

# SAN MATEO COUNTY ECONOMIC FORECAST

San Mateo County is located on the Bay Area Peninsula, south of San Francisco County. The county has a population of 736,400 people and approximately 335,300 wage and salary jobs. The per capita income in San Mateo County is \$73,835, and the average salary per worker is among the highest in the state at \$94,886. The Median family income is \$101,200.

In 2012, employment in Northern California increased by 2.4 percent, whereas employment in the greater Bay Area grew by 3.0 percent. In San Mateo County, total employment grew by 12,700 jobs, representing a growth rate of 3.9 percent, one of the fastest in the state. The unemployment rate improved substantially, falling from 7.9 percent in 2011 to 6.7 percent in 2012.

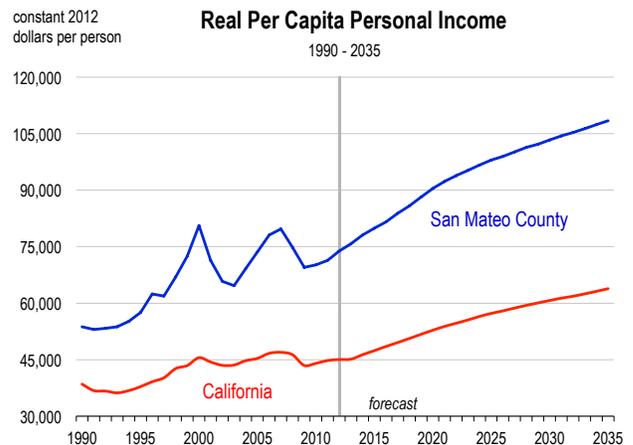
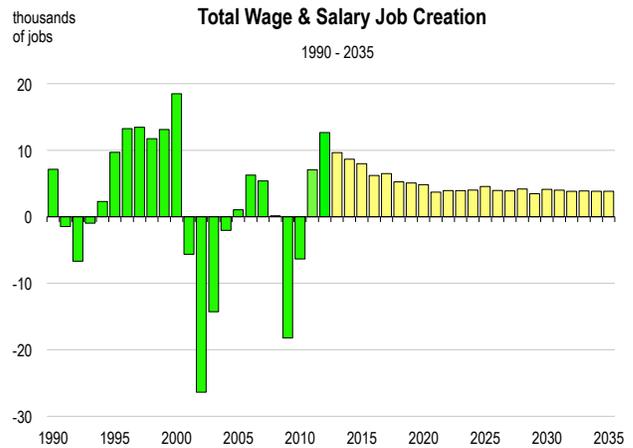
Most sectors added jobs in 2012. Professional services (+5,400 jobs) was characterized by the largest increase, and accounted for 43 percent of net job creation in the county. Other sectors with large gains were leisure and hospitality (+1,600 jobs), information (+1,600), and wholesale and retail trade (+1,300). The only industries with significant losses were manufacturing (-400 jobs) and government (-400 jobs).

Between 2007 and 2012, the population of San Mateo County grew at an annual average rate of 0.9 percent. In part, this gain was the result of in-migration, as strong job growth attracted individuals to the county.

Positive employment growth is forecast to continue in San Mateo County. Total wage and salary jobs, however, are not expected to regain their previous peak – which occurred in the year 2000 – until 2018.

## FORECAST HIGHLIGHTS

- Total employment is expected to increase by 2.9 percent in 2013. From 2013 to 2018, job growth is forecast to average 1.9 percent per year.
- Average salaries are currently well above the California average, and will remain so over the forecast horizon. Real average salaries are projected to rise by an average of 1.2 percent per year from 2013 to 2018.
- Between 2013 and 2018, employment growth will be led by the professional services, information, and wholesale and retail sectors, which are expected to account for 59 percent of employment growth over this period.
- The population will grow at a rate of approximately 1.0 percent in 2013. Annual growth in the 2013 to 2018 period is expected to average 0.7 percent.

