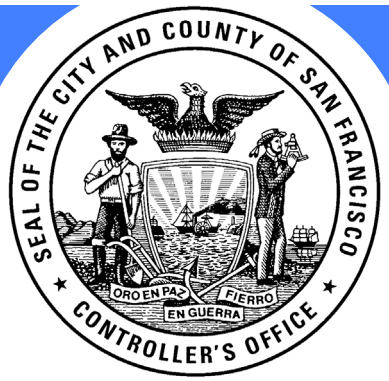
Status of the Re-Opening of the San Francisco Economy: November 2022



CITY & COUNTY OF SAN FRANCISCO

Office of the Controller

Office of Economic Analysis

November 30, 2022

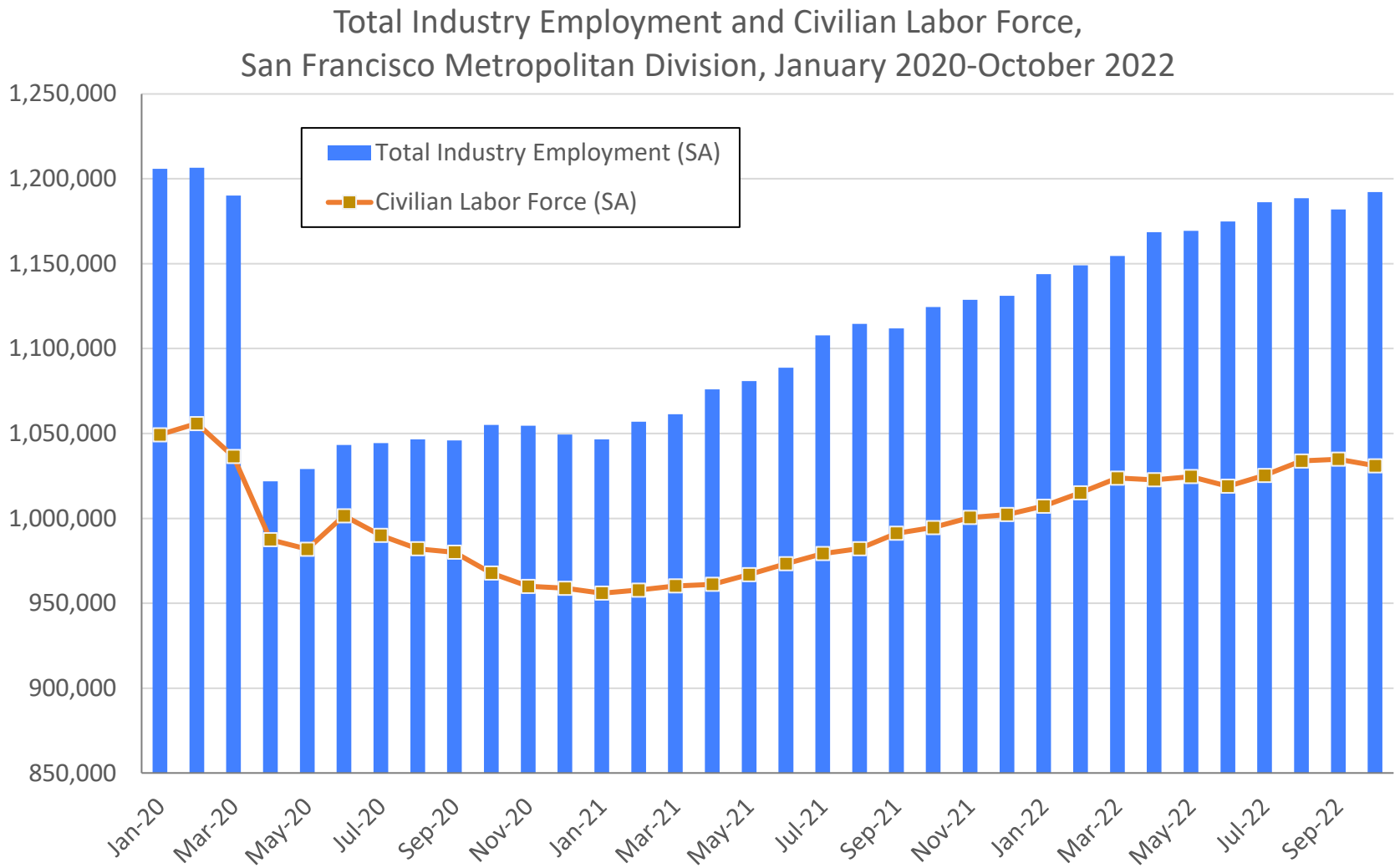
Highlights of the November Report

- The San Francisco Controller's Office has been tracking the state of the city's economy with monthly reports on a variety of local economic indicators.
- The San Francisco MD gained 14,600 jobs in October, a sharp reversal from the loss of 4,300 jobs in September. These numbers do not reflect the rash of layoffs from tech companies that occurred in November.
- Every sector of the local economy gained employment in October. Professional and business services led job growth with 5,600 jobs. Educational and health services gained 2,300 jobs, and leisure and hospitality added 1,600 jobs.
- Hotel occupancy and rates declined in October, though this is typical of the Fall season. However, San Francisco's hotel revenues are 68% of 2019 levels, while comparable destinations are more than fully recovered from the Pandemic.
- The number of new restaurants in San Francisco is growing and has matched late 2019 levels. New business formation in other industries continues to be flat.
- Amidst a weakening housing market, the city's residential building permit activity dropped again in October. Home prices in the city have fallen by 7.6% from their peak in July, compared with a 3.0% average drop across the State.

