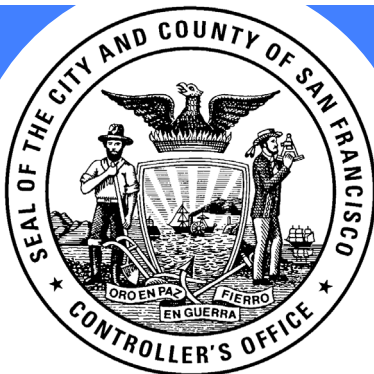


Status of the San Francisco Economy: March 2023



CITY & COUNTY OF SAN FRANCISCO

Office of the Controller
Office of Economic Analysis

April 5, 2023

Highlights of the March Report

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- 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.
- San Francisco metropolitan division lost 11,100 jobs during January and February, though most of the losses were for seasonal or weather-related reasons.
- Local tech employment has led the drop, though this decline is not seasonal and is related to the many layoff announcements made in the last several months. Tech employment is down by 7,600 jobs, or 4.5%, since December.
- The city's unemployment rate rose to 2.9% in February, a 0.7 percentage point increase since December.
- Other indicators have been more positive. New business formation has ticked up since the start of the year, and both Muni Metro and BART ridership recovery improved.
- But February's hotel data was the weakest since March 2022, with revenues at only 57% of February 2019 levels. Hotel occupancy improved somewhat during March.

List of Economic Indicators

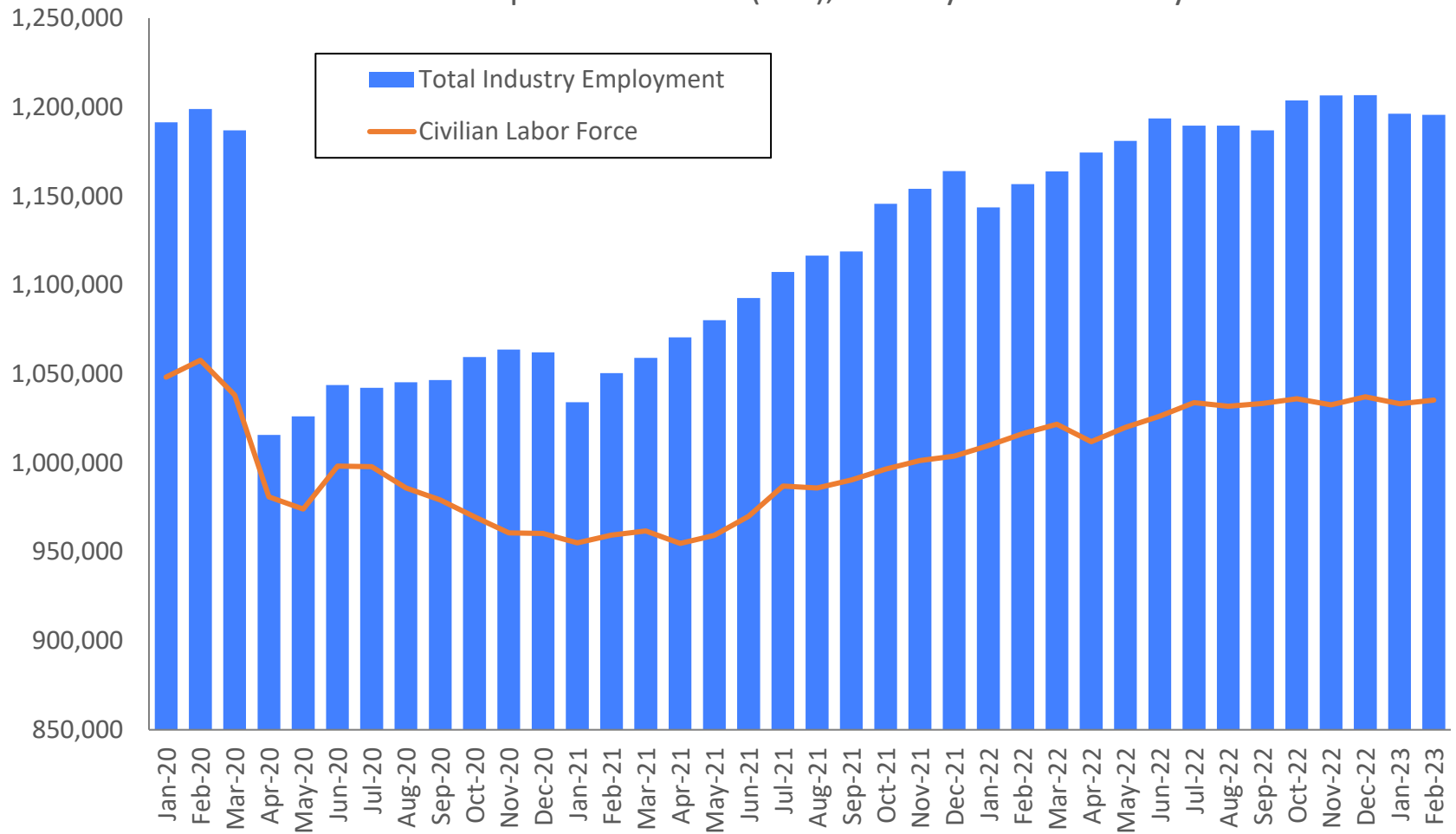
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1. Industry Employment and Civilian Labor Force
2. Employment Change by Industry Sector
3. Unemployment Rate and Employed Residents in San Francisco
4. Office Attendance
5. New Business Registration, Selected Sectors
6. Hotel Occupancy Rate and Average 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. San Francisco PM Freeway Speeds
12. Muni Metro (Subway) Ridership
13. BART Exits at Downtown SF Stations
14. System-wide BART Ridership
15. Average Asking Rents for Apartments
16. Single Family Home and Condo Prices
17. Building Permits for Housing

Large January Drop in Employment Was Mostly Seasonal

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Total Industry Employment and Civilian Labor Force,
San Francisco Metropolitan Division (MD), January 2020-February 2023

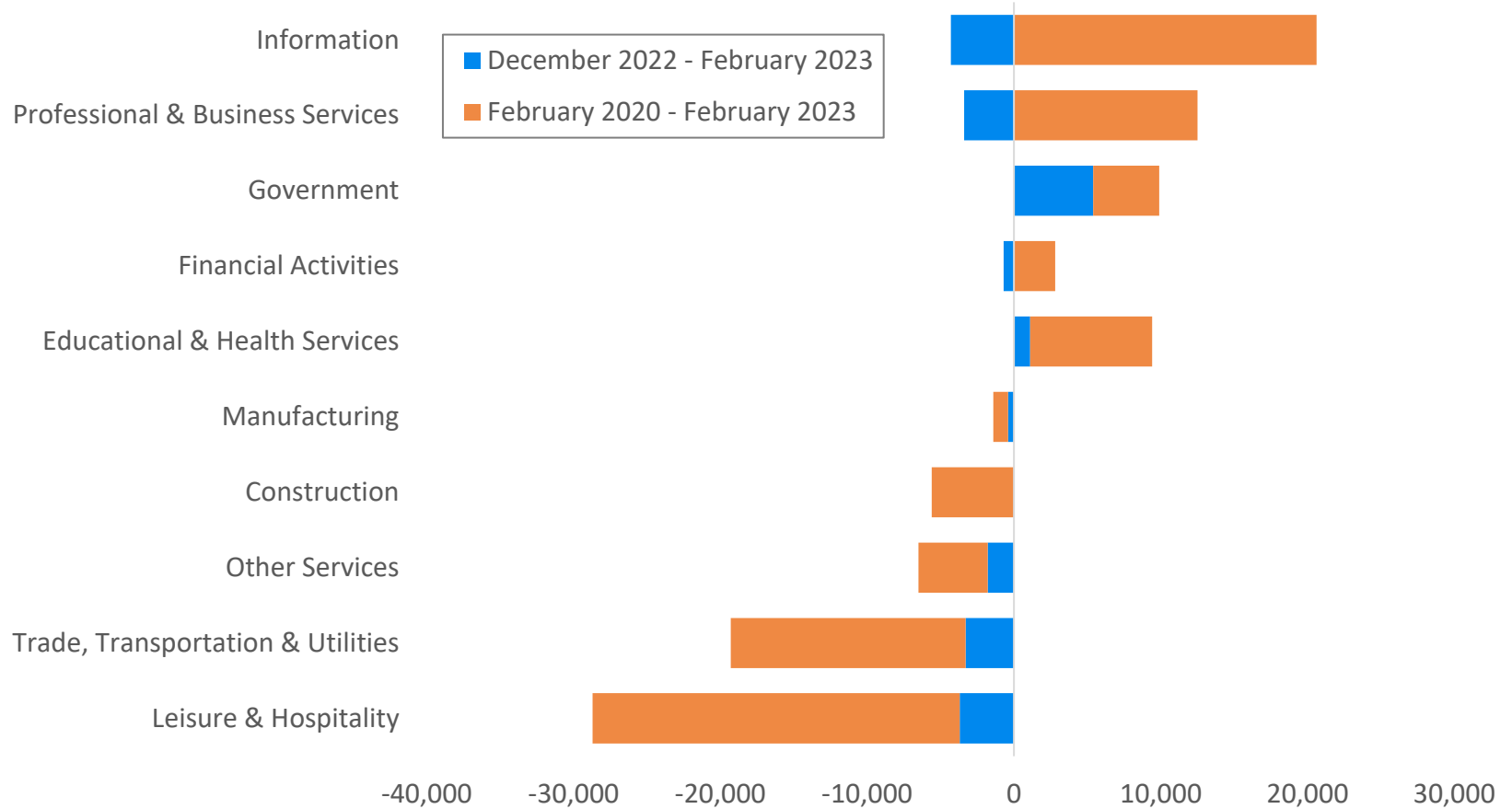


Source: EDD, SF Metro Division includes San Francisco and San Mateo counties.

