

# Single family detached rental housing trends from 2015 to 2020 in the Portland Metro region

In an effort to communicate to policy makers the impact of recent regulatory changes on the stock of detached rental housing, the Oregon Realtors® and Multifamily Northwest have engaged ECONorthwest to conduct an independent analysis.

The report examines the inventory of single family detached rental homes in the Portland Metro region, covering Clackamas, Multnomah and Washington Counties, and the cities within those counties.

The purpose of the study is to identify trends in the supply of Oregon's single family detached rental housing over the same period of time as Oregon's recent rental housing laws were implemented.

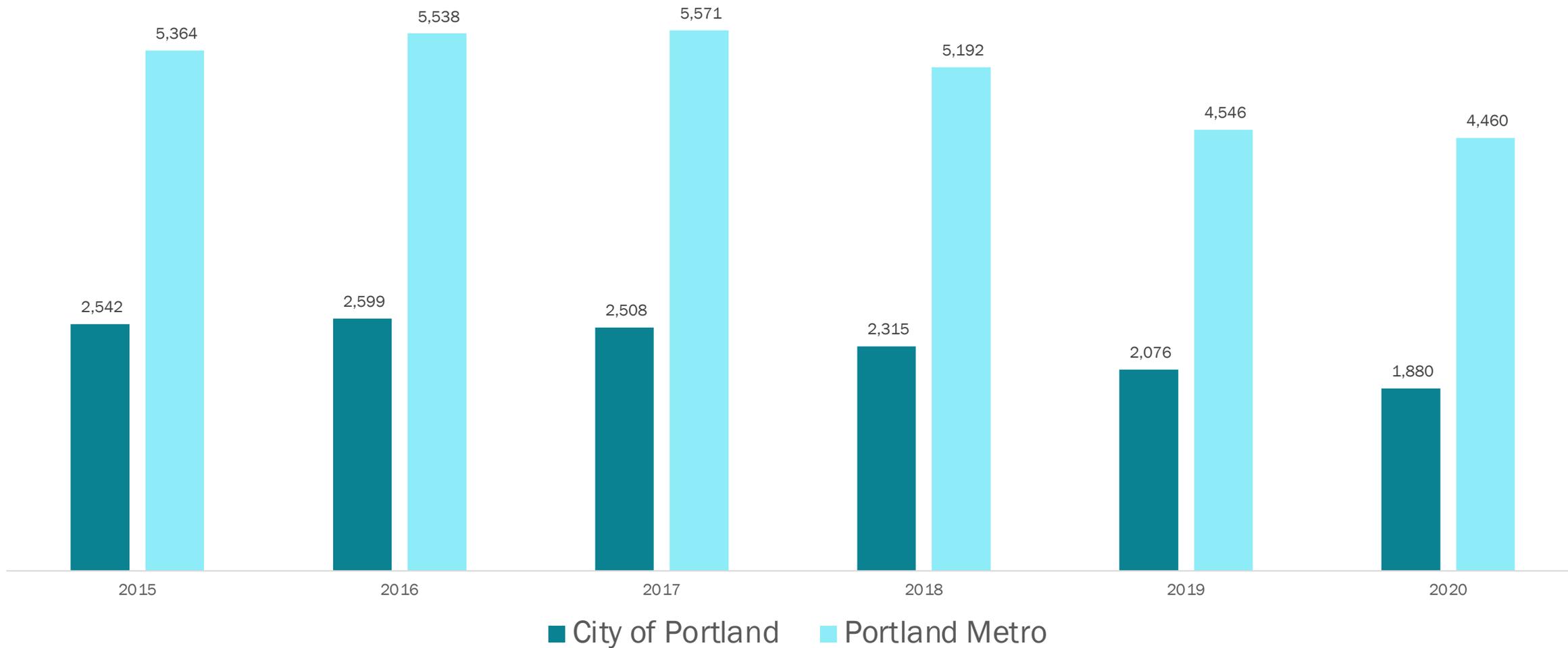
Single family detached homes are a critical piece of Oregon's rental housing stock. They are a large share of the naturally occurring rental housing stock with three or more bedrooms.

