

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																March 2014	March 2015
Labor force	910.0	935.3	965.0	983.7	998.3	1,012.0	1,022.8	1,036.2	1,045.3	1,051.2	1,048.5	1,044.4	1,049.5	1,046.8	1,049.2	1,045.2	1,050.0
Resident employment	871.0	893.4	911.9	927.2	943.7	962.6	974.9	981.0	971.0	937.1	918.7	920.9	941.1	956.1	974.2	958.4	979.6
Unemployment	39.0	41.9	53.1	56.4	54.7	49.4	47.9	55.2	74.2	114.2	129.7	123.6	108.3	90.8	75.1	86.8	70.4
Unemployment rate (%)	4.3	4.5	5.5	5.7	5.5	4.9	4.7	5.3	7.1	10.9	12.4	11.8	10.3	8.7	7.2	8.3	6.7
Total nonfarm payroll jobs	804.0	825.1	839.6	855.7	870.4	893.0	912.0	917.0	897.7	848.5	825.7	823.3	842.4	866.8	890.4	871.7	896.9
Goods-producing sectors	101.4	105.3	104.1	108.6	114.1	117.2	114.2	108.4	95.6	78.4	71.6	70.6	72.7	77.7	80.7	78.5	81.7
Mining, logging, & construction	54.0	60.5	62.1	67.2	71.5	74.1	71.4	67.6	56.9	43.9	38.8	37.4	38.8	43.8	46.0	44.4	46.7
Manufacturing	47.4	44.9	42.0	41.5	42.6	43.1	42.8	40.9	38.7	34.4	32.8	33.2	33.9	34.0	34.8	34.1	35.1
Service-providing sectors	702.7	719.8	735.5	747.1	756.3	775.8	797.9	808.6	802.1	770.1	754.1	752.7	769.7	789.1	809.7	793.2	815.1
Trade	115.4	117.6	118.5	121.3	123.3	125.7	129.2	127.7	121.6	111.8	110.8	113.1	117.0	118.8	120.3	119.1	120.8
Wholesale trade	25.4	25.9	25.7	26.4	26.6	27.0	28.5	27.9	26.5	24.1	22.8	23.7	25.2	25.0	24.7	25.0	24.6
Retail trade	90.0	91.7	92.8	94.9	96.7	98.7	100.7	99.8	95.1	87.7	88.0	89.4	91.8	93.8	95.6	94.2	96.3
Transportation & utilities	23.6	23.3	22.4	21.9	22.9	23.4	24.5	25.4	25.1	23.2	21.8	21.1	22.0	22.9	23.4	22.9	23.3
Information	18.7	22.4	23.1	21.9	20.9	19.9	20.0	20.1	19.2	18.3	17.2	16.3	15.6	14.8	13.7	14.4	13.7
Financial activities	52.2	52.4	55.1	59.1	60.1	63.2	64.3	61.5	57.2	52.9	48.3	46.7	48.2	49.4	48.7	49.2	49.0
Professional & business services	108.6	104.5	101.2	100.8	103.3	108.8	112.7	112.3	110.2	101.3	102.3	104.4	111.1	114.6	119.1	115.4	120.4
Education & health services	75.5	81.5	85.1	90.6	95.8	100.3	105.1	110.9	115.2	116.6	115.1	116.9	121.3	128.4	134.9	129.8	136.1
Leisure & hospitality	70.3	72.2	75.2	77.3	79.9	82.1	85.3	86.6	85.9	81.9	80.2	81.7	84.5	88.7	91.9	89.4	92.7
Other services	26.8	27.7	28.2	28.0	28.5	28.5	28.3	29.0	29.6	28.8	28.1	28.0	28.6	29.0	30.4	29.2	30.8
Government	211.5	218.1	226.8	226.2	221.6	224.0	228.4	235.0	238.2	235.3	230.3	224.6	221.5	222.5	227.3	223.7	228.2
Federal	15.5	12.8	12.7	12.9	12.6	12.8	12.6	12.4	12.5	13.3	14.7	14.0	13.7	13.5	13.5	13.4	13.5
State	102.1	106.3	108.2	106.7	102.3	102.5	105.4	109.6	111.4	111.9	110.9	109.7	108.2	109.9	113.5	110.8	114.1
Local	94.0	99.1	105.9	106.6	106.8	108.8	110.4	113.1	114.3	110.2	104.7	100.9	99.6	99.2	100.4	99.4	100.6

* Sacramento--Roseville--Arden-Arcade HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through March 2015.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Sacramento 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										
Sacramento HMA*	1,796,857	2,149,127	2,239,000	2,309,000	35,250	1.8	17,950	0.8	23,350	1.0
Sacramento County submarket	1,223,499	1,418,788	1,472,000	1,519,000	19,550	1.5	10,650	0.7	15,650	1.1
Yolo County submarket	168,660	200,849	207,900	212,200	3,225	1.8	1,400	0.7	1,425	0.7
Eastern submarket	404,698	529,490	558,600	577,200	12,500	2.7	5,825	1.1	6,200	1.1
Households										
Sacramento HMA*	665,298	787,667	809,400	828,400	12,250	1.7	4,350	0.5	6,325	0.8
Sacramento County submarket	453,602	513,945	525,600	537,800	6,025	1.3	2,325	0.4	4,075	0.8
Yolo County submarket	59,375	70,872	73,250	75,000	1,150	1.8	480	0.7	580	0.8
Eastern submarket	152,321	202,850	210,550	215,600	5,050	2.9	1,550	0.7	1,675	0.8

* Sacramento--Roseville--Arden-Arcade HMA.

