



EAST BAY MONTHLY ANALYSIS

MAY 2010 EDITION

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 simonyee@eastbayeda.org (510-272-6342).

SNAPSHOT: THE EAST BAY IN APRIL 2010

- Median home values continued to post annual increases, but sales decreased
- Unemployment decreased to 11.4 percent - down from 11.9 percent in March 2010
- Job losses were concentrated in Manufacturing, Construction, and Government
- Residential and commercial construction permit values continued to post year-over-year declines, but industrial construction permit values increased

[NEXT SECTION: BAY AREA EMPLOYMENT](#)

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EAST BAY EDA

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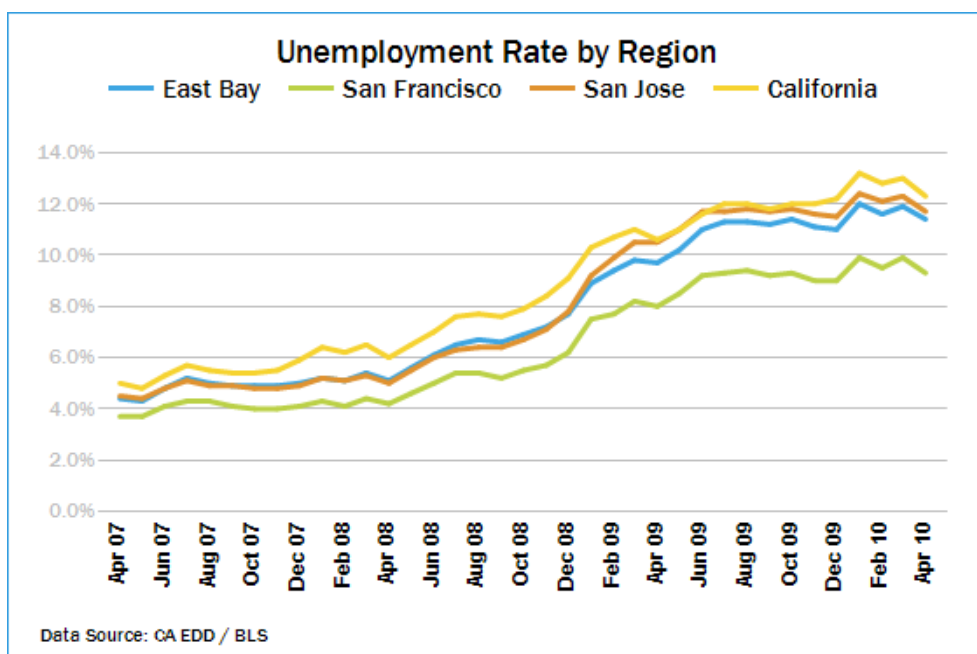
[Contra Costa County](#) |

BAY AREA EMPLOYMENT

BAY AREA UNEMPLOYMENT

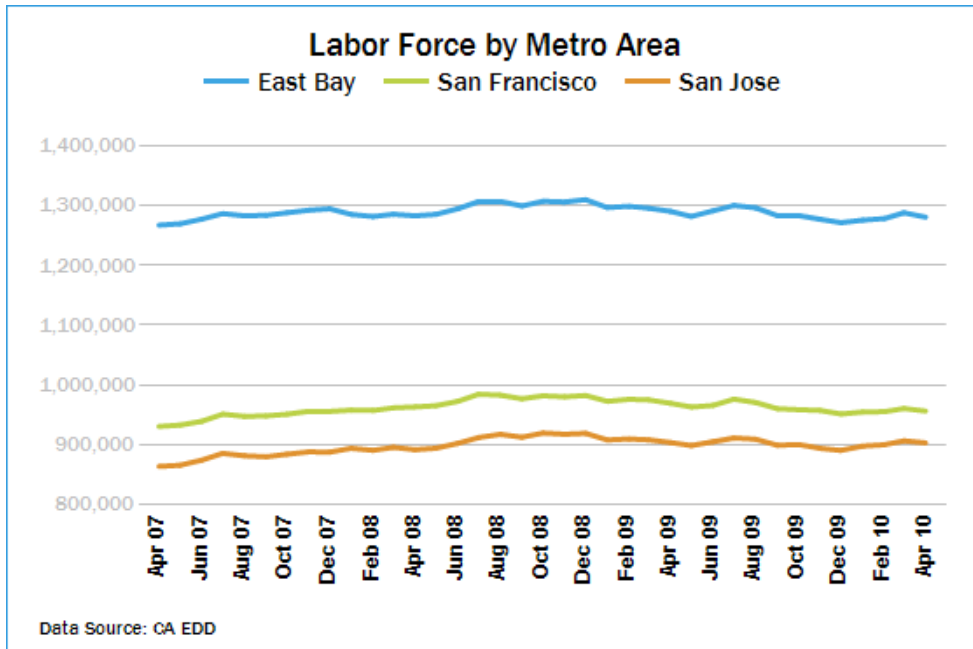
The unemployment rate in the East Bay was 11.4 percent in April 2010, down from a revised 11.9 percent in March 2010, and above the year-ago estimate of 9.7 percent. This compares with an unadjusted unemployment rate of 12.3 percent for California and 9.5 percent for the nation during the same period. The unemployment rate was 11.5 percent in Alameda County, and 11.3 percent in Contra Costa County.

