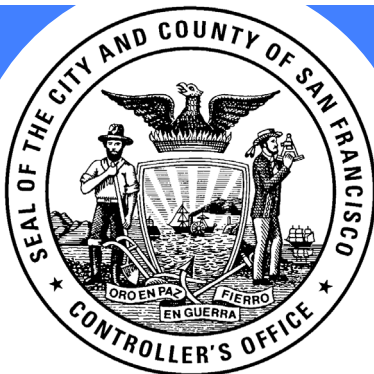


Status of the San Francisco Economy: May 2023



CITY & COUNTY OF SAN FRANCISCO

Office of the Controller
Office of Economic Analysis

June 1, 2023

Highlights of the May Report

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- The San Francisco Controller's Office has been tracking the city's economy with monthly reports on a variety of local economic indicators.
- Job growth accelerated in the San Francisco metropolitan division in April, with 5,600 jobs added. The city's unemployment rate fell to 2.7%.
- Among sectors, Leisure and Hospitality again led job growth this month, growing by 2,900 jobs. 1,700 jobs were also created in Professional and Business Services – mostly in office administrative and business support services.
- The city's return-to-office situation has been largely flat in 2023, with office attendance hovering between 40-45% of normal. Both MUNI Metro and BART ridership to downtown have improved since the start of the year.
- Building permits for newly-constructed housing have slowed considerably in 2023, with an average of 8 units a month permitted over the February-April period. This indicator does not track units created through additions to existing buildings.
- However, the drop in housing prices, which is largely behind the trend in permitting, seems to be bottoming out. SF condo prices dropped by 0.2% in April, a slower rate of decline than was seen in the second half of last year. Housing permitting will likely improve as the market continues to stabilize.

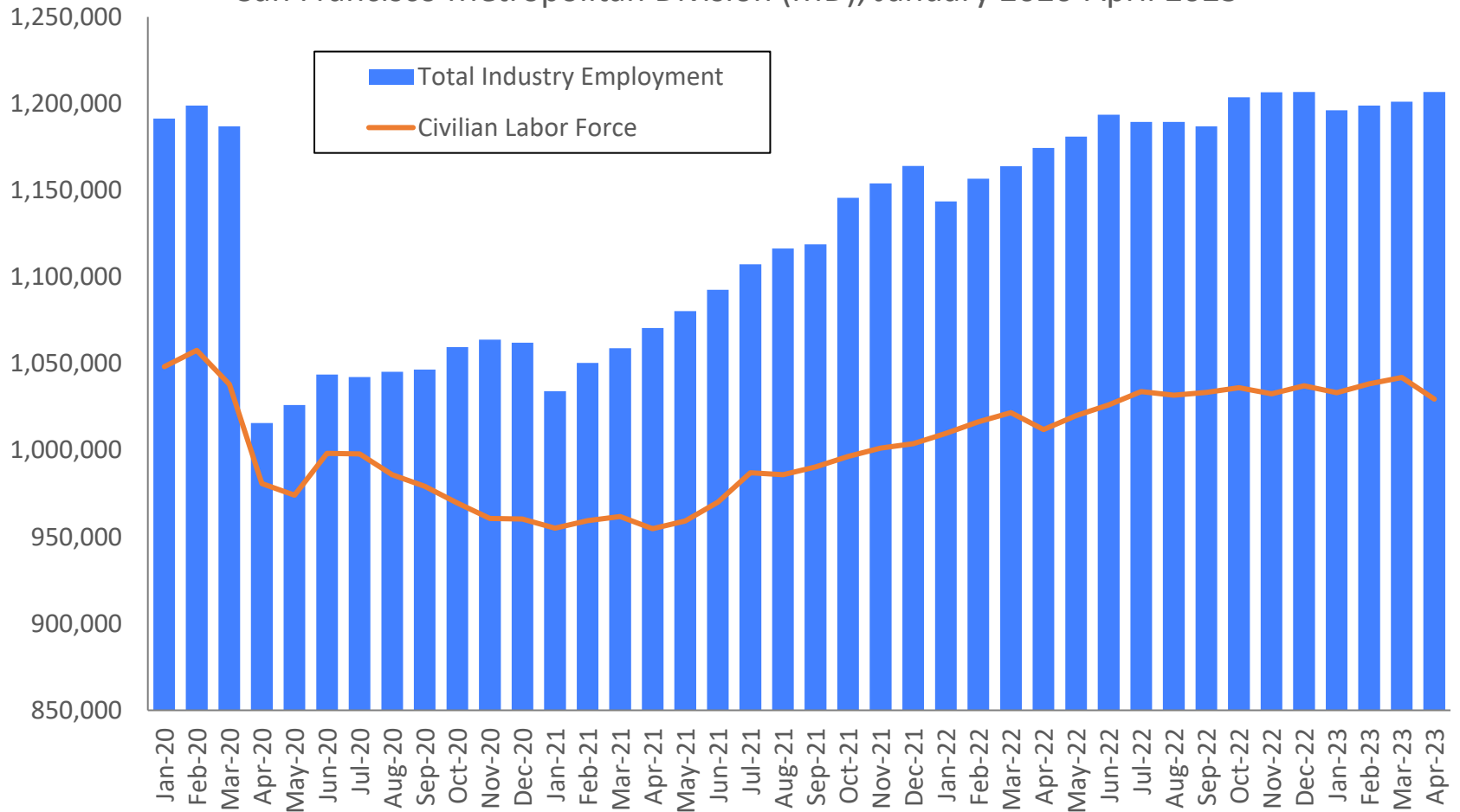
List of Economic Indicators

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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
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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

Job Growth Accelerated in April – 5,600 Jobs Added

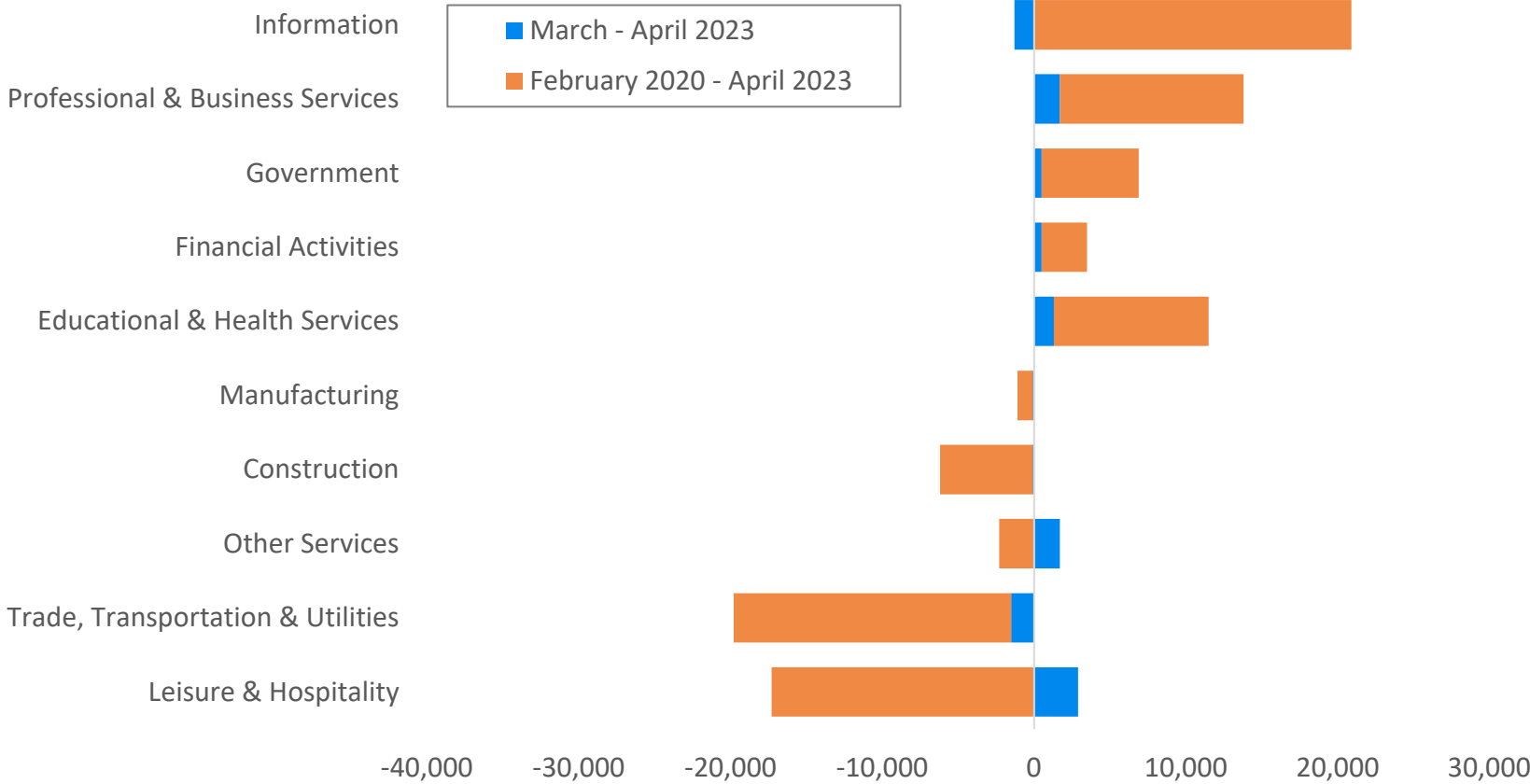
Total Industry Employment and Civilian Labor Force,
San Francisco Metropolitan Division (MD), January 2020-April 2023



