

As of January 1, 2021.

**Table 1. Labor Force and Employment in the San Luis Obispo HMA, 2000 Through 2020**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Labor Force	122.6	126.1	128.4	127.9	129.6	131.5	132.4	134.0	136.4	136.4	133.7	134.4	137.4	138.3	140.2	138.9	139.5	140.4	140.3	140.9	134.2
Resident Employment	117.6	121.0	122.4	121.9	123.7	125.9	127.2	128.3	128.5	124.4	120.2	121.5	126.0	128.8	132.4	132.3	133.4	135.4	136.0	136.9	124.1
Unemployment	5.0	5.1	5.9	6.0	5.9	5.6	5.2	5.8	7.9	12.0	13.4	12.9	11.3	9.4	7.8	6.6	6.0	5.0	4.2	4.0	10.1
Unemployment Rate (%)	4.0	4.0	4.6	4.7	4.6	4.3	3.9	4.3	5.8	8.8	10.1	9.6	8.2	6.8	5.6	4.7	4.3	3.6	3.0	2.9	7.5
Total Nonfarm Payroll Jobs	94.4	97.5	98.4	98.0	98.8	100.9	102.7	103.4	102.5	97.0	95.7	96.4	100.2	104.0	107.9	111.4	113.9	116.3	117.8	119.9	108.3
Goods-Producing Sectors	13.5	14.0	13.7	13.4	13.6	14.3	14.5	13.7	12.8	11.0	10.7	11.2	11.9	12.6	13.2	13.7	14.2	14.7	15.6	16.0	14.2
Mining, Logging, & Construction	6.1	6.7	6.8	6.9	7.2	7.8	8.2	7.6	6.6	5.3	4.9	5.1	5.5	6.1	6.4	6.7	7.2	7.5	7.9	8.2	7.5
Manufacturing	7.4	7.4	6.9	6.5	6.4	6.4	6.3	6.1	6.2	5.7	5.9	6.0	6.4	6.5	6.8	7.0	7.0	7.3	7.7	7.8	6.7
Service-Providing Sectors	80.9	83.5	84.7	84.6	85.2	86.6	88.2	89.7	89.7	86.1	85.0	85.3	88.3	91.4	94.7	97.6	99.8	101.6	102.2	103.9	94.1
Wholesale & Retail Trade	15.0	15.6	15.6	15.5	16.0	16.4	16.9	16.9	16.4	15.3	15.6	15.8	16.2	16.4	16.6	16.7	17.0	17.1	17.0	16.7	15.4
Wholesale Trade	2.4	2.5	2.3	2.2	2.5	2.5	2.6	2.7	2.6	2.4	2.6	2.5	2.5	2.6	2.8	2.8	2.9	2.8	2.7	2.7	2.5
Retail Trade	12.6	13.1	13.3	13.3	13.5	13.9	14.3	14.2	13.8	12.9	13.0	13.3	13.7	13.8	13.8	13.9	14.1	14.3	14.3	14.0	12.9
Transportation & Utilities	3.2	3.2	3.3	3.5	3.7	3.6	3.8	4.1	3.9	3.6	3.6	3.5	3.8	4.0	4.0	4.0	4.1	4.0	3.9	4.0	4.1
Information	1.8	1.8	1.5	1.4	1.5	1.6	1.5	1.4	1.4	1.2	1.2	1.1	1.2	1.4	1.4	1.5	1.3	1.3	1.3	1.3	1.2
Financial Activities	3.7	3.8	4.2	4.4	4.6	4.7	4.8	4.5	4.1	3.9	3.8	3.8	3.9	3.8	3.8	3.9	3.8	3.9	3.9	3.8	3.8
Professional & Business Services	8.7	8.8	8.5	8.0	8.0	7.9	8.4	8.5	8.2	7.6	8.0	8.3	9.1	9.3	9.4	10.1	10.5	10.7	10.8	11.3	10.5
Education & Health Services	10.3	11.4	11.7	12.0	12.2	12.5	12.4	13.0	13.7	14.0	14.2	14.2	14.4	15.4	16.2	16.5	17.0	17.4	17.7	18.3	17.6
Leisure & Hospitality	13.0	13.2	13.8	14.3	14.4	14.9	15.0	15.7	15.4	15.0	14.8	14.9	15.7	16.2	16.8	17.6	18.5	19.1	19.2	19.9	15.2
Other Services	2.9	2.9	3.1	3.1	3.0	3.1	3.2	3.3	3.2	3.1	3.0	3.0	3.3	3.4	3.6	3.8	3.8	4.0	4.0	4.1	3.5
Government	22.4	22.8	23.0	22.4	22.0	21.8	22.2	22.3	23.3	22.3	20.9	20.6	20.7	21.5	22.9	23.6	23.9	24.1	24.3	24.4	22.9
Federal	0.8	0.7	0.7	0.7	0.6	0.6	0.6	0.7	0.7	0.6	0.7	0.6	0.6	0.6	0.5	0.5	0.5	0.5	0.5	0.5	0.6
State	9.2	9.4	9.5	9.6	9.3	9.3	9.3	9.4	9.7	9.8	9.6	9.7	9.6	9.5	9.9	10.2	10.3	10.6	10.8	10.8	10.4
Local	12.5	12.7	12.8	12.2	12.0	11.9	12.3	12.2	13.0	11.8	10.6	10.3	10.6	11.4	12.5	12.9	13.0	13.0	13.1	13.1	11.9

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.  
Source: U.S. Bureau of Labor Statistics



As of January 1, 2021.

Table 2. Population and Household Trends in the San Luis Obispo 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 Luis Obispo HMA	246,681	269,637	281,900	282,600	2,300	0.9	1,150	0.4	230	0.1
Households										
San Luis Obispo HMA	92,739	102,016	108,200	108,500	930	1.0	570	0.5	110	0.1

Notes: The current date is January 1, 2021. The forecast date is January 1, 2024.  
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of January 1, 2021.

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

	San Luis Obispo HMA		
	2000	2010	Current
Total Housing Inventory	102,275	117,315	123,100
Occupied Units	92,739	102,016	108,200
Owner-Occupied	57,001	60,920	66,850
%	61.5	59.7	61.8
Renter-Occupied	35,738	41,096	41,350
%	38.5	40.3	38.2
Vacant Units	9,536	15,299	14,950
Available Units	1,802	3,711	2,335
For Sale	619	1,318	610
Rate (%)	1.1	2.1	0.9
For Rent	1,183	2,393	1,725
Rate (%)	3.2	5.5	4.0
Other Vacant	7,734	11,588	12,650

Note: The current date is January 1, 2021.

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 Luis Obispo HMA, 2000 Through 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	2020
<b>San Luis Obispo HMA</b>																					
Total	1,673	1,943	1,993	2,260	2,450	2,316	1,764	1,266	674	394	468	386	467	647	983	821	853	1,153	1,166	1,094	431
Sales	1,547	1,743	1,722	2,006	2,135	1,911	1,413	925	566	337	308	273	337	500	820	706	587	834	707	682	283
Rental	126	200	271	254	315	405	351	341	108	57	160	113	130	147	163	115	266	319	459	412	148

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2019—final data and estimates by the analyst; 2020—preliminary data and estimates by the analyst



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**Table 5. Median Income in the San Luis Obispo HMA, 1999, 2010, and 2019**

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	48,000	72,500	87,500	4.2	2.1
Median Household Income	42,428	53,978	77,265	2.4	4.1

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2010 and 2019 median household income—U.S. Census Bureau, 2010 and 2019 American Community Survey 1-year data