San Francisco's unemployment rate was 9.3 percent in April – down from 9.9 percent in March, and higher than the April 2009 estimate of 8.0 percent. The unemployment rate in San Jose was 11.7 percent in April, down from a revised 12.3 percent in March, and up from 10.5 percent in the April 2009 estimate.



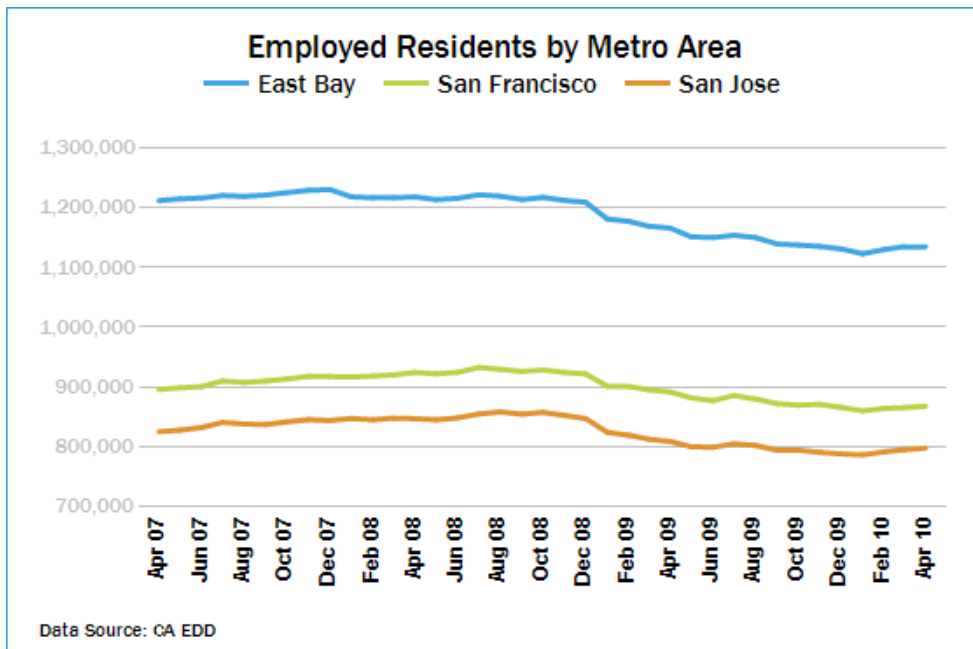
BAY AREA LABOR FORCE

In a month-over-month comparison, the East Bay's labor force (number of individuals currently employed or actively seeking employment) decreased by 7,300 workers, reducing to 1,280,400 in April 2010. San Francisco's labor force decreased by 4,200 workers, reducing to 956,100 and in San Jose the number of workers decreased 3,400, to 902,800 in April. In a year-over-year comparison, each of the Bay Area regions saw a decline in the number of workers. The East Bay had 9,800 fewer workers in April 2010 than in April 2009, San Francisco lost 12,900 workers and San Jose lost 600 workers.