List of Economic Indicators

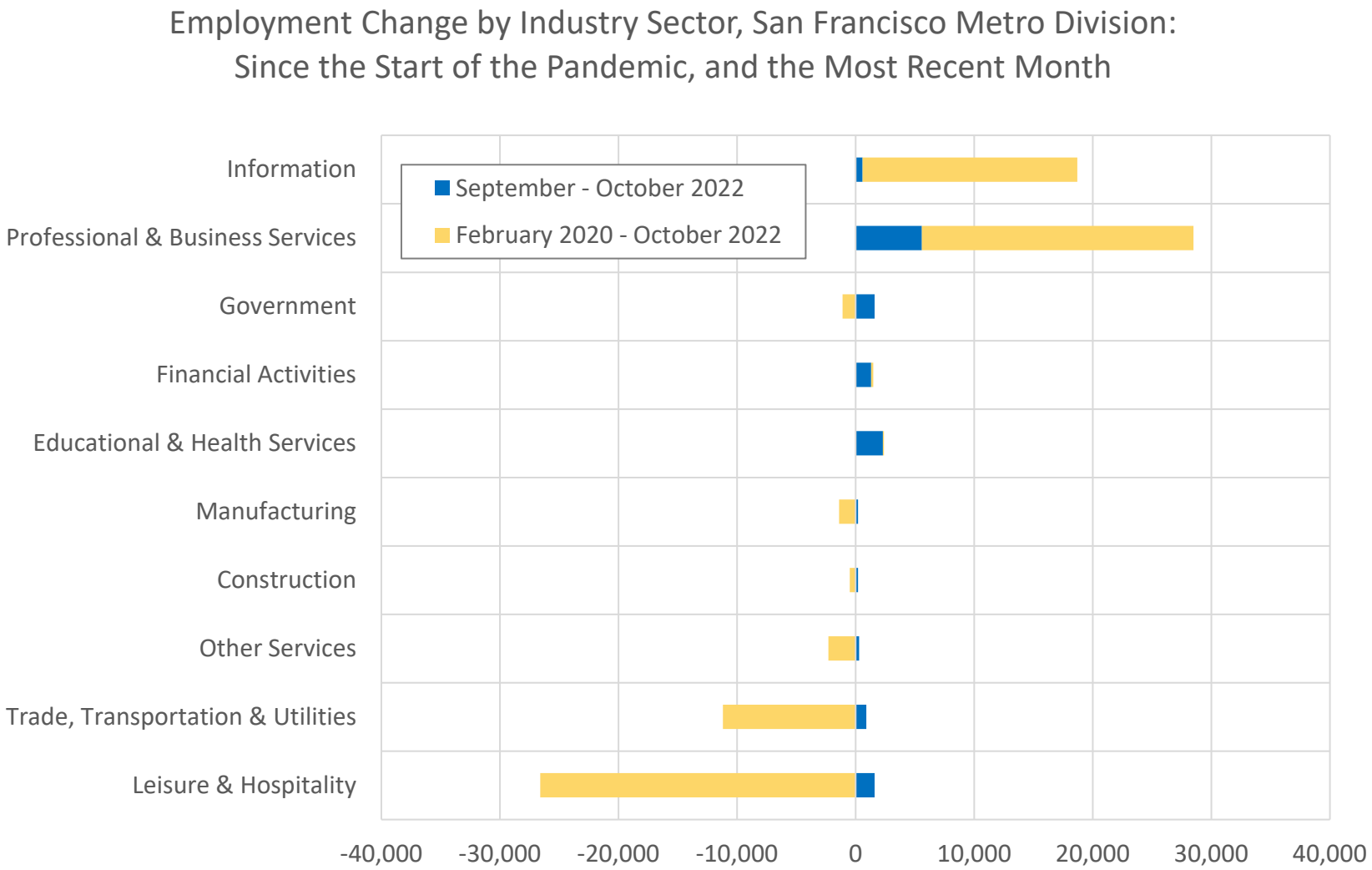
1. Industry Employment and Civilian Labor Force
2. Employment Change by Industry Sector
3. Unemployment Rate and Employed Residents in San Francisco
4. Office Attendance
5. New Business Registration, Selected Sectors
6. Hotel Occupancy Rate and Average Daily Rate
7. Hotel Revenue Available per Room Night: Selected Cities Comparison
8. Domestic Enplanements: Selected Cities Comparison
9. International Enplanements: Selected Cities Comparison
10. Bay Bridge and Golden Bridge Traffic
11. BART Exits at Downtown SF Stations
12. System-wide BART Ridership
13. Average Asking Rents for Apartments
14. Single Family Home and Condo Prices
15. Building Permits for Housing

The SF Metro Division Gained 14,600 Jobs in October



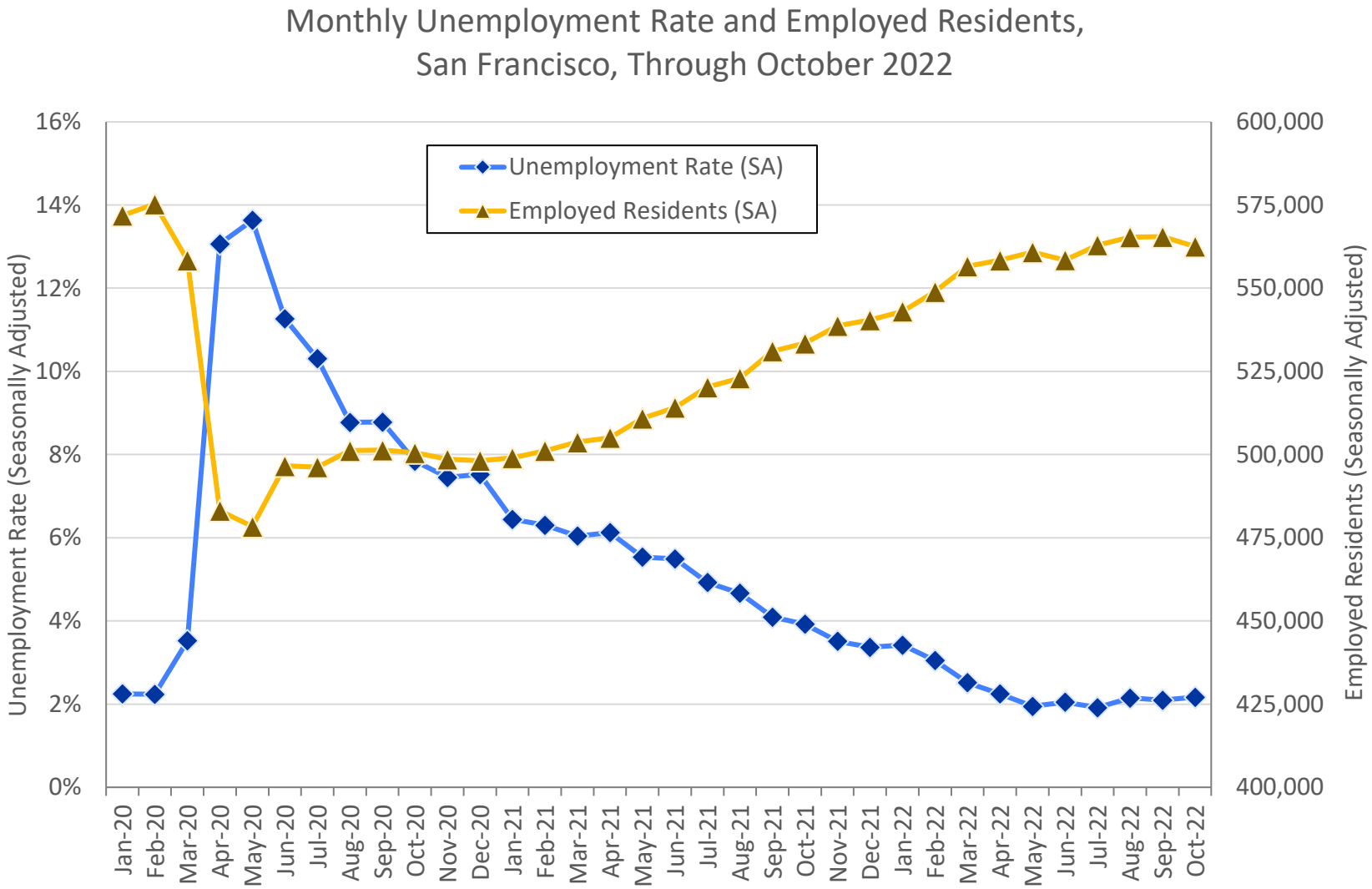
Source: EDD, SF Metro Division includes San Francisco and San Mateo counties.
Data is seasonally-adjusted by the Controller's Office

