age ²	—	—	—	34.3	38.7	38.4
Under 18 Years	25.2%	21.3%	22.5%	3,122	531,087	74,234,075
18 to 24 Years	9.8%	7.9%	9.2%	1,217	197,146	30,339,089
25 to 34 Years	17.2%	15.3%	13.8%	2,129	380,934	45,360,942
35 to 44 Years	13.8%	15.0%	12.9%	1,710	373,938	42,441,883
45 to 54 Years	14.3%	13.2%	12.6%	1,774	329,747	41,631,458
55 to 64 Years	8.1%	12.3%	13.0%	1,003	306,757	42,829,413
65 to 74 Years	5.8%	9.5%	9.6%	722	235,774	31,590,619
75 Years and Over	5.7%	5.5%	6.5%	706	138,046	21,298,002
Race: White	89.9%	77.4%	68.2%	11,134	1,930,467	224,789,109
Race: Black or African American	0.3%	2.8%	12.6%	35	70,367	41,393,012
Race: American Indian and Alaska Native	0.3%	0.8%	0.8%	42	19,252	2,722,661
Race: Asian	2.2%	6.9%	5.7%	267	171,190	18,782,924
Race: Native Hawaiian and Other Pacific Islander	0.0%	0.5%	0.2%	0	13,137	615,557
Race: Some Other Race	0.6%	3.6%	5.6%	75	89,726	18,382,796
Race: Two or More Races	6.7%	8.0%	7.0%	830	199,290	23,039,422
Hispanic or Latino (of any race)	8.8%	12.5%	18.4%	1,095	311,356	60,806,969
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over)	67.4%	66.8%	63.4%	6,526	1,351,387	166,672,597
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54)	82.3%	84.7%	82.5%	4,607	917,903	106,173,534
Armed Forces Labor Force	0.2%	0.1%	0.5%	17	1,538	1,196,529
Veterans, Age 18-64	7.0%	4.4%	4.4%	549	69,206	8,848,937
Veterans Labor Force Participation Rate and Size, Age 18-64	90.5%	81.3%	77.0%	497	56,281	6,809,906
Median Household Income ²	—	—	—	\$88,775	\$83,014	\$69,021
Per Capita Income	—	—	—	\$35,895	\$42,946	\$37,638
Mean Commute Time (minutes)	—	—	—	31.2	26.4	26.8
Commute via Public Transportation	0.1%	5.0%	4.2%	7	62,329	6,472,373
Educational Attainment, Age 25-64						
No High School Diploma	5.6%	7.3%	10.3%	370	101,551	17,756,046
High School Graduate	24.5%	19.4%	25.3%	1,624	269,349	43,535,564
Some College, No Degree	30.8%	22.2%	20.1%	2,038	309,100	34,637,141
Associate's Degree	15.1%	9.1%	9.3%	1,001	126,685	15,944,395
Bachelor's Degree	17.0%	26.9%	22.0%	1,124	373,728	37,890,674
Postgraduate Degree	6.9%	15.2%	13.1%	459	210,963	22,499,876

