

As of June 1, 2022.

Table 1. Labor Force and Employment in the Sacramento HMA, 2000 Through May 2022

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	12 Months Ending	
																							May 2021	May 2022
Labor Force	908.7	933.7	964.7	983.5	998.1	1,012.2	1,024.5	1,037.6	1,045.8	1,056.6	1,050.7	1,043.6	1,045.7	1,042.8	1,042.6	1,053.0	1,068.5	1,074.0	1,088.3	1,100.8	1,091.7	1,099.3	1,091.8	1,110.5
Resident Employment	870.3	891.5	910.8	926.2	943.2	962.9	976.6	982.9	971.3	936.9	917.7	918.0	936.1	951.3	967.4	990.9	1,012.0	1,024.8	1,046.9	1,060.3	994.0	1,028.8	997.7	1,055.8
Unemployment	38.4	42.1	53.9	57.4	54.9	49.3	47.9	54.7	74.5	119.6	133.0	125.7	109.6	91.5	75.2	62.1	56.5	49.2	41.5	40.5	97.7	70.5	94.1	54.6
Unemployment Rate (%)	4.2	4.5	5.6	5.8	5.5	4.9	4.7	5.3	7.1	11.3	12.7	12.0	10.5	8.8	7.2	5.9	5.3	4.6	3.8	3.7	9.0	6.4	8.6	4.9
Total Nonfarm Payroll Jobs	805.0	826.6	841.6	858.2	873.2	896.4	916.0	922.0	903.4	854.5	832.3	830.0	847.9	870.5	890.5	918.8	951.0	972.7	1,000.8	1,022.5	971.3	1,008.2	975.7	1,028.9
Goods-Producing Sectors	101.4	105.3	104.2	108.7	114.2	117.3	114.3	108.5	95.7	78.4	71.7	70.6	72.8	77.9	81.4	87.1	91.6	94.8	100.9	106.7	106.8	112.3	108.6	114.4
Mining, Logging, & Construction	54.0	60.5	62.2	67.2	71.6	74.2	71.5	67.7	56.9	44.0	38.9	37.4	38.9	43.8	46.0	50.7	55.5	59.1	65.0	69.9	70.7	74.8	72.4	76.3
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	34.1	35.4	36.4	36.2	35.7	36.0	36.8	36.1	37.5	36.2	38.0
Service-Providing Sectors	703.5	721.2	737.4	749.4	759.1	779.1	801.7	813.5	807.7	776.1	760.6	759.4	775.1	792.6	809.2	831.7	859.4	877.9	899.9	915.8	864.5	896.0	867.1	914.5
Wholesale & Retail Trade	115.2	117.3	118.2	121.1	123.1	125.4	128.9	127.3	121.2	111.5	110.5	112.8	116.7	118.4	119.4	122.4	126.0	127.9	130.4	129.1	121.7	127.5	124.3	128.8
Wholesale Trade	25.2	25.6	25.4	26.1	26.3	26.7	28.2	27.5	26.1	23.8	22.5	23.4	24.9	24.6	24.1	24.4	25.5	26.5	28.4	28.6	26.5	26.4	26.2	26.7
Retail Trade	90.0	91.7	92.8	95.0	96.8	98.7	100.7	99.8	95.1	87.7	88.0	89.4	91.8	93.8	95.3	98.0	100.5	101.4	102.0	100.5	95.2	101.1	98.1	102.1
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	23.6	24.7	26.6	27.4	29.5	32.2	34.3	37.1	35.6	38.4
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	13.9	14.2	13.8	12.6	12.4	11.9	10.2	10.0	9.8	10.2
Financial Activities	52.8	53.1	55.9	59.7	60.6	63.7	65.0	62.3	57.9	53.6	49.0	47.5	49.1	50.2	49.4	51.2	52.0	52.6	53.5	52.5	51.7	51.7	51.4	52.0
Professional & Business Services	108.4	104.4	101.1	100.6	103.1	108.5	112.4	112.0	110.0	101.0	102.0	104.1	110.8	114.4	118.1	120.1	128.5	132.4	136.0	137.2	132.5	136.7	133.7	138.4
Education & Health Services	76.1	82.7	86.7	92.8	98.6	103.6	109.0	115.6	120.5	122.4	121.4	123.2	126.4	131.5	135.0	140.9	146.5	153.6	159.8	166.6	164.0	168.4	165.2	171.0
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	91.8	95.4	99.8	103.3	106.2	109.6	83.9	92.8	81.9	99.9
Other Services	26.8	27.7	28.2	28.0	28.5	28.5	28.3	29.1	29.8	29.0	28.3	28.2	28.7	29.1	30.3	30.9	31.7	33.0	34.2	35.4	31.0	32.6	30.8	33.8
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	227.8	232.0	234.7	235.2	238.0	241.4	235.3	239.3	234.4	242.0
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	13.6	13.7	14.0	14.2	14.1	14.2	14.8	14.5	14.8	14.5
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	113.4	115.3	116.6	118.4	120.4	121.9	121.7	126.8	123.9	127.8
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	100.8	102.9	104.0	102.6	103.5	105.3	98.9	98.0	95.8	99.8

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

Source: U.S. Bureau of Labor Statistics



As of June 1, 2022.

