



The **East Bay Monthly Analysis** is prepared by the East Bay Economic Development Alliance (East Bay EDA) and augments the **East Bay Quarterly Forecast** authored by the UCLA Anderson Forecast.

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East Bay EDA welcomes your comments and suggestions. Send your comments, questions or suggestions to stephanie@eastbayeda.org or call (510) 272-6843.

SNAPSHOT: THE EAST BAY IN APRIL 2009

- ***Median home values increased over previous month, continued to post year-over-year declines***
- ***Unemployment fell to 10.1 percent, and job losses slowed compared to previous months***
- ***Residential, commercial and industrial construction permit values continued to post declines***

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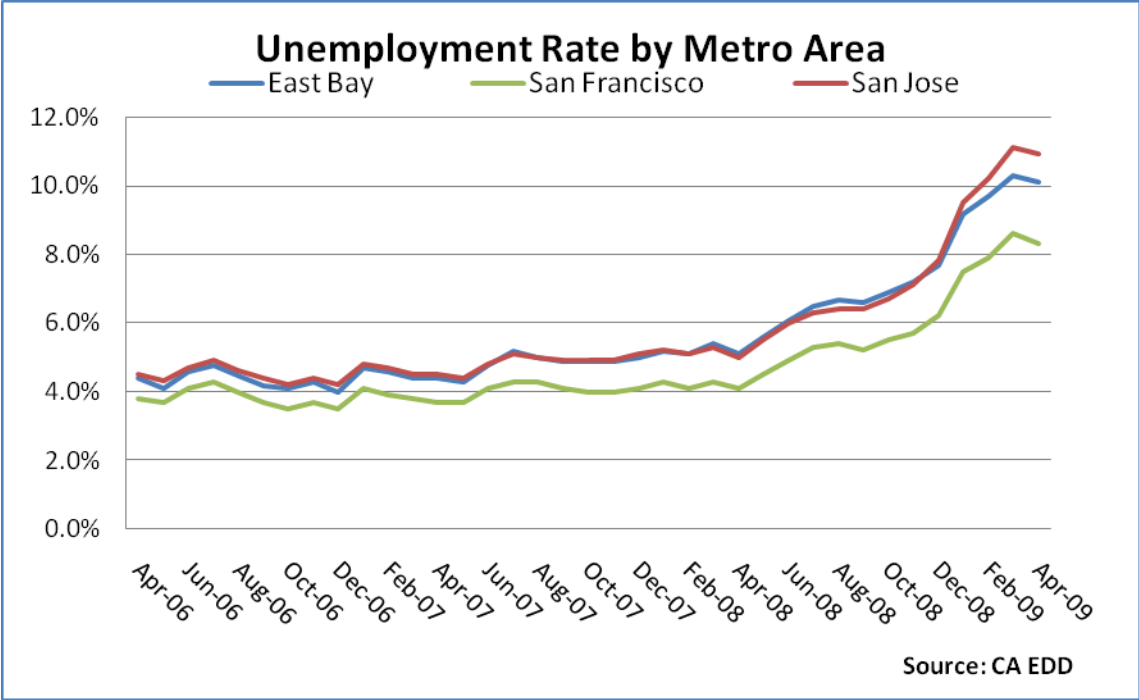
*Serving the East Bay, the **Bright** Side of the San Francisco Bay*

EMPLOYMENT

BAY AREA UNEMPLOYMENT

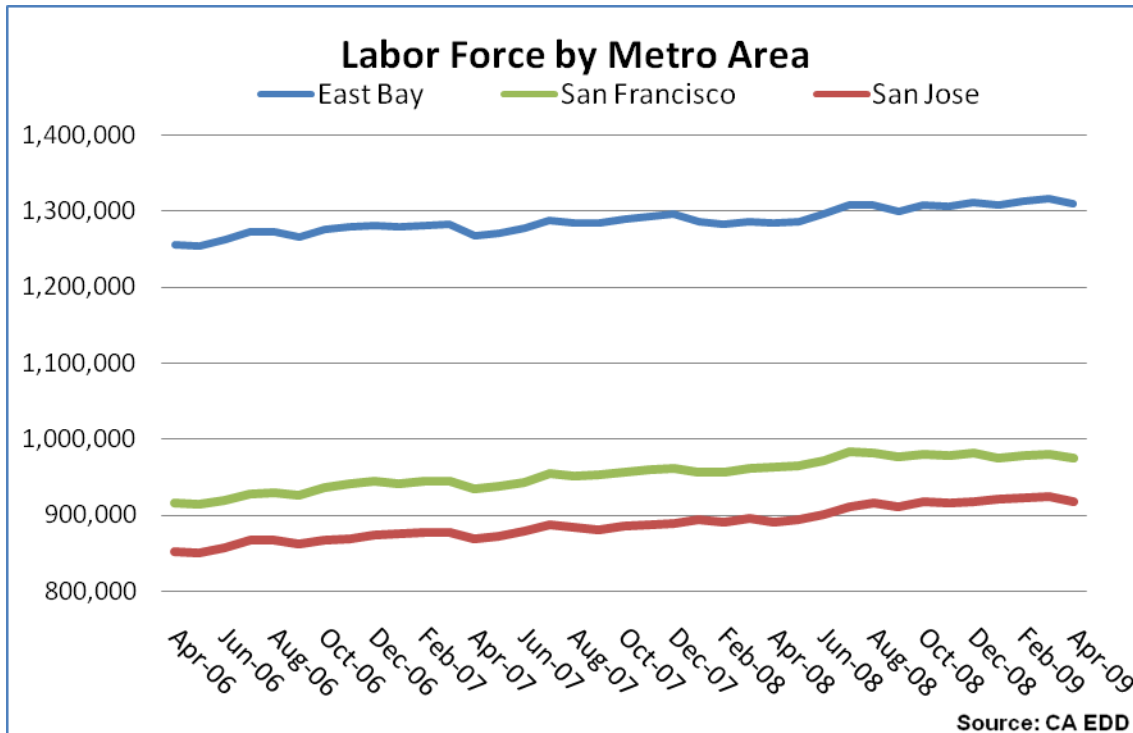
According to the California Unemployment Development Department (CA EDD), the unemployment rate in the East Bay was 10.1 percent in April 2009, down from a revised 10.3 percent in March 2009, and above the year-ago estimate of 5.1 percent. This compares with an unadjusted unemployment rate of 10.9 percent for California and 8.6 percent for the nation during the same period. The unemployment rate was 10.3 percent in Alameda County, and 9.7 percent in Contra Costa County.

Unemployment rates in the Bay Area’s other metro areas also fell slightly during this period. San Francisco’s unemployment rate was 8.3 percent in April– down from an adjusted 8.6 percent in March, but significantly higher than the April 2008 estimate of 4.1 percent. The unemployment rate in San Jose fell to 10.0 percent in February, down from 11.1 percent in January, and up from 5.0 percent in February 2008.



