

Table 1. Labor Force and Employment in the Riverside-San Bernardino 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 | 1,421.3 | 1,473.0 | 1,533.1 | 1,578.2 | 1,646.9 | 1,704.0 | 1,741.3 | 1,764.2 | 1,773.6 | 1,773.5 | 1,866.7 | 1,867.0 | 1,882.2 | 1,897.7 | 1,927.6 | 1,961.8 | 1,985.4 |
| Resident employment | 1,349.1 | 1,395.3 | 1,438.1 | 1,478.0 | 1,550.5 | 1,614.0 | 1,655.5 | 1,661.5 | 1,626.1 | 1,545.0 | 1,611.2 | 1,623.8 | 1,665.2 | 1,711.0 | 1,771.7 | 1,832.3 | 1,867.6 |
| Unemployment | 72.1 | 77.7 | 95.0 | 100.2 | 96.4 | 90.0 | 85.8 | 102.8 | 147.5 | 228.5 | 255.5 | 243.2 | 217.1 | 186.7 | 155.9 | 129.5 | 117.8 |
| Unemployment rate (%) | 5.1 | 5.3 | 6.2 | 6.3 | 5.9 | 5.3 | 4.9 | 5.8 | 8.3 | 12.9 | 13.7 | 13.0 | 11.5 | 9.8 | 8.1 | 6.6 | 5.9 |
| Total nonfarm payroll jobs | 994.9 | 1,037.7 | 1,074.1 | 1,111.7 | 1,175.5 | 1,239.0 | 1,285.6 | 1,289.9 | 1,247.5 | 1,168.6 | 1,150.7 | 1,154.5 | 1,185.2 | 1,233.3 | 1,289.3 | 1,347.3 | 1,385.9 |
| Goods-producing sectors | 201.0 | 208.4 | 207.5 | 216.3 | 233.1 | 245.7 | 252.3 | 232.4 | 198.8 | 157.9 | 145.9 | 145.2 | 150.5 | 158.6 | 170.2 | 182.1 | 189.1 |
| 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 | 86.6 | 90.9 |
| Manufacturing | 119.8 | 118.7 | 115.4 | 116.1 | 120.1 | 121.0 | 123.4 | 118.5 | 106.9 | 88.8 | 85.2 | 85.1 | 86.7 | 87.3 | 91.3 | 95.6 | 98.2 |
| Service-providing sectors | 793.9 | 829.3 | 866.6 | 895.5 | 942.4 | 993.3 | 1,033.4 | 1,057.6 | 1,048.7 | 1,010.7 | 1,004.8 | 1,009.3 | 1,034.7 | 1,074.7 | 1,119.1 | 1,165.2 | 1,196.8 |
| Trade | 165.7 | 174.3 | 179.6 | 186.3 | 199.3 | 215.3 | 226.8 | 232.5 | 222.8 | 205.2 | 204.2 | 207.7 | 214.6 | 221.2 | 228.3 | 235.2 | 240.0 |
| Wholesale trade | 38.6 | 41.7 | 42.0 | 43.6 | 45.7 | 50.0 | 54.3 | 56.9 | 54.2 | 49.0 | 48.7 | 49.2 | 52.2 | 56.4 | 58.9 | 61.7 | 64.1 |
| Retail trade | 127.1 | 132.6 | 137.6 | 142.7 | 153.6 | 165.3 | 172.5 | 175.6 | 168.6 | 156.2 | 155.5 | 158.5 | 162.4 | 164.8 | 169.4 | 173.5 | 175.9 |
| Transportation & utilities | 46.1 | 45.4 | 46.5 | 49.9 | 55.8 | 61.0 | 64.9 | 68.6 | 69.3 | 65.9 | 65.7 | 67.9 | 73.0 | 78.4 | 86.6 | 97.3 | 104.1 |
| Information | 14.3 | 14.6 | 14.1 | 13.9 | 14.0 | 14.5 | 15.3 | 15.4 | 14.8 | 14.1 | 14.0 | 12.2 | 11.7 | 11.5 | 11.3 | 11.3 | 11.4 |
| Financial activities | 35.5 | 37.1 | 39.2 | 42.3 | 45.4 | 48.7 | 51.2 | 49.4 | 45.7 | 42.2 | 40.5 | 39.5 | 40.2 | 41.3 | 42.3 | 43.2 | 43.4 |
| Professional & business services | 97.4 | 102.1 | 107.1 | 115.7 | 125.7 | 133.4 | 142.5 | 145.5 | 138.3 | 125.3 | 123.6 | 126.0 | 127.5 | 132.4 | 139.3 | 144.4 | 144.7 |
| Education & health services | 107.5 | 113.9 | 122.1 | 128.7 | 134.5 | 137.6 | 140.9 | 147.1 | 155.0 | 161.7 | 161.4 | 165.4 | 173.6 | 187.6 | 194.8 | 205.0 | 212.2 |
| 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 | 151.5 | 153.2 |
| Other services | 34.8 | 37.1 | 38.1 | 38.2 | 38.8 | 39.9 | 41.2 | 41.2 | 40.8 | 37.3 | 38.2 | 39.1 | 40.1 | 41.1 | 43.0 | 44.0 | 45.5 |
| 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 | 233.4 | 242.3 |
| 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 | 20.7 |
| 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 | 29.8 |
| 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 | 191.8 |