- The number of single family detached rental units in the City of Portland declined from 2,599 units in 2016 to 1,880 in 2020, a loss of 719 units.
  - *A 28% reduction in the stock of detached rental housing*
  - *The share of detached homes that were rental units decreased from 20.5% to 14.5%*
  - *There are approximately 140,000 rental units in the city*
  - *6,300 of them are 3+ bedroom market rate units (4.5% of the stock of all rental units)*
  - *Losing 719 units (detached housing) is a 10% reduction of 3+ bedroom rental units*
- The number of single family detached rental units in the Portland Metro declined from 5,571 units in 2017 to 4,460 in 2020, a loss of 1,111 units.
  - *A 20% reduction in the stock of detached rental housing*
- The rest of the Metro region's (excluding the City of Portland) stock of single family detached rental housing decreased by 13%, less than half the rate of the City of Portland

- Data source was the Regional Land Information System (RLIS) produced by Metro, which provides parcel level data from 2015 to 2020
- Analysis focused on two study areas, the City of Portland, and the Portland Metro, which is the 3-county area in Oregon that falls inside the Metro UGB
- Evaluated ownership characteristics (name, address, etc.) to determine which housing units appear to be renter occupied
- Repeated the analysis annually from 2015 to 2020 (the most recent available data) to track the change in the number of units that appear to be renter occupied

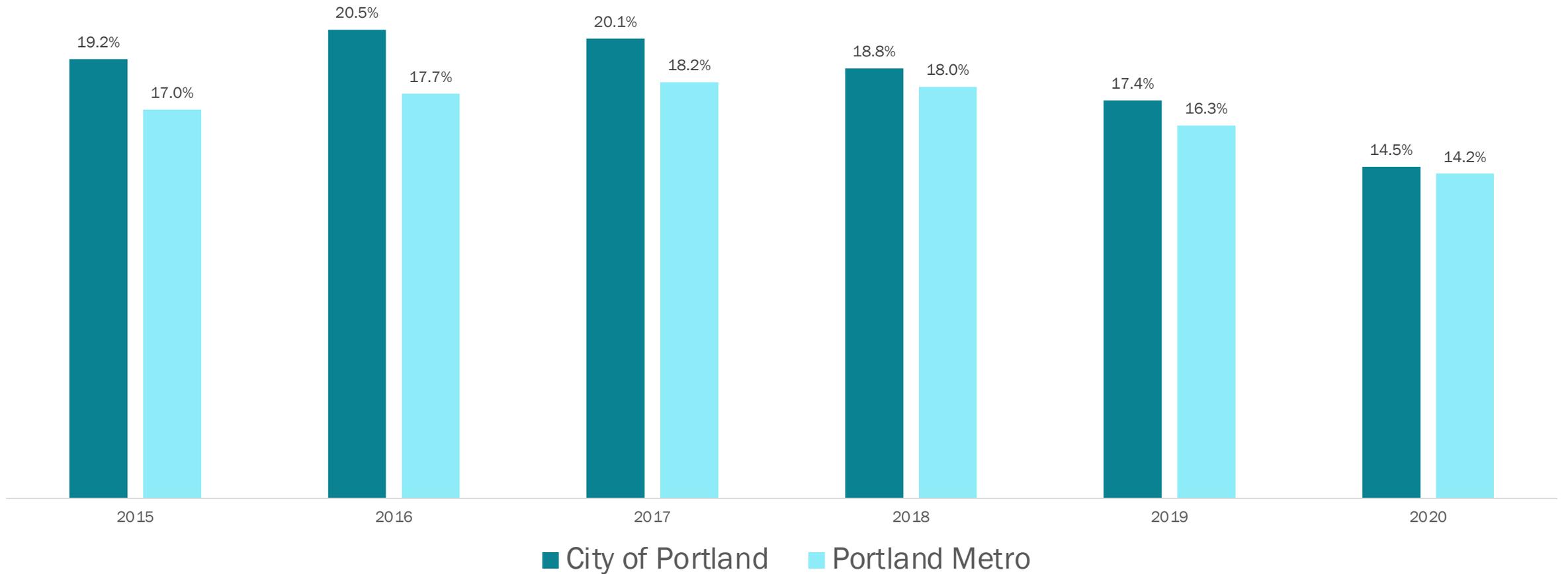
# The single family detached rental stock has been decreasing since 2017

Number of single family detached housing that are rental units  
City of Portland and Portland Metro 2015 to 2020