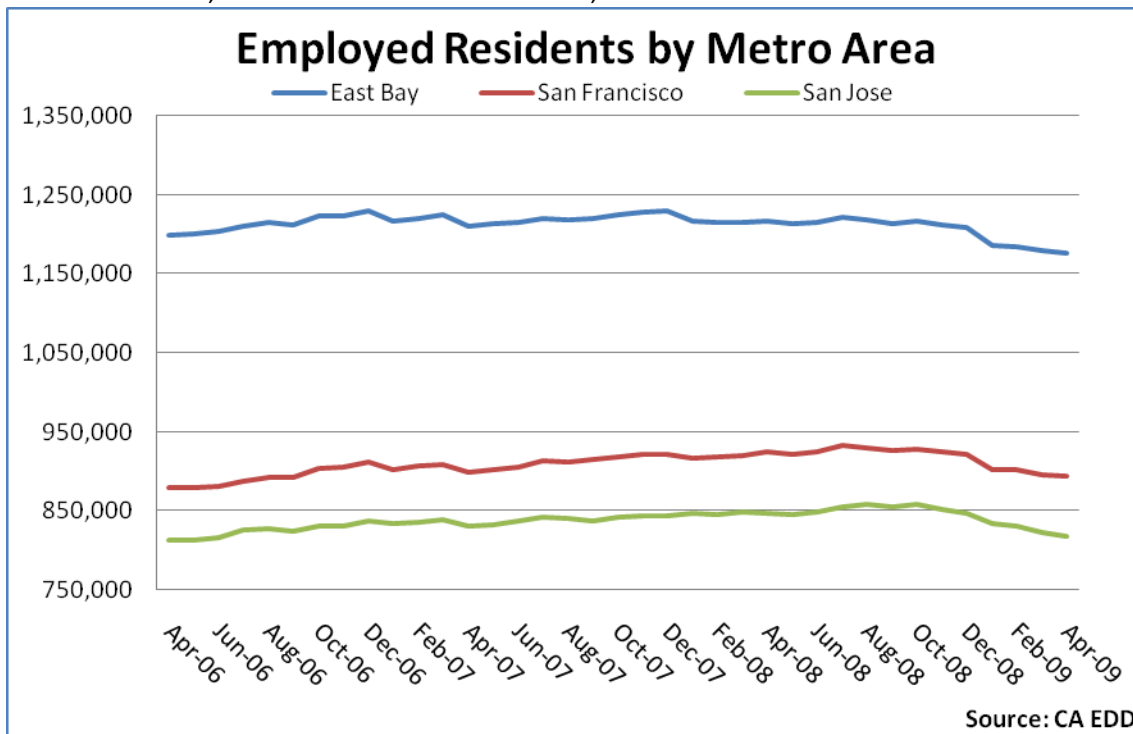
BAY AREA LABOR FORCE

In a month-over-month comparison, the East Bay’s labor force (number of individuals currently employed or actively seeking employment) lost 6,700 workers, falling to 1,308,600 in April 2009. San Francisco’s labor force lost 5,200 workers to reach 974,900, and in San Jose the number of workers fell 7,700 to reach 917,600. In a year-over-year comparison, Bay Area regions continued to see gains in labor force numbers. The East Bay had 26,000 more workers in April 2009 than in April 2008, San Francisco gained 11,900 and San Jose added 26,100 workers.



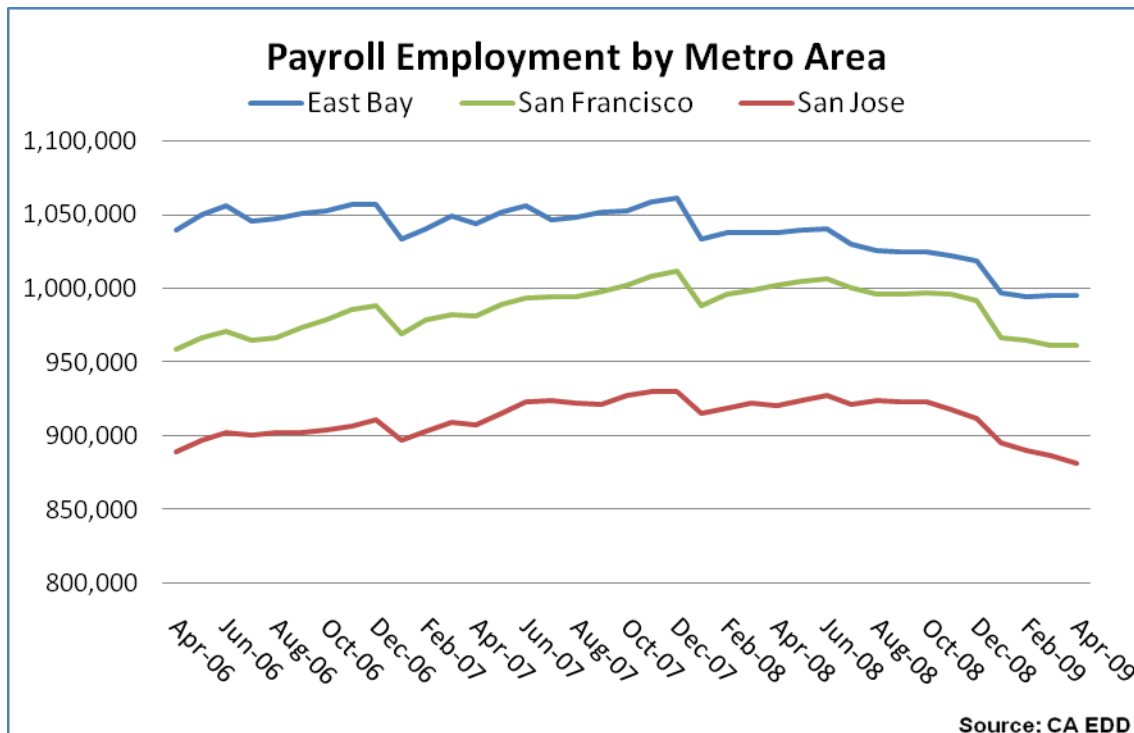
BAY AREA EMPLOYED RESIDENTS

Between March and April 2009, the number of employed residents (employed persons who reside within the region) fell 3,100 in the East Bay, 2,200 in San Francisco, and 5,500 in San Jose. When compared to April 2008, a year-over-year comparison showed the East Bay with 40,800 fewer employed residents, San Francisco with 30,000 fewer and San Jose with 29,500 fewer.



BAY AREA PAYROLL EMPLOYMENT

Between March and April 2009, the East Bay lost 400 payroll jobs (number of jobs located in the specified region, not including those who are self-employed), while San Francisco gained 500 and San Jose lost 5,200. Since April 2008, the East Bay has lost 43,100 jobs, San Francisco has lost 39,800 and San Jose lost 39,800. A detailed description of East Bay payroll employment by sector follows in the next section.



EAST BAY PAYROLL EMPLOYMENT

MONTHLY COMPARISON

According to the California Employment Development Department's monthly Labor Market release - Between March 2009 and April 2009, the total number of jobs located in the East Bay counties of Alameda and Contra Costa County decreased by 400 jobs, slipping to 995,200.

- Trade, transportation, and utilities decreased by 1,000 jobs, about its usual seasonal cutback. Retail trade (down 1,000 jobs) accounted for all of the loss.
- Manufacturing lost 500 jobs, largely in durable goods (down 400 jobs).
- Financial activities fell by 400 jobs. Banks, savings and loan institutions, and credit unions (down 300 jobs) accounted for most of the loss.
- Government led the month-over gains with a larger-than-usual net increase of 1,000 jobs. Federal government (up 800 jobs) accounted for most of the increase.
- Leisure and hospitality and construction each gained 400 jobs, following their usual upward trend from March-to-April over the prior 19 years.

ANNUAL COMPARISON

Between April 2008 and April 2009, the total number of jobs located in the East Bay decreased by 43,100 jobs or 4.2 percent.

- Construction decreased by 8,800 jobs, largely in specialty trade contractors (down 7,200 jobs).
- Trade, transportation, and utilities declined by 8,700 jobs, mostly in retail trade (down 5,900 jobs).
- Professional and business services lost 8,300 jobs, mainly in employment services (down 4,300 jobs).
- Other major industries with losses of at least 4,000 jobs each included manufacturing and financial activities.

	April-09	1 Month Change	12 Month Change	12 Month % Change	24 Month Change
Construction	56,400	400	-8,800	-13.5%	-14,300
Professional and Business Services	154,300	-300	-8,300	-5.1%	-100
Retail Trade	103,700	-1,000	-5,900	-5.4%	-7,200
Manufacturing	88,600	-500	-5,200	-5.5%	-5,100
Financial Activities	53,000	-400	-4,900	-8.5%	-10,000
Leisure and Hospitality	86,100	400	-2,800	-3.1%	-1,000
Educational and Health Services	127,600	-100	-2,100	-1.6%	3,800
Wholesale Trade	46,700	0	-1,500	-3.1%	-1,800
Other Services	34,900	-200	-1,400	-3.9%	-1,000
Trans, Warehousing & Utilities	35,000	0	-1,300	-3.6%	-1,900
Information	27,300	100	-700	-2.5%	-2,100
Government	178,800	1,000	-200	-0.1%	-8,100
Total, All Industries	995,200	-400	-43,100	-4.2%	-49,100

