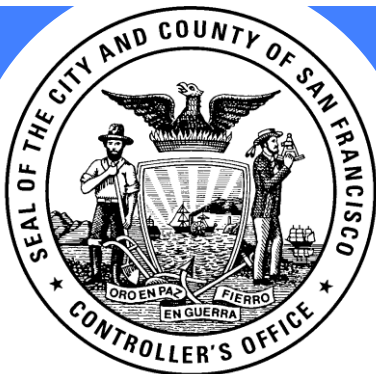


Status of the San Francisco Economy: May 2024



CITY & COUNTY OF SAN FRANCISCO

Office of the Controller
Office of Economic Analysis

June 3, 2024

Highlights of the May Report

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- The San Francisco Controller's Office has been tracking the city's economy with bi-monthly reports on various local economic indicators.
- The area's job market has been improving in 2024, with an addition of 1,900 jobs in San Francisco and San Mateo counties between February and April. Unemployment has dropped back to 3.4%, down from 4.0% in January.
- The Leisure & Hospitality sector again leads the area's job growth, although employment is still well below pre-pandemic levels. Education, Health, and Government are other bright spots, while tech job losses are continuing.
- Despite the recovery in tourism employment, hotel revenues in April dropped to 60% of April 2019 levels, and there has been little consistent recovery in occupancy or rates.
- The housing market presents a somewhat brighter story. Apartment rents have risen during the spring, and while the for-sale market is still lagging the state, there are signs that it may be bottoming-out. Stability in rents and prices has not yet translated into sustained recovery in building permits, however.

List of Economic Indicators

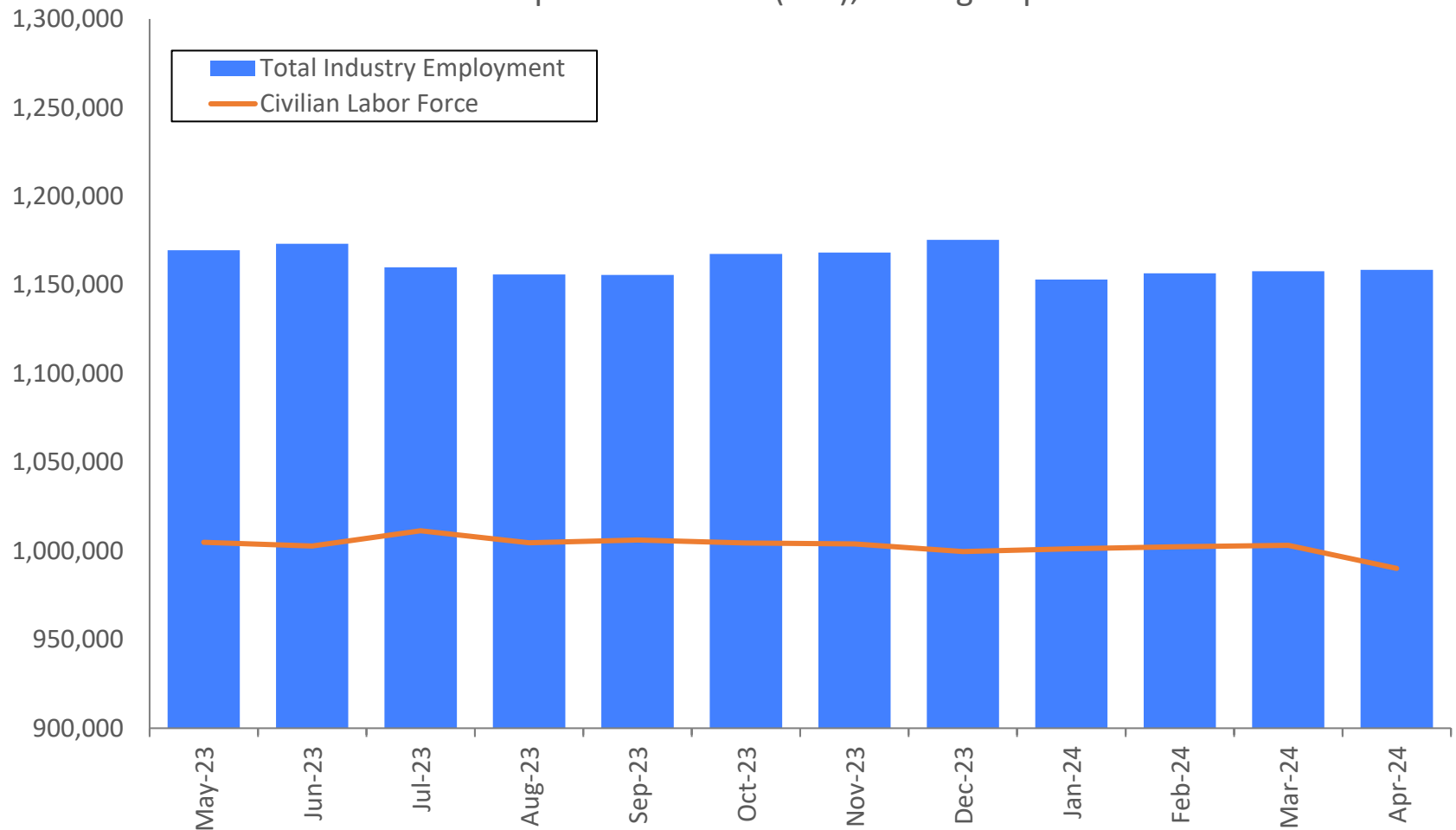
3

1. Industry Employment and Civilian Labor Force
2. Employment Change by Industry Sector
3. Unemployment Rate and Employed Residents in San Francisco
4. Indeed Job Postings Index
5. Office Attendance
6. Office Vacancy Rate and Asking Rent
7. New Business Registration, Selected Sectors
8. Hotel Occupancy Rate and Average Daily Rate
9. Hotel Revenue Available per Room Night: Selected Cities Comparison
10. Domestic Enplanements: Selected Cities Comparison
11. International Enplanements: Selected Cities Comparison
12. Bay Bridge and Golden Bridge Traffic
13. San Francisco PM Freeway Speeds
14. Muni Metro (Subway) Ridership
15. BART Exits at Downtown SF Stations
16. Apartment Asking Rent and Apartment Vacancy Index
17. Single Family Home and Condo Prices: San Francisco and California
18. Housing Permits

The City's Slow Pace of Job Growth Continued through April

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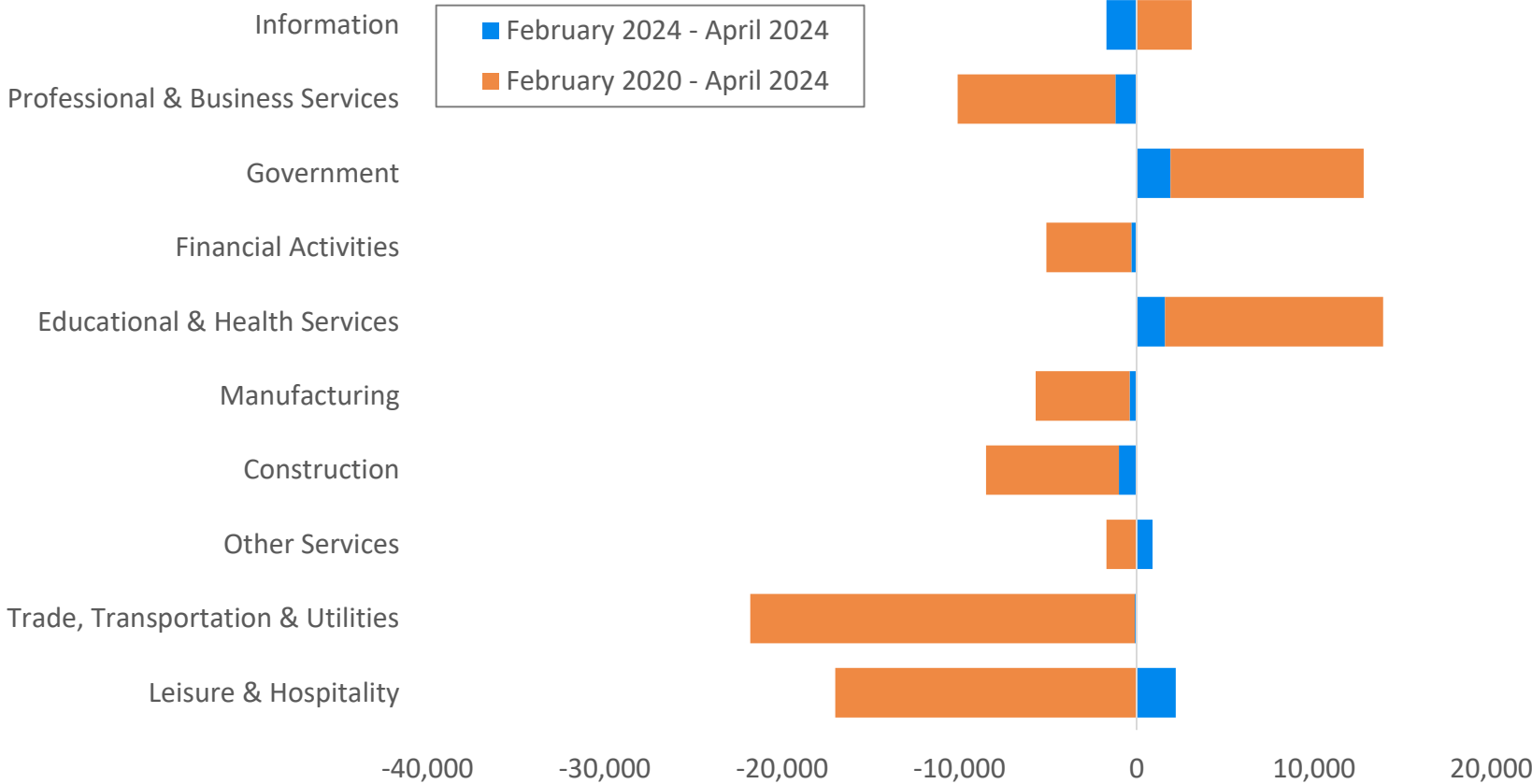
Total Industry Employment and Civilian Labor Force,
San Francisco Metropolitan Division (MD), Through April 2024



Source: EDD, SF Metro Division includes San Francisco and San Mateo counties.

