Status of the San Francisco Economy: December 2022
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 added a healthy 4,100 jobs in November, but the number of employed residents of the city declined by 3,700. The city’s unemployment rate rose to 2.3%, up from 2.2% in October.

Job growth in November was led by retail trade, which added 1,200 jobs in a typical pre-holiday expansion. Tech employment was flat in November, and has slowed in recent months, in the wake of numerous layoff announcements by local tech companies.

After a strong first half of the year, the city’s tourism industry has struggled since summer. In December, before the Christmas holiday, hotel occupancy dipped below 50%. While some cooling is both typical for the season and seen in other cities, the gap between San Francisco and stronger hotel markets is widening.

Housing remains another weak spot. Apartment rents dropped 1.7% in December – more than twice the rate of decline nationally. San Francisco’s condo and single-family home values dropped by 1.3% in November according to Zillow, both significantly faster than the state-wide trend. Despite this, housing permits ticked up in November.
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. Office Vacancy
6. New Business Registration, Selected Sectors
7. Hotel Occupancy Rate and Average Daily Rate
8. Hotel Revenue Available per Room Night: Selected Cities Comparison
9. Domestic Enplanements: Selected Cities Comparison
10. International Enplanements: Selected Cities Comparison
11. Bay Bridge and Golden Bridge Traffic
12. BART Exits at Downtown SF Stations
13. System-wide BART Ridership
14. Average Asking Rents for Apartments
15. Single Family Home and Condo Prices
16. Building Permits for Housing
The SF Metro Division Gained 4,100 Jobs in November

Source: EDD, SF Metro Division includes San Francisco and San Mateo counties. Data is not seasonally adjusted.
Retail, Education Led Job Growth in November; Tech Flat

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

Source: EDD. Data is not seasonally adjusted.
City Unemployment Rate Rising; Employed Residents Down

Monthly Unemployment Rate and Employed Residents, San Francisco, Through November 2022

Source: EDD. Data is not seasonally adjusted
Slow Recovery in Office Attendance through Year End

Weekly Office Attendance in San Francisco and Other Selected Metros, Through December 14, 2022

Source: Kastle Systems
Office Vacancy Now Above 25% - Office Rents Flat

Office Vacancy and Asking Rent
San Francisco, Through 2022Q4

Source: Jones Lang LaSalle (JLL)
Downturn in New Restaurants and Other Small Businesses

New Business Locations in San Francisco, 3-month Moving Average,
Selected Industries: January 2019 - November 2022

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)”.
Hotel Occupancy Dips Below 50%; Rates Sliding As Well

Weekly San Francisco Hotel Occupancy Rate and Average Daily Room Rate, Through December 24, 2022

Source: STR
Growing Gap Between SF and Stronger Hotel Markets

Monthly Hotel Revenue Available per Room Night, Selected Cities, Through November

Source: STR. All the hotel rooms in a city are considered, whether they are open or closed.
SF Domestic Air Travel Flat in November

Domestic Enplanements, Selected Airports, Through November 2022

- San Francisco
- Los Angeles
- Seattle
- New York-JFK

Source: Individual airports
International Travel Picked Up in November; Slower in SF

International Enplanements as % of 2019, Selected Airports, Through November 2022

Source: Individual airports
Slight Drop in Bridge Crossings

Bay Bridge and Golden Gate Bridge Monthly Traffic Volume, San Francisco, Through November 2022

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 Ridership Steady at 30% of Normal

BART Exits At Downtown San Francisco Stations, as a Percentage of the Same Month in 2019, Through December 2022

Source: BART
Systemwide BART Ridership Flat, Except Holiday Volatility

System-Wide BART Ridership, 7-day Moving Average, as a Percentage of the Same Day in 2019, Through January 3, 2023

Source: BART
SF Apartment Rents Dropped Twice as Fast as U.S. Average

Median Asking Apartment Rents (All Unit Sizes), San Francisco, Through December 2022

Source: Apartment List
SF Housing Prices Down 1.3%, Versus CA’s 0.4% Drop

Condo and Single-Family Home Prices in San Francisco and California, Through November, 2022

Source: Zillow
Housing Permits Picked Up in November

Number of Housing Units Permitted (3 Month Moving Average), San Francisco, Through November 2022

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