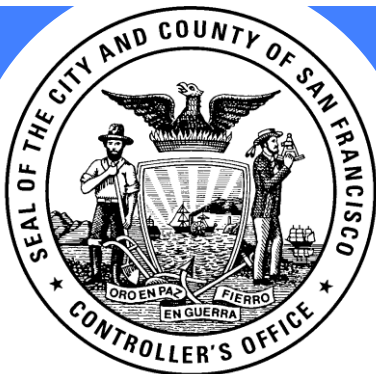


# Status of the San Francisco Economy: June 2023



**CITY & COUNTY OF SAN FRANCISCO**

Office of the Controller  
Office of Economic Analysis

July 5, 2023

# Highlights of the June 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.
- The San Francisco metropolitan division labor market remains strong, adding 5,200 jobs in May.
- Reversing several months of job losses, the Tech industry (reported in Professional and Business Services and Information sectors) led job growth in May.
- Leisure & Hospitality added 1,700 jobs. Since December, the sector has grown faster than any other part of the city's private sector employment base.
- However, hotel guests do not seem to be driving the growth. Occupancy and rates have remained steady for most of the year and hotel revenues are still only 73% of pre-pandemic levels.
- Construction declined again in May and has lost 1,200 jobs in 2023. However, the worst may be over in the housing market. Condo and single-family home prices in the city and across the state are levelling off, as mortgage rates have stabilized.

# List of Economic Indicators

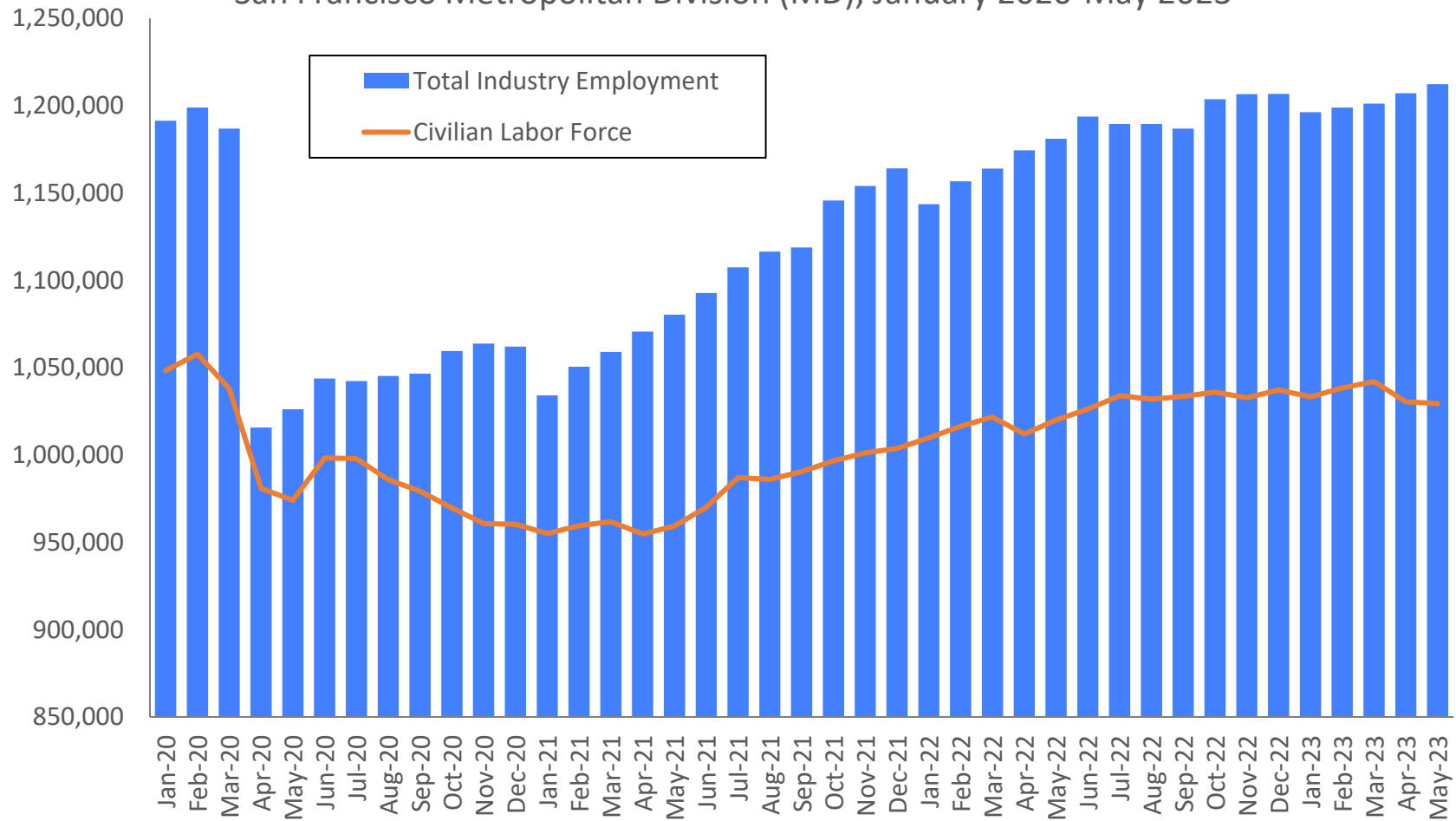
3

1. Industry Employment and Civilian Labor Force
2. Employment Change by Industry Sector
3. Unemployment Rate and Employed Residents in San Francisco
4. 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

# Another Strong Month of Job Growth – 5,200 Jobs Added

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

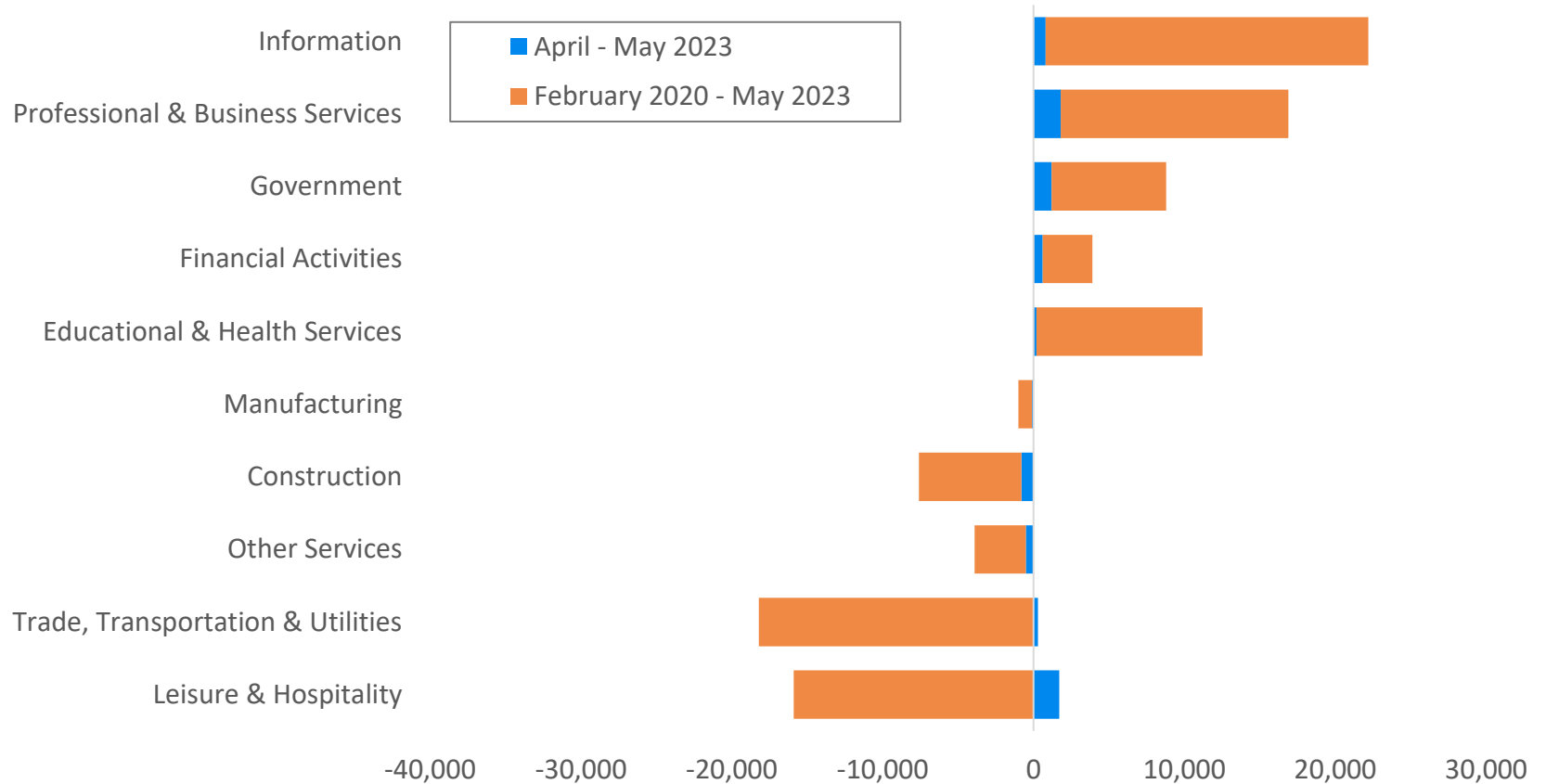


Source: EDD, SF Metro Division includes San Francisco and San Mateo counties.