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

Leisure & Hospitality Led Job Growth: Information Down

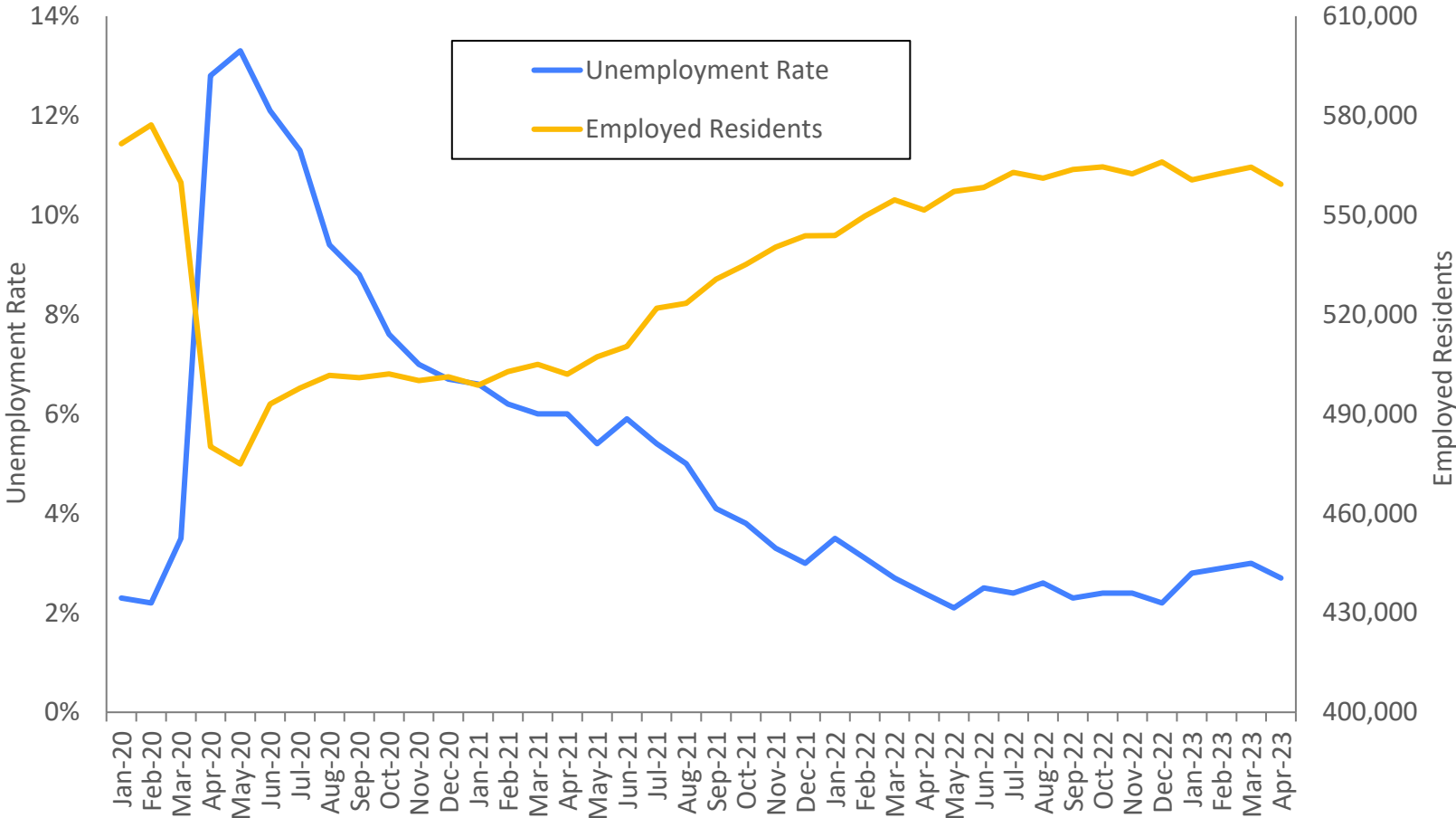
Employment Change by Industry Sector, San Francisco Metro Division:
Since the Start of the Pandemic, and the Most Recent Month



Source: EDD

Unemployment Rate Dropped to 2.7%

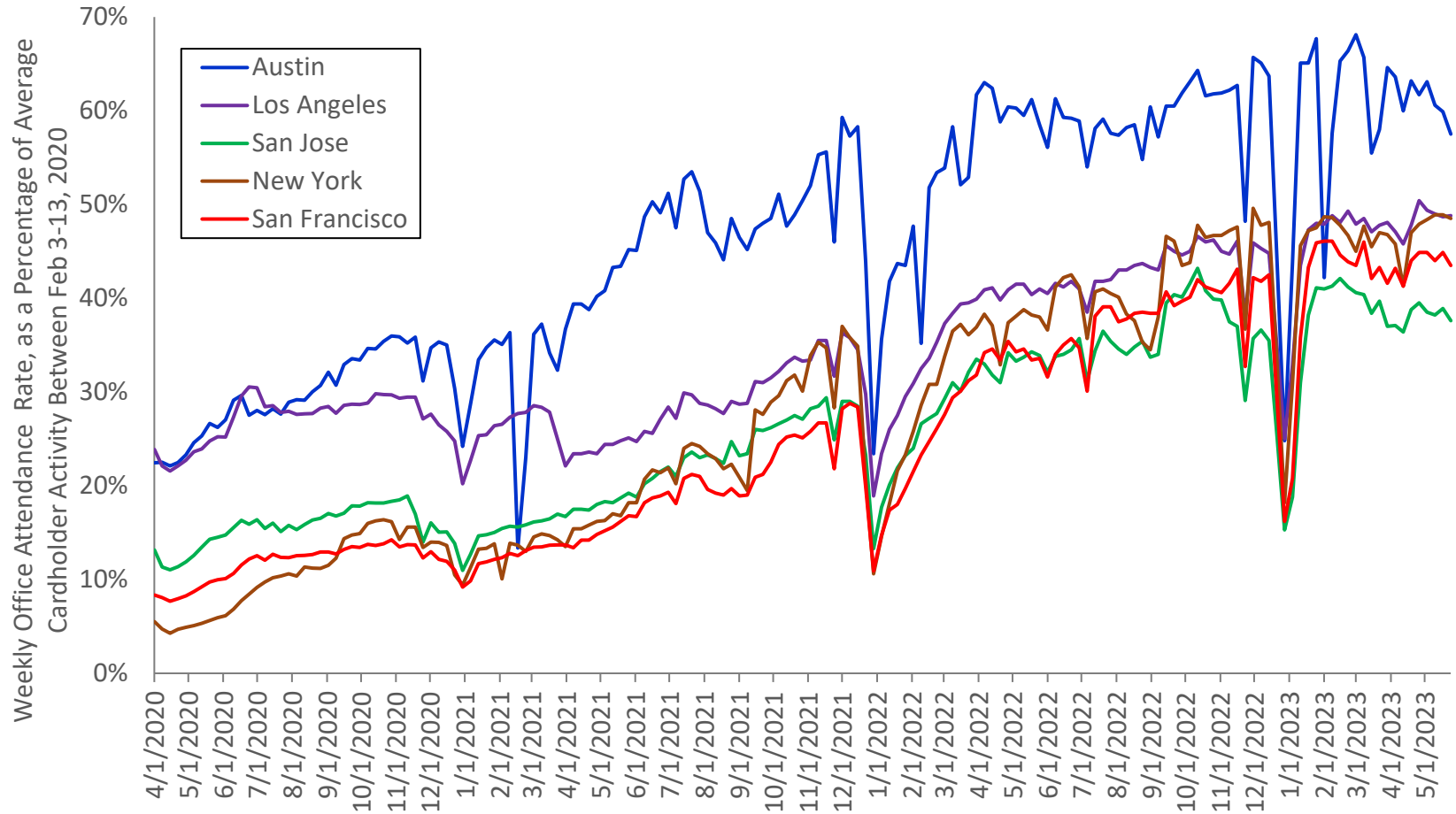
Monthly Unemployment Rate and Employed Residents, San Francisco, Through April 2023