Summary¹

	Percent			Value		
	Portland-Vancouver-Hillsboro, OR-WA MSA	USA	Sandy city, OR	Portland-Vancouver-Hillsboro, OR-WA MSA	USA	Sandy city, OR
Housing						
Total Housing Units	—	—	4,500	1,021,756	139,647,020	—
Median House Value (of owner-occupied units) ²	—	—	\$347,000	\$422,078	\$244,900	—
Homeowner Vacancy	0.7%	1.2%	26	4,845	1,021,651	0.7%
Rental Vacancy	0.0%	5.7%	0	14,097	2,674,125	0.0%
Renter-Occupied Housing Units (% of Occupied Units)	23.2%	35.4%	1,001	365,697	43,858,831	23.2%
Occupied Housing Units with No Vehicle Available (% of Occupied Units)	3.1%	8.3%	132	74,654	10,349,174	3.1%
Social						
Poverty Level (of all people)	7.7%	12.6%	944	242,388	40,661,636	7.7%
Households Receiving Food Stamps/SNAP	13.2%	11.4%	572	112,673	14,105,231	13.2%
Enrolled in Grade 12 (% of total population)	2.5%	1.3%	308	28,654	4,425,322	2.5%
Disconnected Youth ³	6.5%	2.5%	56	2,828	432,389	6.5%
Children in Single Parent Families (% of all children)	27.7%	34.0%	829	134,350	23,909,672	27.7%
Uninsured	5.7%	8.8%	709	150,564	28,489,142	5.7%
With a Disability, Age 18-64	11.5%	10.3%	902	157,388	20,537,729	11.5%
With a Disability, Age 18-64, Labor Force Participation Rate and Size	38.9%	44.2%	351	79,145	9,068,973	38.9%
Foreign Born	5.2%	13.6%	647	315,736	44,844,808	5.2%
Speak English Less Than Very Well (population 5 yrs and over)	2.4%	8.2%	276	154,040	25,535,259	2.4%

Source: [JobsEQ®](#)

1. American Community Survey 2017-2021, unless noted otherwise

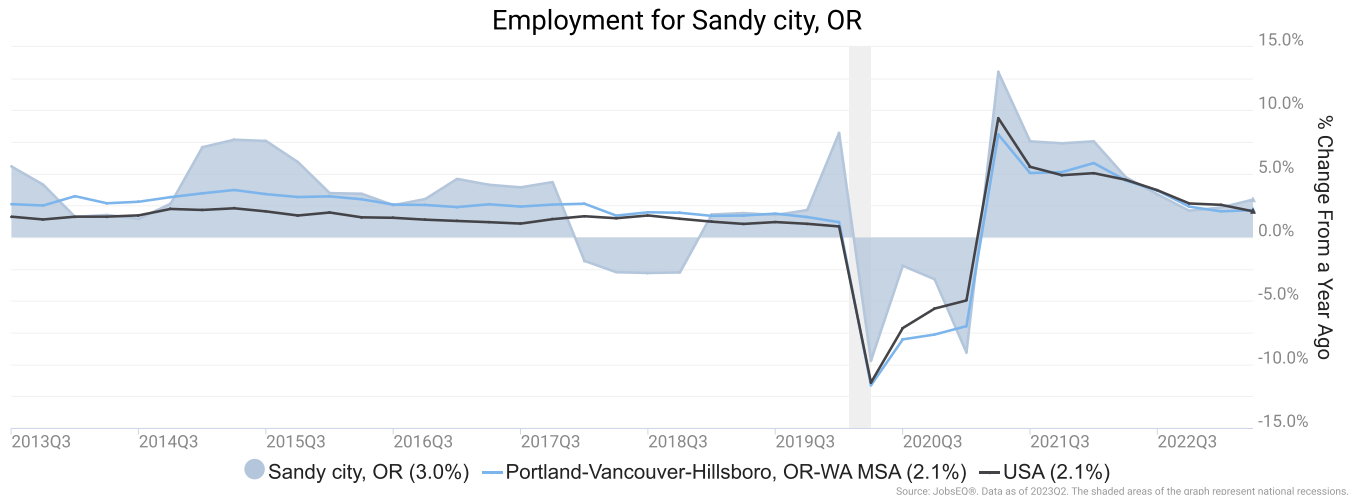
2. Median values for certain aggregate regions (such as MSAs) may be estimated as the weighted averages of the median values from the composing counties.

3. Disconnected Youth are 16-19 year olds who are (1) not in school, (2) not high school graduates, and (3) either unemployed or not in the labor force.

4. Census Population Estimate for 2022, annual average growth rate since 2012. Post-2019 data for Connecticut counties are imputed by Chmura.