INDUSTRY EMPLOYMENT DATA SOURCE: California Employment Development Department

EAST BAY CONSTRUCTION EMPLOYMENT

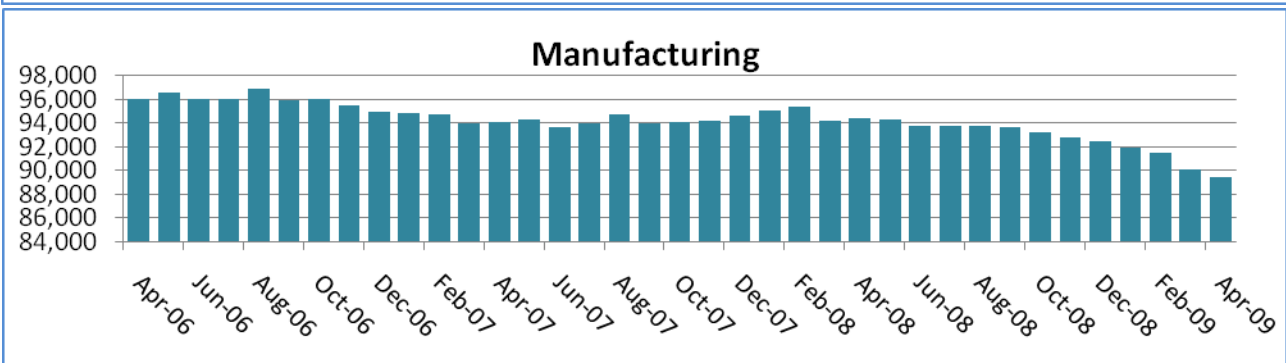
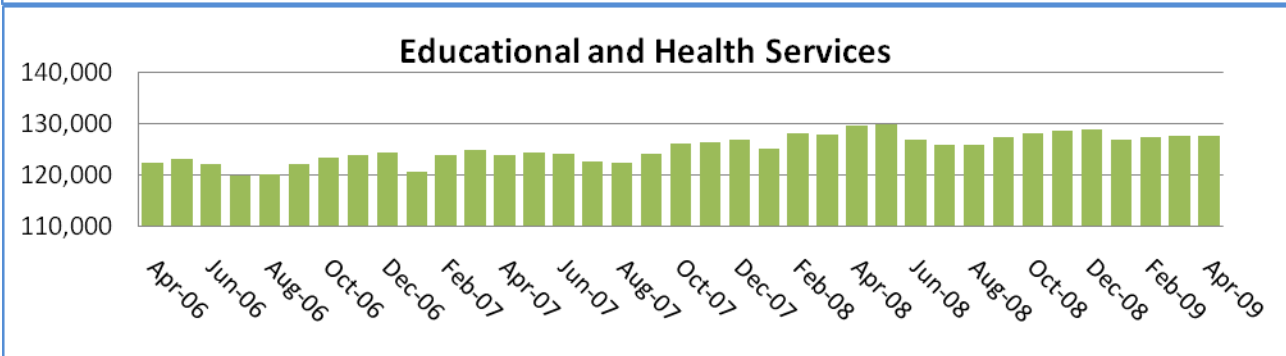
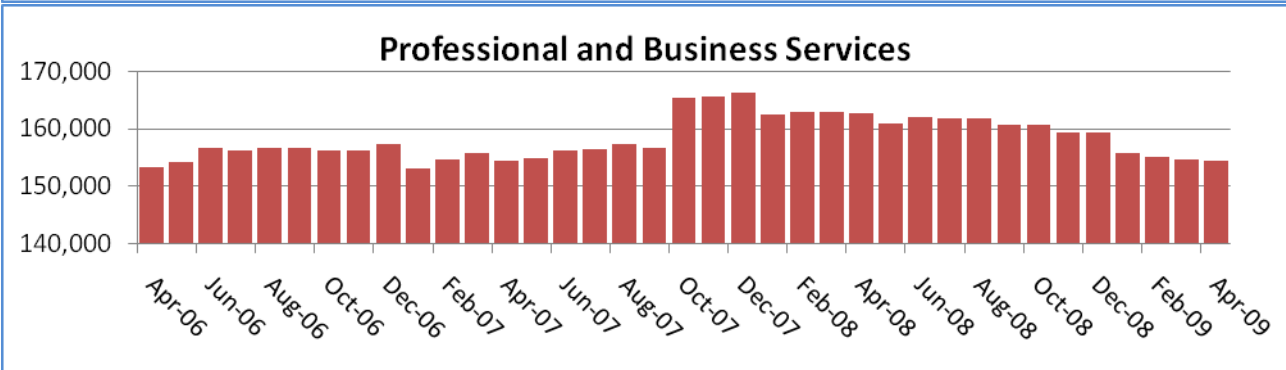
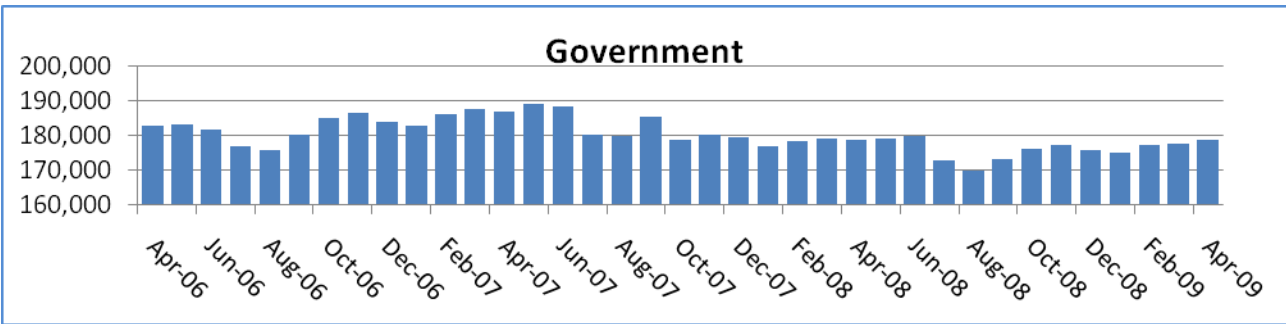
Activity in the East Bay's construction sector reflects the housing downturn continuing to affect the region and the nation at large. All East Bay construction sub-sectors but Highway, Street and Bridge Construction (unchanged) posted losses in the year-over-year comparison.