Tourism, Education & Health Led Job Gains; Tech Still Down

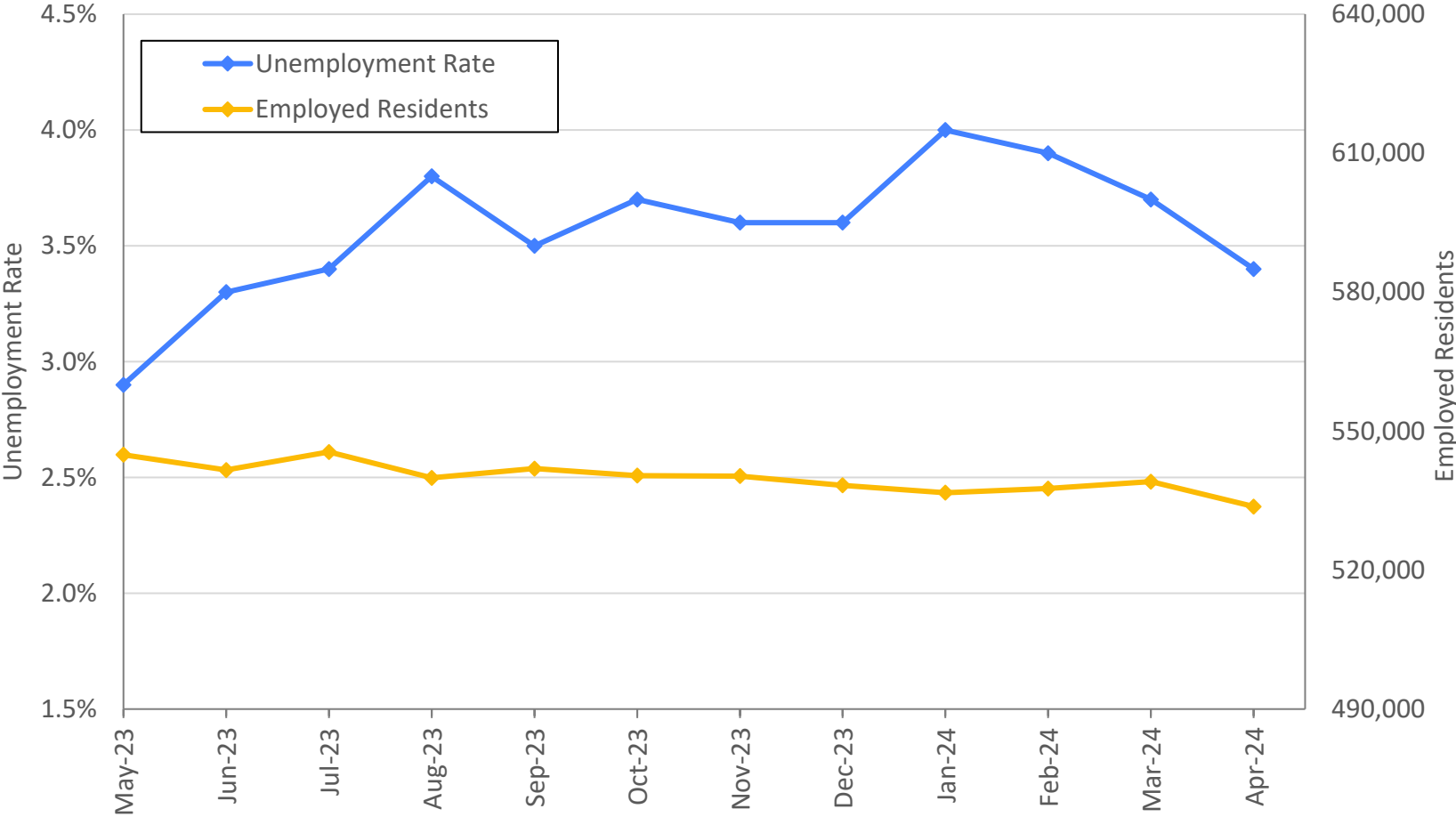
Employment Change by Industry Sector, San Francisco Metro Division:
Since the Start of the Pandemic, and the Most Recent Months



Source: EDD

Unemployment Rate Dropping – Down to 3.4% in April

Monthly Unemployment Rate and Employed Residents, San Francisco, Through April 2024