Employment Trends

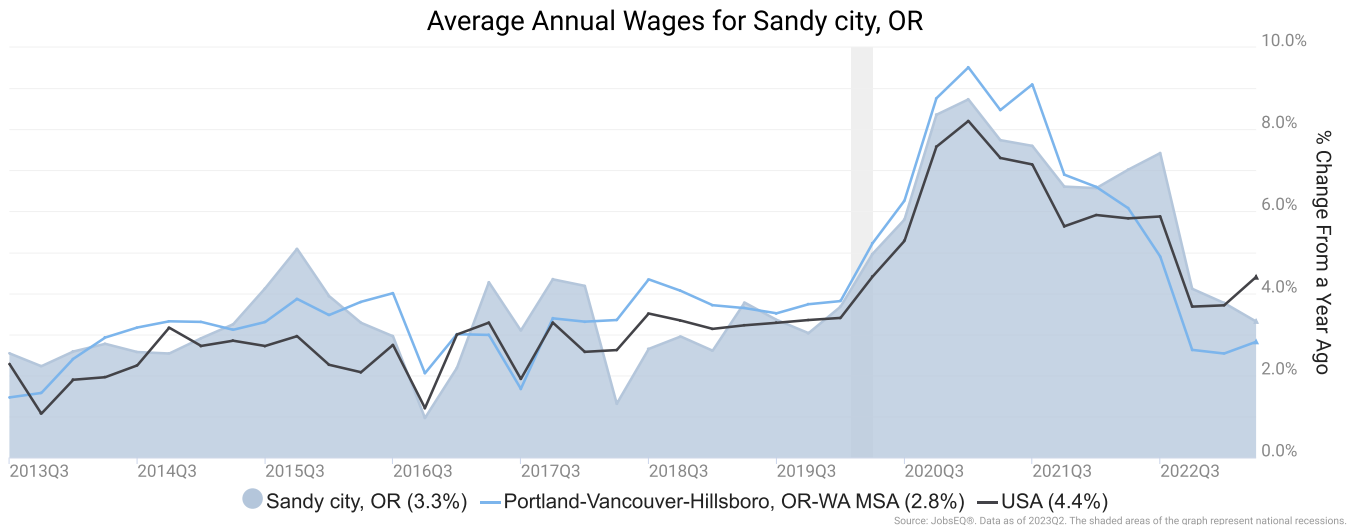
As of 2023Q2, total employment for the Sandy city, OR was 4,058 (based on a four-quarter moving average). Over the year ending 2023Q2, employment increased 3.0% in the region.



Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2023Q1 with preliminary estimates updated to 2023Q2.

Wage Trends

The average worker in the Sandy city, OR earned annual wages of \$66,267 as of 2023Q2. Average annual wages per worker increased 3.3% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$70,318 in the nation as of 2023Q2.



Annual average wages per worker data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2023Q1 with preliminary estimates updated to 2023Q2.

Cost of Living Index

The Cost of Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 23.5% higher in Sandy city, OR than the U.S. average.

Cost of Living Information

	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
Sandy city, OR	\$66,267	123.5	\$53,645
Portland-Vancouver-Hillsboro, OR-WA MSA	\$74,414	121.8	\$61,095
USA	\$70,318	100.0	\$70,318

Source: [JobsEQ®](#)