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	2,429,700	2,507,100	35,275	1.8	23,075	1.0	25,625	1.1
Sacramento County Submarket	1,223,499	1,418,788	1,598,000	1,644,000	19,550	1.5	14,750	1.0	15,150	1.0
Yolo County Submarket	168,660	200,849	217,900	222,900	3,225	1.8	1,400	0.7	1,675	0.8
Eastern Counties Submarket	404,698	529,490	613,800	640,200	12,500	2.7	6,925	1.2	8,800	1.4
Households										
Sacramento HMA	665,298	787,667	883,700	912,800	12,225	1.7	7,900	1.0	9,720	1.1
Sacramento County Submarket	453,602	513,945	571,900	588,600	6,025	1.3	4,775	0.9	5,575	1.0
Yolo County Submarket	59,375	70,872	76,950	79,100	1,150	1.8	500	0.7	720	0.9
Eastern Counties Submarket	152,321	202,850	234,850	245,100	5,050	2.9	2,625	1.2	3,425	1.4

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

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



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

	Sacramento HMA			Sacramento County Submarket			Yolo County Submarket			Eastern Counties Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	714,981	871,793	948,675	474,814	555,932	595,750	61,587	75,054	80,525	178,580	240,807	272,400
Occupied Units	665,298	787,667	883,700	453,602	513,945	571,900	59,375	70,872	76,950	152,321	202,850	234,850
Owner-Occupied	407,716	478,512	534,200	263,819	295,482	327,100	31,506	37,416	38,500	112,391	145,614	168,600
%	61.3	60.8	60.5	58.2	57.5	57.2	53.1	52.8	50.0	73.8	71.8	71.8
Renter-Occupied	257,582	309,155	349,500	189,783	218,463	244,800	27,869	33,456	38,450	39,930	57,236	66,250
%	38.7	39.2	39.5	41.8	42.5	42.8	46.9	47.2	50.0	26.2	28.2	28.2
Vacant Units	49,683	84,126	64,975	21,212	41,987	23,850	2,212	4,182	3,575	26,259	37,957	37,550
Available Units	18,685	38,952	20,475	13,409	27,663	13,850	1,266	2,508	2,075	4,010	8,781	4,550
For Sale	5,549	12,010	5,525	3,875	7,714	3,650	293	734	450	1,381	3,562	1,425
Rate (%)	1.3	2.4	1.0	1.4	2.5	1.1	0.9	1.9	1.2	1.2	2.4	0.8
For Rent	13,136	26,942	14,950	9,534	19,949	10,200	973	1,774	1,625	2,629	5,219	3,125
Rate (%)	4.9	8.0	4.1	4.8	8.4	4.0	3.4	5.0	4.1	6.2	8.4	4.5
Other Vacant	30,998	45,174	44,500	7,803	14,324	10,000	946	1,674	1,500	22,249	29,176	33,000

Notes: The current date is June 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 June 1, 2022.

Table 4. Residential Building Permit Activity in the Sacramento HMA, 2000 Through May 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	2021	12 Months Ending	
																							May 2021	May 2022
Sacramento HMA																								
Total	17,403	18,434	22,099	23,127	21,999	20,182	11,877	8,175	5,511	2,995	2,837	2,736	3,468	4,474	4,494	6,244	7,204	9,503	8,297	9,431	11,389	13,544	12,287	13,366
Sales	13,817	14,770	17,694	18,897	19,536	17,353	10,484	7,042	4,049	2,422	2,174	1,874	2,856	3,549	3,728	5,298	6,333	6,833	6,455	7,226	7,343	9,457	8,224	9,609
Rental	3,586	3,664	4,405	4,230	2,463	2,829	1,393	1,133	1,462	573	663	862	612	925	766	946	871	2,670	1,842	2,205	4,046	4,087	4,063	3,757
Sacramento County Submarket																								
Total	8,282	9,107	11,728	14,255	12,879	11,545	6,430	4,237	3,053	1,267	1,297	1,461	1,606	2,186	2,096	3,010	3,350	4,828	4,667	5,588	6,395	6,870	6,593	7,077
Sales	6,311	7,441	9,398	11,265	10,889	9,426	5,527	3,492	2,047	935	831	738	1,231	1,767	1,682	2,293	2,703	3,168	3,600	3,936	3,506	4,215	3,801	4,485
Rental	1,971	1,666	2,330	2,990	1,990	2,119	903	745	1,006	332	466	723	375	419	414	717	647	1,660	1,067	1,652	2,889	2,655	2,792	2,592
Yolo County Submarket																								
Total	1,202	1,300	1,409	1,750	2,195	1,702	1,264	922	324	323	254	252	293	813	218	354	673	579	776	895	1,206	1,229	1,216	921
Sales	1,042	1,234	1,228	1,114	1,944	1,379	854	728	324	240	137	183	246	309	216	335	589	353	430	666	589	492	549	454
Rental	160	66	181	636	251	323	410	194	0	83	117	69	47	504	2	19	84	226	346	229	617	737	667	467
Eastern Counties Submarket																								
Total	7,919	8,027	8,962	7,122	6,925	6,935	4,183	3,016	2,134	1,405	1,286	1,023	1,569	1,475	2,180	2,880	3,181	4,096	2,854	2,948	3,788	5,445	4,478	5,368
Sales	6,464	6,095	7,068	6,518	6,703	6,548	4,103	2,822	1,678	1,247	1,206	953	1,379	1,473	1,830	2,670	3,041	3,312	2,425	2,624	3,248	4,750	3,874	4,670
Rental	1,455	1,932	1,894	604	222	387	80	194	456	158	80	70	190	2	350	210	140	784	429	324	540	695	605	698

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2021—final data and estimates by the analyst; 2022 preliminary data and estimates by the analyst



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

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	53,795	72,800	83,600	3.1	1.4
Median Household Income	46,106	57,361	76,706	2.2	2.9

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

