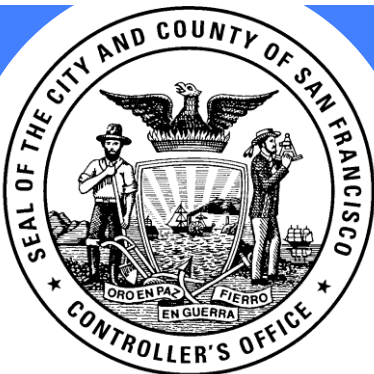


Status of the Re-Opening of the San Francisco Economy: September 2022



CITY & COUNTY OF SAN FRANCISCO

Office of the Controller
Office of Economic Analysis

October 3, 2022

Highlights of the September 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.
- The San Francisco metro division lost close to 2,500 jobs in August, the first monthly drop since September 2021. The city's unemployment rate in August was 2.1% on a seasonally-adjusted basis, which is still extremely low, though slightly up from July.
- While the city's overall tourism recovery slowed in the summer months, after a strong early part of the year, we are continuing to see a strong recovery in international air travelers to San Francisco International Airport. In July, international enplanements reached 77% of July 2019 levels. This is actually a stronger recovery than domestic air travel, which has stalled in recent months and was 74% of 2019 levels in July.
- The housing market is another area of change in the city's economy. According to Zillow, home values have declined by 4% from May to August. Apartment rents were flat in September, which was actually a relatively strong performance, given the softening rental market nationally. Rents remain down 9% since the start of the pandemic, according to ApartmentList.

List of Economic Indicators

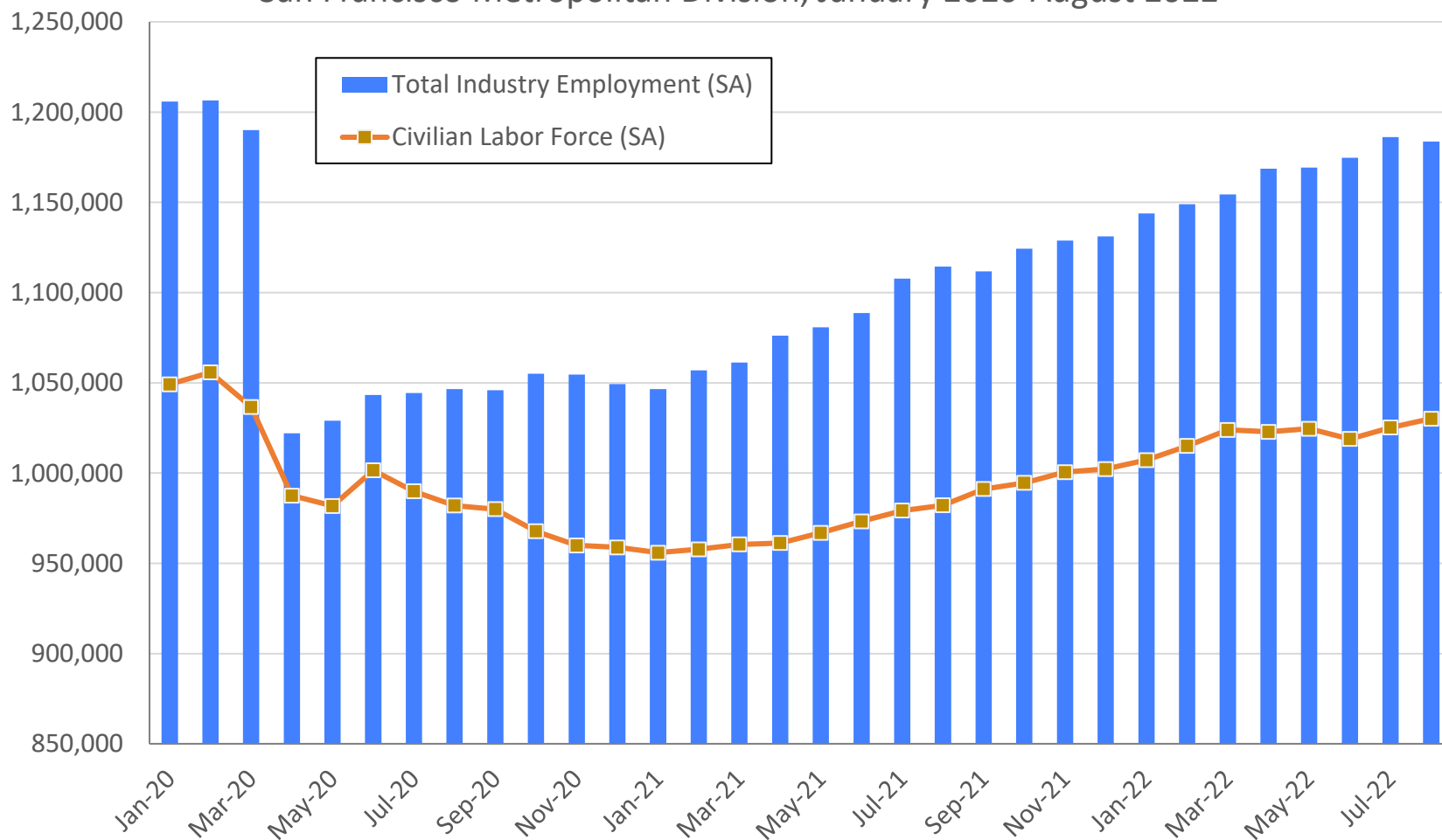
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1. Industry Employment and Civilian Labor Force
2. Employment Change by Industry Sector
3. Unemployment Rate and Employed Residents in San Francisco
4. Time Spent Outside of the Home
5. Time Spent at Workplace
6. Office Attendance
7. New Business Registration, 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. BART Exits at Downtown SF Stations
15. System-wide BART Ridership
16. Average Asking Rents for Apartments
17. Single Family Home and Condo Prices
18. Building Permits for Housing

Jobs Declined for the First Time Since September 2021

4

Total Industry Employment and Civilian Labor Force,
San Francisco Metropolitan Division, January 2020-August 2022

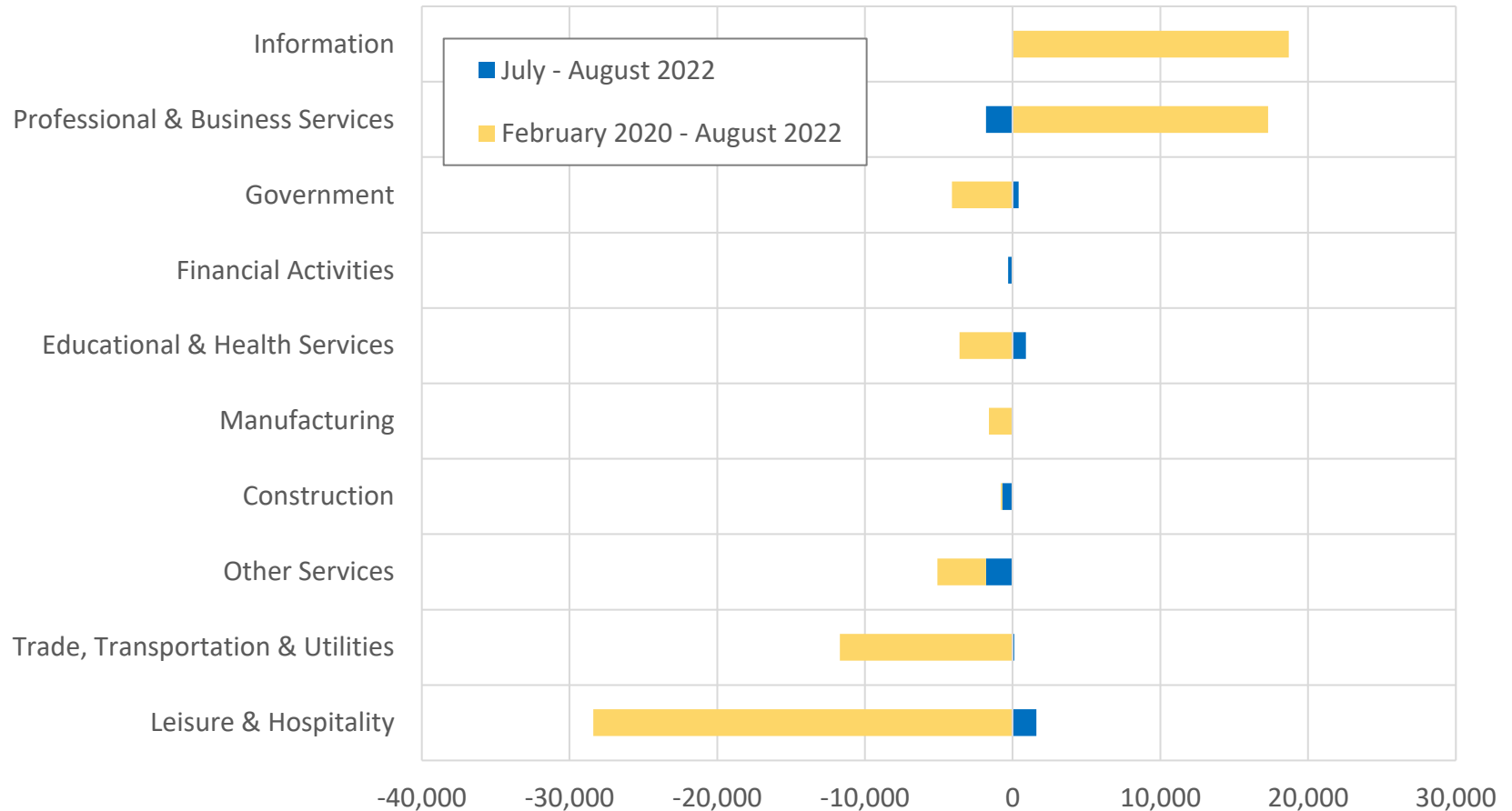


Source: EDD, SF Metro Division includes San Francisco and San Mateo counties, Seasonally adjusted by the OEA