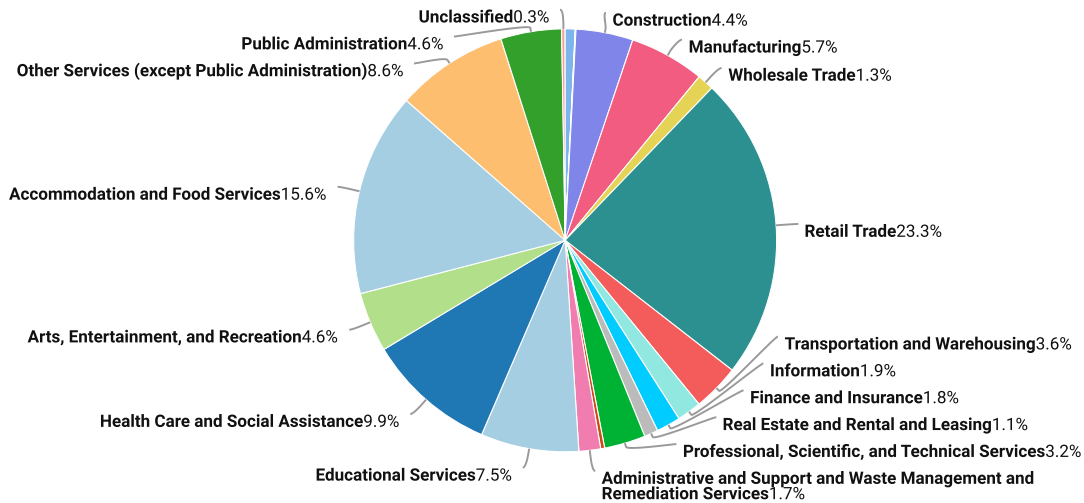
Data as of 2023Q2

Cost of Living per [COLI](#), data as of 2023Q2, imputed by Chmura where necessary.

Industry Snapshot

The largest sector in the Sandy city, OR is Retail Trade, employing 946 workers. The next-largest sectors in the region are Accommodation and Food Services (631 workers) and Health Care and Social Assistance (403). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Arts, Entertainment, and Recreation (LQ = 2.36), Retail Trade (2.34), and Other Services (except Public Administration) (2.02).

Total Workers for Sandy city, OR by Industry



Source: JobsEQ® Data as of 2023Q2

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2023Q1 with preliminary estimates updated to 2023Q2.

Sectors in the Sandy city, OR with the highest average wages per worker are Utilities (\$117,351), Management of Companies and Enterprises (\$110,127), and Information (\$105,252). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Accommodation and Food Services (+106 jobs), Arts, Entertainment, and Recreation (+83), and Public Administration (+42).

Over the next 10 years, employment in the Sandy city, OR is projected to expand by 329 jobs. The fastest growing sector in the region is expected to be Health Care and Social Assistance with a +2.0% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+90 jobs), Accommodation and Food Services (+43), and Retail Trade (+27).

Sandy city, OR, 2023Q2¹

NAICS	Industry	Current			5-Year History		10-Year Forecast				
		Empl	Avg Ann Wages	LQ	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
44	Retail Trade	946	\$44,494	2.34	14	0.3%	1,381	579	775	27	0.3%
72	Accommodation and Food Services	631	\$29,081	1.80	106	3.8%	1,181	514	624	43	0.7%
62	Health Care and Social Assistance	403	\$69,093	0.69	27	1.4%	546	209	246	90	2.0%
81	Other Services (except Public Administration)	349	\$40,883	2.02	4	0.2%	458	181	253	24	0.7%
61	Educational Services	304	\$58,342	0.94	10	0.7%	324	145	161	18	0.6%
31	Manufacturing	233	\$74,866	0.71	20	1.9%	272	96	164	13	0.5%
92	Public Administration	188	\$86,477	1.01	42	5.1%	204	79	113	12	0.6%
71	Arts, Entertainment, and Recreation	185	\$30,865	2.36	83	12.6%	322	124	171	26	1.3%
23	Construction	177	\$74,305	0.73	-25	-2.6%	190	64	114	12	0.6%
48	Transportation and Warehousing	145	\$55,130	0.72	18	2.6%	201	74	109	18	1.1%
54	Professional, Scientific, and Technical Services	128	\$98,866	0.43	14	2.4%	141	45	78	18	1.4%
51	Information	75	\$105,252	0.91	-4	-1.0%	84	27	50	7	0.9%
52	Finance and Insurance	75	\$103,911	0.46	-8	-2.0%	79	27	45	6	0.8%
56	Administrative and Support and Waste Management and Remediation Services	68	\$57,301	0.26	28	11.0%	90	34	50	5	0.8%
42	Wholesale Trade	52	\$97,298	0.34	4	1.8%	61	22	37	2	0.4%
53	Real Estate and Rental and Leasing	43	\$72,604	0.59	-4	-1.7%	50	21	26	4	0.9%
11	Agriculture, Forestry, Fishing and Hunting	31	\$33,485	0.60	-13	-6.7%	41	18	22	1	0.2%
55	Management of Companies and Enterprises	12	\$110,127	0.19	0	0.0%	14	4	7	2	1.4%
99	Unclassified	11	\$86,408	1.16	9	55.8%	14	5	8	1	0.8%
22	Utilities	2	\$117,351	0.09	2	n/a	2	1	1	0	1.0%
Total - All Industries		4,058	\$66,267	1.00	329	1.7%	5,176	2,021	2,826	329	0.8%

