



Community Profile

Rings: 1, 3, 5 mile radii

14991 Bangy Rd, Lake Oswego, OR 97035,

Latitude: 45.4172

Longitude: -122.743

	1 mile	3 mile	5 mile
Population Summary			
2000 Total Population	8,959	93,433	224,639
2010 Total Population	9,148	99,286	244,101
2019 Total Population	9,753	108,215	266,809
2019 Group Quarters	22	538	3,203
2024 Total Population	10,306	114,272	282,382
2019-2024 Annual Rate	1.11%	1.10%	1.14%
2019 Total Daytime Population	27,525	151,292	291,555
Workers	23,075	99,544	164,382
Residents	4,450	51,748	127,173
Household Summary			
2000 Households	3,596	38,466	92,540
2000 Average Household Size	2.49	2.42	2.40
2010 Households	3,811	41,480	101,915
2010 Average Household Size	2.39	2.38	2.36
2019 Households	4,067	44,792	110,123
2019 Average Household Size	2.39	2.40	2.39
2024 Households	4,292	47,114	116,038
2024 Average Household Size	2.40	2.41	2.41
2019-2024 Annual Rate	1.08%	1.02%	1.05%
2010 Families	2,439	25,868	63,229
2010 Average Family Size	2.98	2.97	2.95
2019 Families	2,555	27,562	67,524
2019 Average Family Size	2.99	3.00	2.99
2024 Families	2,677	28,871	70,936
2024 Average Family Size	3.00	3.01	3.01
2019-2024 Annual Rate	0.94%	0.93%	0.99%
Housing Unit Summary			
2000 Housing Units	3,771	40,712	97,726
Owner Occupied Housing Units	61.4%	59.5%	59.6%
Renter Occupied Housing Units	34.0%	35.0%	35.1%
Vacant Housing Units	4.6%	5.5%	5.3%
2010 Housing Units	3,975	43,865	107,849
Owner Occupied Housing Units	57.0%	58.5%	59.2%
Renter Occupied Housing Units	38.8%	36.1%	35.3%
Vacant Housing Units	4.1%	5.4%	5.5%
2019 Housing Units	4,208	46,934	115,512
Owner Occupied Housing Units	57.5%	59.0%	60.0%
Renter Occupied Housing Units	39.2%	36.4%	35.3%
Vacant Housing Units	3.4%	4.6%	4.7%
2024 Housing Units	4,425	49,184	121,258
Owner Occupied Housing Units	57.6%	59.2%	60.4%
Renter Occupied Housing Units	39.4%	36.6%	35.3%
Vacant Housing Units	3.0%	4.2%	4.3%
Median Household Income			
2019	\$97,402	\$86,972	\$87,535
2024	\$108,287	\$99,902	\$100,322
Median Home Value			
2019	\$501,714	\$460,443	\$456,852
2024	\$542,249	\$484,173	\$482,121
Per Capita Income			
2019	\$50,652	\$49,765	\$48,234
2024	\$56,626	\$55,739	\$54,257
Median Age			
2010	37.8	39.7	39.4
2019	39.0	41.6	41.1
2024	38.9	42.1	41.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households.

Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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2019 Households by Income			
Household Income Base	4,067	44,792	110,123
<\$15,000	4.1%	5.8%	5.7%
\$15,000 - \$24,999	4.5%	6.5%	5.9%
\$25,000 - \$34,999	6.6%	7.2%	6.7%
\$35,000 - \$49,999	8.3%	9.5%	9.8%
\$50,000 - \$74,999	14.1%	14.0%	14.3%
\$75,000 - \$99,999	13.5%	12.9%	13.4%
\$100,000 - \$149,999	19.9%	18.6%	19.9%
\$150,000 - \$199,999	14.4%	11.8%	11.6%
\$200,000+	14.6%	13.7%	12.8%
Average Household Income	\$124,271	\$119,489	\$117,104
2024 Households by Income			
Household Income Base	4,292	47,114	116,038
<\$15,000	3.0%	4.3%	4.3%
\$15,000 - \$24,999	3.4%	5.0%	4.6%
\$25,000 - \$34,999	5.6%	6.0%	5.6%
\$35,000 - \$49,999	7.1%	8.1%	8.3%
\$50,000 - \$74,999	12.8%	13.4%	13.5%
\$75,000 - \$99,999	13.2%	13.3%	13.6%
\$100,000 - \$149,999	20.7%	20.0%	21.2%
\$150,000 - \$199,999	18.2%	14.9%	14.7%
\$200,000+	16.0%	15.1%	14.3%
Average Household Income	\$139,231	\$134,384	\$132,325
2019 Owner Occupied Housing Units by Value			
Total	2,418	27,693	69,354
<\$50,000	0.4%	1.1%	0.8%
\$50,000 - \$99,999	0.2%	0.4%	0.4%
\$100,000 - \$149,999	0.4%	0.9%	0.7%
\$150,000 - \$199,999	0.6%	1.0%	1.1%
\$200,000 - \$249,999	1.3%	2.0%	2.0%
\$250,000 - \$299,999	4.5%	5.6%	5.8%
\$300,000 - \$399,999	19.3%	21.8%	22.9%
\$400,000 - \$499,999	23.0%	28.5%	28.6%
\$500,000 - \$749,999	36.2%	26.9%	27.1%
\$750,000 - \$999,999	10.9%	5.9%	5.2%
\$1,000,000 - \$1,499,999	1.9%	3.7%	3.5%
\$1,500,000 - \$1,999,999	1.3%	1.3%	1.0%
\$2,000,000 +	0.0%	0.8%	0.9%
Average Home Value	\$555,718	\$536,129	\$529,158
2024 Owner Occupied Housing Units by Value			
Total	2,549	29,091	73,254
<\$50,000	0.2%	0.8%	0.5%
\$50,000 - \$99,999	0.1%	0.2%	0.2%
\$100,000 - \$149,999	0.1%	0.3%	0.3%
\$150,000 - \$199,999	0.2%	0.3%	0.4%
\$200,000 - \$249,999	0.5%	0.9%	0.9%
\$250,000 - \$299,999	2.4%	3.3%	3.3%
\$300,000 - \$399,999	15.0%	18.1%	18.7%
\$400,000 - \$499,999	24.4%	31.2%	31.4%
\$500,000 - \$749,999	42.1%	32.5%	33.0%
\$750,000 - \$999,999	11.8%	6.7%	5.9%
\$1,000,000 - \$1,499,999	2.0%	3.8%	3.5%
\$1,500,000 - \$1,999,999	1.1%	1.3%	1.0%
\$2,000,000 +	0.0%	0.9%	1.0%
Average Home Value	\$582,679	\$566,481	\$560,101

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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2010 Population by Age			
Total	9,147	99,283	244,102
0 - 4	6.5%	6.0%	5.9%
5 - 9	6.7%	6.2%	6.2%
10 - 14	7.3%	6.4%	6.4%
15 - 24	11.8%	11.5%	11.9%
25 - 34	13.9%	13.5%	13.7%
35 - 44	14.2%	13.6%	14.0%
45 - 54	18.2%	15.7%	15.4%
55 - 64	12.8%	14.2%	13.9%
65 - 74	5.0%	6.8%	6.6%
75 - 84	2.7%	3.8%	3.8%
85 +	1.0%	2.1%	2.3%
18 +	74.8%	77.4%	77.6%
2019 Population by Age			
Total	9,751	108,214	266,809
0 - 4	5.9%	5.4%	5.3%
5 - 9	5.9%	5.6%	5.6%
10 - 14	6.6%	6.1%	6.0%
15 - 24	12.1%	11.5%	11.8%
25 - 34	14.1%	12.7%	12.9%
35 - 44	13.0%	12.9%	13.3%
45 - 54	14.7%	13.2%	13.1%
55 - 64	15.4%	14.7%	14.2%
65 - 74	7.7%	10.6%	10.5%
75 - 84	3.4%	4.8%	4.6%
85 +	1.2%	2.4%	2.6%
18 +	77.3%	79.1%	79.4%
2024 Population by Age			
Total	10,309	114,272	282,383
0 - 4	6.1%	5.4%	5.3%
5 - 9	5.8%	5.5%	5.5%
10 - 14	6.0%	5.7%	5.7%
15 - 24	11.6%	11.2%	11.2%
25 - 34	15.3%	13.3%	13.4%
35 - 44	13.3%	12.6%	13.2%
45 - 54	13.2%	12.5%	12.4%
55 - 64	14.0%	13.2%	12.9%
65 - 74	9.2%	11.7%	11.5%
75 - 84	4.2%	6.3%	6.2%
85 +	1.3%	2.6%	2.6%
18 +	78.2%	79.9%	80.1%
2010 Population by Sex			
Males	4,514	48,203	117,630
Females	4,634	51,083	126,471
2019 Population by Sex			
Males	4,804	52,544	128,762
Females	4,949	55,672	138,047
2024 Population by Sex			
Males	5,072	55,392	136,314
Females	5,235	58,880	146,067

