

As of July 1, 2024.

Table 1. Labor Force and Employment in the San Diego HMA, 2010 Through June 2024

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															June 2023	June 2024
Labor Force	1,515.9	1,521.7	1,536.9	1,537.6	1,537.5	1,548.8	1,563.2	1,570.8	1,579.8	1,580.8	1,544.3	1,544.4	1,578.5	1,596.4	1,587.9	1,596.3
Resident Employment	1,348.8	1,361.9	1,394.3	1,415.6	1,437.4	1,467.7	1,489.1	1,507.2	1,526.6	1,529.4	1,399.3	1,444.3	1,523.3	1,534.4	1,533.3	1,527.7
Unemployment	167.0	159.9	142.7	122.0	100.1	81.1	74.1	63.6	53.2	51.4	145.0	100.1	55.2	62.0	54.6	68.6
Unemployment Rate (%)	11.0	10.5	9.3	7.9	6.5	5.2	4.7	4.0	3.4	3.3	9.4	6.5	3.5	3.9	3.4	4.3
Total Nonfarm Payroll Jobs	1,240.5	1,250.3	1,282.8	1,316.0	1,344.7	1,384.8	1,422.6	1,452.2	1,482.2	1,503.1	1,385.8	1,442.1	1,531.2	1,552.1	1,545.4	1,558.5
Goods-Producing Sectors	151.5	152.1	155.7	160.9	166.7	176.8	185.0	189.2	196.4	200.0	195.4	198.5	204.9	205.3	204.9	204.8
Mining, Logging, & Construction	55.8	55.6	57.4	61.3	64.3	70.2	76.6	79.8	84.0	84.3	81.6	84.1	88.0	90.2	88.6	91.4
Manufacturing	95.7	96.5	98.3	99.6	102.4	106.6	108.4	109.4	112.3	115.7	113.8	114.4	116.9	115.1	116.3	113.3
Service-Providing Sectors	1,089.0	1,098.1	1,127.1	1,155.1	1,178.0	1,208.0	1,237.6	1,263.0	1,285.8	1,303.1	1,190.4	1,243.5	1,326.3	1,346.8	1,340.6	1,353.7
Wholesale & Retail Trade	172.6	176.7	182.6	187.1	189.2	190.9	191.2	192.7	191.7	189.6	174.5	179.7	182.3	182.2	182.4	182.2
Wholesale Trade	41.9	43.3	45.4	45.8	44.9	44.1	43.7	43.8	43.8	44.0	41.3	42.1	43.7	43.2	43.6	42.6
Retail Trade	130.7	133.4	137.2	141.3	144.3	146.8	147.5	148.9	147.9	145.6	133.2	137.6	138.6	139.0	138.7	139.6
Transportation & Utilities	26.5	26.1	27.3	27.2	27.0	28.4	29.7	32.0	33.3	34.3	33.3	37.1	40.1	223.1	40.3	41.0
Information	25.1	24.2	24.4	24.1	24.1	23.4	23.2	23.4	23.6	23.5	22.1	21.5	22.1	21.9	22.2	21.3
Financial Activities	67.2	67.4	69.9	71.0	69.6	71.4	73.0	74.6	76.0	76.5	74.8	76.2	76.9	72.7	74.7	71.8
Professional & Business Services	203.3	204.9	210.9	218.7	222.6	229.5	234.7	239.1	249.0	255.8	248.3	265.3	282.5	276.0	281.7	271.2
Education & Health Services	164.6	167.9	174.6	181.1	186.1	192.7	198.7	204.3	208.9	216.6	210.9	216.7	228.3	243.2	235.7	250.4
Leisure & Hospitality	153.2	154.3	160.4	167.2	175.5	182.4	190.4	195.6	199.6	201.7	144.8	161.6	193.1	201.6	198.4	204.2
Other Services	46.1	47.7	49.2	49.3	52.0	53.2	54.4	55.0	55.5	56.4	44.8	47.5	54.4	57.1	55.9	57.9
Government	230.5	229.0	227.8	229.5	231.9	236.2	242.2	246.3	248.1	248.6	237.1	237.9	246.6	251.3	249.2	253.7
Federal	47.0	46.7	46.8	46.5	45.8	46.0	46.8	46.9	47.1	47.6	48.6	47.7	47.0	47.1	47.2	47.0
State	42.5	42.9	42.6	43.1	44.1	45.7	47.6	49.3	50.7	50.4	48.2	51.0	55.7	58.2	56.7	59.2
Local	140.9	139.3	138.5	139.9	142.0	144.5	147.9	150.1	150.3	150.6	140.2	139.2	143.9	146.0	145.4	147.6

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

Source: U.S. Bureau of Labor Statistics



As of July 1, 2024.

Table 2. Population and Household Trends in the San Diego HMA, 2010 to Forecast

	2010	2020	Current	Forecast	Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
San Diego HMA	3,095,313	3,298,634	3,302,000	3,328,000	20,350	0.6	880	0.0	8,625	0.3
Households										
San Diego HMA	1,086,865	1,158,764	1,198,900	1,214,000	7,200	0.6	9,450	0.8	5,025	0.4

Notes: The current date is July 1, 2024. The forecast date is July 1, 2027.
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of July 1, 2024.

Table 3. Housing Inventory, Tenure, and Vacancy in the San Diego HMA, 2010, 2020, and Current

	San Diego HMA		
	2010	2020	Current
Total Housing Inventory	1,164,786	1,228,505	1,270,550
Occupied Units	1,086,865	1,158,764	1,198,900
Owner-Occupied	591,025	619,535	633,700
%	54.4	53.5	52.9
Renter-Occupied	495,840	539,229	565,200
%	45.6	46.5	47.1
Vacant Units	77,921	69,741	71,650
Available Units	40,918	32,364	36,150
For Sale	11,682	5,526	6,400
Rate (%)	1.9	0.9	1.0
For Rent	29,236	26,838	29,750
Rate (%)	5.6	4.7	5.0
Other Vacant	37,003	37,377	35,500

Notes: The current date is July 1, 2024. 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 U.S. Census Bureau. Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



Table 4. Residential Building Permit Activity in the San Diego HMA, 2010 Through June 2024

Type of Building Permit																12 Months Ending	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	June 2023	June 2024	
San Diego HMA																	
Total	3,494	5,370	5,666	8,264	6,875	9,883	10,791	10,441	9,834	8,216	11,155	11,894	11,312	13,597	13,421	12,233	
Sales	2,309	2,279	2,341	2,724	2,653	3,568	2,539	5,602	3,844	3,122	4,073	4,681	5,823	5,467	6,601	4,433	
Rental	1,185	3,091	3,325	5,540	4,222	6,315	8,252	4,839	5,990	5,094	7,082	7,213	5,490	8,130	6,820	7,800	

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2023—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst

Table 5. Median Income in the San Diego HMA, 2009, 2019, and 2023

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2023	2009 to 2019	2019 to 2023
Median Family Income	74,900	86,300	116,800	1.4	7.9
Median Household Income	62,901	83,985	103,674	2.9	5.4

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2023 median household income—U.S. Census Bureau, 2019 and 2023 American Community Survey 1-year data