Source: [JobsEQ®](#)

Data as of 2023Q2

Note: Figures may not sum due to rounding.

1. All data based upon a four-quarter moving average

Exits and transfers are approximate estimates based upon occupation separation rates.

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2023Q1 with preliminary estimates updated to 2023Q2. Forecast employment growth uses national projections adapted for regional growth patterns.

Occupation Snapshot

The largest major occupation group in the Sandy city, OR is Food Preparation and Serving Related Occupations, employing 592 workers. The next-largest occupation groups in the region are Sales and Related Occupations (521 workers) and Transportation and Material Moving Occupations (431). High location quotients (LQs) indicate occupation groups in which a region has high concentrations of employment compared to the national average. The major groups with the largest LQs in the region are Personal Care and Service Occupations (LQ = 2.16), Food Preparation and Serving Related Occupations (1.81), and Sales and Related Occupations (1.45).

Occupation groups in the Sandy city, OR with the highest average wages per worker are Management Occupations (\$124,100), Legal Occupations (\$123,700), and Healthcare Practitioners and Technical Occupations (\$114,500). The unemployment rate in the region varied among the major groups from 1.3% among Management Occupations to 4.9% among Food Preparation and Serving Related Occupations.

Over the next 10 years, the fastest growing occupation group in the Sandy city, OR is expected to be Healthcare Support Occupations with a +2.5% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Healthcare Support Occupations (+54 jobs) and Transportation and Material Moving Occupations (+48). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Food Preparation and Serving Related Occupations (1,146 jobs) and Sales and Related Occupations (766).

