

Table 1. Labor Force and Employment in the Riverside HMA,* 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																April 2014	April 2015
Labor force	1,421.3	1,473.0	1,533.1	1,578.2	1,646.9	1,704.0	1,741.3	1,764.2	1,773.6	1,773.5	1,865.8	1,866.2	1,882.9	1,897.0	1,919.9	1,903.1	1,927.2
Resident employment	1,349.1	1,395.3	1,438.1	1,478.0	1,550.5	1,614.0	1,655.5	1,661.5	1,626.1	1,545.0	1,610.2	1,623.1	1,665.6	1,710.5	1,763.3	1,726.2	1,782.5
Unemployment	72.1	77.7	95.0	100.2	96.4	90.0	85.8	102.8	147.5	228.5	255.5	243.1	217.3	186.5	156.6	176.9	144.7
Unemployment rate (%)	5.1	5.3	6.2	6.3	5.9	5.3	4.9	5.8	8.3	12.9	13.7	13.0	11.5	9.8	8.2	9.3	7.5
Total nonfarm payroll jobs	995.1	1,037.3	1,073.0	1,110.1	1,173.3	1,236.2	1,282.4	1,286.2	1,243.1	1,163.2	1,144.7	1,148.0	1,180.3	1,231.9	1,285.1	1,250.0	1,303.1
Goods-producing sectors	201.0	208.4	207.5	216.3	233.1	245.7	252.3	232.4	198.8	157.9	145.9	145.2	150.5	158.6	168.5	162.2	170.4
Mining, logging, & construction	81.3	89.8	92.1	100.2	113.0	124.7	128.9	113.8	91.9	69.1	60.7	60.1	63.8	71.2	78.3	73.8	79.5
Manufacturing	119.8	118.7	115.4	116.1	120.1	121.0	123.4	118.5	106.9	88.8	85.2	85.1	86.7	87.3	90.2	88.4	90.9
Service-providing sectors	794.1	828.8	865.5	893.8	940.2	990.5	1,030.1	1,053.9	1,044.3	1,005.4	998.9	1,002.8	1,029.8	1,073.3	1,116.7	1,087.8	1,132.6
Trade	165.7	174.3	179.6	186.3	199.3	215.3	226.8	232.5	222.8	205.2	204.2	207.7	214.6	221.2	227.7	223.7	229.1
Wholesale trade	38.6	41.7	42.0	43.6	45.7	50.0	54.3	56.9	54.2	49.0	48.7	49.2	52.2	56.4	59.0	57.3	60.1
Retail trade	127.1	132.6	137.6	142.7	153.6	165.3	172.5	175.6	168.6	156.2	155.5	158.5	162.4	164.8	168.7	166.4	168.9
Transportation & utilities	46.4	45.8	46.8	50.4	56.3	61.6	65.7	69.5	70.2	66.8	66.6	68.8	73.9	79.4	87.3	81.4	90.6
Information	14.3	14.6	14.1	13.9	14.0	14.5	15.3	15.4	14.8	14.1	14.0	12.2	11.7	11.5	11.2	11.5	11.2
Financial activities	35.7	37.3	39.5	42.6	45.7	49.0	51.5	49.8	46.1	42.5	41.0	39.9	40.9	42.2	42.7	42.4	43.3
Professional & business services	97.4	102.1	107.1	115.7	125.7	133.4	142.5	145.5	138.3	125.3	123.6	126.0	127.5	132.4	137.8	133.8	142.2
Education & health services	107.2	112.8	120.4	126.3	131.4	133.9	136.6	142.2	149.3	155.0	154.1	157.6	167.2	184.5	193.6	188.2	195.8
Leisure & hospitality	100.6	104.5	107.2	109.0	116.7	122.6	128.1	132.6	131.0	123.8	122.8	124.0	129.4	135.9	144.3	138.8	147.1
Other services	34.8	37.1	38.1	38.2	38.8	39.9	41.2	41.2	40.8	37.3	38.2	39.1	40.1	41.1	43.2	41.9	43.6
Government	192.1	200.2	212.7	211.6	212.5	220.4	222.5	225.3	231.0	235.2	234.3	227.5	224.6	225.2	228.8	226.0	229.9
Federal	18.2	16.9	16.9	17.0	17.3	18.7	19.3	19.4	19.6	20.6	22.8	21.3	20.6	20.3	20.2	20.2	20.2
State	24.6	25.8	26.6	26.6	26.5	27.0	27.4	28.7	29.6	29.8	29.3	29.1	28.2	27.8	28.2	27.9	28.4
Local	149.3	157.6	169.3	167.9	168.7	174.8	175.7	177.2	181.9	184.9	182.3	177.1	175.8	177.1	180.4	178.0	181.4

* Riverside-San Bernardino-Ontario HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through April 2015.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Riverside HMA,* 2000 to Forecast