Source: EDD

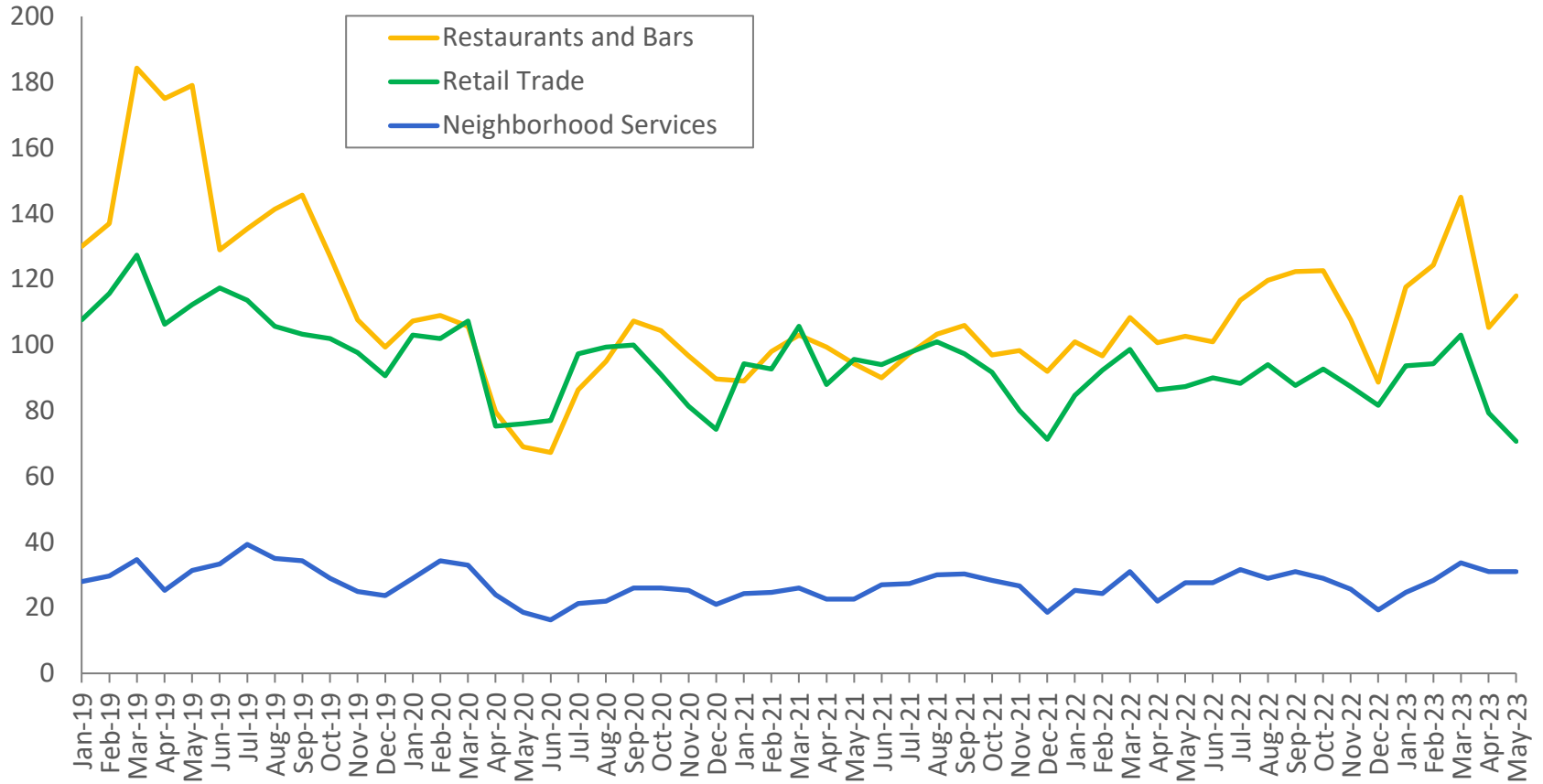
Office Attendance Holding Steady in Most Cities

Weekly Office Attendance in San Francisco and Other Selected Metros, Through May 24, 2023



Fewer New Retailers Starting – Other Industries Steady

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

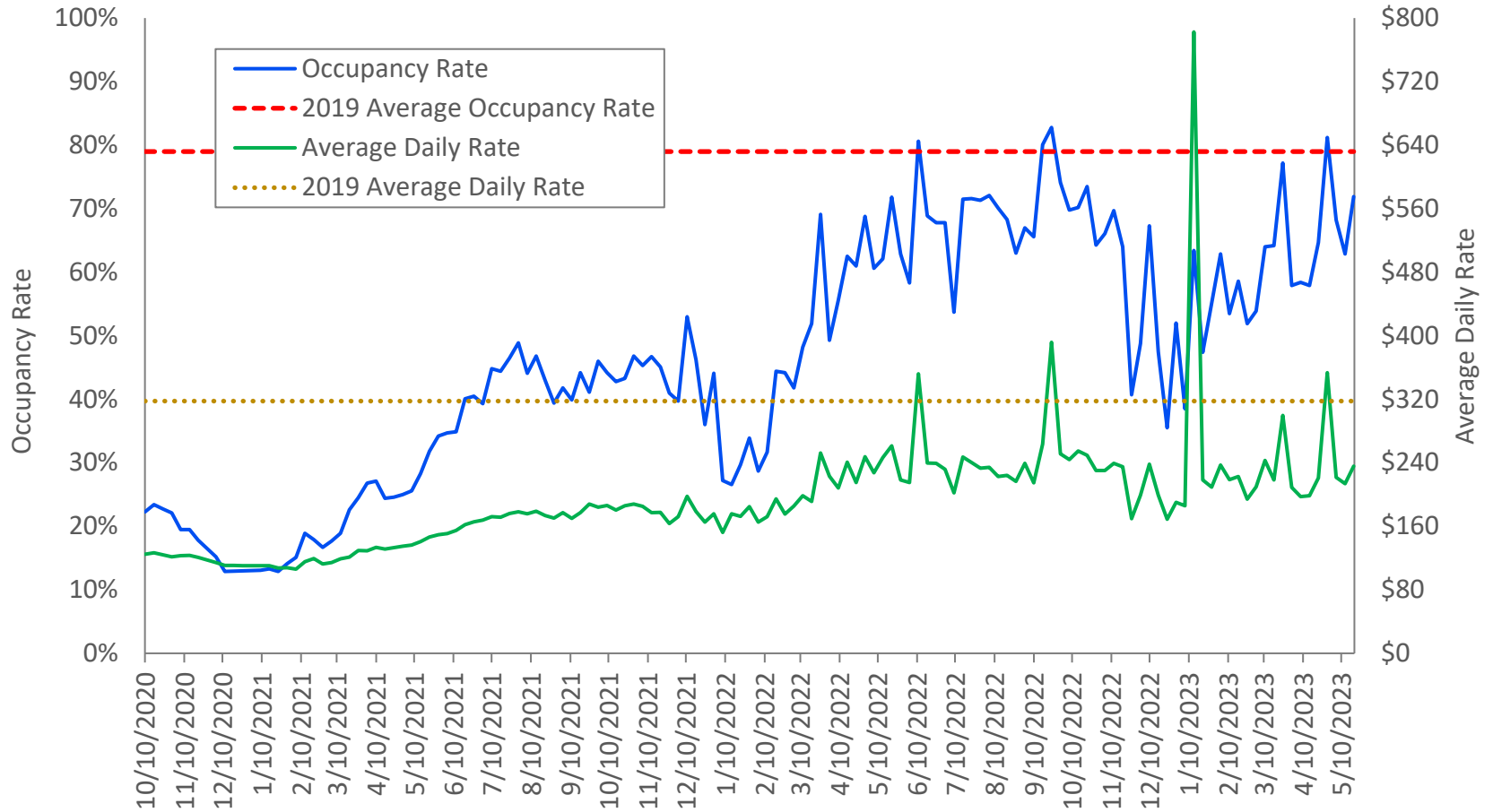


Source: Treasurer & Tax Collector, City and County of San Francisco

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)".

