

As of January 1, 2023.

Table 1. Labor Force and Employment in the Fresno HMA, 2000 Through 2022

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Labor Force	387.8	388.9	401.4	404.1	404.3	407.2	411.1	419.0	429.9	437.0	440.6	443.3	439.5	436.6	437.6	440.3	444.7	444.5	446.2	451.3	445.0	443.4	453.0
Resident Employment	347.9	347.2	354.8	356.2	362.0	370.7	378.2	383.5	384.4	370.3	365.3	368.8	372.0	378.0	386.4	395.2	402.4	406.3	412.3	418.1	392.7	402.6	424.5
Unemployment	39.9	41.7	46.6	47.8	42.2	36.5	32.9	35.4	45.5	66.7	75.3	74.5	67.5	58.6	51.3	45.1	42.4	38.2	34.0	33.2	52.3	40.7	28.5
Unemployment Rate (%)	10.3	10.7	11.6	11.8	10.4	9.0	8.0	8.5	10.6	15.3	17.1	16.8	15.4	13.4	11.7	10.3	9.5	8.6	7.6	7.4	11.7	9.2	6.3
Total Nonfarm Payroll Jobs	275.9	281.5	288.6	290.2	295.9	303.6	311.8	316.1	313.3	297.6	290.5	291.3	293.6	302.3	312.7	324.5	336.4	344.1	354.1	363.4	347.2	357.8	374.5
Goods-Producing Sectors	43.1	43.5	44.0	45.4	47.7	49.0	50.9	49.3	45.1	39.0	36.3	35.5	36.1	36.5	38.1	40.7	41.5	43.3	44.9	45.5	44.9	46.4	47.6
Mining, Logging, & Construction	15.5	16.3	17.2	18.3	20.1	21.8	23.4	21.2	18.0	13.9	12.2	11.7	12.4	13.4	14.2	15.3	16.4	17.7	19.0	19.3	19.1	20.1	20.9
Manufacturing	27.6	27.2	26.9	27.1	27.5	27.2	27.5	28.1	27.1	25.1	24.1	23.8	23.7	23.1	24.0	25.4	25.2	25.6	25.9	26.2	25.8	26.3	26.7
Service-Providing Sectors	232.8	238.0	244.6	244.8	248.2	254.6	261.0	266.8	268.3	258.6	254.2	255.8	257.6	265.8	274.6	283.9	294.8	300.8	309.3	317.9	302.3	311.4	326.9
Wholesale & Retail Trade	44.0	44.6	45.4	46.3	46.2	47.8	48.4	49.8	48.2	44.9	44.3	45.9	46.5	48.6	50.0	51.1	52.8	53.0	53.5	53.4	51.3	53.8	55.6
Wholesale Trade	12.0	11.8	12.3	12.3	12.0	12.4	12.9	13.2	12.6	11.6	11.3	12.3	12.6	13.3	13.5	13.5	14.0	14.1	14.4	14.7	14.4	14.8	15.9
Retail Trade	32.0	32.8	33.1	34.0	34.2	35.4	35.5	36.6	35.6	33.3	33.0	33.6	33.9	35.3	36.5	37.6	38.8	38.9	39.1	38.7	36.9	39.0	39.7
Transportation & Utilities	9.1	9.2	9.4	9.6	9.6	9.4	10.0	10.7	11.0	10.6	10.8	11.4	11.6	12.0	11.9	12.3	13.2	14.1	15.4	16.6	18.3	19.4	20.6
Information	5.0	5.1	4.7	4.2	4.6	4.3	4.2	4.2	4.7	4.2	3.6	3.5	3.8	3.8	3.9	3.9	3.8	3.6	3.6	3.4	3.0	3.0	3.2
Financial Activities	13.4	14.1	14.1	13.7	13.9	14.7	15.5	15.3	14.8	13.8	13.4	13.0	12.9	12.9	12.8	13.1	13.3	13.8	14.1	14.3	13.5	13.1	12.9
Professional & Business Services	25.7	23.6	25.3	26.5	27.8	28.9	29.6	30.1	30.8	28.3	26.9	27.2	27.1	29.3	31.3	31.8	32.4	31.1	32.5	34.6	32.1	32.1	33.2
Education & Health Services	35.8	37.9	40.4	42.3	44.6	45.8	46.6	48.5	50.3	51.2	51.4	51.8	53.0	55.1	56.7	60.0	63.9	67.2	69.3	72.5	71.7	75.1	80.0
Leisure & Hospitality	24.3	24.5	24.2	23.6	24.3	25.9	28.1	28.2	28.0	26.6	26.8	27.1	28.0	29.0	30.6	31.4	32.8	33.8	34.5	35.7	28.8	32.5	35.6
Other Services	10.4	11.3	11.9	11.0	10.7	10.8	10.9	11.0	10.6	10.2	10.0	10.1	10.6	10.9	11.2	11.5	11.7	11.8	11.9	12.1	11.1	11.7	12.6
Government	65.1	67.6	69.1	67.6	66.6	67.0	67.6	69.2	70.0	68.7	67.1	65.7	64.1	64.2	66.3	68.7	71.0	72.6	74.5	75.2	72.5	70.8	73.1
Federal	11.5	11.8	11.7	11.4	10.6	9.8	9.8	9.6	9.8	9.8	10.7	10.2	10.2	9.9	9.8	9.6	9.8	9.8	10.0	10.1	10.8	10.1	9.4
State	8.8	9.5	9.7	9.4	9.3	9.6	10.1	10.6	10.8	10.9	10.5	10.7	10.5	10.6	11.4	11.9	12.1	12.4	12.6	12.8	12.5	12.1	12.4
Local	44.8	46.4	47.8	46.8	46.7	47.6	47.7	49.0	49.4	48.0	45.9	44.9	43.4	43.6	45.1	47.2	49.0	50.4	51.9	52.3	49.2	48.6	51.2

