

Table 1. Labor Force and Employment in the San Francisco-Redwood City-South San Francisco HMA, 2000 Through October 2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			October 2017	October 2018
Labor Force	871.6	861.5	825.9	796.2	780.0	773.6	779.8	802.1	829.3	833.6	879.0	894.6	921.5	934.4	957.7	983.4	1,005.5	1,021.2	1,018.2	1,024.9
Resident Employment	844.0	822.7	773.8	746.2	738.4	737.8	748.9	769.6	787.1	763.0	802.9	824.7	860.6	884.2	916.6	948.8	973.6	992.5	988.7	1,001.1
Unemployment	27.6	38.8	52.1	49.9	41.6	35.9	30.8	32.5	42.2	70.6	76.2	69.9	60.9	50.2	41.2	34.6	31.9	28.6	29.5	23.8
Unemployment Rate (%)	3.2	4.5	6.3	6.3	5.3	4.6	4.0	4.0	5.1	8.5	8.7	7.8	6.6	5.4	4.3	3.5	3.2	2.8	2.9	2.3
Total Nonfarm Payroll Jobs	984.5	955.3	889.8	856.3	848.5	858.0	877.6	898.8	909.9	867.4	859.3	881.8	923.7	959.2	1,001.3	1,050.1	1,092.6	1,117.4	1,113.3	1,133.7
Goods-Producing Sectors	97.7	93.9	85.0	79.2	77.3	75.3	77.8	79.8	77.4	65.6	62.0	61.8	63.0	65.2	68.2	72.2	76.6	78.8	78.8	78.5
Mining, Logging, & Construction	39.4	40.9	38.7	37.1	35.9	35.2	36.7	38.5	37.4	29.5	27.0	27.4	28.9	30.5	32.7	36.1	38.6	39.6	39.6	39.3
Manufacturing	58.4	53.0	46.3	42.1	41.4	40.1	41.1	41.4	40.0	36.1	35.0	34.4	34.0	34.7	35.6	36.1	38.0	39.2	39.2	39.2
Service-Providing Sectors	886.8	861.5	804.9	777.2	771.2	782.7	799.9	819.0	832.5	801.8	797.4	819.9	860.8	894.0	933.1	977.9	1,016.0	1,038.7	1,034.5	1,055.2
Wholesale & Retail Trade	116.6	114.6	107.8	103.3	102.0	102.4	103.2	104.7	103.6	96.7	94.9	96.0	99.2	102.2	105.2	107.6	108.6	110.0	109.7	109.1
Wholesale Trade	29.9	28.7	26.4	24.7	23.8	23.5	24.0	24.3	24.1	22.2	21.6	22.3	23.5	24.7	25.6	26.9	27.6	28.6	28.4	28.0
Retail Trade	86.7	85.9	81.4	78.6	78.2	78.9	79.2	80.4	79.5	74.5	73.3	73.7	75.7	77.5	79.6	80.7	81.0	81.4	81.2	81.0
Transportation & Utilities	56.8	53.8	47.3	44.7	43.6	42.2	40.8	39.3	38.6	36.7	35.3	34.9	36.5	38.7	39.7	42.1	47.0	50.0	49.7	50.1
Information	63.0	56.7	47.1	43.0	40.2	37.8	36.8	37.1	38.6	37.6	36.9	40.6	46.4	49.6	55.0	63.1	70.4	76.4	75.3	80.4
Financial Activities	92.4	93.4	85.8	79.8	77.2	77.2	77.8	78.1	76.2	69.4	67.1	66.4	67.9	70.0	71.9	75.2	78.2	79.0	78.7	80.1
Professional & Business Services	207.4	194.6	169.8	159.3	159.1	168.0	177.0	186.3	192.0	182.4	182.1	195.8	214.2	228.0	243.9	259.6	270.2	276.2	274.3	284.5
Education & Health Services	90.3	91.2	92.1	95.9	98.6	100.0	103.3	106.2	112.2	115.3	116.5	116.8	120.0	123.4	126.0	129.9	133.3	136.3	135.9	139.1
Leisure & Hospitality	106.8	106.0	102.5	101.2	102.6	104.6	108.1	111.8	113.9	109.8	110.6	115.0	121.5	125.7	131.1	136.1	139.9	140.5	140.4	141.9
Other Services	36.3	36.1	34.5	33.1	32.1	32.3	32.5	33.6	34.5	33.3	32.8	34.1	35.8	37.6	39.6	40.0	40.7	40.8	41.0	39.4
Government	117.2	115.2	118.0	116.9	115.9	118.3	120.3	122.0	122.9	120.7	121.3	120.4	119.5	118.9	120.7	124.4	127.7	129.6	129.4	130.7
Federal	24.3	21.3	21.5	21.6	20.5	19.5	19.0	18.7	18.3	17.9	19.3	18.3	17.9	17.6	17.5	17.7	17.8	17.6	17.7	17.0
State	26.3	27.2	28.2	28.7	29.3	31.0	32.3	33.0	33.5	33.2	33.4	33.7	33.2	32.9	33.0	34.1	35.3	36.1	36.0	36.7
Local	66.6	66.7	68.3	66.6	66.1	67.8	69.1	70.3	71.0	69.6	68.6	68.3	68.4	68.4	70.2	72.6	74.6	75.9	75.7	77.0