# With Layoff News Ebbing, Tech Led Job Growth in May

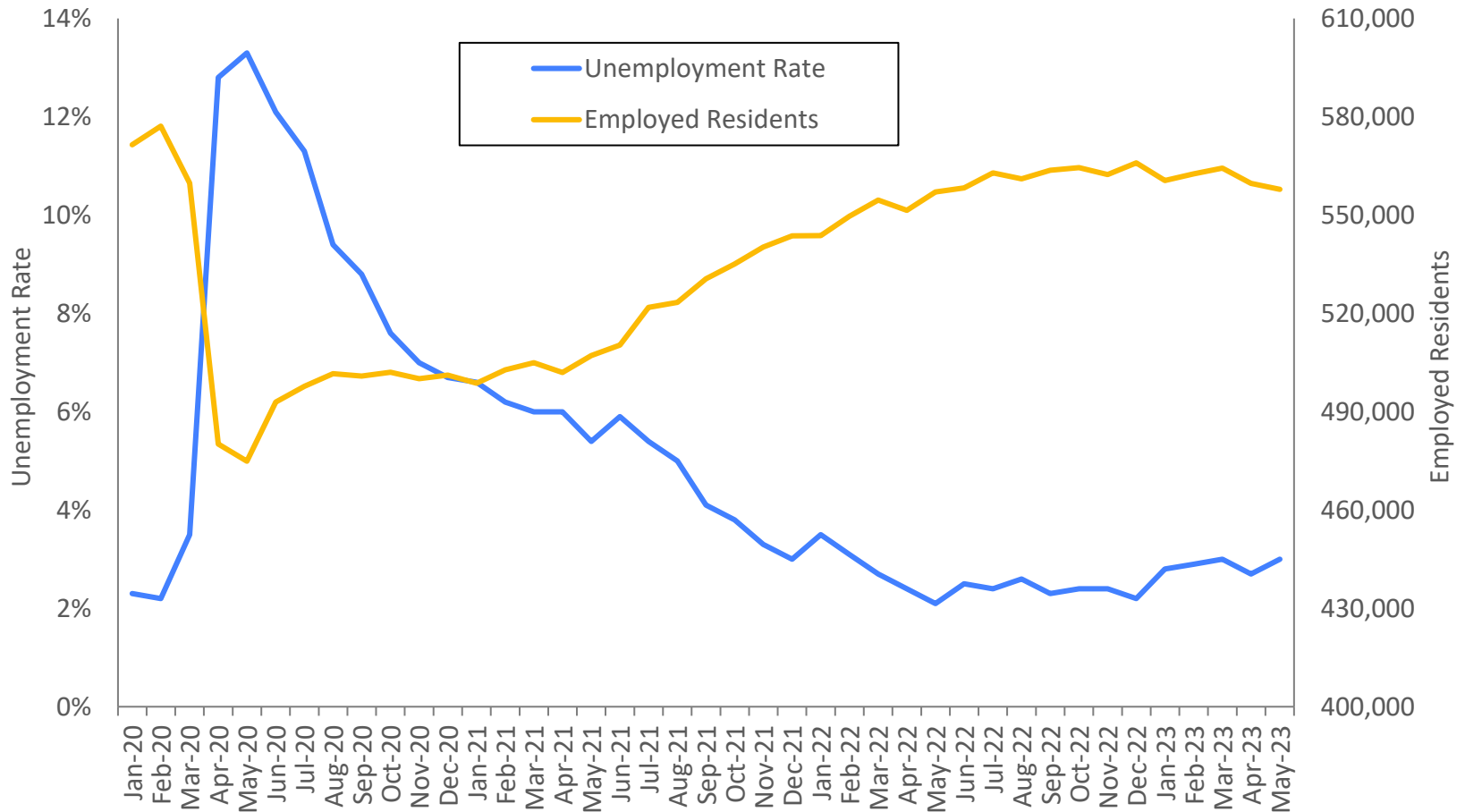
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Employment Change by Industry Sector, San Francisco Metro Division:  
Since the Start of the Pandemic, and the Most Recent Month



# City's Unemployment Rate At 3.0% in May

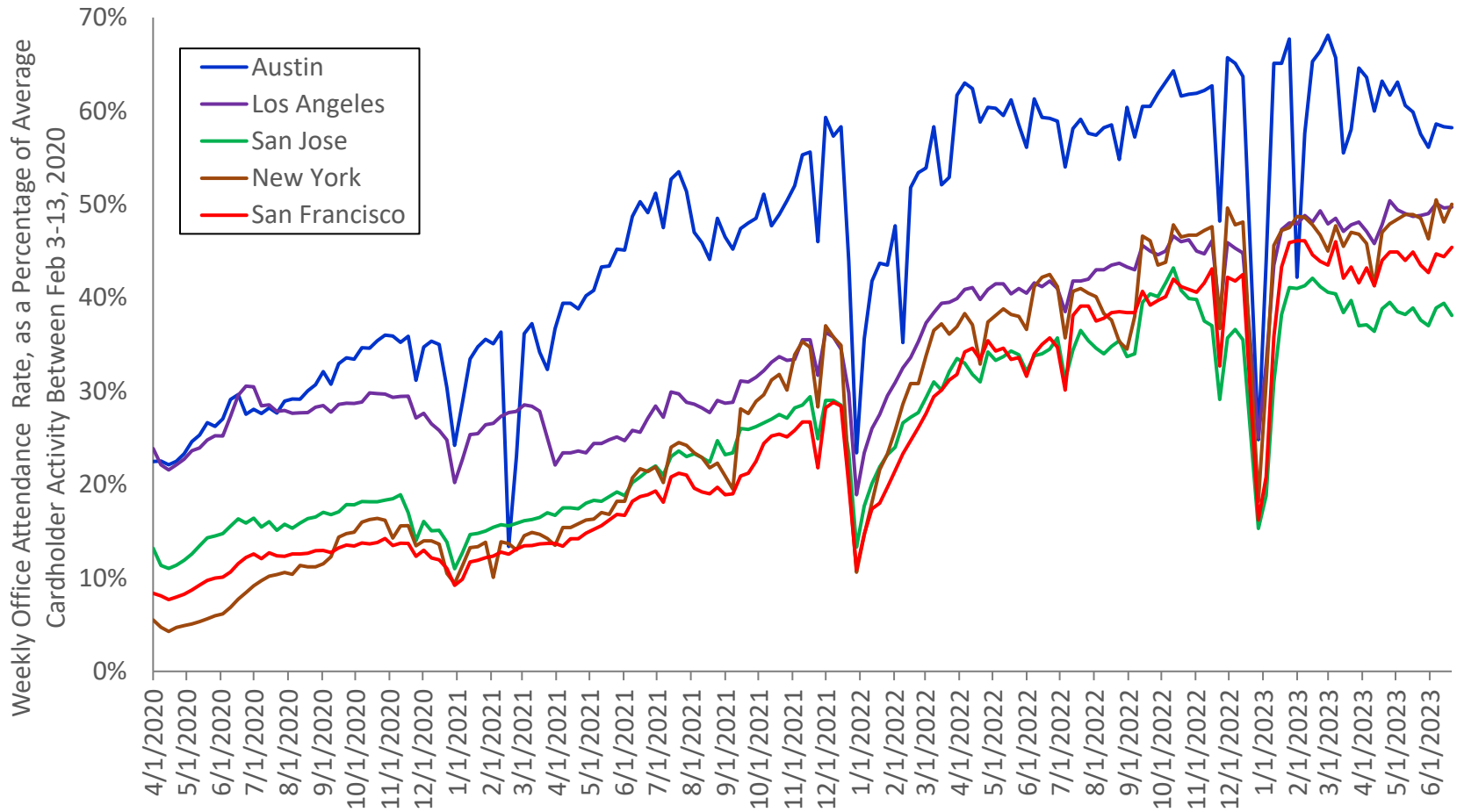
### Monthly Unemployment Rate and Employed Residents, San Francisco, Through May 2023