August Growth Led by Tourism; Decline in Prof. Services

5

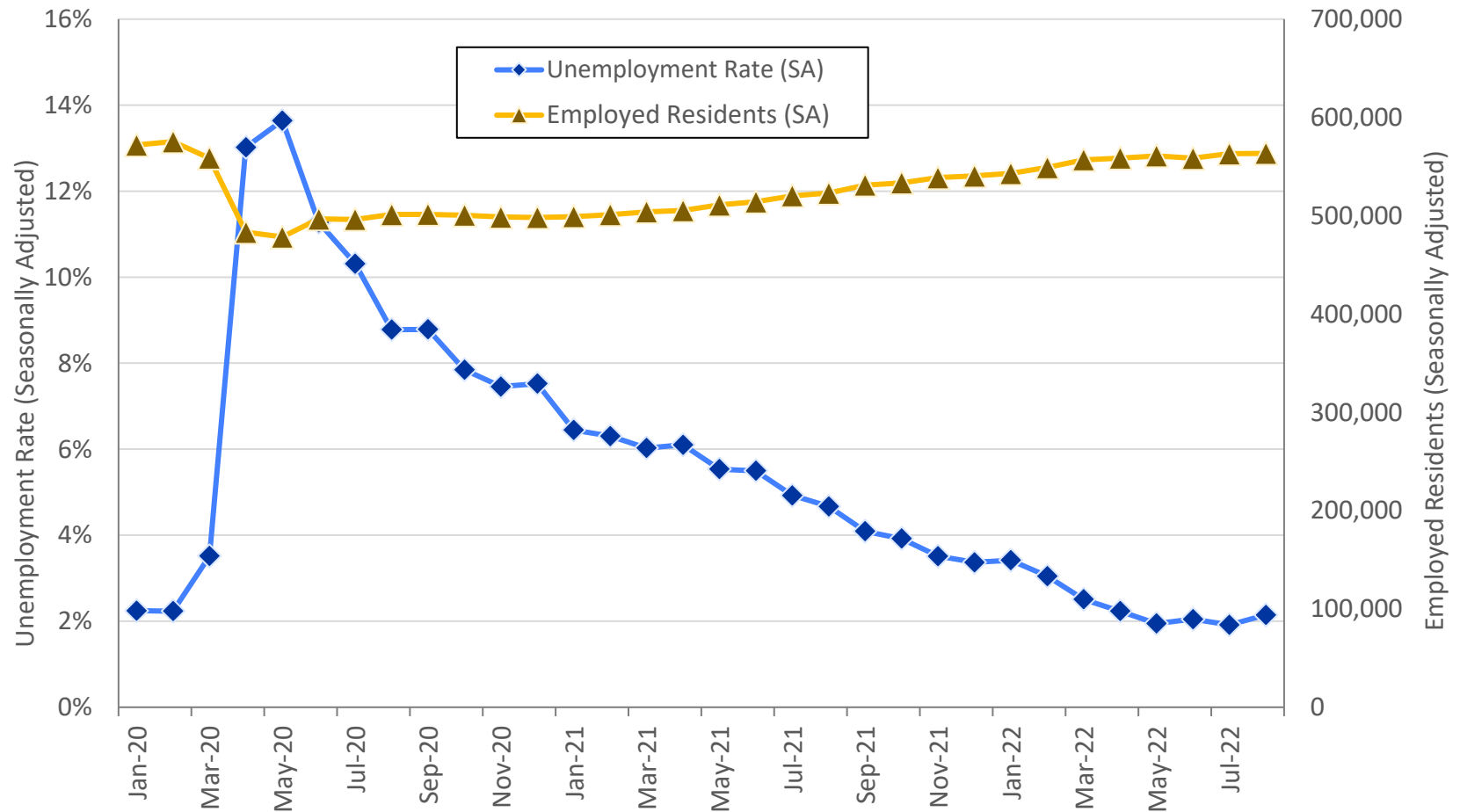
Employment Change by Industry Sector, San Francisco Metro Division:
Since the Start of the Pandemic, and the Most Recent Month



Seasonally-Adjusted Jobless Rate Ticked up to 2.1%

6

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

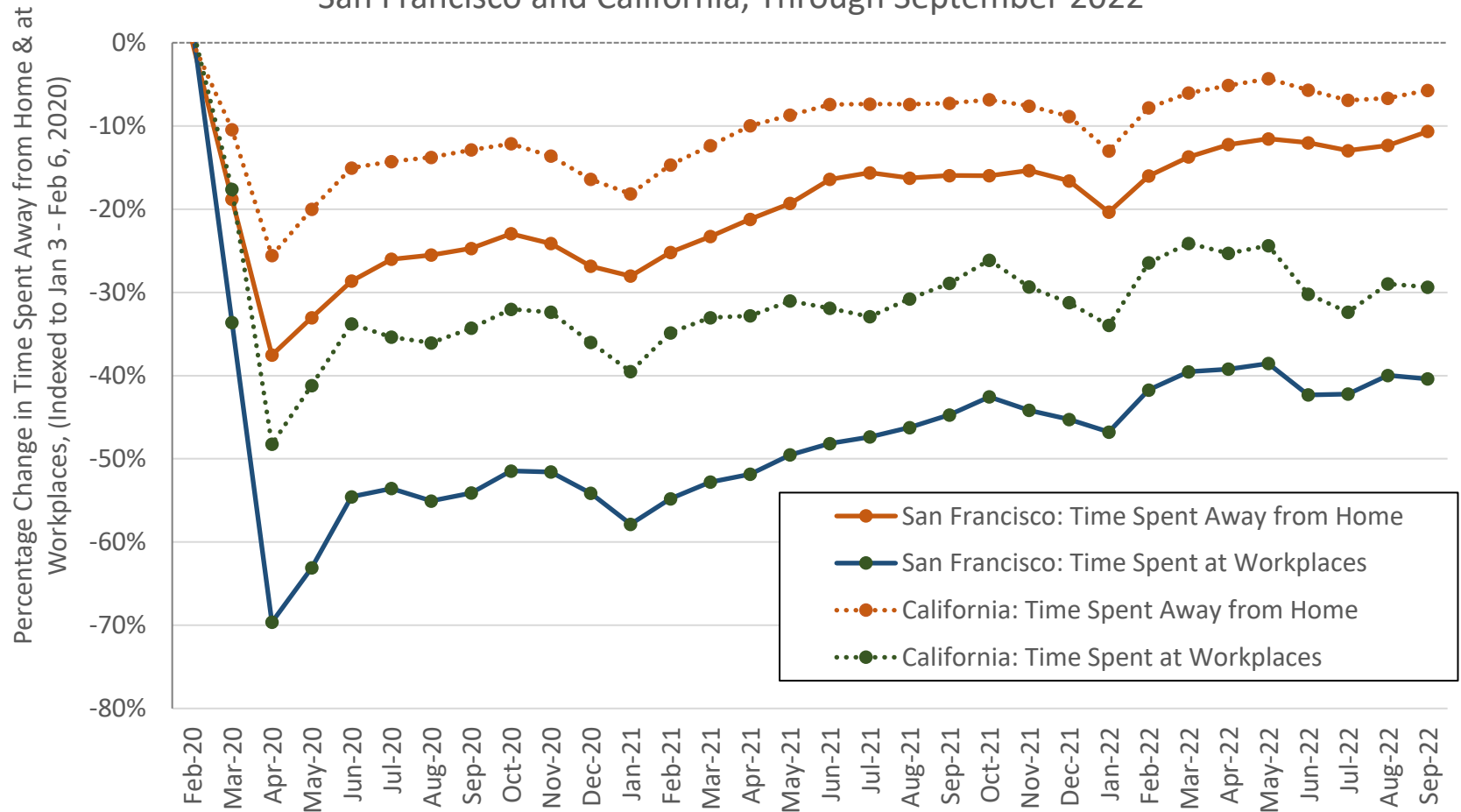


Source: EDD, Seasonally adjusted by the OEA

City Still Lags State Average in Workplace Attendance

7

Percentage Change in Time Spent Outside Home and at Workplaces,
San Francisco and California, Through September 2022