...But Tech Employment Has Dropped Since Late 2022

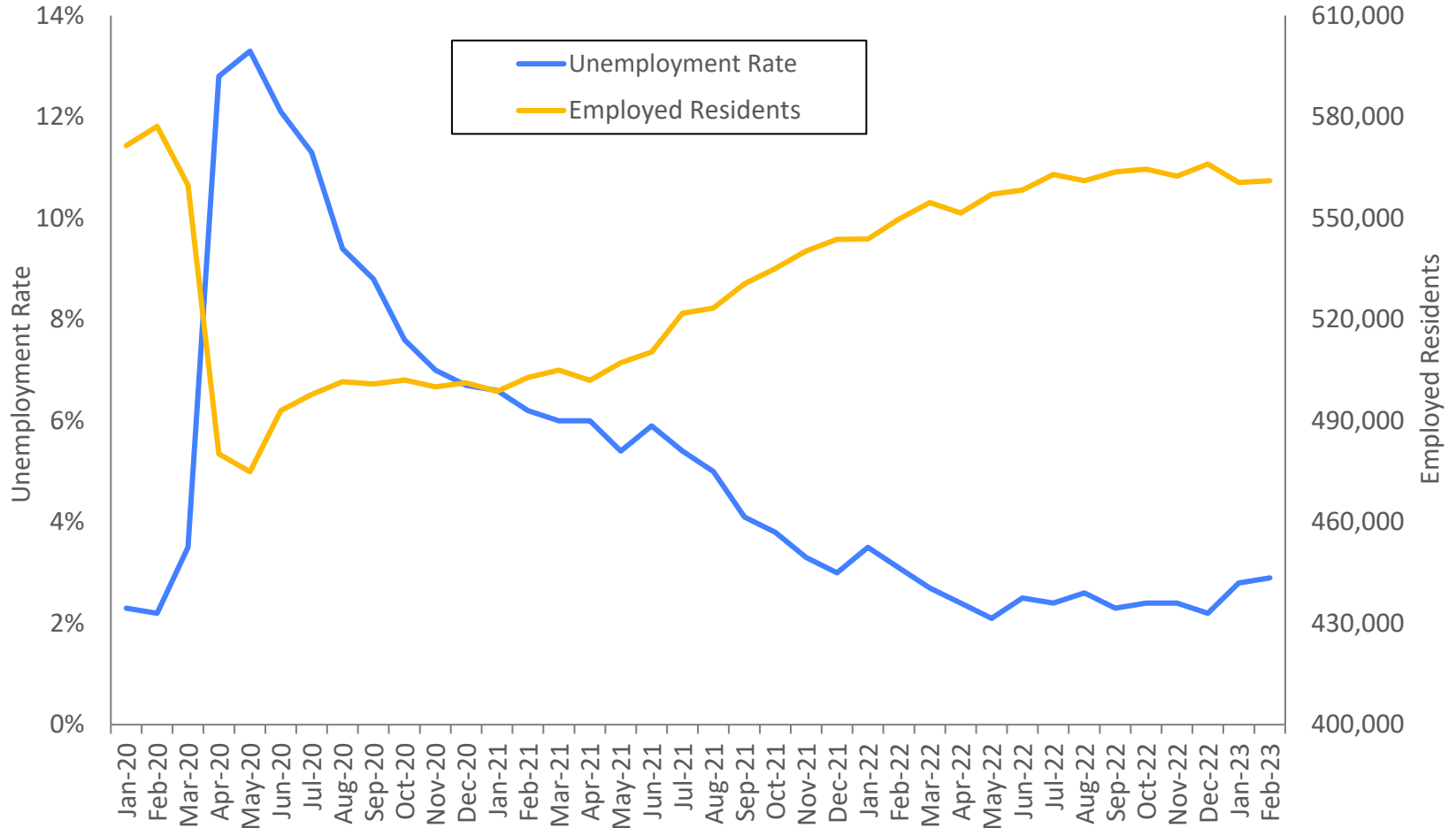
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Employment Change by Industry Sector, San Francisco Metro Division:
Since the Start of the Pandemic, and the Most Recent Two Months



Jobless Rate Rose to 2.9%, Up 0.7% from December

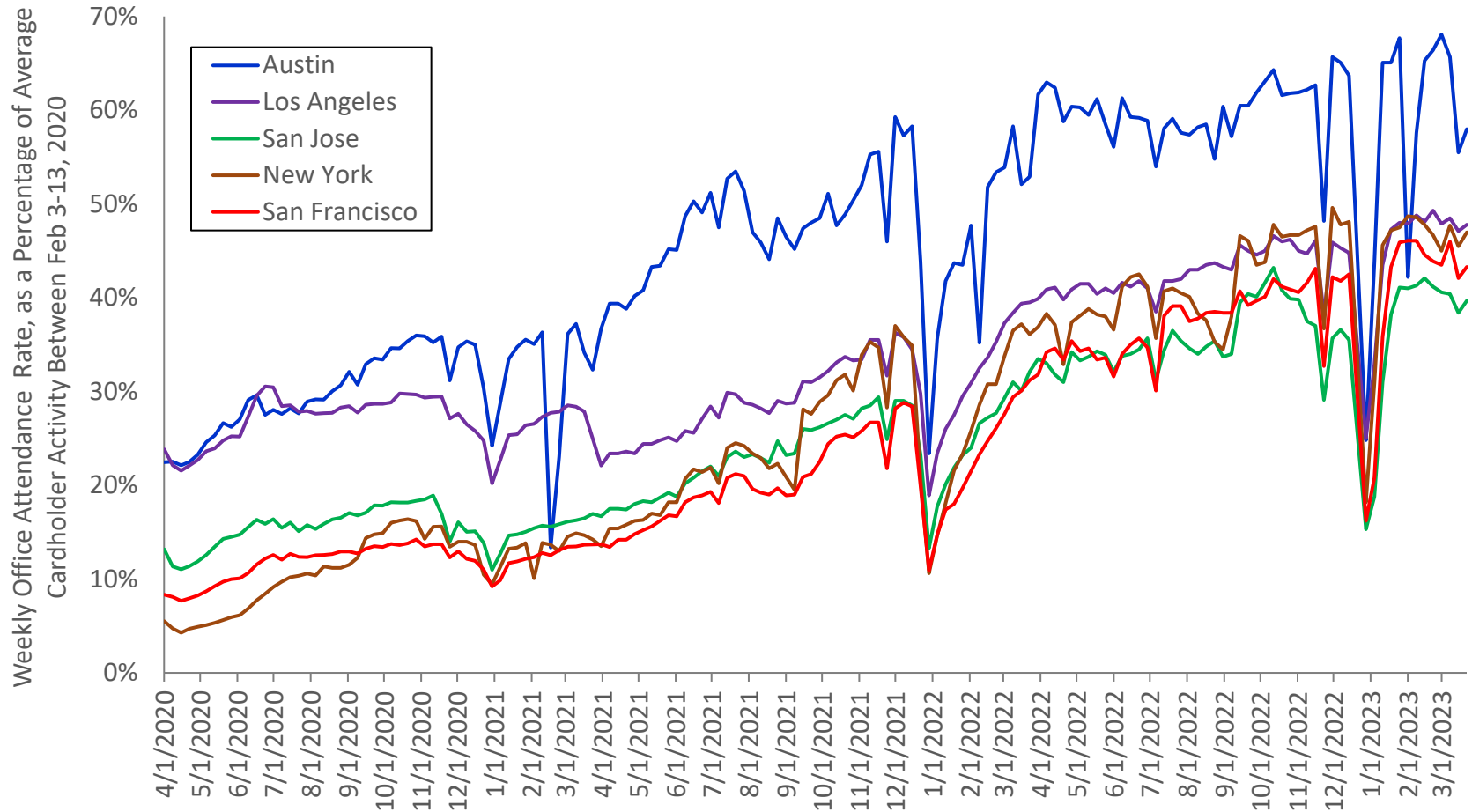
Monthly Unemployment Rate and Employed Residents, San Francisco, Through February 2023