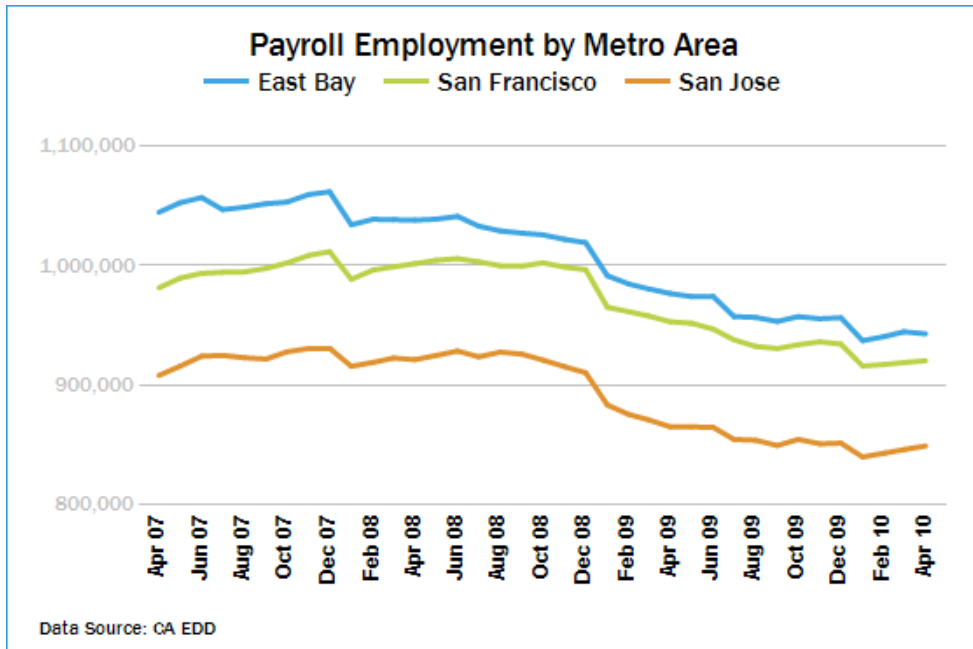
BAY AREA EMPLOYED RESIDENTS

Between March 2010 and April 2010, the number of employed residents (employed persons who reside within the region) decreased 300 in the East Bay, increased 2,400 in San Francisco, and increased 2,800 in San Jose. When compared to April 2009, a year-over-year comparison showed the East Bay with 31,300 fewer employed residents, San Francisco with 23,700 fewer and San Jose with 11,100 fewer.



BAY AREA PAYROLL EMPLOYMENT

Between March 2010 and April 2010, the East Bay lost 1,700 payroll jobs (number of jobs located in the specified region, not including those who are self-employed), while San Francisco gained 1,500 and San Jose gained 3,000. Since April 2009, the East Bay has lost 33,700 jobs, San Francisco has lost 32,600 and San Jose has lost 16,000. A detailed description of East Bay payroll employment by sector follows in the next section.



NEXT SECTION: EASTBAY PAYROLL EMPLOYMENT

EAST BAY PAYROLL EMPLOYMENT

MONTHLY COMPARISON

According to the California Employment Development Department's Labor Market report, between March 2010 and April 2010, the total number of jobs in the East Bay lost 1,700 jobs to reach 942,600.

- Manufacturing lost 4,700 jobs, largely in durable goods (down 4,500 jobs).
- Trade, Leisure and Hospitality, Financial Activities, and Information each lost 100 jobs.
- Government saw a net seasonal increase of 1,300 jobs, adding 800 jobs at the federal level. Local (up 300 jobs) and State Public Schools (up 200 jobs) each added to payroll seasonally.
- Private Educational and Health Services gained 800 jobs. Health Care and Social Assistance grew by 600 jobs, while Private Schools added 200 jobs.
- Professional and Business Services rose by 600 jobs, with two-thirds of the increase in Employment Services (which includes temporary agencies).

ANNUAL COMPARISON

Between March 2010 and April 2010, the total number of jobs in the East Bay receded by 33,700 or 3.5 percent.

- Manufacturing decreased for the 21st consecutive month on a year-over basis, recording a drop of 6,600 jobs. Durable Goods fell by 5,400 jobs, while Nondurable Goods lost 1,200 jobs.
- Government and Construction each shed 6,100 jobs.
- Trade, Transportation, and Utilities declined by 5,100 jobs. Retail Trade, Wholesale Trade, and Transportation and Warehousing lost 2,800 jobs, 1,300 jobs, and 1,000 jobs, respectively.
- Professional and Business Services registered a net loss of 4,100 jobs, primarily within Professional, Scientific, and Technical Services.