Sandy city, OR, 2023Q2¹

SOC	Occupation	Current						5-Year History		10-Year Forecast				
		Empl	Mean Ann Wages ²	LQ	Unempl	Unempl Rate	Online Job Ads	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
35-0000	Food Preparation and Serving Related	592	\$38,000	1.81	36	4.9%	n/a	88	3.3%	1,193	526	620	46	0.8%
41-0000	Sales and Related	521	\$55,900	1.45	26	4.4%	n/a	1	0.0%	773	348	418	8	0.1%
53-0000	Transportation and Material Moving	431	\$46,700	1.21	30	4.4%	n/a	45	2.2%	707	273	385	48	1.1%
43-0000	Office and Administrative Support	385	\$49,700	0.79	27	2.8%	n/a	10	0.5%	468	213	259	-4	-0.1%
11-0000	Management	248	\$124,100	0.81	5	1.3%	n/a	40	3.6%	247	75	149	24	0.9%
25-0000	Educational Instruction and Library	228	\$71,100	1.06	6	2.6%	n/a	13	1.2%	233	107	110	16	0.7%
39-0000	Personal Care and Service	216	\$41,600	2.16	10	3.8%	n/a	36	3.8%	445	167	240	38	1.6%
49-0000	Installation, Maintenance, and Repair	202	\$62,100	1.28	7	1.8%	n/a	12	1.2%	226	77	132	17	0.8%
31-0000	Healthcare Support	195	\$43,400	1.08	12	3.0%	n/a	32	3.6%	354	145	155	54	2.5%
51-0000	Production	188	\$50,300	0.83	10	3.2%	n/a	4	0.5%	229	89	136	4	0.2%
13-0000	Business and Financial Operations	140	\$86,800	0.54	3	1.9%	n/a	18	2.8%	144	44	86	14	1.0%
47-0000	Construction and Extraction	128	\$69,700	0.70	12	4.0%	n/a	-17	-2.4%	139	46	82	11	0.8%
37-0000	Building and Grounds Cleaning and Maintenance	117	\$43,300	0.88	10	4.6%	n/a	-5	-0.9%	173	76	88	10	0.8%
29-0000	Healthcare Practitioners and Technical	107	\$114,500	0.45	4	1.5%	n/a	1	0.2%	89	35	37	16	1.4%
21-0000	Community and Social Service	81	\$60,300	1.12	1	1.5%	n/a	17	5.0%	98	35	50	13	1.5%
33-0000	Protective Service	76	\$63,600	0.88	4	3.2%	n/a	24	7.9%	107	51	51	5	0.7%
27-0000	Arts, Design, Entertainment, Sports, and Media	74	\$71,900	0.99	1	3.1%	n/a	14	4.2%	93	37	48	8	1.0%

Sandy city, OR, 2023Q2¹

SOC	Occupation	Current						5-Year History		10-Year Forecast				
		Empl	Mean Ann Wages ²	LQ	Unempl	Unempl Rate	Online Job Ads	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
15-0000	Computer and Mathematical	43	\$107,400	0.33	1	1.8%	n/a	5	2.5%	40	10	22	7	1.5%
17-0000	Architecture and Engineering	37	\$101,700	0.57	1	1.7%	n/a	4	2.5%	33	11	18	4	1.0%
19-0000	Life, Physical, and Social Science	22	\$86,300	0.63	1	2.6%	n/a	3	3.3%	26	6	17	3	1.2%
23-0000	Legal	12	\$123,700	0.37	0	n/a	n/a	1	2.1%	10	4	4	1	1.0%
45-0000	Farming, Fishing, and Forestry	12	\$42,300	0.51	4	4.4%	n/a	-4	-5.7%	20	6	14	0	0.4%
Total - All Occupations		4,058	\$66,500	1.00	n/a	n/a	n/a	344	1.8%	5,847	2,381	3,122	344	0.8%

Source: [JobsEQ®](https://www.chmuraecon.com/jobseq)

Data as of 2023Q2 unless noted otherwise

Note: Figures may not sum due to rounding.

1. Data based on a four-quarter moving average unless noted otherwise.

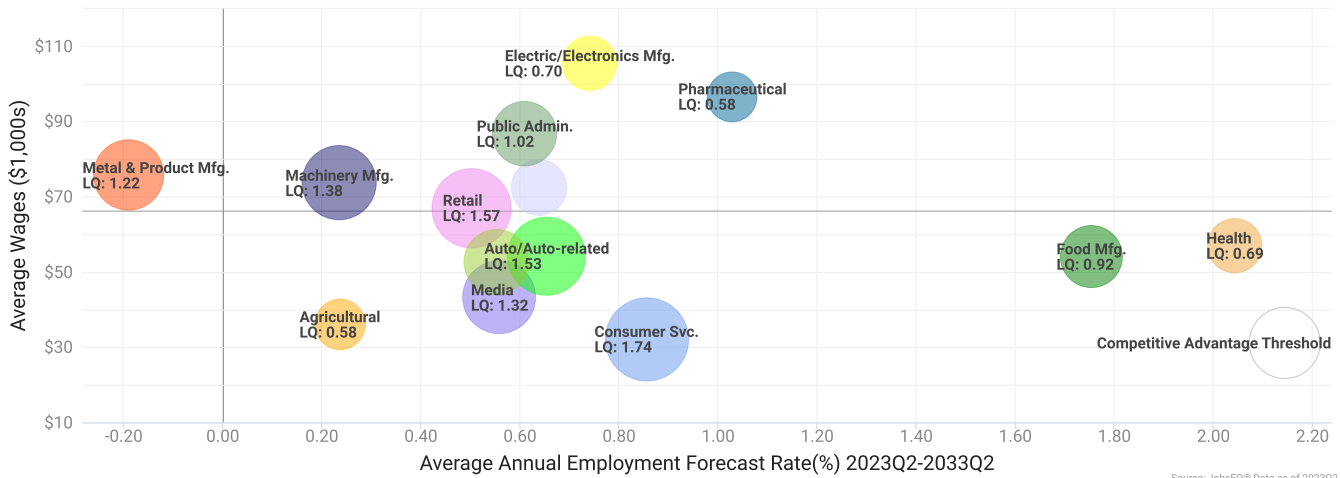
2. Wage data represent the average for all Covered Employment

