

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	May 2015	May 2016
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	1,542.8	1,547.0	1,549.8	1,563.8	1,557.1	1,566.0
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	1,402.0	1,425.9	1,450.3	1,482.5	1,466.2	1,489.8
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	140.8	121.1	99.5	81.3	90.8	76.2
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	5.8	4.9
Total nonfarm payroll jobs	1,200.0	1,224.8	1,237.7	1,249.6	1,271.3	1,294.5	1,315.2	1,323.8	1,316.0	1,250.4	1,242.0	1,252.0	1,284.5	1,317.7	1,346.5	1,386.4	1,361.9	1,401.8
Goods-producing sectors	191.0	194.7	189.2	185.9	192.5	195.8	197.2	189.9	179.3	158.4	151.1	151.6	155.1	160.3	165.8	175.2	169.5	178.0
Mining, logging, & construction	70.1	75.5	76.7	80.5	88.1	91.2	93.1	87.4	76.5	61.5	55.8	55.6	57.4	61.3	64.3	69.9	66.2	71.7
Manufacturing	120.9	119.2	112.5	105.4	104.4	104.6	104.0	102.6	102.9	96.9	95.3	96.0	97.8	99.0	101.6	105.3	103.3	106.3
Service-providing sectors	1,009.0	1,030.1	1,048.5	1,063.7	1,078.8	1,098.7	1,118.0	1,133.9	1,136.7	1,092.0	1,091.0	1,100.4	1,129.4	1,157.4	1,180.7	1,211.2	1,192.4	1,223.8
Trade	173.8	178.0	179.7	182.6	187.0	191.2	193.6	193.7	187.0	172.3	170.9	174.9	180.7	185.2	188.0	190.8	189.1	191.8
Wholesale trade	39.5	41.7	41.4	41.7	42.0	43.7	45.2	45.6	45.0	40.6	40.2	41.5	43.5	43.9	43.7	44.0	43.6	44.5
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	145.5	147.3
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	28.2	27.4	28.6
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	24.5	24.3	24.4	23.9	24.1	23.9
Financial activities	71.5	72.3	75.2	79.9	81.9	83.2	83.7	80.3	75.2	69.7	67.1	67.4	69.7	70.8	69.4	71.4	69.9	72.4
Professional & business services	200.0	202.2	205.4	205.0	208.8	215.5	219.4	223.4	222.5	205.6	205.8	207.7	213.9	221.6	224.9	230.9	226.9	233.8
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	193.2	188.7	196.2
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	184.0	180.3	186.1
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	53.0	52.5	53.1
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	235.9	233.4	237.9
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	45.7	46.3
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	45.6	44.8	46.3
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	144.3	142.9	145.3

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through May 2016.

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 (%)
<b>Population</b>										
San Diego-Carlsbad HMA	2,813,833	3,095,313	3,308,000	3,415,000	28,150	1.0	34,500	1.1	35,650	1.1
<b>Households</b>										
San Diego-Carlsbad HMA	994,677	1,086,865	1,140,000	1,174,000	9,225	0.9	8,625	0.8	11,350	1.0

Notes: The current date is June 1, 2016. The forecast date is June 1, 2019. Rates of change are calculated on a compound basis.

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-Carlsbad HMA, 2000, 2010, and Current**

	San Diego-Carlsbad HMA		
	2000	2010	Current
Total housing inventory	1,040,149	1,164,786	1,201,000
Occupied units	994,677	1,086,865	1,140,000
Owner-occupied	551,461	591,025	606,700
%	55.4	54.4	53.2
Renter-occupied	443,216	495,840	533,600
%	44.6	45.6	46.8
Vacant units	45,472	77,921	60,450
Available units	19,823	40,918	25,450
For sale	5,593	11,682	5,500
Rate (%)	1.0	1.9	0.9
For rent	14,230	29,236	19,950
Rate (%)	3.1	5.6	3.6
Other vacant	25,649	37,003	35,000

*Notes: Numbers may not add to totals because of rounding. The current date is June 1, 2016.*

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

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

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	12 Months Ending	
																	May 2015	May 2016
San Diego-Carlsbad HMA																		
Total	16,135	16,035	15,133	18,031	16,336	15,762	10,403	8,282	6,298	3,836	3,870	5,370	5,916	8,366	7,468	9,955	7,900	10,375
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	2,475	3,253	2,775	2,800
Multifamily	6,848	6,658	6,253	8,273	7,214	8,186	5,660	4,860	3,937	2,058	1,600	3,125	3,719	5,801	4,993	6,702	5,125	7,575

Notes: The single-family data were adjusted to include condominiums and townhomes. Current includes data through May 2016.

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

**Table 5.** Median Income in the San Diego-Carlsbad HMA, 1999, 2009, and 2014

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2014	1999 to 2009	2009 to 2014
Median Family Income	53,438	71,298	76,876	2.9	1.5
Median household income	47,067	62,901	63,996	2.9	0.3

*Note: 2014 data are the latest data available.*

*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 2014 median household income—U.S. Census Bureau, 2009 and 2014 American Community Survey 1-year data*