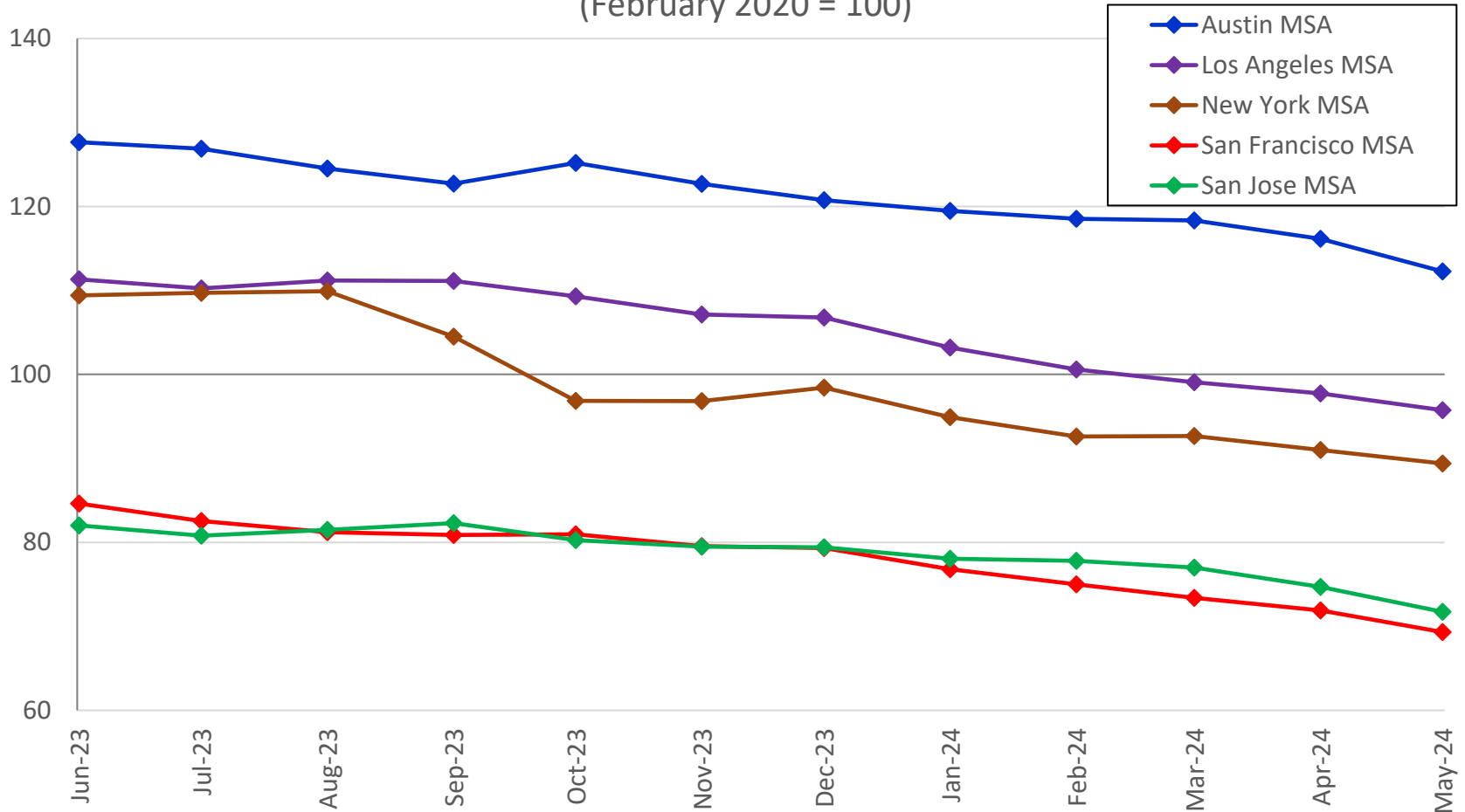


Source: EDD

But in SF & Nationwide, Job Market Shows Signs of Cooling

7

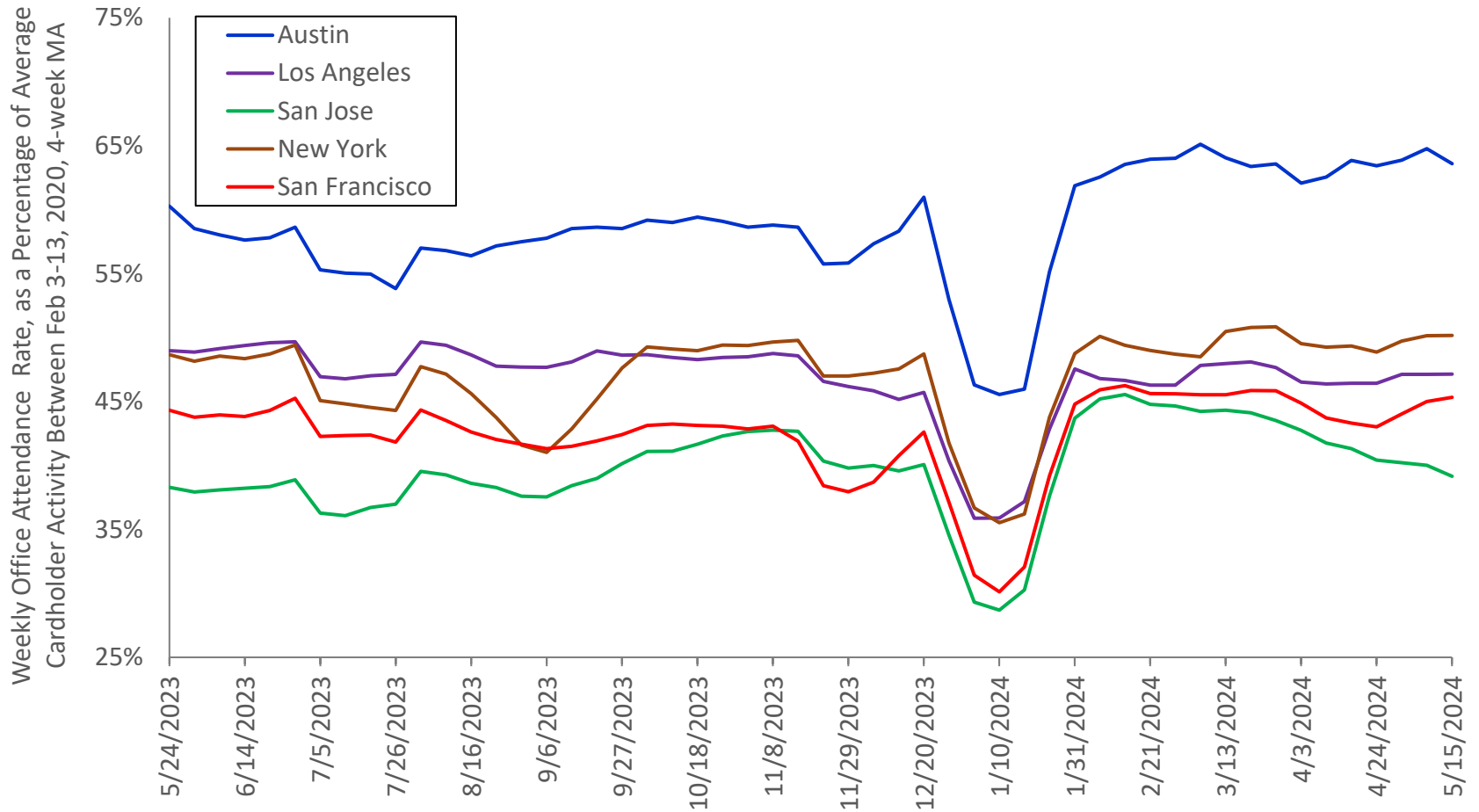
Indeed Real-Time Daily Job Posting Index,
Selected Metros (Monthly Average), June 2023 - May 2024
(February 2020 = 100)



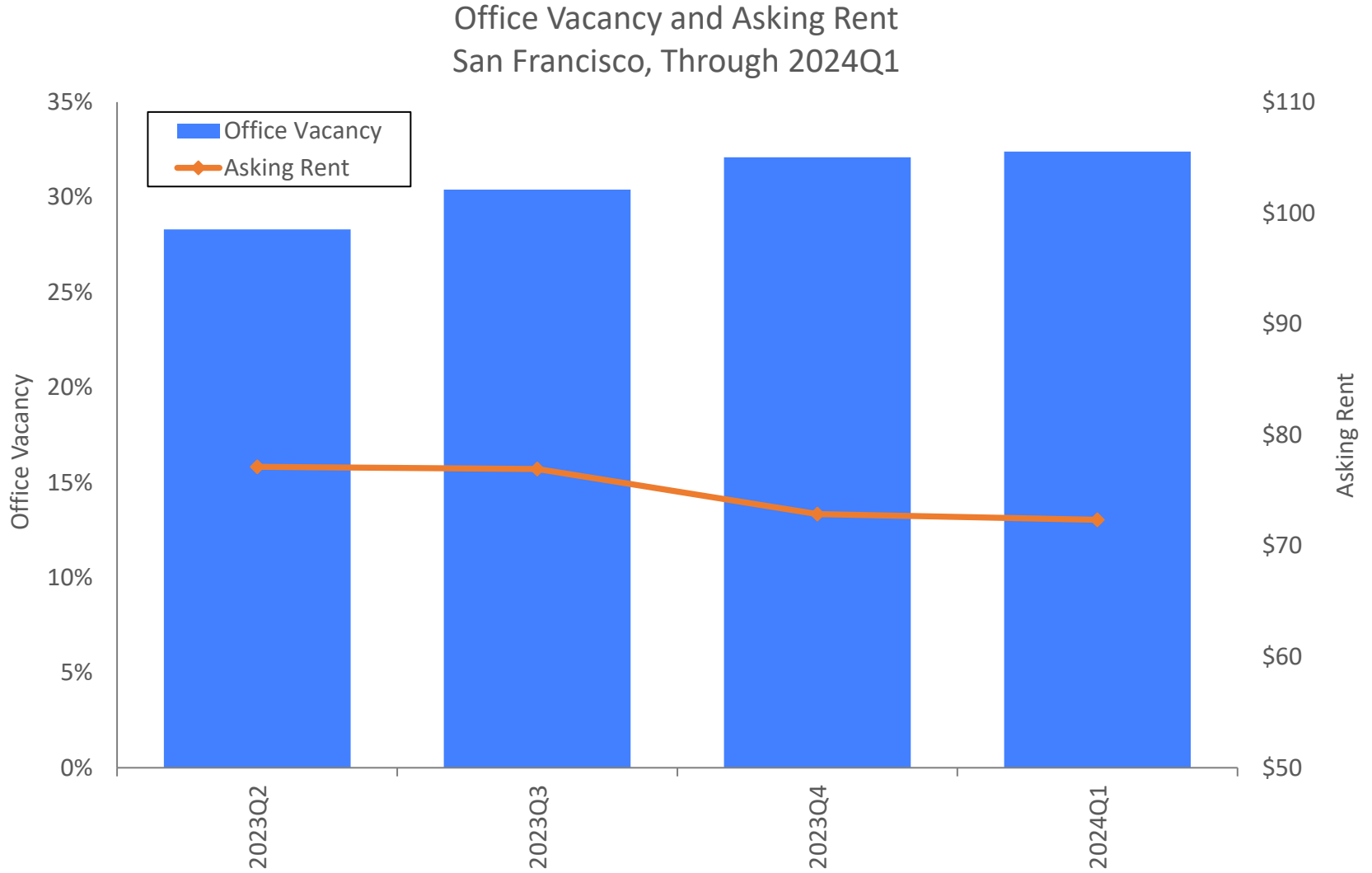
Source: Indeed.

SF Return-to-Office Uptick in May – Around 45% of Normal

Weekly Office Attendance in San Francisco and Other Selected Metros, 4-Week Moving Average, Through May 15, 2024



