

As of July 1, 2022.

Table 1. Labor Force and Employment in the Riverside HMA, 2000 Through June 2022

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	12 Months Ending	
																						June 2021	June 2022
Labor Force	1,419.1	1,470.5	1,532.8	1,578.2	1,646.5	1,704.3	1,744.0	1,766.5	1,774.6	1,784.2	1,869.2	1,864.6	1,875.8	1,886.6	1,912.8	1,952.8	1,981.9	2,012.9	2,045.0	2,074.5	2,088.6	2,099.1	2,149.7
Resident Employment	1,348.1	1,392.4	1,436.3	1,476.4	1,549.7	1,614.5	1,658.2	1,664.7	1,626.6	1,544.8	1,607.1	1,617.4	1,656.0	1,698.7	1,755.9	1,823.6	1,863.6	1,909.5	1,956.8	1,989.7	1,880.5	1,902.1	2,034.6
Unemployment	71.0	78.0	96.5	101.8	96.8	89.8	85.8	101.8	148.0	239.5	262.1	247.2	219.8	188.0	156.9	129.2	118.3	103.4	88.2	84.8	208.1	197.0	115.1
Unemployment Rate (%)	5.0	5.3	6.3	6.5	5.9	5.3	4.9	5.8	8.3	13.4	14.0	13.3	11.7	10.0	8.2	6.6	6.0	5.1	4.3	4.1	10.0	9.4	5.4
Total Nonfarm Payroll Jobs	995.1	1,037.9	1,074.0	1,111.6	1,175.5	1,239.0	1,285.5	1,289.8	1,247.7	1,168.9	1,151.0	1,154.8	1,185.5	1,233.9	1,290.1	1,354.0	1,401.9	1,453.3	1,506.6	1,552.8	1,495.2	1,519.4	1,616.5
Goods-Producing Sectors	201.0	208.5	207.5	216.2	233.0	245.6	252.1	232.1	198.5	157.4	145.4	144.7	150.0	158.0	169.5	182.1	190.4	196.4	206.1	208.9	201.3	202.9	207.0
Mining, Logging, & Construction	81.2	89.8	92.1	100.2	113.0	124.7	128.9	113.8	92.0	69.1	60.7	60.1	63.8	71.2	78.9	86.9	92.9	98.4	106.4	108.4	106.2	108.8	110.5
Manufacturing	119.8	118.7	115.4	116.0	120.0	120.9	123.2	118.3	106.6	88.4	84.7	84.6	86.2	86.8	90.6	95.1	97.5	98.0	99.8	100.6	95.1	94.2	96.5
Service-Providing Sectors	794.0	829.4	866.5	895.5	942.5	993.4	1,033.5	1,057.7	1,049.2	1,011.5	1,005.5	1,010.0	1,035.5	1,075.9	1,120.7	1,171.9	1,211.5	1,256.9	1,300.5	1,343.8	1,293.9	1,316.5	1,409.5
Wholesale & Retail Trade	165.4	174.0	179.1	185.8	198.7	214.7	226.3	231.9	222.3	204.7	203.8	207.3	214.2	220.9	228.1	235.4	240.5	244.0	247.3	248.4	234.4	239.5	249.1