Conventions Make Hotel Data Volatile, But Occupancy Is Up

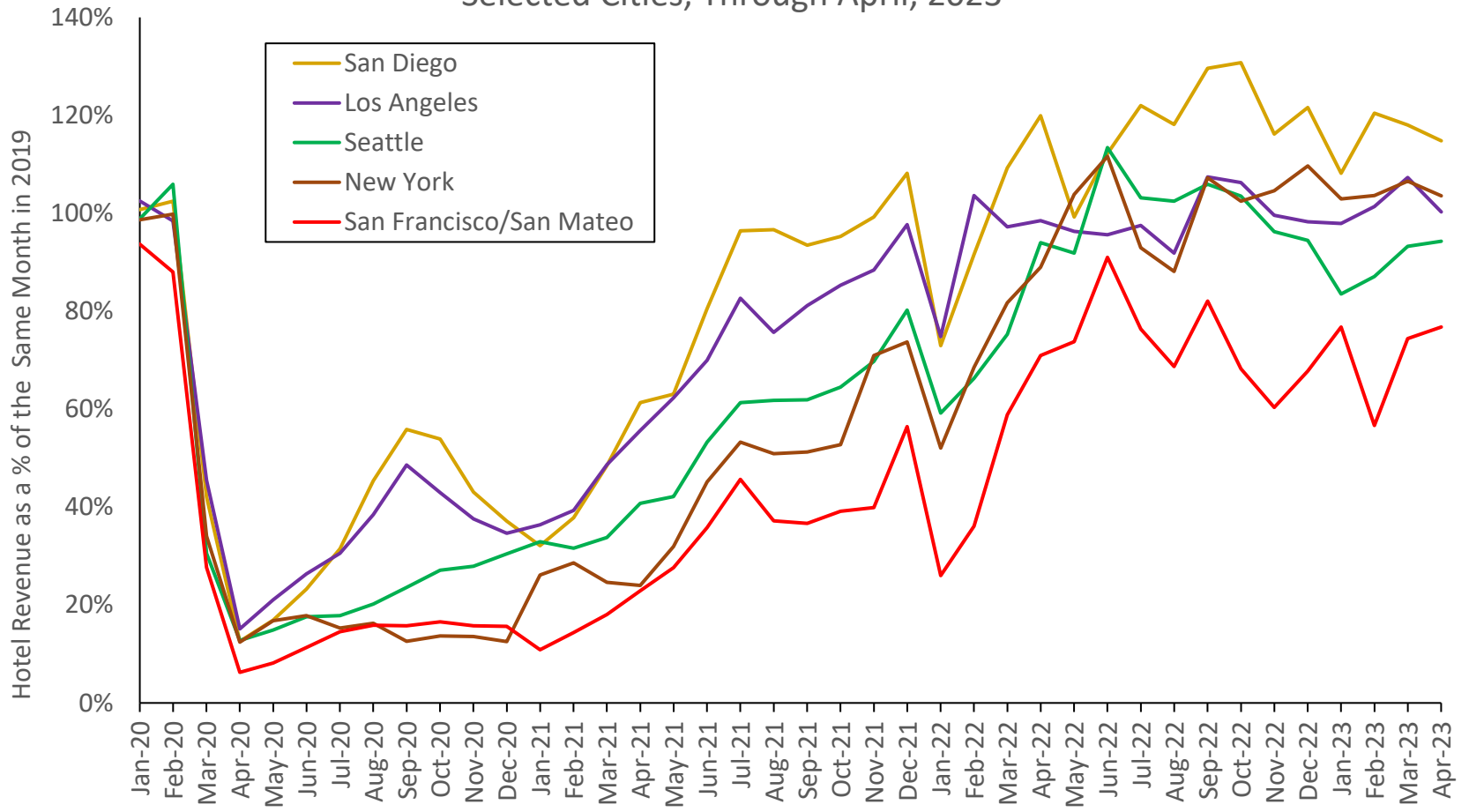
Weekly San Francisco Hotel Occupancy Rate and Average Daily Room Rate, Through May 20, 2023



Source: STR

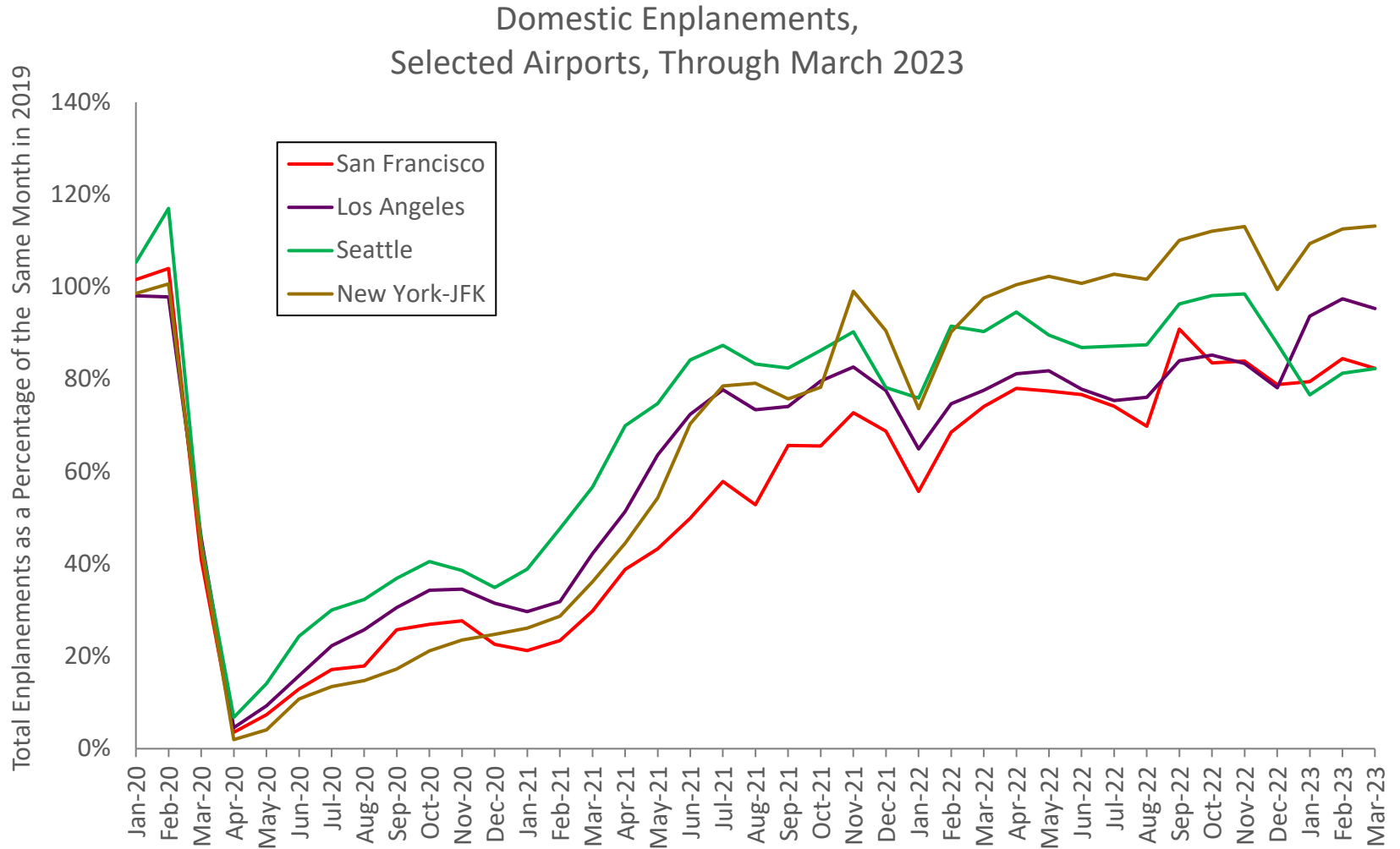
April Hotel Revenues 77% of Normal – Trailing Peer Cities