Source: EDD

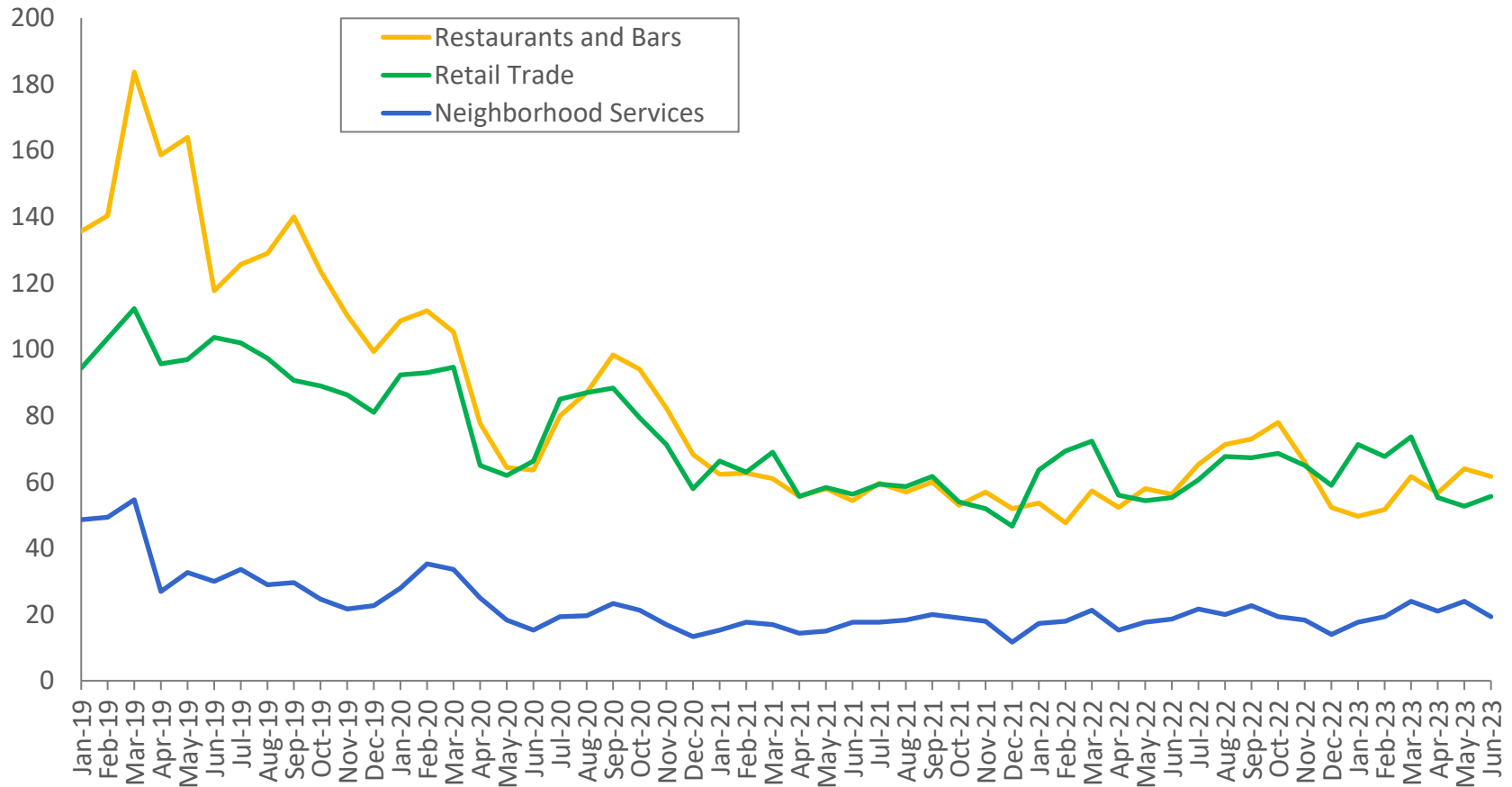
# Little Movement in Return-to-Office Since February

### Weekly Office Attendance in San Francisco and Other Selected Metros, Through June 21, 2023



# New Business Formation in June Was Lackluster

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



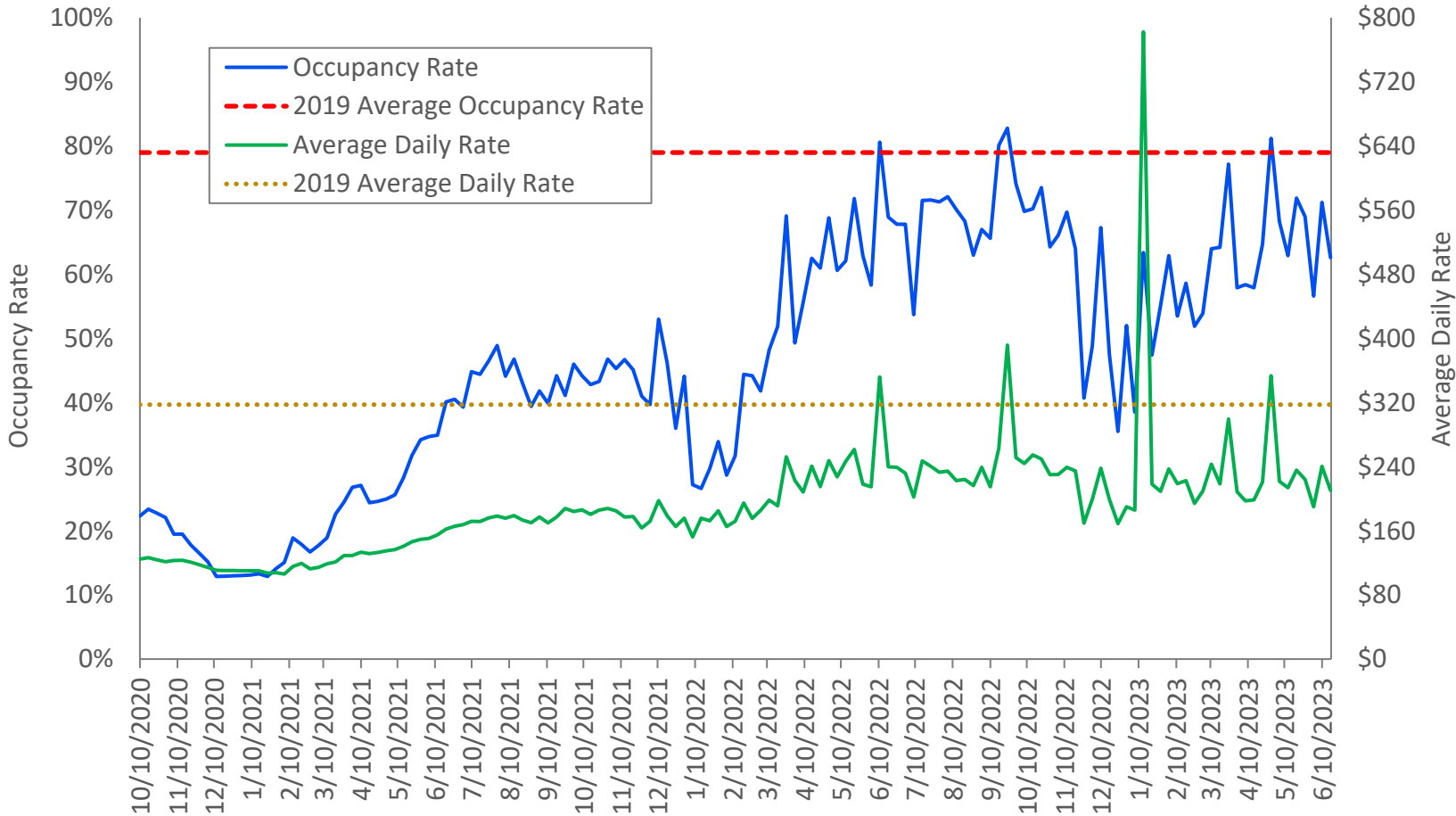
Source: Treasurer & Tax Collector, City and County of San Francisco

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)".