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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2010 Population by Race/Ethnicity			
Total	9,147	99,286	244,102
White Alone	82.6%	83.5%	83.7%
Black Alone	1.2%	1.7%	1.6%
American Indian Alone	0.6%	0.6%	0.6%
Asian Alone	8.5%	5.1%	5.5%
Pacific Islander Alone	0.5%	0.7%	0.5%
Some Other Race Alone	3.1%	4.6%	4.1%
Two or More Races	3.6%	3.7%	3.9%
Hispanic Origin	8.5%	10.2%	9.5%
Diversity Index	41.7	42.8	41.6
2019 Population by Race/Ethnicity			
Total	9,753	108,216	266,808
White Alone	78.6%	80.2%	80.3%
Black Alone	1.6%	2.0%	2.0%
American Indian Alone	0.6%	0.6%	0.6%
Asian Alone	10.5%	6.6%	7.2%
Pacific Islander Alone	0.5%	0.8%	0.6%
Some Other Race Alone	3.7%	5.3%	4.6%
Two or More Races	4.5%	4.5%	4.7%
Hispanic Origin	10.1%	11.6%	10.7%
Diversity Index	48.6	48.4	47.3
2024 Population by Race/Ethnicity			
Total	10,308	114,272	282,383
White Alone	76.0%	78.1%	78.1%
Black Alone	1.8%	2.3%	2.2%
American Indian Alone	0.6%	0.6%	0.6%
Asian Alone	11.9%	7.6%	8.3%
Pacific Islander Alone	0.6%	0.9%	0.6%
Some Other Race Alone	4.1%	5.7%	4.9%
Two or More Races	5.0%	5.0%	5.2%
Hispanic Origin	11.3%	12.6%	11.6%
Diversity Index	52.7	52.0	50.9
2010 Population by Relationship and Household Type			
Total	9,148	99,286	244,101
In Households	99.8%	99.5%	98.7%
In Family Households	81.3%	79.4%	78.5%
Householder	26.1%	26.2%	25.8%
Spouse	21.0%	20.6%	20.4%
Child	29.8%	27.7%	27.4%
Other relative	2.5%	2.8%	2.7%
Nonrelative	1.8%	2.1%	2.0%
In Nonfamily Households	18.5%	20.1%	20.3%
In Group Quarters	0.2%	0.5%	1.3%
Institutionalized Population	0.1%	0.2%	0.5%
Noninstitutionalized Population	0.2%	0.3%	0.8%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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2019 Population 25+ by Educational Attainment			
Total	6,778	77,154	190,072
Less than 9th Grade	1.8%	2.0%	1.9%
9th - 12th Grade, No Diploma	1.9%	2.8%	2.5%
High School Graduate	10.7%	11.3%	10.9%
GED/Alternative Credential	1.5%	1.7%	2.0%
Some College, No Degree	16.9%	20.5%	19.9%
Associate Degree	7.1%	6.7%	7.0%
Bachelor's Degree	37.9%	34.1%	34.3%
Graduate/Professional Degree	22.2%	21.0%	21.5%
2019 Population 15+ by Marital Status			
Total	7,953	89,648	221,436
Never Married	28.1%	28.0%	29.1%
Married	55.7%	54.5%	54.1%
Widowed	2.7%	4.5%	4.5%
Divorced	13.5%	13.0%	12.3%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	95.4%	96.0%	95.9%
Civilian Unemployed (Unemployment Rate)	4.6%	4.0%	4.1%
2019 Employed Population 16+ by Industry			
Total	5,390	57,505	142,071
Agriculture/Mining	0.5%	0.6%	0.6%
Construction	4.6%	5.4%	4.9%
Manufacturing	11.7%	11.3%	11.9%
Wholesale Trade	3.9%	3.8%	3.6%
Retail Trade	11.2%	10.1%	9.9%
Transportation/Utilities	4.7%	4.0%	4.2%
Information	2.9%	2.4%	2.1%
Finance/Insurance/Real Estate	9.2%	9.9%	9.1%
Services	48.5%	49.7%	50.5%
Public Administration	2.8%	3.0%	3.2%
2019 Employed Population 16+ by Occupation			
Total	5,390	57,505	142,073
White Collar	75.3%	75.1%	74.8%
Management/Business/Financial	20.3%	22.1%	21.3%
Professional	29.2%	27.7%	28.4%
Sales	13.3%	12.9%	12.3%
Administrative Support	12.4%	12.4%	12.7%
Services	12.6%	12.9%	13.0%
Blue Collar	12.1%	12.0%	12.3%
Farming/Forestry/Fishing	0.6%	0.5%	0.5%
Construction/Extraction	3.4%	2.6%	2.5%
Installation/Maintenance/Repair	0.9%	1.5%	1.8%
Production	3.7%	3.6%	3.9%
Transportation/Material Moving	3.5%	3.8%	3.6%
2010 Population By Urban/ Rural Status			
Total Population	9,148	99,286	244,101
Population Inside Urbanized Area	100.0%	99.9%	99.5%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.1%	0.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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2010 Households by Type			
Total	3,811	41,480	101,916