Wholesale Trade	38.2	41.3	41.5	43.0	45.0	49.3	53.6	56.2	53.6	48.4	48.2	48.7	51.8	56.0	58.5	61.0	62.2	63.1	66.1	67.7	65.6	66.0	67.9
Retail Trade	127.2	132.7	137.6	142.8	153.7	165.4	172.7	175.7	168.7	156.3	155.6	158.6	162.4	164.9	169.6	174.4	178.3	180.9	181.2	180.7	168.8	173.5	181.2
Transportation & Utilities	46.3	45.7	46.7	50.3	56.2	61.4	65.4	69.0	69.7	66.3	66.1	68.2	73.3	78.8	87.1	98.0	106.4	119.9	132.1	146.6	172.5	189.0	210.3
Information	14.3	14.6	14.1	13.9	14.0	14.5	15.3	15.4	14.8	14.1	14.0	12.5	12.0	11.8	11.6	11.7	11.8	11.6	11.4	11.5	9.4	9.0	9.9
Financial Activities	35.6	37.2	39.3	42.4	45.5	48.8	51.2	49.5	45.9	42.3	40.7	39.7	40.5	41.7	42.7	44.0	44.9	44.7	44.6	45.0	44.1	44.3	45.8
Professional & Business Services	97.5	102.2	107.1	115.7	125.8	133.4	142.6	145.6	138.3	125.3	123.5	125.6	127.1	132.0	138.7	147.5	145.1	147.3	152.0	158.7	155.4	161.4	170.3
Education & Health Services	107.5	113.9	122.1	128.7	134.5	137.7	141.1	147.2	155.5	162.4	162.2	166.2	174.4	188.5	195.9	206.3	215.7	226.7	239.5	250.3	248.7	250.2	257.1
Leisure & Hospitality	100.6	104.5	107.2	109.0	116.7	122.6	128.1	132.6	131.0	123.8	122.8	124.0	129.4	135.9	144.8	151.7	160.2	166.3	170.6	175.9	141.3	143.0	171.9
Other Services	34.9	37.1	38.1	38.2	38.8	39.9	41.2	41.2	40.8	37.4	38.2	39.1	40.1	41.1	43.0	44.0	44.6	45.4	45.8	46.2	40.2	40.4	44.6
Government	192.1	200.2	212.7	211.6	212.5	220.4	222.5	225.3	231.0	235.2	234.3	227.5	224.6	225.2	228.8	233.3	242.3	251.0	257.2	261.2	248.0	239.8	250.5
Federal	18.2	16.9	16.9	17.0	17.3	18.7	19.3	19.4	19.6	20.6	22.8	21.3	20.6	20.3	20.2	20.3	20.4	20.6	20.7	21.1	22.1	22.0	21.0
State	24.6	25.8	26.6	26.6	26.5	27.0	27.4	28.7	29.6	29.8	29.3	29.1	28.2	27.8	28.2	28.7	29.7	30.4	30.6	31.1	31.3	31.1	32.2
Local	149.3	157.6	169.3	167.9	168.7	174.8	175.7	177.2	181.9	184.9	182.3	177.1	175.8	177.1	180.4	184.4	192.2	200.1	205.9	209.0	194.6	186.8	197.2