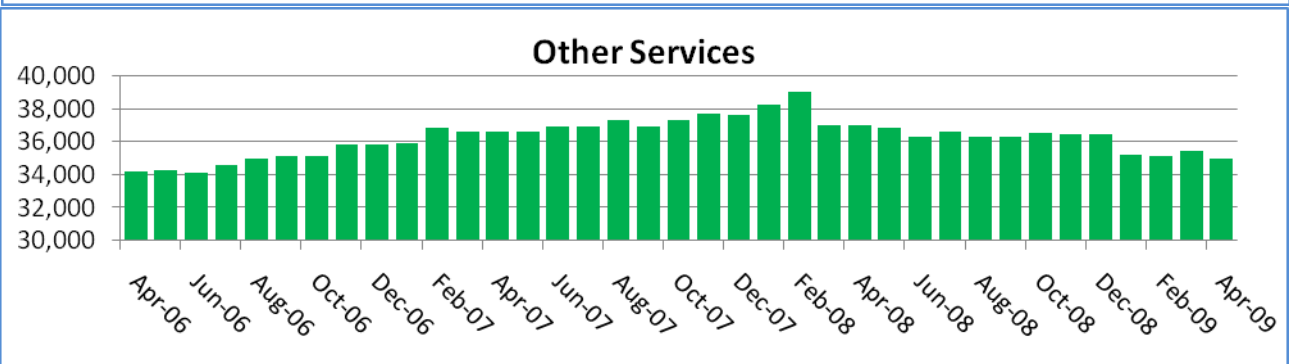
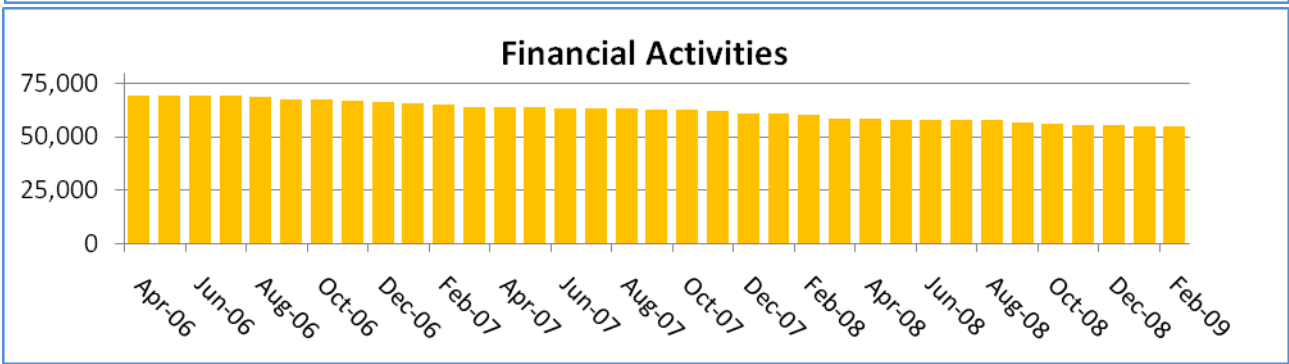
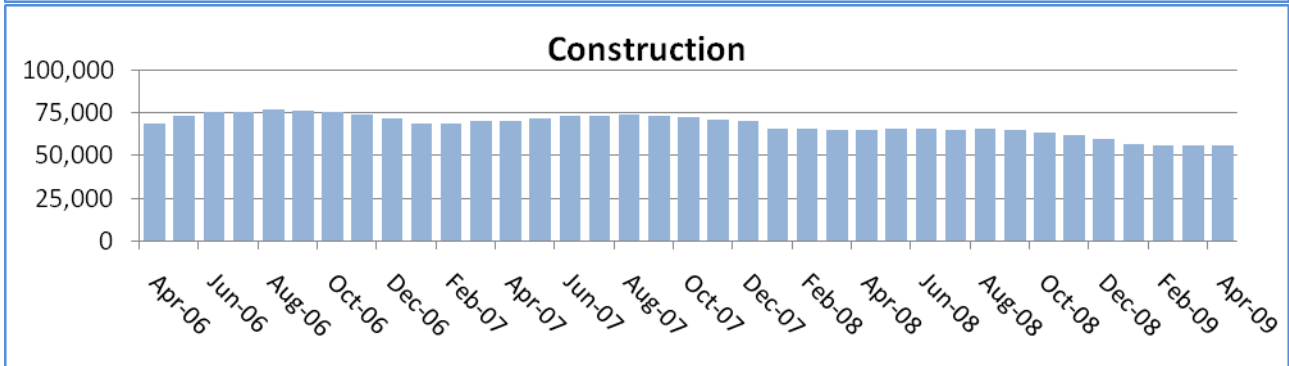
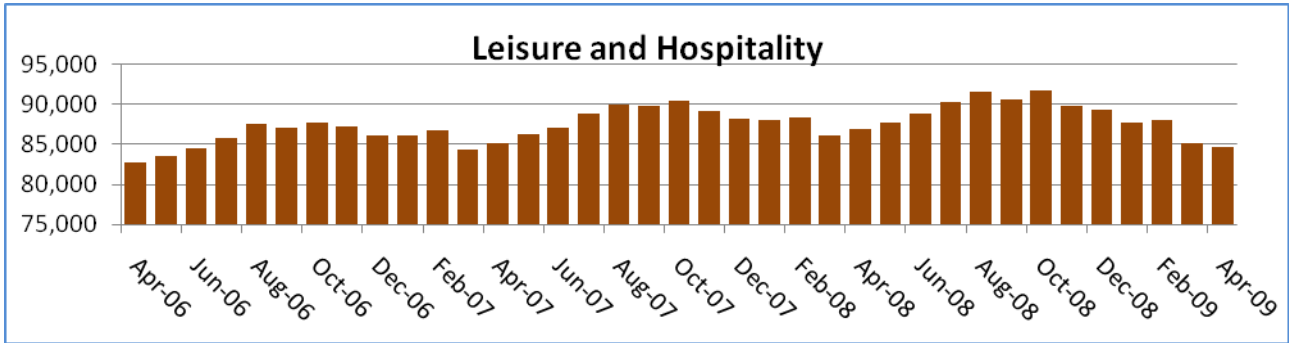
	Apr-09	Change 1 MO	Change 12 MO	12 Month % Change	24 Month Change
Highway, Street, and Bridge	3,300	100	100	3.1%	0
Nonresidential Building	5,400	100	-200	-3.6%	-100
Residual-Other Heavy and Civil Engineer	4,300	100	-300	-6.5%	-1,400
Residential Building Construction	8,400	0	-1,200	-12.5%	-3,800
Building Equipment Contractors	13,400	0	-1,300	-8.8%	-1,600
Building Foundation and Exterior Contractors	7,900	0	-1,500	-16.0%	-2,400
Other Specialty Trade Contract	13,700	100	-4,400	-24.3%	-5,000
All Construction	56,400	400	-8,800	-13.5%	-14,300

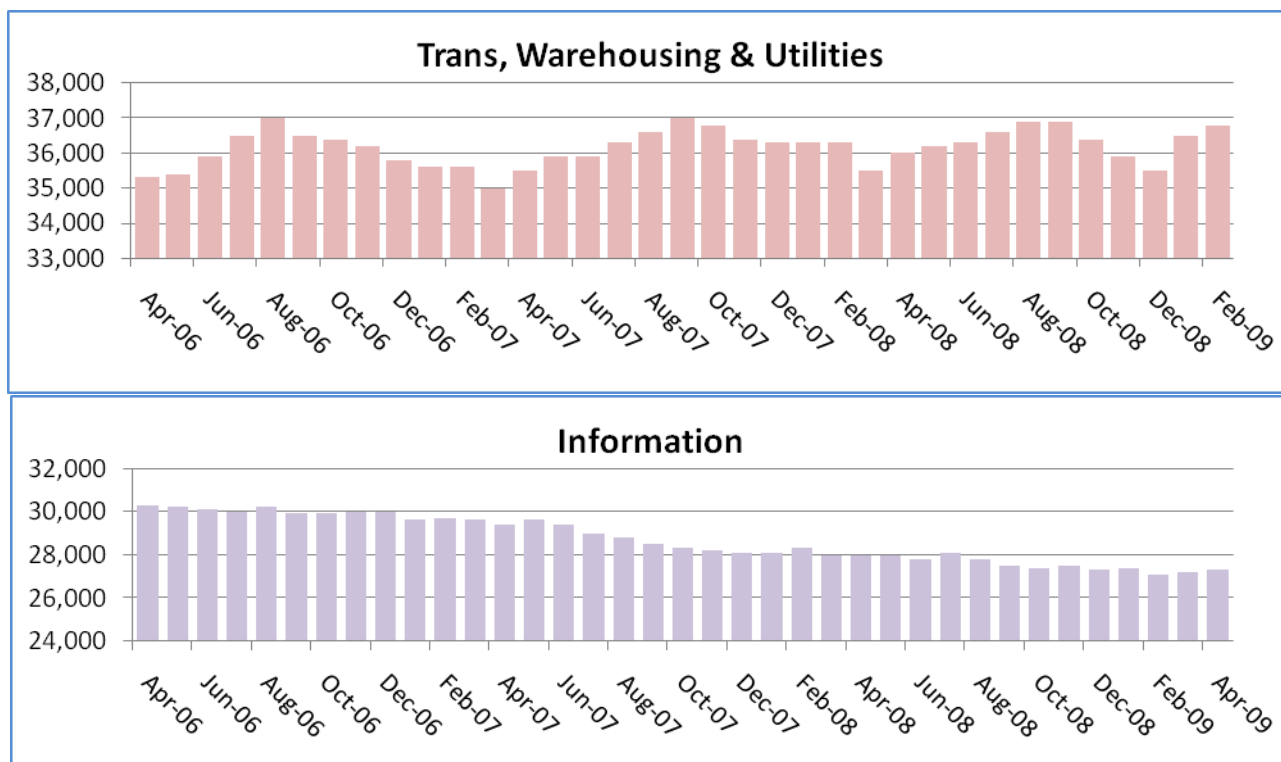
EAST BAY MANUFACTURING PAYROLL EMPLOYMENT

The East Bay's manufacturing sector showed an overall loss of 5,200 jobs when compared with April 2008. Most losses occurred in the food and residual-miscellaneous sectors.

	Apr-09	Change 1 MO	Change 12 MO	12 Month % Change	24 Month Change
Residual-Miscellaneous	29,100	-100	-2,300	-7.3%	-2,600
Computer and Electronic Product	18,400	-200	-1,500	-7.5%	-1,500
Residual-Food Manufacturing	19,200	-200	-1,100	-5.4%	-800
Transportation Equipment	7,000	-100	-600	-7.9%	-500
Chemical Manufacturing	6,900	0	100	1.5%	-300
Petroleum and Coal Products	8,000	100	200	2.6%	600
All Manufacturing	88,600	-500	-5,200	-5.5%	-5,100







