

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															July 2013	July 2014
Labor force	1,376.0	1,409.7	1,450.5	1,468.2	1,484.2	1,492.6	1,499.9	1,517.6	1,548.6	1,555.2	1,567.9	1,577.2	1,594.9	1,590.0	1,596.4	1,589.6
Resident employment	1,322.2	1,350.7	1,375.8	1,391.7	1,413.9	1,427.9	1,440.4	1,448.5	1,455.9	1,405.8	1,401.9	1,418.2	1,452.5	1,470.0	1,467.1	1,481.8
Unemployment	53.8	59.0	74.7	76.5	70.3	64.7	59.4	69.1	92.7	149.4	166.0	159.0	142.4	120.0	129.3	107.8
Unemployment rate (%)	3.9	4.2	5.2	5.2	4.7	4.3	4.0	4.6	6.0	9.6	10.6	10.1	8.9	7.5	8.1	6.8
Total nonfarm payroll jobs	1,197.6	1,222.8	1,235.7	1,247.3	1,268.6	1,291.3	1,311.6	1,319.7	1,311.5	1,245.3	1,236.5	1,246.0	1,279.2	1,312.0	1,301.0	1,329.7
Goods-producing sectors	190.9	194.6	189.1	185.8	192.4	195.7	197.1	189.8	179.2	156.8	148.7	148.7	151.6	156.1	154.4	160.2
Mining, logging, & construction	70.1	75.5	76.7	80.5	88.1	91.2	93.2	87.4	76.5	61.5	55.8	55.6	57.3	61.6	59.5	64.8
Manufacturing	120.7	119.1	112.4	105.3	104.3	104.5	103.9	102.5	102.8	95.3	92.9	93.1	94.3	94.6	94.9	95.4
Service-providing sectors	1,006.7	1,028.1	1,046.6	1,061.5	1,076.2	1,095.6	1,114.5	1,129.9	1,132.2	1,088.5	1,087.8	1,097.3	1,127.6	1,155.8	1,146.6	1,169.5
Trade	173.3	177.7	179.5	182.4	186.8	191.0	193.4	193.6	186.9	172.2	170.8	174.7	180.5	185.1	183.4	187.2
Wholesale trade	39.2	41.5	41.3	41.6	41.9	43.6	45.1	45.5	44.9	40.6	40.1	41.3	43.3	44.3	44.2	45.2
Retail trade	134.1	136.2	138.2	140.8	144.9	147.4	148.3	148.1	142.0	131.6	130.7	133.4	137.2	140.8	139.3	142.0
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	27.4	27.2
Information	35.9	35.5	34.4	33.4	32.5	32.6	31.7	31.3	31.4	28.2	25.1	24.2	24.5	24.1	24.3	24.1
Financial activities	71.3	72.1	75.0	79.9	81.9	83.2	83.7	80.3	75.2	69.8	67.2	67.6	70.1	71.4	71.2	71.2
Professional & business services	199.0	201.6	205.1	204.7	208.6	215.3	219.2	223.2	222.3	206.8	207.7	209.9	216.2	222.6	220.6	226.2
Education & health services	119.2	120.3	124.7	129.0	129.9	131.8	135.1	140.5	150.0	158.2	159.6	162.8	170.4	179.3	176.6	182.0
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	167.5	165.5	170.7
Other services	42.3	44.9	45.6	46.8	47.9	48.8	48.4	48.3	48.4	46.8	46.1	47.6	49.1	49.2	49.0	50.1
Government	206.6	213.8	219.7	217.3	214.3	215.1	217.9	222.4	225.1	224.5	230.4	229.0	227.8	229.5	228.6	230.9
Federal	42.1	40.2	40.1	40.1	39.7	39.7	40.4	40.9	41.6	43.7	47.0	46.7	46.8	46.5	46.8	46.1
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	42.7	42.9	42.3
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	140.3	139.0	142.5

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through July 2014.