	Apr-10	1 Month Change	12 Month Change	12 Month % Change	24 Month Change	24 Month % Change
Educational and Health Services	130,900	800	-1,700	-1.30%	1,000	0.80%
Information	24,100	-100	-900	-3.60%	-3,900	-13.90%
Other Services	34,200	200	-1,000	-2.80%	-2,300	-6.30%
Trans, Warehousing & Utilities	32,000	100	-1,000	-3.00%	-3,400	-9.60%
Wholesale Trade	43,000	200	-1,300	-2.90%	-5,100	-10.60%
Financial Activities	50,900	-100	-2,100	-4.00%	-7,000	-12.10%
Leisure and Hospitality	84,500	-100	-200	-0.20%	-4,300	-4.80%
Government	173,100	1,300	-6,100	-3.40%	-6,000	-3.40%
Manufacturing	76,400	-4,700	-6,600	-8.00%	-17,400	-18.60%
Retail Trade	97,800	-200	-2,800	-2.80%	-11,500	-10.50%
Construction	47,300	0	-6,100	-11.40%	-17,900	-27.50%
Professional and Business Services	145,400	600	-4,100	-2.70%	-17,500	-10.70%
Total, All Industries	942,600	-1,700	-33,700	-3.50%	-95,100	-9.20%

INDUSTRY EMPLOYMENT DATA SOURCE: California Employment Development Department

EAST BAY CONSTRUCTION EMPLOYMENT

All subsectors of the East Bay's Construction sector posted losses in the year-over-year comparison - adding up to a loss of 6,100 jobs between April 2009 and April 2010.

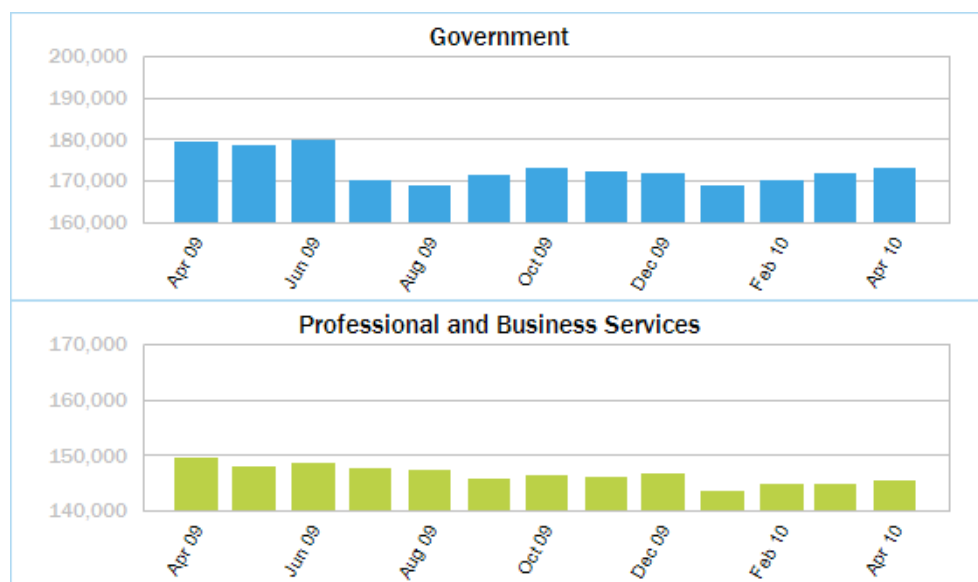
	Apr-10	1 Month Change	12 Month Change	12 Month % Change	24 Month Change	24 Month % Change
Nonresidential Building Construction	4,300	-100	-500	-10.40%	-1,300	-23.20%