Job Growth in Every Sector in October



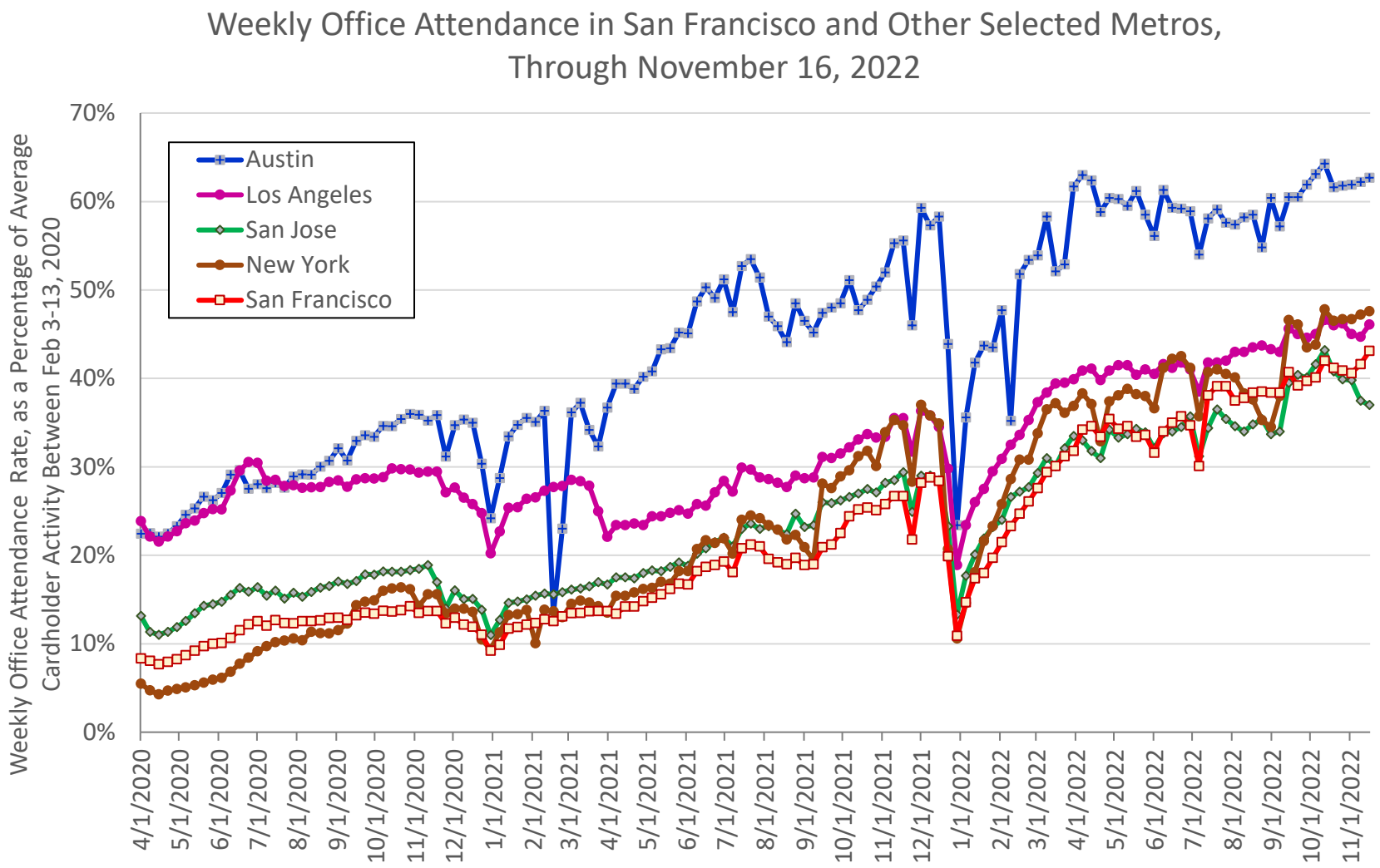
Source: EDD

The City's Jobless Rate Still Remained Very Low in October



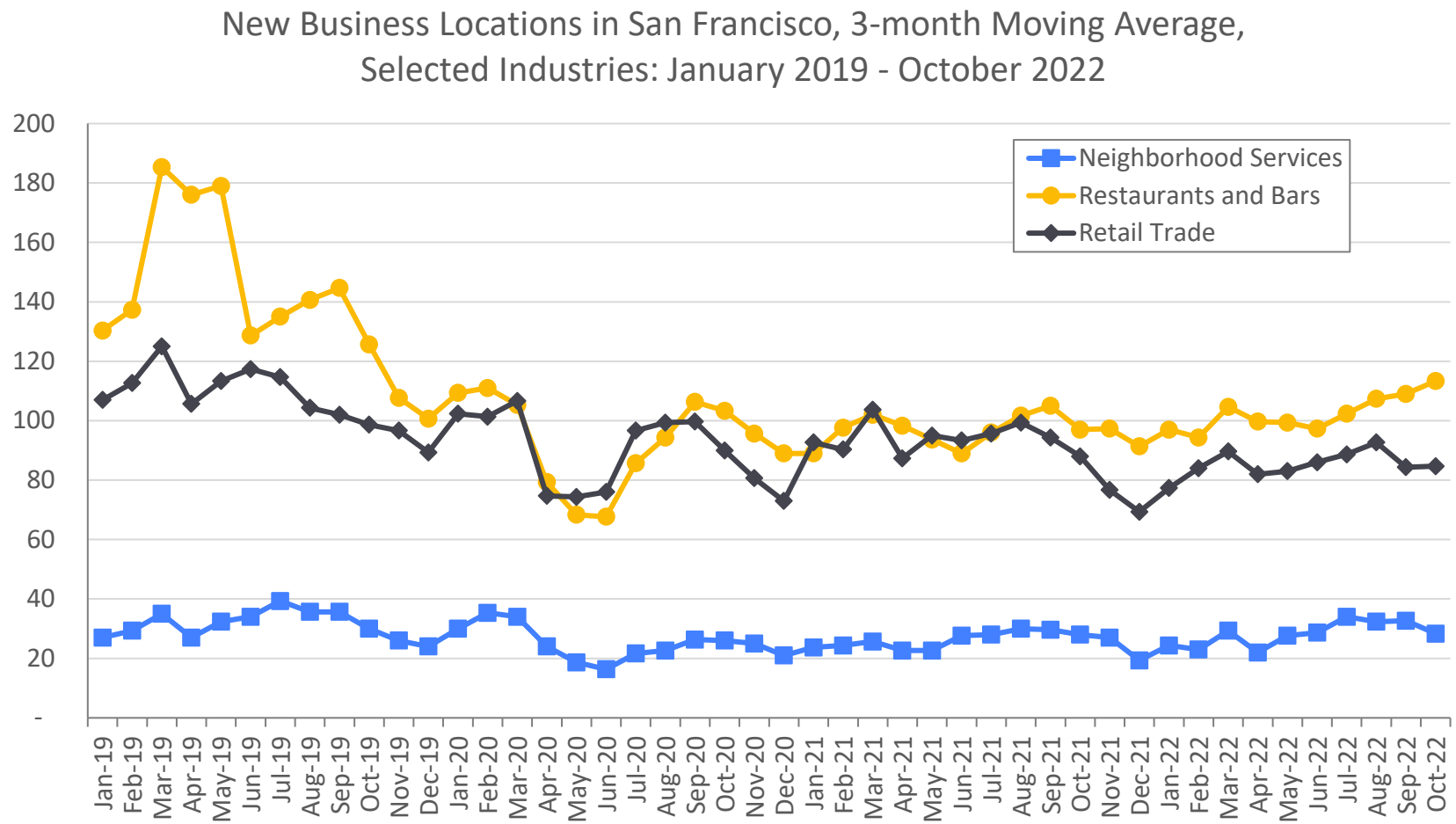
Source: EDD, Seasonally adjusted by the Controller's Office