BAY AREA HOME SALES

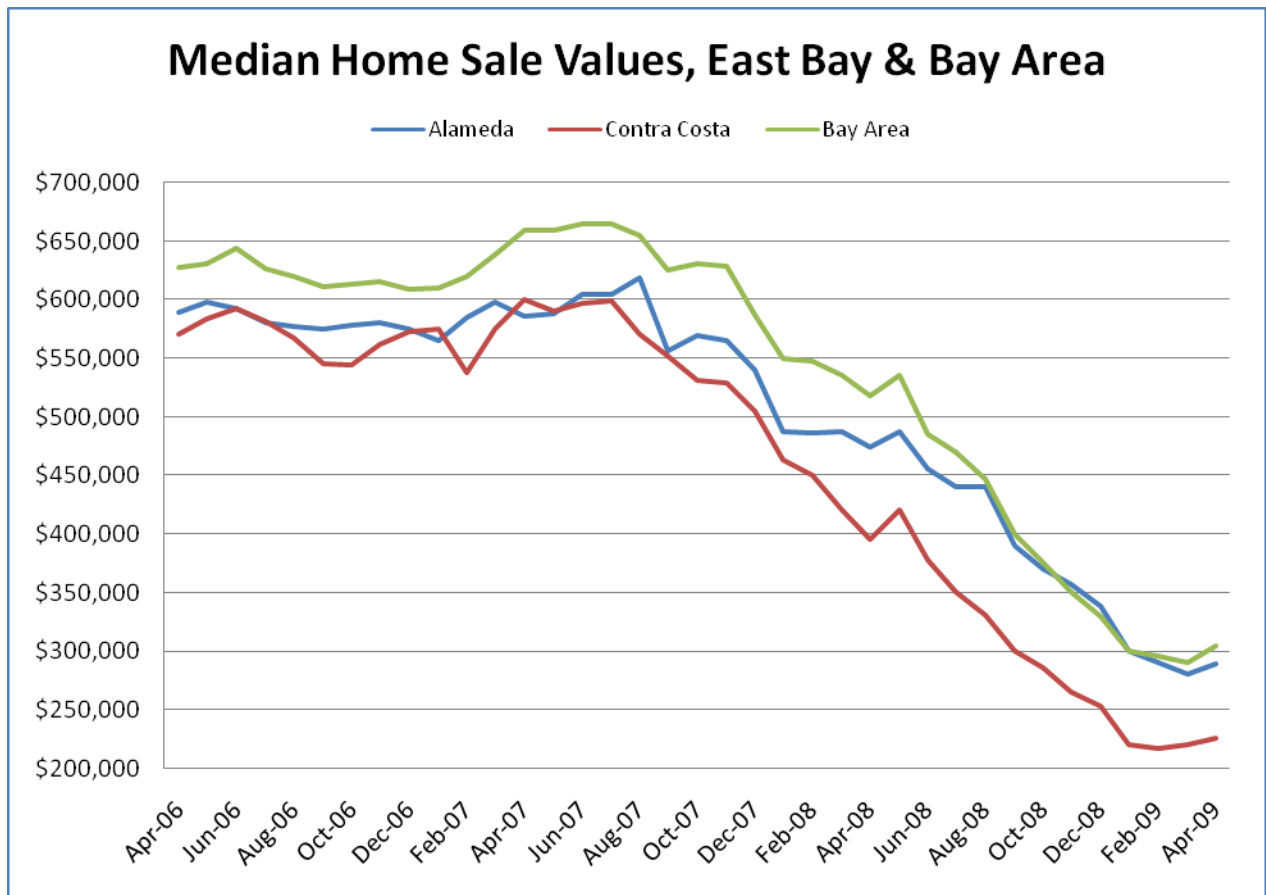
All Homes by County	Number Sold April 2009	Sales Annual Pct. Change	Median April 2009	Median Annual Pct. Change
Alameda	1,457	17.50%	\$289,197	-39.00%
Contra Costa	1,699	34.30%	\$225,000	-43.00%
Marin	174	-19.40%	\$585,000	-26.90%
Napa	99	-1.00%	\$315,000	-36.90%
San Francisco	402	-33.60%	\$628,500	-16.20%
San Mateo	444	-22.50%	\$520,000	-22.70%
Santa Clara	1,606	11.50%	\$405,000	-34.10%
Solano	717	67.10%	\$180,000	-43.70%
Sonoma	541	22.40%	\$290,000	-30.00%
Bay Area	7,139	13.10%	\$304,000	-41.30%

Source: MDA DataQuick

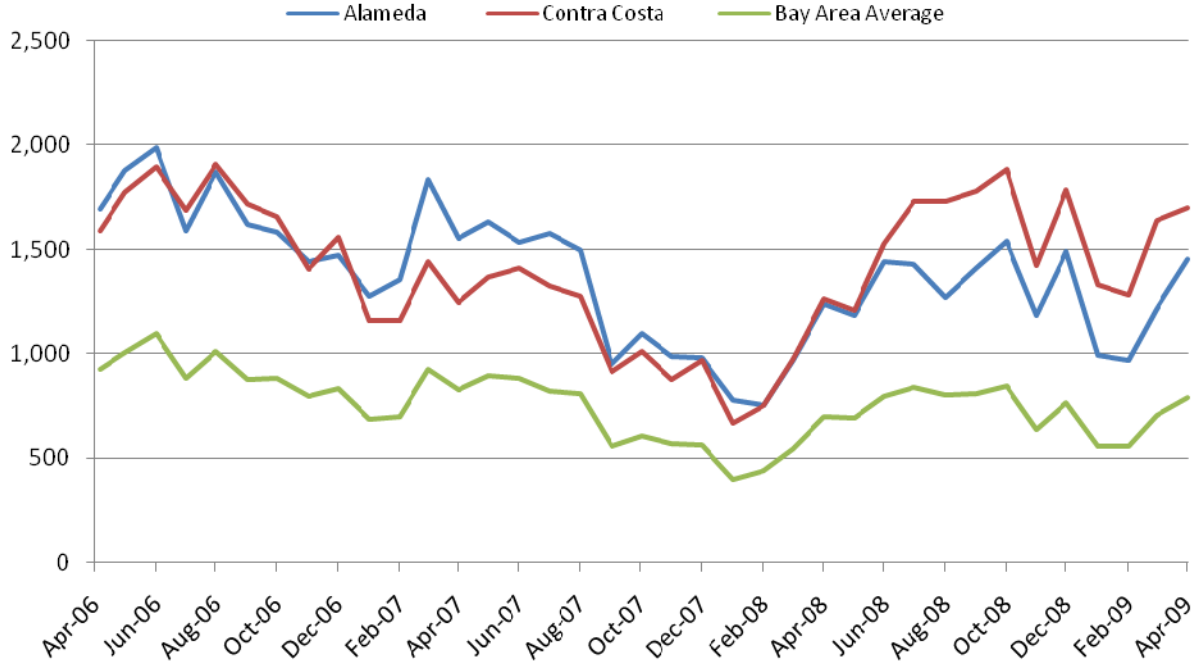
According to MDA DataQuick, the median price paid for all new and resale Bay Area houses and condos combined was \$304,000 in April. That was up 4.8 percent from \$290,000 in March but down 41.3 percent from \$518,000 a year ago. The median stood 54.3 percent below the peak median of \$665,000 reached in June and July of 2007.

In the East Bay, Alameda County’s median value was \$289,197 – up 3.3 percent over March, but down 39.0 percent since April 2008. The Contra Costa County median home sale value in April 2009 was \$225,500 – up 2.3 percent over March, but 43.0 since April 2008. Due to foreclosure-related short sales, in April Contra Costa County continued to post both the highest sales volume and the steepest annual decline in median sale prices throughout the Bay Area.

A total of 7,139 homes were sold in the Bay Area in April - marking the eighth consecutive month of year-over-year gains, with robust sales in lower-cost inland areas once again compensating for anemic sales on the coast. In the East Bay, Alameda and Contra Costa Counties both posted double-digit sales volume increases between April 2008 and April 2009.



Number of Homes Sold East Bay & Bay Area Average



EAST BAY HOME SALES

County/City/Area	# Sold	April-09	April-08	% Change
Alameda County(thru 4/24)	923	\$306,636	\$475,000	-35.45%
ALAMEDA	21	\$560,000	\$630,000	-11.11%
ALBANY	9	\$591,000	\$442,000	33.71%
BERKELEY	38	\$596,000	\$714,750	-16.61%
CASTRO VALLEY	34	\$465,000	\$527,500	-11.85%
DUBLIN	32	\$435,000	\$460,000	-5.43%
EMERYVILLE	15	\$270,000	\$300,000	-10.00%
FREMONT	120	\$377,500	\$599,000	-36.98%
HAYWARD	121	\$235,000	\$389,250	-39.63%
LIVERMORE	77	\$350,000	\$475,000	-26.32%
NEWARK	28	\$337,500	\$435,000	-22.41%
OAKLAND	249	\$152,500	\$385,000	-60.39%
PLEASANTON	33	\$525,000	\$674,750	-22.19%
SAN LEANDRO	66	\$288,750	\$390,000	-25.96%
SAN LORENZO	35	\$290,000	\$331,000	-12.39%
UNION CITY	45	\$338,000	\$493,500	-31.51%
Contra Costa County	1,633	\$225,000	\$395,000	-43.04%
ALAMO	10	\$1,008,500	\$1,212,500	-16.82%
ANTIOCH	276	\$171,500	\$283,500	-39.51%
BRENTWOOD	139	\$285,000	\$399,500	-28.66%
CLAYTON	14	\$545,000	\$692,500	-21.30%
CONCORD	162	\$235,000	\$360,000	-34.72%