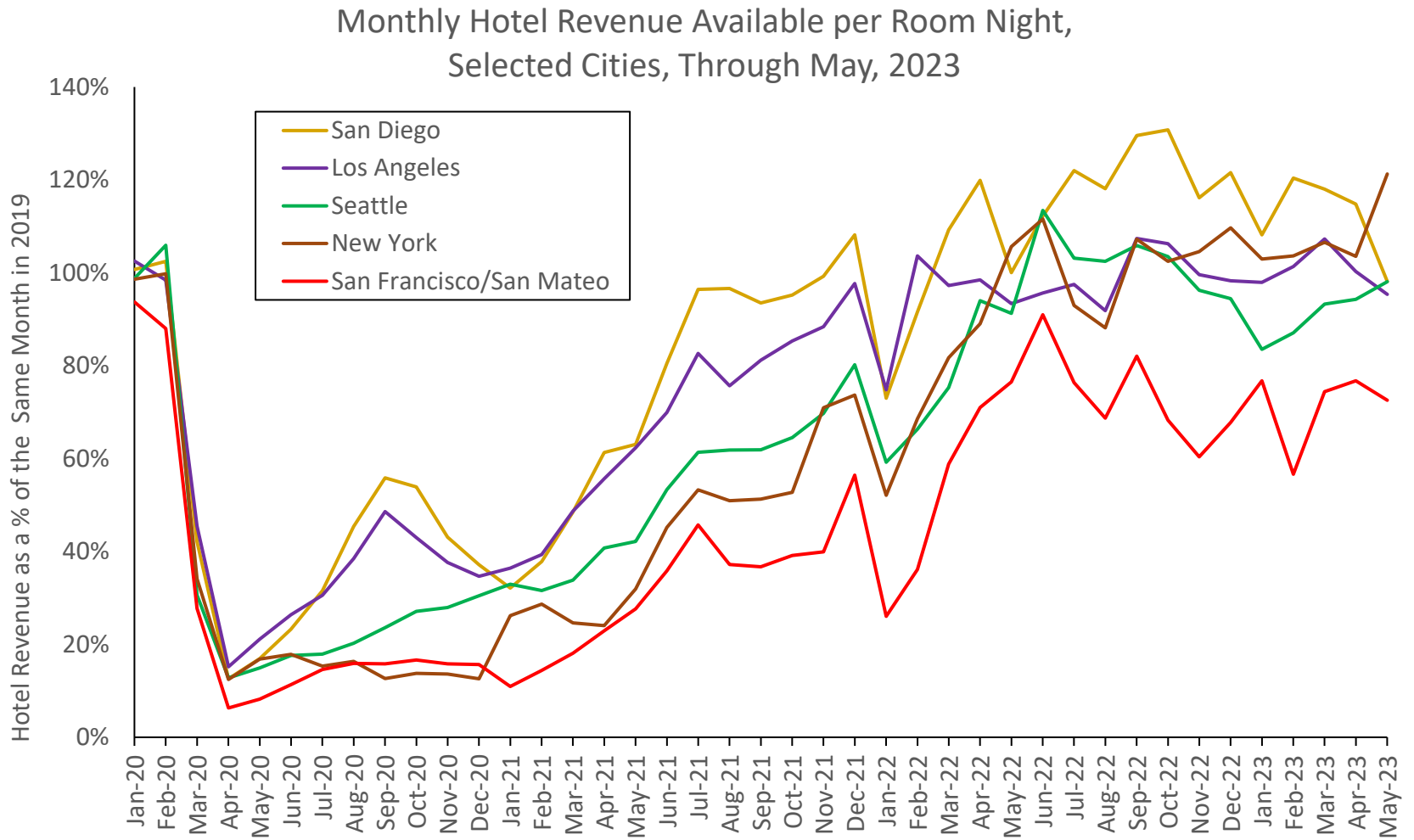
# Hotel Occupancy & Rates Steady Heading into Summer

Weekly San Francisco Hotel Occupancy Rate and Average Daily Room Rate, Through June 17, 2023



Source: STR

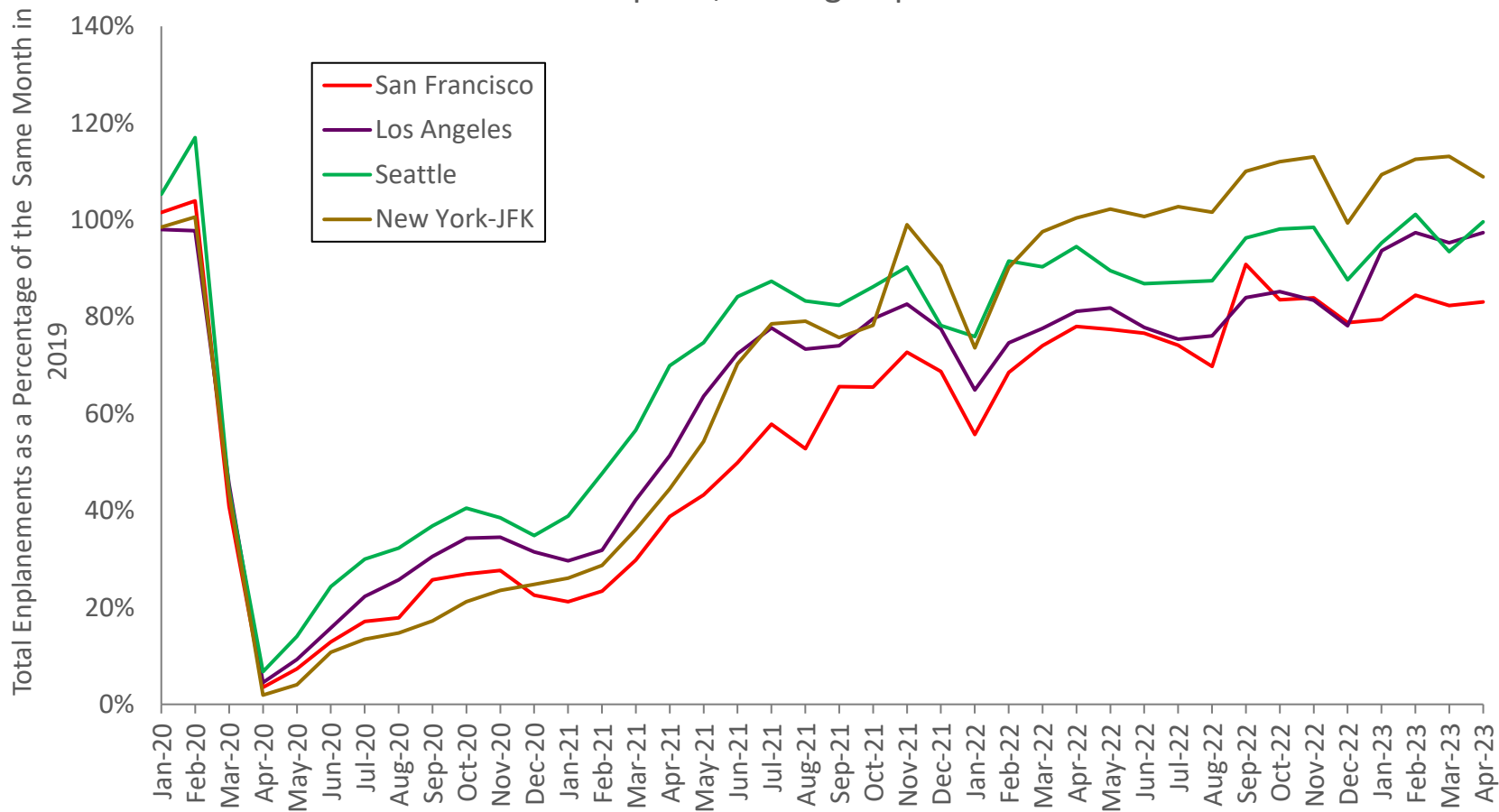
# Hotel Revenues At 73% of 2019 Levels in May