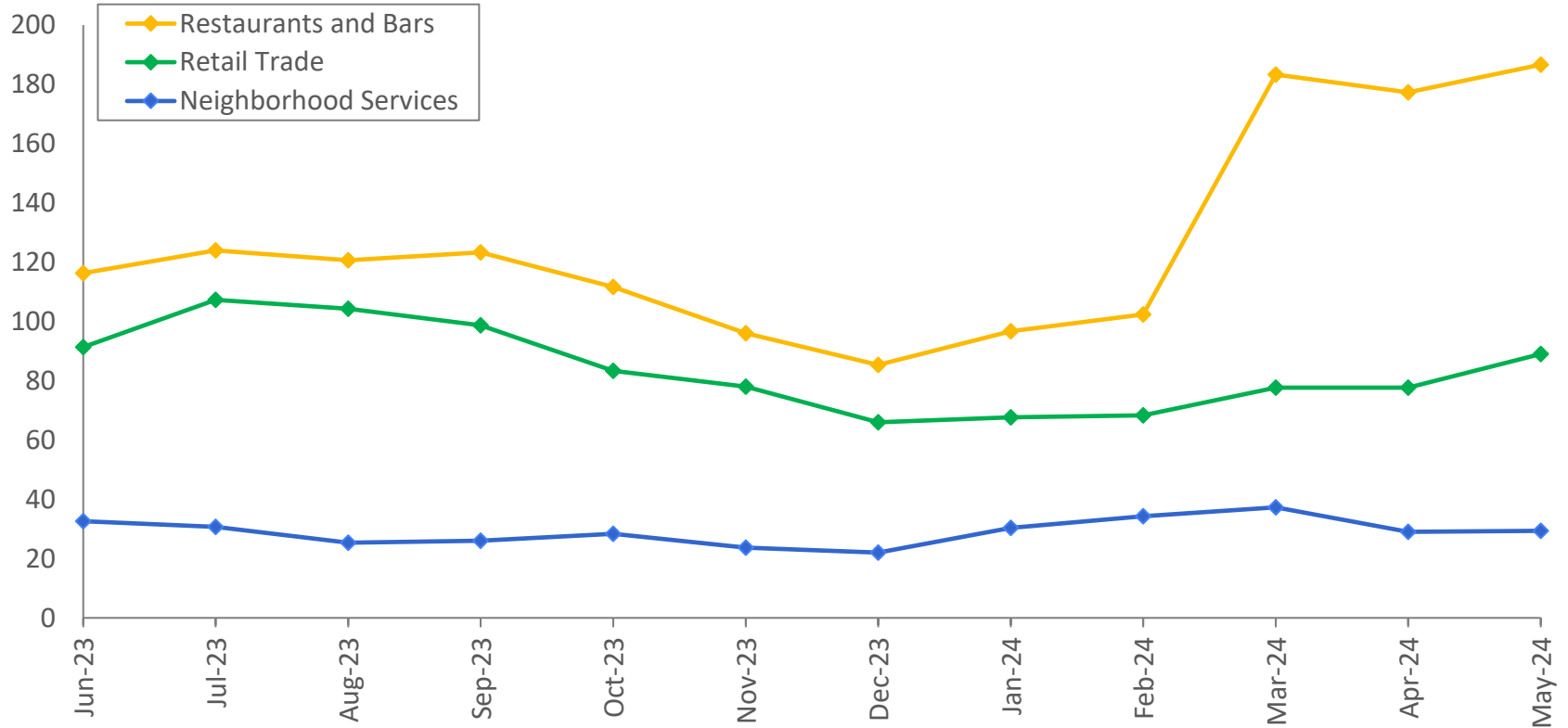
Office Vacancy Edged up to 32.4% in Q1; Rents Fell by 0.7%



New Restaurant Formation Remained Strong Through May

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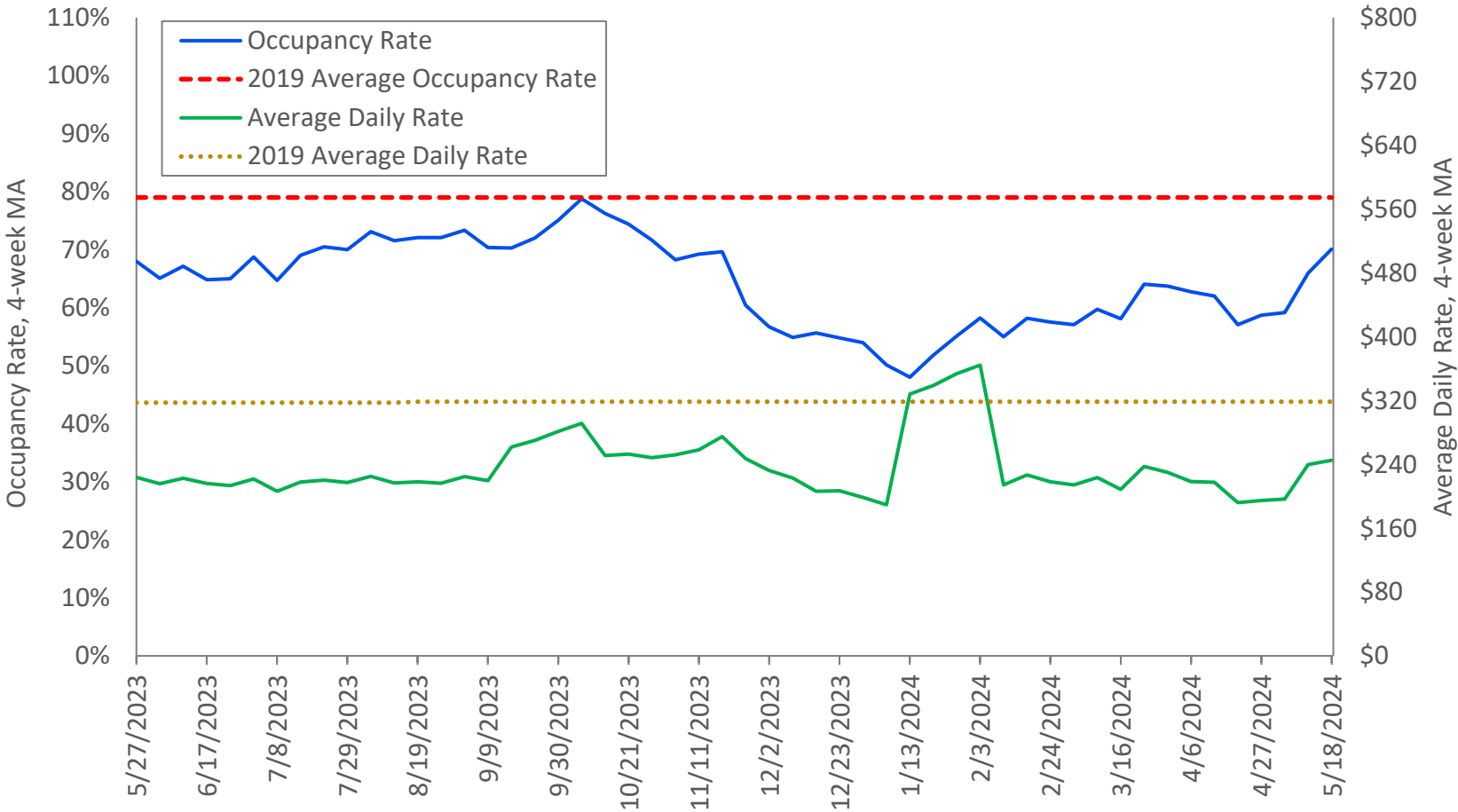
New Business Locations in San Francisco, 3-month Moving Average,
Selected Industries: January 2023 - May 2024



Source: Treasurer & Tax Collector, City and County of San Francisco.

Hotel Occupancy & Rates Up in May Due to RSA Conference

Weekly San Francisco Hotel Occupancy Rate and Average Daily Room Rate, 4-week Moving Average, Through May 18, 2024

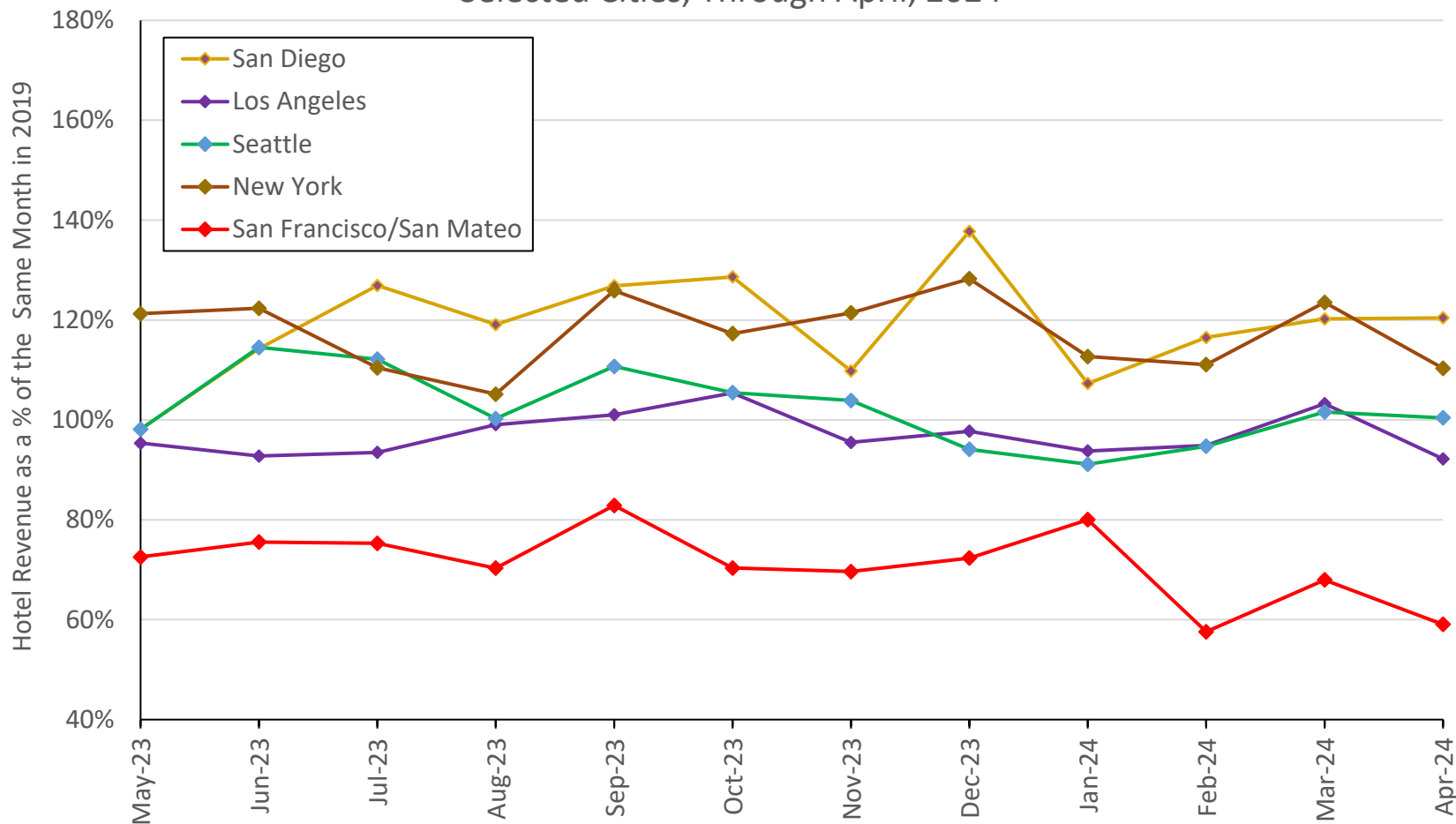


Source: STR

But Hotel Recovery, Relative to 2019, Has Ebbed in 2024

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Monthly Hotel Revenue Available per Room Night,
Selected Cities, Through April, 2024