Continuing Slow Recovery in Office Attendance



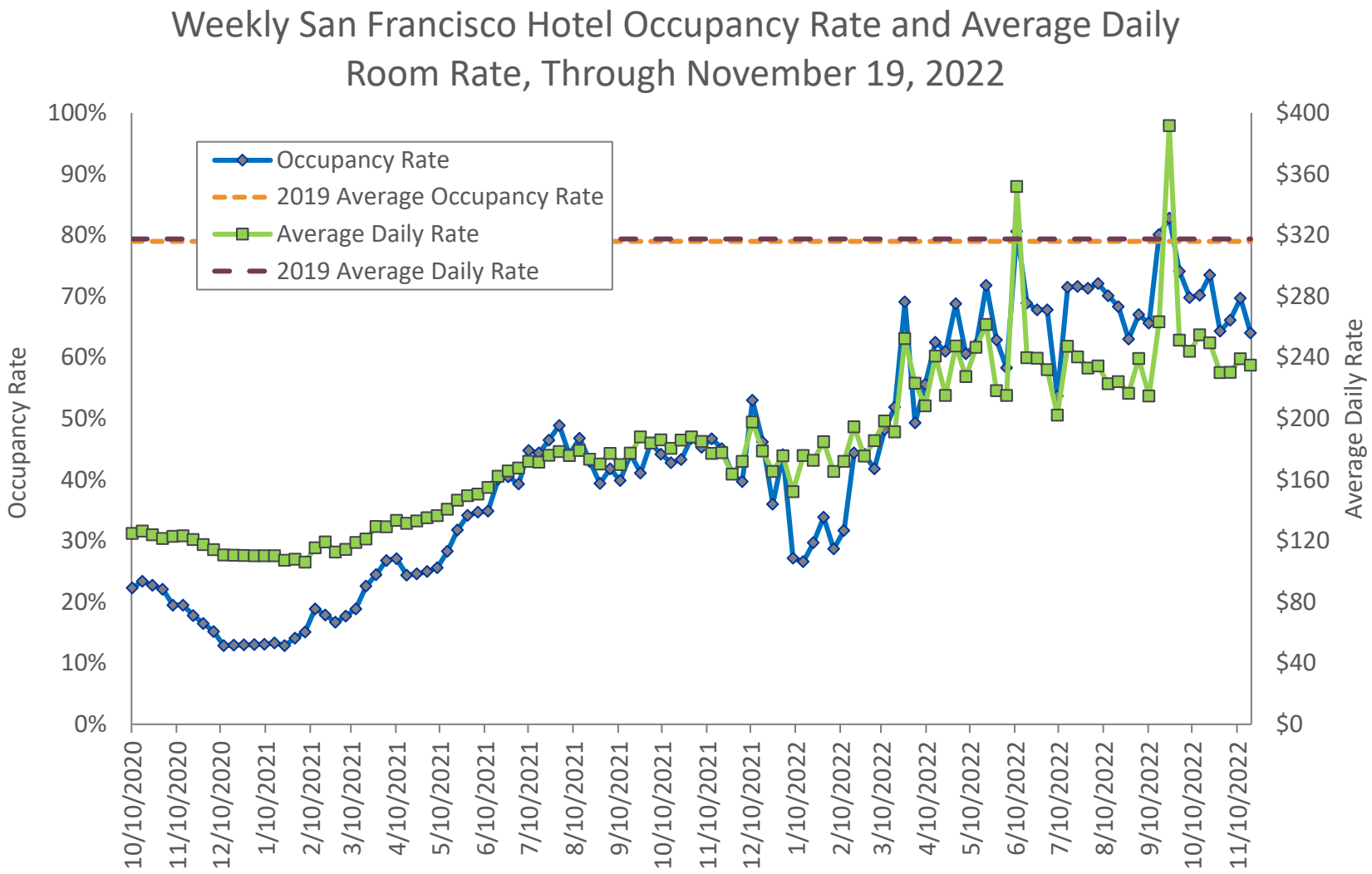
Source: Kastle Systems

Some Growth in New Restaurants; Other Industries Flat



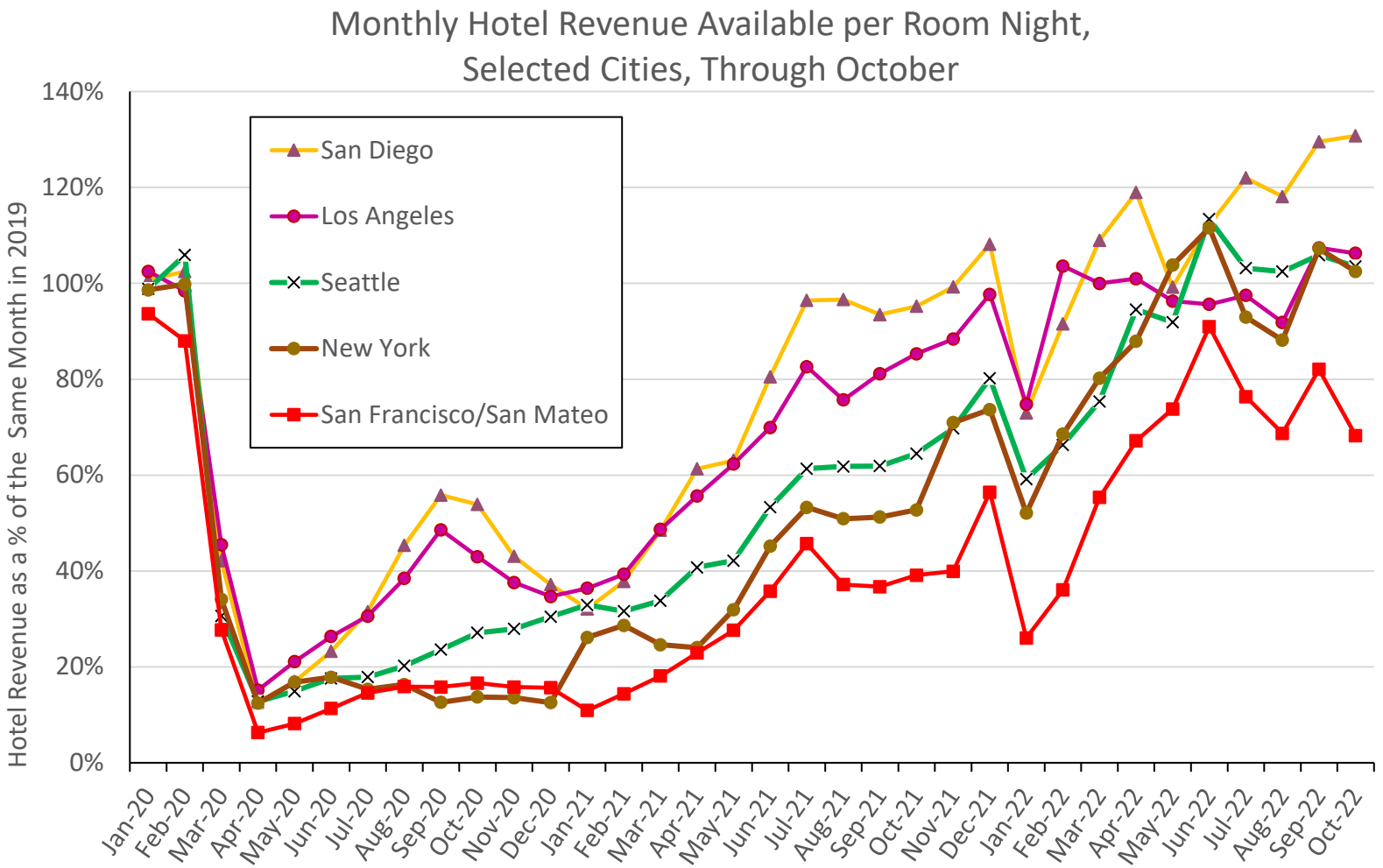
Source: Treasurer & Tax Collector, City and County of San Francisco
Note: "Restaurants and Bars" is equivalent to the NAICS Sector 722, "Food Services and Drinking Places". "Neighborhood Services" is equivalent to the NAICS sector 81, "Other Services (except Public Administration)".