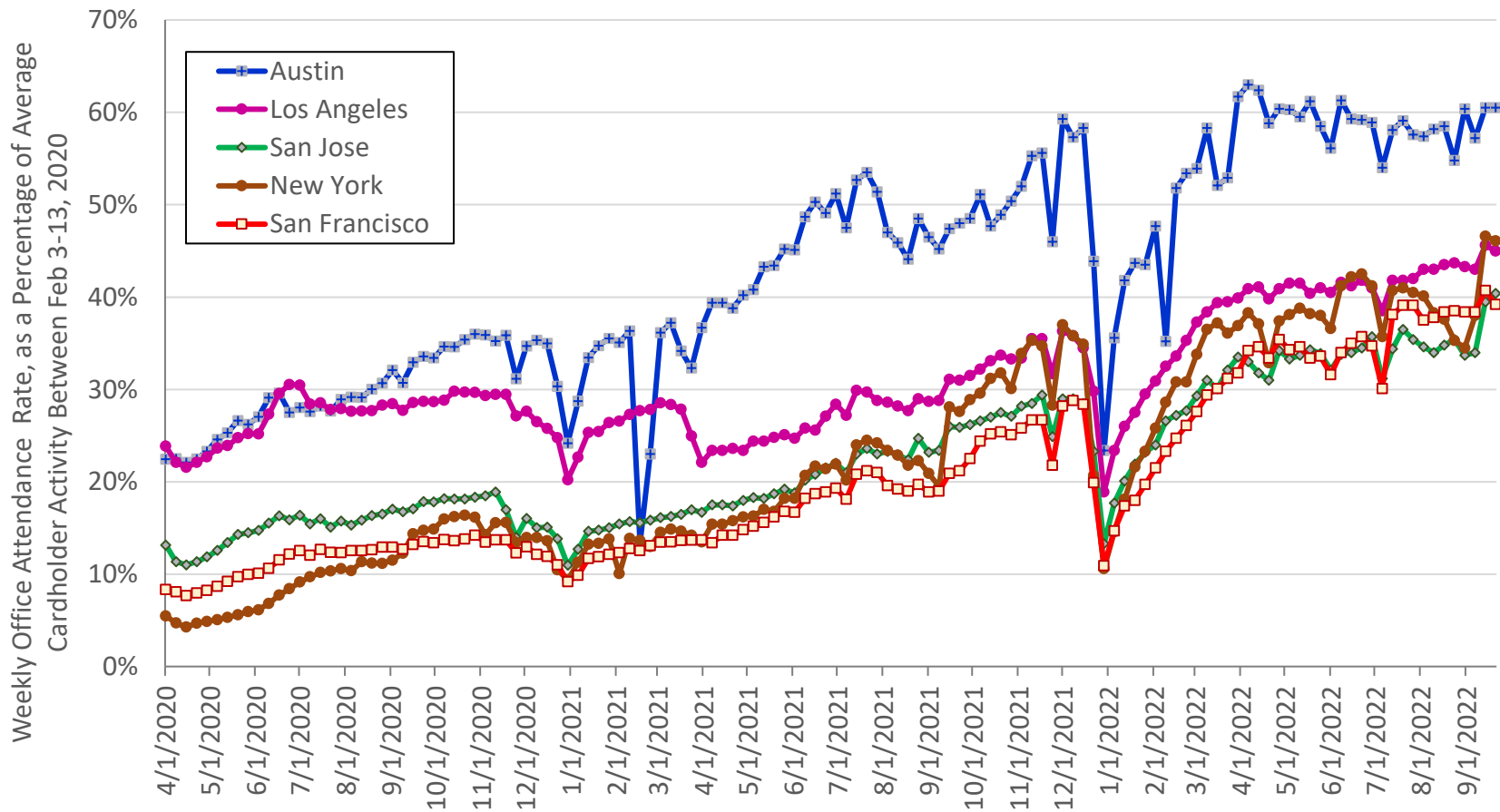
Source: Google Mobility, Opportunity Insights, <https://tracktherecovery.org>
https://opportunityinsights.org/wp-content/uploads/2020/05/tracker_paper.pdf

Note: Monthly Average

SF Office Attendance Steady in September; Rising Elsewhere

8

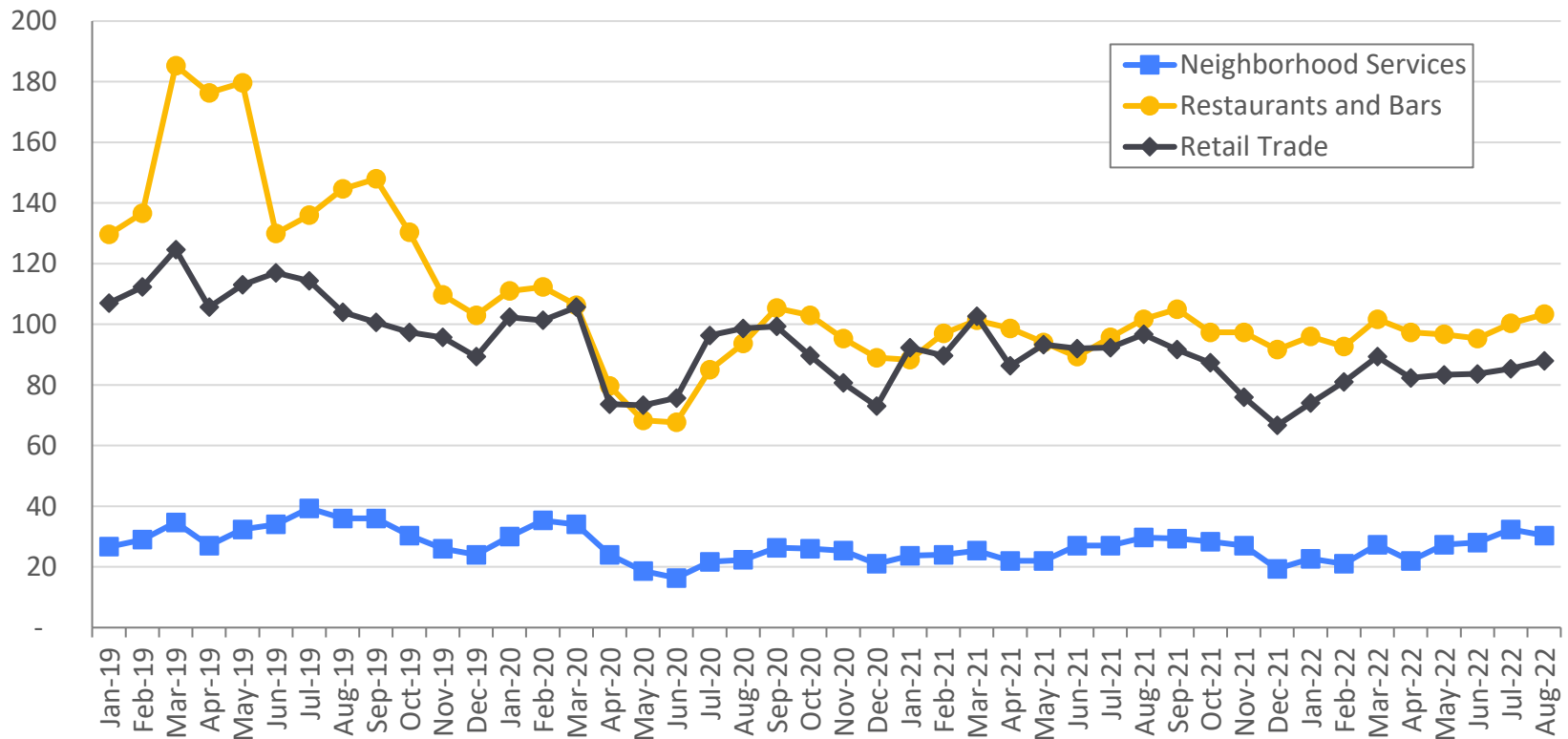
Weekly Office Attendance in San Francisco and Other Selected Metros,
Through September 21, 2022



