

As of January 1, 2020.

Table 1. Labor Force and Employment in the San Jose HMA, 2000 Through December 2019

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Labor Force	968.9	966.1	912.9	869.2	846.7	839.9	845.7	867.4	893.7	899.8	954.4	968.1	987.0	1,000.8	1,019.1	1,042.9	1,059.2	1,070.6	1,079.7	1,094.6
Resident Employment	938.0	916.8	837.0	796.9	791.7	794.6	807.2	826.1	839.1	803.8	853.8	876.6	907.9	934.7	965.4	998.7	1,018.4	1,035.4	1,050.8	1,066.7
Unemployment	30.9	49.3	75.9	72.4	55.0	45.3	38.5	41.3	54.7	96.1	100.6	91.5	79.0	66.0	53.7	44.3	40.8	35.2	28.8	27.9
Unemployment Rate (%)	3.2	5.1	8.3	8.3	6.5	5.4	4.6	4.8	6.1	10.7	10.5	9.5	8.0	6.6	5.3	4.2	3.9	3.3	2.7	2.5
Total Nonfarm Payroll Jobs	1,050.6	1,024.0	923.9	878.6	872.8	882.1	904.3	925.5	932.2	875.8	873.7	895.0	929.5	966.6	1,007.2	1,046.0	1,079.9	1,104.9	1,125.2	1,154.9
Goods-Producing Sectors	302.5	291.1	245.9	217.8	211.1	210.5	211.7	215.0	213.1	190.4	186.2	189.6	193.4	196.2	201.7	209.0	215.1	216.0	221.9	228.1
Mining, Logging, & Construction	50.1	50.4	44.9	42.0	43.4	45.0	47.4	47.8	44.8	34.8	32.6	32.0	35.0	37.8	40.0	44.2	48.6	49.6	49.6	49.1
Manufacturing	252.4	240.7	201.1	175.8	167.7	165.5	164.4	167.1	168.3	155.5	153.6	157.6	158.4	158.5	161.7	164.8	166.6	166.4	172.3	179.0
Service-Providing Sectors	748.1	732.9	678.0	660.8	661.8	671.6	692.6	710.5	719.1	685.5	687.6	705.4	736.1	770.4	805.5	837.0	864.8	888.9	903.3	926.8
Wholesale & Retail Trade	134.7	130.6	121.0	116.5	116.2	118.6	122.9	125.1	123.3	113.6	112.4	114.5	117.7	119.6	121.1	122.4	121.0	118.7	118.0	118.5
Wholesale Trade	41.6	40.0	35.1	33.1	33.6	34.9	37.4	39.0	39.2	35.1	34.4	33.5	34.5	35.7	35.8	35.8	35.2	32.9	31.7	31.9
Retail Trade	93.1	90.6	85.9	83.4	82.6	83.7	85.5	86.1	84.1	78.5	78.0	81.0	83.2	83.9	85.3	86.6	85.8	85.8	86.3	86.6
Transportation & Utilities	17.8	16.6	15.2	14.3	13.5	13.1	13.0	13.5	13.5	12.1	12.0	12.1	12.8	13.8	14.4	14.6	15.5	15.4	16.0	15.5
Information	43.6	43.2	35.5	32.4	33.5	35.9	38.0	40.1	42.6	42.8	45.2	49.6	52.3	56.5	63.3	68.4	74.7	84.7	91.7	99.9
Financial Activities	34.3	35.5	35.4	34.9	35.2	36.1	36.9	36.9	34.3	31.5	31.0	32.3	33.2	33.7	34.1	34.6	35.6	36.1	37.1	38.2
Professional & Business Services	230.6	214.8	177.6	170.3	168.5	168.9	175.2	181.7	182.4	164.9	165.8	172.3	184.3	197.9	210.0	224.0	233.0	237.4	237.3	242.7
Education & Health Services	87.7	92.6	94.8	98.2	102.0	105.1	109.5	113.6	121.4	124.4	127.1	129.7	136.8	143.8	150.0	156.3	162.5	168.8	172.7	176.1
Leisure & Hospitality	73.8	74.2	69.7	69.8	71.5	73.5	75.9	77.4	78.6	75.3	75.2	77.7	82.8	87.9	92.9	96.8	100.6	103.4	105.0	106.2
Other Services	27.0	26.7	26.4	25.3	25.0	24.6	24.8	25.1	25.4	24.5	24.3	24.6	24.8	25.4	26.4	26.9	27.6	28.9	28.8	28.9
Government	98.7	98.8	102.5	99.2	96.3	95.9	96.4	97.2	97.8	96.5	94.5	92.7	91.4	91.8	93.4	92.9	94.1	95.5	96.8	100.9
Federal	13.2	11.9	11.9	11.7	11.4	11.3	11.1	11.0	11.0	10.8	10.7	10.1	9.8	9.9	9.9	9.9	10.0	10.2	9.9	10.0
State	7.9	8.0	8.3	8.1	7.5	7.4	7.5	7.6	7.5	6.8	6.4	6.4	6.4	6.3	6.4	6.7	6.7	6.8	7.1	7.3
Local	77.7	79.0	82.3	79.3	77.3	77.2	77.9	78.5	79.4	78.9	77.3	76.1	75.2	75.6	77.1	76.4	77.4	78.6	79.9	83.6