Monthly Hotel Revenue Available per Room Night, Selected Cities, Through April, 2023



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

SFO Domestic Air Travel 82% of Normal

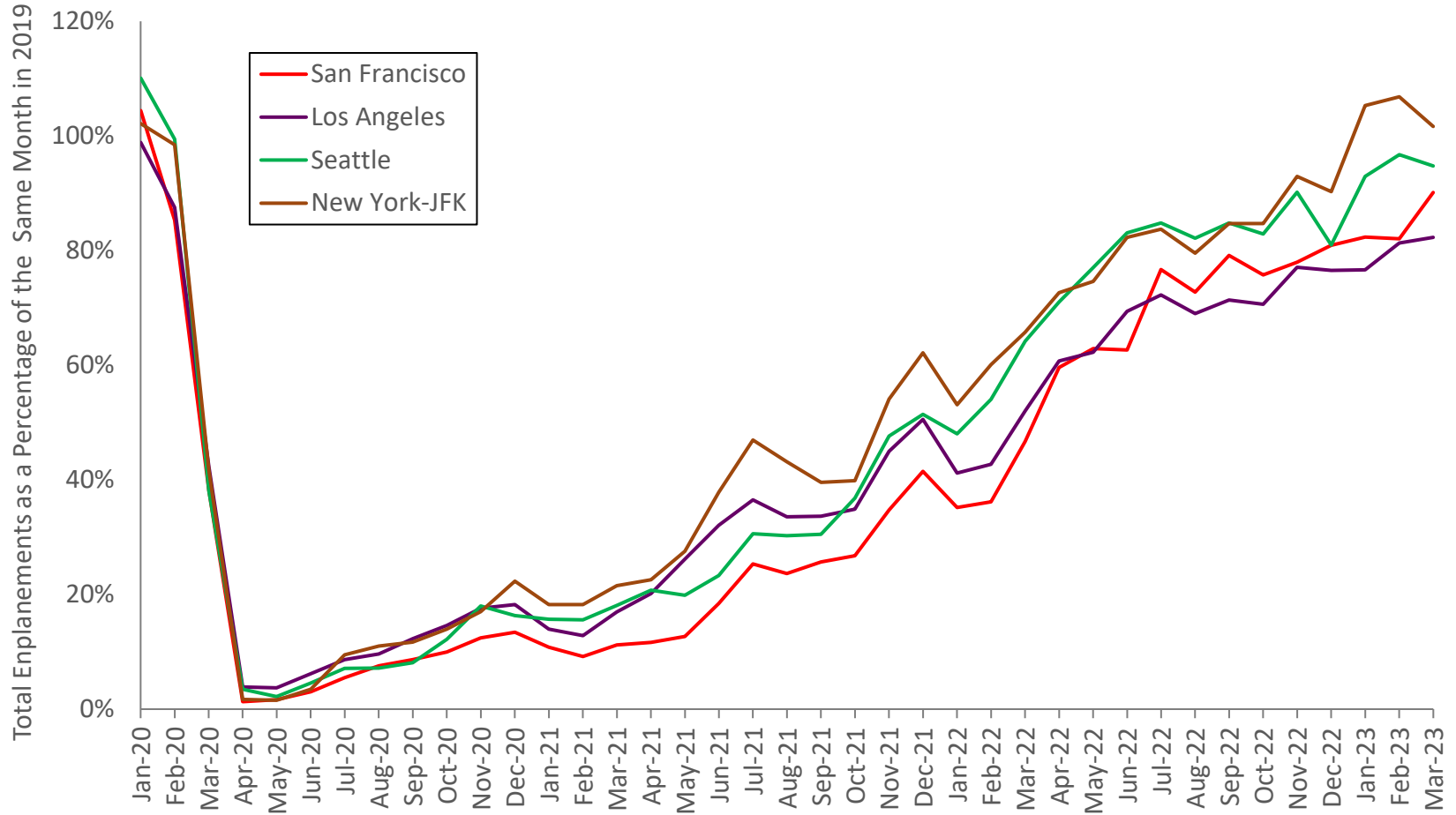


Source: Individual airports

SF) International Travel Up to 90% of Normal

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

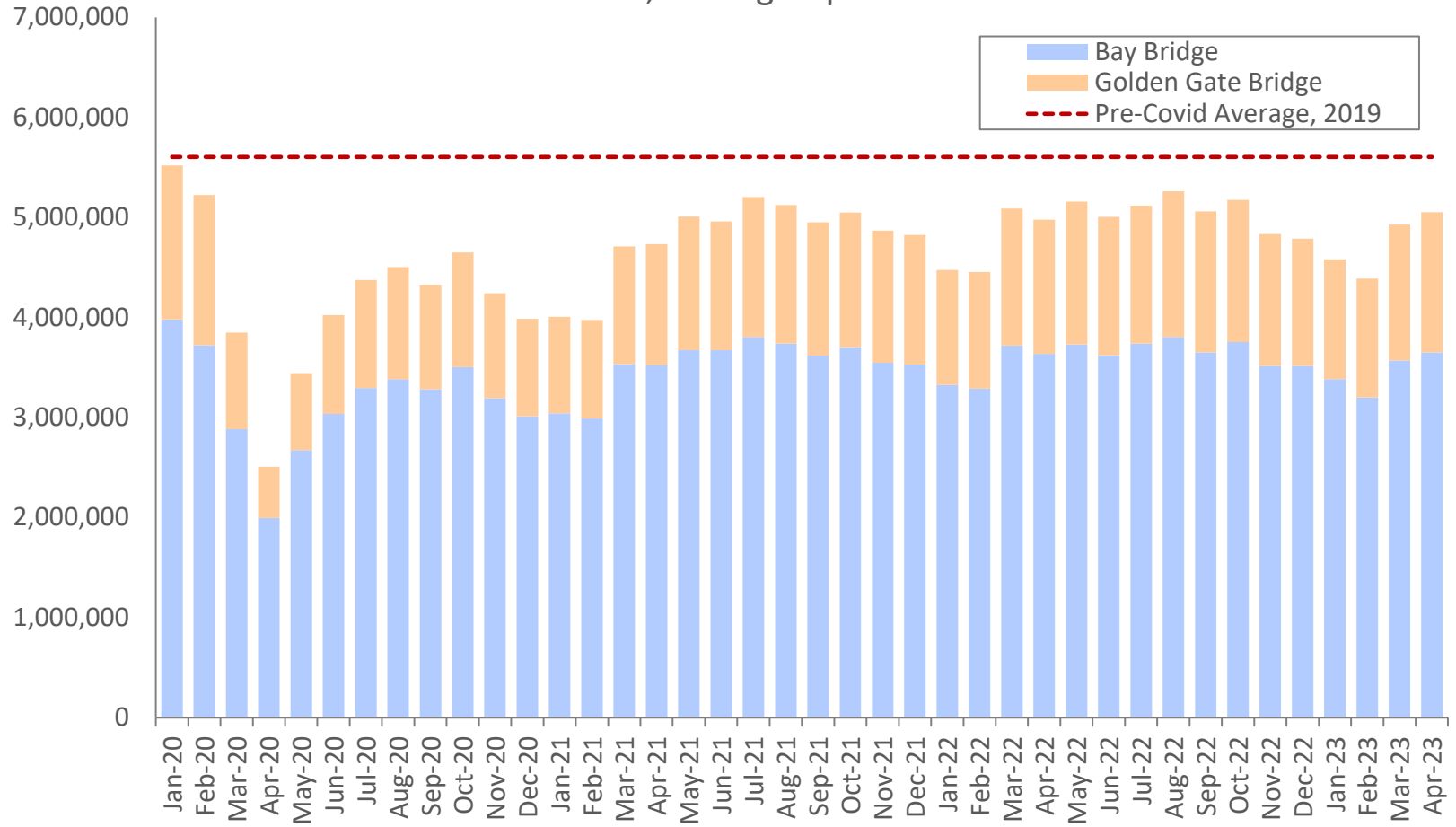


Source: Individual airports

Bridge Crossings Continue Recovery off February Lows

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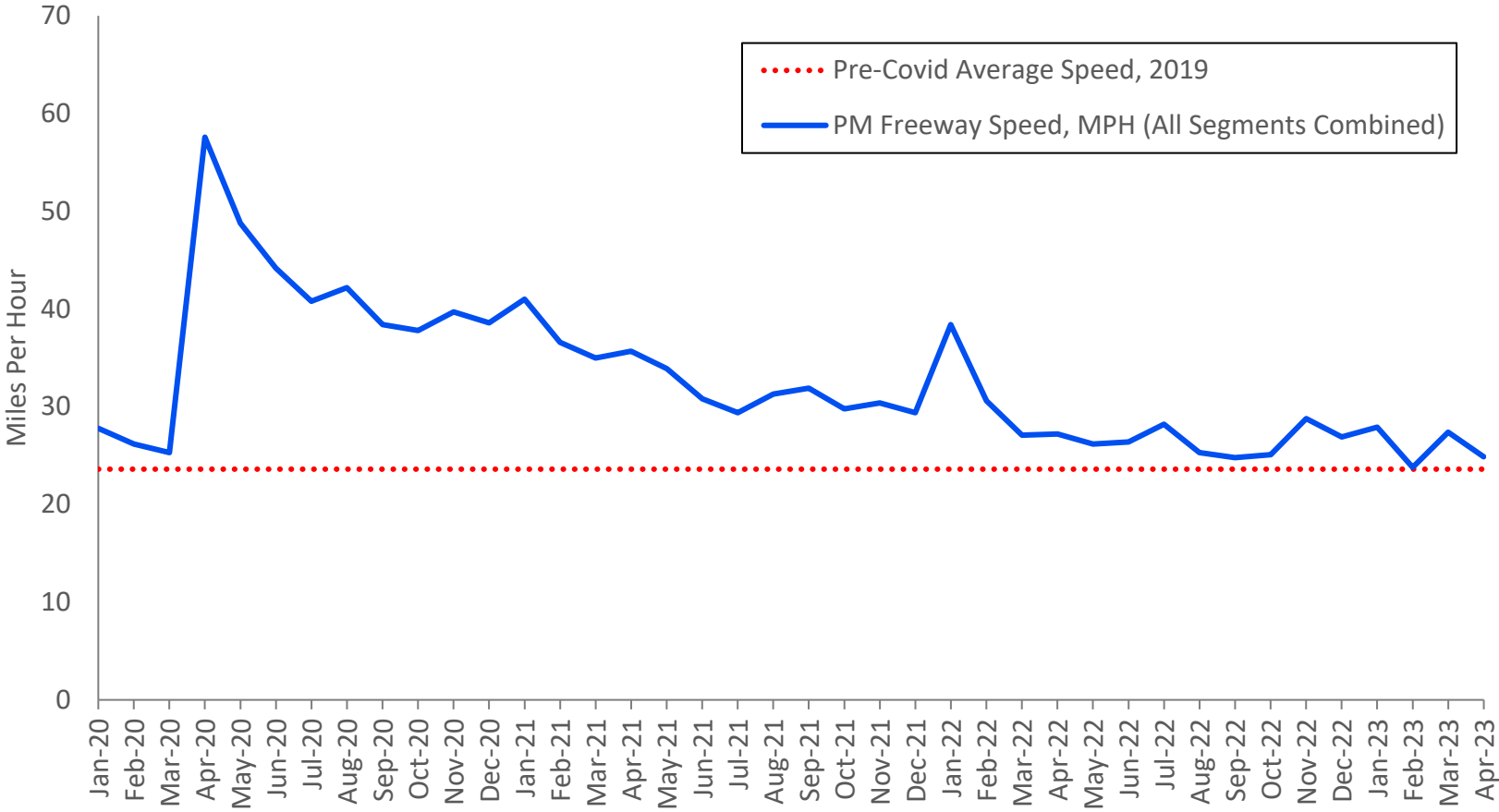