CROCKETT	4	\$327,500	\$422,500	-22.49%
DANVILLE	32	\$725,000	\$815,000	-11.04%
DISCOVERY BAY	27	\$295,000	\$391,250	-24.60%
EL CERRITO	20	\$515,000	\$599,000	-14.02%
EL SOBRANTE	30	\$220,750	\$395,000	-44.11%
HERCULES	38	\$292,500	\$449,000	-34.86%
LAFAYETTE	14	\$725,000	\$1,225,000	-40.82%
MARTINEZ	34	\$332,750	\$375,000	-11.27%
MORAGA	8	\$510,000	\$960,000	-46.88%
OAKLEY	84	\$230,000	\$331,500	-30.62%
ORINDA	11	\$880,000	\$1,322,500	-33.46%
PINOLE	19	\$265,000	\$357,500	-25.87%
PITTSBURG	221	\$120,000	\$235,000	-48.94%
PLEASANT HILL	22	\$405,000	\$497,750	-18.63%
RICHMOND	175	\$95,000	\$232,000	-59.05%
RODEO	14	\$259,500	\$277,500	-6.49%
SAN PABLO	109	\$150,000	\$294,000	-48.98%
SAN RAMON	85	\$630,000	\$710,000	-11.27%
WALNUT CREEK	81	\$524,000	\$604,000	-13.25%

Source: DataQuick / SF Chronicle

BAY AREA CONSTRUCTION PERMITS

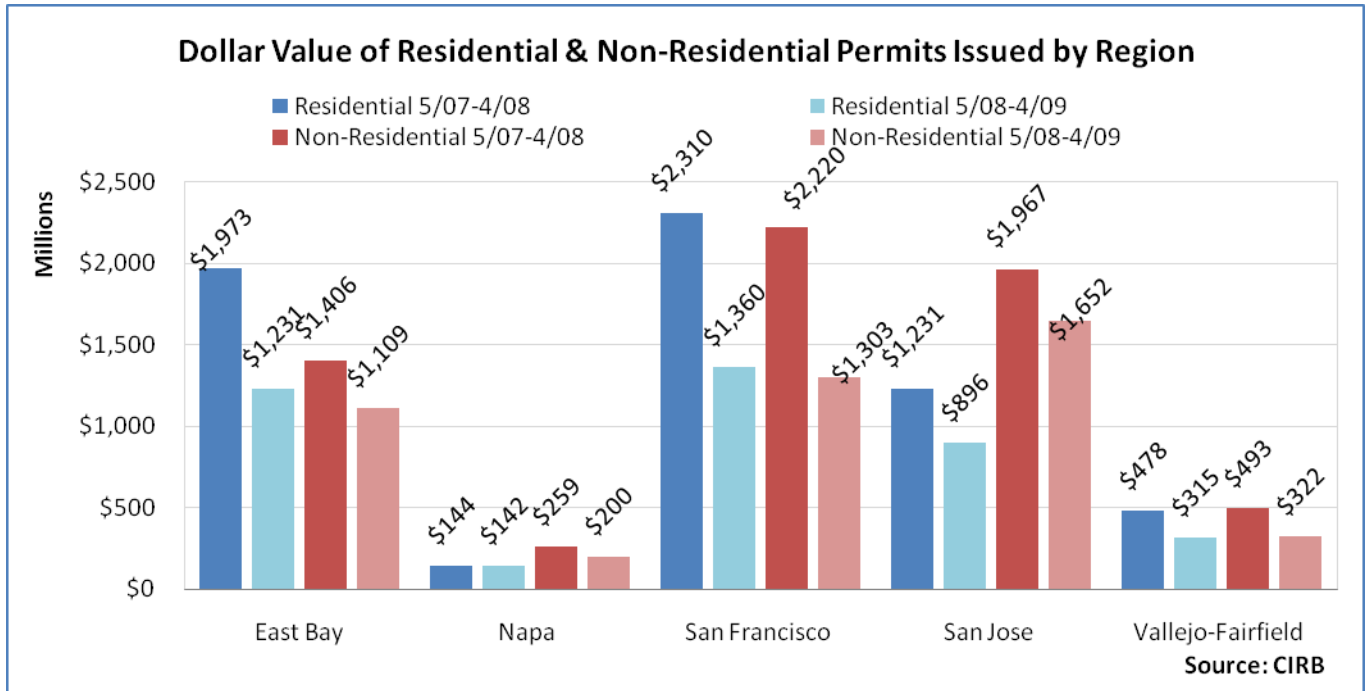
Region	Total Value of Construction Permits 5/08 – 4/09	Annual Change in Total Value of Construction Permits 5/07-4/08 vs. 5/08-4/09	Annual Percent Change
East Bay	\$2,339,544,388	-\$1,038,718,483	-30.7%
Napa	\$342,043,454	-\$60,568,107	-15.0%
San Francisco	\$2,663,041,173	-\$1,866,667,091	-41.2%
San Jose	\$2,548,282,086	-\$650,474,765	-20.3%
Vallejo-Fairfield	\$637,300,752	-\$334,039,175	-34.4%

The following tables and graphs compare the 12-month periods of May 2007 – April 2008 and May 2008 – April 2009. This method provides a year-over-year comparison and can be less volatile than the month-over-month comparison.

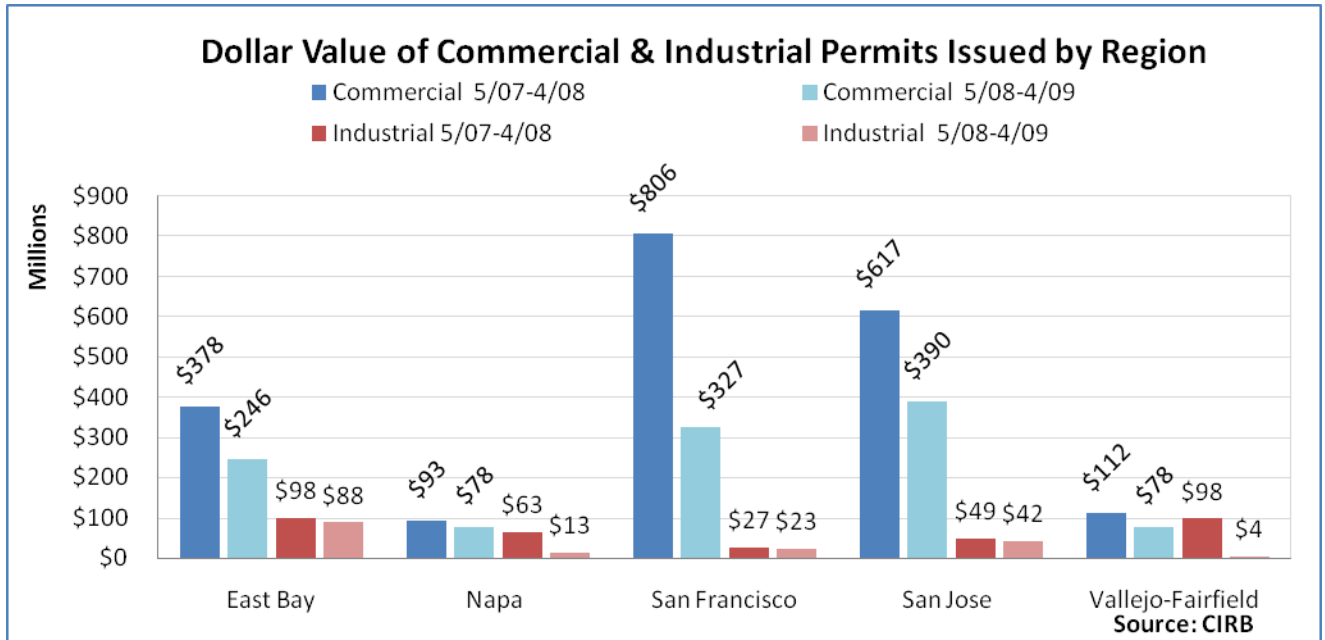
In a comparison of these two twelve-month periods, the East Bay showed a decrease in construction permit values, falling 30.7 percent (over \$1 billion) from the previous period. All other Bay Area regions posted losses during this period as well.

