

Table 1. Labor Force and Employment in the Oakland HMA,* 2000 Through June 2013

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														June 2012	June 2013
Labor force	1,270.0	1,287.2	1,289.3	1,272.2	1,254.3	1,246.5	1,247.3	1,261.4	1,282.4	1,286.4	1,285.8	1,294.2	1,310.3	1,303.9	1,318.0
Resident employment	1,224.5	1,229.4	1,207.9	1,188.7	1,182.7	1,183.8	1,192.8	1,202.2	1,203.3	1,153.2	1,141.5	1,160.0	1,192.3	1,177.6	1,210.4
Unemployment	45.5	57.8	81.4	83.5	71.6	62.7	54.5	59.3	79.1	133.2	144.3	134.2	118.0	126.3	107.6
Unemployment rate (%)	3.6	4.5	6.3	6.6	5.7	5.0	4.4	4.7	6.2	10.4	11.2	10.4	9.0	9.7	8.2
Total nonfarm payroll jobs	1,044.6	1,054.7	1,039.8	1,025.6	1,023.6	1,032.2	1,045.4	1,048.1	1,031.1	968.8	948.3	957.2	979.7	967.4	988.7
Goods-producing sectors	184.4	184.5	171.4	166.0	169.2	169.5	170.3	167.2	159.1	137.5	128.4	129.3	133.2	131.5	134.7
Mining, logging, & construction	67.9	71.3	67.8	68.0	71.0	73.9	74.5	72.9	66.1	54.7	48.7	48.8	52.9	51.0	54.8
Manufacturing	116.5	113.2	103.6	98.0	98.2	95.6	95.8	94.4	93.1	82.8	79.7	80.5	80.3	80.5	79.9
Service-providing sectors	860.3	870.2	868.5	859.6	854.5	862.6	875.1	880.9	872.0	831.3	819.9	827.9	846.5	835.9	854.0
Trade	166.0	168.7	165.1	161.1	159.7	160.7	162.1	162.0	157.0	145.8	142.1	143.2	146.1	144.9	147.0
Wholesale trade	53.7	55.4	53.1	50.6	49.2	48.6	48.8	48.7	47.6	43.7	41.8	42.1	43.2	42.7	43.7
Retail trade	112.3	113.3	112.0	110.5	110.5	112.1	113.3	113.3	109.4	102.1	100.3	101.1	102.9	102.2	103.4
Transportation & utilities	41.7	41.6	40.3	36.8	35.0	35.1	35.8	37.3	35.9	33.2	31.5	32.2	32.9	32.8	33.3
Information	39.0	37.7	35.2	32.6	31.3	30.7	30.1	29.0	27.8	25.3	23.6	22.6	22.0	22.3	21.6
Financial activities	47.3	55.2	59.1	64.0	63.8	65.8	63.7	58.1	52.7	48.0	48.2	47.7	48.4	48.3	48.2
Professional & business services	170.4	159.2	149.8	145.1	147.9	150.8	155.1	158.2	163.3	151.1	152.1	157.3	165.1	160.8	168.4
Education & health services	113.8	115.4	117.1	119.7	119.9	121.2	124.8	128.2	132.8	135.6	136.4	137.2	141.0	138.7	142.5
Leisure & hospitality	73.7	77.9	79.9	80.4	80.6	83.0	85.6	88.0	89.1	85.1	85.8	88.2	92.0	89.8	94.1
Other services	31.9	35.8	37.8	37.5	36.6	35.6	35.9	36.2	36.1	34.7	34.9	35.7	36.2	36.0	35.9
Government	176.6	178.8	184.2	182.3	179.7	180.0	182.0	183.9	177.2	172.5	165.3	163.9	162.9	162.5	162.8
Federal	21.0	19.2	18.6	18.6	17.6	17.3	17.3	17.1	17.1	16.7	15.7	14.6	14.2	14.4	13.9
State	45.9	47.3	49.1	48.8	47.0	46.2	45.8	44.5	39.1	39.0	38.1	38.3	38.5	38.3	38.6
Local	109.7	112.3	116.5	115.0	115.1	116.5	118.9	122.3	121.1	116.9	111.5	111.0	110.2	109.8	110.3

* Oakland-Fremont-Hayward HMA.

