



DOWNTOWN HOUSING MARKET ANALYSIS

● DOWNTOWN HILLSBORO ● HILLSBORO ● PORTLAND METRO

CURRENT MARKET CONDITIONS & HOUSING STOCK

43% **73%**

Increase in Rent
Since 2009

40,590

Total Housing Units
City-Wide

3,150

Total Downtown
Housing Units

1,390

Downtown Multifamily
Housing Units

56%

of Downtown
Housing is Single
Family Detached
Units

68%

of Downtown
Housing Was Built
Before 1980

38%

of Downtown
Multifamily Units are
Rent-Restricted

17%

of Total Downtown
Units are Rent-
Restricted

93

Downtown
Multifamily Units
Built Between 2011-
2021

DEMOGRAPHIC TRENDS

8% **16%** **10%**

10-Year Population Growth
(2010-2019)

33.4 **34** **37.9**

Median Age

3.12 **2.72** **2.50**

Average Household Size

\$51,185 **\$82,275** **\$75,784**

Median Household Income

3.7:1

2.1:1

1.4:1

Jobs to Housing
Ratio

EMPLOYMENT TRENDS

11,511

Jobs Downtown

81,000

Jobs City-Wide

97%

Downtown Workers
Commute

18,000

New Hillsboro Jobs
Projected by 2045

FUTURE GROWTH

0.8% **0.9%**

Average Annual Population
Growth Rate (2020-2045)

1.1% **1.3%**

Average Annual Household
Growth Rate (2020-2045)

13,000

New Hillsboro
Households
Projected by 2045