Occupation employment data are estimated via industry employment data and the estimated industry/occupation mix. Industry employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and currently updated through 2023Q1, imputed where necessary with preliminary estimates updated to 2023Q2. Wages by occupation are as of 2023 provided by the BLS and imputed where necessary. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Industry Clusters

A cluster is a geographic concentration of interrelated industries or occupations. The industry cluster in the Sandy city, OR with the highest relative concentration is Consumer Svc. with a location quotient of 1.74. This cluster employs 1,088 workers in the region with an average wage of \$32,103. Employment in the Consumer Svc. cluster is projected to expand in the region about 0.9% per year over the next ten years.

Industry Clusters for Sandy city, OR as of 2023Q2

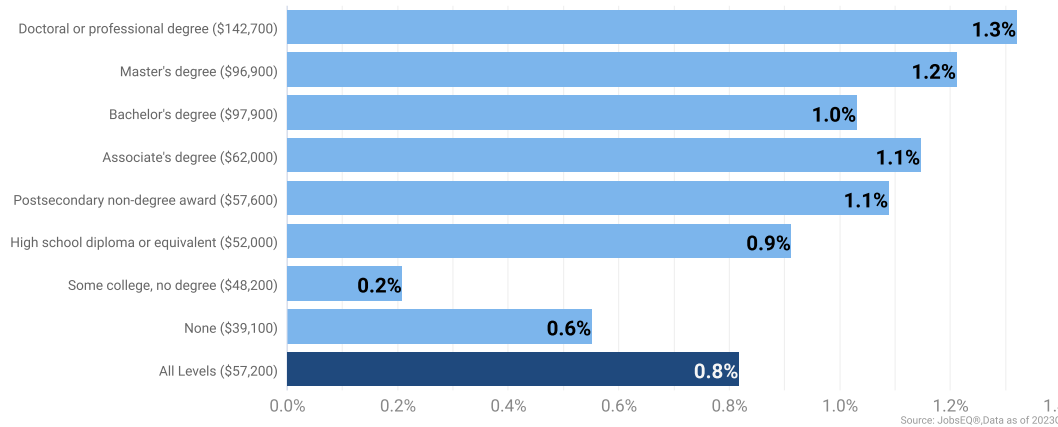


Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2023Q1 with preliminary estimates updated to 2023Q2. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Education Levels

