

As of May 1, 2019.

**Table 1. Labor Force and Employment in the Oakland HMA, 2000 Through April 2019**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			April 2018	April 2019
Labor Force	1,271.0	1,286.0	1,282.4	1,262.8	1,249.4	1,244.1	1,244.3	1,259.5	1,280.1	1,285.7	1,308.1	1,316.3	1,334.2	1,340.8	1,347.7	1,364.8	1,386.1	1,399.5	1,401.6	1,419.7
Resident Employment	1,225.4	1,228.3	1,202.1	1,180.6	1,178.5	1,182.0	1,189.9	1,200.4	1,200.6	1,155.4	1,165.0	1,182.4	1,216.9	1,242.4	1,267.5	1,298.5	1,325.6	1,347.2	1,352.9	1,376.1
Unemployment	45.6	57.7	80.3	82.2	70.9	62.1	54.4	59.2	79.6	130.3	143.0	133.9	117.3	98.4	80.3	66.3	60.5	52.3	48.7	43.6
Unemployment Rate (%)	3.6	4.5	6.3	6.5	5.7	5.0	4.4	4.7	6.2	10.1	10.9	10.2	8.8	7.3	6.0	4.9	4.4	3.7	3.5	3.1
Total Nonfarm Payroll Jobs	1,052.1	1,062.6	1,048.6	1,037.7	1,038.4	1,048.2	1,063.4	1,068.3	1,054.8	994.3	971.8	981.3	1,009.3	1,037.0	1,062.0	1,096.9	1,133.3	1,159.2	1,167.3	1,185.7
Goods-Producing Sectors	183.3	183.2	170.1	164.8	167.6	168.1	168.9	165.9	157.8	136.2	127.2	128.4	132.9	137.3	142.2	151.2	159.2	167.0	171.0	176.6
Mining, Logging, & Construction	67.9	71.4	67.8	67.9	70.6	73.5	74.1	72.4	65.6	54.1	48.1	48.2	52.5	56.8	59.0	63.1	68.2	71.4	73.5	76.3
Manufacturing	115.5	111.8	102.4	96.9	97.1	94.6	94.8	93.5	92.2	82.1	79.1	80.2	80.4	80.5	83.3	88.1	91.0	95.5	97.5	100.3
Service-Providing Sectors	868.8	879.4	878.5	872.9	870.8	880.1	894.5	902.4	897.0	858.1	844.6	852.9	876.4	899.7	919.8	945.7	974.1	992.3	996.3	1,009.1
Wholesale & Retail Trade	165.2	167.6	164.0	160.0	158.6	159.6	161.2	161.5	156.9	145.7	141.9	143.4	147.7	151.7	154.8	158.8	161.5	163.1	163.2	162.4
Wholesale Trade	53.0	54.5	52.2	49.7	48.3	47.7	48.1	48.1	47.0	42.8	41.0	41.7	43.2	44.6	45.6	47.0	48.1	48.7	48.6	47.9
Retail Trade	112.2	113.1	111.8	110.3	110.3	111.9	113.1	113.4	109.9	102.9	100.9	101.7	104.5	107.1	109.2	111.8	113.4	114.4	114.7	114.5
Transportation & Utilities	41.7	41.6	40.3	36.8	35.0	35.1	35.8	37.1	35.4	32.4	30.8	31.6	32.3	32.9	35.1	37.5	39.2	40.5	41.0	42.6
Information	39.2	37.9	35.2	32.6	31.3	30.7	30.2	29.1	28.1	25.6	24.0	23.1	23.0	22.7	23.0	25.0	26.4	26.8	27.1	27.4
Financial Activities	46.6	54.5	58.1	63.0	62.9	64.8	62.6	57.0	51.5	46.8	47.4	48.0	50.1	51.9	52.7	54.2	55.7	56.1	55.9	54.7
Professional & Business Services	173.5	162.0	152.9	148.8	152.2	155.8	160.9	164.3	169.6	157.6	155.6	160.0	167.8	172.4	175.1	177.5	181.2	184.7	185.9	192.0
Education & Health Services	120.6	123.4	126.2	131.7	133.8	135.7	140.2	145.3	153.1	157.8	158.8	158.9	164.7	170.5	173.1	178.6	185.9	191.5	192.5	196.9
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	91.8	97.2	102.1	106.6	111.7	114.9	115.6	117.4
Other Services	31.9	35.8	37.8	37.5	36.6	35.6	35.9	36.2	36.1	34.7	35.0	35.7	36.4	37.0	37.5	38.1	39.1	40.2	40.5	40.3
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	162.8	163.3	166.5	169.4	173.4	174.6	174.7	175.4
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	13.8	13.8	13.8	13.9	13.8	13.7	13.6
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	38.9	39.3	39.9	39.7	39.3	39.3	39.4
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	110.1	110.6	113.4	115.6	119.8	121.5	121.6	122.3

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

Source: U.S. Bureau of Labor Statistics



As of May 1, 2019.

**Table 2. Population and Household Trends in the Oakland 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 (%)
<b>Population</b>										
Oakland HMA	2,392,557	2,559,296	2,825,000	2,883,000	16,650	0.7	29,250	1.1	19,400	0.7
<b>Households</b>										
Oakland HMA	867,495	920,502	1,003,000	1,023,000	5,300	0.6	9,125	0.9	6,475	0.7

Notes: The current date is May 1, 2019. The forecast date is May 1, 2022.

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



As of May 1, 2019.

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

	Oakland HMA		
	2000	2010	Current
Total Housing Inventory	894,760	982,812	1,039,000
Occupied Units	867,495	920,502	1,003,300
Owner-Occupied	524,726	543,146	571,600
%	60.5	59.0	57.0
Renter-Occupied	342,769	377,356	431,700
%	39.5	41.0	43.0
Vacant Units	27,265	62,310	35,500
Available Units	12,801	37,297	17,500
For Sale	3,765	10,775	2,300
Rate (%)	0.7	1.9	0.4
For Rent	9,036	26,522	15,200
Rate (%)	2.6	6.6	3.4
Other Vacant	14,464	25,013	18,000

Note: The current date is May 1, 2019.

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



As of May 1, 2019.

**Table 4. Residential Building Permit Activity in the Oakland HMA, 2000 Through April 2019**

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			April 2018	April 2019
<b>Oakland HMA</b>																				
Total	9,533	8,169	9,319	11,352	10,966	10,840	10,498	6,838	3,976	2,568	3,403	3,033	4,896	4,980	5,439	7,711	8,613	11,242	12,159	9,263
Sales	7,440	6,324	7,924	7,961	7,177	8,281	7,586	4,463	2,119	1,918	1,795	1,561	2,685	3,202	3,303	4,442	4,761	5,145	4,250	3,862
Rental	2,093	1,845	1,395	3,391	3,789	2,559	2,912	2,375	1,857	650	1,608	1,472	2,211	1,778	2,136	3,269	3,852	6,097	7,909	5,401

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2017—final data and analyst estimates; 2018 and 2019—preliminary data and estimates by the analyst



As of May 1, 2019.

**Table 5. Median Income in the Oakland HMA, 1999, 2009, and 2017**

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2017	1999 to 2009	2009 to 2017
Median Family Income	65,700	89,300	97,400	3.1	1.1
Median Household Income	NA	72,530	86,874	NA	2.3

NA = data not available.

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2017 median household income—U.S. Census Bureau, 2009–2017 American Community Survey, 5-year data