Slight Improvements in New Business Formation

9

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



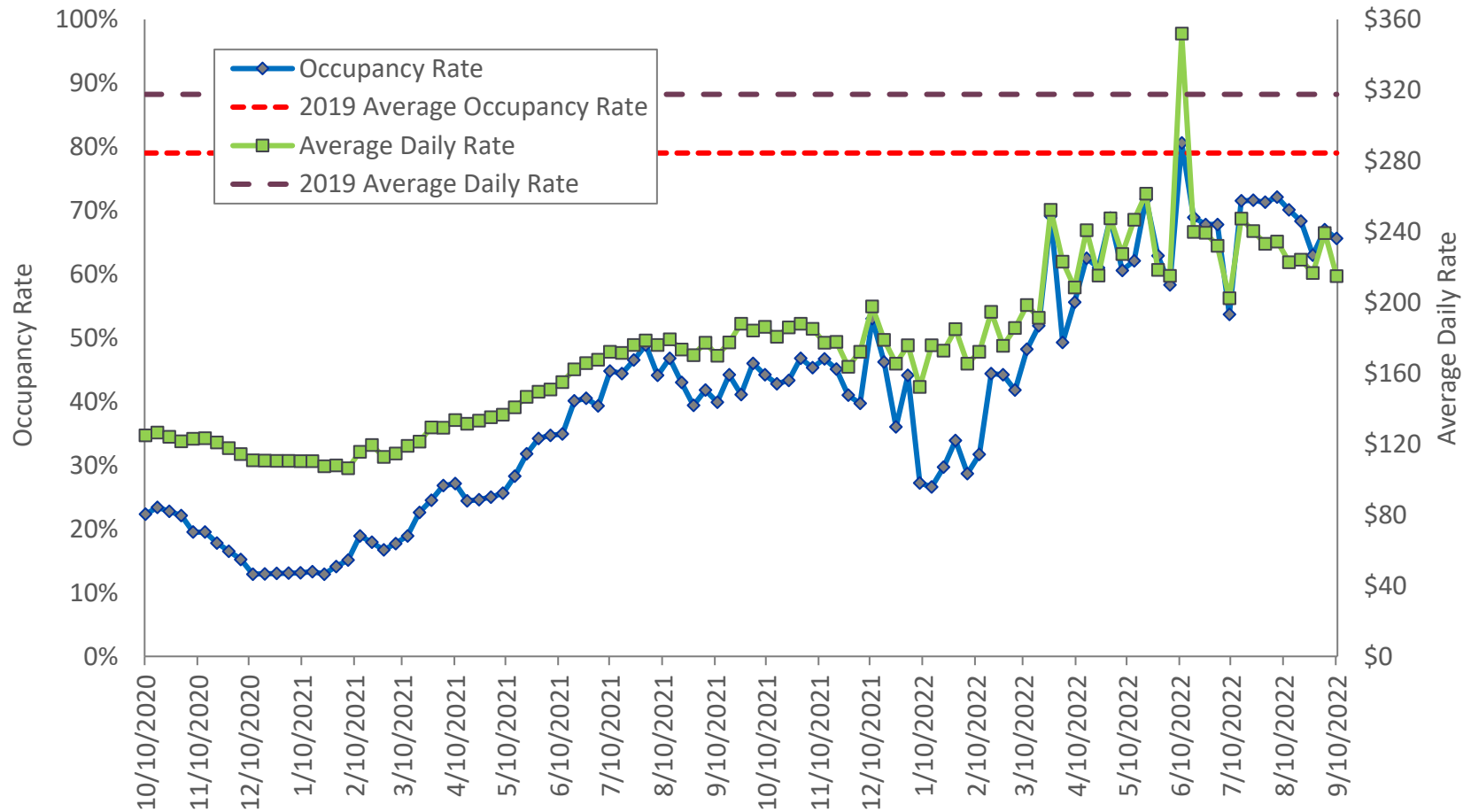
Source: Treasurer & Tax Collector, City and County of San Francisco

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 and Room Rates Have Weakened

10

Weekly San Francisco Hotel Occupancy Rate and Average Daily Room Rate,
Through September 10, 2022