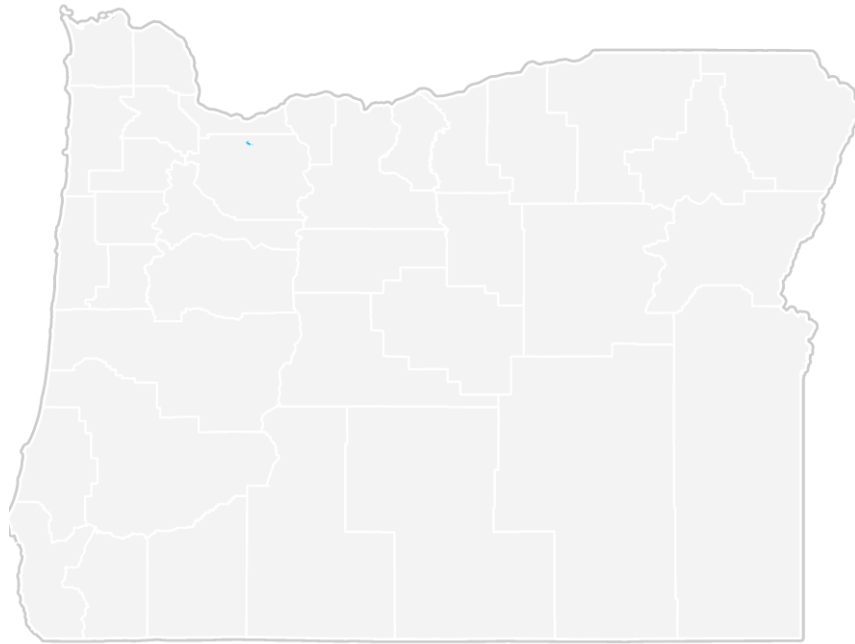
Expected growth rates for occupations vary by the education and training required. While all employment in the Sandy city, OR is projected to grow 0.8% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 1.3% per year, those requiring a bachelor's degree are forecast to grow 1.0% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 1.1% per year.

Annual Average Projected Job Growth by Education Levels



Employment by occupation data are estimates as of 2023Q2. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Sandy city, OR Regional Map



Region Definition

Portland-Vancouver-Hillsboro, OR-WA MSA is defined as the following counties:

Clackamas County, Oregon

Columbia County, Oregon

Multnomah County, Oregon

Washington County, Oregon

Yamhill County, Oregon

Clark County, Washington

Skamania County, Washington

FAQ

What is a location quotient?

A location quotient (LQ) is a measurement of concentration in comparison to the nation. An LQ of 1.00 indicates a region has the same concentration of an industry (or occupation) as the nation. An LQ of 2.00 would mean the region has twice the expected employment compared to the nation and an LQ of 0.50 would mean the region has half the expected employment in comparison to the nation.

What is separation demand?

Separation demand is the number of jobs required due to separations—labor force exits (including retirements) and turnover resulting from workers moving from one occupation into another. Note that separation demand does not include all turnover—it does not include when workers stay in the same occupation but switch employers. The total projected demand for an occupation is the sum of the separation demand and the growth demand (which is the increase or decrease of jobs in an occupation expected due to expansion or contraction of the overall number of jobs in that occupation).

What is a cluster?

A cluster is a geographic concentration of interrelated industries or occupations. If a regional cluster has a location quotient of 1.25 or greater, the region is considered to possess a competitive advantage in that cluster.

What is the difference between industry wages and occupation wages?

Industry wages and occupation wages are estimated via separate data sets, often the time periods being reported do not align, and wages are defined slightly differently in the two systems (for example, certain bonuses are included in the industry wages but not the occupation wages). It is therefore common that estimates of the average industry wages and average occupation wages in a region do not match exactly.

What is NAICS?

The North American Industry Classification System (NAICS) is used to classify business establishments according to the type of economic activity. The NAICS Code comprises six levels, from the “all industry” level to the 6-digit level. The first two digits define the top level category, known as the “sector,” which is the level examined in this report.

What is SOC?

The Standard Occupational Classification system (SOC) is used to classify workers into occupational categories. All workers are classified into one of over 804 occupations according to their occupational definition. To facilitate classification, occupations are combined to form 22 major groups, 95 minor groups, and 452 occupation groups. Each occupation group includes detailed occupations requiring similar job duties, skills, education, or experience.

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