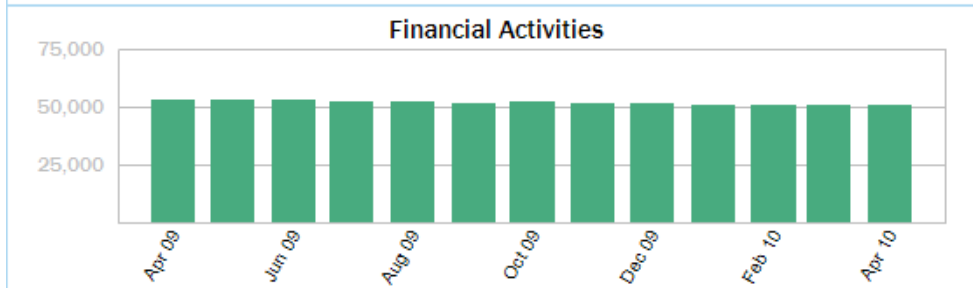
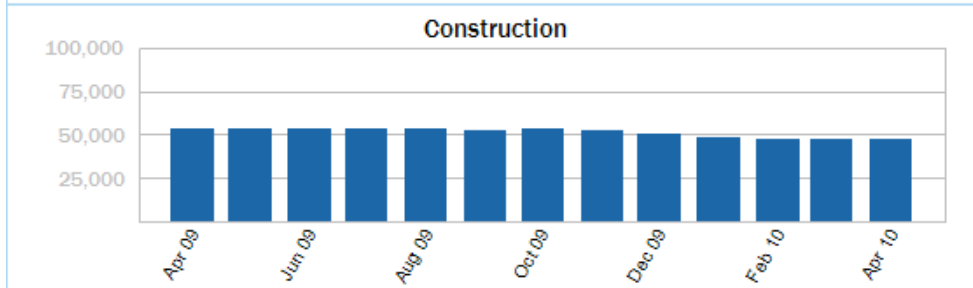
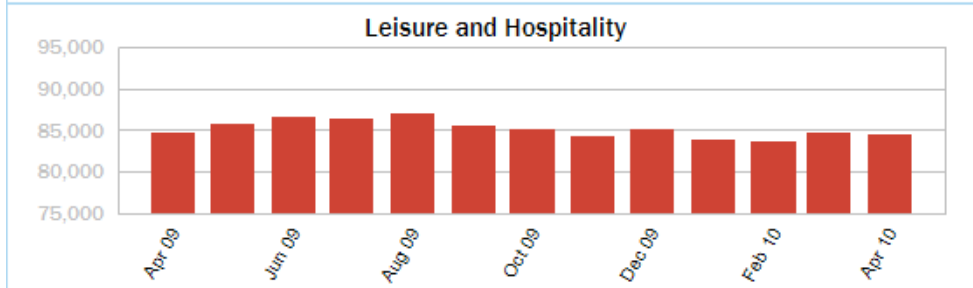
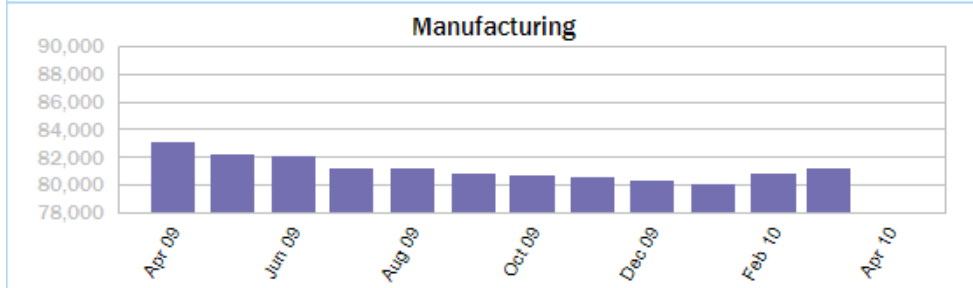
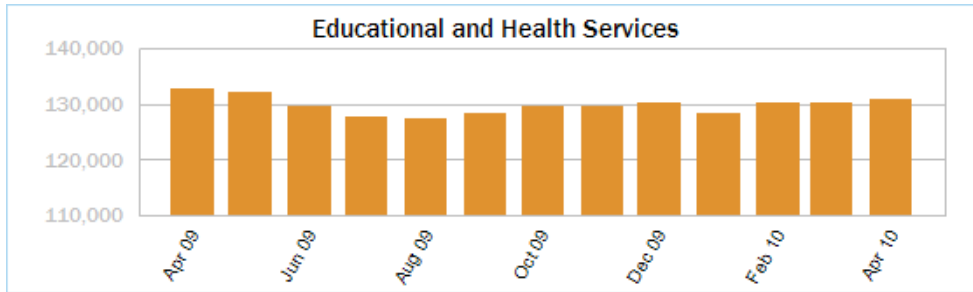
Building Foundation and Exterior Contractors	6,500	-200	-900	-12.20%	-2,900	-30.90%
Building Equipment Contractors	12,400	0	-1,100	-8.10%	-2,300	-15.60%
Residential Building Construction	6,000	0	-1,300	-17.80%	-3,600	-37.50%
Specialty Trade Contractors - Residual	12,300	100	-1,700	-12.10%	-5,900	-32.40%
Heavy and Civil Engineering Construction	5,800	200	-600	-9.40%	-1,900	-24.70%
Construction of Buildings	10,300	-100	-1,800	-14.90%	-4,900	-32.20%
Specialty Trade Contractors	31,200	-100	-3,700	-10.60%	-11,100	-26.20%
Construction	47,300	0	-6,100	-11.40%	-17,900	-27.50%