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

Source: U.S. Bureau of Labor Statistics



As of July 1, 2022.

Table 2. Population and Household Trends in the Riverside 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										
Riverside HMA	3,254,821	4,224,851	4,645,000	4,755,000	97,050	2.6	34,350	0.8	36,550	0.8
Riverside County Submarket	1,545,387	2,189,641	2,456,000	2,533,000	64,450	3.5	21,750	0.9	25,500	1.0
San Bernardino County Submarket	1,709,434	2,035,210	2,189,000	2,222,000	32,600	1.8	12,600	0.6	11,050	0.5
Households										
Riverside HMA	1,034,812	1,297,878	1,448,900	1,492,000	26,300	2.3	12,325	0.9	14,350	1.0
Riverside County Submarket	506,218	686,260	777,300	805,300	18,000	3.1	7,425	1.0	9,325	1.2
San Bernardino County Submarket	528,594	611,618	671,600	686,700	8,300	1.5	4,900	0.8	5,025	0.7

Notes: The current date is July 1, 2022. The forecast date is July 1, 2025.

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



As of July 1, 2022.

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

	Riverside HMA			Riverside County Submarket			San Bernardino County Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	1,186,043	1,500,344	1,623,175	584,674	800,707	878,800	601,369	699,637	744,375
Occupied Units	1,034,812	1,297,878	1,448,900	506,218	686,260	777,300	528,594	611,618	671,600
Owner-Occupied	689,465	845,785	917,200	348,532	462,212	513,400	340,933	383,573	403,800
%	66.6	65.2	63.3	68.9	67.4	66.0	64.5	62.7	60.1
Renter-Occupied	345,347	452,093	531,700	157,686	224,048	263,900	187,661	228,045	267,800
%	33.4	34.8	36.7	31.1	32.6	34.0	35.5	37.3	39.9
Vacant Units	151,231	202,466	174,275	78,456	114,447	101,500	72,775	88,019	72,775
Available Units	46,934	75,994	35,275	21,401	41,964	19,000	25,533	34,030	16,275
For Sale	19,906	30,555	9,375	9,098	18,417	5,700	10,808	12,138	3,675
Rate (%)	2.8	3.5	1.0	2.5	3.8	1.1	3.1	3.1	0.9
For Rent	27,028	45,439	25,900	12,303	23,547	13,300	14,725	21,892	12,600
Rate (%)	7.3	9.1	4.6	7.2	9.5	4.8	7.3	8.8	4.5
Other Vacant	104,297	126,472	139,000	57,055	72,483	82,500	47,242	53,989	56,500

Notes: The current date is July 1, 2022. In this analysis conducted by the U.S. Department of Housing and Urban Development, 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: 2000 and 2010—2000 Census and 2010 Census; current—estimates by the analyst



As of July 1, 2022.

Table 4. Residential Building Permit Activity in the Riverside HMA, 2000 Through June 2022

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	12 Months Ending	
																						June 2021	June 2022
Riverside HMA																							
Total	22,143	28,640	33,329	42,663	51,619	51,202	39,063	21,548	9,286	6,512	7,041	5,509	5,949	9,348	10,166	9,926	9,649	13,505	13,404	13,195	15,759	16,926	19,089
Sales	19,126	23,991	30,274	36,804	44,224	46,621	34,867	17,431	6,946	4,889	5,344	3,400	4,492	6,613	7,434	7,961	9,147	11,406	12,012	12,062	13,584	13,379	13,939
Rental	3,017	4,649	3,055	5,859	7,395	4,581	4,196	4,117	2,340	1,623	1,697	2,109	1,457	2,735	2,732	1,965	502	2,099	1,392	1,133	2,175	3,547	5,150
Riverside County Submarket																							
Total	15,025	19,631	23,060	30,759	33,601	34,373	24,765	12,334	5,927	4,249	4,898	3,902	4,052	5,924	6,761	6,158	6,423	7,536	8,565	8,128	10,500	10,978	12,586
Sales	13,349	17,115	21,146	26,062	29,794	31,056	21,435	10,616	4,768	3,406	4,080	2,293	3,111	4,432	5,206	5,027	6,148	6,964	7,875	7,444	9,075	8,728	9,149
Rental	1,676	2,516	1,914	4,697	3,807	3,317	3,330	1,718	1,159	843	818	1,609	941	1,492	1,555	1,131	275	572	690	684	1,425	2,250	3,437
San Bernardino County Submarket																							
Total	7,118	9,009	10,269	11,904	18,018	16,829	14,298	9,214	3,359	2,263	2,143	1,607	1,897	3,424	3,405	3,768	3,226	5,969	4,839	5,067	5,259	5,948	6,503
Sales	5,777	6,876	9,128	10,742	14,430	15,565	13,432	6,815	2,178	1,483	1,264	1,107	1,381	2,181	2,228	2,934	2,999	4,442	4,137	4,618	4,509	4,651	4,790
Rental	1,341	2,133	1,141	1,162	3,588	1,264	866	2,399	1,181	780	879	500	516	1,243	1,177	834	227	1,527	702	449	750	1,297	1,713

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2020—final data and estimates by the analyst; 2021 preliminary data and estimates by the analyst



As of July 1, 2022.

Table 5. Median Income in the Riverside HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	NA	NA	69,700	NA	NA
Median Household Income	NA	NA	70,954	NA	NA

NA = data not available.
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 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey, 1-year data

