

As of January 1, 2025.

Table 1. Labor Force and Employment in the Oakland HMA, 2010 Through 2024

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Labor Force	1,308.4	1,313.6	1,331.0	1,335.9	1,344.8	1,363.6	1,385.0	1,396.0	1,401.9	1,401.5	1,364.4	1,354.0	1,367.4	1,376.7	1,373.5
Resident Employment	1,162.1	1,177.7	1,212.1	1,236.5	1,263.6	1,296.9	1,324.4	1,343.4	1,358.1	1,359.0	1,242.3	1,270.0	1,320.4	1,320.3	1,308.1
Unemployment	146.4	135.9	118.9	99.4	81.1	66.7	60.6	52.6	43.8	42.5	122.1	84.0	47.1	56.4	65.5
Unemployment Rate (%)	11.2	10.3	8.9	7.4	6.0	4.9	4.4	3.8	3.1	3.0	9.0	6.2	3.4	4.1	4.8
Total Nonfarm Payroll Jobs	971.8	981.4	1,009.4	1,037.1	1,062.2	1,097.2	1,134.2	1,160.5	1,180.2	1,189.3	1,097.0	1,131.6	1,177.2	1,188.0	1,199.4
Goods-Producing Sectors	127.5	128.7	133.1	137.6	142.5	151.4	159.4	167.2	175.8	176.8	170.0	180.5	187.9	187.3	183.8
Mining, Logging, & Construction	48.1	48.2	52.5	56.8	59.0	63.1	68.2	71.4	75.1	75.8	71.4	74.5	75.6	75.4	75.3
Manufacturing	79.4	80.5	80.6	80.8	83.5	88.3	91.3	95.7	100.6	101.0	98.7	106.0	112.3	111.9	108.5
Service-Providing Sectors	844.4	852.7	876.2	899.6	919.7	945.8	974.7	993.4	1,004.5	1,012.5	927.0	951.0	989.3	1,000.7	1,015.6
Wholesale & Retail Trade	141.9	143.4	147.7	151.7	154.8	158.9	161.6	163.2	162.2	157.4	143.6	146.4	147.7	147.0	147.0
Wholesale Trade	41.0	41.7	43.2	44.6	45.6	47.0	48.1	48.7	47.5	45.4	42.1	41.1	41.5	41.4	41.0
Retail Trade	100.9	101.7	104.5	107.1	109.2	111.9	113.5	114.5	114.7	112.0	101.5	105.3	106.2	105.6	106.0
Transportation & Utilities	30.8	31.6	32.3	32.9	35.1	37.6	39.7	41.3	42.3	43.7	45.2	49.5	54.5	54.4	53.6
Information	23.8	23.0	22.9	22.7	23.0	25.1	26.5	26.9	27.6	27.6	25.6	24.7	25.0	24.2	22.5
Financial Activities	47.4	48.0	50.1	51.9	52.7	54.2	55.8	56.3	55.3	55.3	52.7	52.0	52.0	50.7	49.8
Professional & Business Services	155.6	160.0	167.7	172.3	175.0	177.5	181.1	184.5	189.5	193.2	184.9	190.7	195.5	189.5	189.8
Education & Health Services	158.8	158.9	164.7	170.5	173.1	178.6	185.9	191.5	194.3	198.4	191.3	198.5	205.8	216.5	227.9
Leisure & Hospitality	85.8	88.2	91.8	97.2	102.1	106.6	111.7	114.9	117.7	121.0	84.7	92.5	108.3	112.1	114.3
Other Services	35.0	35.7	36.4	37.0	37.5	38.1	39.1	40.2	41.0	41.2	33.1	35.6	39.2	41.3	42.2
Government	165.3	163.9	162.8	163.3	166.5	169.4	173.4	174.6	174.7	174.8	165.9	161.1	161.4	164.9	168.4
Federal	15.7	14.6	14.2	13.8	13.8	13.8	13.9	13.8	13.4	13.4	14.2	13.4	13.1	13.3	13.2
State	38.1	38.3	38.5	38.9	39.3	39.9	39.7	39.3	39.4	39.6	38.2	35.9	33.1	33.7	34.3
Local	111.5	111.0	110.1	110.6	113.4	115.6	119.8	121.5	121.8	121.8	113.5	111.8	115.2	118.0	120.9

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

Source: U.S. Bureau of Labor Statistics



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Table 2. Population and Household Trends in the Oakland HMA, 2010 to Forecast

	2010	2020	Current	Forecast	Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Oakland HMA	2,559,296	2,848,280	2,794,000	2,827,000	28,900	1.1	-11,350	-0.4	10,750	0.4
Households										
Oakland HMA	920,502	998,665	1,030,700	1,047,000	7,825	0.8	6,750	0.7	5,425	0.5

Notes: The current date is January 1, 2025. The forecast date is January 1, 2028.
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



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Table 3. Housing Inventory, Tenure, and Vacancy in the Oakland HMA, 2010, 2020, and Current

	Oakland HMA		
	2010	2020	Current
Total Housing Inventory	982,812	1,045,300	1,085,125
Occupied Units	920,502	998,665	1,030,700
Owner-Occupied	543,146	573,521	582,800
%	59.0	57.4	56.5
Renter-Occupied	377,356	425,144	447,900
%	41.0	42.6	43.5
Vacant Units	62,310	46,635	54,425
Available Units	37,297	25,140	31,425
For Sale	10,775	4,491	5,875
Rate (%)	1.9	0.8	1.0
For Rent	26,522	20,649	25,550
Rate (%)	6.6	4.6	5.4
Other Vacant	25,013	21,495	23,000

Notes: The current date is January 1, 2025. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), 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: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



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Table 4. Residential Building Permit Activity in the Oakland HMA, 2010 Through 2024

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Oakland HMA															
Total	3,682	3,276	5,312	5,494	5,958	8,382	9,402	12,300	12,111	10,368	8,094	10,561	9,078	6,045	5,437
Sales	2,095	1,804	3,101	3,745	3,959	5,841	5,586	5,978	5,147	4,709	3,670	4,520	3,424	2,890	2,783
Rental	1,587	1,472	2,211	1,749	1,999	2,541	3,816	6,322	6,964	5,659	4,424	6,041	5,654	3,155	2,654

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2023—final data and estimates by the analyst; 2024 preliminary data and estimates by the analyst



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Table 5. Median Income in the Oakland HMA, 2009, 2019, and 2023

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2023	2009 to 2019	2019 to 2023
Median Family Income	89,300	111,700	147,900	2.3	7.3
Median Household Income	72,530	107,800	121,300	4.0	3.0

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2023 median household income—U.S. Census Bureau, 2019 and 2023 American Community Survey 1-year data

