

As of September 1, 2021.

Table 1. Labor Force and Employment in the San Diego HMA, 2000 Through August 2021

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	12 Months Ending	
																						August 2020	August 2021
Labor Force	1,375.2	1,405.9	1,442.3	1,457.2	1,478.1	1,490.1	1,498.5	1,517.5	1,546.6	1,561.2	1,515.9	1,521.7	1,536.9	1,537.6	1,537.5	1,548.8	1,563.2	1,571.9	1,579.7	1,580.1	1,538.4	1,555.9	1,529.6
Resident Employment	1,322.1	1,346.7	1,367.5	1,380.7	1,408.3	1,426.1	1,439.2	1,449.2	1,453.0	1,408.2	1,348.8	1,361.9	1,394.3	1,415.6	1,437.4	1,467.7	1,489.1	1,508.2	1,526.3	1,528.3	1,396.5	1,439.7	1,417.0
Unemployment	53.1	59.2	74.8	76.5	69.9	64.0	59.3	68.3	93.6	153.0	167.0	159.9	142.7	122.0	100.1	81.1	74.1	63.6	53.4	51.8	141.8	116.2	112.7
Unemployment Rate (%)	3.9	4.2	5.2	5.3	4.7	4.3	4.0	4.5	6.1	9.8	11.0	10.5	9.3	7.9	6.5	5.2	4.7	4.0	3.4	3.3	9.2	7.5	7.4
Total Nonfarm Payroll Jobs	1,199.9	1,224.8	1,237.2	1,248.5	1,270.3	1,293.3	1,313.8	1,322.3	1,314.6	1,248.9	1,240.5	1,250.3	1,282.8	1,316.0	1,344.7	1,384.8	1,422.6	1,452.3	1,482.2	1,503.2	1,385.3	1,430.1	1,389.2
Goods-Producing Sectors	191.2	194.9	189.4	186.1	192.7	196.1	197.5	190.3	179.8	158.8	151.5	152.1	155.7	160.9	166.7	176.8	185.0	189.2	196.4	200.0	196.0	197.7	198.7
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	79.8	84.0	84.3	82.2	82.4	85.0
Manufacturing	121.0	119.4	112.7	105.6	104.6	104.8	104.4	102.9	103.3	97.3	95.7	96.5	98.3	99.6	102.4	106.6	108.4	109.4	112.3	115.7	113.8	115.3	113.7
Service-Providing Sectors	1,008.7	1,029.8	1,047.8	1,062.4	1,077.5	1,097.1	1,116.3	1,132.1	1,134.8	1,090.2	1,089.0	1,098.1	1,127.1	1,155.1	1,178.0	1,208.0	1,237.6	1,263.0	1,285.9	1,303.2	1,189.2	1,232.4	1,190.4
Wholesale & Retail Trade	174.3	178.6	180.5	183.4	187.9	192.2	194.7	194.9	188.3	173.9	172.6	176.7	182.6	187.1	189.2	190.9	191.2	192.8	191.8	189.8	175.2	179.5	177.7
Wholesale Trade	40.0	42.3	42.2	42.5	42.9	44.7	46.3	46.8	46.3	42.2	41.9	43.3	45.4	45.8	44.9	44.1	43.7	43.8	43.8	44.0	41.0	42.4	39.6
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	149.0	148.0	145.8	134.2	137.1	138.1
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	32.0	33.3	34.3	33.3	33.5	33.1
Information	36.0	35.6	34.4	33.4	32.5	32.6	31.7	31.3	31.4	28.2	25.1	24.2	24.4	24.1	24.1	23.4	23.2	23.4	23.6	23.5	22.1	22.7	22.0
Financial Activities	71.6	72.2	75.1	80.0	82.0	83.3	83.8	80.4	75.3	69.8	67.2	67.4	69.9	71.0	69.6	71.4	73.0	74.6	76.0	76.5	74.3	75.7	73.3
Professional & Business Services	199.1	201.2	204.4	203.9	207.6	214.1	217.9	221.7	220.6	203.4	203.3	204.9	210.9	218.7	222.6	229.5	234.7	239.1	249.0	255.7	247.7	250.9	250.9
Education & Health Services	119.5	121.1	126.0	130.8	132.2	134.5	138.3	144.2	154.3	162.8	164.6	167.9	174.6	181.1	186.1	192.7	198.7	204.3	208.9	216.6	210.2	213.4	211.8
Leisure & Hospitality	129.4	131.6	133.3	139.6	144.6	148.2	155.0	160.3	162.5	153.4	153.2	154.3	160.4	167.2	175.5	182.4	190.4	195.6	199.6	201.7	144.9	165.8	143.5
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	55.0	55.5	56.4	44.5	49.3	44.8
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	246.3	248.1	248.6	237.1	241.7	233.4
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	46.9	47.1	47.6	48.7	48.3	48.3
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	50.7	50.4	48.1	48.4	48.8
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	150.1	150.3	150.6	140.3	144.9	136.4

Notes: Military jobs are not included in these data. Numbers may not add to totals due to rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics



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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 (%)
Population										
San Diego HMA	2,813,833	3,095,313	3,308,000	3,339,000	28,150	1.0	18,650	0.6	10,200	0.3
Households										
San Diego HMA	994,677	1,086,865	1,174,000	1,188,000	9,225	0.9	7,650	0.7	4,525	0.4

Notes: The current date is September 1, 2021. The forecast date is September 1, 2024.
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 San Diego HMA, 2000, 2010, and Current

	San Diego HMA		
	2000	2010	Current
Total Housing Inventory	1,040,149	1,164,786	1,250,000
Occupied Units	994,677	1,086,865	1,174,300
Owner-Occupied	551,461	591,025	632,300
%	55.4	54.4	53.8
Renter-Occupied	443,216	495,840	542,000
%	44.6	45.6	46.2
Vacant Units	45,472	77,921	76,150
Available Units	19,823	40,918	32,900
For Sale	5,593	11,682	5,750
Rate (%)	1.0	1.9	0.9
For Rent	14,230	29,236	27,150
Rate (%)	3.1	5.6	4.8
Other Vacant	25,649	37,003	43,300

Notes: The current date is September 1, 2021. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), 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 Census Bureau.

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



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Table 4. Residential Building Permit Activity in the San Diego HMA, 2000 Through August 2021

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	12 Months Ending	
																						August 2020	August 2021
San Diego HMA																							
Total	17,203	16,903	13,935	18,522	15,587	14,586	9,191	7,717	5,357	3,003	3,496	5,370	5,666	8,264	6,875	9,883	10,791	10,441	9,834	8,216	9,472	9,050	8,950
Sales	10,701	10,368	9,978	13,828	9,548	10,890	6,314	4,453	2,717	1,959	2,287	2,258	2,219	2,615	2,572	3,661	3,216	4,296	3,831	3,295	2,953	3,075	3,050
Rental	6,502	6,535	3,957	4,694	6,039	3,696	2,877	3,264	2,640	1,044	1,209	3,112	3,447	5,649	4,303	6,222	7,575	6,145	6,003	4,921	6,519	5,975	5,900

Notes: Construction activity in this table includes both seasonal and year-round housing. As a result, the number of homes or units currently construction in other tables within this report may be less than what might be indicated here.

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2020—final data and estimates by the analyst; 2021 preliminary data and estimates by the analyst



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

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	52,500	74,900	86,300	3.6	1.4
Median Household Income	47,067	62,901	83,985	2.9	2.9

Sources: Median family income—HUD, 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