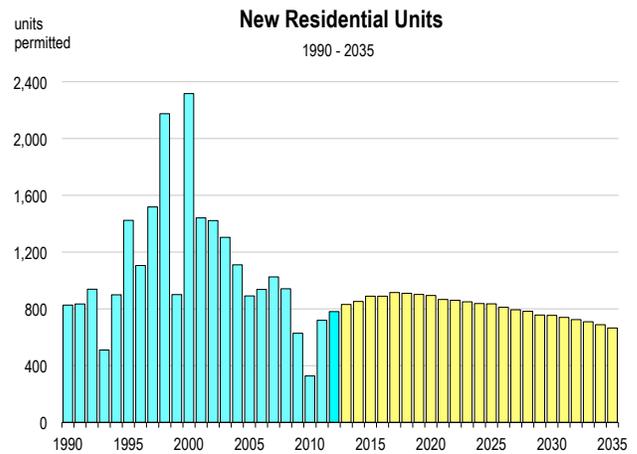
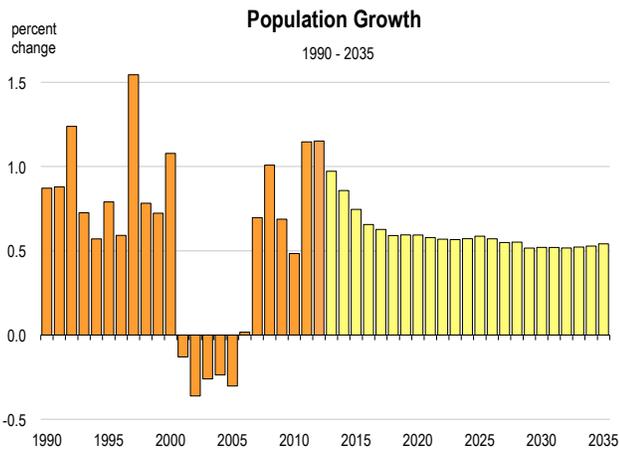


- Between 2001 and 2006, San Mateo County was characterized by high levels of out-migration. However, between 2007 and 2012, net migration was largely positive, with an average of 1,500 net migrants entering the county each year. Over the forecast period, net migration will remain positive but modest.
- Real per capita income will rise by 2.6 percent in 2013. During the 2013 to 2018 period, real per capita income is expected to increase by 2.5 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 2.3 percent per year from 2013 to 2018.
- Industrial production is forecast to rise by 3.3 percent in 2013. Over the following five years, the growth rate will average 3.8 percent per year.

