

Table 1. Labor Force and Employment in the Sacramento HMA, 1990 Through June 2009

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	12 Months Ending	
																				June 2008	June 2009
Labor Force	750.0	760.3	771.6	773.4	788.7	795.8	806.8	821.7	842.5	872.2	909.2	936.2	970.1	990.9	1,002.2	1,017.6	1,033.1	1,047.0	1,058.5	1,050.9	1,064.1
Resident Employment	714.2	708.8	707.0	708.8	732.6	742.2	757.2	776.4	800.9	836.5	870.4	894.2	916.3	933.6	947.0	967.5	984.7	991.2	983.6	988.6	964.0
Unemployment	35.8	51.5	64.6	64.6	56.1	53.6	49.6	45.3	41.6	35.7	38.9	42.0	53.8	57.3	55.2	50.0	48.4	55.8	74.9	62.3	100.0
Unemployment Rate (%)	4.8	6.8	8.4	8.4	7.1	6.7	6.1	5.5	4.9	4.1	4.3	4.5	5.5	5.8	5.5	4.9	4.7	5.3	7.1	5.9	9.4
Total Nonfarm Employment	618.5	630.9	623.2	626.0	643.8	662.8	681.5	702.0	731.4	770.5	797.1	818.9	832.2	846.0	859.1	880.9	899.0	903.0	881.8	896.7	860.5
Goods Producing	81.9	76.6	70.1	67.0	69.3	73.0	78.3	82.7	88.0	96.8	101.3	105.2	104.1	108.6	114.1	117.2	114.2	108.4	95.8	101.9	89.1
Natural Resources, Mining, & Construction	42.6	36.4	31.7	29.1	30.8	31.7	33.7	37.1	41.5	48.9	54.0	60.4	62.1	67.2	71.5	74.1	71.4	67.6	56.8	62.0	51.3
Manufacturing	39.3	40.2	38.4	37.9	38.4	41.4	44.6	45.7	46.5	47.9	47.4	44.9	42.0	41.5	42.6	43.1	42.8	40.9	39.0	39.9	37.8
Service Providing	536.7	554.3	553.2	558.9	574.5	589.8	603.2	619.4	643.5	673.8	695.9	713.6	728.1	737.4	745.0	763.7	784.9	794.6	786.1	794.8	771.4
Trade	97.4	96.0	94.1	91.9	94.0	96.5	98.2	102.7	106.2	111.7	115.0	117.4	118.3	121.2	123.2	125.6	129.1	127.7	121.9	125.7	116.6
Wholesale Trade	19.9	21.5	21.4	20.7	20.9	21.3	22.0	22.9	23.2	24.5	25.1	25.8	25.6	26.3	26.5	26.9	28.4	27.9	26.5	27.2	25.2
Retail Trade	77.5	74.5	72.7	71.2	73.1	75.2	76.2	79.8	83.0	87.2	89.9	91.6	92.7	94.9	96.7	98.7	100.7	99.8	95.4	98.5	91.3
Transportation & Utilities	16.2	17.6	17.5	17.7	18.4	19.5	19.9	20.6	21.2	22.8	23.6	23.3	22.4	21.9	22.9	23.4	24.5	25.4	25.0	25.4	24.4
Information	15.0	15.3	16.3	17.2	17.5	17.8	17.5	17.4	17.7	18.7	18.6	22.3	23.1	21.9	20.9	19.9	20.0	20.1	19.1	19.6	18.2
Financial Activities	40.5	42.7	42.2	43.0	42.2	40.7	42.8	46.4	52.2	53.3	52.3	52.5	55.2	59.4	60.4	63.5	64.6	61.8	57.5	59.6	55.0
Professional & Business Services	54.9	62.4	62.0	64.1	70.1	77.0	81.0	85.6	94.0	101.6	108.0	104.2	101.0	100.6	103.1	108.6	112.5	112.1	109.9	112.2	105.6
Education & Health Services	53.4	57.3	59.0	61.1	61.9	63.3	64.4	64.3	64.7	67.0	70.6	75.9	78.0	81.0	84.6	88.2	92.1	96.8	99.8	98.4	101.7
Leisure & Hospitality	53.4	57.0	57.0	57.9	60.5	62.5	65.0	64.5	64.3	66.5	70.3	72.2	75.2	77.3	79.9	82.1	85.3	86.6	85.8	87.2	82.6
Other Services	21.7	21.6	21.1	21.3	21.2	21.6	22.4	23.5	25.2	26.1	26.8	27.7	28.2	28.0	28.5	28.5	28.3	29.0	29.2	29.3	28.9
Government	184.3	184.5	184.0	184.7	188.7	191.1	192.0	194.5	198.0	206.1	210.7	218.1	226.8	226.2	221.6	224.0	228.4	235.0	237.9	237.3	238.5
Federal	29.9	27.7	25.8	25.2	23.8	22.7	21.4	20.8	19.2	17.2	15.5	12.8	12.7	12.9	12.6	12.8	12.6	12.4	12.5	12.4	12.6
State	85.3	85.2	85.2	86.5	90.1	92.5	92.8	92.9	94.2	98.3	101.2	106.2	108.2	106.7	102.3	102.5	105.4	109.6	110.9	111.2	110.8
Local	69.1	71.6	72.9	73.0	74.8	75.9	77.7	80.7	84.6	90.7	94.0	99.1	105.9	106.6	106.8	108.8	110.4	113.1	114.6	113.7	115.1