Bay Bridge and Golden Gate Bridge Monthly Traffic Volume, San Francisco, Through April 2023



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

PM Freeway Speeds Stay Closer to Pre-Covid Level in April

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



Source: SF County Transportation Authority

Muni Metro Ridership Improved in April, Reaching 54%

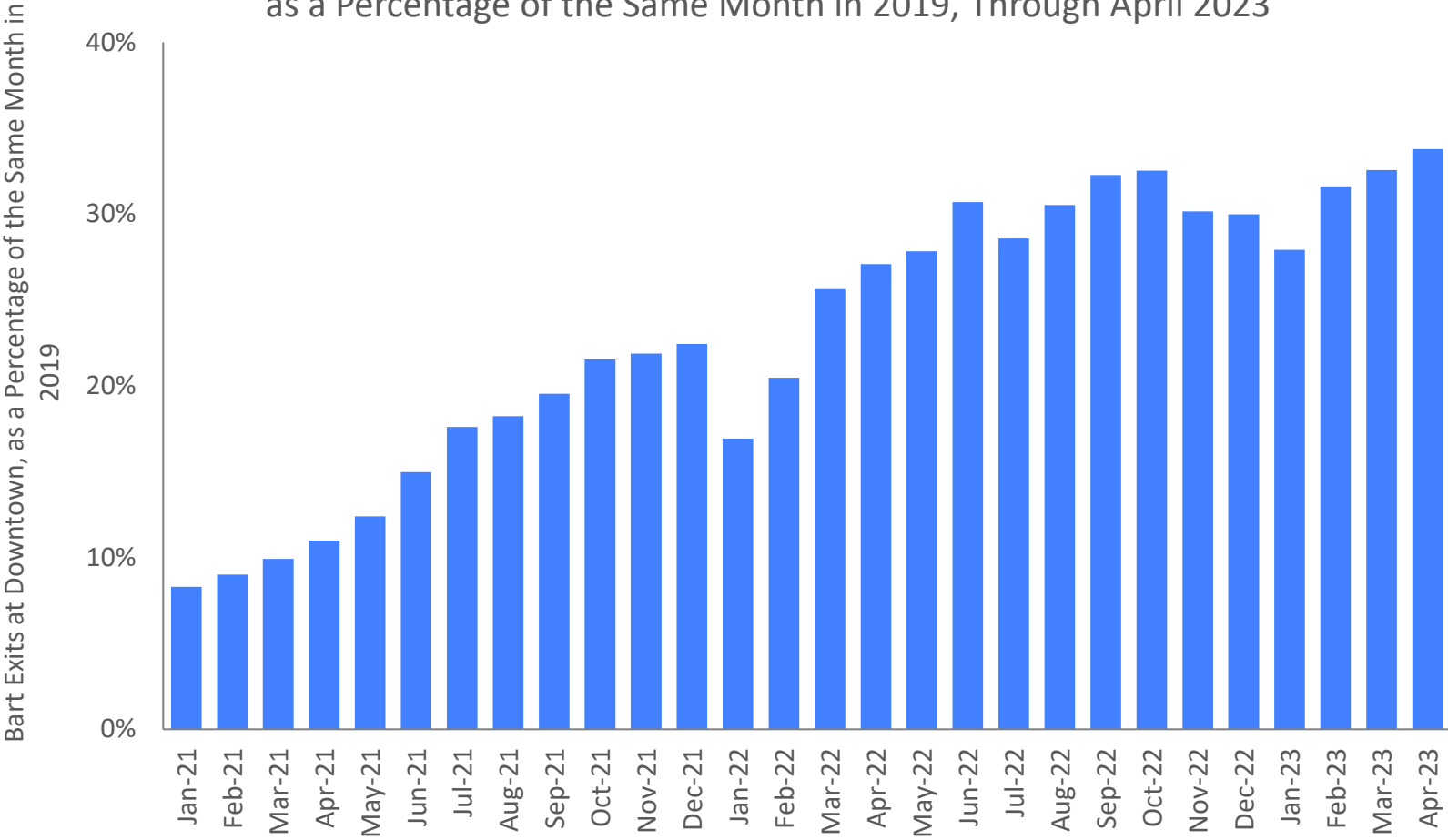
Average Daily Boardings, Muni Metro (Subway), as a Percentage of the Same Month in 2019, San Francisco, Through April 2023



