

**Table 1. Labor Force and Employment in the San Francisco HMA,\* 2000 Through July 2013**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														July 2012	July 2013
Labor force	1,012.7	1,002.4	965.6	933.7	912.7	904.4	912.6	935.4	963.3	965.7	965.5	985.4	1,011.2	1,002.4	1,022.7
Resident employment	981.2	958.6	906.1	876.5	864.9	863.2	877.1	898.0	915.2	883.4	878.2	905.2	941.1	927.4	961.1
Unemployment	31.5	43.8	59.5	57.2	47.8	41.2	35.5	37.3	48.2	82.4	87.3	80.2	70.2	75.0	61.6
Unemployment rate (%)	3.1	4.4	6.2	6.1	5.2	4.6	3.9	4.0	5.0	8.5	9.0	8.1	6.9	7.5	6.0
Total nonfarm payroll jobs	1,082.1	1,053.9	987.1	950.7	940.1	948.1	967.7	989.1	996.7	945.3	936.1	960.0	998.1	981.3	1,015.3
Goods-producing sectors	108.6	104.8	95.3	89.0	86.4	84.1	86.9	89.2	86.6	73.4	69.5	69.7	71.3	70.1	72.9
Mining, logging, & construction	46.4	48.3	45.6	43.8	42.4	41.5	43.3	45.6	44.5	35.3	32.6	33.4	35.5	34.4	37.0
Manufacturing	62.2	56.5	49.7	45.2	44.1	42.6	43.5	43.5	42.1	38.1	37.0	36.3	35.8	35.7	35.8
Service-providing sectors	973.5	949.1	891.8	861.7	853.7	864.0	880.8	899.9	910.1	872.0	866.6	890.3	926.9	911.2	942.4
Trade	135.0	133.2	126.5	122.1	119.8	119.9	120.3	122.1	120.8	112.2	110.7	111.8	115.0	113.4	116.4
Wholesale trade	32.6	31.4	29.1	27.4	26.5	26.1	26.7	27.1	26.8	24.5	23.9	24.6	26.1	25.5	26.6
Retail trade	102.4	101.8	97.4	94.7	93.3	93.8	93.6	95.0	94.0	87.7	86.8	87.2	88.9	87.9	89.8
Transportation & utilities	58.5	55.4	48.7	46.0	44.9	43.5	42.1	40.6	39.8	37.8	36.4	36.0	37.3	36.4	38.2
Information	67.8	60.6	50.8	46.3	43.5	40.8	39.0	39.5	40.8	39.6	39.1	42.1	45.9	44.4	47.0
Financial activities	102.2	103.0	95.6	90.0	87.4	87.8	88.7	88.9	86.8	79.6	77.1	76.9	78.5	77.7	79.4
Professional & business services	225.0	212.0	186.7	176.3	176.7	185.2	195.0	203.9	210.1	198.3	197.5	210.3	228.4	221.2	234.5
Education & health services	96.6	97.0	97.5	99.0	100.1	100.8	103.2	105.2	107.4	108.7	109.0	110.6	113.5	112.2	114.9
Leisure & hospitality	116.3	116.9	113.9	112.5	114.0	116.1	119.9	124.3	126.8	122.2	122.7	127.7	133.4	130.8	137.0
Other services	40.9	40.7	39.1	37.8	36.9	36.9	37.3	38.6	39.4	38.0	37.8	38.8	40.4	39.8	40.7
Government	131.1	130.3	133.1	131.7	130.3	133.0	135.4	137.0	138.3	135.7	136.3	136.3	134.7	135.4	134.3
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	18.9	18.3
State	27.2	29.0	29.9	30.5	31.1	32.8	34.1	34.9	35.6	35.4	35.5	35.8	34.9	35.3	34.8
Local	78.6	79.0	80.7	78.7	77.8	79.8	81.4	82.7	83.5	81.4	80.6	81.4	81.1	81.2	81.2

\* San Francisco-San Mateo-Redwood City 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 San Francisco HMA,\* 2000 to August 1, 2016**

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
<b>Population</b>										
San Francisco HMA*	1,731,183	1,776,095	1,831,000	1,880,000	4,500	0.3	16,450	0.9	16,350	0.9
San Francisco County submarket	776,733	805,235	829,000	850,300	2,850	0.4	7,125	0.9	7,100	0.8
San Mateo County submarket	707,161	718,451	745,800	770,400	1,125	0.2	8,200	1.1	8,200	1.1
Marin County submarket	247,289	252,409	256,000	259,200	510	0.2	1,075	0.4	1,075	0.4
<b>Households</b>										
San Francisco HMA*	684,453	706,858	728,200	749,100	2,250	0.3	6,400	0.9	6,975	0.9
San Francisco County submarket	329,700	345,811	360,300	373,700	1,600	0.5	4,350	1.2	4,475	1.2
San Mateo County submarket	254,103	257,837	263,200	269,600	370	0.1	1,600	0.6	2,125	0.8
Marin County submarket	100,650	103,210	104,800	105,900	260	0.3	480	0.5	370	0.3

\* San Francisco-San Mateo-Redwood City HMA.

