

As of December 1, 2024.

Table 1. Labor Force and Employment in the San Jose HMA, 2010 Through November 2024

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															November 2023	November 2024
Labor Force	954.8	966.1	984.6	997.0	1,016.7	1,042.0	1,058.4	1,067.9	1,073.7	1,081.0	1,056.2	1,041.9	1,063.7	1,071.4	1,071.8	1,063.6
Resident Employment	851.6	873.2	904.3	930.3	962.5	997.4	1,017.4	1,032.5	1,044.6	1,053.0	980.1	991.1	1,034.3	1,033.0	1,034.8	1,019.1
Unemployment	103.2	93.0	80.3	66.7	54.3	44.5	40.9	35.5	29.2	28.0	76.1	50.9	29.4	38.3	37.0	44.5
Unemployment Rate (%)	10.8	9.6	8.2	6.7	5.3	4.3	3.9	3.3	2.7	2.6	7.2	4.9	2.8	3.6	3.5	4.2
Total Nonfarm Payroll Jobs	875.1	896.4	931.2	968.4	1,009.6	1,048.6	1,083.4	1,107.9	1,127.6	1,148.1	1,077.4	1,099.5	1,153.2	1,157.8	1,158.0	1,160.2
Goods-Producing Sectors	186.1	189.5	193.3	196.2	201.6	208.9	215.2	216.2	221.2	223.5	216.1	219.3	232.5	233.3	233.5	226.6
Mining, Logging, & Construction	32.6	32.0	35.0	37.8	40.0	44.2	48.6	49.5	50.1	53.2	50.3	51.9	54.0	53.8	53.9	51.9
Manufacturing	153.6	157.5	158.3	158.4	161.7	164.8	166.6	166.7	171.1	170.3	165.8	167.4	178.6	179.5	179.7	174.7
Service-Providing Sectors	689.0	706.9	737.8	772.3	807.9	839.6	868.2	891.7	906.3	924.6	861.4	880.2	920.7	924.4	924.5	933.6
Wholesale & Retail Trade	112.4	114.5	117.7	119.6	121.1	122.4	121.3	119.3	117.9	114.5	102.2	102.0	102.5	102.9	102.9	103.0
Wholesale Trade	34.4	33.5	34.5	35.7	35.8	35.8	35.5	33.5	32.2	31.4	29.2	28.3	28.9	29.0	29.0	28.7
Retail Trade	78.0	81.0	83.2	83.9	85.3	86.6	85.8	85.8	85.7	83.1	73.0	73.7	73.6	73.9	73.9	74.3
Transportation & Utilities	12.0	12.1	12.8	13.8	14.4	14.6	15.5	15.4	15.8	16.1	15.8	16.9	18.9	18.4	18.5	18.2
Information	45.5	50.1	52.8	56.9	63.7	68.9	76.1	85.3	92.1	100.6	105.9	107.1	106.0	97.9	98.5	91.8
Financial Activities	31.0	32.3	33.2	33.7	34.1	34.6	35.6	36.1	36.7	37.9	38.0	38.4	38.1	37.9	37.9	37.8
Professional & Business Services	165.6	172.0	184.0	197.7	209.7	223.7	232.2	236.0	236.2	243.1	237.6	242.4	250.3	245.4	246.0	247.0
Education & Health Services	128.4	130.9	138.3	145.5	152.3	158.8	165.2	171.8	176.2	178.7	172.7	178.4	187.0	196.1	195.2	206.6
Leisure & Hospitality	75.2	77.7	82.8	87.9	92.9	96.8	100.6	103.4	105.7	107.5	73.1	79.0	96.7	101.4	101.3	103.5
Other Services	24.3	24.6	24.8	25.4	26.4	26.9	27.6	28.9	28.9	28.9	22.1	22.8	25.4	26.4	26.3	26.2
Government	94.5	92.7	91.4	91.8	93.4	92.9	94.1	95.5	96.7	97.3	93.9	93.3	95.8	97.9	97.7	99.6
Federal	10.7	10.1	9.8	9.9	9.9	9.9	10.0	10.2	9.9	10.0	10.7	10.5	10.2	10.1	10.1	10.0
State	6.4	6.4	6.4	6.3	6.4	6.7	6.7	6.8	7.1	6.9	7.0	6.9	7.0	7.0	7.0	7.0
Local	77.3	76.1	75.2	75.6	77.1	76.4	77.4	78.6	79.7	80.4	76.3	76.0	78.7	80.8	80.6	82.6

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

Source: U.S. Bureau of Labor Statistics



As of December 1, 2024.

Table 2. Population and Household Trends in the San Jose 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 Jose HMA	1,836,911	2,000,468	1,972,000	1,989,000	16,350	0.9	-6,100	-0.3	5,750	0.3
Households										
San Jose HMA	621,009	675,547	695,700	711,400	5,450	0.8	4,325	0.6	5,225	0.7

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



As of December 1, 2024.

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

	San Jose HMA		
	2010	2020	Current
Total Housing Inventory	649,790	708,400	734,050
Occupied Units	621,009	675,547	695,700
Owner-Occupied	359,225	365,603	367,700
%	57.8	54.1	52.9
Renter-Occupied	261,784	309,944	328,000
%	42.2	45.9	47.1
Vacant Units	28,781	32,853	38,350
Available Units	17,123	18,294	19,900
For Sale	5,289	2,487	3,350
Rate (%)	1.5	0.7	0.9
For Rent	11,834	15,807	16,550
Rate (%)	4.3	4.9	4.8
Other Vacant	11,658	14,559	18,450

Notes: The current date is December 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 Jose HMA, 2010 Through November 2024

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															Nov 2023	Nov 2024
San Jose HMA																
Total	4,179	3,097	5,532	7,764	10,037	5,788	6,167	8,539	8,744	6,230	6,391	5,239	8,207	6,847	6,960	6,714
Sales	869	1,032	1,533	2,245	2,075	2,700	2,308	2,727	2,474	2,832	1,843	2,515	4,113	2,190	2,350	2,436
Rental	3,310	2,065	3,999	5,519	7,962	3,088	3,859	5,812	6,270	3,398	4,548	2,724	4,094	4,657	4,610	4,278

Sources: U.S. Census Bureau, Building Permits Survey; 2010–23—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 Jose HMA, 2009, 2019, and 2023

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2023	2009 to 2019	2019 to 2023
Median Family Income	102,500	131,400	181,300	2.5	8.4
Median Household Income	84,483	130,865	153,202	4.5	4.0

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

