

Table 1. Labor Force and Employment in the San Diego-Carlsbad HMA, 2000 Through August 2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			August 2017	August 2018
Labor Force	1,377.1	1,408.4	1,442.9	1,457.5	1,478.5	1,489.8	1,496.1	1,515.4	1,545.8	1,554.3	1,515.2	1,524.6	1,540.4	1,543.2	1,544.3	1,554.9	1,570.3	1,584.7	1,580.6	1,585.3
Resident Employment	1,323.2	1,349.5	1,369.2	1,382.3	1,408.9	1,425.7	1,436.8	1,446.3	1,452.6	1,408.3	1,352.3	1,367.3	1,399.9	1,422.4	1,445.1	1,474.2	1,496.2	1,521.2	1,512.3	1,531.1
Unemployment	53.9	58.9	73.6	75.3	69.6	64.1	59.3	69.0	93.2	146.0	162.9	157.3	140.6	120.8	99.2	80.7	74.1	63.5	68.4	54.2
Unemployment Rate (%)	3.9	4.2	5.1	5.2	4.7	4.3	4.0	4.6	6.0	9.4	10.8	10.3	9.1	7.8	6.4	5.2	4.7	4.0	4.3	3.4
Total Nonfarm Payroll Jobs	1,200.0	1,224.7	1,237.6	1,249.6	1,271.3	1,294.6	1,315.2	1,323.9	1,316.0	1,250.5	1,242.0	1,252.1	1,284.6	1,317.7	1,346.6	1,386.8	1,424.6	1,453.2	1,445.5	1,471.0
Goods-Producing Sectors	191.0	194.7	189.2	185.9	192.5	195.9	197.3	190.1	179.6	158.6	151.4	152.0	155.6	160.8	166.5	176.4	184.6	188.6	187.1	193.8
Mining, Logging, & Construction	70.1	75.5	76.7	80.5	88.1	91.3	93.2	87.4	76.5	61.5	55.8	55.6	57.4	61.3	64.3	70.2	76.6	79.6	78.6	82.1
Manufacturing	120.9	119.2	112.5	105.4	104.4	104.6	104.2	102.8	103.1	97.1	95.6	96.4	98.2	99.4	102.2	106.2	108.0	109.0	108.5	111.8
Service-Providing Sectors	1,008.9	1,029.9	1,048.4	1,063.7	1,078.7	1,098.6	1,117.9	1,133.8	1,136.5	1,091.8	1,090.6	1,100.0	1,129.0	1,157.0	1,180.1	1,210.4	1,240.0	1,264.7	1,258.4	1,277.1
Wholesale & Retail Trade	174.8	179.1	181.0	184.0	188.5	192.9	195.3	195.5	188.9	174.4	173.0	177.1	183.0	187.7	190.5	193.5	195.1	196.9	196.7	197.5
Wholesale Trade	40.5	42.8	42.7	43.1	43.5	45.4	46.9	47.4	46.9	42.7	42.3	43.7	45.8	46.4	46.2	46.7	47.6	48.2	48.1	48.5
Retail Trade	134.3	136.3	138.3	140.9	145.0	147.5	148.4	148.1	142.0	131.7	130.7	133.4	137.2	141.3	144.3	146.8	147.5	148.7	148.6	149.0
Transportation & Utilities	29.9	30.9	28.8	27.3	28.4	28.4	28.7	28.8	29.0	27.3	26.5	26.1	27.3	27.2	27.0	28.4	29.7	31.9	31.2	31.7
Information	36.0	35.6	34.4	33.4	32.5	32.6	31.7	31.4	31.5	28.4	25.4	24.7	25.0	24.7	24.8	24.2	24.1	24.4	24.4	24.4
Financial Activities	71.5	72.2	75.1	79.9	81.9	83.2	83.7	80.3	75.2	69.8	67.1	67.4	69.8	70.8	69.4	71.2	72.7	74.1	73.7	74.0
Professional & Business Services	199.0	201.0	204.1	203.6	207.3	213.8	217.6	221.3	220.3	203.2	203.0	204.6	210.6	218.2	221.4	227.2	231.2	233.5	232.0	240.7
Education & Health Services	119.5	121.1	125.9	130.7	132.1	134.4	138.2	144.1	154.2	162.8	164.5	167.9	174.5	181.0	186.0	192.7	198.7	204.5	202.6	207.9
Leisure & Hospitality	129.3	131.5	133.8	140.7	145.7	149.6	156.5	161.8	164.0	154.8	154.5	155.6	161.7	168.6	177.0	183.9	191.9	196.4	196.1	194.6
Other Services	42.3	44.9	45.6	46.8	47.9	48.8	48.4	48.3	48.4	46.8	46.1	47.7	49.2	49.3	52.0	53.2	54.4	54.9	54.7	56.2
Government	206.7	213.8	219.7	217.3	214.3	215.1	217.9	222.4	225.1	224.5	230.5	229.0	227.8	229.5	231.9	236.2	242.2	248.1	247.0	250.2
Federal	42.1	40.2	40.1	40.1	39.7	39.7	40.4	40.9	41.6	43.8	47.0	46.7	46.8	46.5	45.8	46.0	46.8	46.8	46.9	46.9
State	35.0	36.1	37.7	38.1	38.0	38.2	39.1	40.5	41.8	42.0	42.5	42.9	42.6	43.1	44.1	45.7	47.6	49.3	48.9	50.3
Local	129.6	137.5	141.8	139.0	136.6	137.3	138.4	141.0	141.7	138.8	140.9	139.3	138.5	139.9	142.0	144.5	147.9	151.9	151.2	153.0