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Sacramento HMA, 1990 to July 1, 2012

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Sacramento HMA	1,481,102	1,796,857	2,128,500	2,216,000	31,600	2.0	35,850	1.8	29,150	1.4
Sacramento County Submarket	1,041,219	1,223,499	1,406,500	1,457,000	18,250	1.6	19,800	1.5	16,850	1.2
Eastern (El Dorado and Placer Counties) Submarket	298,791	404,698	522,000	551,100	10,600	3.1	12,700	2.8	9,700	1.8
Yolo County Submarket	141,092	168,660	200,000	207,900	2,750	1.8	3,400	1.9	2,625	1.3
Households										
Sacramento HMA	556,448	665,298	780,500	811,500	10,900	1.8	12,450	1.7	10,350	1.3
Sacramento County Submarket	394,530	453,602	514,000	531,400	5,900	1.4	6,525	1.4	5,800	1.1
Eastern (El Dorado and Placer Counties) Submarket	110,946	152,321	196,500	207,500	4,150	3.2	4,775	2.8	3,675	1.8
Yolo County Submarket	50,972	59,375	70,000	72,600	840	1.5	1,150	1.8	870	1.2

Notes: Numbers may not add to totals due to rounding. Current date: July 1, 2009. Forecast date: July 1, 2012. Rates of change are calculated on a compound basis.

Sources: 1990 and 2000—1990 Census and 2000 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Sacramento HMA, 1990, 2000, and Current

	Sacramento HMA			Sacramento County Submarket			Eastern (El Dorado and Placer Counties) Submarket			Yolo County Submarket		
	1990	2000	Current	1990	2000	Current	1990	2000	Current	1990	2000	Current
Total Housing Inventory	609,904	714,981	863,530	417,574	474,814	555,825	139,330	178,580	232,850	53,000	61,587	74,855
Occupied Units	556,448	665,298	780,500	394,530	453,602	514,000	110,946	152,321	196,500	50,972	59,375	70,000
Owners	328,106	407,716	505,200	223,360	263,819	316,100	78,300	112,391	150,800	26,446	31,506	38,300
%	59.0	61.3	64.7	56.6	58.2	61.5	70.6	73.8	76.7	51.9	53.1	54.7
Renters	228,342	257,582	275,300	171,170	189,783	197,900	32,646	39,930	45,700	24,526	27,869	31,700
%	41.0	38.7	35.3	43.4	41.8	38.5	29.4	26.2	23.3	48.1	46.9	45.3
Vacant Units	53,456	49,683	83,030	23,044	21,212	41,825	28,384	26,259	36,350	2,028	2,212	4,855
Available Units	20,613	18,685	36,830	15,758	13,409	25,825	3,671	4,010	8,350	1,184	1,266	2,655
For Sale	5,010	5,549	15,405	3,357	3,875	9,775	1,387	1,381	4,650	266	293	980
Rate (%)	1.5	1.3	3.0	1.5	1.4	3.0	1.7	1.2	3.0	1.0	0.9	2.5
For Rent	15,603	13,136	21,425	12,401	9,534	16,050	2,284	2,629	3,700	918	973	1,675
Rate (%)	6.4	4.9	7.2	6.8	4.8	7.5	6.5	6.2	7.5	3.6	3.4	5.0
Other Vacant	32,843	30,998	46,200	7,286	7,803	16,000	24,713	22,249	28,000	844	946	2,200