Source: EDD

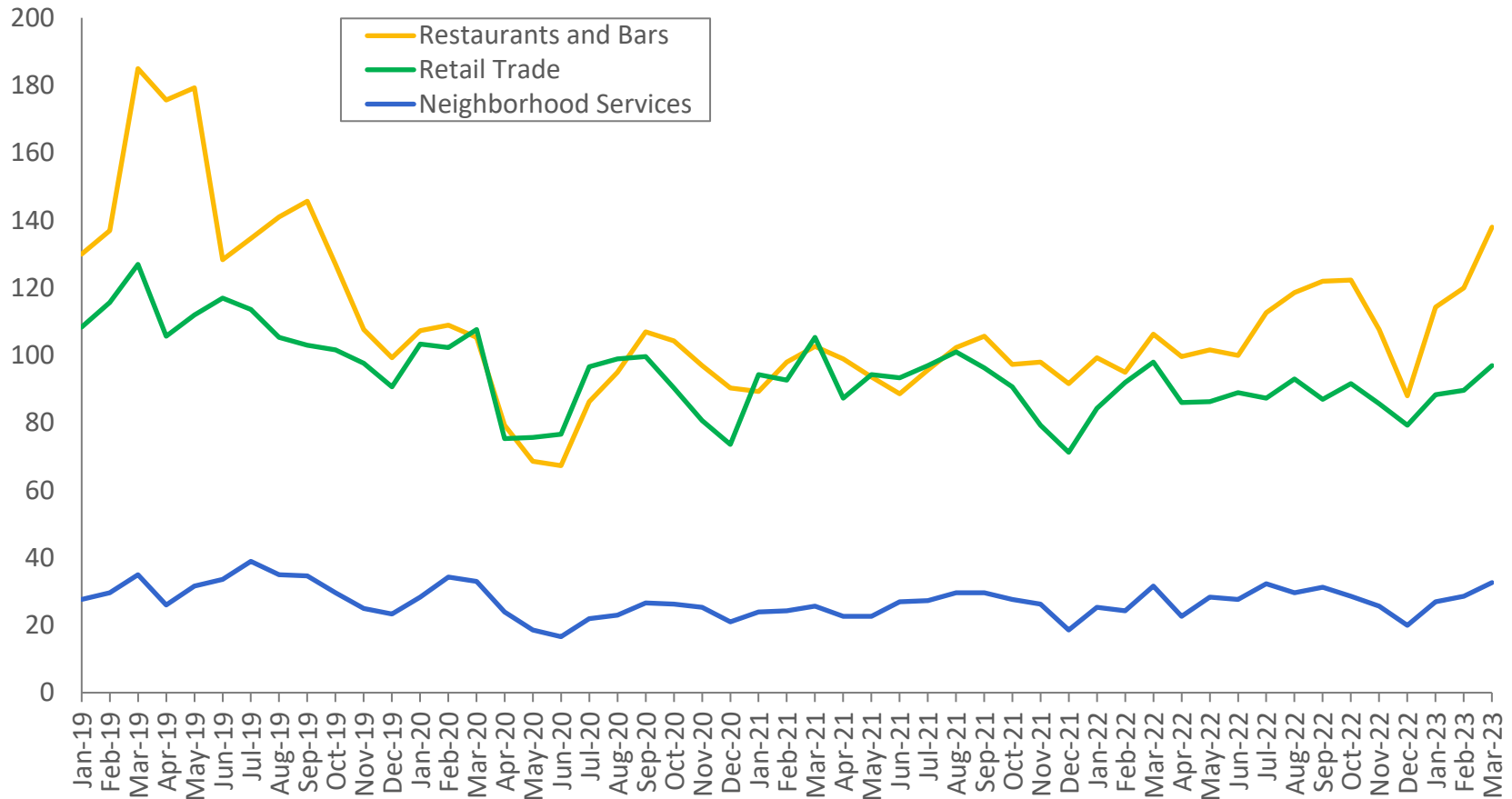
Return-to-Office Has Stalled In 2023

Weekly Office Attendance in San Francisco and Other Selected Metros, Through March 22, 2023



New Business Formation Picked Up Pace in March

New Business Locations in San Francisco, 3-month Moving Average,
Selected Industries: January 2019 - March 2023

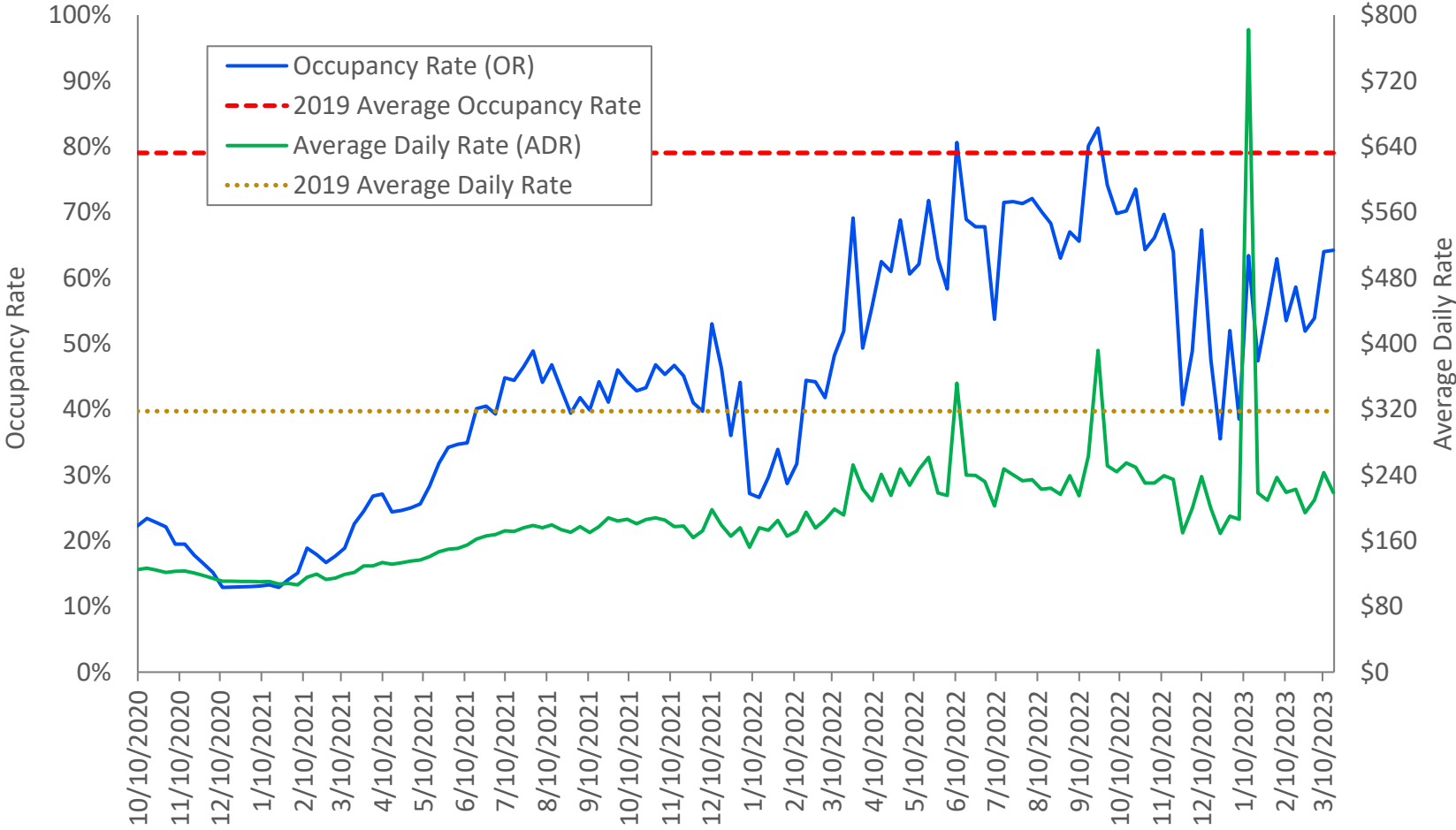


Source: Treasurer & Tax Collector, City and County of San Francisco

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 Rose Through March – Rates Steady