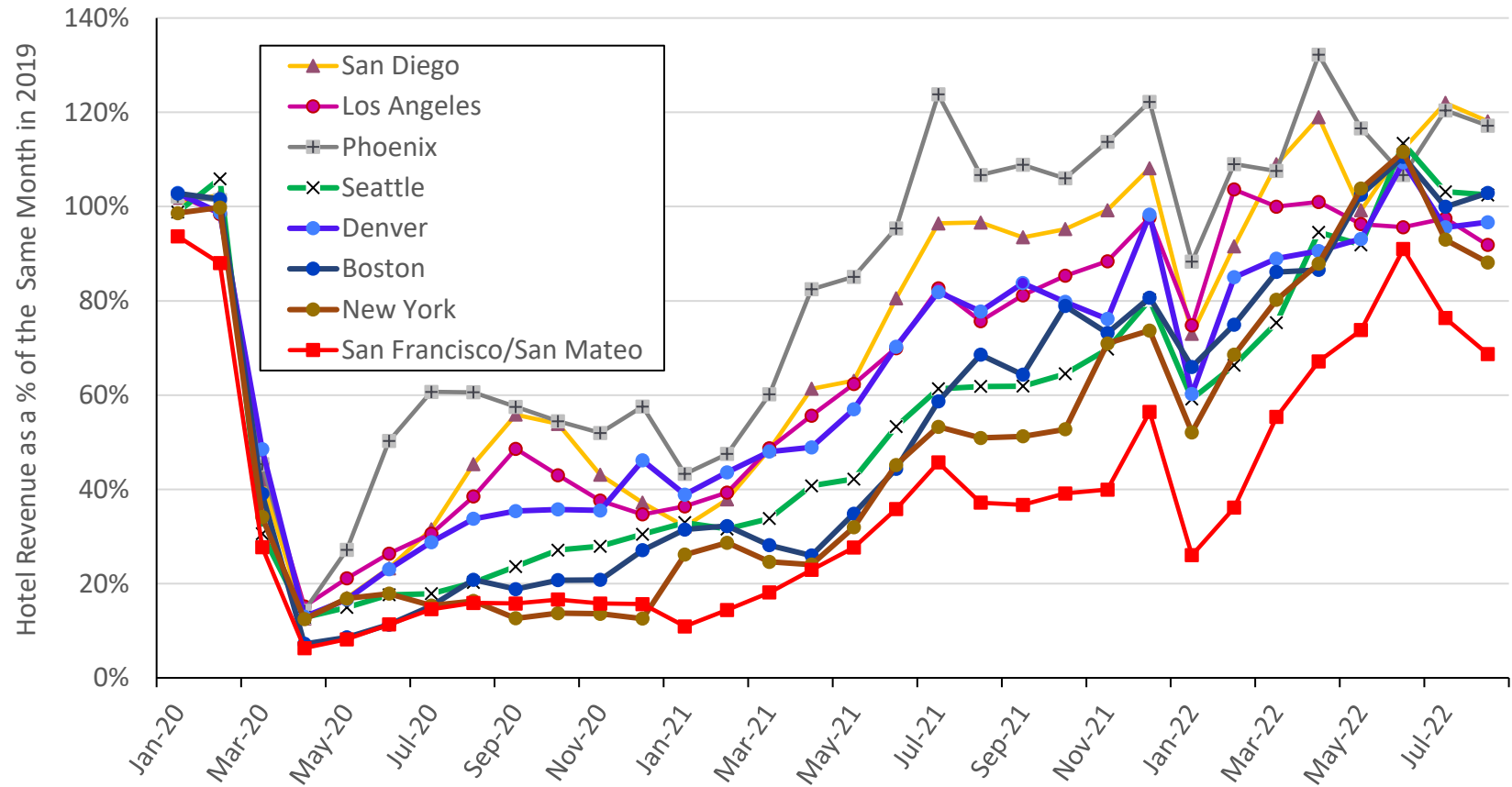


Source: STR

Hotel Revenues Down from June Peaks in Most Cities

11

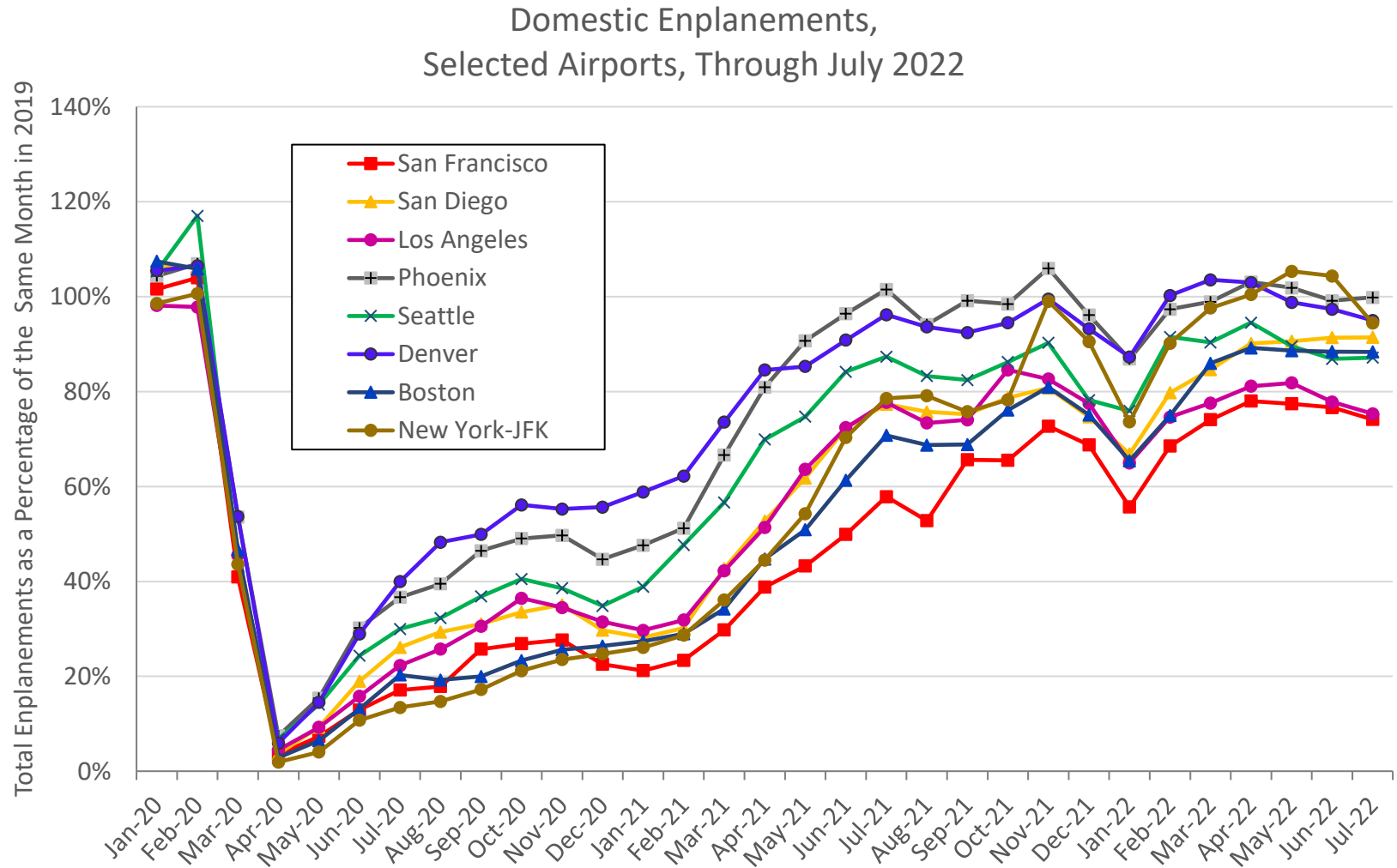
Monthly Hotel Revenue Available per Room Night,
Selected Cities, Through August