# San Mateo County Economic Forecast

## 2006-2012 History, 2013-2040 Forecast

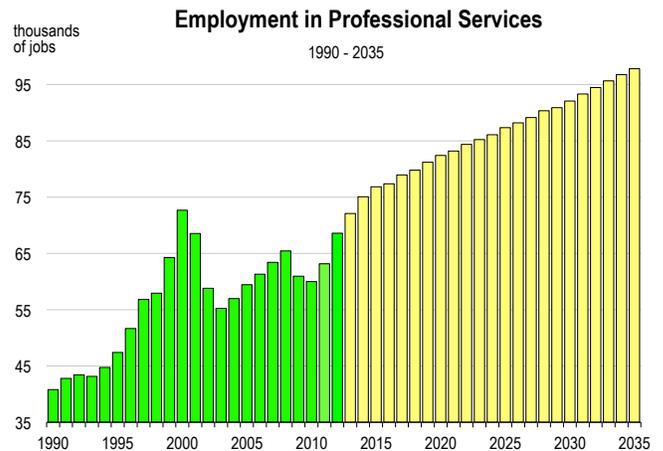
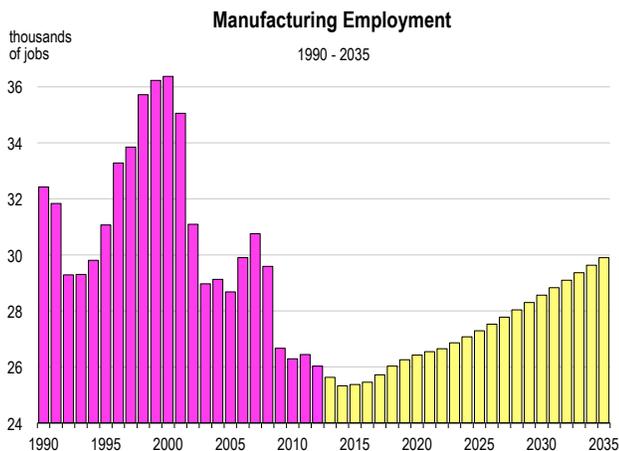
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2006	699,398	-5,098	702	256.3	937	\$12.9	\$47.7	\$78,059	3.3	192.9	8.9	3.7
2007	704,272	-360	707	257.5	1,025	\$13.3	\$50.6	\$79,720	3.2	191.8	9.1	3.8
2008	711,374	1,623	698	258.0	942	\$13.1	\$49.4	\$74,753	3.1	175.1	9.3	4.8
2009	716,264	-280	684	258.1	629	\$11.3	\$46.7	\$69,504	0.9	159.1	8.7	8.4
2010	719,729	-1,450	678	258.0	327	\$12.0	\$47.9	\$70,187	1.2	151.4	8.8	8.8
2011	727,980	3,712	675	258.2	720	\$13.0	\$50.6	\$71,389	2.6	140.7	8.9	7.9
2012	736,362	4,005	675	258.8	781	\$13.8	\$54.4	\$73,835	2.7	134.3	9.1	6.7
2013	743,519	3,093	676	259.6	831	\$14.6	\$57.6	\$75,768	2.3	129.7	9.4	6.2
2014	749,896	2,438	678	260.3	852	\$15.5	\$61.5	\$78,104	2.7	125.1	9.7	5.5
2015	755,488	1,829	682	261.1	889	\$16.2	\$64.7	\$79,882	2.1	120.9	10.1	4.7
2016	760,444	1,347	685	261.9	889	\$17.0	\$68.1	\$81,573	2.4	116.5	10.4	4.3
2017	765,211	1,248	689	262.6	915	\$17.7	\$71.9	\$83,820	2.1	112.2	10.9	4.0
2018	769,729	1,093	694	263.4	910	\$18.3	\$75.6	\$85,831	2.1	107.9	11.4	3.8
2019	774,304	1,247	698	264.2	902	\$19.0	\$79.8	\$88,173	2.1	103.6	11.9	3.7
2020	778,900	1,358	703	265.0	894	\$19.7	\$84.1	\$90,428	2.1	99.6	12.4	3.6
2021	783,407	1,351	708	265.8	866	\$20.3	\$88.3	\$92,297	2.2	96.1	12.9	3.5
2022	787,864	1,394	713	266.6	861	\$21.0	\$92.4	\$93,882	2.3	92.5	13.4	3.4
2023	792,328	1,500	718	267.3	850	\$21.8	\$96.5	\$95,239	2.3	88.9	13.9	3.3
2024	796,858	1,578	723	268.1	838	\$22.7	\$100.8	\$96,653	2.4	85.2	14.5	3.3
2025	801,533	1,753	728	268.8	836	\$23.7	\$105.3	\$97,980	2.4	81.5	15.0	3.2
2026	806,110	1,671	733	269.5	812	\$24.6	\$109.6	\$98,960	2.5	78.0	15.6	3.2
2027	810,537	1,541	738	270.3	794	\$25.6	\$114.2	\$100,132	2.5	74.6	16.2	3.1
2028	815,007	1,598	743	271.0	783	\$26.6	\$119.1	\$101,350	2.5	71.3	16.8	3.1
2029	819,213	1,329	748	271.6	757	\$27.7	\$123.7	\$102,206	2.5	68.2	17.4	3.0
2030	823,475	1,371	753	272.3	754	\$28.8	\$128.9	\$103,331	2.5	65.4	18.1	3.0
2031	827,755	1,355	759	273.0	740	\$29.9	\$134.1	\$104,422	2.5	62.8	18.7	3.0
2032	832,031	1,303	763	273.6	724	\$31.0	\$139.3	\$105,294	2.5	60.2	19.4	2.9
2033	836,376	1,297	768	274.3	709	\$32.1	\$144.9	\$106,337	2.5	57.5	20.1	2.9
2034	840,791	1,276	773	274.9	689	\$33.3	\$150.7	\$107,386	2.5	54.9	20.8	2.9
2035	845,342	1,301	778	275.5	665	\$34.5	\$156.8	\$108,436	2.5	52.4	21.5	2.9
2036	850,019	1,347	783	276.1	643	\$35.7	\$163.1	\$109,394	2.5	49.8	22.2	2.9
2037	854,636	1,230	789	276.6	629	\$36.9	\$169.6	\$110,338	2.5	47.3	22.9	2.9
2038	859,085	1,048	794	277.2	621	\$38.1	\$176.3	\$111,348	2.5	45.2	23.7	2.9
2039	863,550	1,048	799	277.7	613	\$39.4	\$183.4	\$112,426	2.5	43.1	24.5	2.9
2040	867,902	920	803	278.3	603	\$40.7	\$190.6	\$113,484	2.4	41.0	25.4	2.9

