

Table 1. Labor Force and Employment in the Los Angeles HMA, 2000 Through September 2013

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														September 2012	September 2013
Labor Force	4,677.3	4,752.8	4,770.2	4,759.1	4,764.6	4,771.4	4,808.6	4,872.5	4,936.0	4,905.3	4,911.9	4,927.2	4,874.8	4,888.5	4,934.3
Resident employment	4,424.9	4,483.4	4,447.1	4,427.1	4,454.1	4,516.0	4,578.7	4,625.6	4,566.9	4,337.0	4,294.2	4,323.0	4,341.4	4,334.7	4,437.9
Unemployment	252.4	269.5	323.1	332.0	310.4	255.4	229.9	246.9	369.1	568.3	617.7	604.2	533.4	553.9	496.5
Unemployment rate (%)	5.4	5.7	6.8	7.0	6.5	5.4	4.8	5.1	7.5	11.6	12.6	12.3	10.9	11.3	10.1
Total nonfarm payroll jobs	4,072.1	4,073.6	4,026.8	3,982.9	3,996.5	4,024.2	4,092.5	4,122.2	4,070.7	3,824.1	3,772.5	3,797.1	3,864.3	3,844.2	3,912.2
Goods-producing sectors	750.0	720.7	675.0	640.4	629.7	626.2	625.4	611.2	584.0	510.6	481.8	475.8	478.7	477.3	481.5
Mining, logging, & construction	135.1	140.6	138.2	138.4	144.0	152.4	161.5	162.0	149.6	121.4	108.6	109.0	113.0	111.7	118.9
Manufacturing	615.0	580.1	536.9	502.0	485.7	473.8	463.9	449.2	434.5	389.2	373.2	366.8	365.7	365.6	362.6
Service-providing sectors	3,322.1	3,352.9	3,351.7	3,342.5	3,366.8	3,397.9	3,467.0	3,511.0	3,486.7	3,313.5	3,290.7	3,321.3	3,385.6	3,366.9	3,430.7
Trade	608.7	612.0	613.4	611.3	618.4	631.5	646.8	653.0	640.2	591.5	588.7	595.9	607.7	604.2	609.7
Wholesale trade	216.7	217.2	215.2	212.0	213.0	217.1	223.5	227.0	223.7	204.5	203.0	205.2	205.2	209.2	212.0
Retail trade	392.0	394.8	398.2	399.3	405.4	414.4	423.3	426.0	416.5	387.0	385.7	390.7	396.8	395.0	397.7
Transportation & utilities	174.6	175.6	167.2	161.5	161.1	161.7	165.2	165.6	163.1	151.2	150.6	151.8	154.3	153.5	154.0
Information	243.7	226.3	207.3	202.3	211.9	207.6	205.6	209.8	210.3	191.2	191.5	191.9	190.3	189.8	193.2
Financial activities	222.8	227.2	230.8	237.9	239.6	242.1	246.7	243.8	233.3	216.0	209.5	208.4	210.2	209.3	214.4
Professional & business services	587.9	588.0	575.0	559.9	562.4	576.1	598.9	605.4	582.6	529.8	527.5	542.9	567.2	561.5	582.8
Education & health services	418.5	433.9	452.2	462.3	469.0	473.2	480.7	492.7	505.8	514.6	522.0	533.4	544.3	540.7	556.9
Leisure & hospitality	344.7	348.5	354.2	362.6	372.8	377.8	388.6	397.9	401.6	385.6	384.8	394.6	414.1	408.4	428.6
Other services	140.0	143.2	145.6	145.5	144.7	144.3	145.2	147.1	146.1	137.9	136.7	136.9	140.7	140.0	140.6
Government	581.3	598.3	606.1	599.3	587.1	583.7	589.4	595.7	603.7	595.8	579.6	565.5	556.8	559.9	550.3
Federal	57.9	54.4	54.1	55.5	54.4	53.5	52.3	51.1	51.1	48.7	51.6	49.0	48.1	48.3	47.3
State	77.1	79.5	80.8	80.8	79.0	78.2	79.5	81.0	82.4	82.0	80.7	82.7	83.1	83.0	83.5
Local	446.2	464.5	471.1	463.0	453.8	452.0	457.6	463.7	470.3	465.2	447.3	433.8	425.7	428.3	419.6