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

SF Domestic Air Travel Around 80% of 2019 Levels

12

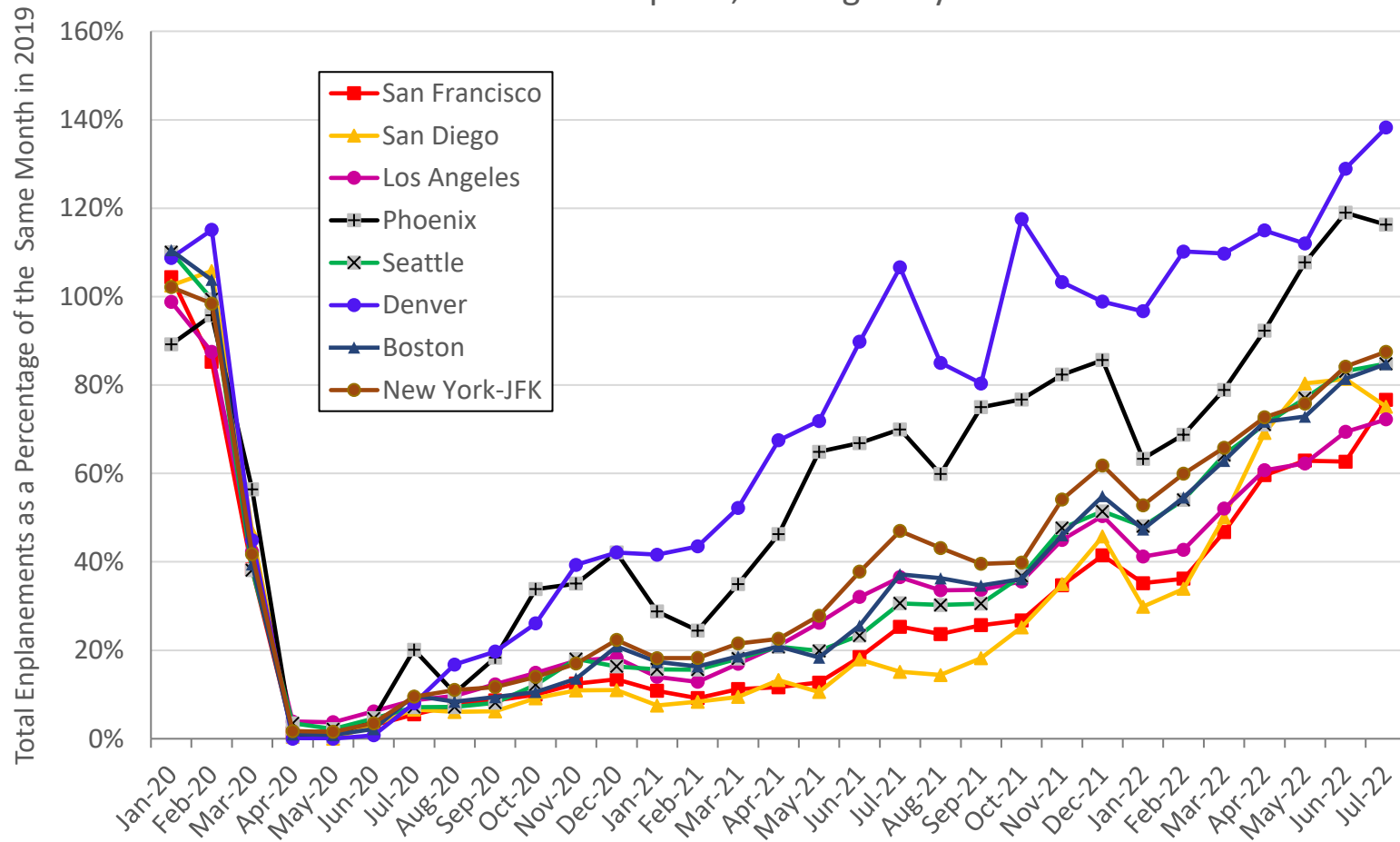


Source: Individual airports, NY-JFK July number is estimated by the OEA

More Rapid Recovery in International – Near 80% of 2019

13

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

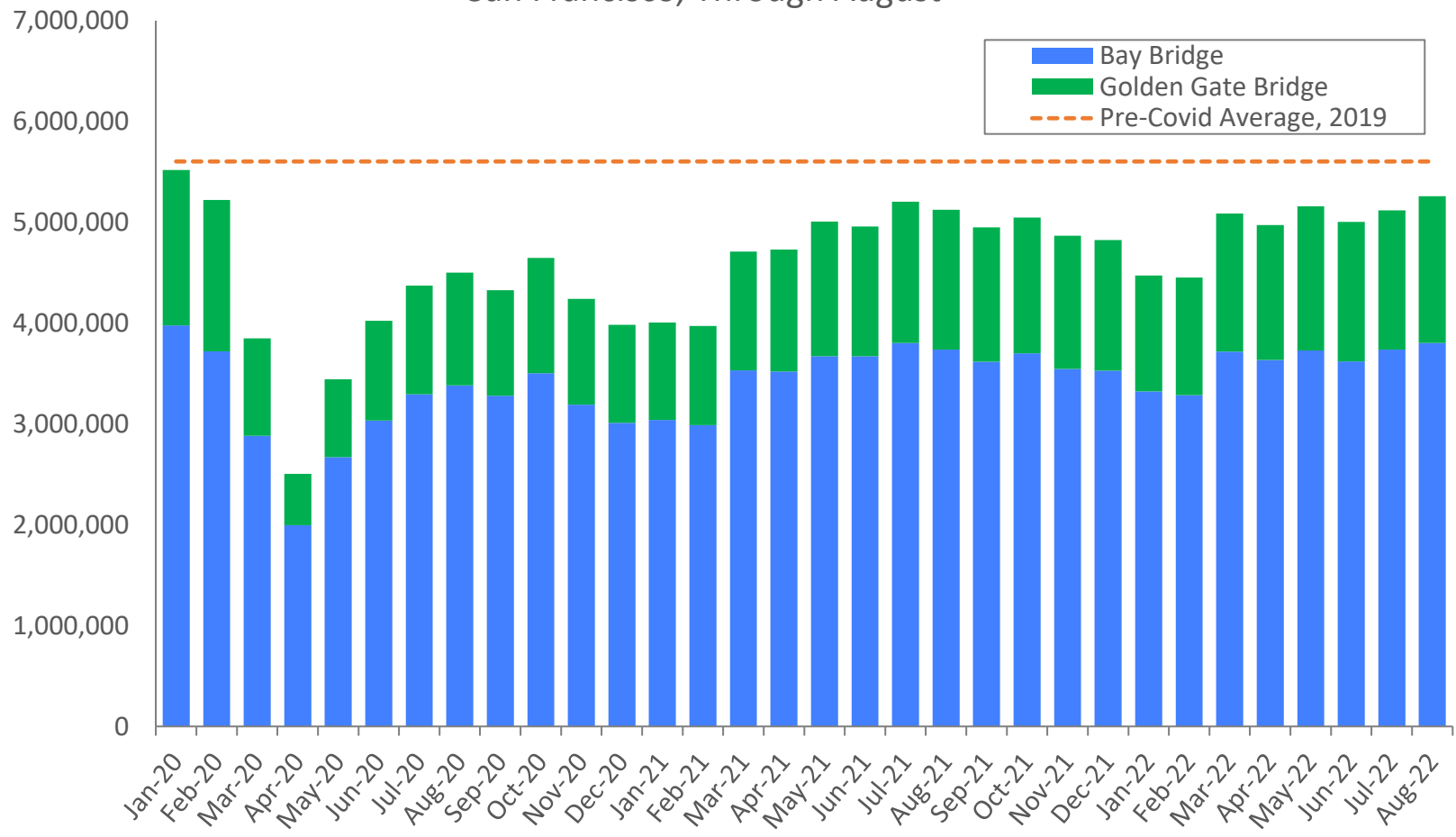


Source: Individual airports, NY-JFK July number is estimated by the OEA

Bay Bridge at 92% of 2019 Levels; Golden Gate at 83%

14

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

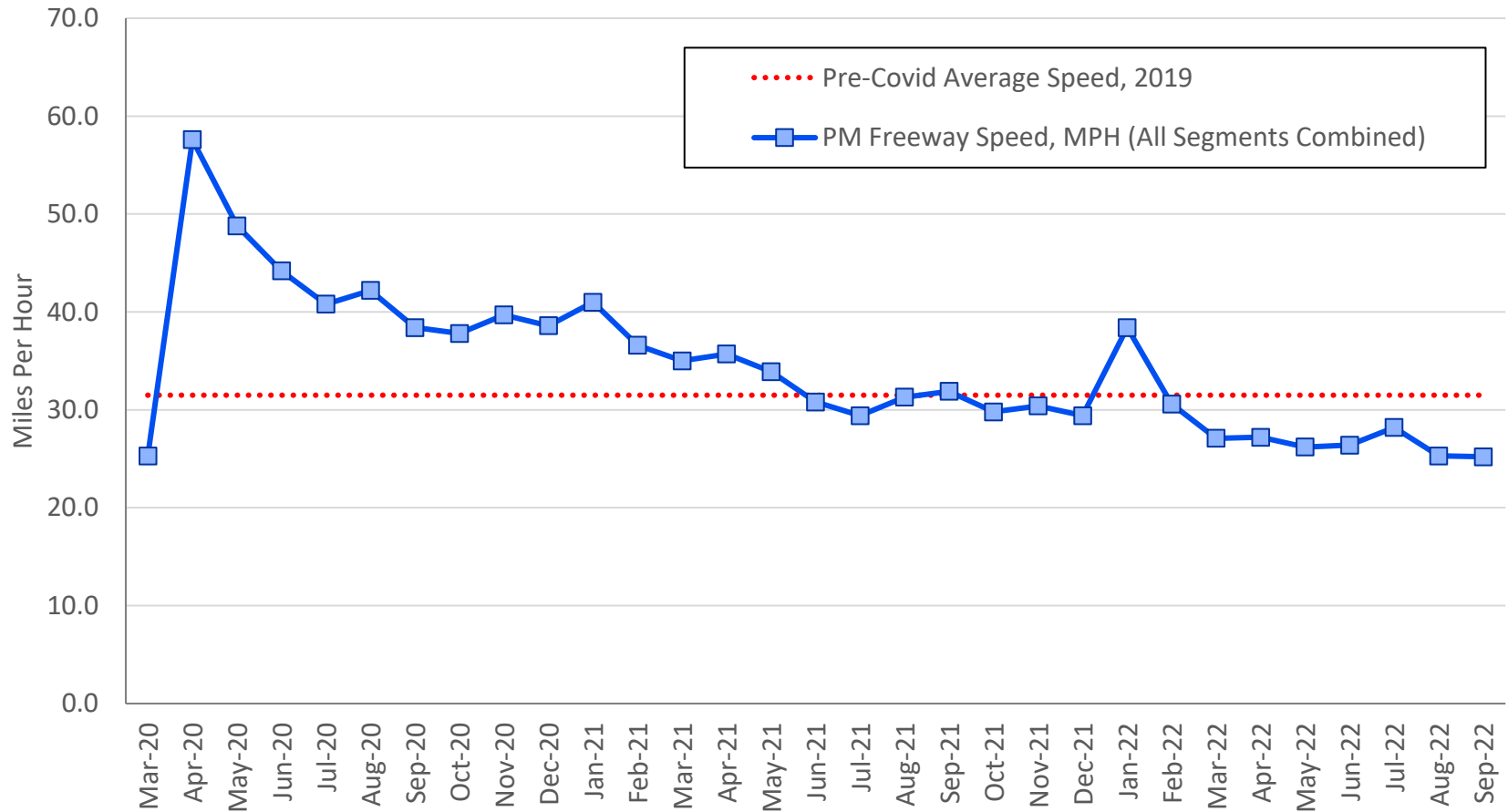


Source: Bay Area Toll Authority (BATA), Golden Gate Bridge Highway & Transportation District.
Includes westbound Bay Bridge traffic and southbound Golden Gate Bridge traffic.