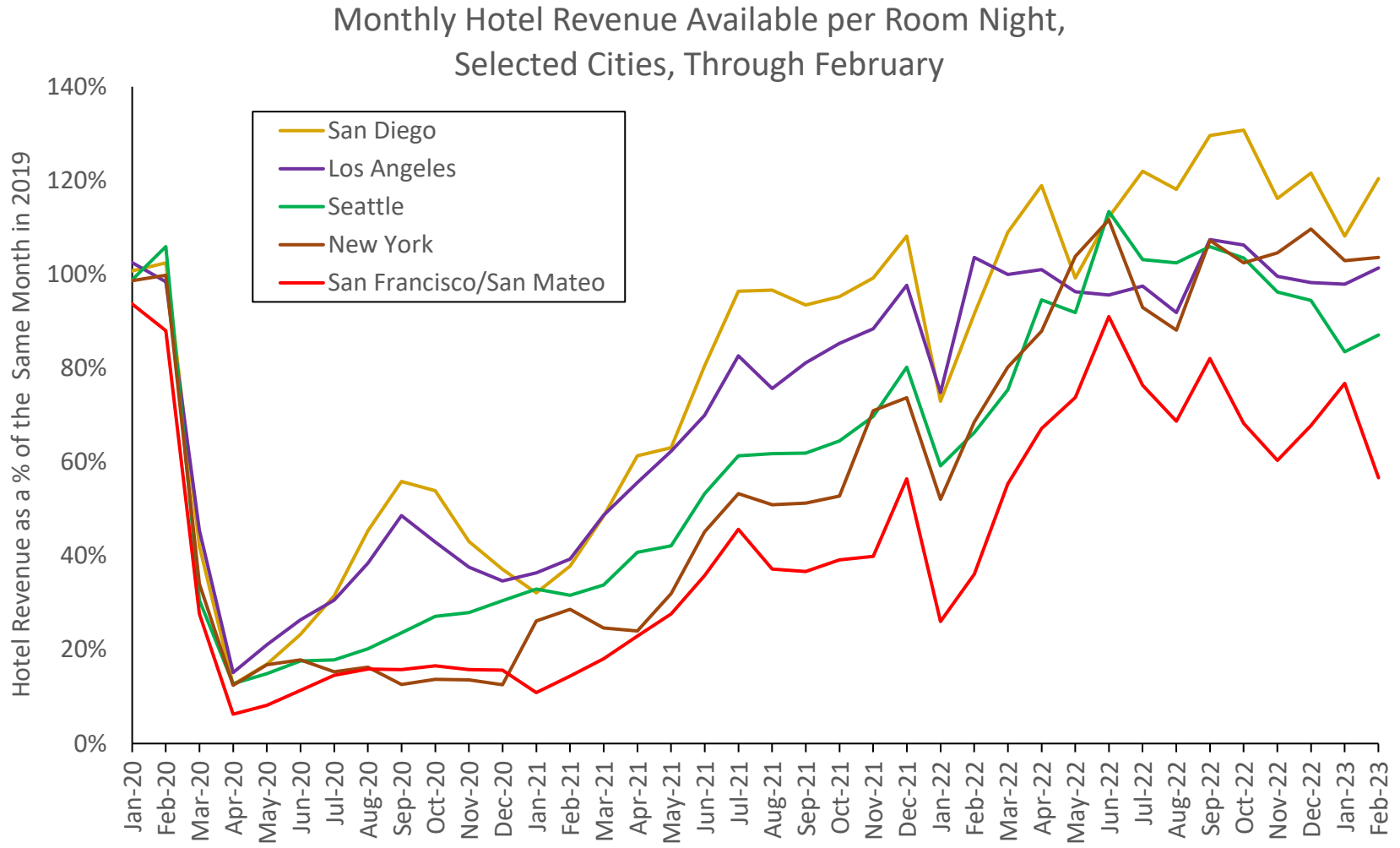
Weekly San Francisco Hotel Occupancy Rate and Average Daily Room Rate, Through March 18, 2023



Source: STR

February SF Hotel Revenues Were 57% of 2019 Levels

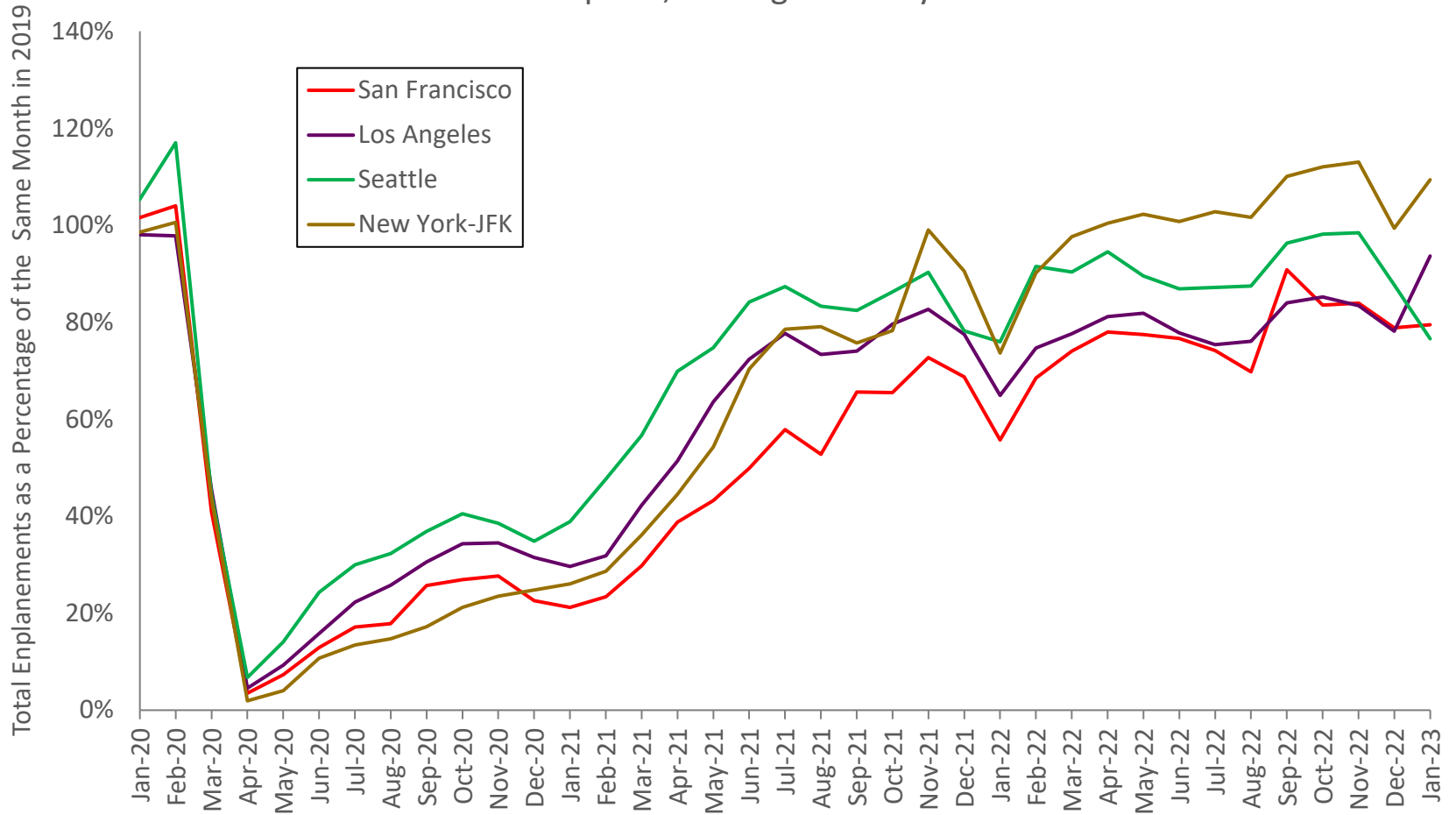
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Source: STR. All the hotel rooms in a city are considered, whether they are open or closed.