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

# SFO Domestic Air Travel Steady at 83% of 2019 Levels

### Domestic Enplanements, Selected Airports, Through April 2023

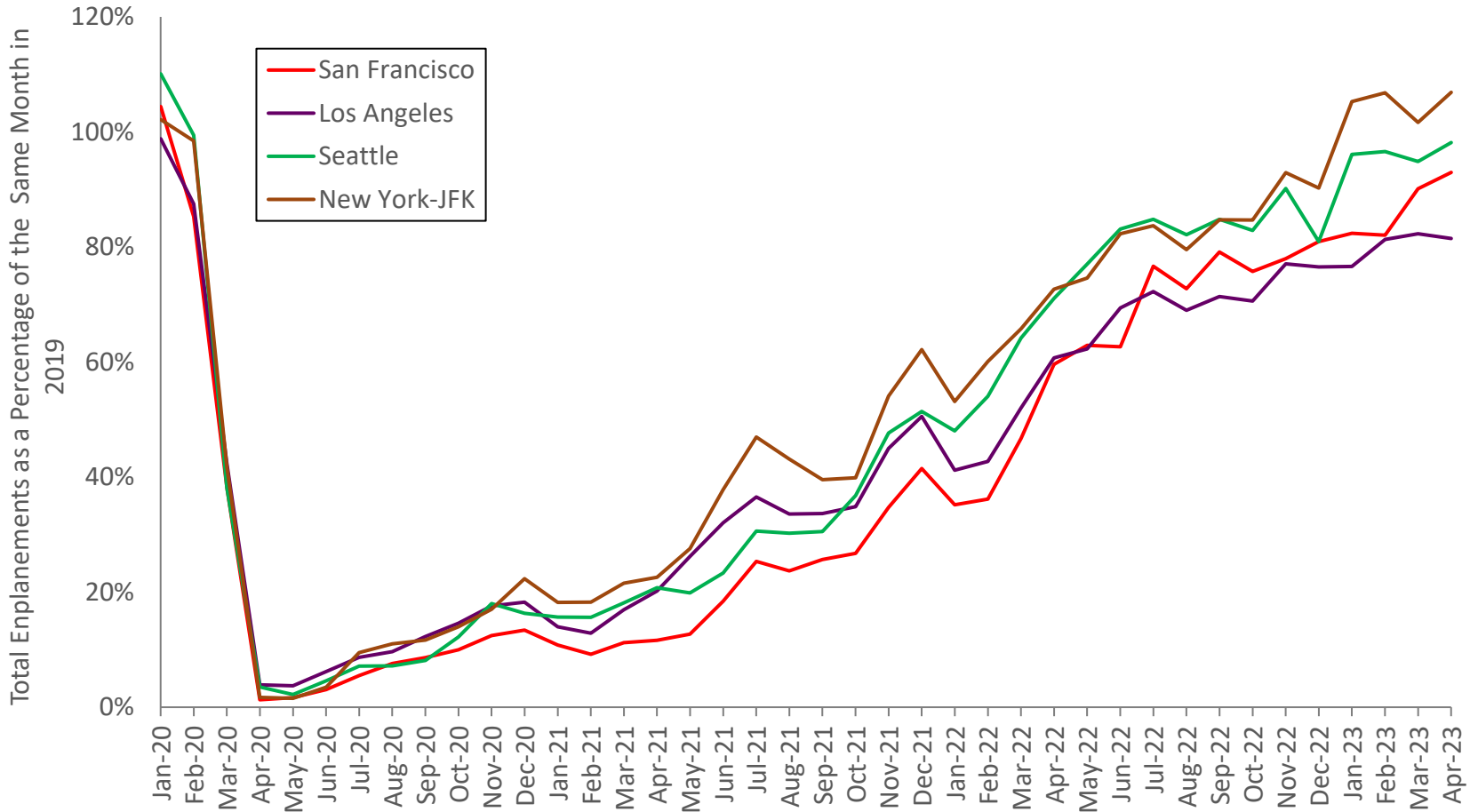


Source: Individual airports

# While International Air Travel Reached 93% of Pre-Pandemic

12

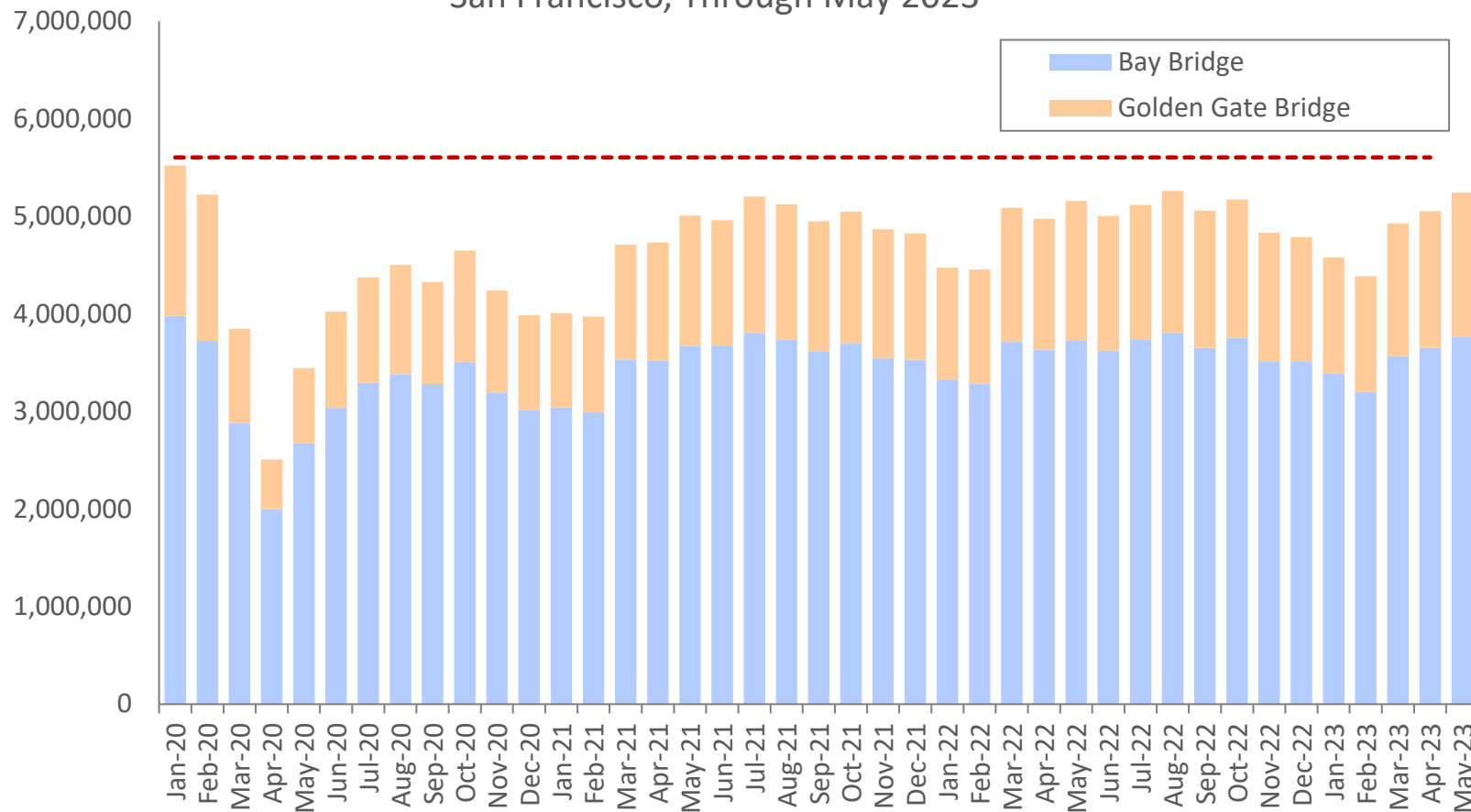
International Enplanements as % of 2019, Selected Airports, Through April 2023