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 Los Angeles HMA, 2000 to October 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										
Los Angeles HMA	9,519,338	9,818,605	9,968,000	10,113,000	29,950	0.3	42,700	0.4	48,350	0.5
North Los Angeles submarket	505,554	657,847	682,000	707,100	15,250	2.7	6,900	1.0	8,375	1.2
San Fernando Valley submarket	1,698,187	1,768,331	1,794,000	1,821,000	7,025	0.4	7,325	0.4	9,000	0.5
San Gabriel Valley submarket	1,817,695	1,827,308	1,852,000	1,874,000	960	0.1	7,050	0.4	7,325	0.4
Metro submarket	1,792,854	1,811,533	1,837,000	1,863,000	1,875	0.1	7,275	0.4	8,675	0.5
Westside submarket	1,044,823	1,062,943	1,079,000	1,095,000	1,800	0.2	4,600	0.4	5,325	0.5
South Bay submarket	998,440	1,020,499	1,040,000	1,057,000	2,200	0.2	5,575	0.5	5,675	0.5
Gateway submarket	1,661,785	1,670,145	1,684,000	1,695,000	840	0.1	3,950	0.2	3,675	0.2
Households										
Los Angeles HMA	3,133,774	3,230,823	3,278,000	3,320,000	9,700	0.3	13,500	0.4	14,000	0.4
North Los Angeles submarket	160,152	191,081	197,200	203,400	3,100	1.8	1,750	0.9	2,075	1.0
San Fernando Valley submarket	585,764	600,878	611,000	620,300	1,500	0.3	2,900	0.5	3,100	0.5
San Gabriel Valley submarket	550,459	560,422	566,400	571,800	1,000	0.2	1,700	0.3	1,800	0.3
Metro submarket	521,932	544,939	553,400	561,000	2,300	0.4	2,400	0.4	2,575	0.5
Westside submarket	468,747	478,031	485,000	491,000	930	0.2	2,000	0.4	2,000	0.4
South Bay submarket	351,337	356,817	361,700	365,900	550	0.2	1,400	0.4	1,400	0.4
Gateway submarket	495,383	498,655	502,800	506,400	330	0.1	1,175	0.2	1,200	0.2

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

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

	Los Angeles HMA			North Los Angeles Submarket			San Fernando Valley Submarket			San Gabriel Valley Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	3,270,909	3,434,638	3,461,000	171,755	206,854	209,200	604,247	636,352	642,600	567,235	586,664	588,500
Occupied units	3,133,774	3,230,823	3,278,000	160,152	191,081	197,200	585,764	600,878	611,000	550,459	560,422	566,400
Owners	1,499,694	1,541,045	1,542,000	113,660	134,797	136,100	292,158	295,611	297,300	332,134	335,804	335,700
%	47.9	47.7	47.0	71.0	70.5	69.0	49.9	49.2	48.7	60.3	59.9	59.3
Renters	1,634,080	1,689,778	1,736,000	46,492	56,284	61,050	293,606	305,267	313,700	218,325	224,618	230,700
%	52.1	52.3	53.0	29.0	29.5	31.0	50.1	50.8	51.3	39.7	40.1	40.7
Vacant units	137,135	203,815	183,600	11,603	15,773	12,050	18,483	35,474	31,600	16,776	26,242	22,050
Available units	79,963	131,750	114,800	6,907	9,362	6,725	11,159	25,049	21,450	8,895	16,608	13,150
For sale	23,874	26,799	23,350	2,896	3,634	2,700	3,447	5,232	4,400	3,671	4,118	3,550
Rate (%)	1.6	1.7	1.5	2.5	2.6	2.0	1.2	1.7	1.5	1.1	1.2	1.0
For rent	56,089	104,951	91,450	4,011	5,728	4,025	7,712	19,817	17,050	5,224	12,490	9,575
Rate (%)	3.3	5.8	5.0	7.9	9.2	6.2	2.6	6.1	5.1	2.3	5.3	4.0
Other vacant	57,172	72,065	68,800	4,696	6,411	5,300	7,324	10,425	10,200	7,881	9,634	8,900

	Metro Submarket			Westside Submarket			South Bay Submarket			Gateway Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	557,024	586,636	594,400	492,250	518,260	522,400	365,156	375,616	377,500	513,242	524,256	526,300
Occupied units	521,932	544,939	553,400	468,747	478,031	485,000	351,337	356,817	361,700	495,383	498,655	502,800
Owners	157,550	160,798	157,900	176,725	181,746	183,200	176,418	181,082	181,000	251,049	251,207	250,800
%	30.2	29.5	28.5	37.7	38.0	37.8	50.2	50.7	50.0	50.7	50.4	49.9
Renters	364,382	384,141	395,500	292,022	296,285	301,800	174,919	175,735	180,700	244,334	247,448	252,000
%	69.8	70.5	71.5	62.3	62.0	62.2	49.8	49.3	50.0	49.3	49.6	50.1
Vacant units	35,092	41,697	41,150	23,503	40,229	37,400	13,819	18,799	15,850	17,859	25,601	23,500
Available units	22,121	27,908	27,450	12,258	23,488	20,700	7,391	11,646	9,250	11,232	17,689	16,000
For sale	5,620	4,382	4,275	2,480	3,557	3,050	1,945	2,145	1,725	3,815	3,731	3,550
Rate (%)	3.4	2.7	2.6	1.4	1.9	1.6	1.1	1.2	0.9	1.5	1.5	1.4
For rent	16,501	23,526	23,150	9,778	19,931	17,650	5,446	9,501	7,525	7,417	13,958	12,450
Rate (%)	4.3	5.8	5.5	3.2	6.3	5.5	3.0	5.1	4.0	2.9	5.3	4.7
Other vacant	12,971	13,789	13,700	11,245	16,741	16,700	6,428	7,153	6,600	6,627	7,912	7,500