SF Hotel Data Heading Down, Following Seasonal Trends



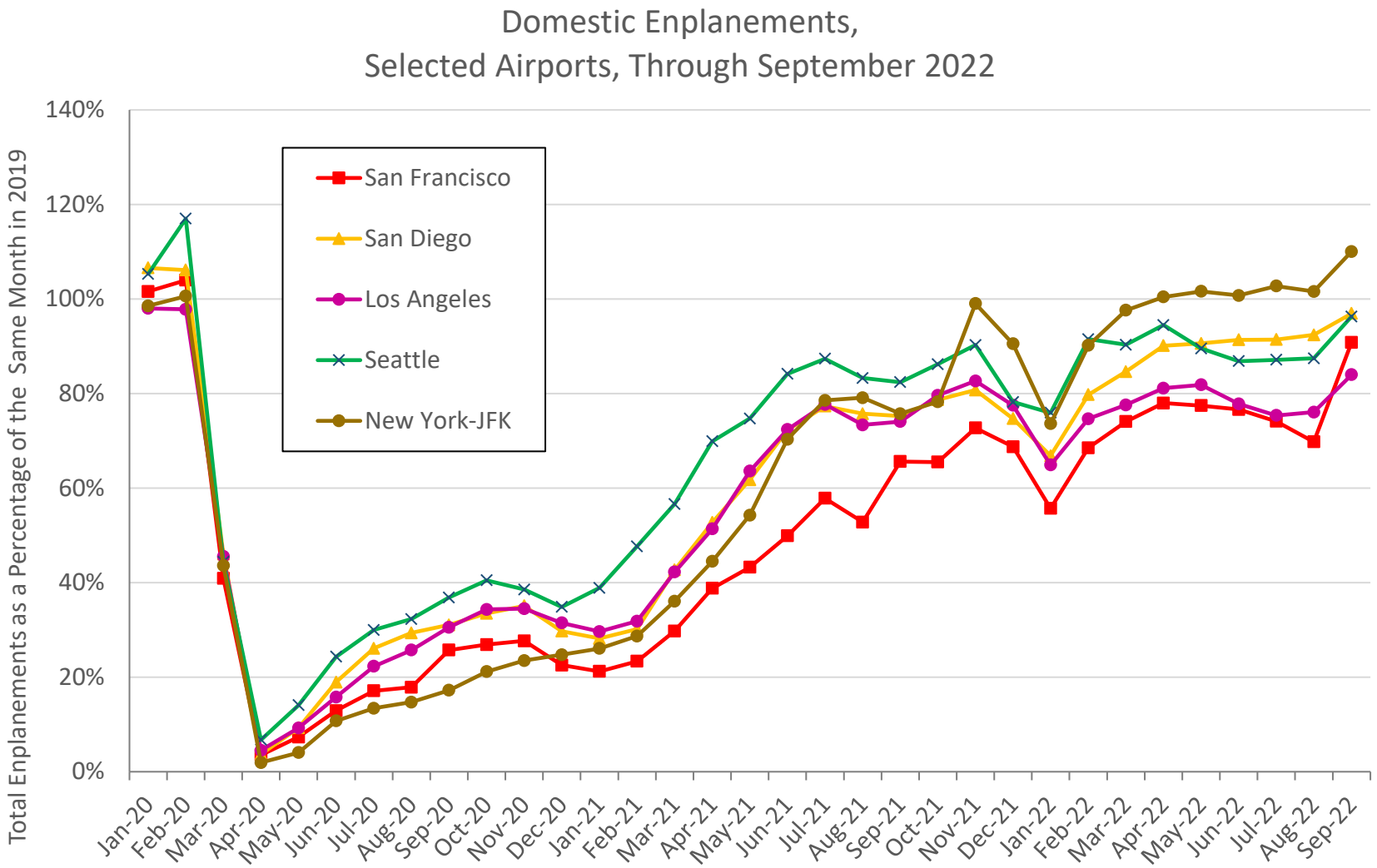
Source: STR

A Widening Gap in Hotel Revenue Between SF and Others



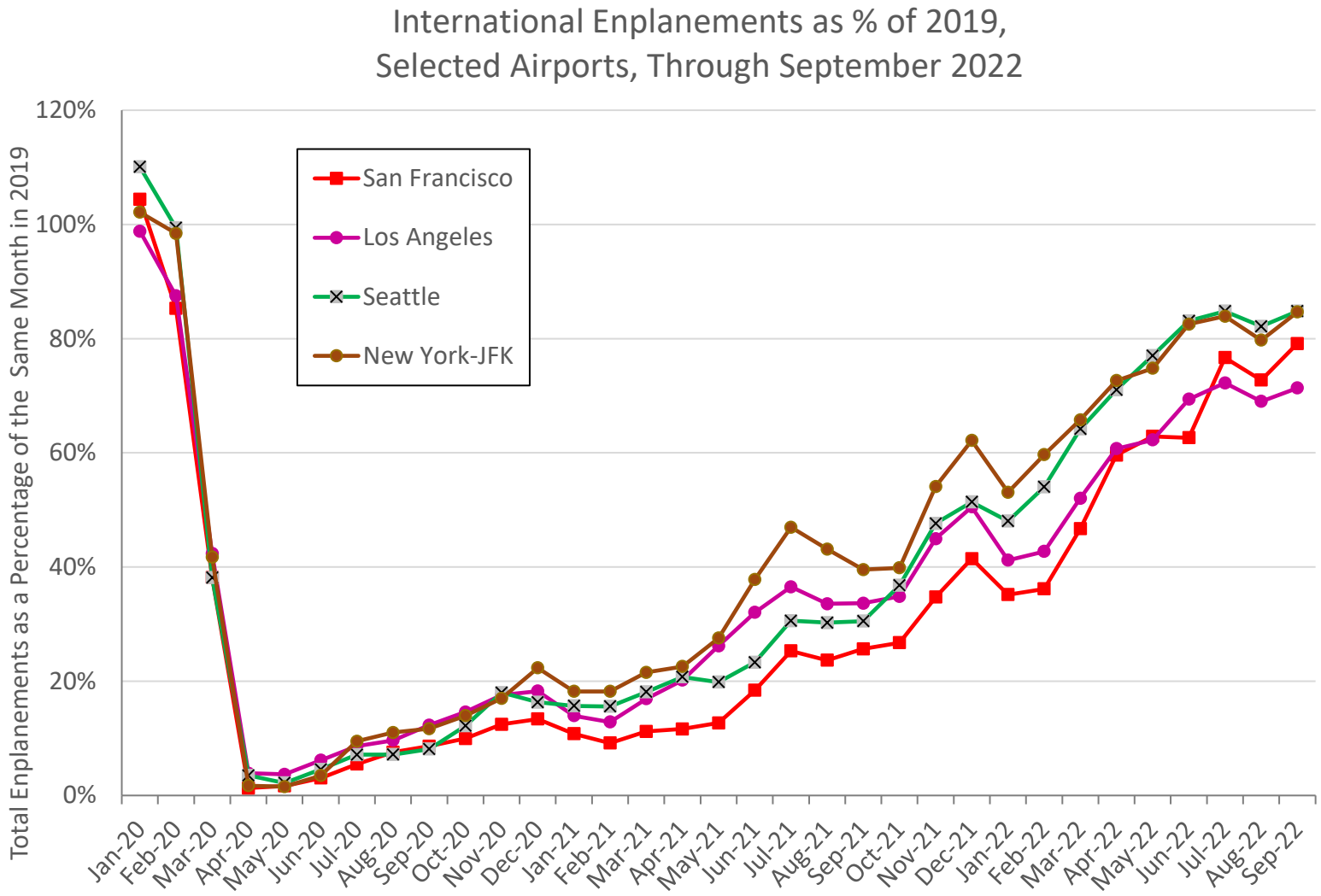
Source: STR. All the hotel rooms in a city are considered, whether they are open or closed.

