

Table 1. Labor Force and Employment in the Oakland HMA, 2000 Through February 2012

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
												February 2011	February 2012
Labor Force	1,270.0	1,287.2	1,289.3	1,272.2	1,254.3	1,246.5	1,247.3	1,262.0	1,281.3	1,285.8	1,277.9	1,276.4	1,266.4
Resident Employment	1,224.5	1,229.4	1,207.9	1,188.7	1,182.7	1,183.8	1,192.8	1,202.9	1,202.6	1,152.3	1,133.7	1,132.9	1,136.0
Unemployment	45.5	57.8	81.4	83.5	71.6	62.7	54.5	59.1	78.7	133.5	144.2	143.4	130.4
Unemployment Rate (%)	3.6	4.5	6.3	6.6	5.7	5.0	4.4	4.7	6.1	10.4	11.3	11.2	10.3
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	948.0	946.8
Goods Producing	184.4	184.5	171.4	166.0	169.2	169.5	170.3	167.2	159.1	137.5	128.4	128.0	126.5
Mining, Logging, & Construction	67.9	71.3	67.8	68.0	71.0	73.9	74.5	72.9	66.1	54.7	48.6	48.5	47.7
Manufacturing	116.5	113.2	103.6	98.0	98.2	95.6	95.8	94.4	93.1	82.8	79.7	79.5	78.9
Service Providing	860.3	870.2	868.5	859.6	854.5	862.6	875.1	880.9	872.0	831.3	819.9	820.0	820.3
Trade	166.0	168.7	165.1	161.1	159.7	160.7	162.1	162.0	157.0	145.8	142.1	142.0	142.5
Transportation & Utilities	41.7	41.6	40.3	36.8	35.0	35.1	35.8	37.3	35.9	33.2	31.5	31.4	31.7
Information	39.0	37.7	35.2	32.6	31.3	30.7	30.1	29.0	27.8	25.3	23.6	23.5	22.7
Financial Activities	47.3	55.2	59.1	64.0	63.8	65.8	63.7	58.1	52.7	48.0	48.2	48.1	47.2
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	152.5	154.5
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	136.4	137.8
Leisure & Hospitality	73.7	77.9	79.9	80.4	80.6	83.0	85.6	88.0	89.1	85.1	85.8	86.0	87.4
Other Services	31.9	35.8	37.8	37.5	36.6	35.6	35.9	36.2	36.1	34.7	35.0	35.0	36.0
Government	176.6	178.8	184.2	182.3	179.7	180.0	182.0	183.9	177.2	172.5	165.3	165.1	160.5

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 March 1, 2015

	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	2,601,000	2,663,000	16,650	0.7	21,650	0.8	20,650	0.8
Alameda County Submarket	1,443,741	1,510,271	1,535,000	1,572,000	6,650	0.5	12,900	0.9	12,350	0.8
Contra Costa County Submarket	948,816	1,049,025	1,066,000	1,090,000	10,000	1.0	8,850	0.8	8,000	0.7
Households										
Oakland HMA	867,495	920,502	934,200	955,800	5,300	0.6	7,150	0.8	7,200	0.8
Alameda County Submarket	523,366	545,138	554,500	568,300	2,175	0.4	4,875	0.9	4,600	0.8
Contra Costa County Submarket	344,129	375,364	379,700	387,400	3,125	0.9	2,250	0.6	2,575	0.7

Notes: Numbers may not add to totals because of rounding. Current date: March 1, 2012. Forecast date: March 1, 2015. 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 County Submarket			Contra Costa County Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	894,760	982,812	988,400	540,183	582,549	585,700	354,577	400,263	402,700
Occupied Units	867,495	920,502	934,300	523,366	545,138	554,500	344,129	375,364	379,700
Owners	524,726	543,146	540,300	286,277	291,242	290,200	238,449	251,904	250,100
%	60.5	59.0	57.8	54.7	53.4	52.3	69.3	67.1	65.9
Renters	342,769	377,356	394,000	237,089	253,896	264,300	105,680	123,460	129,600
%	39.5	41.0	42.2	45.3	46.6	47.7	30.7	32.9	34.1
Vacant Units	27,265	62,310	54,200	16,817	37,411	31,250	10,448	24,899	22,950
Available Units	12,801	37,297	29,600	8,005	22,941	17,100	4,796	14,356	12,550
For Sale	3,765	10,775	10,700	1,919	5,466	5,325	1,846	5,309	5,375
Rate (%)	0.7	1.9	1.9	0.7	1.8	1.8	0.8	2.1	2.1
For Rent	9,036	26,522	18,900	6,086	17,475	11,750	2,950	9,047	7,175
Rate (%)	2.6	6.6	4.6	2.5	6.4	4.3	2.7	6.8	5.3
Other Vacant	14,464	25,013	24,600	8,812	14,470	14,200	5,652	10,543	10,400

Notes: Numbers may not add to totals because of rounding. Current date: March 1, 2012.

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 February 2012

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													February 2011	February 2012
Oakland HMA														
Total	9,533	8,169	9,319	11,351	10,966	10,840	10,498	6,838	3,976	2,568	3,403	3,029	3,120	3,120
Single-family	7,256	5,908	7,572	7,171	6,654	7,074	5,003	4,068	1,803	1,887	1,769	1,542	1,740	1,610
Multifamily	2,277	2,261	1,747	4,180	4,312	3,766	5,495	2,770	2,173	681	1,634	1,487	1,380	1,510
Alameda County Submarket														
Total	4,054	3,249	3,555	4,469	5,378	4,376	6,276	3,138	1,933	1,333	1,727	2,164	1,460	2,210
Single-family	3,071	1,764	2,501	2,138	2,309	1,561	1,635	1,315	780	811	879	812	860	860
Multifamily	983	1,485	1,054	2,331	3,069	2,815	4,641	1,823	1,153	522	848	1,352	600	1,350
Contra Costa County Submarket														
Total	5,479	4,920	5,764	6,882	5,588	6,464	4,222	3,700	2,043	1,235	1,676	865	1,660	910
Single-family	4,185	4,144	5,071	5,033	4,345	5,513	3,368	2,753	1,023	1,076	890	730	880	750
Multifamily	1,294	776	693	1,849	1,243	951	854	947	1,020	159	786	135	780	160

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 2010

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2010	1999 to 2009	2009 to 2010
Median Family Income	65,700	89,300	90,300	3.1	0.4
Median Household Income	59,012	71,200	69,650	1.9	– 2.2

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 2010 median household income—U.S. Census Bureau, American Community Survey, 2009 and 2010