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 Oakland HMA,* 2000 to July 1, 2016

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Oakland HMA*	2,392,557	2,559,296	2,634,000	2,698,000	16,650	0.7	23,000	0.9	21,600	0.8
Alameda submarket	1,443,741	1,510,271	1,555,000	1,594,000	6,650	0.5	13,750	0.9	13,000	0.8
Contra Costa submarket	948,816	1,049,025	1,078,000	1,104,000	10,000	1.0	8,925	0.8	8,675	0.8
Households										
Oakland HMA*	867,495	920,502	940,600	962,900	5,300	0.6	6,175	0.7	7,425	0.8
Alameda submarket	523,366	545,138	557,900	571,000	2,175	0.4	3,925	0.7	4,375	0.8
Contra Costa submarket	344,129	375,364	382,800	391,900	3,125	0.9	2,300	0.6	3,025	0.8

* Oakland-Fremont-Hayward HMA.

Notes: Numbers may not add to totals because of rounding. Current date: July 1, 2013. Forecast date: July 1, 2016. Rates of change are calculated on a compound basis.

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

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

	Oakland HMA*			Alameda Submarket			Contra Costa Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	894,760	982,812	992,700	540,183	582,549	589,100	354,577	400,263	403,700
Occupied units	867,495	920,502	940,600	523,366	545,138	557,900	344,129	375,364	382,800
Owners	524,726	543,146	546,300	286,277	291,242	293,700	238,449	251,904	252,600
%	60.5	59.0	58.1	54.7	53.4	52.6	69.3	67.1	66.0
Renters	342,769	377,356	394,300	237,089	253,896	264,200	105,680	123,460	130,200
%	39.5	41.0	41.9	45.3	46.6	47.4	30.7	32.9	34.0
Vacant units	27,265	62,310	52,100	16,817	37,411	31,200	10,448	24,899	20,900
Available units	12,801	37,297	30,950	8,005	22,941	18,550	4,796	14,356	12,400
For sale	3,765	10,775	7,975	1,919	5,466	3,875	1,846	5,309	4,100
Rate (%)	0.7	1.9	1.4	0.7	1.8	1.3	0.8	2.1	1.6
For rent	9,036	26,522	22,950	6,086	17,475	14,650	2,950	9,047	8,300
Rate (%)	2.6	6.6	5.5	2.5	6.4	5.3	2.7	6.8	6.0
Other vacant	14,464	25,013	21,200	8,812	14,470	12,700	5,652	10,543	8,500

* Oakland-Fremont-Hayward HMA.

Notes: Numbers may not add to totals because of rounding. Current date: July 1, 2013.

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

Table 4. Residential Building Permit Activity in the Oakland HMA, * 2000 Through June 2013

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														June 2012	June 2013
Oakland HMA*															
Total	11,587	8,780	10,736	12,549	11,253	11,758	11,312	7,555	4,821	2,568	4,145	3,341	6,555	4,960	6,300
Single-family	7,286	6,008	7,672	7,271	6,754	7,174	5,003	4,068	1,803	1,887	1,769	1,549	2,641	2,100	2,975
Multifamily	4,301	2,772	3,064	5,278	4,499	4,584	6,309	3,487	3,018	681	2,376	1,792	3,914	2,860	3,325
Alameda submarket															
Total	5,390	3,335	4,472	5,566	5,565	5,033	6,824	3,747	2,778	1,333	2,469	2,480	4,196	3,350	4,000
Single-family	3,071	1,764	2,501	2,138	2,309	1,561	1,635	1,315	780	811	879	820	1,373	1,100	1,550
Multifamily	2,319	1,571	1,971	3,428	3,256	3,472	5,189	2,432	1,998	522	1,590	1,660	2,823	2,250	2,450
Contra Costa submarket															
Total	6,197	5,445	6,264	6,983	5,688	6,725	4,488	3,808	2,043	1,235	1,676	861	2,359	1,610	2,300
Single-family	4,215	4,244	5,171	5,133	4,445	5,613	3,368	2,753	1,023	1,076	890	729	1,268	1,000	1,425
Multifamily	1,982	1,201	1,093	1,850	1,243	1,112	1,120	1,055	1,020	159	786	132	1,091	610	875

* Oakland-Fremont-Hayward HMA.

Note: Numbers may not add to totals because of rounding.

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

Table 5. Median Income in the Oakland HMA,* 1999, 2009, and 2013

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2013	1999 to 2009	2009 to 2013
Median Family Income	65,700	89,300	89,200	3.1	0.0
Median household income	59,012	71,200	NA	1.9	NA

* Oakland-Fremont-Hayward HMA.

NA = data not available.

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