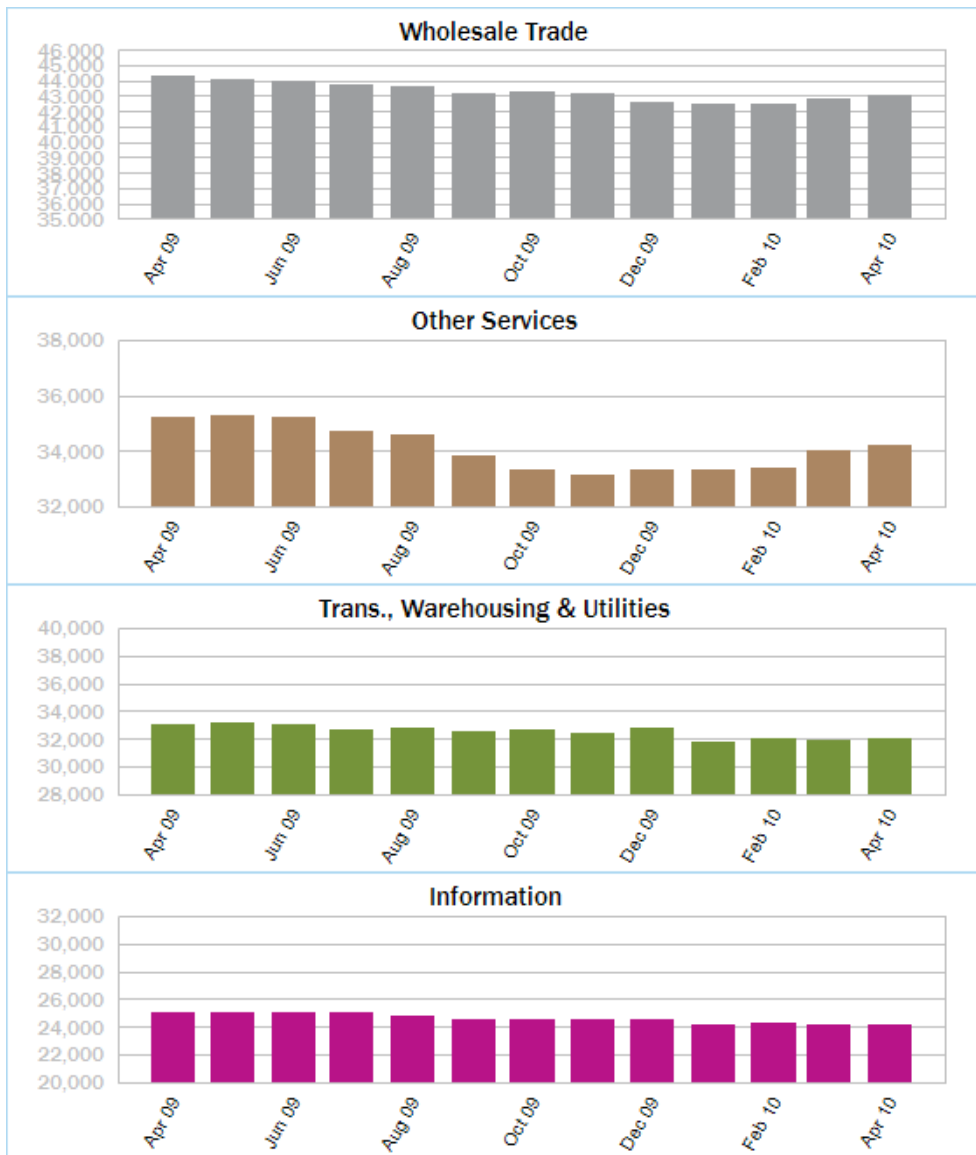
EAST BAY MANUFACTURING PAYROLL EMPLOYMENT

The East Bay's Manufacturing sector showed an overall loss of 6,600 jobs between April 2009 and April 2010.

	Apr-10	1 Month Change	12 Month Change	12 Month % Change	24 Month Change	24 Month % Change
Petroleum and Coal Products Manufacturing	7,900	0	-400	-4.80%	100	1.30%
Transportation Equipment Manufacturing	2,500	-4,400	-4,500	-64.30%	-5,200	-67.50%
Chemical Manufacturing	6,100	-100	-300	-4.70%	-700	-10.30%
Nondurable Goods - Residual	17,600	-100	-500	-2.80%	-2,700	-13.30%
Computer and Electronic Product Manufacturing	16,400	200	-800	-4.70%	-3,500	-17.60%
Durable Goods - Residual	25,900	-300	-100	-0.40%	-5,400	-17.30%
Nondurable Goods	31,600	-200	-1,200	-3.70%	-3,300	-9.50%
Durable Goods	44,900	-4,500	-5,400	-10.80%	-14,100	-23.90%
Manufacturing	76,400	-4,700	-6,600	-8.00%	-17,400	-18.60%