Source: SFMTA

Downtown BART Ridership at 34% of Normal, a New High

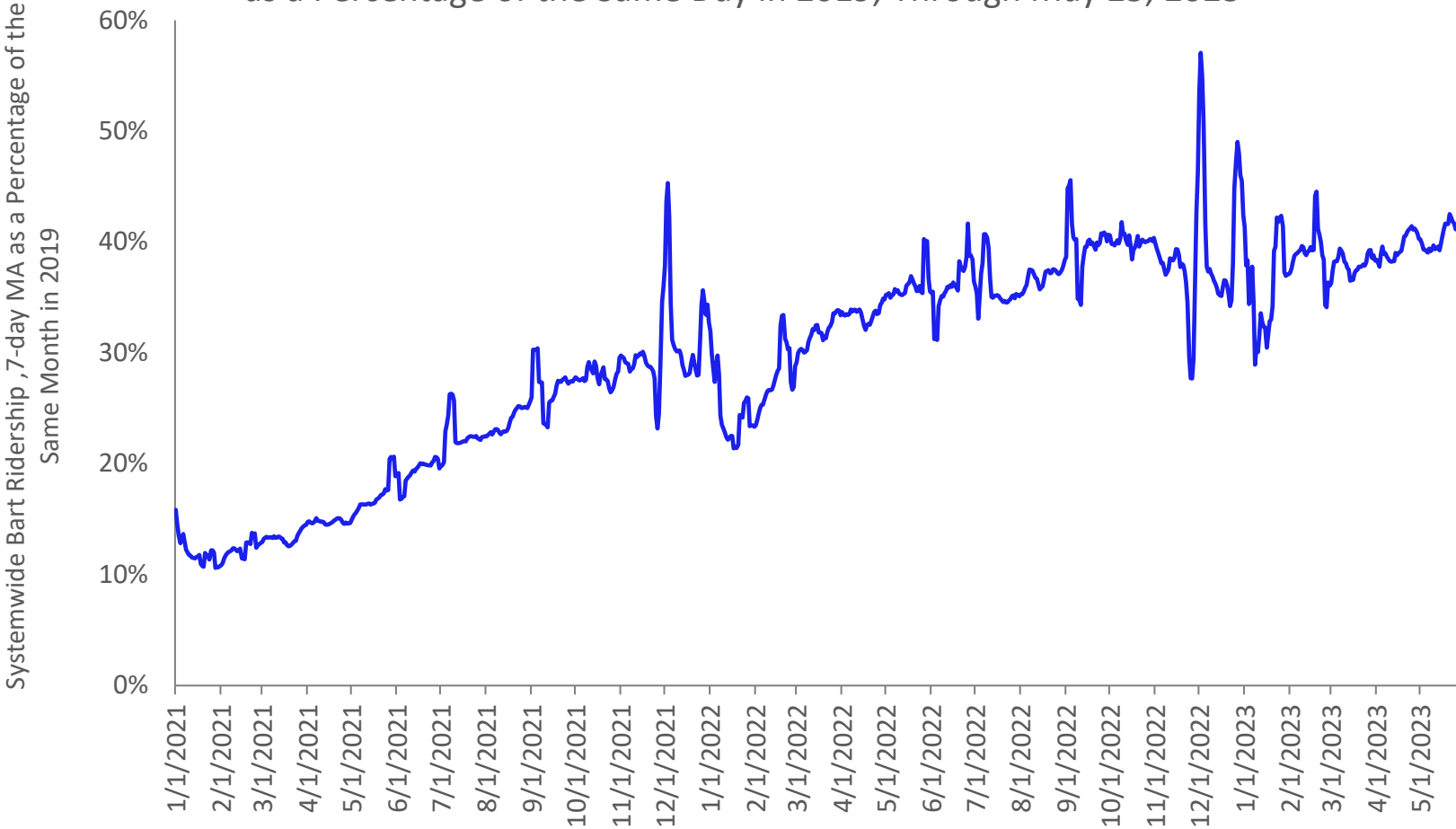
BART Exits At Downtown San Francisco Stations, as a Percentage of the Same Month in 2019, Through April 2023



Source: BART

BART Systemwide Ridership Also Trending Up in May

System-Wide BART Ridership, 7-day Moving Average, as a Percentage of the Same Day in 2019, Through May 25, 2023

