

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															December 2014	December 2015
Labor force	1,013.5	1,001.5	960.4	926.8	909.2	902.7	910.3	934.0	961.6	965.6	1,011.7	1,029.4	1,060.8	1,078.9	1,103.5	1,133.9
Resident employment	981.9	957.8	901.8	870.5	861.9	861.9	874.9	896.7	913.1	885.1	925.1	949.3	990.8	1,021.3	1,056.1	1,095.1
Unemployment	31.6	43.7	58.6	56.3	47.3	40.9	35.4	37.3	48.4	80.5	86.6	80.1	70.0	57.5	47.4	38.9
Unemployment rate (%)	3.1	4.4	6.1	6.1	5.2	4.5	3.9	4.0	5.0	8.3	8.6	7.8	6.6	5.3	4.3	3.4
Total nonfarm payroll jobs	1,091.8	1,062.5	995.9	961.4	951.9	960.2	980.4	1,002.3	1,013.9	964.2	955.3	979.5	1,026.4	1,074.3	1,121.3	1,169.8
Goods-producing sectors	108.7	104.8	95.4	89.0	86.4	84.2	86.9	89.2	86.7	73.3	69.7	69.9	72.0	76.0	81.1	84.2
Mining, logging, & construction	46.5	48.3	45.6	43.8	42.4	41.6	43.3	45.6	44.5	35.2	32.5	33.5	35.6	38.4	41.9	43.8
Manufacturing	62.3	56.5	49.7	45.2	44.0	42.6	43.5	43.5	42.1	38.1	37.1	36.6	36.4	37.6	39.2	40.4
Service-providing sectors	983.1	957.7	900.5	872.5	865.5	876.1	893.5	913.2	927.2	890.9	885.8	909.6	954.3	998.3	1,040.2	1,085.6
Trade	135.2	133.5	126.6	122.3	119.9	119.9	120.2	122.0	120.8	112.2	110.8	111.9	115.6	119.3	123.4	127.4
Wholesale trade	32.7	31.5	29.2	27.5	26.6	26.1	26.7	27.0	26.8	24.5	24.0	24.7	26.1	27.4	28.5	29.4
Retail trade	102.5	102.0	97.4	94.8	93.3	93.8	93.5	95.0	94.0	87.7	86.8	87.2	89.5	91.9	94.9	98.0
Transportation & utilities	58.6	55.5	48.7	46.1	44.9	43.5	42.1	40.6	39.8	37.8	36.4	36.0	37.6	39.9	41.0	41.8
Information	68.0	60.8	50.8	46.3	43.5	40.9	39.0	39.5	40.8	39.6	39.0	43.2	49.2	52.4	56.7	60.2
Financial activities	102.4	103.3	95.5	89.5	86.6	86.5	87.0	86.8	84.4	76.8	73.9	73.4	75.0	76.9	78.5	79.8
Professional & business services	226.1	212.7	187.2	177.0	177.7	186.5	196.7	205.9	212.3	200.9	200.5	213.6	232.8	246.7	263.5	285.9
Education & health services	103.0	104.3	105.6	109.3	111.8	112.9	115.9	118.7	124.8	127.8	128.4	128.7	133.9	146.1	149.8	153.2
Leisure & hospitality	116.5	116.9	113.9	112.5	114.1	116.2	120.0	124.3	126.8	122.2	122.8	127.7	134.7	140.1	146.6	151.2
Other services	40.9	40.7	39.1	37.8	37.0	36.9	37.3	38.6	39.4	38.0	37.8	38.9	40.8	42.8	45.1	47.7
Government	132.3	130.3	133.1	131.7	130.3	133.0	135.3	137.1	138.4	135.7	136.3	136.4	135.0	134.3	135.6	138.5
Federal	25.4	22.3	22.5	22.5	21.4	20.4	19.9	19.4	19.2	18.9	20.2	19.1	18.7	18.4	18.2	18.3
State	28.4	28.9	29.9	30.5	31.1	32.8	34.1	34.9	35.6	35.4	35.6	35.8	35.2	34.8	34.7	35.7
Local	78.6	79.1	80.7	78.7	77.8	79.8	81.4	82.7	83.5	81.5	80.6	81.4	81.1	81.1	82.7	84.4

* San Francisco-San Mateo-San Rafael HMA.