NEXT SECTION: BAY AREA HOME SALES

BAY AREA HOME SALES

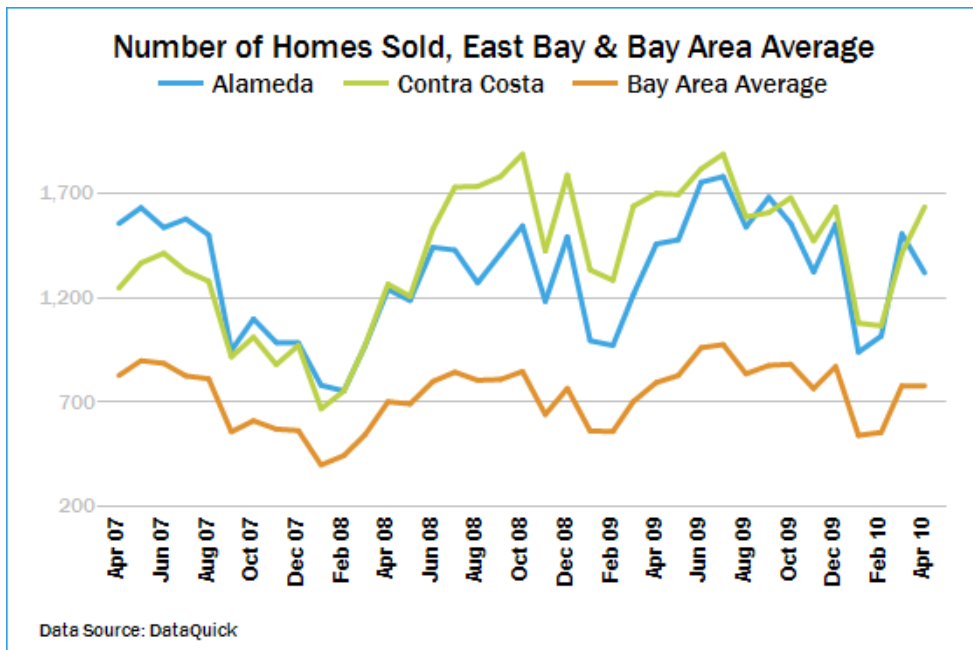
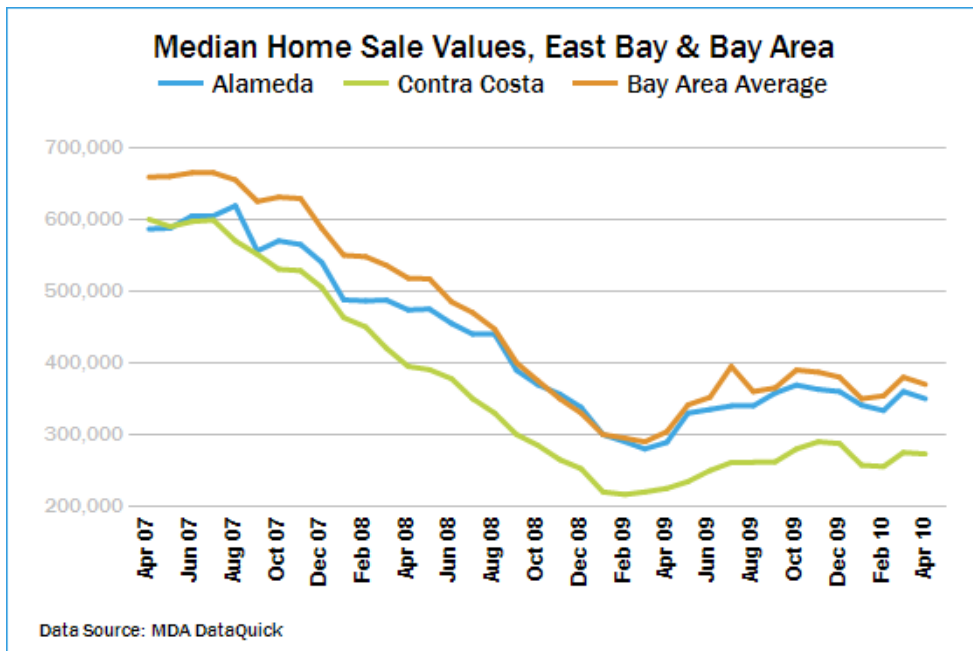
BAY AREA HOME SALES

According to MDA DataQuick, the number of Bay Area homes sold in April was below average and fell below the year-ago level. This was due to declining sales of lower-cost areas and in the new-home market. Some of April's sales activity might also have been delayed to May or June as buyers want to take advantage of new state tax credits that became effective in May. In a year-over-year basis, the median sale price increased for the seventh consecutive month due to fewer foreclosures being sold and more higher-end homes being turned over this year. A total of 7,003 new and resale houses and condos closed escrow in the nine-county Bay Area in April. That was up slightly from 6,992 sales in March and down 1.9 percent from 7,139 sales in April 2009.