Highway Speed is the Slowest Since the Pandemic Started

15

Average Monthly PM Freeway Speed in San Francisco,
Through September, 2022

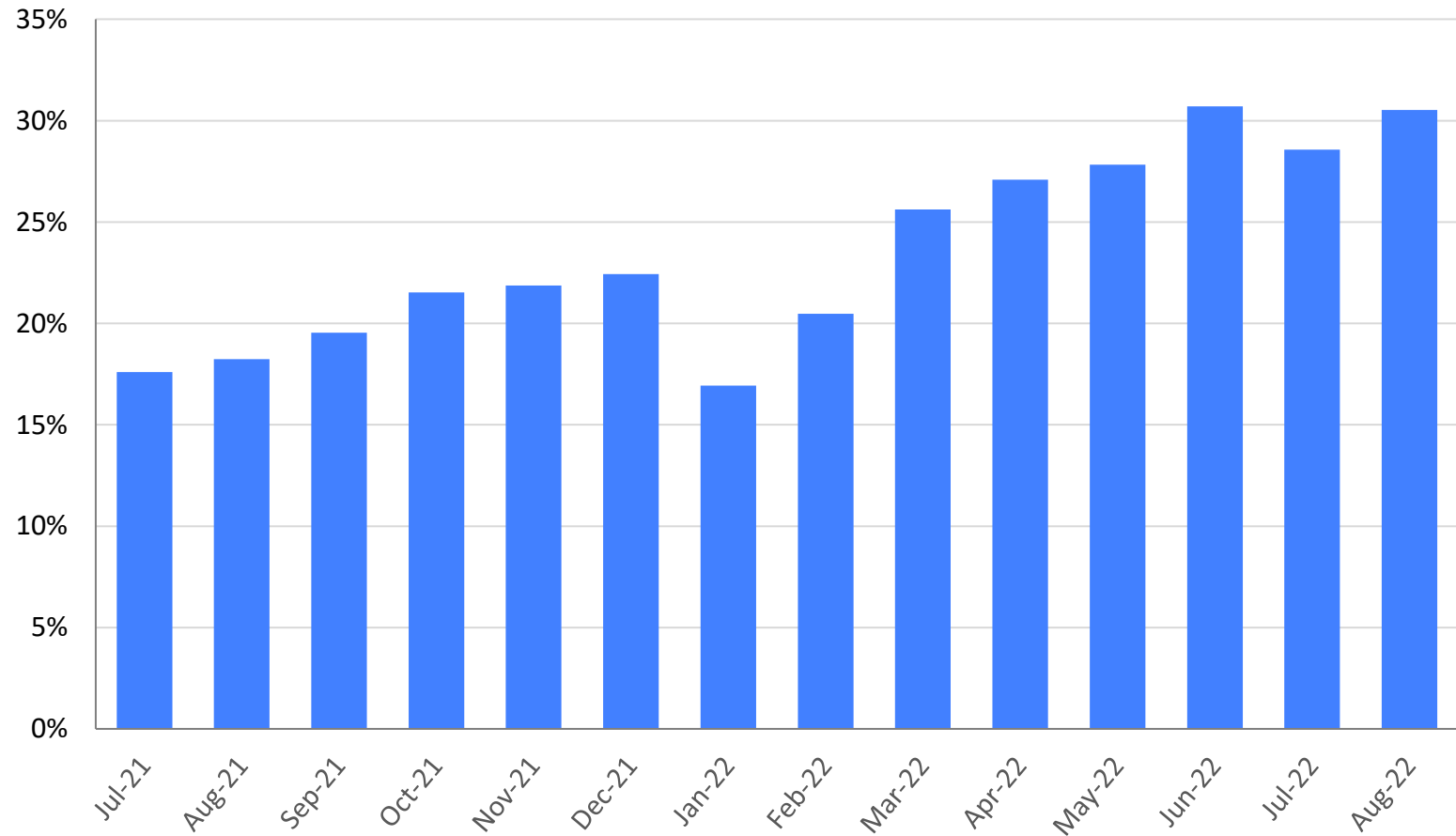


Source: SF County Transportation Authority

Downtown BART Ridership Stalled in the Summer

16

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

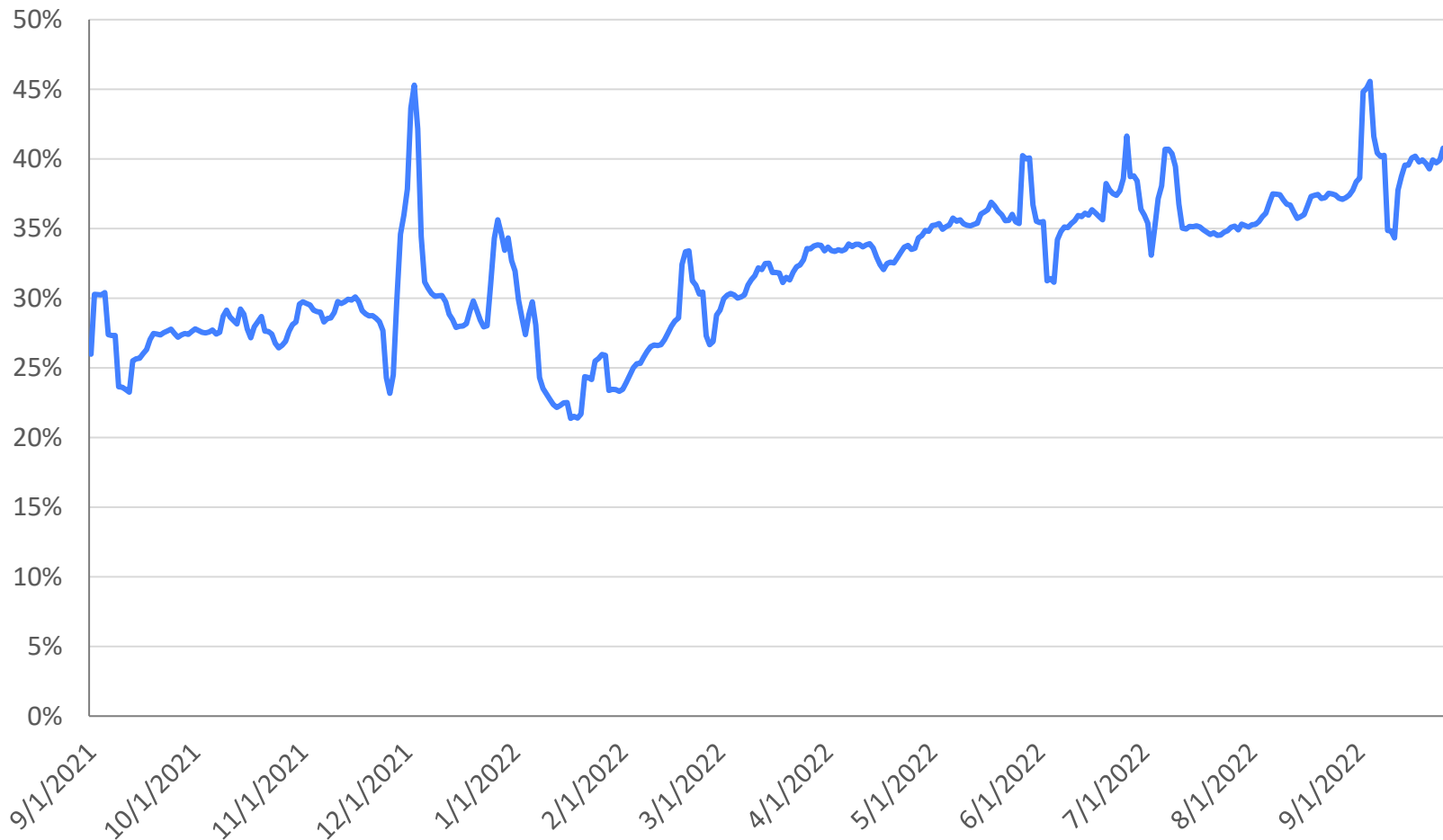


Source: BART

Little System-Wide BART Ridership Growth in September

17

System-Wide BART Ridership, 7-day Moving Average,
as a Percentage of the Same Day in 2019, Through September 25, 2022

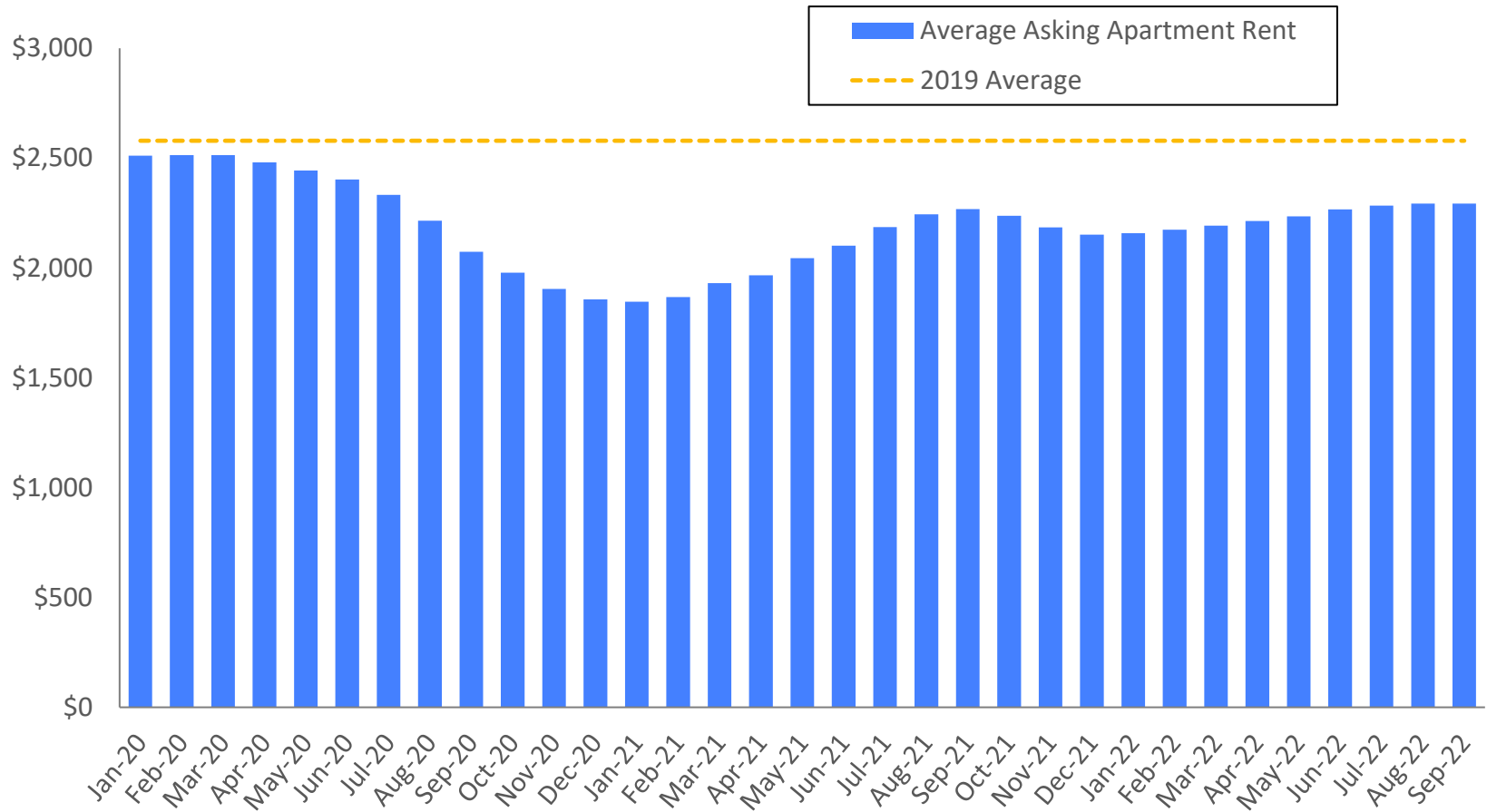


Source: BART

Apartment Asking Rents Flat; Still 9% Below 2019

18

Average Asking Apartment Rents (All Unit Sizes),
San Francisco, Through September 2022