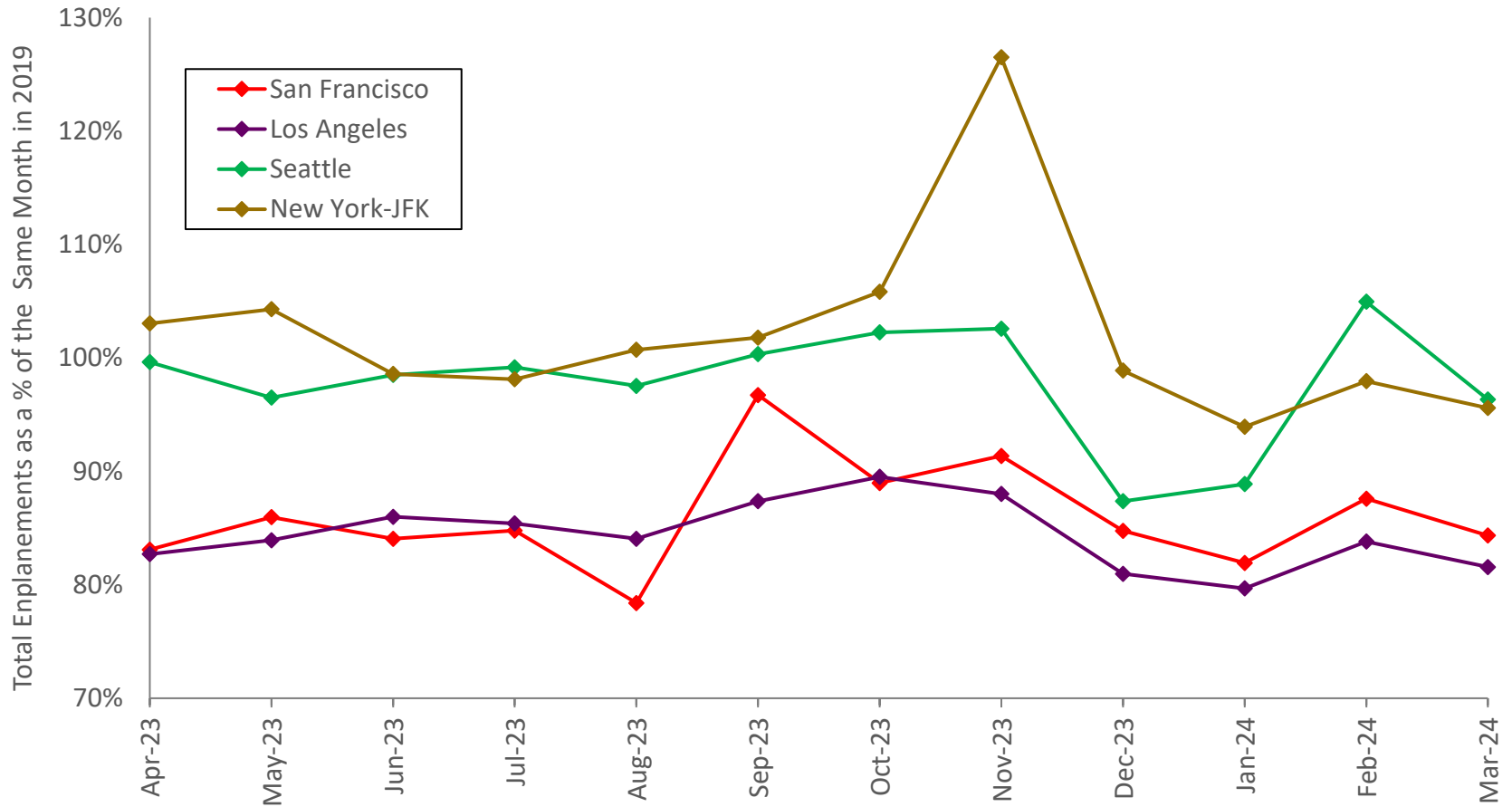


Source: STR.

SF Domestic Air Travel Improves to 84% of 2019 Levels

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Domestic Enplanements,
Selected Airports, Through March 2024