September was A Strong Month for Domestic Air Travel…



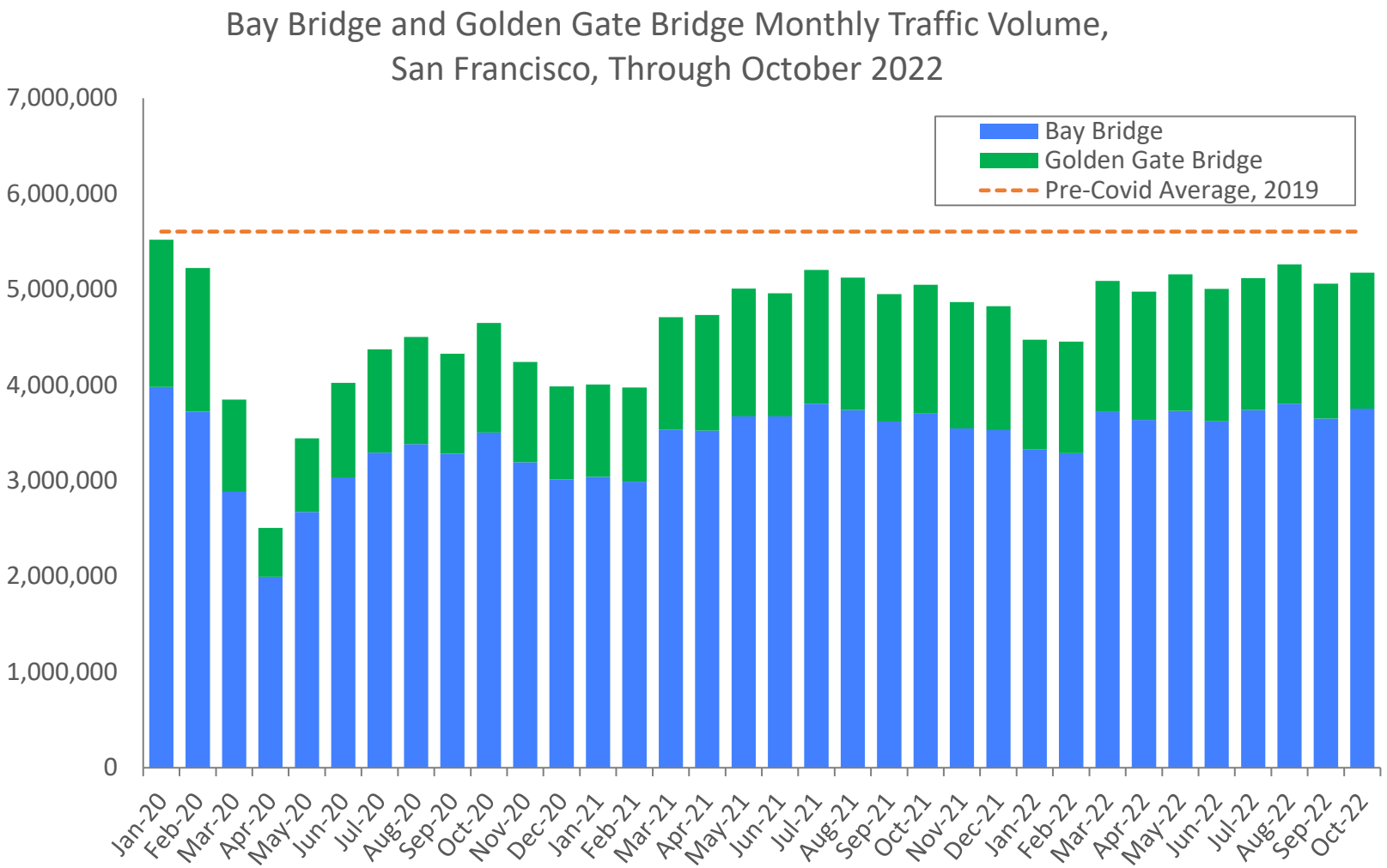
Source: Individual airports, NY-JFK July number is estimated by the OEA