Source: Individual airports

# Bridge Crossings into SF Grew 20% from February to May

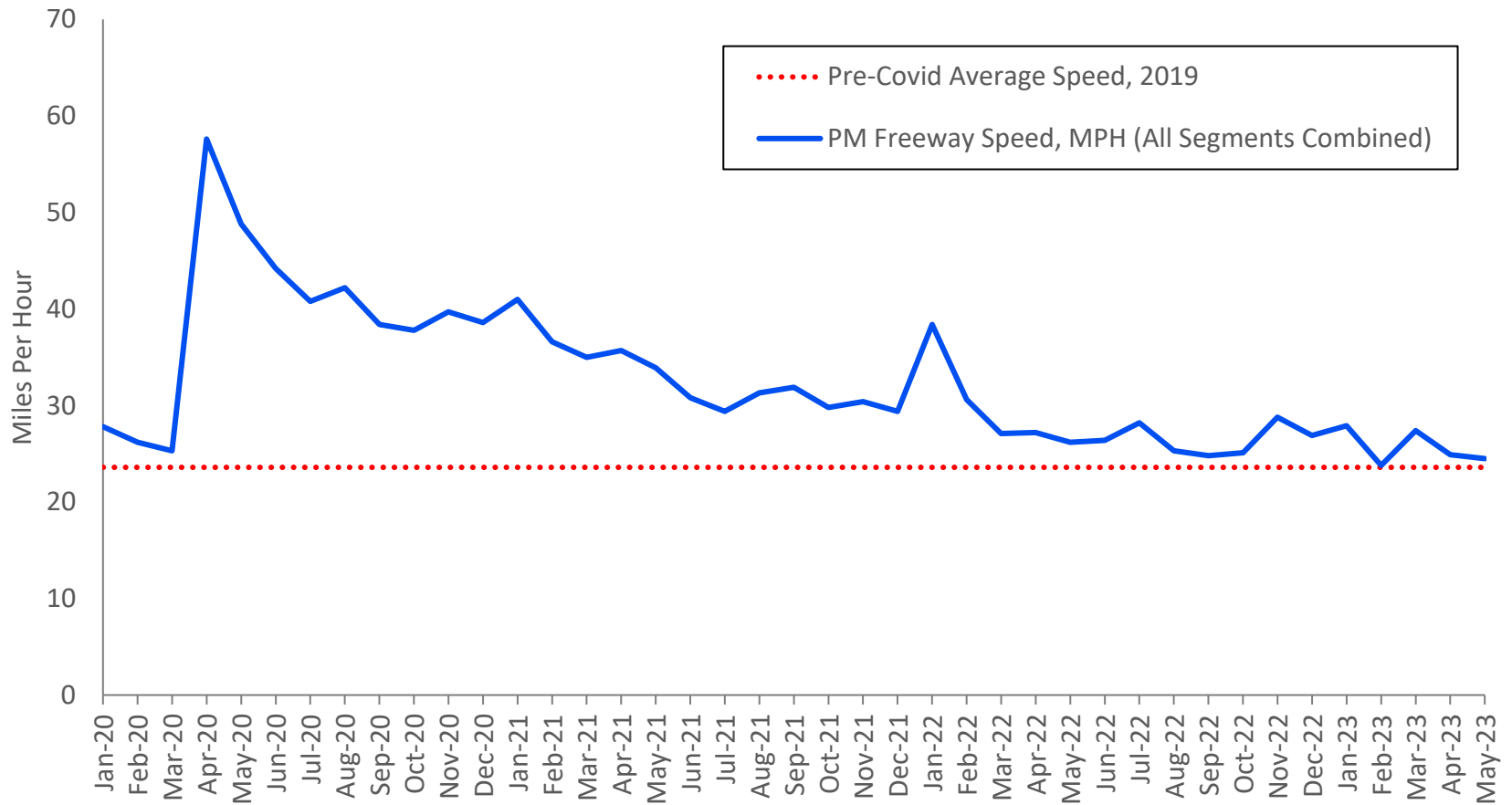
### Bay Bridge and Golden Gate Bridge Monthly Traffic Volume, San Francisco, Through May 2023



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

# But Little Movement in Average Freeway Speed

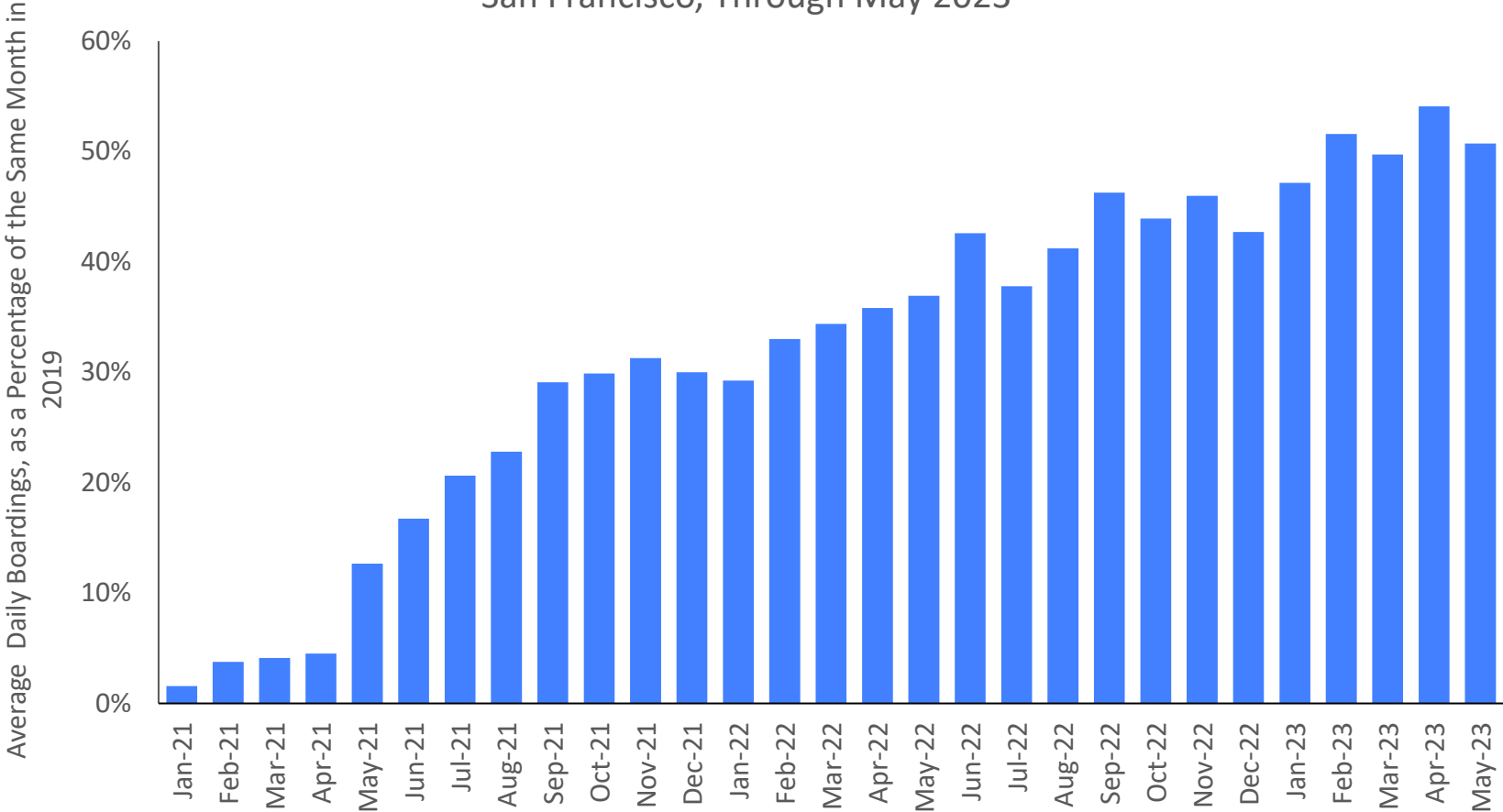
Average Monthly PM Freeway Speed in San Francisco, Through May, 2023