SF Domestic Air Travel Edged Slightly Up in January

Domestic Enplanements, Selected Airports, Through January 2023

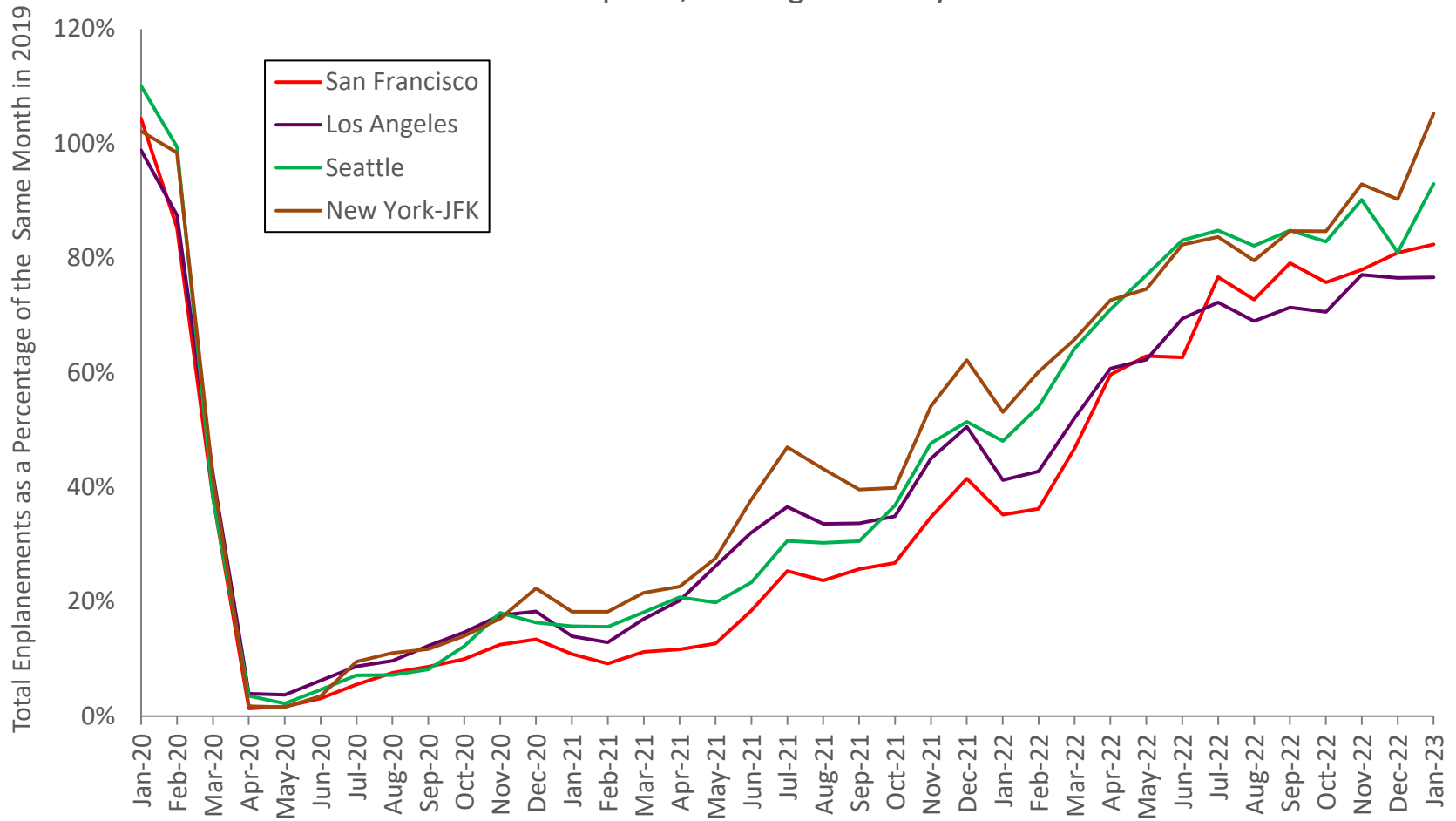


Source: Individual airports

International Travel Improved Across Most Cities

12

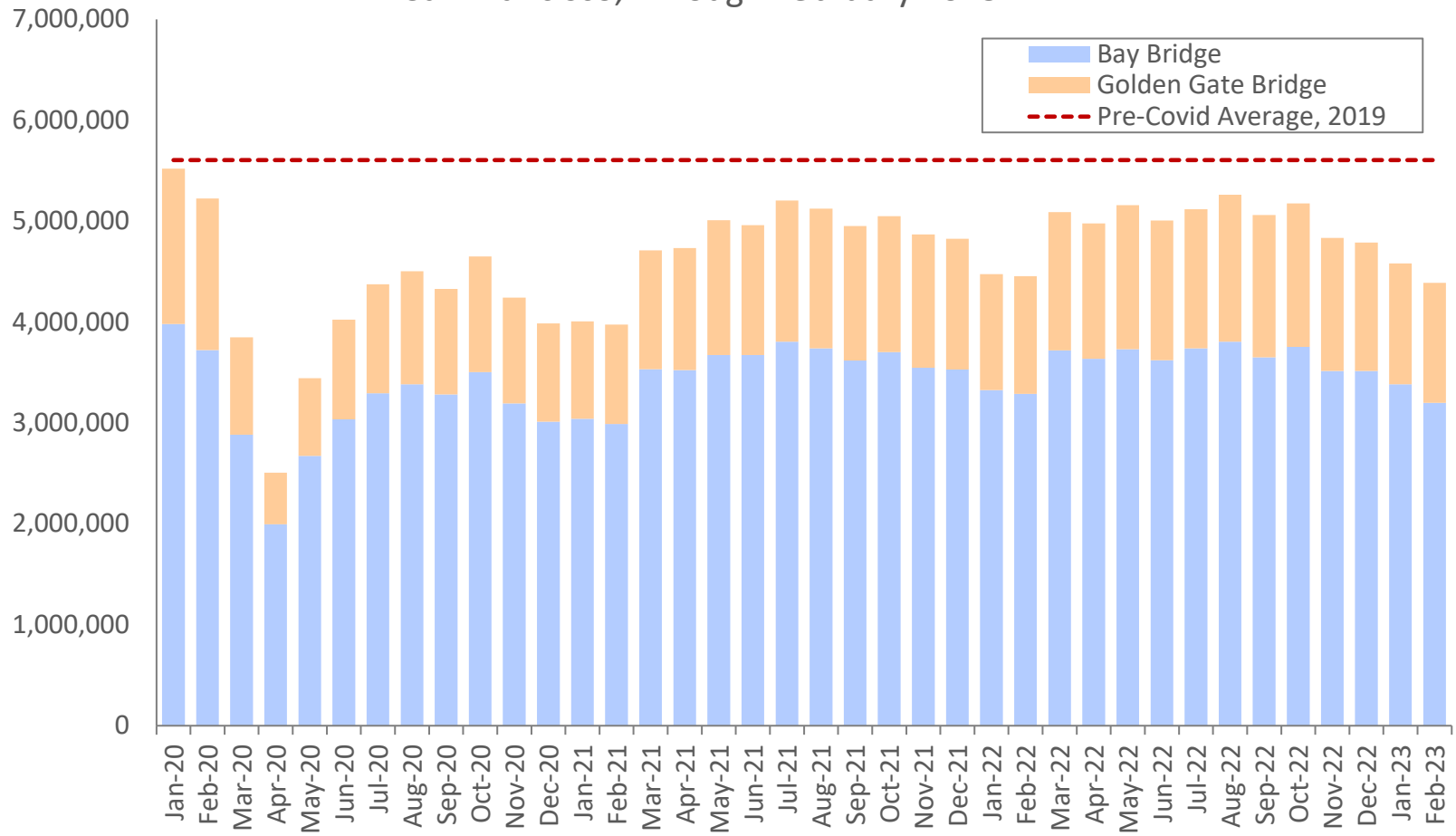
International Enplanements as % of 2019, Selected Airports, Through January 2023