* Riverside-San Bernardino-Ontario 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 Riverside-San Bernardino 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-San Bernardino HMA* | 3,254,821 | 4,224,851 | 4,532,000 | 4,679,000 | 97,000 | 2.6 | 45,500 | 1.0 | 49,000 | 1.1 |
| Riverside submarket | 1,545,387 | 2,189,641 | 2,376,000 | 2,466,000 | 64,450 | 3.5 | 27,600 | 1.2 | 30,000 | 1.2 |
| San Bernardino submarket | 1,709,434 | 2,035,210 | 2,157,000 | 2,212,000 | 32,600 | 1.8 | 18,050 | 0.9 | 18,350 | 0.8 |
| Households | | | | | | | | | | |
| Riverside-San Bernardino HMA* | 1,034,812 | 1,297,878 | 1,386,300 | 1,429,000 | 26,300 | 2.3 | 13,100 | 1.0 | 14,250 | 1.0 |
| Riverside submarket | 506,218 | 686,260 | 743,600 | 770,900 | 18,000 | 3.1 | 8,500 | 1.2 | 9,100 | 1.2 |
| San Bernardino submarket | 528,594 | 611,618 | 642,700 | 657,700 | 8,300 | 1.5 | 4,600 | 0.7 | 5,000 | 0.8 |

* Riverside-San Bernardino-Ontario HMA.

Notes: Numbers may not add to totals because of rounding. 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 Riverside-San Bernardino HMA,* 2000, 2010, and Current