Source: SF County Transportation Authority

# Muni Metro Ridership Recovery Dipped to 51% in May

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

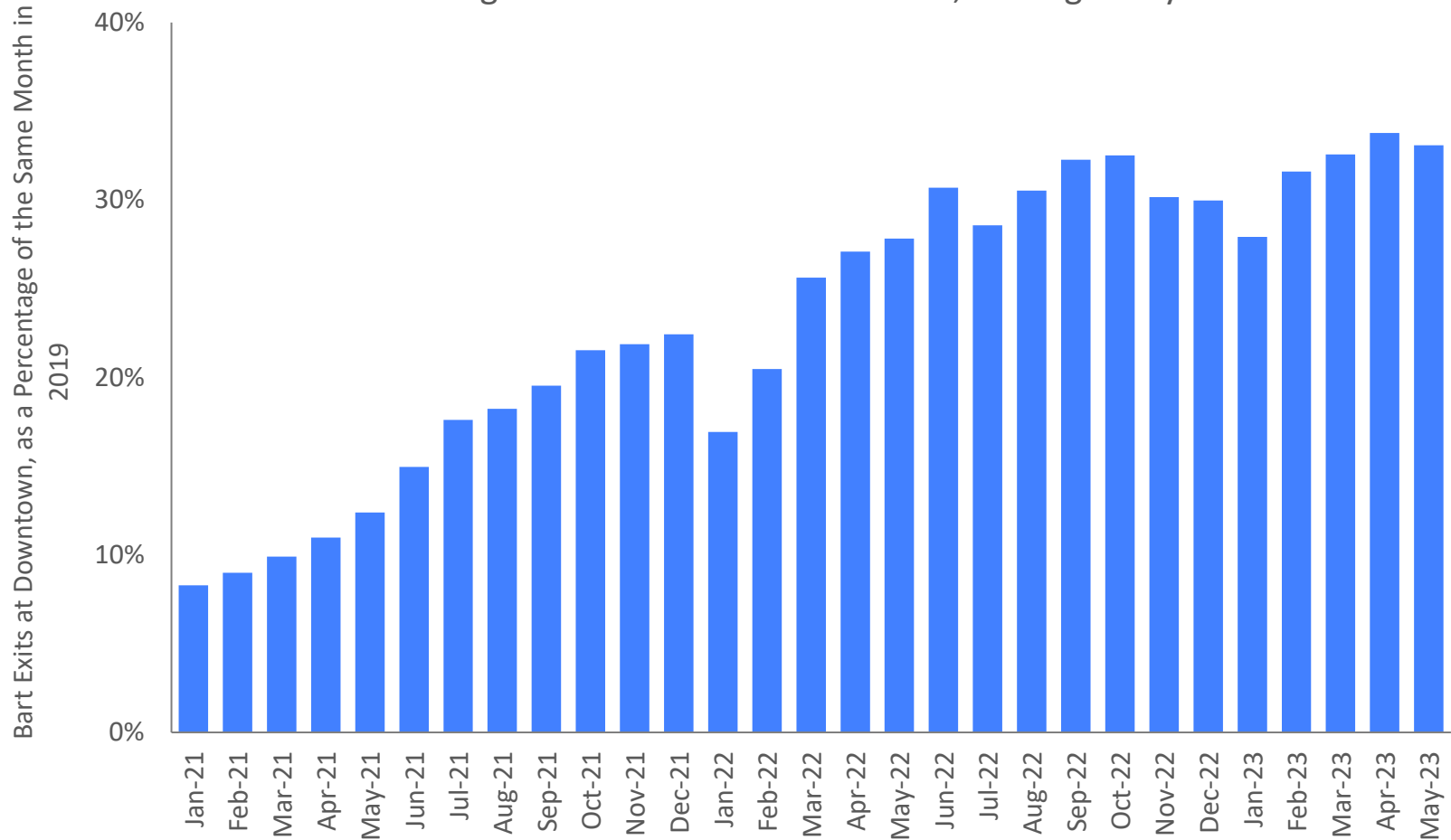


Source: SFMTA

# While Downtown BART Dropped to 33% of 2019 Levels

16

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

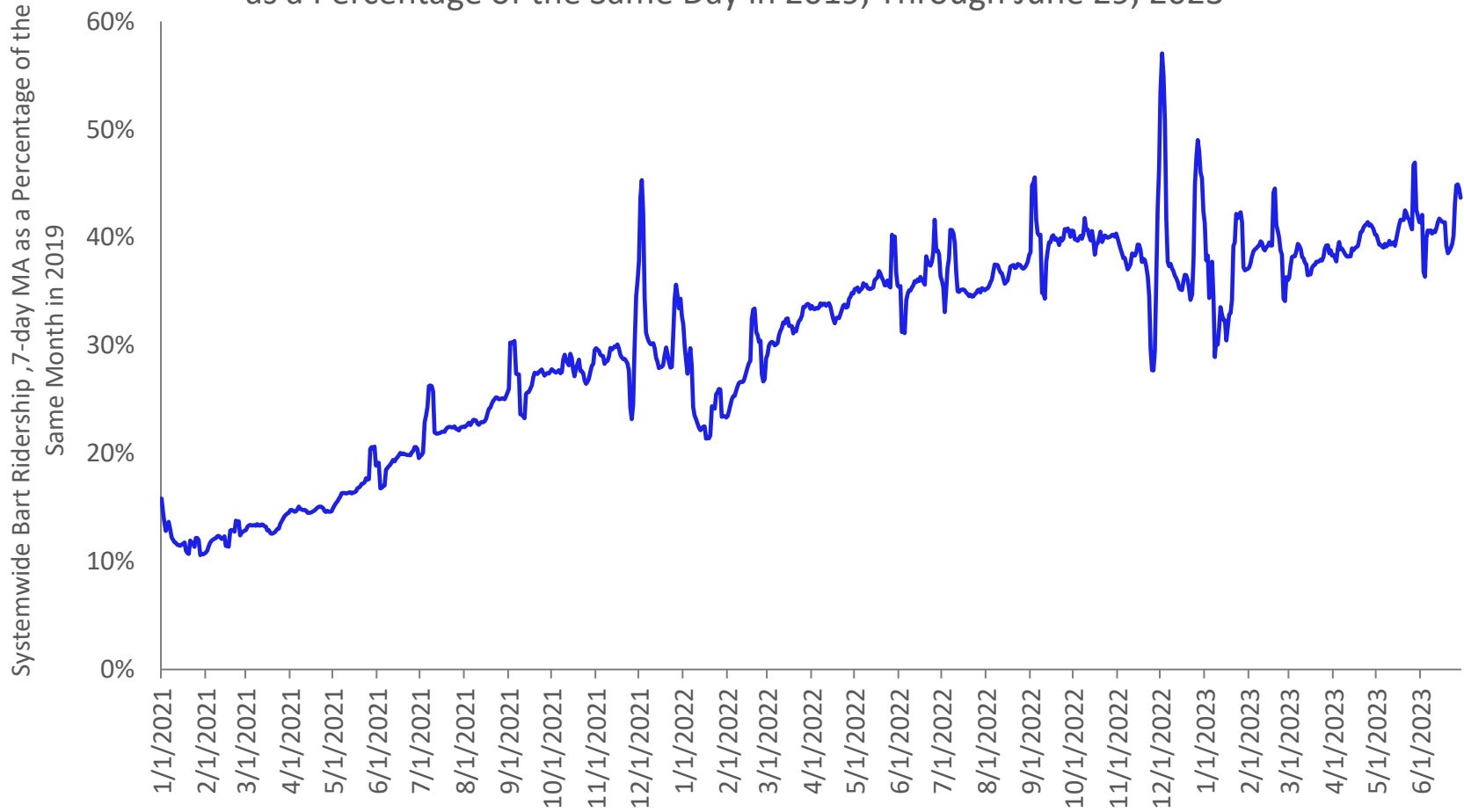


Source: BART



# Systemwide BART Ridership Relatively Unchanged in June

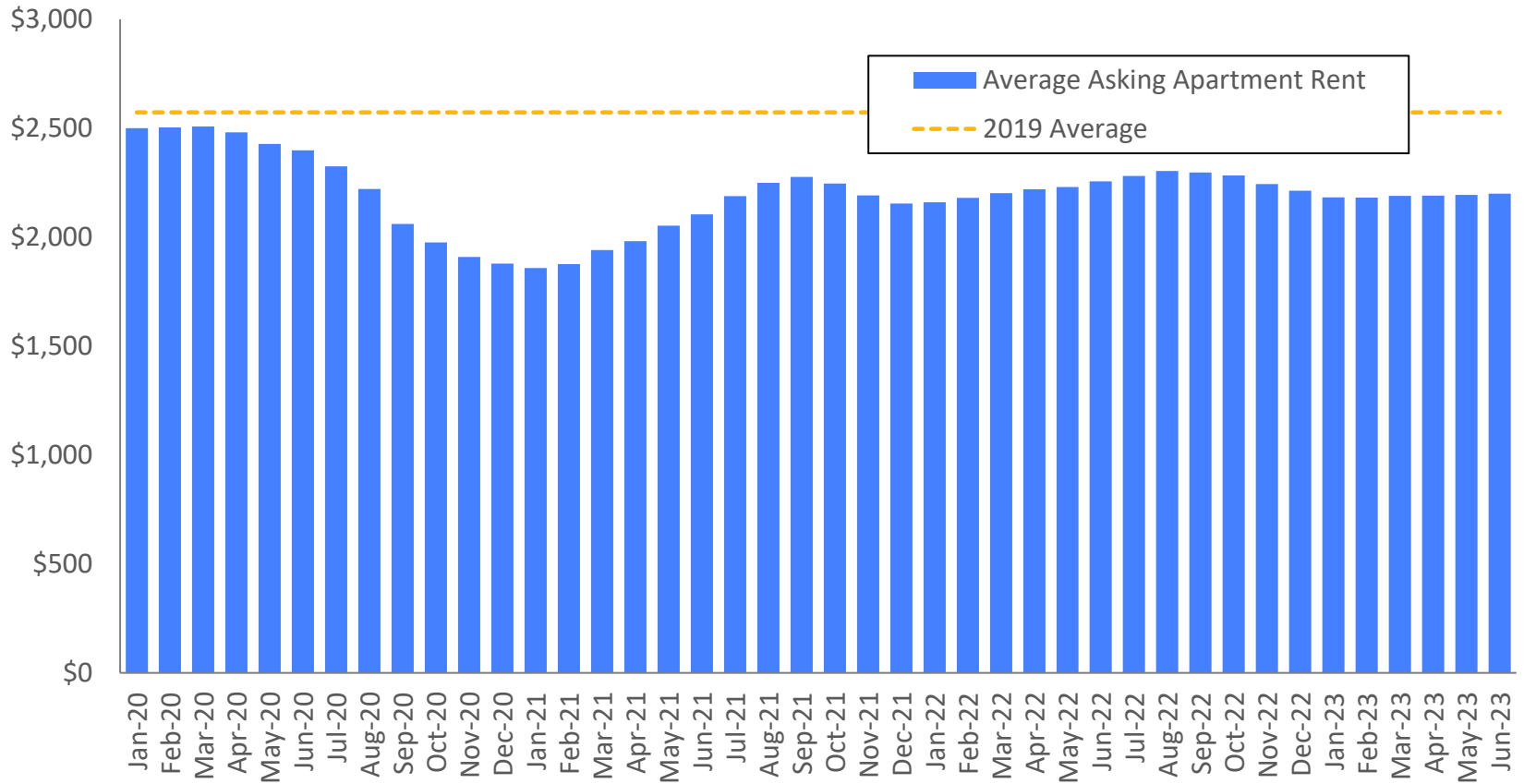
System-Wide BART Ridership, 7-day Moving Average, as a Percentage of the Same Day in 2019, Through June 29, 2023