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is April 1, 2015. The forecast date is April 1, 2018.

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

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

	Sacramento HMA*			Sacramento County Submarket			Yolo County Submarket			Eastern Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	714,981	871,793	884,800	474,814	555,932	560,500	61,587	75,054	76,600	178,580	240,807	247,800
Occupied units	665,298	787,667	809,400	453,602	513,945	525,600	59,375	70,872	73,250	152,321	202,850	210,550
Owner-occupied	407,716	478,512	461,200	263,819	295,482	281,300	31,506	37,416	34,550	112,391	145,614	145,400
%	61.3	60.8	57.0	58.2	57.5	53.5	53.1	52.8	47.2	73.8	71.8	69.1
Renter-occupied	257,582	309,155	348,200	189,783	218,463	244,300	27,869	33,456	38,700	39,930	57,236	65,150
%	38.7	39.2	43.0	41.8	42.5	46.5	46.9	47.2	52.8	26.2	28.2	30.9
Vacant units	49,683	84,126	75,500	21,212	41,987	34,900	2,212	4,182	3,350	26,259	37,957	37,250
Available units	18,685	38,952	29,100	13,409	27,663	20,200	1,266	2,508	1,650	4,010	8,781	7,275
For sale	5,549	12,010	8,650	3,875	7,714	5,150	293	734	530	1,381	3,562	2,975
Rate (%)	1.3	2.4	1.8	1.4	2.5	1.8	0.9	1.9	1.5	1.2	2.4	2.0
For rent	13,136	26,942	20,450	9,534	19,949	15,050	973	1,774	1,125	2,629	5,219	4,300
Rate (%)	4.9	8.0	5.5	4.8	8.4	5.8	3.4	5.0	2.8	6.2	8.4	6.2
Other vacant	30,998	45,174	46,400	7,803	14,324	14,700	946	1,674	1,700	22,249	29,176	30,000

* Sacramento--Roseville--Arden-Arcade HMA.

Notes: Numbers may not add to totals because of rounding. The current date is April 1, 2015.

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

Table 4. Residential Building Permit Activity in the Sacramento 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	
																March 2014	March 2015
Sacramento HMA*																	
Total	17,374	18,578	23,207	23,406	22,701	20,701	13,318	8,050	6,005	2,932	2,894	2,721	3,728	4,236	4,539	4,191	4,208
Single-family	13,468	14,719	17,614	18,165	18,523	16,380	8,714	6,924	3,952	2,415	2,166	1,873	2,848	3,539	3,475	3,420	3,766
Multifamily	3,906	3,859	5,593	5,241	4,178	4,321	4,604	1,126	2,053	517	728	848	880	697	1,064	771	442
Sacramento County submarket																	
Total	8,253	9,237	12,714	14,308	12,879	11,864	7,587	4,112	3,452	1,158	1,353	1,516	1,866	1,901	2,162	1,817	1,941
Single-family	6,293	7,423	9,368	10,554	10,201	8,646	4,366	3,410	1,952	928	824	737	1,231	1,762	1,584	1,689	1,688
Multifamily	1,960	1,814	3,346	3,754	2,678	3,218	3,221	702	1,500	230	529	779	635	139	578	128	253
Yolo County submarket																	
Total	1,202	1,314	1,531	1,750	2,195	1,902	1,303	922	324	323	255	252	293	813	203	701	224
Single-family	1,041	1,228	1,207	1,105	1,681	1,373	783	722	324	240	137	183	246	305	201	257	220
Multifamily	161	86	324	645	514	529	520	200	0	83	118	69	47	508	2	444	4
Eastern submarket																	
Total	7,919	8,027	8,962	7,348	7,627	6,935	4,428	3,016	2,229	1,451	1,286	953	1,569	1,522	2,174	1,673	2,043
Single-family	6,134	6,068	7,039	6,506	6,641	6,361	3,565	2,792	1,676	1,247	1,205	953	1,371	1,472	1,690	1,474	1,858
Multifamily	1,785	1,959	1,923	842	986	574	863	224	553	204	81	0	198	50	484	199	185

* Sacramento--Roseville--Arden-Arcade HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through March 2015.

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

Table 5. Median Income in the Sacramento HMA,* 1999, 2009, and 2012

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2012	1999 to 2009	2009 to 2012
Median Family Income	53,795	72,800	76,100	3.1	1.5
Median household income	46,106	57,361	56,813	2.2	-0.3

* Sacramento--Roseville--Arden-Arcade 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 2012 median household income—U.S. Census Bureau, 2009 and 2012 American Community Survey 1-year data