Source: Individual airports

Bridge Crossings Continue to Trend Downward

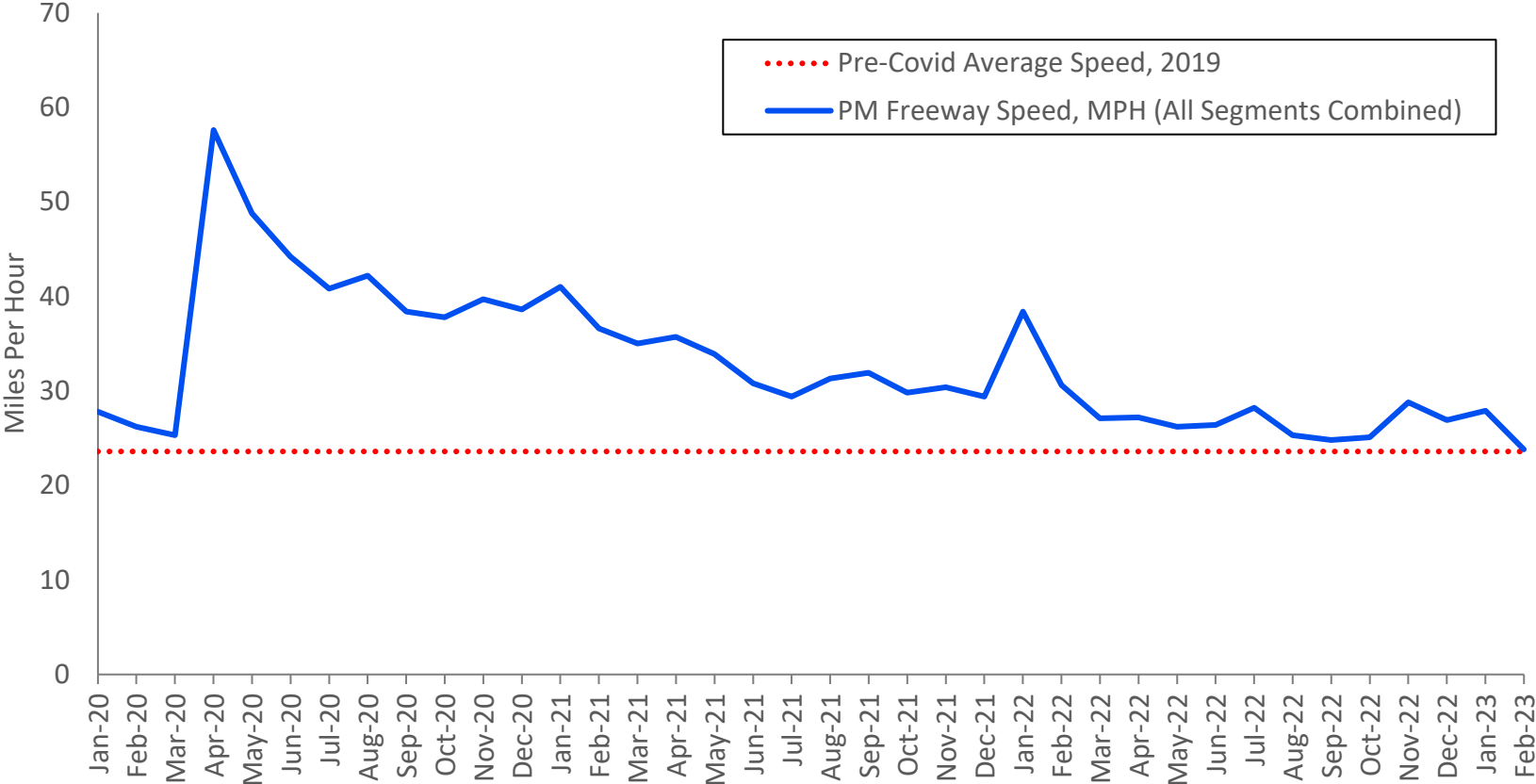
Bay Bridge and Golden Gate Bridge Monthly Traffic Volume, San Francisco, Through February 2023



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

But SF PM Highway Speeds Are Not Increasing

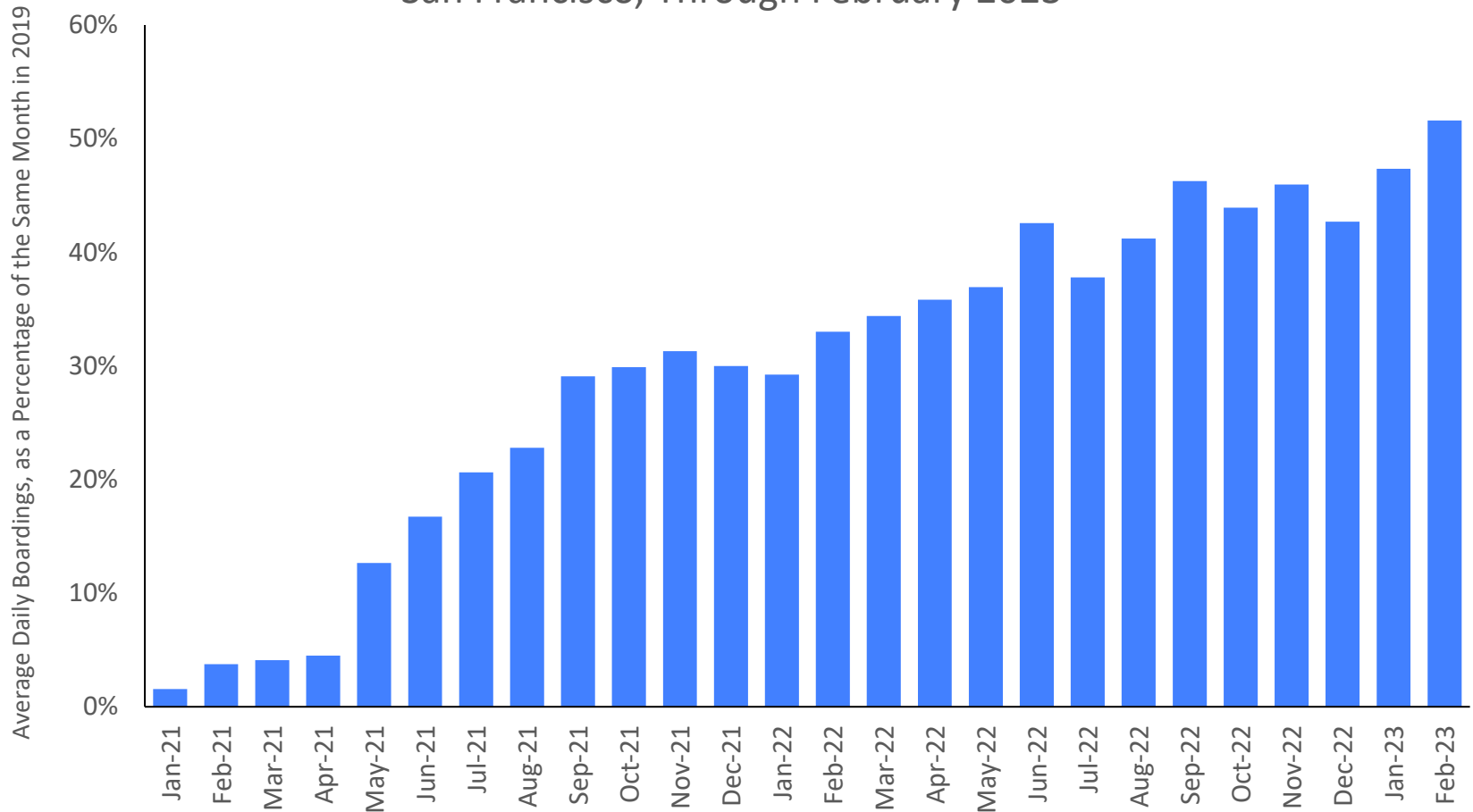
Average Monthly PM Freeway Speed in San Francisco, Through February, 2023



Source: SF County Transportation Authority

Muni Metro Ridership at 52% of 2019 Levels in February

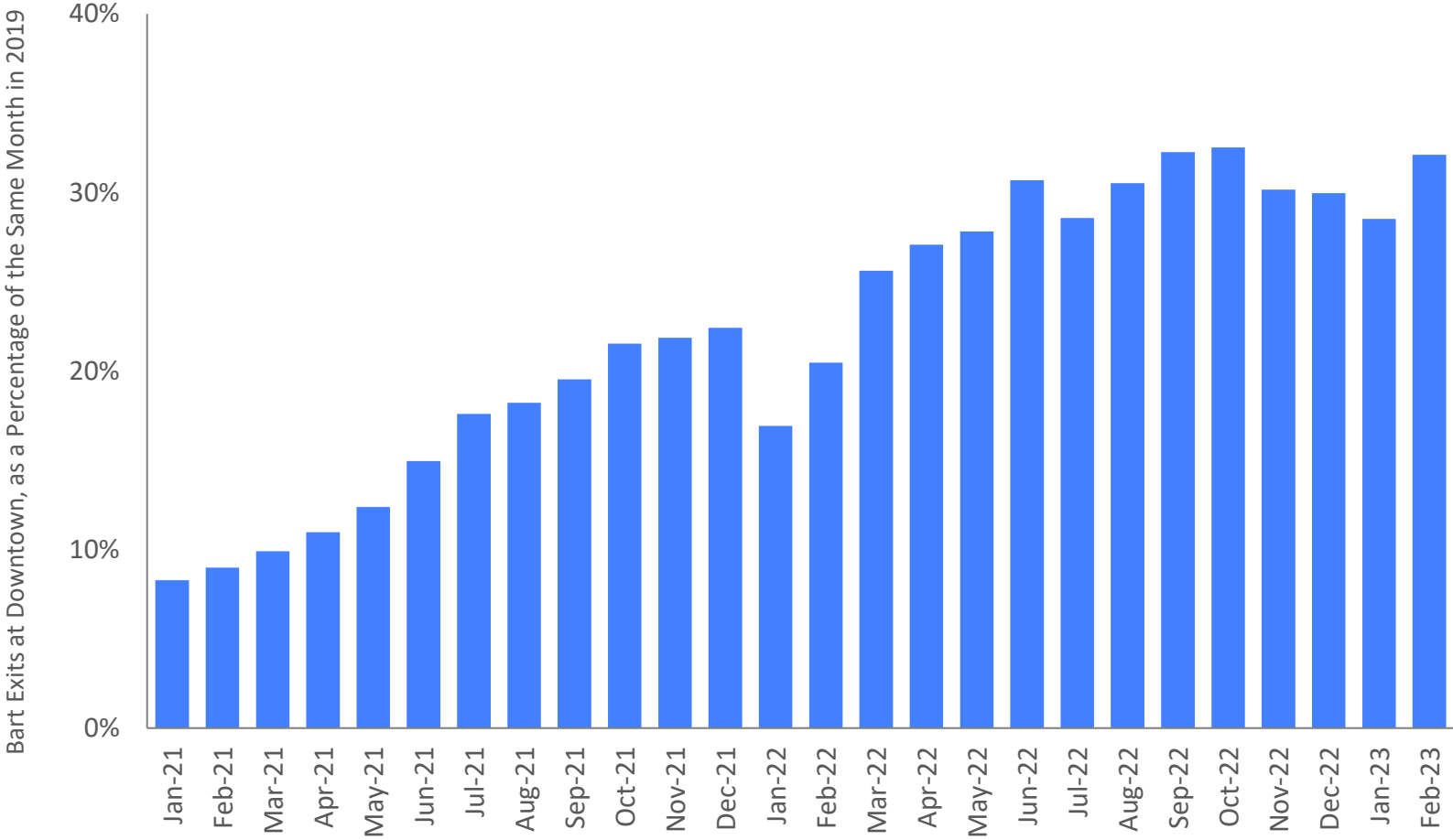
Average Daily Boardings, Muni Metro (Subway),
as a Percentage of the Same Month in 2019,
San Francisco, Through February 2023