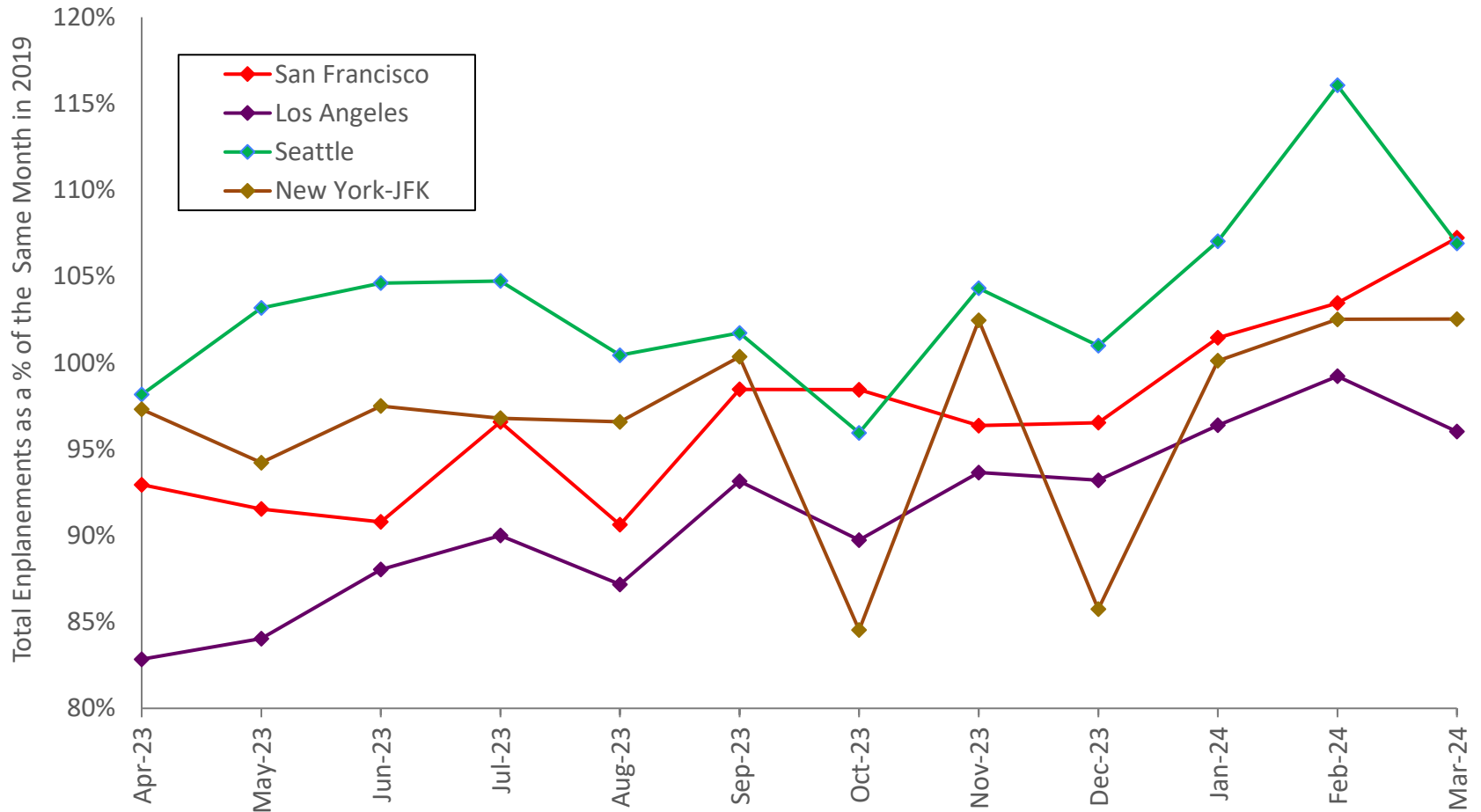


Source: Individual airports

SF International Travel Now Exceeds 2019 Level

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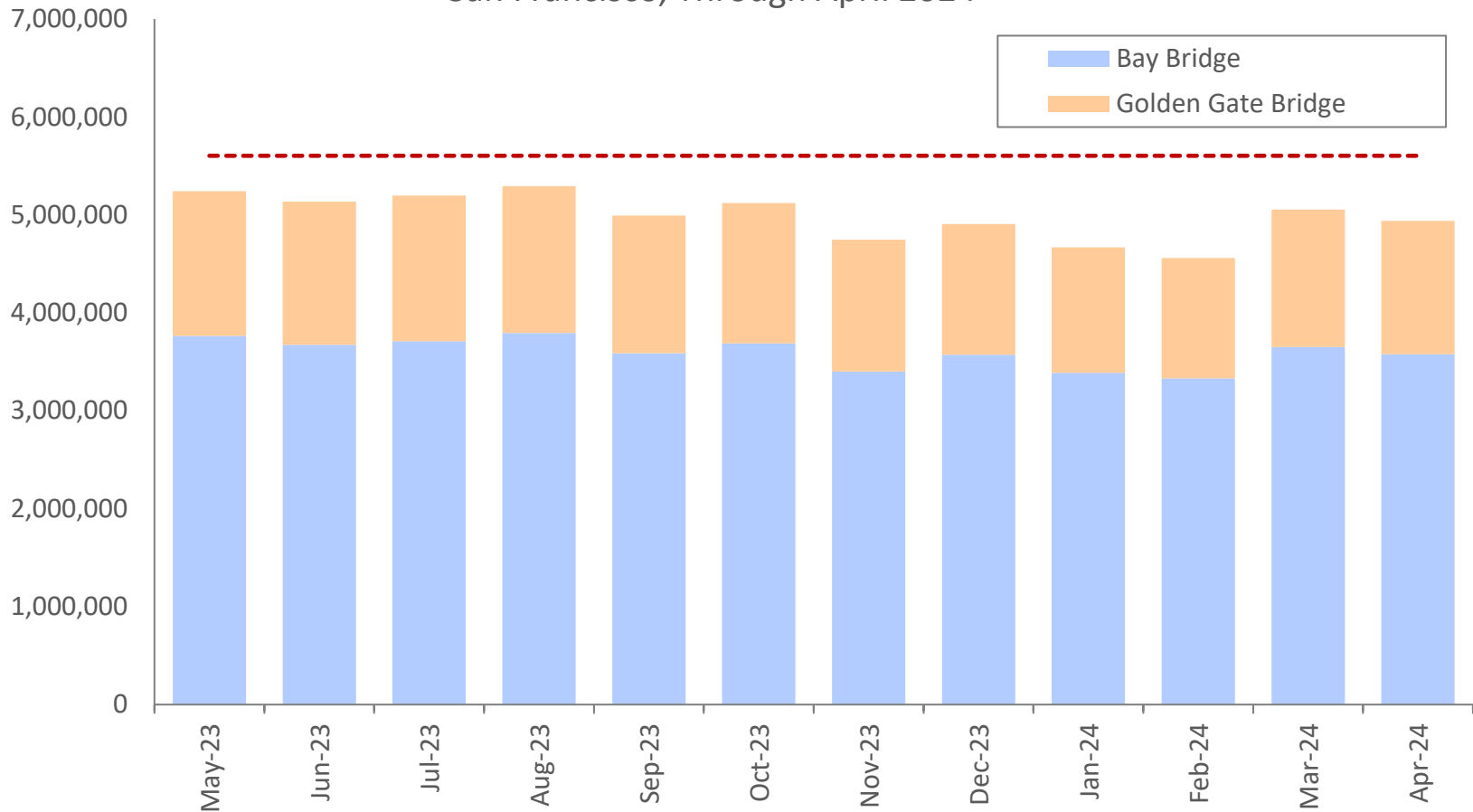
International Enplanements as % of 2019,
Selected Airports, Through March 2024



Source: Individual airports

Recovery in Bridge Traffic Since the Winter

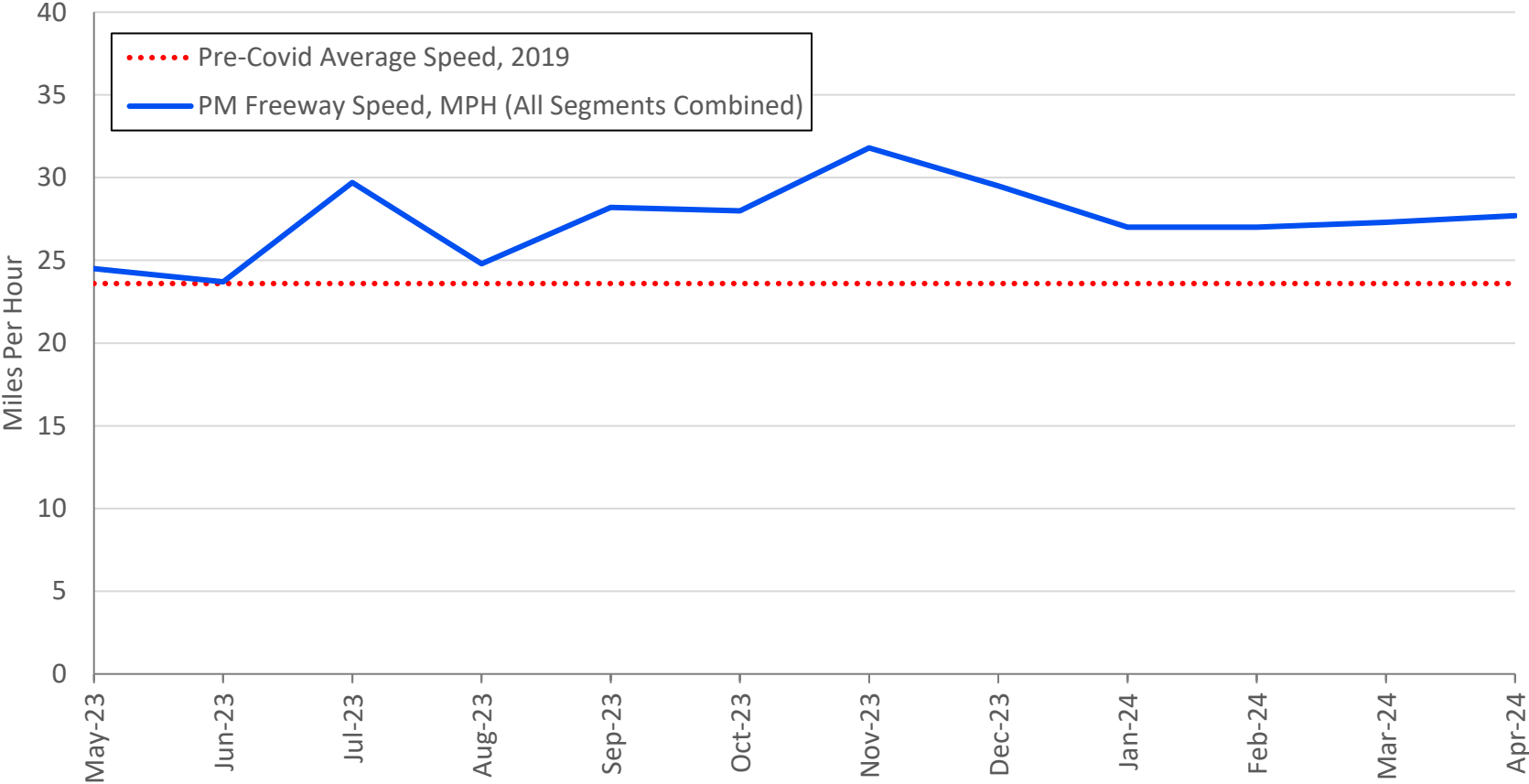
Bay Bridge and Golden Gate Bridge Monthly Traffic Volume, San Francisco, Through April 2024