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the San Diego-Carlsbad 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										
San Diego-Carlsbad HMA	2,813,833	3,095,313	3,348,000	3,420,000	28,150	1.0	30,000	0.9	24,000	0.7
Households										
San Diego-Carlsbad HMA	994,677	1,086,865	1,157,500	1,179,000	9,225	0.9	8,400	0.8	7,175	0.6

Notes: Numbers may not add to totals because of rounding. The current date is September 1, 2018. The forecast date is September 1, 2021. Rates of change are calculated on a compound basis.

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

Table 3. Housing Inventory, Tenure, and Vacancy in the San Diego-Carlsbad HMA, 2000, 2010, and Current

	San Diego-Carlsbad HMA		
	2000	2010	Current
Total Housing Inventory	1,040,149	1,164,786	1,225,000
Occupied Units	994,677	1,086,865	1,157,500
Owner-Occupied	551,461	591,025	610,900
%	55.4	54.4	52.8
Renter-Occupied	443,216	495,840	546,600
%	44.6	45.6	47.2
Vacant Units	45,472	77,921	67,500
Available Units	19,823	40,918	29,950
For Sale	5,593	11,682	5,850
Rate (%)	1.0	1.9	0.9
For Rent	14,230	29,236	24,100
Rate (%)	3.1	5.6	4.2
Other Vacant	25,649	37,003	37,550

Notes: Numbers may not add to totals because of rounding. The current date is September 1, 2018.

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

Table 4. Residential Building Permit Activity in the San Diego-Carlsbad HMA, 2000 Through August 2018

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			August 2017	August 2018
San Diego-Carlsbad HMA																				
Total	17,203	16,832	14,006	18,538	15,587	14,648	9,191	7,717	5,357	3,003	3,496	5,370	5,666	8,264	6,875	9,883	10,791	10,441	10,550	11,200
Single-Family	9,287	9,377	8,880	9,758	9,122	7,576	4,743	3,422	2,361	1,778	2,270	2,245	2,197	2,565	2,487	3,222	2,351	4,056	3,475	3,975
Multifamily	7,916	7,455	5,126	8,780	6,465	7,072	4,448	4,295	2,996	1,225	1,226	3,125	3,469	5,699	4,388	6,661	8,440	6,385	7,075	7,225

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2017 final data and analyst estimates; 2018 preliminary data and analyst estimates

Table 5. Median Income in the San Diego-Carlsbad HMA, 1999, 2009, and 2017

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2017	1999 to 2009	2009 to 2017
Median Family Income	53,438	71,298	79,300	2.9	1.3
Median Household Income	47,067	62,901	76,207	2.9	2.4

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 2017 Median household income—U.S. Census Bureau, American Community Survey 1-year data, 2009 and 2017