Notes: Numbers may not add to totals due to rounding. Current date: July 1, 2009.

Sources: 1990 and 2000—1990 Census and 2000 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Sacramento HMA, 1990 Through June 2009

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	12 Months Ending	
																				June 2008	June 2009
Sacramento HMA																					
Total	16,345	9,824	9,023	8,635	9,343	8,043	8,974	9,804	14,336	14,475	16,793	18,434	22,099	22,832	22,051	20,182	11,877	8,050	5,511	6,096	4,006
Single-family	13,456	7,650	7,854	7,921	8,630	7,455	8,096	8,564	10,733	10,964	13,468	14,719	17,614	18,165	18,523	16,380	8,714	6,924	3,952	4,754	3,134
Multifamily	2,889	2,174	1,169	714	713	588	878	1,240	3,603	3,511	3,325	3,715	4,485	4,667	3,528	3,802	3,163	1,126	1,559	1,342	872
Sacramento County Submarket																					
Total	10,395	4,879	5,728	4,881	4,858	3,876	3,872	4,241	6,634	6,748	7,672	9,107	11,728	13,960	12,879	11,545	6,430	4,112	3,053	3,013	1,891
Single-family	8,442	4,265	4,830	4,445	4,586	3,550	3,590	3,803	5,164	5,245	6,293	7,423	9,368	10,554	10,201	8,646	4,366	3,410	1,952	2,185	1,336
Multifamily	1,953	614	898	436	272	326	282	438	1,470	1,503	1,379	1,684	2,360	3,406	2,678	2,899	2,064	702	1,101	828	555
Eastern (El Dorado and Placer Counties) Submarket																					
Total	4,836	3,896	2,655	2,866	3,830	3,451	4,302	4,840	6,090	6,271	7,919	8,027	8,962	7,122	6,977	6,935	4,183	3,016	2,134	2,670	1,723
Single-family	4,468	2,829	2,627	2,745	3,527	3,310	3,829	4,044	4,707	5,030	6,134	6,068	7,039	6,506	6,641	6,361	3,565	2,792	1,676	2,175	1,489
Multifamily	368	1,067	28	121	303	141	473	796	1,383	1,241	1,785	1,959	1,923	616	336	574	618	224	458	495	234
Yolo County Submarket																					
Total	1,114	1,049	640	888	655	716	800	723	1,612	1,456	1,202	1,300	1,409	1,750	2,195	1,702	1,264	922	324	413	392
Single-family	546	556	397	731	517	595	677	717	862	689	1,041	1,228	1,207	1,105	1,681	1,373	783	722	324	394	309
Multifamily	568	493	243	157	138	121	123	6	750	767	161	72	202	645	514	329	481	200	0	19	83

Source: U.S. Census Bureau, Building Permits Survey

Table 5. Median Income in the Sacramento HMA, 1989, 1999, and 2009

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2009	1989 to 1999	1999 to 2009
Median Family Income	38,493	53,770	72,800	3.4	3.1
Median Household Income	32,829	46,151	NA	3.5	NA

NA = data not available.

Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1989 and 1999 median household income—1990 Census and 2000 Census