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

But Higher Freeway Speeds Indicate Lighter Congestion

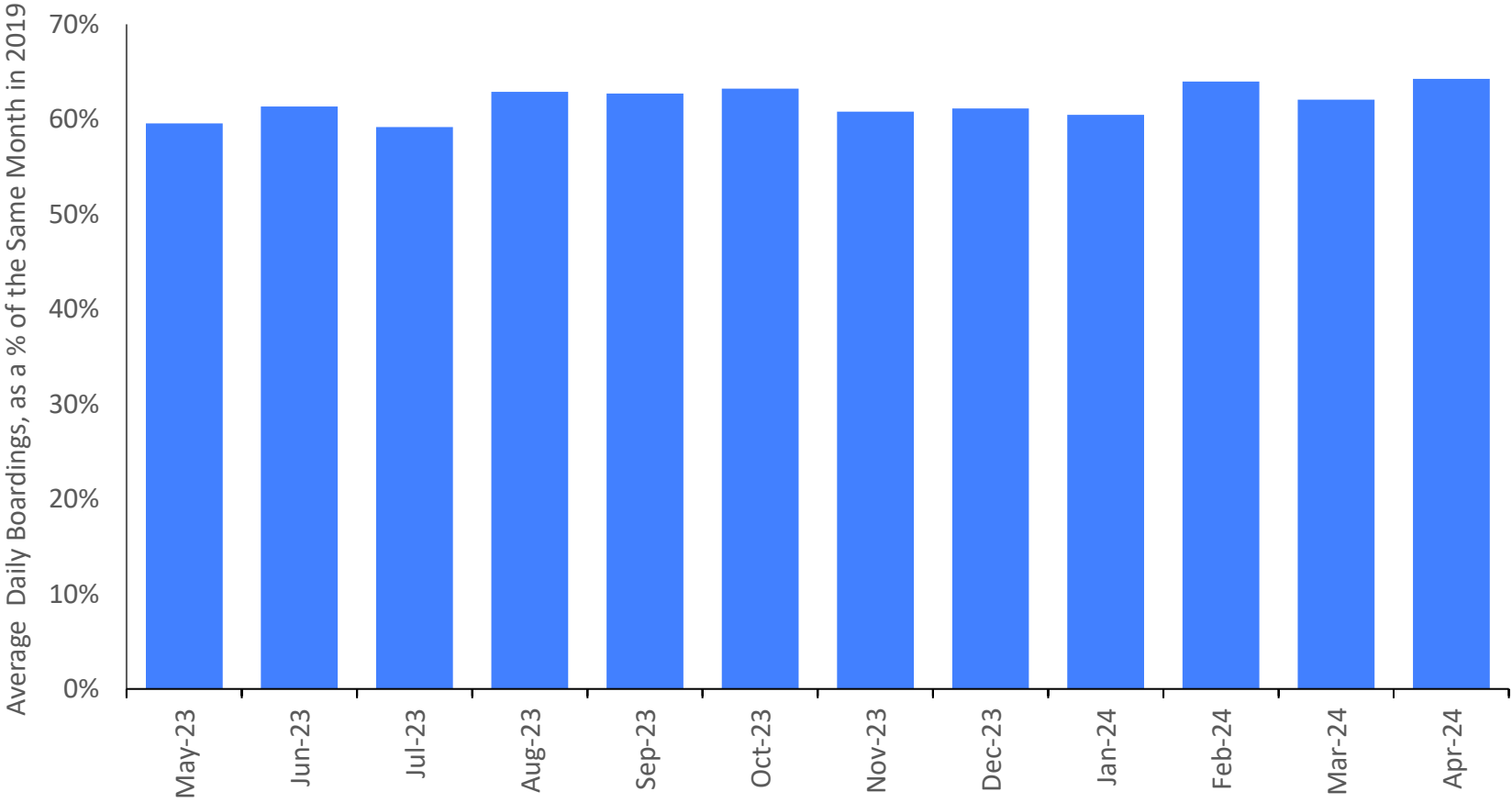
Average Monthly PM Freeway Speed in San Francisco, Through April, 2024



Source: SF County Transportation Authority

Muni Metro Ridership Continues Its Slow Recovery

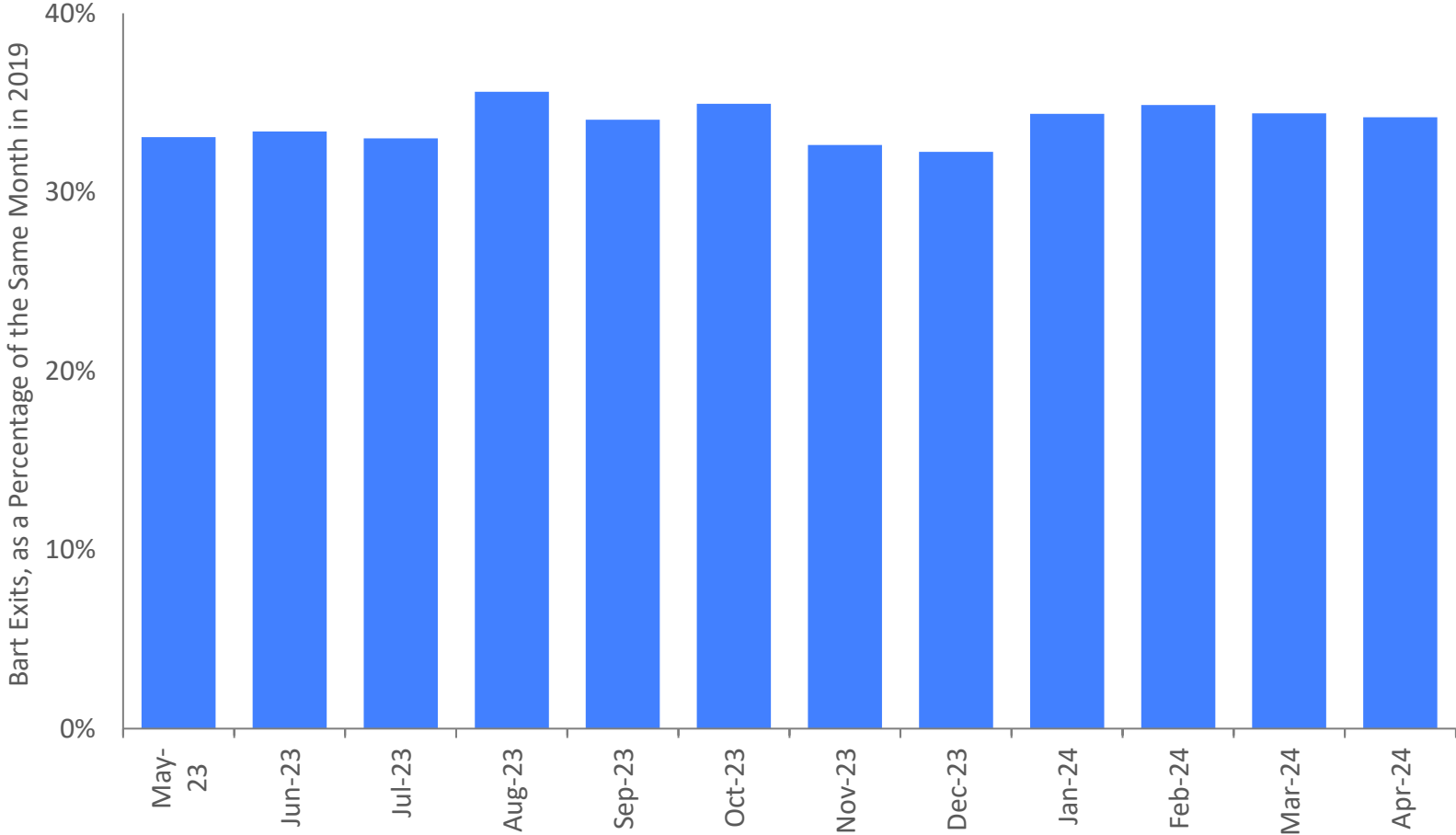
Average Daily Boardings, Muni Metro (Subway),
as a Percentage of the Same Month in 2019,
San Francisco, Through April 2024



Source: SFMTA

But Downtown BART Recovery Has Slipped Since February

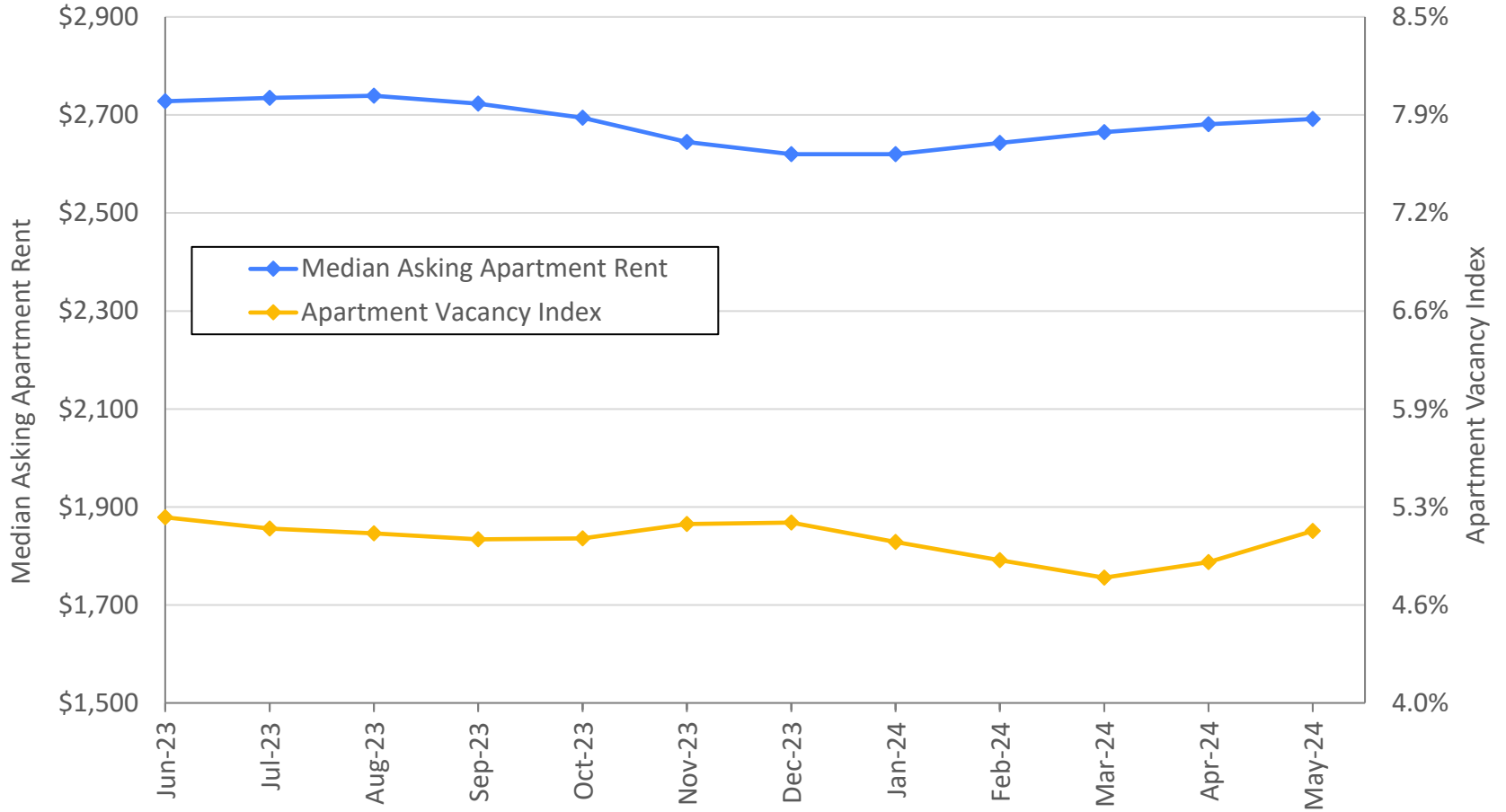
BART Exits At Downtown San Francisco Stations,
as a Percentage of the Same Month in 2019, Through April 2024