RESIDENTIAL & NON-RESIDENTIAL PERMITS

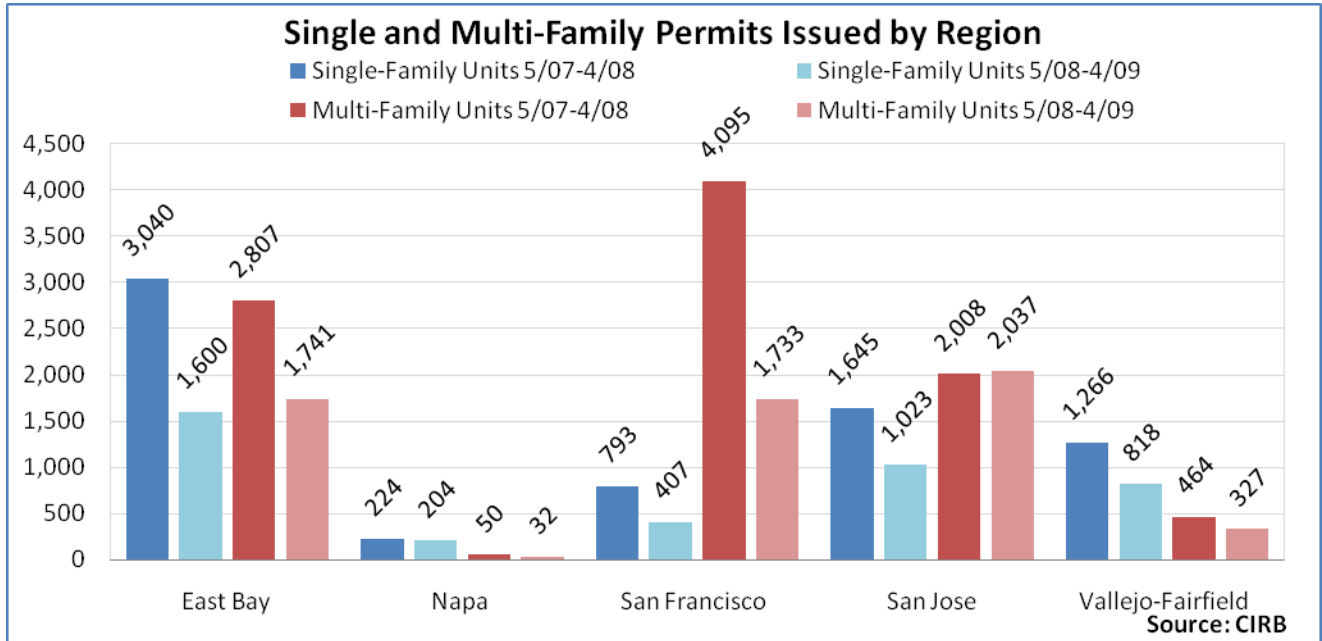
When comparing the two previous 12-month periods of May 2007 – April 2008 and May 2008 – April 2009, residential permit values fell throughout the Bay Area with the steepest declines occurring in the East Bay (down 37 percent) and San Francisco (down 41 percent) regions. Non-residential construction permit values also fell in all Bay Area regions during this period, falling over 21 percent in the East Bay.



COMMERCIAL & INDUSTRIAL PERMITS In a comparison of commercial and industrial construction permits issued during the same two 12-month periods, the dollar value of commercial permits issued in the East Bay fell 34.9 percent when compared to the previous period. Commercial building permit values fell in the double-digits throughout the Bay Area during this period, falling most sharply in the San Francisco region (down 59.4 percent). Industrial permit values were also down during this period, falling 10 percent in the East Bay region.



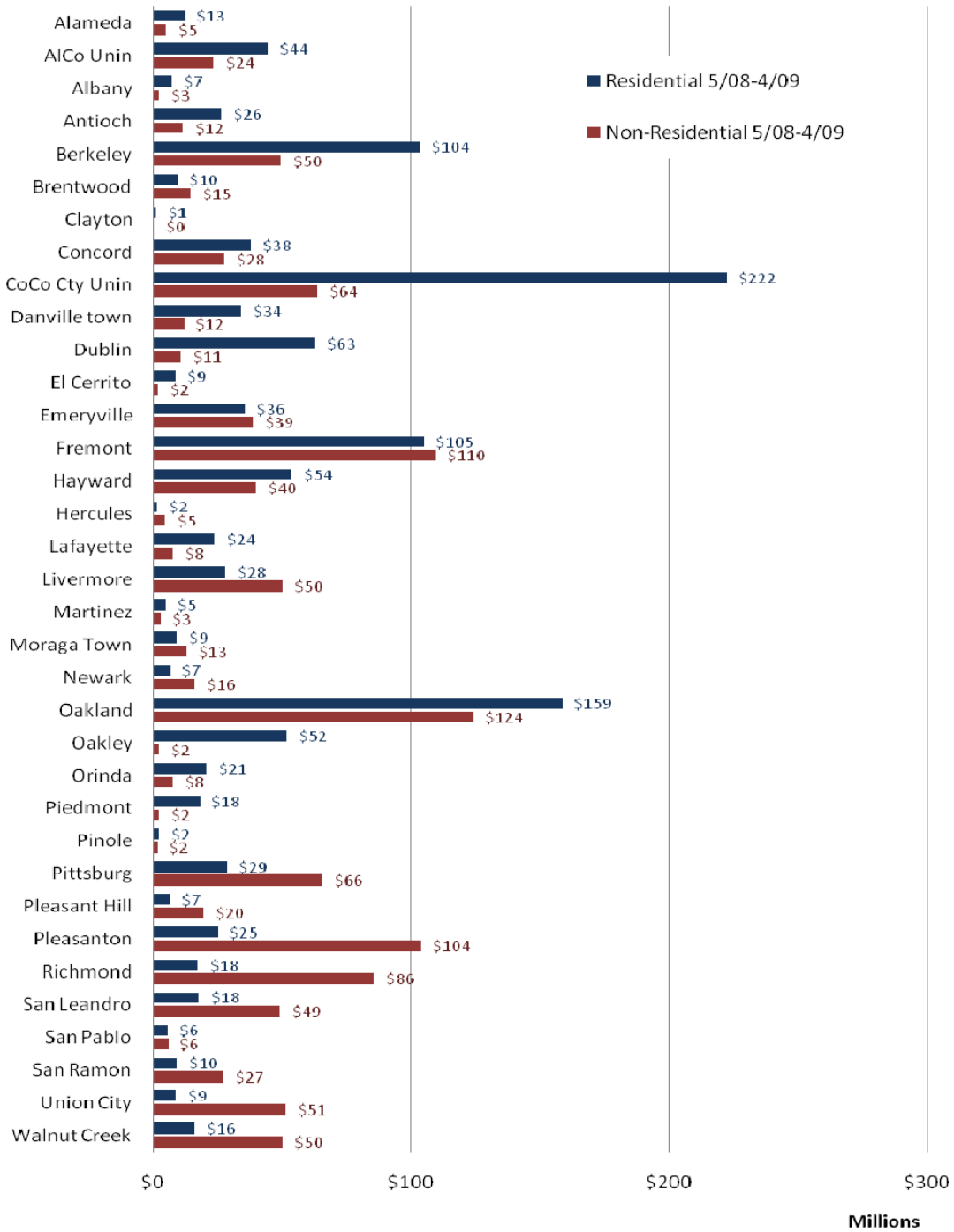
SINGLE AND MULTI-FAMILY PERMITS All Bay Area regions saw significant residential construction declines when compared with the previous 12-month period. Single family permits in the East Bay fell 47.4 percent during this period, while multi-family permits fell 38 percent.