# Apartment Rents Have Stayed Relatively Flat Since February

18

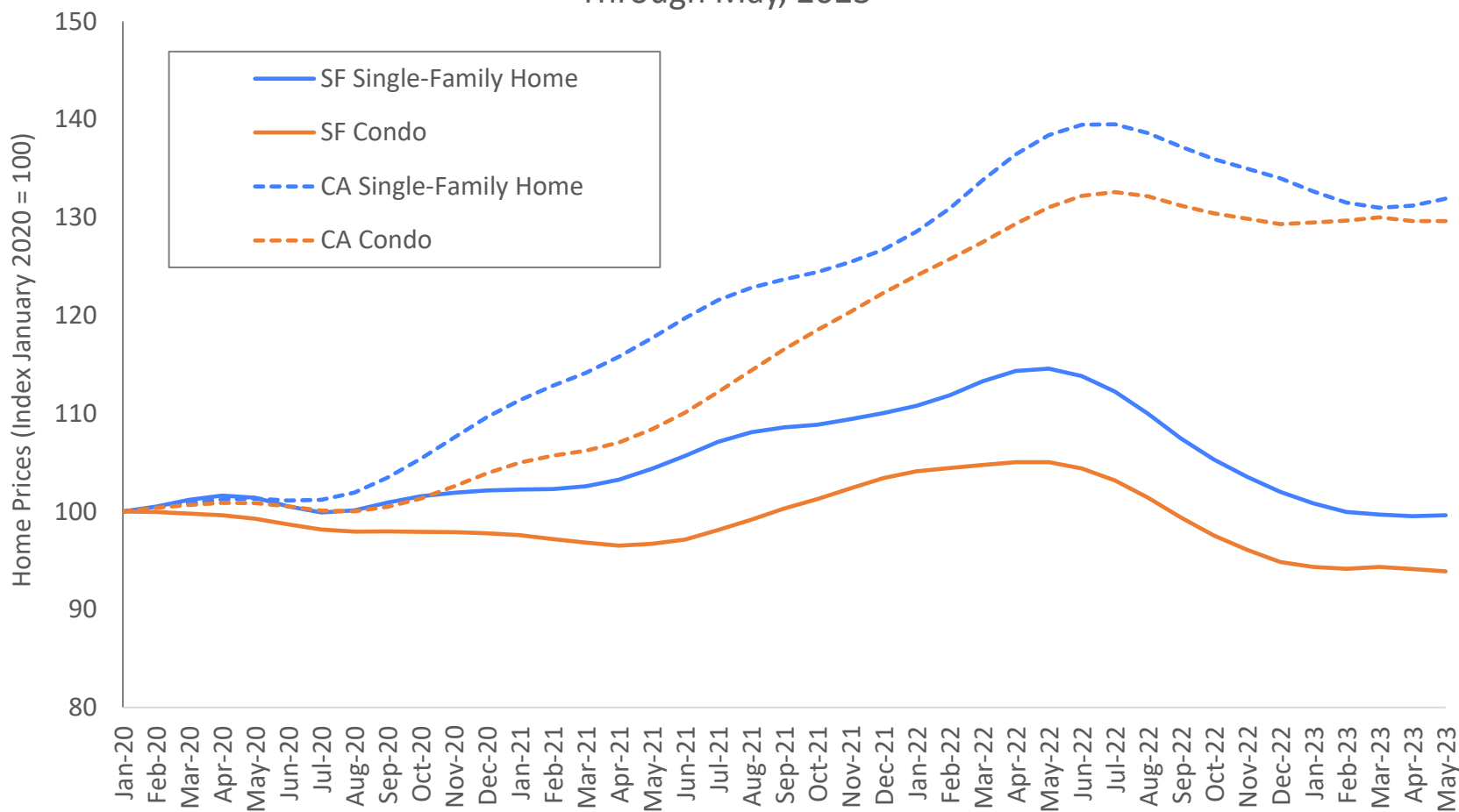
Median Asking Apartment Rents (All Unit Sizes),  
San Francisco, Through June 2023



Source: Apartment List

# City's Home Prices Flat in May; CA Single-Family Edged Up

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

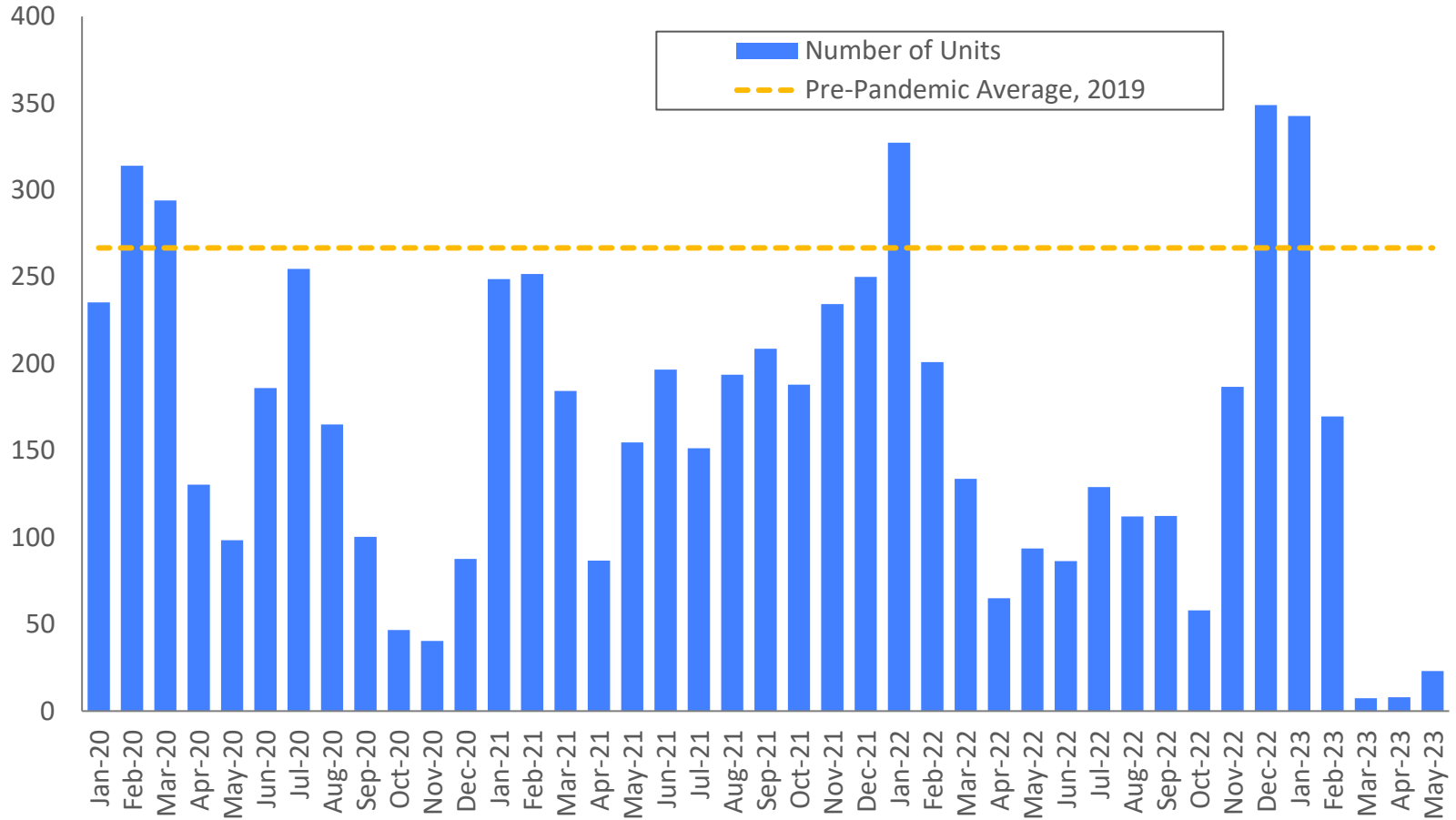


Source: Zillow

# Slight Increase in Housing Permits in May

20

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



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

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