Source: BART

SF Apartment Rents Continue to Rise Since the End of 2023

Apartment Asking Rent and Vacancy Index (All Unit Sizes),
San Francisco, Through May 2024

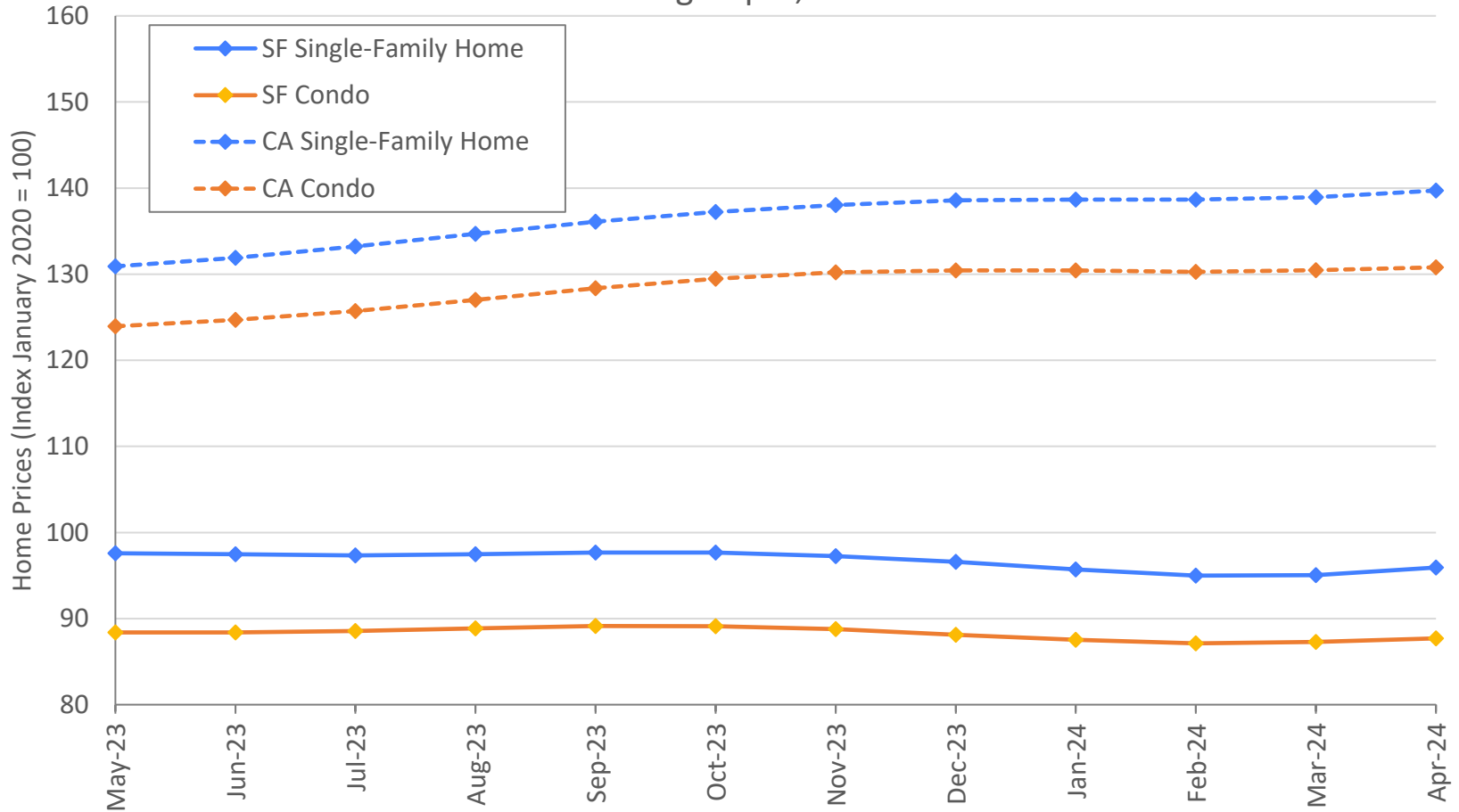


Source: Apartment List

SF For-Sale Housing Market May Be Bottoming-Out

20

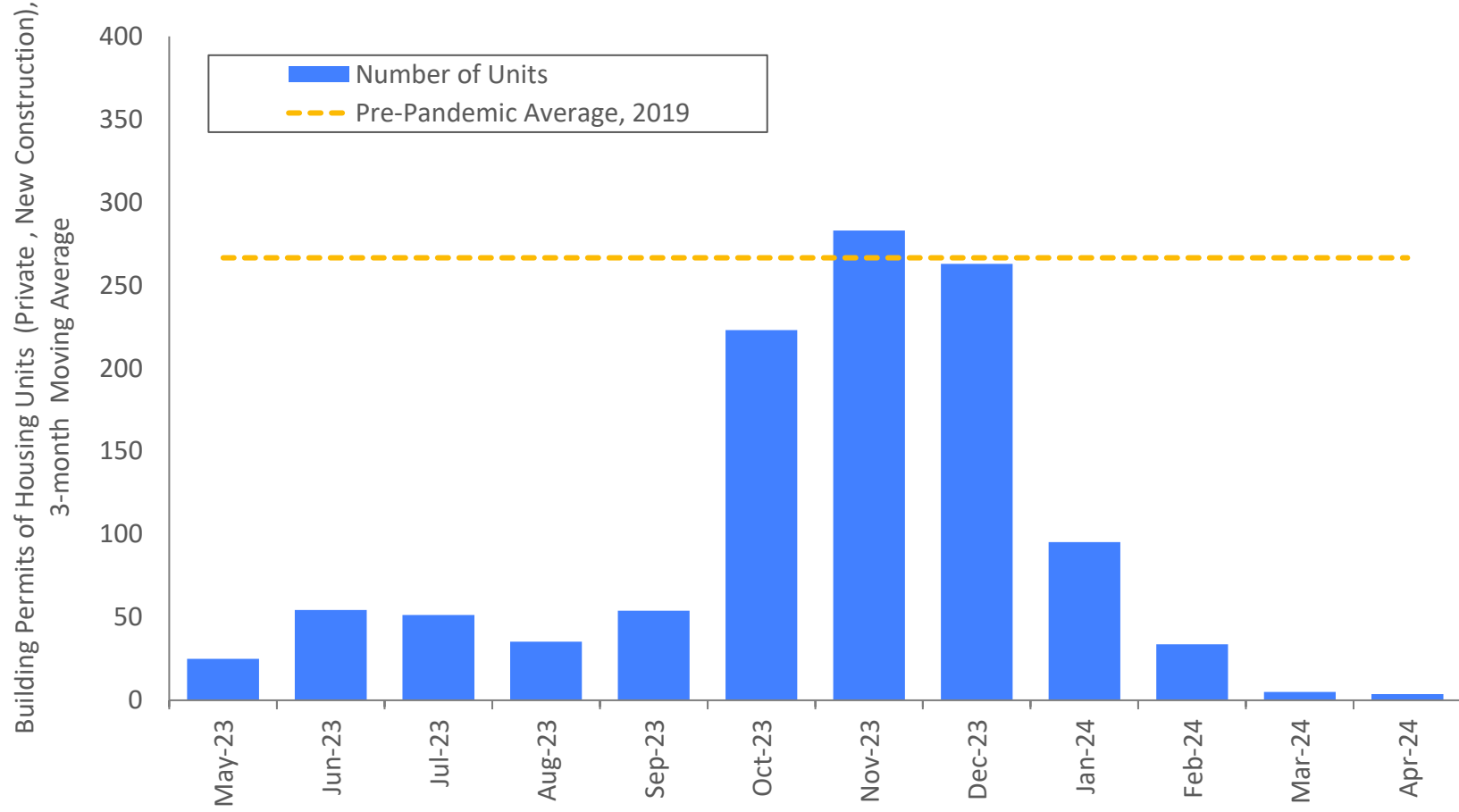
Condo and Single-Family Home Prices in San Francisco and California, Through April, 2024



Source: Zillow

But No Sustained Recovery Yet in Housing Permits

Number of Housing Units Permitted (Private, New Construction), (3-Month Moving Average), San Francisco, Through April 2024



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

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