Source: U.S. Bureau of Labor Statistics

**Table 2. Population and Household Trends in the San Diego 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 (%)
<b>Population</b>										
San Diego HMA	2,813,833	3,095,313	3,207,000	3,288,000	28,150	1.0	25,750	0.8	27,000	0.8
North San Diego submarket	724,853	817,637	849,900	875,100	9,275	1.2	7,450	0.9	8,400	1.0
South San Diego submarket	2,088,980	2,277,676	2,357,000	2,413,000	18,850	0.9	18,300	0.8	18,650	0.8
<b>Households</b>										
San Diego HMA	994,677	1,086,865	1,119,000	1,142,000	9,225	0.9	7,425	0.7	7,675	0.7
North San Diego submarket	246,670	276,863	285,900	293,000	3,025	1.2	2,100	0.7	2,350	0.8
South San Diego submarket	748,007	810,002	833,000	849,000	6,200	0.8	5,325	0.6	5,325	0.6

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is August 1, 2014. The forecast date is August 1, 2017.

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

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

	San Diego HMA			North San Diego Submarket			South San Diego Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	1,040,149	1,165,878	1,187,000	258,488	297,639	303,400	781,661	868,239	883,500
Occupied units	994,677	1,086,865	1,119,000	246,670	276,863	285,900	748,007	810,002	833,000
Owner-occupied	551,461	591,025	596,500	152,195	166,152	166,300	399,266	424,873	430,200
%	55.4	54.4	53.3	61.7	60.0	58.2	53.4	52.5	51.6
Renter-occupied	443,216	495,840	522,500	94,475	110,711	119,600	348,741	385,129	402,800
%	44.6	45.6	46.7	38.3	40.0	41.8	46.6	47.5	48.4
Vacant units	45,472	79,013	68,000	11,818	20,776	17,500	33,654	58,237	50,500
Available units	19,823	40,918	34,000	5,008	10,845	8,500	14,815	30,073	25,500
For sale	5,593	11,682	7,425	1,991	3,212	2,200	3,602	8,470	5,225
Rate (%)	1.0	1.9	1.2	1.3	1.9	1.3	0.9	2.0	1.2
For rent	14,230	29,236	26,550	3,017	7,633	6,300	11,213	21,603	20,250
Rate (%)	3.1	5.6	4.8	3.1	6.4	5.0	3.1	5.3	4.8
Other vacant	25,649	38,095	34,000	6,810	9,931	9,000	18,839	28,164	25,000

Notes: Numbers may not add to totals because of rounding. The current date is August 1, 2014.

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

**Table 4. Residential Building Permit Activity in the San Diego HMA, 2000 to Current**

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															July 2013	July 2014
<b>San Diego HMA</b>																
Total	16,663	16,518	13,990	18,623	15,587	14,793	9,438	7,643	5,357	2,946	3,501	5,370	5,666	8,400	7,250	8,275
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	2,800	3,000
Multifamily	7,376	7,141	5,110	8,865	6,465	7,217	4,695	4,221	2,996	1,168	1,231	3,125	3,469	5,835	4,450	5,275
<b>North San Diego submarket</b>																
Total	5,828	4,476	4,101	5,816	5,512	4,734	3,359	1,842	1,047	982	1,162	1,361	1,400	1,784	1,630	2,225
Single-family	4,158	3,866	3,278	3,649	3,703	3,080	1,873	1,256	765	635	882	915	888	953	960	1,075
Multifamily	1,671	610	823	2,166	1,809	1,654	1,486	587	282	347	281	446	512	831	670	1,150
<b>South San Diego submarket</b>																
Total	10,835	12,042	9,889	12,807	10,075	10,059	6,079	5,801	4,310	1,964	2,339	4,009	4,266	6,616	5,625	6,050
Single-family	5,129	5,511	5,602	6,109	5,419	4,496	2,870	2,166	1,596	1,143	1,388	1,330	1,309	1,613	1,850	1,925
Multifamily	5,705	6,531	4,287	6,699	4,656	5,563	3,209	3,634	2,714	821	950	2,679	2,957	5,004	3,775	4,125

Notes: Numbers may not add to totals because of rounding. Current includes data through July 2014.

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

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

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2012	1999 to 2009	2009 to 2012
Median Family Income	52,500	74,900	75,900	3.6	0.4
Median household income	46,887	59,923	60,330	2.5	0.2

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