EAST BAY CONSTRUCTION

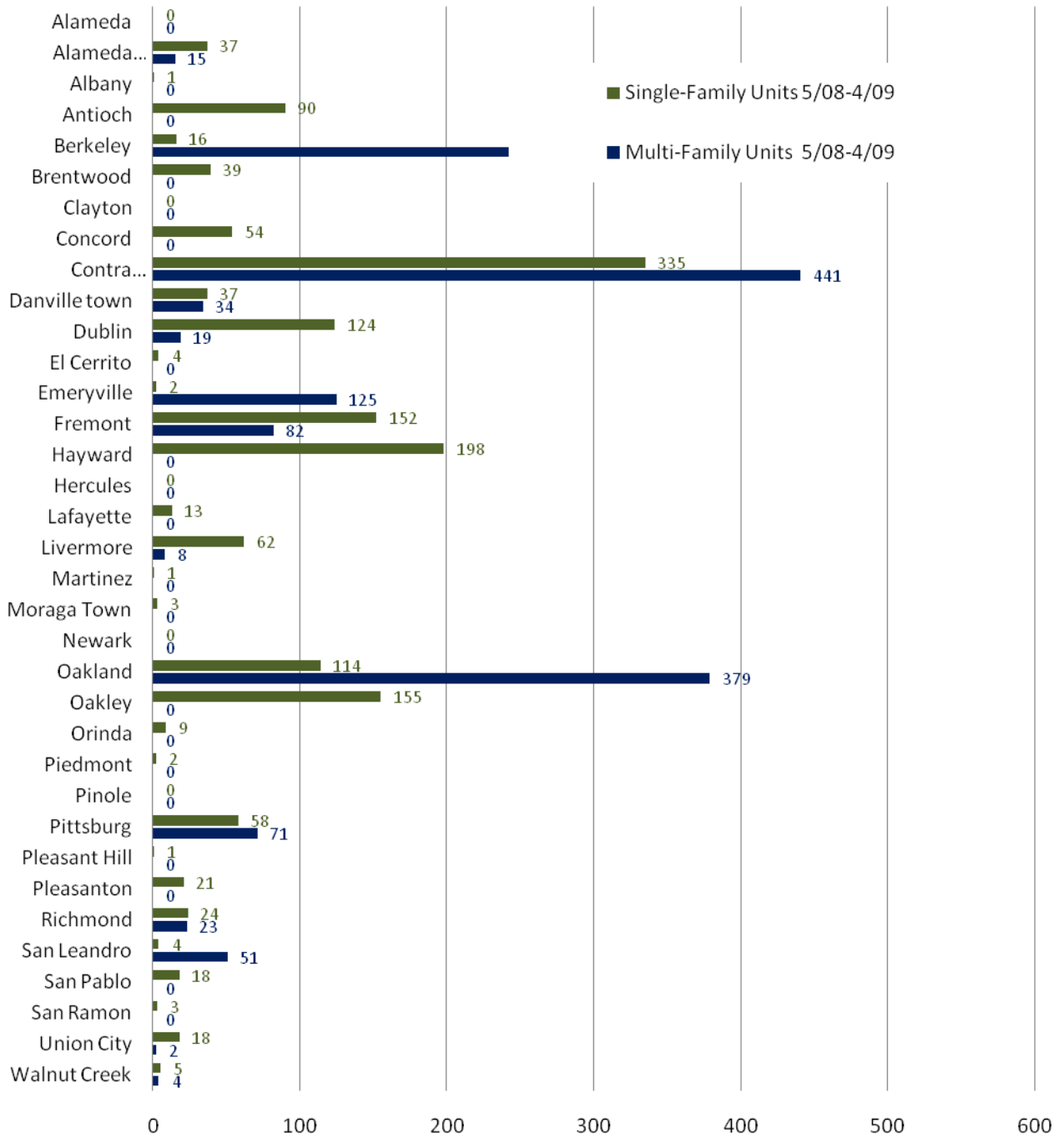
The following charts show the number and value of single, multi-family, residential and non-residential construction permits issued in East Bay cities for the twelve-month period ending April 2009.

Dollar Value of Permits Issued by East Bay City (Millions)



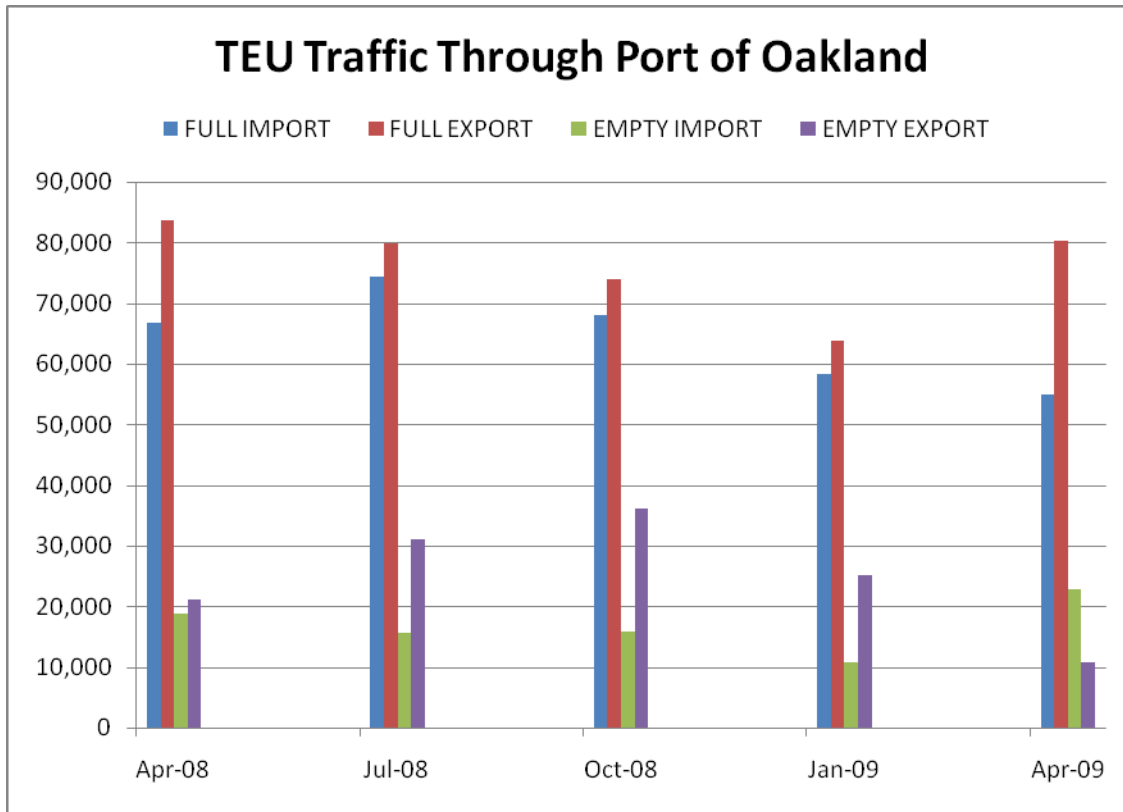
Source: CIRB

Single and Multi-Family Permits Issued by East Bay City

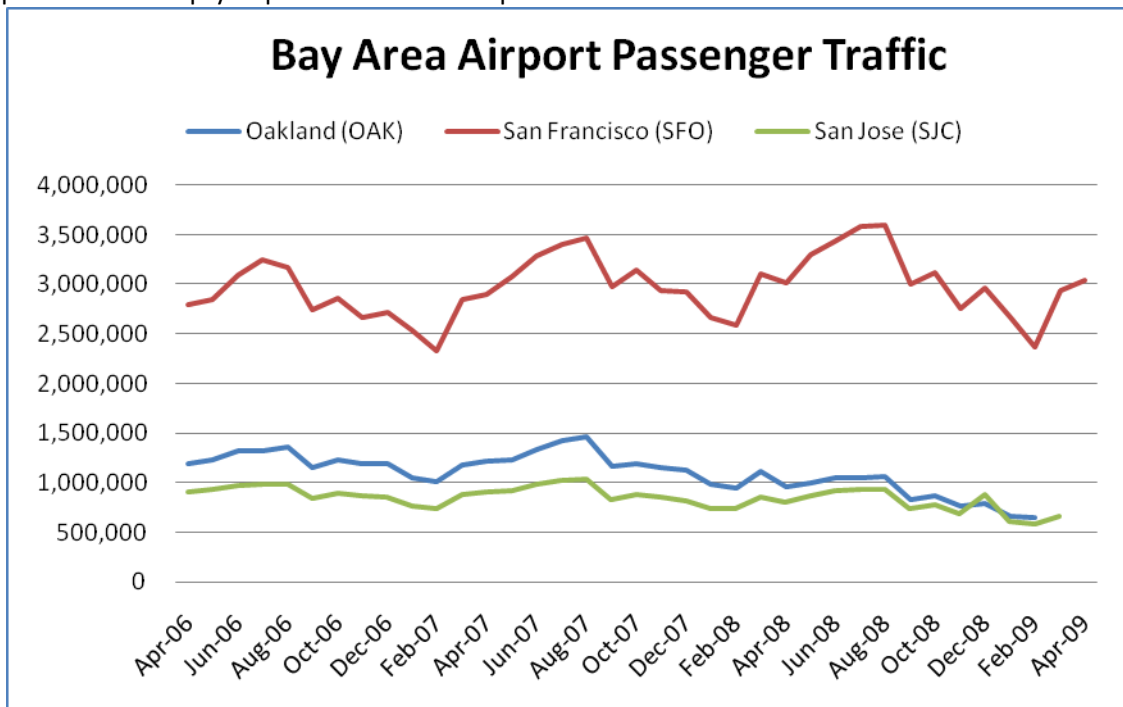


Source: CIRB

TRADE & TRAVEL



Traffic of full export containers traveling through the Port of Oakland decreased 4 percent between April 2008 and April 2009 and full imports decreased 17 percent. Empty container exports increased 22 percent and empty imports decreased 48 percent.



Various air carrier closures and reductions in the number of flights have caused ridership numbers at OAK and SJC to trend downward since the fall of 2007. Ridership was up at SFO between April 2008 and April 2009. April numbers for OAK and SJO were not available.