Notes: Numbers may not add to totals because of rounding. Current date: August 1, 2013. Forecast date: August 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 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	765,100	346,527	376,942	381,200	260,576	271,031	272,000	104,990	111,214	111,900
Occupied units	684,453	706,858	728,200	329,700	345,811	360,300	254,103	257,837	263,200	100,650	103,210	104,800
Owners	335,548	341,393	348,800	115,391	123,646	129,800	156,133	153,110	153,800	64,024	64,637	65,150
%	49.0	48.3	47.9	35.0	35.8	36.0	61.4	59.4	58.4	63.6	62.6	62.2
Renters	348,905	365,465	379,400	214,309	222,165	230,400	97,970	104,727	109,400	36,626	38,573	39,650
%	51.0	51.7	52.1	65.0	64.2	63.9	38.6	40.6	41.6	36.4	37.4	37.8
Vacant units	27,640	52,329	36,800	16,827	31,131	20,950	6,473	13,194	8,775	4,340	8,004	7,100
Available units	10,306	25,845	16,400	6,504	15,816	9,475	2,572	7,059	4,450	1,230	2,970	2,425
For sale	2,083	5,780	3,575	910	2,984	1,850	749	1,946	1,075	424	850	660
Rate (%)	0.6	1.7	1.0	0.8	2.4	1.4	0.5	1.3	0.7	0.7	1.3	1.0
For rent	8,223	20,065	12,800	5,594	12,832	7,625	1,823	5,113	3,375	806	2,120	1,775
Rate (%)	2.3	5.2	3.3	2.5	5.5	3.2	1.8	4.7	3.0	2.2	5.2	4.3
Other vacant	17,334	26,484	20,450	10,323	15,315	11,500	3,901	6,135	4,300	3,110	5,034	4,650

\* San Francisco-San Mateo-Redwood City HMA.

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

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 Through July 2013**

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														July 2012	July 2013
<b>San Francisco HMA*</b>															
Total	6,168	3,524	3,222	3,595	4,358	5,379	3,985	3,744	3,613	998	1,353	3,198	5,608	3,164	5,341
Single-family	1,661	1,020	1,082	1,512	1,332	1,028	897	987	556	384	349	374	466	393	522
Multifamily	4,507	2,504	2,140	2,083	3,026	4,351	3,088	2,757	3,057	614	1,004	2,824	5,142	2,771	4,819
<b>San Francisco County submarket</b>															
Total	2,839	1,783	1,243	1,430	2,136	3,874	2,398	2,475	2,295	316	779	2,266	3,483	2,343	3,809
Single-family	81	94	82	63	58	51	95	55	57	17	22	31	24	23	26
Multifamily	2,758	1,689	1,161	1,367	2,078	3,823	2,303	2,420	2,238	299	757	2,235	3,459	2,320	3,783
<b>San Mateo County submarket</b>															
Total	2,736	1,366	1,546	1,464	1,183	724	1,005	839	986	452	388	751	1,879	612	1,052
Single-family	1,143	735	719	808	675	478	446	664	307	255	206	245	314	267	345
Multifamily	1,593	631	827	656	508	246	559	175	679	197	182	506	1,565	345	707
<b>Marin County submarket</b>															
Total	593	375	433	701	1,039	781	582	430	332	230	186	181	246	209	480
Single-family	437	191	281	641	599	499	356	268	192	112	121	98	128	103	151
Multifamily	156	184	152	60	440	282	226	162	140	118	65	83	118	106	329

\* San Francisco-San Mateo-Redwood City 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 San Francisco HMA,\* 1999, 2009, and 2011

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2011	1999 to 2009	2009 to 2011
Median Family Income	75,219	96,800	101,600	2.6	2.4
Median household income	63,053	78,860	75,254	2.3	- 2.3

\* San Francisco-San Mateo-Redwood City 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 2011 median household income—U.S. Census Bureau, 2009 and 2011 American Community Survey 1-year data