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

Source: U.S. Bureau of Labor Statistics



As of January 1, 2023.

Table 2. Population and Household Trends in the Fresno 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										
Fresno HMA	799,407	930,450	1,023,000	1,037,000	13,100	1.5	7,225	0.7	4,675	0.5
Households										
Fresno HMA	252,940	289,391	328,600	336,000	3,650	1.4	3,075	1.0	2,475	0.7

Notes: The current date is January 1, 2023. The forecast date is January 1, 2026.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



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

	Fresno HMA		
	2000	2010	Current
Total Housing Inventory	270,767	315,531	346,425
Occupied Units	252,940	289,391	328,600
Owner-Occupied	142,795	158,691	185,800
%	56.5	54.8	56.5
Renter-Occupied	110,145	130,700	142,800
%	43.5	45.2	43.5
Vacant Units	17,827	26,140	17,825
Available Units	8,707	13,720	7,725
For Sale	2,355	3,884	2,250
Rate (%)	1.6	2.4	1.2
For Rent	6,352	9,836	5,475
Rate (%)	5.5	7.0	3.7
Other Vacant	9,120	12,420	10,100

Notes: The current date is January 1, 2023. In this HUD analysis, other vacant units include all vacant units that are not available for sale or for rent. The term, therefore, includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as "other" vacant by the U.S. Census Bureau.

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



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Table 4. Residential Building Permit Activity in the Fresno HMA, 2000 Through 2022

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Fresno HMA																							
Total	3,156	3,768	3,837	5,753	7,157	7,400	5,278	4,855	2,560	2,228	2,248	1,622	1,844	2,772	1,892	2,322	2,904	2,933	2,929	3,393	3,380	4,485	3,267
Sales	2,925	3,640	3,659	4,526	5,475	5,954	3,941	3,720	2,103	2,079	1,928	1,296	1,522	2,362	1,615	2,055	2,568	1,819	2,230	2,496	2,686	3,384	2,457
Rental	231	128	178	1,227	1,682	1,446	1,337	1,135	457	149	320	326	322	410	277	267	336	1,114	699	897	694	1,101	810

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2021—final data and estimates by the analyst; 2022—preliminary data and estimates by the analyst



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Table 5. Median Income in the Fresno HMA, 1999, 2009, and 2021

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2021	1999 to 2009	2009 to 2021
Median Family Income	37,200	53,100	62,800	3.6	1.4
Median Household Income	34,930	45,221	63,656	2.6	2.9

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2021 median household income—U.S. Census Bureau, 2009 and 2021 American Community Survey 1-year data