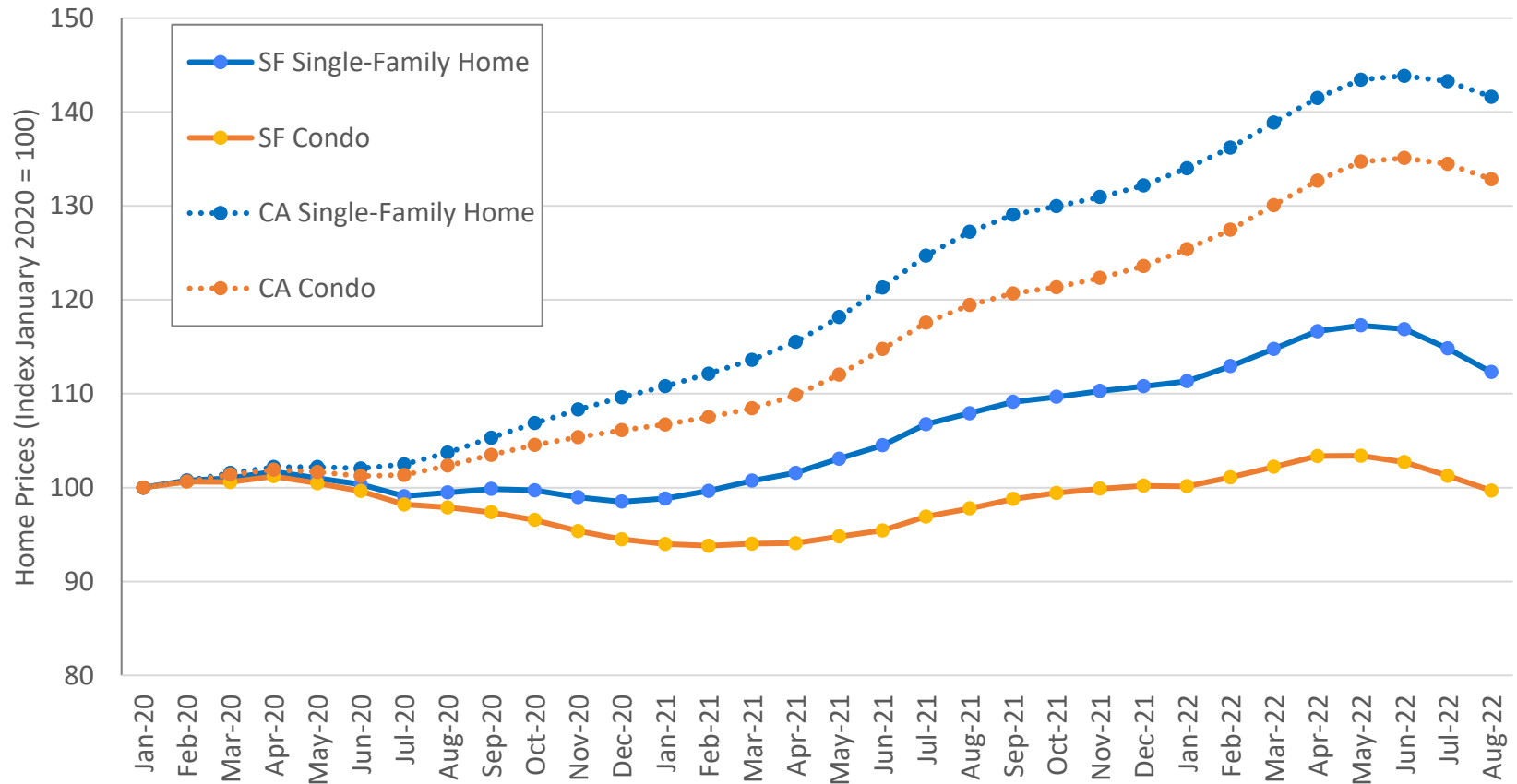


Source: Apartment List

Housing Prices Falling Faster in SF than Statewide

19

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

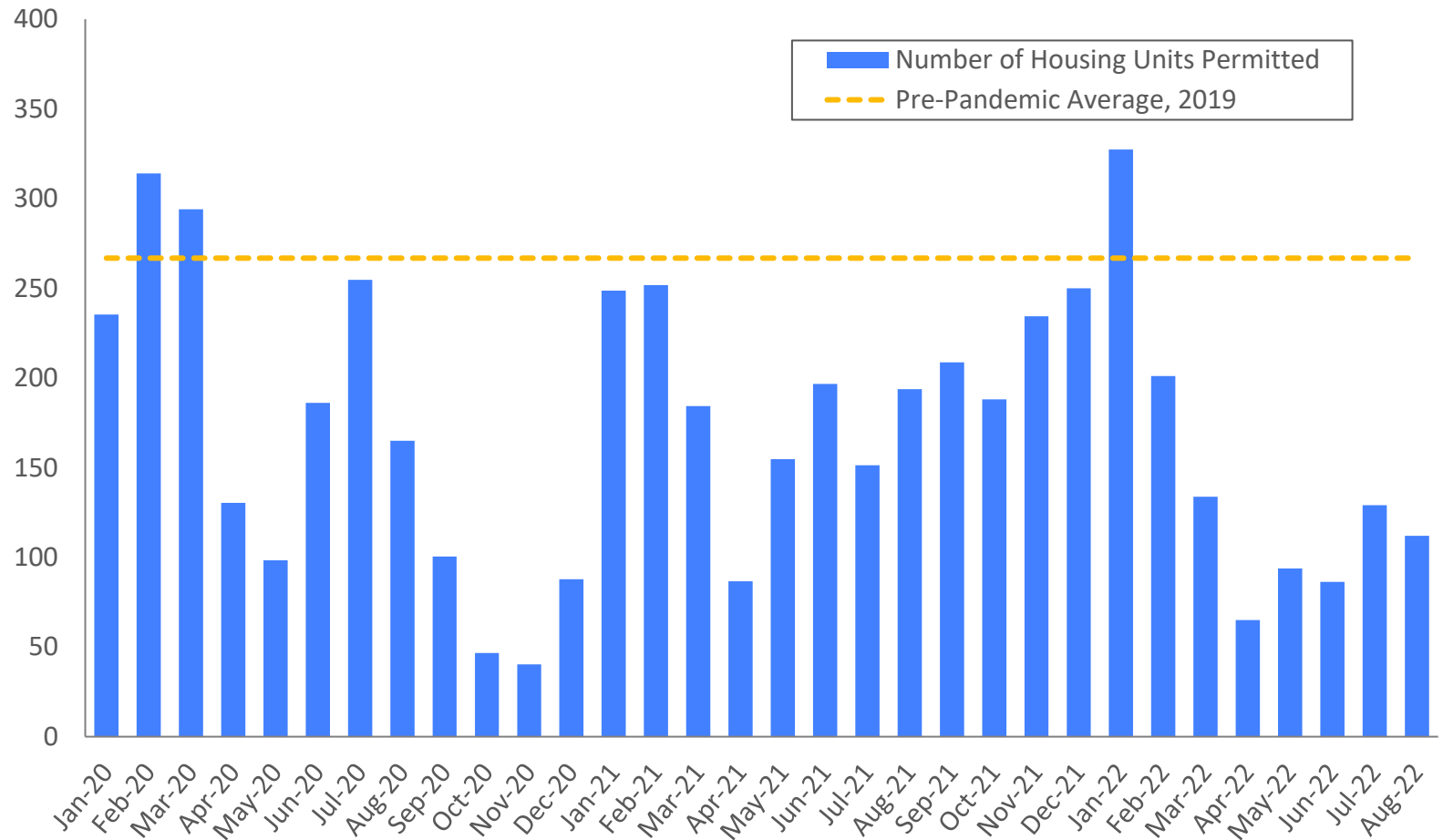


Source: Zillow

Residential Building Permits Continue 2022 Decline

20

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



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

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