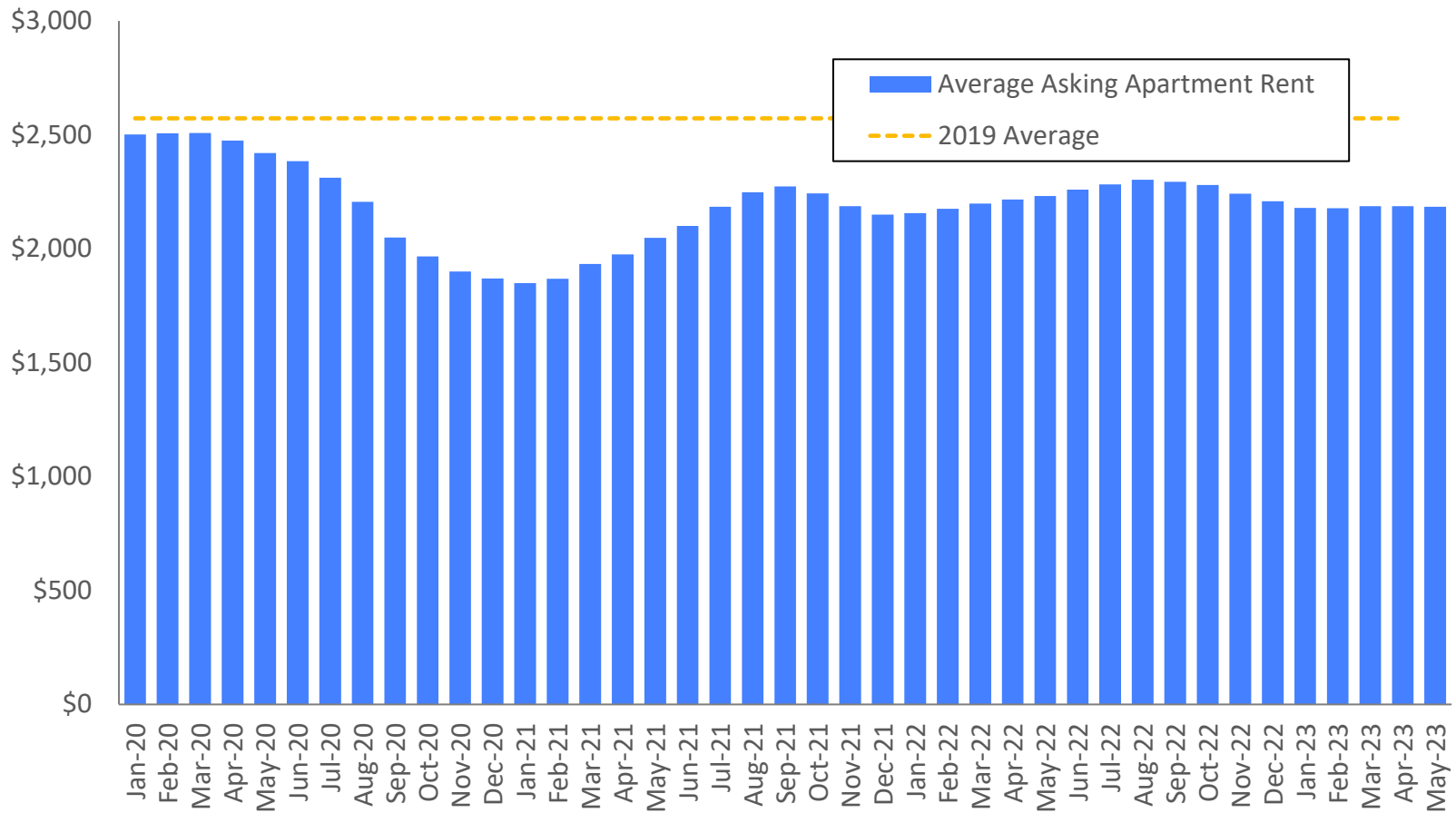


Source: BART

Apartment Rents Flat During Usually-Strong Spring Season

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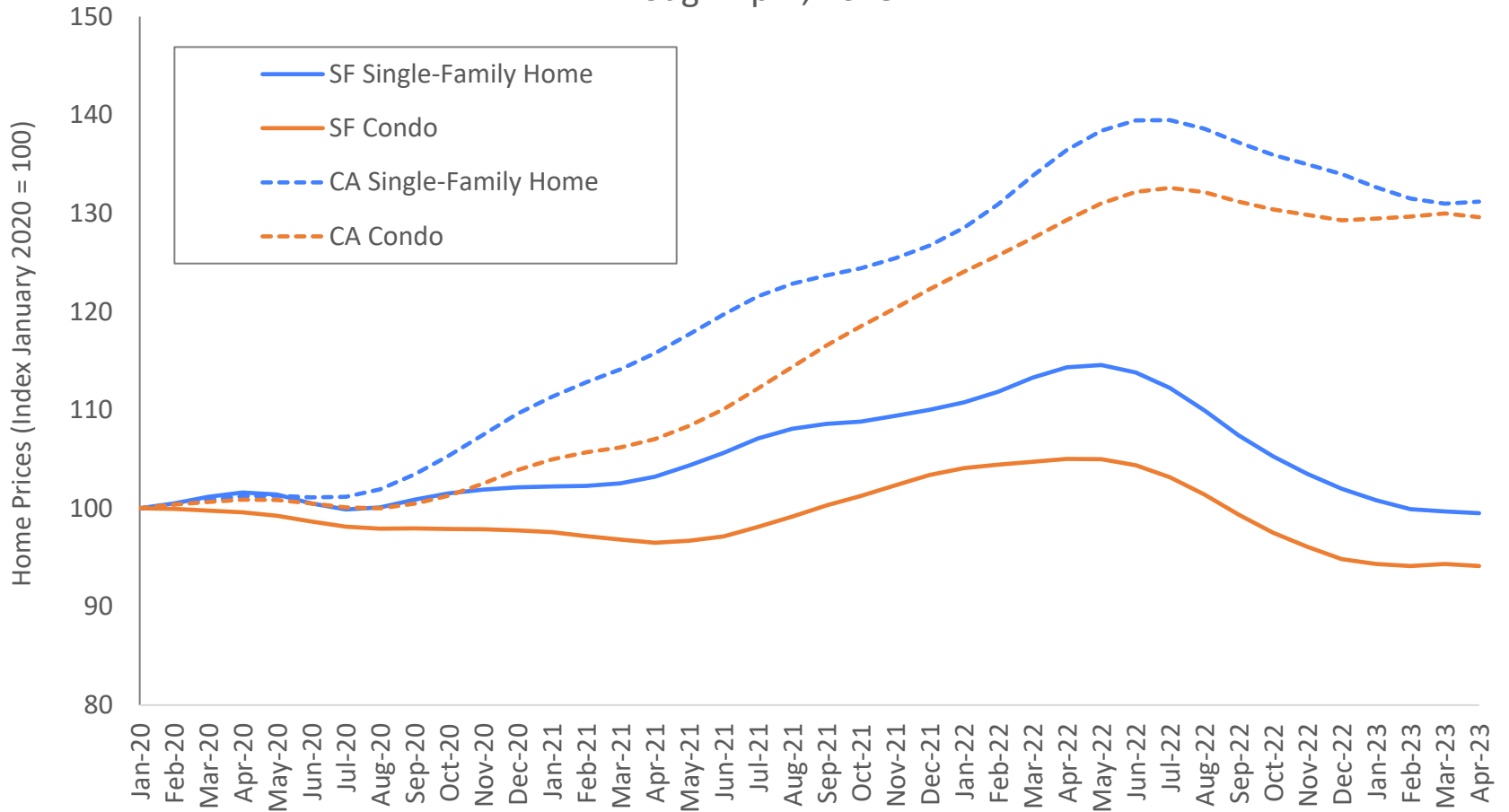
Median Asking Apartment Rents (All Unit Sizes),
San Francisco, Through May 2023



Source: Apartment List

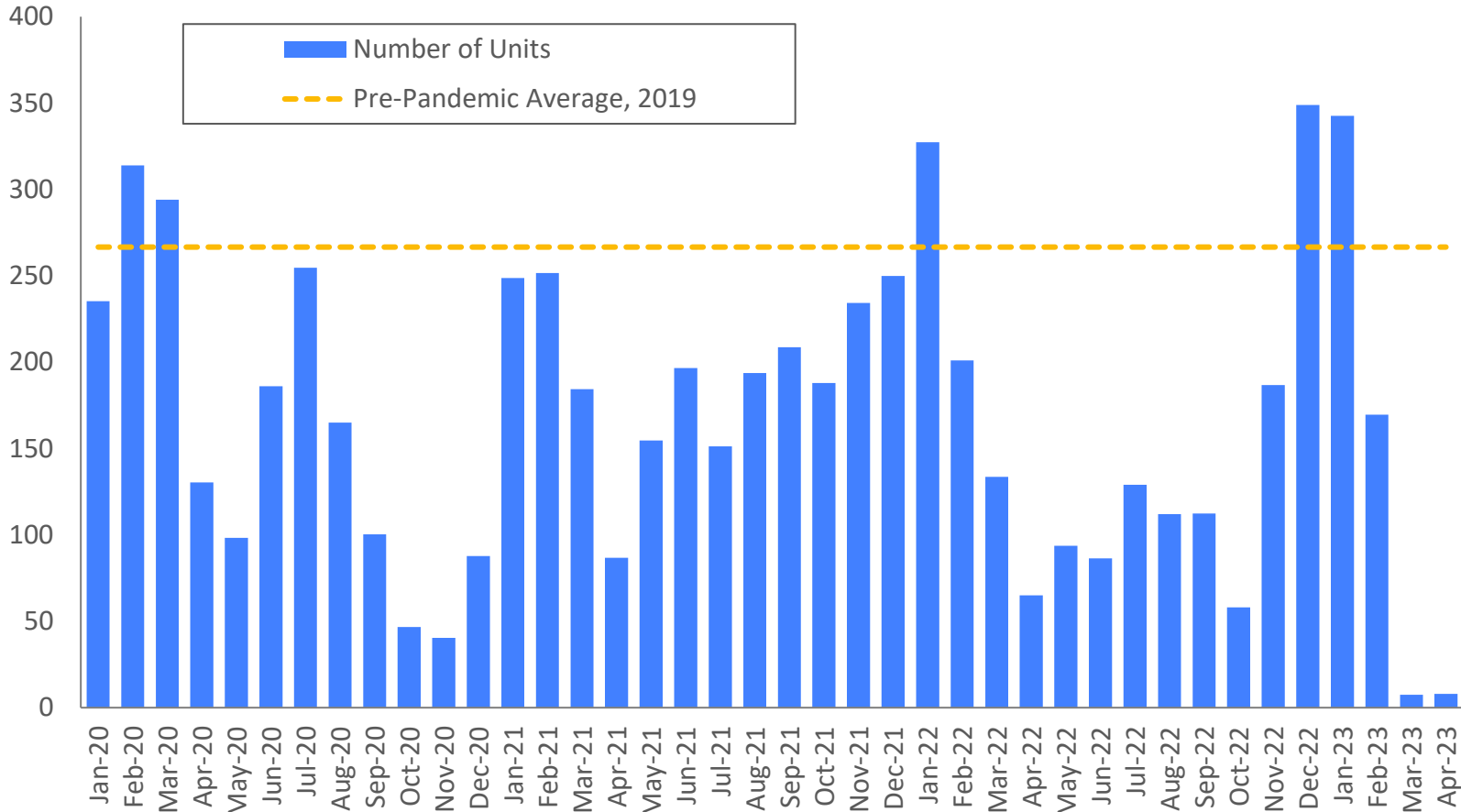
Housing Prices Flattening; Condos Down Slightly in April

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



Housing Permits for New Construction Remain Low

Number of Housing Units Permitted Via New Construction, (3 Month Moving Average), Through April 2023



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

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