

As of December 1, 2020.

Table 1. Labor Force and Employment in the San Francisco HMA, 2000 Through November 2020

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					November 2019	November 2020
Labor Force	871.6	861.5	825.9	796.2	780.0	773.6	779.8	802.1	829.3	833.6	879.0	894.6	921.5	934.4	955.5	975.7	997.0	1,009.3	1,018.8	1,043.2	1,041.3	935.4
Resident Employment	844.0	822.7	773.8	746.2	738.4	737.8	748.9	769.6	787.1	763.0	802.9	824.7	860.6	884.2	914.4	941.1	965.3	980.7	994.9	1,021.1	1,018.8	870.3
Unemployment	27.6	38.8	52.1	49.9	41.6	35.9	30.8	32.5	42.2	70.6	76.2	69.9	60.9	50.2	41.1	34.6	31.8	28.6	23.9	22.2	22.5	65.1
Unemployment Rate (%)	3.2	4.5	6.3	6.3	5.3	4.6	4.0	4.0	5.1	8.5	8.7	7.8	6.6	5.4	4.3	3.5	3.2	2.8	2.3	2.1	2.2	7.0
		-3%	-7%	-4%	-1%	1%	2%	2%	1%	-5%	-1%	3%	5%	4%	4%	5%	4%	2%	3%	4%		
Total Nonfarm Payroll Jobs	971.5	942.6	878.8	846.3	839.3	848.7	868.6	889.7	901.0	858.8	851.0	873.3	914.7	948.8	990.6	1,038.9	1,080.3	1,104.6	1,137.3	1,178.1	1,175.1	1,098.0
Goods-Producing Sectors	97.7	93.9	85.0	79.2	77.3	75.3	77.8	79.8	77.4	65.6	62.0	61.9	63.2	65.5	68.6	72.5	76.9	79.3	81.5	83.0	83.0	77.1
Mining, Logging, & Construction	39.4	40.9	38.7	37.1	35.9	35.2	36.7	38.5	37.4	29.5	27.0	27.5	29.1	30.6	32.7	36.1	38.7	39.9	42.5	43.8	43.8	40.3
Manufacturing	58.4	53.0	46.3	42.1	41.4	40.1	41.1	41.4	40.0	36.1	35.0	34.4	34.1	34.9	35.9	36.4	38.2	39.4	39.0	39.2	39.2	36.8
Service-Providing Sectors	873.8	848.7	793.8	767.1	762.0	773.4	790.8	809.9	823.6	793.2	789.0	811.4	851.5	883.4	922.0	966.4	1,003.4	1,025.3	1,055.9	1,095.1	1,092.0	1,021.0
Wholesale & Retail Trade	116.2	114.1	107.2	102.8	101.6	102.0	102.8	104.1	103.1	96.3	94.4	95.4	98.4	101.3	104.2	106.4	107.0	107.3	106.8	104.1	104.2	96.2
Wholesale Trade	29.4	28.1	25.8	24.1	23.3	23.0	23.5	23.7	23.5	21.7	21.1	21.7	22.7	23.7	24.5	25.6	25.9	26.1	26.5	26.0	26.0	24.0
Retail Trade	86.8	86.0	81.4	78.7	78.3	79.0	79.3	80.4	79.6	74.6	73.3	73.7	75.7	77.6	79.7	80.8	81.1	81.2	80.3	78.1	78.2	72.3
Transportation & Utilities	45.9	43.2	38.6	36.8	36.6	35.7	34.9	33.5	32.9	31.4	30.5	30.2	31.5	33.1	34.0	36.2	40.5	43.9	47.3	50.3	50.3	45.5
Information	63.4	57.0	47.5	43.4	40.6	38.2	37.2	37.5	39.0	38.0	37.3	40.9	46.6	49.8	55.2	63.2	70.3	76.6	85.4	97.1	96.3	93.8
Financial Activities	94.5	95.5	87.9	81.9	79.3	79.3	79.9	80.2	78.3	71.5	69.2	68.6	70.0	72.1	74.0	77.3	80.4	80.9	83.2	86.2	86.0	87.2
Professional & Business Services	203.2	190.4	165.4	155.1	154.8	163.1	171.8	181.0	186.8	177.1	176.5	189.9	208.0	221.0	236.6	251.9	262.1	267.2	277.9	291.1	290.0	289.7
Education & Health Services	90.3	91.3	92.1	95.9	98.6	100.0	103.3	106.2	112.2	115.3	116.5	116.8	120.0	123.4	126.0	129.9	133.4	136.0	138.9	145.1	144.5	140.2
Leisure & Hospitality	106.8	106.0	102.5	101.2	102.6	104.6	108.1	111.8	113.9	109.8	110.6	115.1	121.8	126.1	131.7	137.1	141.4	142.4	143.6	147.7	147.3	107.2
Other Services	36.3	36.1	34.5	33.1	32.1	32.3	32.5	33.6	34.5	33.3	32.8	34.1	35.8	37.6	39.6	40.0	40.7	41.1	41.4	41.6	41.5	35.7
Government	117.2	115.2	118.0	116.9	115.9	118.3	120.3	122.0	122.9	120.7	121.3	120.4	119.5	118.9	120.7	124.4	127.7	129.9	131.4	132.0	132.0	125.5
Federal	24.3	21.3	21.5	21.6	20.5	19.5	19.0	18.7	18.3	17.9	19.3	18.3	17.9	17.6	17.5	17.7	17.8	17.6	16.9	16.6	16.6	17.0
State	26.3	27.2	28.2	28.7	29.3	31.0	32.3	33.0	33.5	33.2	33.4	33.7	33.2	32.9	33.0	34.1	35.3	36.1	37.0	38.2	38.2	35.8
Local	66.6	66.7	68.3	66.6	66.1	67.8	69.1	70.3	71.0	69.6	68.6	68.3	68.4	68.4	70.2	72.6	74.6	76.2	77.5	77.2	77.3	72.7

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

Source: U.S. Bureau of Labor Statistics



As of December 1, 2020.