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the 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 HMA*	1,731,183	1,776,095	1,896,000	1,950,000	4,500	0.3	20,850	1.1	18,000	0.9
San Francisco County submarket	776,733	805,235	867,800	896,700	2,850	0.4	10,900	1.3	9,625	1.1
San Mateo County submarket	707,161	718,451	766,300	788,600	1,125	0.2	8,325	1.1	7,425	1.0
Marin County submarket	247,289	252,409	262,200	264,700	510	0.2	1,700	0.7	830	0.3
Households										
San Francisco HMA*	684,453	706,858	748,800	769,500	2,250	0.3	7,300	1.0	6,900	0.9
San Francisco County submarket	329,700	345,811	376,000	391,100	1,600	0.5	5,250	1.5	5,025	1.3
San Mateo County submarket	254,103	257,837	266,100	270,500	370	0.1	1,425	0.6	1,475	0.5
Marin County submarket	100,650	103,210	106,650	107,900	260	0.3	600	0.6	420	0.4

* San Francisco-San Mateo-San Rafael HMA.

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is January 1, 2016. The forecast date is January 1, 2019.

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

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

	San Francisco HMA*			San Francisco County Submarket			San Mateo County Submarket			Marin County Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	712,093	759,187	783,800	346,527	376,942	394,500	260,576	271,031	276,000	104,990	111,214	113,200
Occupied units	684,453	706,858	748,800	329,700	345,811	376,000	254,103	257,837	266,100	100,650	103,210	106,650
Owner-occupied	335,548	341,393	358,500	115,391	123,646	138,900	156,133	153,110	154,700	64,024	64,637	64,850
%	49.0	48.3	47.9	35.0	35.8	36.9	61.4	59.4	58.1	63.6	62.6	60.8
Renter-occupied	348,905	365,465	390,300	214,309	222,165	237,100	97,970	104,727	111,400	36,626	38,573	41,800
%	51.0	51.7	52.1	65.0	64.2	63.1	38.6	40.6	41.9	36.4	37.4	39.2
Vacant units	27,640	52,329	35,000	16,827	31,131	18,500	6,473	13,194	9,900	4,340	8,004	6,600
Available units	10,306	25,845	15,150	6,504	15,816	8,475	2,572	7,059	4,700	1,230	2,970	1,950
For sale	2,083	5,780	2,825	910	2,984	1,400	749	1,946	780	424	850	660
Rate (%)	0.6	1.7	0.8	0.8	2.4	1.0	0.5	1.3	0.5	0.7	1.3	1.0
For rent	8,223	20,065	12,300	5,594	12,832	7,075	1,823	5,113	3,925	806	2,120	1,300
Rate (%)	2.3	5.2	3.1	2.5	5.5	2.9	1.8	4.7	3.4	2.2	5.2	3.0
Other vacant	17,334	26,484	19,850	10,323	15,315	10,000	3,901	6,135	5,200	3,110	5,034	4,650

* San Francisco-San Mateo-San Rafael HMA.

Notes: Numbers may not add to totals because of rounding. The current date is January 1, 2016.

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

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

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															December 2014	December 2015
San Francisco HMA*																
Total	6,169	3,837	3,252	3,763	4,273	5,694	4,091	3,744	3,579	1,035	1,234	3,334	4,899	7,399	8,860	5,500
Single-family	1,661	1,020	1,082	1,512	1,332	1,028	897	987	556	384	349	374	454	587	619	744
Multifamily	4,508	2,817	2,170	2,251	2,941	4,666	3,194	2,757	3,023	651	885	2,960	4,445	6,812	8,241	4,756
San Francisco County submarket																
Total	2,766	2,096	1,266	1,580	2,051	4,016	2,398	2,475	2,295	300	779	2,376	3,089	5,931	6,404	3,665
Single-family	81	94	82	63	58	51	95	55	57	17	22	31	22	54	35	64
Multifamily	2,685	2,002	1,184	1,517	1,993	3,965	2,303	2,420	2,238	283	757	2,345	3,067	5,877	6,369	3,601
San Mateo County submarket																
Total	2,810	1,366	1,546	1,465	1,183	897	1,111	839	952	505	269	777	1,574	950	2,056	1,443
Single-family	1,143	735	719	808	675	478	446	664	307	255	206	245	314	363	384	473
Multifamily	1,667	631	827	657	508	419	665	175	645	250	63	532	1,260	587	1,672	970
Marin County submarket																
Total	593	375	440	718	1,039	781	582	430	332	230	186	181	236	518	400	392
Single-family	437	191	281	641	599	499	356	268	192	112	121	98	118	170	200	207
Multifamily	156	184	159	77	440	282	226	162	140	118	65	83	118	348	200	185

* San Francisco-San Mateo-San Rafael HMA.

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

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

Table 5. Median Income in the San Francisco HMA, * 1999, 2009, and 2014

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2014	1999 to 2009	2009 to 2014
Median Family Income	75,219	96,800	97,100	2.6	0.1
Median household income	65,053	78,860	92,377	1.9	3.2

* San Francisco-San Mateo-San Rafael HMA.

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 2014 median household income—U.S. Census Bureau, 2009 and 2014 American Community Survey 1-year data