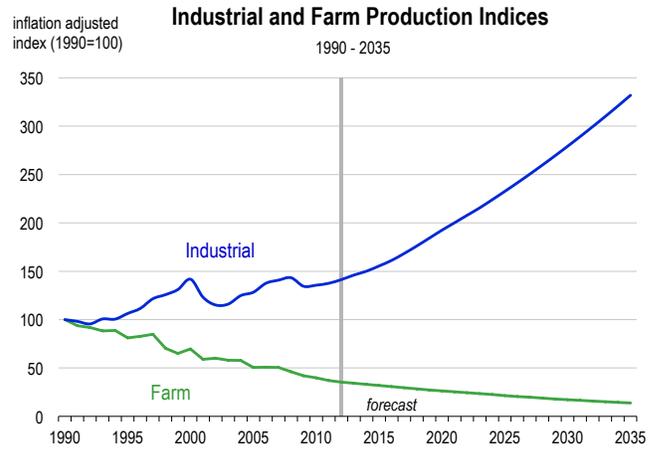
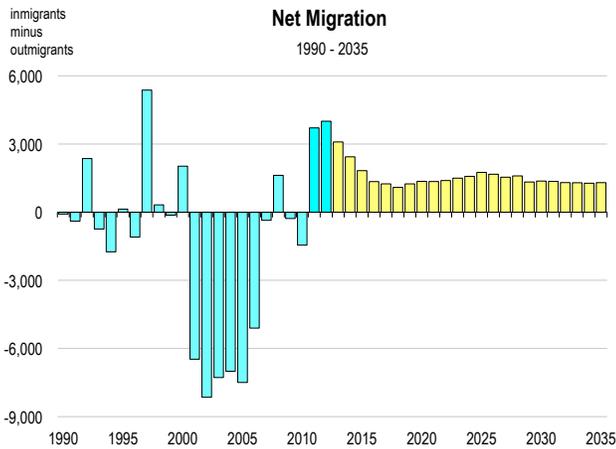
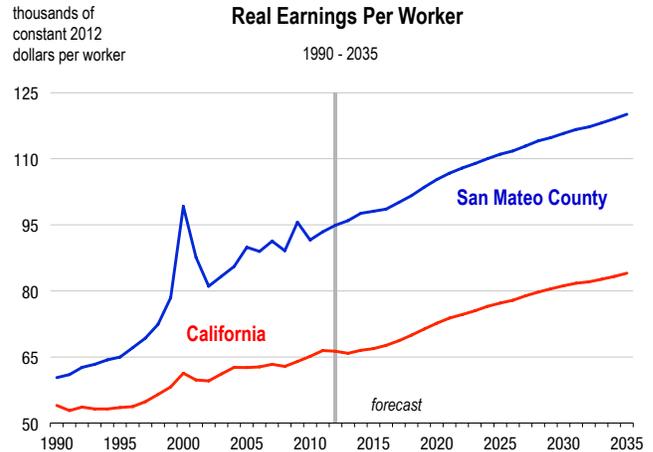
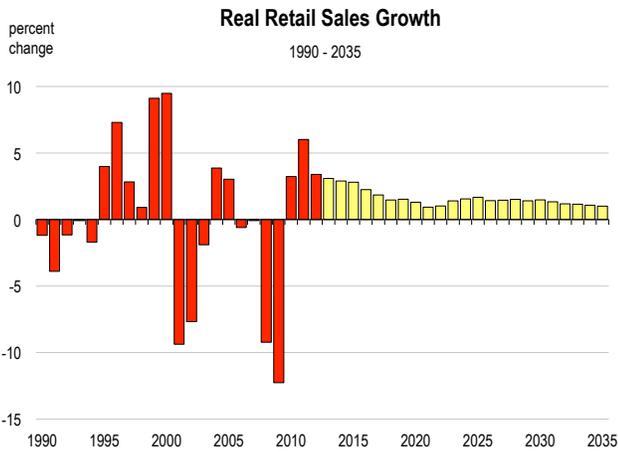