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the San Francisco-Redwood City-South San Francisco 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										
San Francisco-Redwood City-South San Francisco HMA	1,483,894	1,523,686	1,669,000	1,702,000	3,975	0.3	16,950	1.1	11,000	0.7
San Francisco County Submarket	776,733	805,235	890,000	909,800	2,850	0.4	9,875	1.2	6,600	0.7
San Mateo County Submarket	707,161	718,451	778,700	791,900	1,125	0.2	7,025	0.9	4,400	0.6
Households										
San Francisco-Redwood City-South San Francisco HMA	583,803	603,648	660,400	672,500	1,975	0.3	6,600	1.1	4,025	0.6
San Francisco County Submarket	329,700	345,811	391,000	399,900	1,600	0.5	5,275	1.4	2,975	0.8
San Mateo County Submarket	254,103	257,837	269,400	272,500	370	0.1	1,350	0.5	1,025	0.4

Notes: Numbers may not add to totals because of rounding. The current date is November 1, 2018. The forecast date is November 1, 2021. Rates of change are calculated on a compound basis.

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

Table 3. Housing Inventory, Tenure, and Vacancy in the San Francisco-Redwood City-South San Francisco HMA, 2000, 2010, and Current

	San Francisco-Redwood City- South San Francisco HMA			San Francisco County Submarket			San Mateo County Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	607,103	647,973	693,000	346,527	376,942	412,800	260,576	271,031	280,100
Occupied Units	583,803	603,648	660,400	329,700	345,811	391,000	254,103	257,837	269,400
Owner-Occupied	271,524	276,756	295,200	115,391	123,646	139,400	156,133	153,110	155,800
%	46.5	45.8	44.7	35.0	35.8	35.7	61.4	59.4	57.8
Renter-Occupied	312,279	326,892	365,200	214,309	222,165	251,600	97,970	104,727	113,600
%	53.5	54.2	55.3	65.0	64.2	64.3	38.6	40.6	42.2
Vacant Units	23,300	44,325	32,550	16,827	31,131	21,800	6,473	13,194	10,750
Available Units	9,076	22,875	17,850	6,504	15,816	12,350	2,572	7,059	5,550
For Sale	1,659	4,930	3,250	910	2,984	1,825	749	1,946	1,425
Rate (%)	0.6	1.8	1.1	0.8	2.4	1.3	0.5	1.3	0.9
For Rent	7,417	17,945	14,600	5,594	12,832	10,500	1,823	5,113	4,125
Rate (%)	2.3	5.2	3.8	2.5	5.5	4.0	1.8	4.7	3.5
Other Vacant	14,224	21,450	14,700	10,323	15,315	9,500	3,901	6,135	5,200

Notes: Numbers may not add to totals because of rounding. The current date is November 1, 2018.

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

Table 4. Residential Building Permit Activity in the San Francisco-Redwood City-South San Francisco HMA, 2000 through October 2018

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			October 2017	October 2018
San Francisco-Redwood City-South San Francisco HMA																				
Total	4,987	2,557	2,789	2,775	3,234	3,262	3,403	3,292	3,247	752	1,113	2,969	4,031	5,496	5,885	6,268	6,206	6,816	5,982	5,384
Single-Family	1,224	829	801	871	733	529	541	719	364	272	228	276	336	417	406	626	550	405	446	357
Multifamily	3,763	1,728	1,988	1,904	2,501	2,733	2,862	2,573	2,883	480	885	2,693	3,695	5,079	5,479	5,642	5,656	6,411	5,536	5,027
San Francisco County Submarket																				
Total	2,766	1,191	1,243	1,430	2,051	2,538	2,398	2,475	2,295	300	860	2,218	3,089	4,546	4,424	4,648	4,231	5,234	4,216	3,925
Single-Family	81	94	82	63	58	51	95	55	57	17	22	31	22	54	35	64	123	43	40	31
Multifamily	2,685	1,097	1,161	1,367	1,993	2,487	2,303	2,420	2,238	283	838	2,187	3,067	4,492	4,389	4,584	4,108	5,191	4,176	3,894
San Mateo County Submarket																				
Total	2,221	1,366	1,546	1,345	1,183	724	1,005	817	952	452	253	751	942	950	1,461	1,620	1,975	1,582	1,766	1,459
Single-Family	1,143	735	719	808	675	478	446	664	307	255	206	245	314	363	371	562	427	362	406	326
Multifamily	1,078	631	827	537	508	246	559	153	645	197	47	506	628	587	1,090	1,058	1,548	1,220	1,360	1,133

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2017 final data and analyst estimates; 2018 preliminary data and analyst estimates

Table 5. Median Income in the San Francisco-Redwood City-South San Francisco HMA, 1999, 2009 and 2016

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2017	1999 to 2009	2009 to 2017
Median Family Income	72,400	70,770	115,300	-0.2	6.3
Median Household Income	55,221	96,800	110,816	5.8	1.7

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 Median household income—2000 Census; 2009 and 2017 Median household income—U.S. Census Bureau, American Community Survey 1-year data, 2009 and 2017