

Table 1. Labor Force and Employment in the Oakland HMA,* 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																December 2015	December 2016
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	1,336.3	1,344.1	1,355.6	1,374.8	1,391.2
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	1,218.8	1,245.5	1,275.0	1,308.1	1,330.8
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	117.5	98.6	80.6	66.7	60.4
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	5.9	4.8	4.3
Total nonfarm payroll jobs	1,052.0	1,062.3	1,048.2	1,036.6	1,036.3	1,045.6	1,059.7	1,064.3	1,050.4	990.1	969.8	978.6	1,006.5	1,036.1	1,062.3	1,095.1	1,122.3
Goods-producing sectors	183.3	183.2	170.1	164.8	167.6	168.1	168.9	165.9	157.7	136.2	127.2	128.3	132.8	137.3	142.2	149.9	155.5
Mining, logging, & construction	67.9	71.4	67.8	68.0	71.0	73.9	74.5	72.9	66.1	54.7	48.6	48.6	52.9	57.3	59.4	63.3	68.0
Manufacturing	115.5	111.8	102.4	96.8	96.7	94.2	94.4	93.0	91.7	81.5	78.6	79.7	79.9	80.1	82.8	86.6	87.4
Service-providing sectors	868.7	879.1	878.1	871.8	868.7	877.5	890.8	898.4	892.7	853.9	842.6	850.2	873.7	898.8	920.1	945.2	966.8
Trade	166.4	169.0	165.3	161.3	159.8	160.8	162.2	162.2	157.2	145.9	142.3	143.4	147.8	152.9	156.1	160.6	164.2
Wholesale trade	54.0	55.6	53.2	50.7	49.3	48.7	48.9	48.8	47.7	43.7	41.9	42.2	43.7	45.2	46.2	47.6	49.2
Retail trade	112.4	113.4	112.1	110.6	110.5	112.1	113.3	113.4	109.5	102.2	100.4	101.2	104.1	107.7	109.9	112.9	115.0
Transportation & utilities	41.7	41.6	40.3	36.8	35.0	35.1	35.8	37.3	35.9	33.2	31.5	32.2	32.9	33.5	35.6	38.3	39.7
Information	39.2	37.8	35.2	32.6	31.3	30.7	30.1	29.0	27.8	25.3	23.6	22.6	22.1	21.5	21.3	22.4	23.0
Financial activities	47.4	55.3	59.1	64.0	63.8	65.8	63.7	58.1	52.7	48.0	48.2	47.8	48.8	49.7	49.3	49.6	49.6
Professional & business services	171.3	159.7	150.1	145.3	148.1	151.0	155.3	158.4	163.5	151.3	152.2	157.5	166.5	173.4	178.8	183.0	184.7
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	178.4	185.9
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	106.3	111.5
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	38.0	38.5
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	168.7	169.7
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	13.8
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	39.8	38.8
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	115.2	117.1

* Oakland-Hayward-Berkeley HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through December 2016.

Source: U.S. Bureau of Labor Statistics

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 (%)
Population										
Oakland HMA*	2,392,557	2,559,296	2,783,000	2,872,000	16,650	0.7	33,150	1.2	29,650	1.1
Households										
Oakland HMA*	867,495	920,502	982,900	1,008,000	5,300	0.6	9,250	1.0	8,375	0.8

* Oakland-Hayward-Berkeley HMA.

Notes: Rates of change are calculated on a compound basis. The current date is January 1, 2017. The forecast date is January 1, 2020.

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*		
	2000	2010	Current
Total housing inventory	894,760	982,812	1,014,000
Occupied units	867,495	920,502	982,900
Owner-occupied	524,726	543,146	559,200
%	60.5	59.0	56.9
Renter-occupied	342,769	377,356	423,700
%	39.5	41.0	43.1
Vacant units	27,265	62,310	31,550
Available units	12,801	37,297	15,050
For sale	3,765	10,775	3,375
Rate (%)	0.7	1.9	0.6
For rent	9,036	26,522	11,650
Rate (%)	2.6	6.6	2.7
Other vacant	14,464	25,013	16,500

* Oakland-Hayward-Berkeley HMA.

Notes: Numbers may not add to totals because of rounding. The current date is January 1, 2017.

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

Table 4. Residential Building Permit Activity in the Oakland HMA,* 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																December 2015	December 2016
Oakland HMA*																	
Total	10,903	8,573	9,356	11,352	10,966	11,690	10,979	6,981	4,647	2,739	3,403	3,540	4,916	5,456	5,567	7,759	8,494
Single-family	7,256	5,908	7,572	7,171	6,654	7,074	5,003	4,068	1,803	1,887	1,769	1,549	2,641	3,072	3,116	3,977	4,138
Multifamily	3,647	2,665	1,784	4,181	4,312	4,616	5,976	2,913	2,844	852	1,634	1,991	2,275	2,384	2,451	3,782	4,356

* Oakland-Hayward-Berkeley HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through December 2016.

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

Table 5. Median Income in the Oakland HMA,* 1999, 2009, and 2015

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2015	1999 to 2009	2009 to 2015
Median Family Income	65,700	89,300	92,900	3.1	0.7
Median household income	59,000	71,200	82,300	1.9	2.4

* Oakland-Hayward-Berkeley HMA.

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 2015 median household income—U.S. Census Bureau, 2009 and 2015 American Community Survey 1-year data