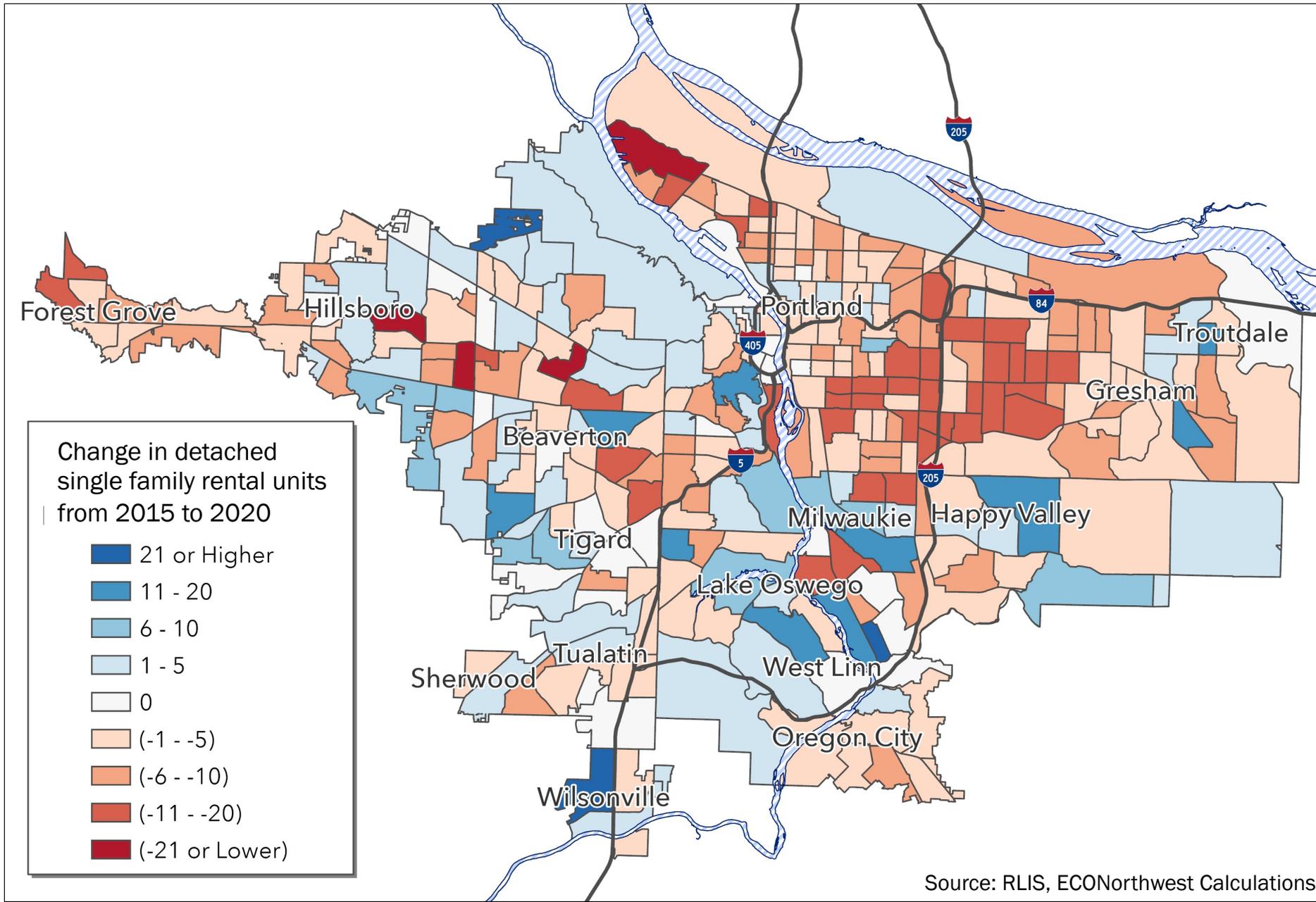


# The City of Portland had a larger decrease in the stock of detached rental units since 2017

Percentage of single family detached housing that are rental units  
City of Portland and Portland Metro 2015 to 2020



# Change in SF rental units varied by neighborhood from 2015 to 2020



# Takeaways

- The number of single family rental units in the City of Portland increased through 2016, then steadily declined from 2,599 units in 2016 to 1,880 in 2020, a loss of 719 units, representing a 28% reduction in the stock of detached rental housing
- The number of single family rental units in the Portland Metro increased through 2017, then steadily declined from 5,571 units in 2017 to 4,460 in 2020, a loss of 1,111 units, representing a 20% reduction in the stock of detached rental housing
  - The rest of metro region (excluding the City of Portland) had a 13% decrease
- 14% of the single family detached housing in the City of Portland and the Metro region are available as rental units
  - (Note: this doesn't include any ADU or attached homes, such as plexes)*
- Almost every census tract in the City of Portland lost detached rental units since 2015. The outcome was more varied in the rest of the Metro region
  - (cumulatively the rest of the Metro region lost almost 400 units since 2015)*

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