Table 2. Population and Household Trends in the San Francisco 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 Francisco HMA	1,483,894	1,523,686	1,671,000	1,682,000	3,975	0.3	13,800	0.9	3,600	0.2
San Francisco County Submarket	776,733	805,235	892,500	900,200	2,850	0.4	8,175	1.0	2,550	0.3
San Mateo County Submarket	707,161	718,451	778,300	781,500	1,125	0.2	5,600	0.8	1,050	0.1
Households										
San Francisco HMA	583,803	603,648	656,000	661,900	1,975	0.3	4,925	0.8	1,975	0.3
San Francisco County Submarket	329,700	345,811	386,900	391,700	1,600	0.5	3,850	1.1	1,600	0.4
San Mateo County Submarket	254,103	257,837	269,100	270,200	370	0.1	1,050	0.4	360	0.1

Notes: The current date is December 1, 2020. The forecast date is December 1, 2023.

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 Rate in the San Francisco HMA, 2000, 2010, and Current

	San Francisco HMA			San Francisco County Submarket			San Mateo County Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	607,103	647,973	703,400	346,527	376,942	420,200	260,576	271,031	283,200
Occupied Units	583,803	603,648	656,000	329,700	345,811	386,900	254,103	257,837	269,100
Owner-Occupied	271,524	276,756	297,100	115,391	123,646	138,400	156,133	153,110	158,700
%	46.5	45.8	45.3	35.0	35.8	35.8	61.4	59.4	59.0
Renter-Occupied	312,279	326,892	358,900	214,309	222,165	248,500	97,970	104,727	110,400
%	53.5	54.2	54.7	65.0	64.2	64.2	38.6	40.6	41.0
Vacant Units	23,300	44,325	47,400	16,827	31,131	33,350	6,473	13,194	14,000
Available Units	9,076	22,875	21,325	6,504	15,816	14,350	2,572	7,059	6,975
For Sale	1,659	4,930	3,875	910	2,984	2,100	749	1,946	1,775
Rate (%)	0.6	1.8	1.3	0.8	2.4	1.5	0.5	1.3	1.1
For Rent	7,417	17,945	17,450	5,594	12,832	12,250	1,823	5,113	5,200
Rate (%)	2.3	5.2	4.6	2.5	5.5	4.7	1.8	4.7	4.5
Other Vacant	14,224	21,450	26,050	10,323	15,315	19,000	3,901	6,135	7,050

Note: The current date is December 1, 2020.

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 Francisco HMA, 2000 Through November 2020

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					November 2019	November 2020
San Francisco HMA																						
Total	5,171	3,615	2,789	2,775	3,234	3,262	3,403	3,319	3,247	752	1,113	2,969	4,624	5,424	4,512	5,285	6,062	5,616	6,690	4,552	6,601	2,653
Sales	2,097	1,092	1,378	1,404	1,143	2,146	1,427	1,613	961	328	662	484	990	1,761	1,705	1,255	1,192	861	719	820	790	395
Rental	3,074	2,523	1,411	1,371	2,091	1,116	1,976	1,706	2,286	424	451	2,485	3,634	3,663	2,807	4,030	4,870	4,755	5,971	3,732	5,811	2,258
San Francisco County Submarket																						
Total	2,908	2,249	1,243	1,430	2,051	2,538	2,398	2,475	2,295	300	860	2,218	3,089	4,474	3,051	3,665	4,087	4,034	5,178	3,200	5,278	1,853
Sales	824	301	652	573	463	1,623	978	769	303	28	420	236	464	1,397	1,333	487	758	385	280	462	466	29
Rental	2,084	1,948	591	857	1,588	915	1,420	1,706	1,992	272	440	1,982	2,625	3,077	1,718	3,178	3,329	3,649	4,898	2,738	4,812	1,824
San Mateo County Submarket																						
Total	2,263	1,366	1,546	1,345	1,183	724	1,005	844	952	452	253	751	1,535	950	1,461	1,620	1,975	1,582	1,512	1,352	1,323	800
Sales	1,273	791	726	831	680	523	449	844	658	300	242	248	526	364	372	768	434	476	439	358	324	366
Rental	990	575	820	514	503	201	556	0	294	152	11	503	1,009	586	1,089	852	1,541	1,106	1,073	994	999	434

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2017—final data and estimates by the analyst; 2018 and 2019—preliminary data and estimates by the analyst



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

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	NA	NA	NA	NA	NA
Median Household Income	NA	NA	130,357	NA	NA

NA = data not available.
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