Source: SFMTA

Downtown BART Ridership Up to 30% in February

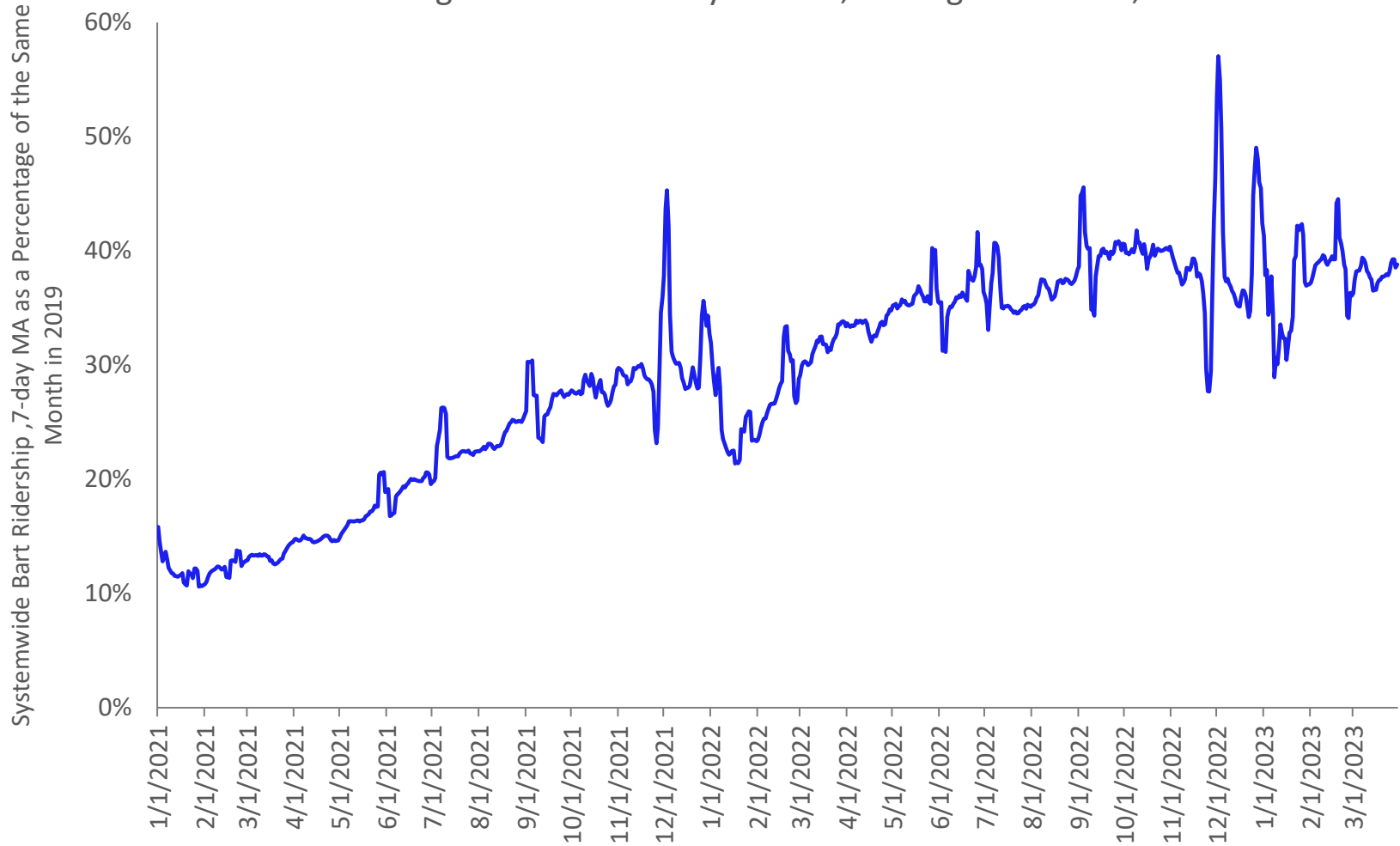
BART Exits At Downtown San Francisco Stations,
as a Percentage of the Same Month in 2019, Through February 2023



Source: BART

Though Systemwide BART Ridership Dropped in March

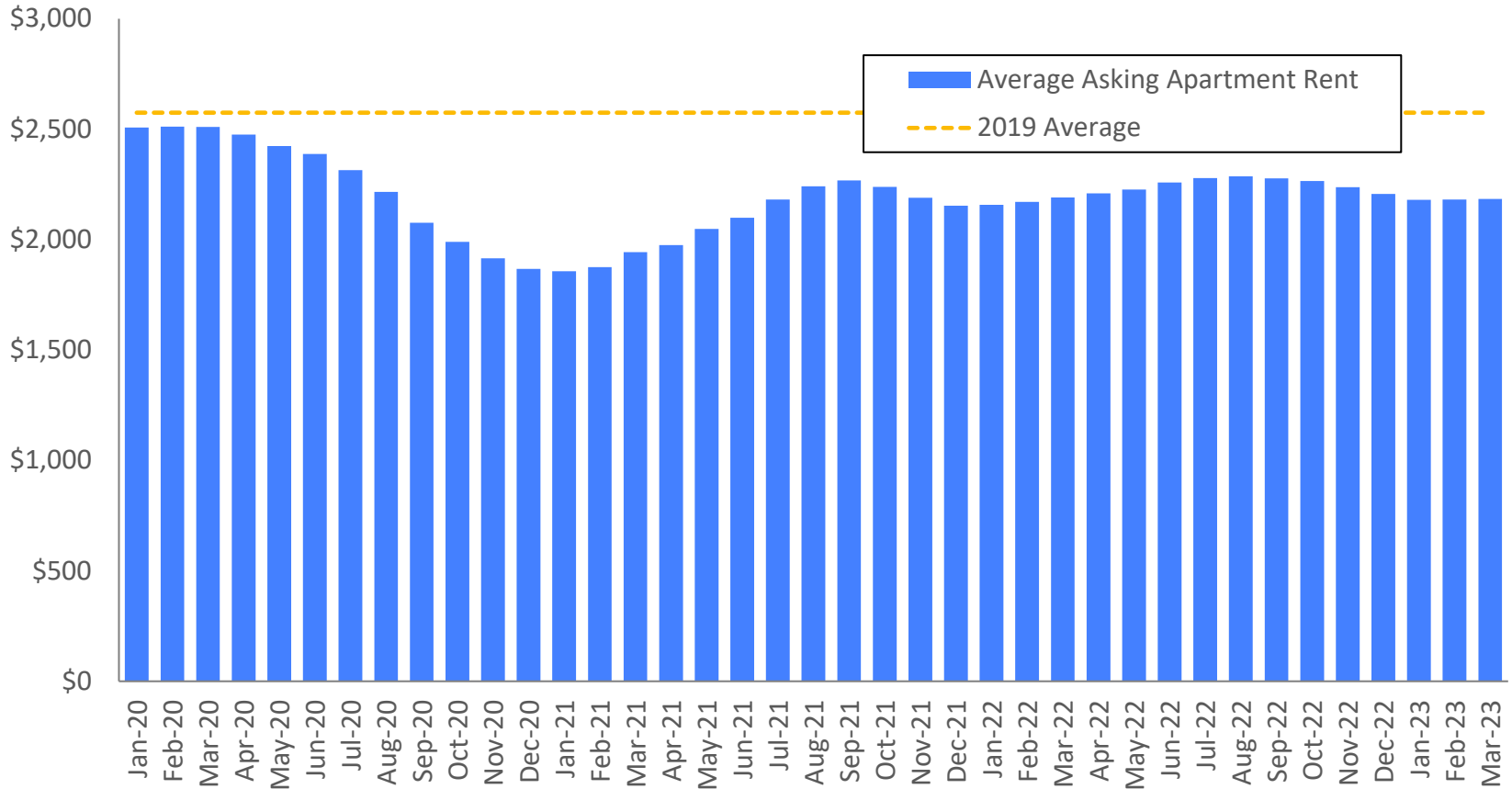
System-Wide BART Ridership, 7-day Moving Average, as a Percentage of the Same Day in 2019, Through March 30, 2023



