

As of August 1, 2024.

Table 1. Labor Force and Employment in the Stockton HMA, 2010 Through July 2024

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															July 2023	July 2024
Labor Force	312.1	311.2	311.4	312.1	311.5	314.4	318.3	323.0	324.1	326.6	334.8	336.1	342.2	346.8	343.6	350.1
Resident Employment	259.3	260.0	266.0	273.3	278.3	286.3	292.4	300.2	304.3	307.1	296.3	307.3	323.9	325.1	324.0	326.9
Unemployment	52.8	51.2	45.4	38.9	33.2	28.1	25.9	22.7	19.8	19.5	38.4	28.9	18.3	21.6	19.6	23.3
Unemployment Rate (%)	16.9	16.5	14.6	12.5	10.7	8.9	8.2	7.0	6.1	6.0	11.5	8.6	5.3	6.2	5.7	6.6
Total Nonfarm Payroll Jobs	192.5	192.2	197.1	205.2	211.1	218.2	225.5	234.9	241.4	247.0	243.1	255.6	272.5	274.9	273.1	280.0
Goods-Producing Sectors	25.9	26.0	26.1	27.4	28.1	29.7	31.0	32.1	33.4	33.7	33.2	35.3	37.8	37.4	37.4	37.7
Mining, Logging, & Construction	7.7	7.5	7.7	8.9	9.0	10.2	11.2	11.8	12.9	13.2	13.1	14.0	14.9	13.9	14.1	14.0
Manufacturing	18.1	18.5	18.4	18.5	19.1	19.5	19.8	20.3	20.6	20.5	20.1	21.3	23.0	23.5	23.3	23.7
Service-Providing Sectors	166.6	166.2	171.0	177.8	183.0	188.5	194.5	202.8	207.9	213.3	209.9	220.3	234.7	237.5	235.6	242.3
Wholesale & Retail Trade	33.3	34.0	35.2	36.2	36.4	36.7	37.3	38.0	38.5	37.9	35.2	37.0	38.6	39.5	39.1	39.6
Wholesale Trade	9.6	9.8	10.3	10.6	10.7	10.7	10.8	11.2	11.8	11.7	10.6	10.8	11.6	12.3	12.1	12.4
Retail Trade	23.7	24.2	24.9	25.6	25.7	26.0	26.5	26.8	26.7	26.2	24.6	26.2	27.0	27.2	27.1	27.2
Transportation & Utilities	13.8	14.7	16.0	17.2	18.3	20.3	23.0	26.2	28.4	31.3	38.8	43.0	48.1	46.8	47.4	46.3
Information	2.1	2.1	2.1	2.1	2.1	1.9	2.0	1.8	1.8	1.6	1.2	1.2	1.2	1.1	1.2	1.0
Financial Activities	7.7	7.5	7.5	7.6	7.5	7.4	7.5	7.8	7.8	7.9	7.8	8.0	8.2	8.0	8.1	7.9
Professional & Business Services	15.4	15.2	16.6	17.4	18.3	19.4	19.6	19.2	19.6	20.2	21.3	22.5	24.1	23.7	23.7	24.1
Education & Health Services	33.5	33.7	34.0	35.5	35.9	36.5	36.4	38.2	38.8	39.1	37.3	38.0	39.8	42.2	40.8	44.3
Leisure & Hospitality	16.0	16.3	16.9	18.1	19.0	19.6	20.4	21.5	22.0	22.6	18.5	21.3	24.3	24.6	24.3	25.1
Other Services	6.5	6.3	6.5	6.6	6.9	7.2	7.5	7.6	7.6	7.8	6.8	7.3	7.9	8.2	8.0	8.3
Government	38.2	36.5	36.1	37.1	38.6	39.6	40.8	42.4	43.5	44.9	43.0	42.0	42.6	43.4	42.9	45.6
Federal	4.3	4.0	3.9	3.5	3.1	3.0	3.0	3.1	3.1	3.2	3.3	3.1	3.1	3.0	3.0	3.0
State	3.9	3.8	3.6	4.3	5.8	6.2	6.4	6.6	6.7	6.8	6.8	6.0	5.5	5.1	5.3	5.1
Local	29.9	28.7	28.6	29.3	29.6	30.4	31.4	32.8	33.7	34.9	33.0	32.9	34.0	35.2	34.6	37.6

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

Source: U.S. Bureau of Labor Statistics



As of August 1, 2024.

Table 2. Population and Household Trends in the Stockton HMA, 2010 to Forecast

					Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Stockton HMA	685,306	779,233	807,900	830,400	9,400	1.3	6,625	0.8	7,500	0.9
Households										
Stockton HMA	215,007	241,119	256,100	266,200	2,600	1.2	3,450	1.4	3,375	1.3

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



As of August 1, 2024.

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

	Stockton HMA		
	2010	2020	Current
Total Housing Inventory	233,755	251,453	267,125
Occupied Units	215,007	241,119	256,100
Owner-Occupied	127,270	142,884	154,500
%	59.2	59.3	60.3
Renter-Occupied	87,737	98,235	101,600
%	40.8	40.7	39.7
Vacant Units	18,748	10,334	11,025
Available Units	11,397	5,314	6,225
For Sale	3,632	1,637	1,875
Rate (%)	2.8	1.1	1.2
For Rent	7,765	3,677	4,350
Rate (%)	8.1	3.6	4.1
Other Vacant	7,351	5,020	4,800

Notes: The current date is August 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



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Table 4. Residential Building Permit Activity in the Stockton HMA, 2010 Through July 2024

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															July 2023	July 2024
Stockton HMA																
Total	813	933	1,006	1,134	1,265	2,431	1,998	2,779	3,657	3,499	3,914	4,389	3,751	2,514	2,004	3,068
Sales	802	781	1,006	1,062	1,245	1,713	1,863	2,111	2,939	2,637	3,091	3,719	3,169	2,168	2,004	3,068
Rental	11	152	0	72	20	718	135	668	718	862	823	670	582	346	320	6

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 Stockton HMA, 2009, 2019, and 2023

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2023	2009 to 2019	2019 to 2023
Median Family Income	63,600	76,424	96,779	1.9	6.1
Median Household Income	50,011	68,997	87,418	3.3	6.1

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