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

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

Table 4. Residential Building Permit Activity in the Los Angeles HMA, 2000 Through September 2013

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														September 2012	September 2013
Los Angeles HMA															
Total	16,368	17,599	16,746	20,464	25,070	25,063	24,432	19,353	11,562	5,127	7,362	10,002	11,252	10,800	11,950
Single-family	8,437	8,356	8,307	10,394	12,864	12,545	9,977	7,107	3,277	2,273	2,451	2,487	2,796	2,700	3,050
Multifamily	7,931	9,243	8,439	10,070	12,205	12,519	14,455	12,246	8,285	2,854	4,911	7,516	8,456	8,225	8,900
North Los Angeles submarket															
Total	3,162	3,369	3,498	4,336	6,514	5,577	4,040	2,712	1,469	776	650	574	851	780	980
Single-family	2,376	2,612	2,752	4,013	5,274	5,218	3,644	2,367	984	636	586	436	438	440	490
Multifamily	786	757	746	323	1,240	359	396	345	485	140	64	139	413	340	490
San Fernando Valley submarket															
Total	2,798	3,271	2,809	3,413	5,016	4,241	6,346	4,620	2,864	1,076	1,395	2,222	2,597	2,490	2,800
Single-family	886	813	676	798	1,203	1,216	1,516	709	281	228	362	189	285	240	300
Multifamily	1,912	2,458	2,133	2,615	3,813	3,025	4,830	3,911	2,583	848	1,033	2,033	2,312	2,250	2,500
San Gabriel Valley submarket															
Total	2,535	3,139	2,801	4,002	3,107	3,194	2,820	2,590	1,879	885	785	974	1,183	1,130	1,420
Single-family	1,438	1,666	1,715	1,974	2,094	1,818	1,713	1,422	575	565	470	629	530	550	670
Multifamily	1,098	1,473	1,086	2,028	1,013	1,376	1,107	1,168	1,305	320	315	345	652	580	750
Metro submarket															
Total	2,343	2,496	2,849	3,243	3,603	5,005	4,874	4,112	1,670	888	2,558	2,716	3,009	2,935	3,280
Single-family	982	880	834	1,134	1,309	1,171	851	774	495	239	212	319	510	460	530
Multifamily	1,361	1,616	2,015	2,109	2,294	3,834	4,023	3,338	1,175	649	2,346	2,397	2,499	2,475	2,750
Westside submarket															
Total	2,631	2,197	1,752	2,871	3,639	2,972	3,581	3,030	2,516	840	975	1,861	2,260	2,160	1,690
Single-family	788	692	673	853	1,099	1,061	741	594	357	261	263	205	272	260	290
Multifamily	1,843	1,505	1,079	2,018	2,539	1,911	2,840	2,436	2,159	579	712	1,657	1,988	1,900	1,400
South Bay submarket															
Total	1,591	1,228	1,239	1,117	1,621	2,438	1,525	1,243	417	402	569	635	762	730	880
Single-family	1,251	986	1,001	919	1,184	1,422	842	675	306	163	215	190	316	280	310
Multifamily	340	241	238	198	437	1,016	684	568	111	239	354	445	446	450	570
Gateway submarket															
Total	1,308	1,900	1,798	1,483	1,570	1,636	1,245	1,045	746	259	430	1,020	590	700	950
Single-family	717	707	656	703	701	639	670	564	278	180	343	519	444	460	470
Multifamily	591	1,193	1,143	780	869	997	575	480	467	79	88	500	146	240	480

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

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

Table 5. Median Income in the Los Angeles HMA, 1999, 2009, and 2011

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2011	1999 to 2009	2009 to 2011
Median Family Income	51,300	62,100	64,000	1.9	1.5
Median household income	42,030	54,467	52,280	2.6	– 2.0

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