Source: BART

The City's Apartment Rents Remained Flat in March

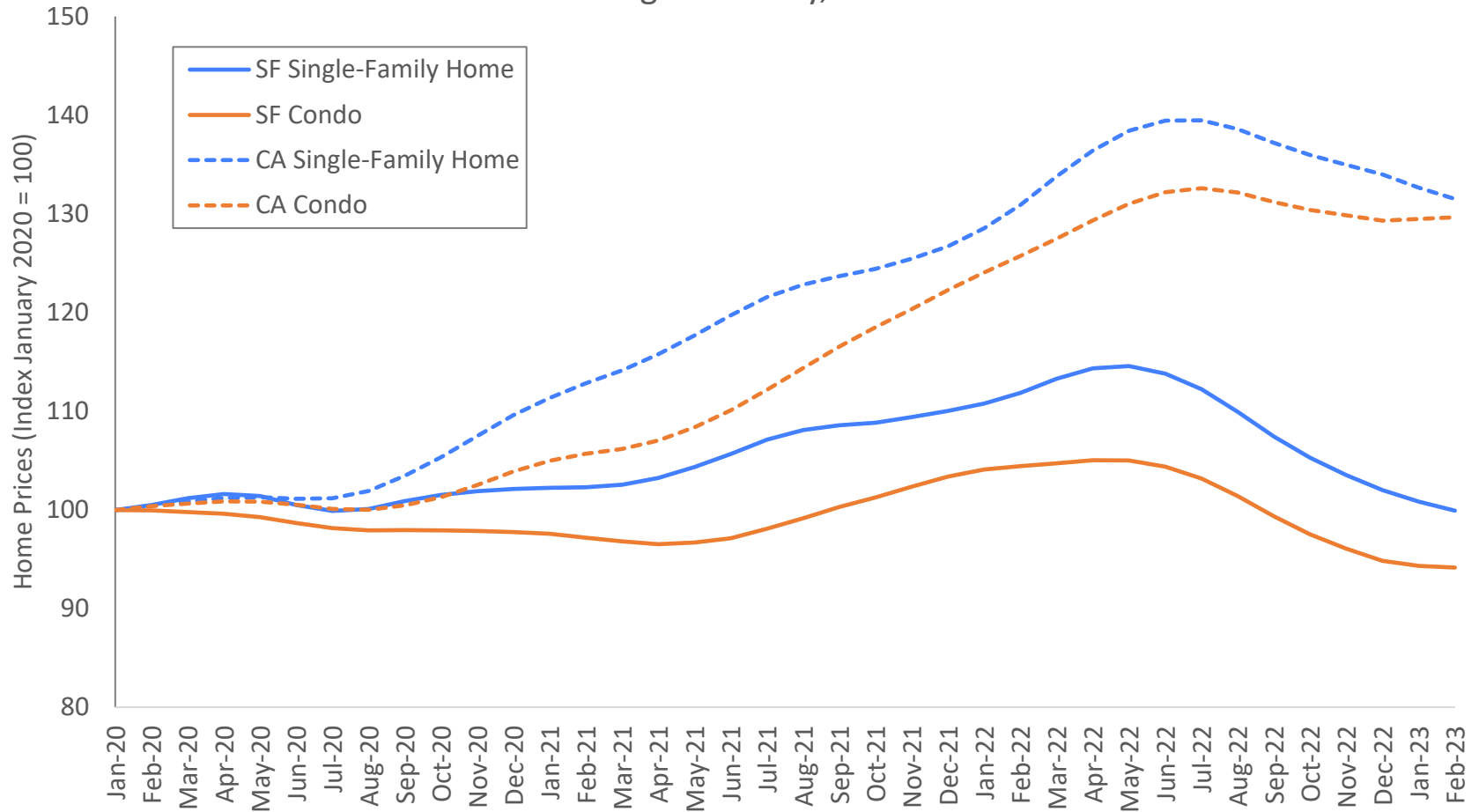
Median Asking Apartment Rents (All Unit Sizes),
San Francisco, Through March 2023



Source: Apartment List

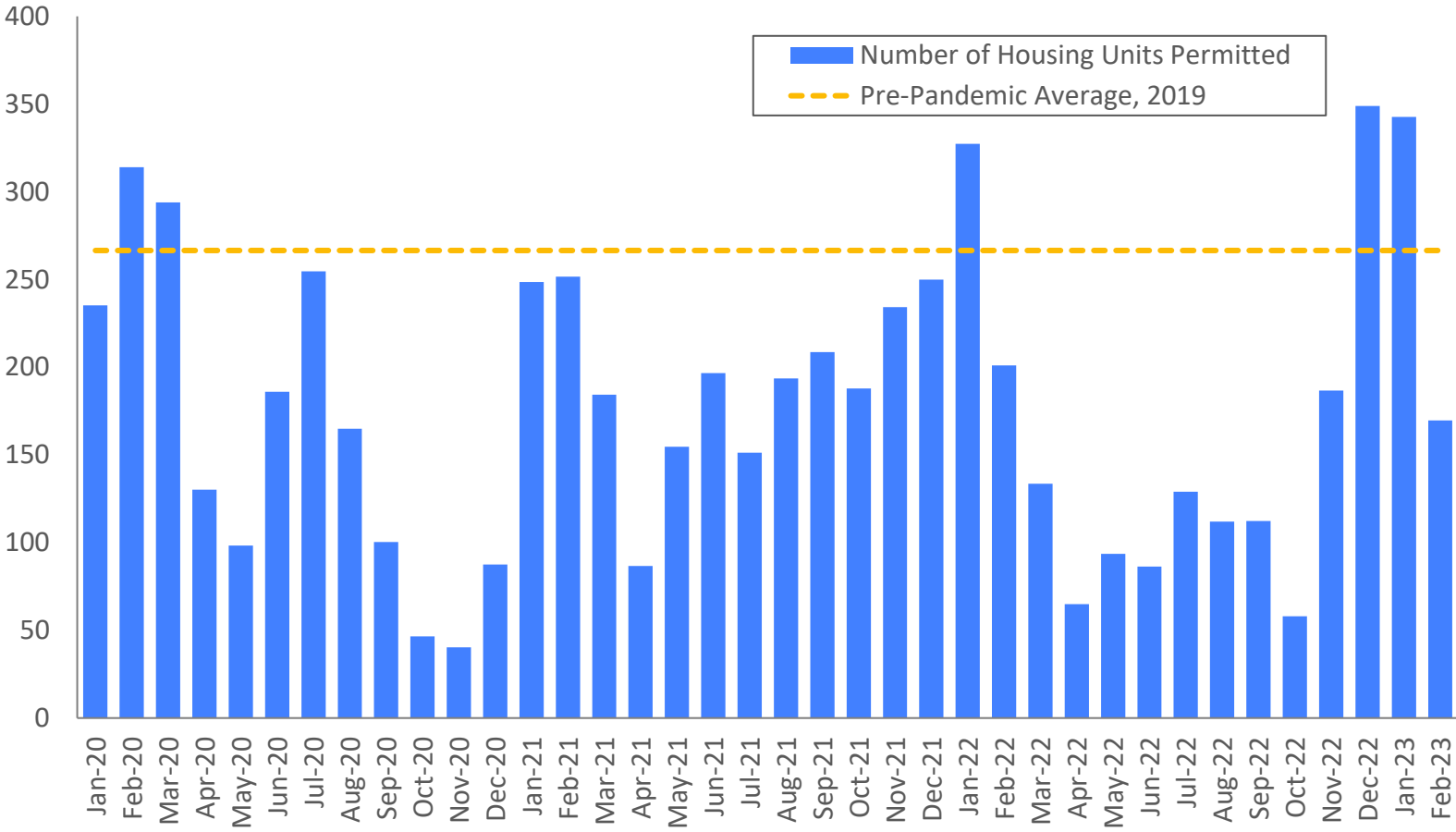
State and Local Housing Prices Continued to Drop

Condo and Single-Family Home Prices in San Francisco and California, Through February, 2023



Drop-Off in Housing Permits in February

Number of Housing Units Permitted (3 Month Moving Average),
San Francisco, Through February 2023



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

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