...With Continuing Improvement in International Travel



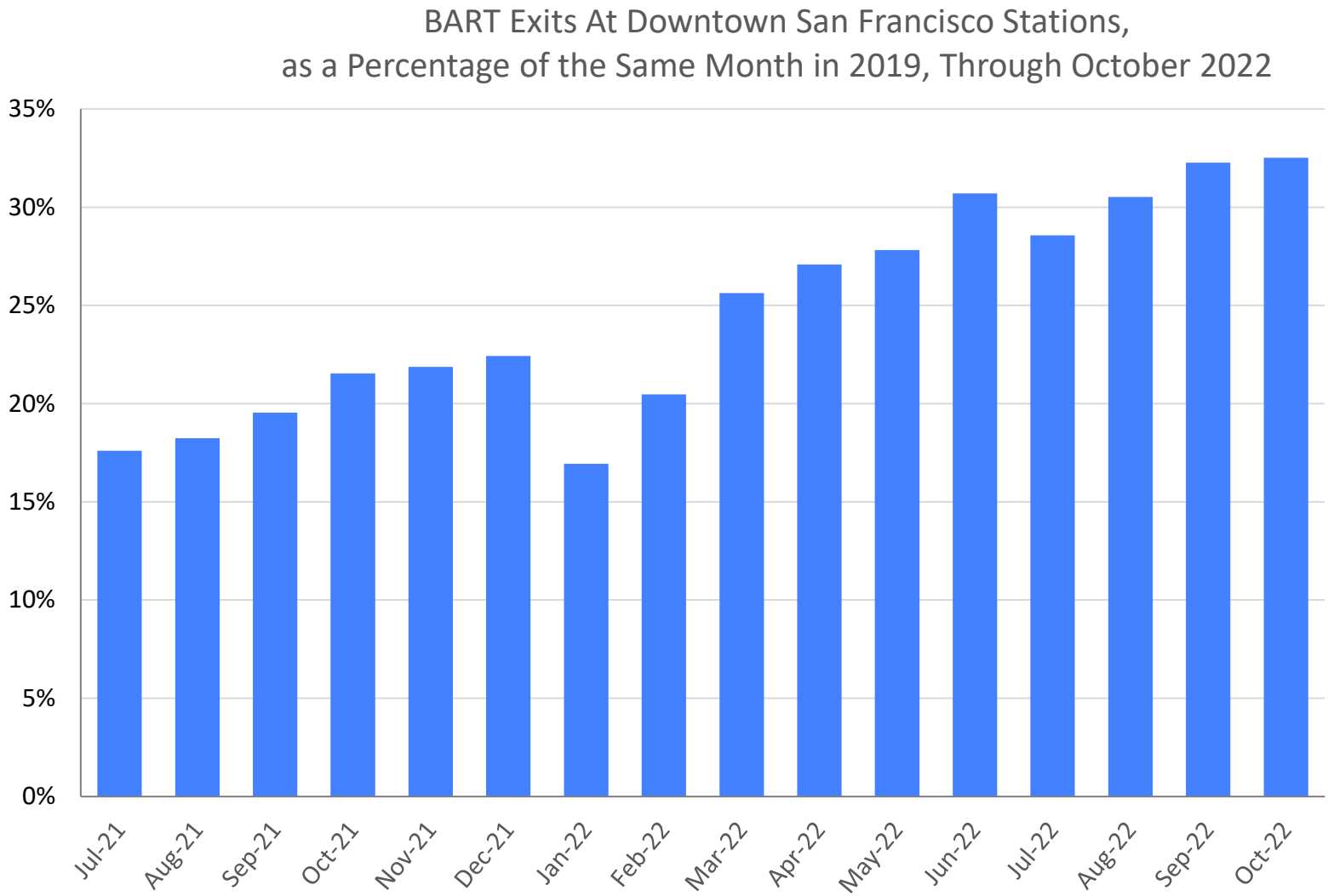
Source: Individual airports

Bridge Crossings Steady at 92% of Pre-Pandemic Levels



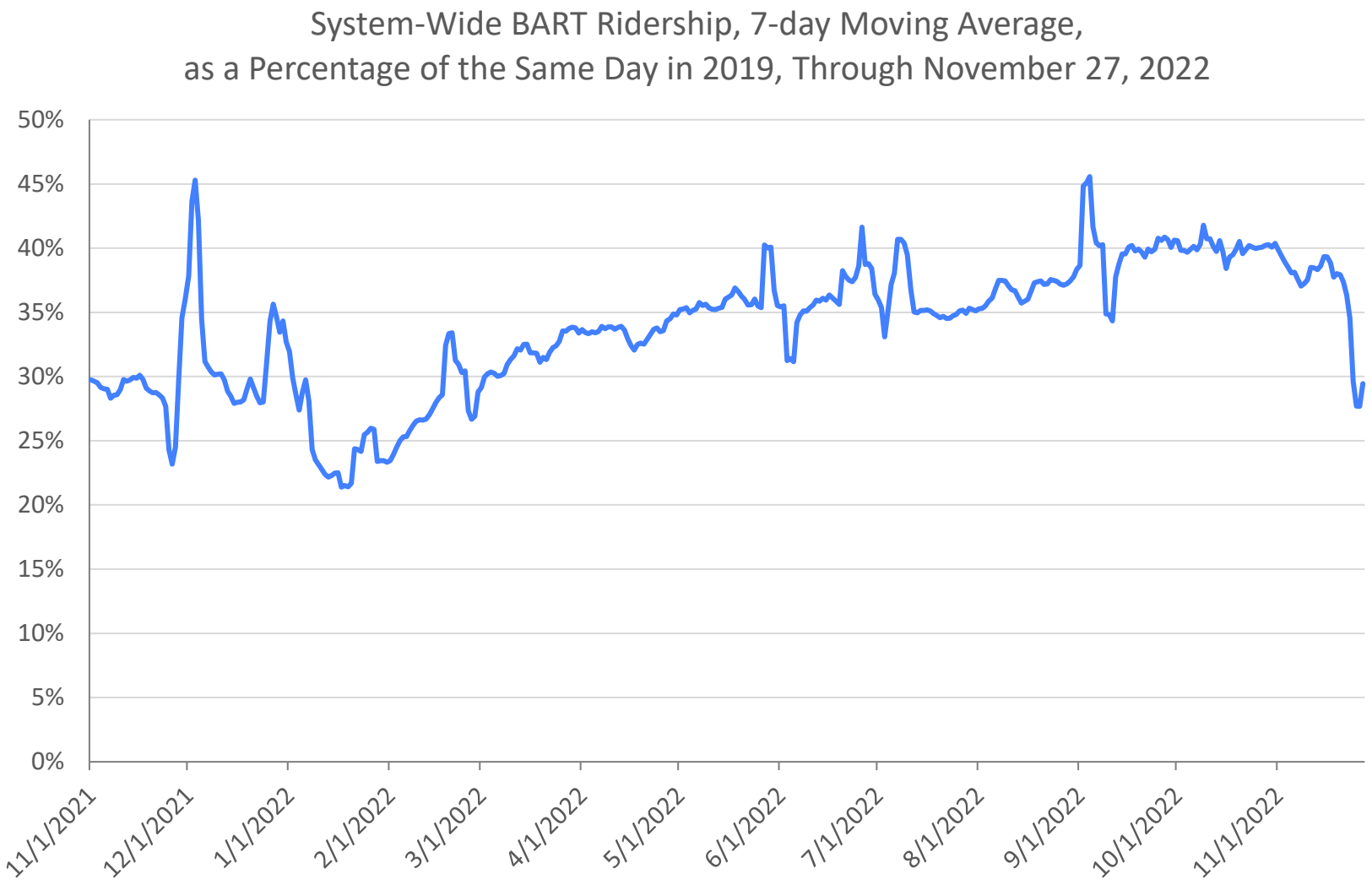
Source: Bay Area Toll Authority (BATA), Golden Gate Bridge Highway & Transportation District.
Includes westbound Bay Bridge traffic and southbound Golden Gate Bridge traffic.