Notes: 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 Jose 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 Jose HMA	1,735,819	1,836,911	2,027,000	2,045,000	10,100	0.6	19,450	1.0	5,975	0.3
Households										
San Jose HMA	581,748	621,009	677,400	683,800	3,925	0.7	5,775	0.9	2,125	0.3

Notes: The current date is January 1, 2020. The forecast date is January 1, 2023.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of January 1, 2020.

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

	San Jose HMA		
	2000	2010	Current
Total Housing Inventory	595,828	649,790	707,700
Occupied Units	581,748	621,009	677,500
Owner-Occupied	349,491	359,225	373,700
%	60.1	57.8	55.2
Renter-Occupied	232,257	261,784	303,800
%	39.9	42.2	44.8
Vacant Units	14,080	28,781	30,300
Available Units	6,086	17,123	15,275
For Sale	1,684	5,289	2,625
Rate (%)	0.5	1.5	0.7
For Rent	4,402	11,834	12,650
Rate (%)	1.9	4.3	4.0
Other Vacant	7,994	11,658	15,000

Note: The current date is January 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 Jose HMA, 2000 Through 2019

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
San Jose HMA																				
Total	8,916	6,301	4,621	7,103	5,492	5,736	6,150	4,194	3,490	1,094	4,179	3,097	5,532	7,764	10,037	5,788	6,167	8,539	8,744	6,485
Sales	3,422	2,182	2,416	3,235	3,258	3,332	4,490	2,425	988	659	887	1,026	2,259	1,961	2,659	2,059	2,365	3,221	2,474	2,580
Rental	5,494	4,119	2,205	3,868	2,234	2,404	1,660	1,769	2,502	435	3,292	2,071	3,273	5,803	7,378	3,729	3,802	5,318	6,270	3,905
San Jose Submarket																				
Total	8,916	6,301	4,621	7,103	5,492	5,736	6,150	4,194	3,490	1,094	4,179	3,097	5,532	7,764	10,037	5,788	6,167	8,539	8,744	6,485
Sales	3,422	2,182	2,416	3,235	3,258	3,332	4,490	2,425	988	659	887	1,026	2,259	1,961	2,659	2,059	2,365	3,221	2,474	2,580
Rental	5,494	4,119	2,205	3,868	2,234	2,404	1,660	1,769	2,502	435	3,292	2,071	3,273	5,803	7,378	3,729	3,802	5,318	6,270	3,905

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



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Table 5. Median Income in the San Jose HMA, 1999, 2009, and 2018

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2018	1999 to 2009	2009 to 2018
Median Family Income	82,600	102,500	125,200	2.2	2.2
Median Household Income	74,335	84,483	124,696	1.3	4.4

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2018 median household income—U.S. Census Bureau, American Community Survey 1-year data, 2009 and 2018