# San Mateo County Employment Forecast

## 2006-2012 History, 2013-2040 Forecast

	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
2006	334.8	1.93	18.1	29.9	26.7	48.3	21.7	61.3	18.5	31.4	33.5	32.2
2007	340.1	1.87	19.1	30.8	27.0	48.3	21.5	63.4	17.4	32.1	34.9	32.1
2008	340.2	1.88	18.6	29.6	27.1	47.5	20.5	65.4	18.8	32.6	34.3	31.8
2009	322.0	1.71	14.7	26.7	25.3	44.6	19.1	60.9	18.1	34.6	33.5	31.3
2010	315.6	1.73	13.4	26.3	24.4	44.0	18.6	60.0	17.5	33.3	33.8	31.3
2011	322.7	1.60	13.8	26.4	23.9	44.2	19.3	63.2	17.4	34.7	35.3	30.5
2012	335.3	1.57	14.7	26.0	24.8	45.6	19.7	68.6	18.9	35.6	36.9	30.1
2013	345.0	1.59	15.5	25.6	25.8	47.4	19.6	72.1	20.2	36.3	37.6	30.2
2014	353.6	1.60	16.4	25.3	26.9	48.8	19.6	75.1	21.4	37.2	38.1	30.3
2015	361.6	1.60	17.0	25.4	27.9	50.0	20.0	76.8	22.3	37.9	38.9	30.4
2016	367.8	1.61	17.5	25.5	28.8	51.2	20.0	77.4	23.6	38.4	39.7	30.5
2017	374.3	1.62	17.6	25.7	29.7	52.2	20.1	78.9	24.7	38.9	40.4	30.5
2018	379.6	1.62	17.6	26.0	30.6	53.0	20.2	79.8	25.7	39.6	40.8	30.6
2019	384.7	1.63	17.6	26.3	31.4	53.7	20.2	81.2	26.7	40.3	41.1	30.6
2020	389.5	1.63	17.6	26.4	32.2	54.3	20.2	82.4	27.5	41.1	41.2	30.8
2021	393.2	1.64	17.6	26.5	33.0	54.9	20.2	83.2	28.2	41.9	41.2	30.7
2022	397.1	1.64	17.5	26.6	33.7	55.5	20.1	84.4	28.7	42.6	41.3	30.7
2023	401.1	1.65	17.5	26.9	34.3	56.2	20.0	85.2	29.3	43.3	41.3	30.8
2024	405.1	1.66	17.7	27.1	35.0	56.9	19.8	86.1	29.9	44.2	41.3	30.8
2025	409.6	1.66	17.7	27.3	35.6	57.6	19.7	87.3	30.5	45.2	41.4	30.9
2026	413.6	1.67	17.8	27.5	36.2	58.2	19.5	88.2	31.0	46.2	41.5	30.9
2027	417.5	1.68	17.8	27.8	36.8	58.9	19.3	89.1	31.4	47.0	41.6	31.0
2028	421.7	1.69	17.9	28.0	37.3	59.6	19.1	90.3	32.0	47.8	41.8	31.0
2029	425.1	1.69	17.9	28.3	37.9	60.3	18.9	90.9	32.5	48.5	41.9	31.0
2030	429.3	1.70	17.9	28.6	38.4	60.9	18.8	92.1	33.0	49.2	42.1	31.1
2031	433.3	1.71	17.9	28.8	38.8	61.6	18.7	93.3	33.6	49.7	42.3	31.1
2032	437.1	1.71	17.9	29.1	39.3	62.3	18.5	94.5	34.2	50.2	42.5	31.2
2033	441.0	1.72	17.9	29.4	39.7	63.0	18.4	95.7	34.8	50.7	42.7	31.2
2034	444.8	1.73	17.9	29.6	40.2	63.7	18.2	96.8	35.4	51.2	42.9	31.3
2035	448.7	1.74	17.9	29.9	40.6	64.4	18.1	97.8	36.0	51.7	43.1	31.3
2036	452.3	1.74	17.8	30.2	40.9	65.1	17.9	98.8	36.6	52.2	43.3	31.4
2037	455.9	1.75	17.8	30.4	41.3	65.8	17.8	99.8	37.2	52.6	43.5	31.4
2038	459.4	1.76	17.8	30.7	41.6	66.5	17.6	100.8	37.8	53.0	43.8	31.4
2039	462.8	1.77	17.8	31.0	41.9	67.2	17.5	101.8	38.4	53.3	44.0	31.5
2040	466.2	1.78	17.8	31.2	42.2	67.9	17.3	102.8	39.0	53.7	44.2	31.5





## County Economic and Demographic Indicators

### Projected Economic Growth (2013-2018)

Expected retail sales growth	11.8 %
Expected job growth	10.0 %
Fastest growing jobs sector	Information
Expected personal income growth	17.3 %

Expected population growth:	3.5 %
Net migration to account for:	30.4 %
Expected growth in number of vehicles:	2.6 %

### Demographics (2013)

Unemployment rate (April 2013)	5.1 %
County Rank in California (58 counties)	2nd
Percent of population working age: (16-64)	65.8 %

Population with B.A. Degree or higher:	43.3 %
Median Home Selling Price (2012):	\$620,000
Median Household Income:	\$86,501

### Quality of Life

Violent Crime rate (2010)	238 per 100,000 persons
County Rank in California (58 counties)	10th
Average Commute Time to work (2013):	27.5 minutes

High School drop out rate (2011)	8.8 %
Households at/below poverty line (2013)	4.5 %

\* The county ranked 1st corresponds to the lowest rate in California