Downtown BART Recovery Unchanged in October



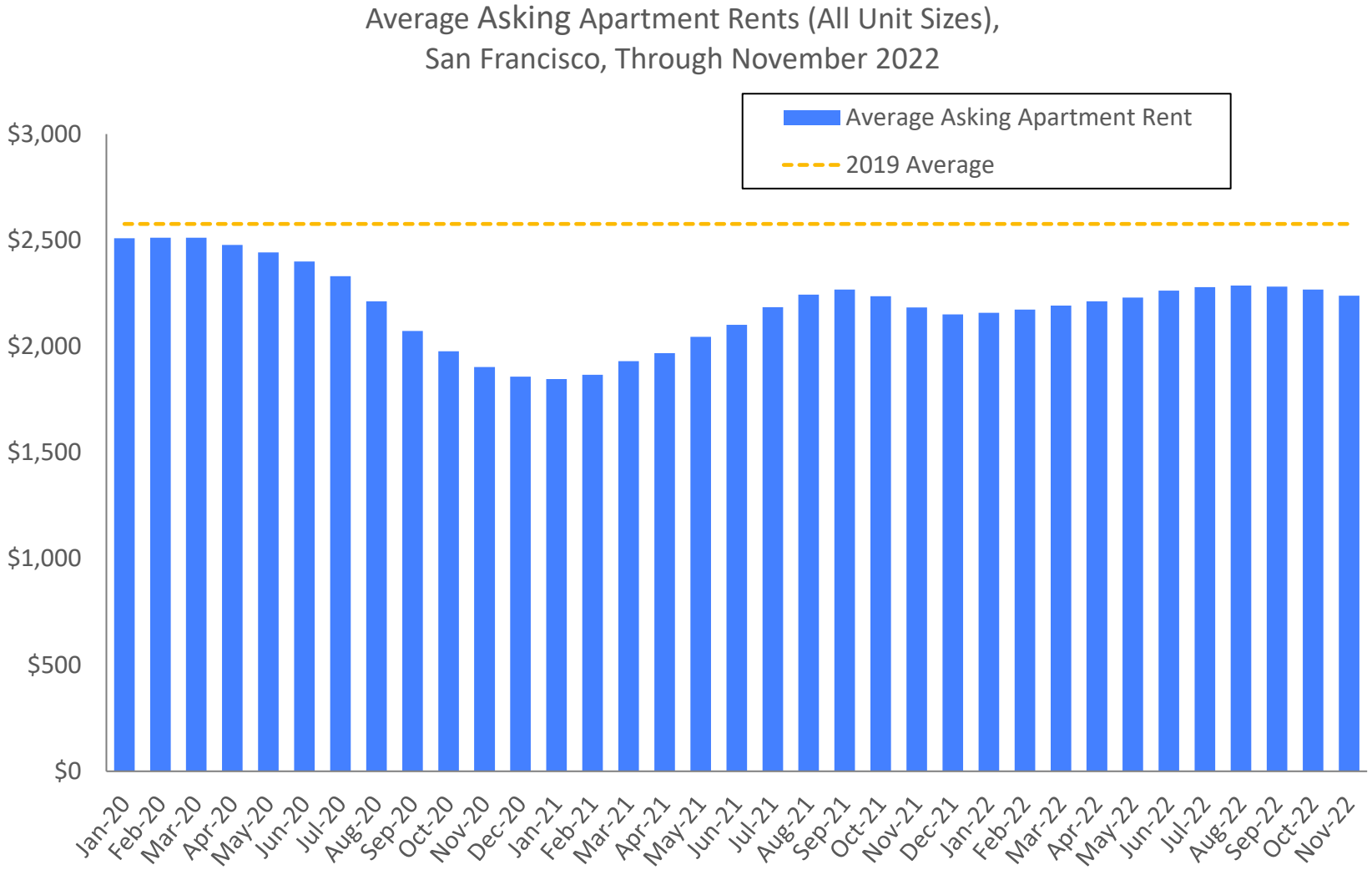
Source: BART

November BART Affected by Thanksgiving Day Timing



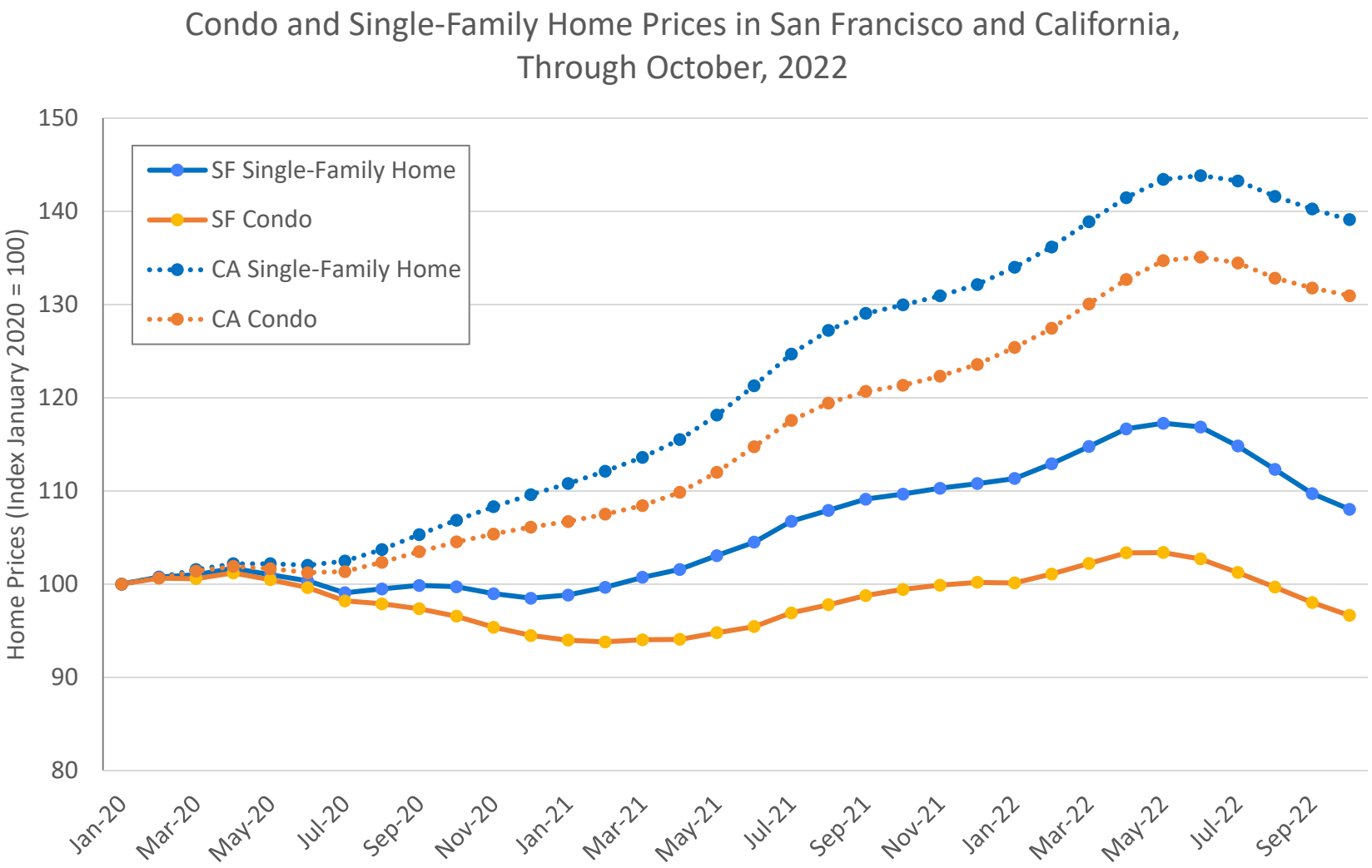
Source: BART

Apartment Rents Continued to Dip in November



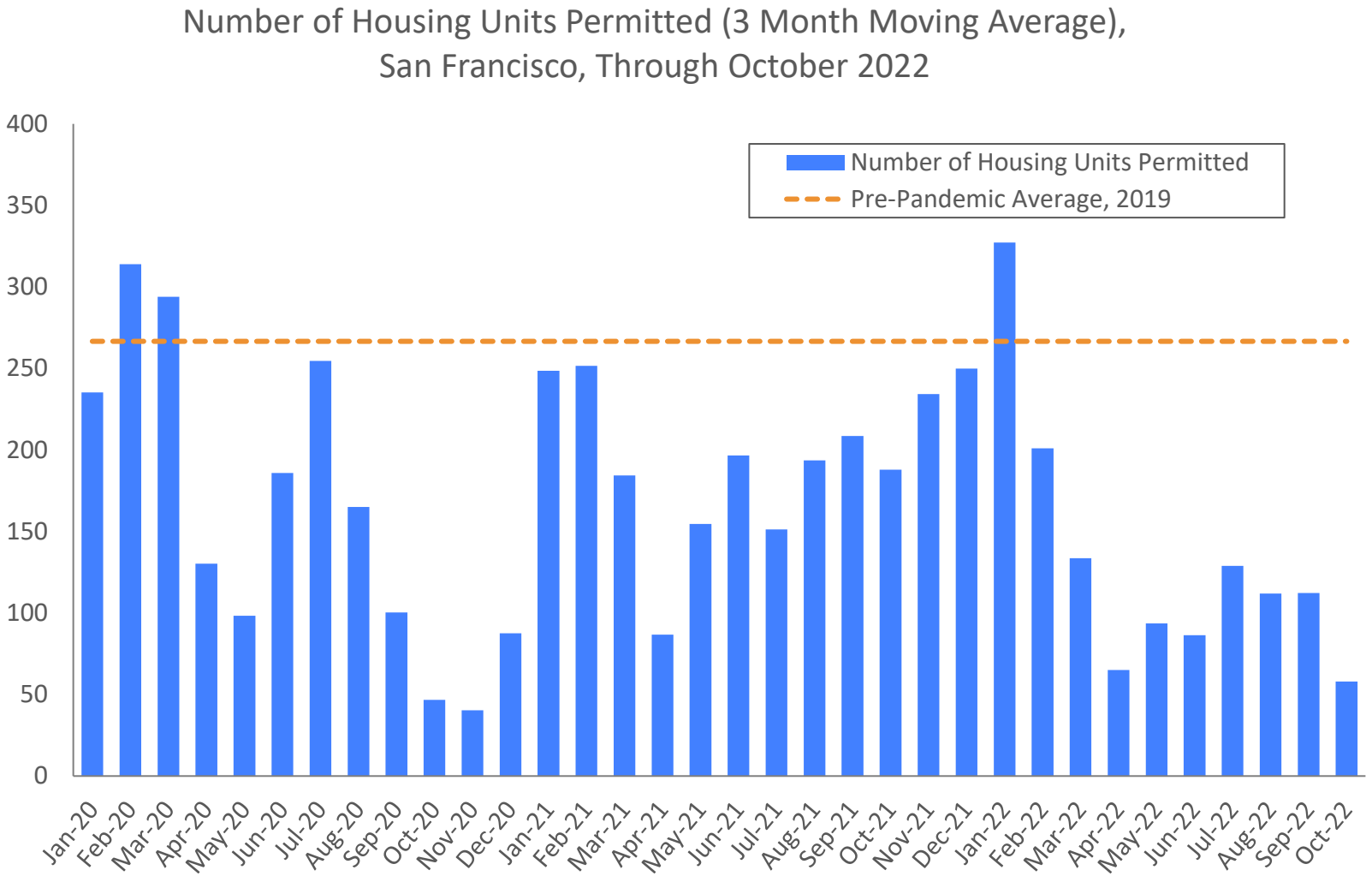
Source: Apartment List

SF Housing Prices Falling Twice as Fast as the State



Source: Zillow

Residential Building Permit Activity Weakening



Source: U.S. Department of Housing and Urban Development (HUD)

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