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Riverside HMA*	3,254,821	4,224,851	4,431,000	4,637,000	97,000	2.6	40,550	0.9	68,650	1.5
Riverside submarket	1,545,387	2,189,641	2,324,000	2,455,000	64,450	3.5	26,450	1.2	43,650	1.8
San Bernardino submarket	1,709,434	2,035,210	2,107,000	2,182,000	32,600	1.8	14,100	0.7	25,000	1.2
Households										
Riverside HMA*	1,034,812	1,297,878	1,353,300	1,408,000	26,300	2.3	10,900	0.8	18,250	1.3
Riverside submarket	506,218	686,260	724,000	760,200	18,000	3.1	7,425	1.1	12,050	1.6
San Bernardino submarket	528,594	611,618	629,300	647,700	8,300	1.5	3,475	0.6	6,125	1.0

* Riverside-San Bernardino-Ontario HMA.

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is May 1, 2015. The forecast date is May 1, 2018.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Riverside HMA,* 2000, 2010, and Current

	Riverside HMA*			Riverside Submarket			San Bernardino Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	1,186,043	1,500,344	1,532,000	584,674	800,707	823,100	601,369	699,637	708,700
Occupied units	1,034,812	1,297,878	1,353,300	506,218	686,260	724,000	528,594	611,618	629,300
Owner-occupied	689,465	845,785	820,300	348,532	462,212	453,000	340,933	383,573	367,300
%	66.6	65.2	60.6	68.9	67.4	62.6	64.5	62.7	58.4
Renter-occupied	345,347	452,093	533,000	157,686	224,048	271,000	187,661	228,045	262,000
%	33.4	34.8	39.4	31.1	32.6	37.4	35.5	37.3	41.6
Vacant units	151,231	202,466	178,400	78,456	114,447	99,050	72,775	88,019	79,400
Available units	46,934	75,994	49,150	21,401	41,964	27,950	25,533	34,030	21,200
For sale	19,906	30,555	18,950	9,098	18,417	10,650	10,808	12,138	8,275
Rate (%)	2.8	3.5	2.3	2.5	3.8	2.3	3.1	3.1	2.2
For rent	27,028	45,439	30,200	12,303	23,547	17,300	14,725	21,892	12,900
Rate (%)	7.3	9.1	5.4	7.2	9.5	6.0	7.3	8.8	4.7
Other vacant	104,297	126,472	129,300	57,055	72,483	71,100	47,242	53,989	58,200

* Riverside-San Bernardino-Ontario HMA.

Notes: Numbers may not add to totals because of rounding. The current date is May 1, 2015.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Riverside HMA,* 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																April 2014	April 2015
Riverside HMA*																	
Total	23,636	28,479	35,227	45,440	52,163	51,476	38,687	21,391	8,946	6,335	6,336	5,281	6,872	9,853	10,166	8,612	10,780
Single-family	19,090	23,596	30,038	35,965	43,142	45,485	33,498	16,019	5,796	4,887	5,287	3,378	4,488	6,472	7,222	6,350	7,339
Multifamily	4,546	4,883	5,189	9,475	9,021	5,991	5,189	5,372	3,150	1,448	1,049	1,903	2,384	3,381	2,944	2,262	3,441
Riverside submarket																	
Total	15,949	19,012	24,386	33,541	34,146	34,373	24,765	12,334	5,763	4,072	4,547	3,809	4,052	6,429	6,761	5,509	6,579
Single-family	13,323	16,778	20,912	25,424	29,182	30,350	20,882	9,717	3,820	3,406	4,027	2,275	3,107	4,432	5,074	4,463	4,844
Multifamily	2,626	2,234	3,474	8,117	4,964	4,023	3,883	2,617	1,943	666	520	1,534	945	1,997	1,687	1,046	1,735
San Bernardino HMA																	
Total	7,687	9,467	10,841	11,899	18,017	17,103	13,922	9,057	3,183	2,263	1,789	1,472	2,820	3,424	3,405	3,103	4,201
Single-family	5,767	6,818	9,126	10,541	13,960	15,135	12,616	6,302	1,976	1,481	1,260	1,103	1,381	2,040	2,148	1,887	2,495
Multifamily	1,920	2,649	1,715	1,358	4,057	1,968	1,306	2,755	1,207	782	529	369	1,439	1,384	1,257	1,216	1,706

* Riverside-San Bernardino-Ontario HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through April 2015.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Riverside HMA,* 2009 and 2013

	Median Income (\$)		Average Annual Change (%)
	2009	2013	2009 to 2013
Median Family Income	59,446	59,837	0.2
Median household income	53,815	53,220	-0.3

* Riverside-San Bernardino-Ontario HMA.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; median household income—U.S. Census Bureau, 2009 and 2013 American Community Survey 1-year data