

County Data

Median Household Income

County	\$58,655
State	\$59,393
National	\$60,293

Gross Median Rent & Rental Vacancy Rate

County	\$1,019	2.9%
State	\$1,050	2.4%
National	\$1,023.00	3.0%

Median Home Value

County	\$303,200
State	\$287,300
National	\$204,900

Median Age & Age Dependency Ratio

Age dependency ratio describes the level of pressure on an economy from supporting its non-productive population. To calculate, the number of dependents in a population (under-18 and over-65) is divided by the number of working-age (18-64) people.

County	32.9	46.8
State	39.2	60.6
National	37.9	62.0

Data Source: census.gov/data (ACS 2018 5yr Estimates)

Diversified economies are more resilient. Regions that have a concentration of jobs in fewer industries are less resilient.

No single industry should account for more than 20% of total employment.

TOP 3 INDUSTRIES & AVERAGE WAGES

- #1 16.1% total employment
Health Care & Social Assistance
\$59,203
- #2 10.0% total employment
Accommodation & Food Services
\$17,647
- #3 9.8% total employment
Retail Trade
\$17,647

Data Source: OED 2019

Employment growth in higher-wage industries indicates economic resilience.

Industries that rely on natural resources, taxes, and international trade can be more susceptible to changing regulations.

FASTEST GROWING INDUSTRIES

Industry	Avg. Industry Wages	Percent Change in Employment (2010-2019)
Health care and social assistance	\$58,690	31%
Mining, logging, and construction	(C)	29%
Leisure and hospitality	\$17,464	26%

Data Source: OED 2019

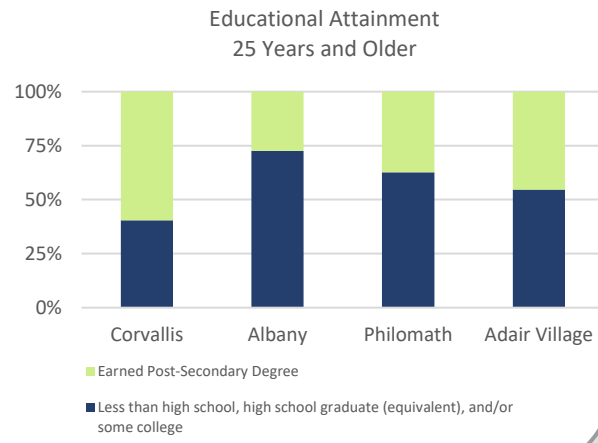
FASTEST SHRINKING INDUSTRIES

Industry	Avg. Industry Wages	Percent Change in Employment (2010-2019)
Information	\$74,594	-29%
Federal government	\$80,802	-19%
Durable goods manufacturing	(C)	-12%

	Corvallis	Albany	Philomath	Adair Village
POPULATION	59,730	52,736	5,370	1,325
MEDIAN HOUSEHOLD INCOME	\$49,835	\$55,263	\$59,880	\$69,688
MEDIAN AGE	27	37	35	33

Educational Attainment & Median Household Earnings

	Corvallis		Albany		Philomath		Adair Village	
Population 25 years+ w earnings	31,041		35,247		3,165		681	
Median Earnings	\$36,225		\$37,226		\$36,667		\$38,286	
Less than high school graduate	4%	\$21,801	9%	\$21,737	9%	-	2%	\$41,667
High school graduate (includes equivalency)	12%	\$21,615	24%	\$29,541	20%	\$31,063	9%	\$31,250
Some college or associate's degree	25%	\$25,949	41%	\$37,364	33%	\$35,920	44%	\$30,714
Bachelor's degree	31%	\$39,328	18%	\$40,710	24%	\$38,475	30%	\$39,412
Graduate or professional degree	29%	\$54,603	9%	\$58,786	13%	\$66,992	15%	\$50,500



Employment

	Corvallis	Albany	Philomath	Adair Village
Civilian employed population 16 years and over	28,210	24,222	2,547	611
Percent of Total Employment, by Industry				
Agriculture, Forestry, Fishing and Hunting, and Mining	1.5%	2.2%	3.6%	1.3%
Construction	2.5%	6.2%	7.2%	3.1%
Manufacturing	8.1%	13.1%	9.2%	2.6%
Wholesale Trade	1.7%	3.5%	0.3%	0.3%
Retail Trade	9.4%	11.9%	7.2%	4.8%
Transportation and Warehousing, and Utilities	1.8%	4.7%	2.6%	2.5%
Information	1.6%	1.2%	0.9%	4.8%
Finance and Insurance, and Real Estate and Rental and Leasing	2.6%	5.0%	3.5%	6.7%
Professional, Scientific, and Management, and Administrative and Waste Management Services	11.0%	7.0%	8.4%	9.7%
Educational Services, and Health Care and Social Assistance	40.0%	25.9%	34.1%	45.5%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	12.2%	8.0%	10.4%	8.2%
Other Services, Except Public Administration	4.2%	5.3%	7.3%	7.7%
Public Administration	3.7%	6.0%	5.1%	3.0%

Common Trend

Notable County Data

Housing

	Corvallis		Albany		Philomath		Adair Village	
Total Housing Units	25,576		21,591		2,022		380	
Occupied Units % - Vacant Units %	92%	8%	94%	6%	87%	13%	96%	4%
Rental Vacancy Rate	3%		2%		3%		0%	
Single-family Homes %	54%		68%		72%		86%	
Mobile Homes %	3%		5%		6%		0%	
Multi-Unit Homes %	42%		25%		20%		14%	
Median Home Value (Owner-occupied)	\$305,100		\$204,700		\$229,900		\$218,500	
Median Gross Rent	\$1,020		\$928		\$827		\$1,363	
Cost-Burdened (Gross Rent Above 30% of Household Income)	55%		47%		67%		39%	

Source: census.gov/data (ACS 2018 5yr Estimates)