Households with 1 Person	27.7%	29.3%	29.3%
Households with 2+ People	72.3%	70.7%	70.7%
Family Households	64.0%	62.4%	62.0%
Husband-wife Families	51.2%	49.1%	48.9%
With Related Children	26.0%	21.5%	21.7%
Other Family (No Spouse Present)	12.8%	13.2%	13.1%
Other Family with Male Householder	4.0%	4.0%	3.9%
With Related Children	2.3%	2.3%	2.3%
Other Family with Female Householder	8.7%	9.3%	9.2%
With Related Children	6.0%	6.0%	5.9%
Nonfamily Households	8.3%	8.4%	8.7%
All Households with Children	34.7%	30.1%	30.2%
Multigenerational Households	2.1%	2.0%	1.9%
Unmarried Partner Households	6.5%	6.9%	6.9%
Male-female	5.9%	5.9%	5.9%
Same-sex	0.6%	1.0%	1.0%
2010 Households by Size			
Total	3,812	41,480	101,916
1 Person Household	27.7%	29.3%	29.3%
2 Person Household	33.0%	35.5%	35.2%
3 Person Household	16.9%	15.4%	15.4%
4 Person Household	15.3%	12.8%	13.0%
5 Person Household	4.8%	4.7%	4.7%
6 Person Household	1.6%	1.6%	1.5%
7 + Person Household	0.8%	0.9%	0.8%
2010 Households by Tenure and Mortgage Status			
Total	3,811	41,480	101,915
Owner Occupied	59.5%	61.8%	62.7%
Owned with a Mortgage/Loan	48.4%	48.7%	49.3%
Owned Free and Clear	11.1%	13.1%	13.4%
Renter Occupied	40.5%	38.2%	37.3%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,975	43,865	107,849
Housing Units Inside Urbanized Area	100.0%	99.9%	99.6%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.1%	0.4%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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Top 3 Tapestry Segments			
1.	Enterprising Professionals (2D)	In Style (5B)	Emerald City (8B)
2.	In Style (5B)	Emerald City (8B)	In Style (5B)
3.	Professional Pride (1B)	Bright Young Professionals	Urban Chic (2A)
2019 Consumer Spending			
Apparel & Services: Total \$	\$12,573,442	\$130,744,453	\$314,284,753
Average Spent	\$3,091.58	\$2,918.92	\$2,853.94
Spending Potential Index	144	136	133
Education: Total \$	\$9,342,239	\$98,987,718	\$239,346,987
Average Spent	\$2,297.08	\$2,209.94	\$2,173.45
Spending Potential Index	144	139	136
Entertainment/Recreation: Total \$	\$18,500,511	\$196,844,637	\$474,057,101
Average Spent	\$4,548.93	\$4,394.64	\$4,304.80
Spending Potential Index	139	134	132
Food at Home: Total \$	\$29,351,606	\$309,881,701	\$742,700,693
Average Spent	\$7,217.02	\$6,918.24	\$6,744.28
Spending Potential Index	139	134	130
Food Away from Home: Total \$	\$21,617,138	\$224,909,098	\$540,507,948
Average Spent	\$5,315.25	\$5,021.19	\$4,908.22
Spending Potential Index	145	137	134
Health Care: Total \$	\$32,470,956	\$351,662,347	\$845,553,641
Average Spent	\$7,984.01	\$7,851.01	\$7,678.27
Spending Potential Index	135	132	129
HH Furnishings & Equipment: Total \$	\$12,318,458	\$130,537,980	\$314,602,735
Average Spent	\$3,028.88	\$2,914.31	\$2,856.83
Spending Potential Index	142	137	134
Personal Care Products & Services: Total \$	\$5,227,281	\$55,029,827	\$132,411,715
Average Spent	\$1,285.29	\$1,228.56	\$1,202.40
Spending Potential Index	145	139	136
Shelter: Total \$	\$108,214,494	\$1,147,326,565	\$2,753,971,003
Average Spent	\$26,607.94	\$25,614.54	\$25,008.14
Spending Potential Index	144	138	135
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$13,955,312	\$152,966,002	\$367,852,317
Average Spent	\$3,431.35	\$3,415.03	\$3,340.38
Spending Potential Index	138	138	135
Travel: Total \$	\$13,087,409	\$140,177,665	\$338,774,729
Average Spent	\$3,217.95	\$3,129.52	\$3,076.33
Spending Potential Index	143	139	137
Vehicle Maintenance & Repairs: Total \$	\$6,626,596	\$70,954,034	\$169,985,443
Average Spent	\$1,629.36	\$1,584.08	\$1,543.60
Spending Potential Index	142	138	135

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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