| | Riverside-San Bernardino HMA* | | | Riverside Submarket | | | San Bernardino Submarket | | |
|-------------------------|----------------------------------|-----------|-----------|------------------------|---------|---------|-----------------------------|---------|---------|
| | 2000 | 2010 | Current | 2000 | 2010 | Current | 2000 | 2010 | Current |
| Total housing inventory | 1,186,043 | 1,500,344 | 1,554,000 | 584,674 | 800,707 | 836,400 | 601,369 | 699,637 | 717,500 |
| Occupied units | 1,034,812 | 1,297,878 | 1,386,300 | 506,218 | 686,260 | 743,600 | 528,594 | 611,618 | 642,700 |
| Owner-occupied | 689,465 | 845,785 | 839,300 | 348,532 | 462,212 | 468,500 | 340,933 | 383,573 | 370,800 |
| % | 66.6 | 65.2 | 60.5 | 68.9 | 67.4 | 63.0 | 64.5 | 62.7 | 57.7 |
| Renter-occupied | 345,347 | 452,093 | 547,000 | 157,686 | 224,048 | 275,100 | 187,661 | 228,045 | 271,900 |
| % | 33.4 | 34.8 | 39.5 | 31.1 | 32.6 | 37.0 | 35.5 | 37.3 | 42.3 |
| Vacant units | 151,231 | 202,466 | 167,600 | 78,456 | 114,447 | 92,800 | 72,775 | 88,019 | 74,800 |
| Available units | 46,934 | 75,994 | 50,200 | 21,401 | 41,964 | 25,550 | 25,533 | 34,030 | 24,650 |
| For sale | 19,906 | 30,555 | 17,650 | 9,098 | 18,417 | 9,550 | 10,808 | 12,138 | 8,100 |
| Rate (%) | 2.8 | 3.5 | 2.1 | 2.5 | 3.8 | 2.0 | 3.1 | 3.1 | 2.1 |
| For rent | 27,028 | 45,439 | 32,550 | 12,303 | 23,547 | 16,000 | 14,725 | 21,892 | 16,550 |
| Rate (%) | 7.3 | 9.1 | 5.6 | 7.2 | 9.5 | 5.5 | 7.3 | 8.8 | 5.7 |
| Other vacant | 104,297 | 126,472 | 117,400 | 57,055 | 72,483 | 67,250 | 47,242 | 53,989 | 50,150 |

* Riverside-San Bernardino-Ontario 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 Riverside-San Bernardino 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 |
| Riverside-San Bernardino 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 | 9,915 | 10,175 |
| Single-family | 19,090 | 23,596 | 30,038 | 35,965 | 43,142 | 45,485 | 33,498 | 16,019 | 5,796 | 4,887 | 5,287 | 3,378 | 4,488 | 6,472 | 7,222 | 7,800 | 7,875 |
| Multifamily | 3,053 | 5,044 | 3,291 | 6,698 | 8,477 | 5,717 | 5,565 | 5,529 | 3,490 | 1,625 | 1,754 | 2,131 | 1,461 | 2,876 | 2,944 | 2,115 | 2,300 |
| Riverside 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 | 6,150 | 6,375 |
| Single-family | 13,323 | 16,778 | 20,912 | 25,424 | 29,182 | 30,350 | 20,882 | 9,717 | 3,820 | 3,406 | 4,027 | 2,275 | 3,107 | 4,432 | 5,074 | 4,925 | 5,175 |
| Multifamily | 1,702 | 2,853 | 2,148 | 5,335 | 4,419 | 4,023 | 3,883 | 2,617 | 2,107 | 843 | 871 | 1,627 | 945 | 1,492 | 1,687 | 1,225 | 1,200 |
| San Bernardino 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 | 3,765 | 3,800 |
| Single-family | 5,767 | 6,818 | 9,126 | 10,541 | 13,960 | 15,135 | 12,616 | 6,302 | 1,976 | 1,481 | 1,260 | 1,103 | 1,381 | 2,040 | 2,148 | 2,875 | 2,700 |
| Multifamily | 1,351 | 2,191 | 1,143 | 1,363 | 4,058 | 1,694 | 1,682 | 2,912 | 1,383 | 782 | 883 | 504 | 516 | 1,384 | 1,257 | 890 | 1,100 |

* Riverside-San Bernardino-Ontario 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 analyst

Table 5. Median Income in the Riverside-San Bernardino HMA,* 1999, 2009, and 2015

| | Median Income (\$) | | | Average Annual Change (%) | |
|-------------------------|--------------------|--------|--------|---------------------------|--------------|
| | 1999 | 2009 | 2015 | 1999 to 2009 | 2009 to 2015 |
| Median Family Income | 47,200 | 64,500 | 60,500 | 3.2 | - 1.1 |
| Median household income | 42,257 | 53,815 | 56,087 | 2.4 | 0.7 |

* *Riverside-San Bernardino-Ontario 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