In the East Bay, Alameda County's median value was \$350,000 in April 2010 – a 2.8 percent decrease from March and a 21 percent increase when compared to April 2009. In Contra Costa County the median home value was \$273,000 – a 0.7 percent decrease from March and an 21.3 percent increase when compared to April 2009.

The median price paid for a Bay Area home was \$370,000 in April 2010. That was down 2.6 percent from \$380,000 for the month of March, and up 21.7 percent from \$304,000 for April 2009. April's total sales tally was 24.5 percent below the April average of 9,278 sales since 1988 and was the second-lowest number of homes sold for the month of April since 1995.

All Homes by County	Number Sold Apr 2010	Sales Annual Pct. Change	Median Apr 2010	Median Annual Pct. Change
Alameda	1,319	-9.50%	\$350,000	21.00%
Contra Costa	1,635	-3.80%	\$273,000	21.30%
Marin	245	40.80%	\$659,000	12.60%
Napa	104	5.10%	\$335,000	6.30%
San Francisco	428	6.50%	\$692,000	20.70%
San Mateo	556	25.20%	\$580,000	10.20%
Santa Clara	1,656	3.10%	\$489,000	11.50%
Solano	591	-17.60%	\$202,000	12.20%
Sonoma	469	13.30%	\$318,000	9.70%
Bay Area	7,003	-1.90%	\$370,000	21.70%
Source: MDA DataQuick				



EAST BAY HOME SALES

County/City/Area	# Sold	Apr-10	Apr-09	% Change
ALAMEDA COUNTY	1,273	\$350,000	\$310,000	12.90%
ALAMEDA	46	\$518,000	\$524,000	-1.15%
ALBANY	10	\$515,500	\$583,000	-11.58%
BERKELEY	46	\$662,500	\$590,000	12.29%

CASTRO VALLEY	50	\$417,000	\$440,000	-5.23%
DUBLIN	49	\$460,500	\$485,000	-5.05%
EMERYVILLE	21	\$350,000	\$357,500	-2.15%
FREMONT	180	\$491,000	\$388,000	26.55%
HAYWARD	166	\$267,500	\$235,000	13.83%
LIVERMORE	101	\$414,000	\$361,500	14.52%
NEWARK	38	\$340,000	\$310,000	9.68%
OAKLAND	331	\$200,000	\$155,000	29.03%
PLEASANTON	68	\$676,500	\$547,500	23.56%
SAN LEANDRO	74	\$305,500	\$290,000	5.34%
SAN LORENZO	25	\$306,500	\$295,000	3.90%
UNION CITY	68	\$323,500	\$338,000	-4.29%
CONTRA COSTA COUNTY	1,605	\$273,000	\$225,000	21.33%
ALAMO	13	\$1,100,000	\$1,008,500	9.07%
ANTIOCH	203	\$190,000	\$171,500	10.79%
BRENTWOOD	127	\$310,000	\$285,000	8.77%
CLAYTON	19	\$525,000	\$545,000	-3.67%
CONCORD	147	\$260,000	\$235,000	10.64%
DANVILLE	89	\$800,000	\$725,000	10.34%
DISCOVERY BAY	44	\$292,455	\$295,000	-0.86%
EL CERRITO	18	\$588,500	\$515,000	14.27%
EL SOBRANTE	30	\$281,000	\$220,750	27.29%
HERCULES	47	\$325,000	\$292,500	11.11%

LAFAYETTE	29	\$975,000	\$725,000	34.48%
MARTINEZ	54	\$301,364	\$337,500	-10.71%
MORAGA	24	\$742,000	\$510,000	45.49%
OAKLEY	93	\$220,000	\$230,000	-4.35%
ORINDA	16	\$962,500	\$880,000	9.38%
PINOLE	18	\$264,500	\$265,000	-0.19%
PITTSBURG	158	\$190,000	\$121,500	56.70%
PLEASANT HILL	48	\$387,500	\$405,000	-4.32%
RICHMOND	112	\$157,000	\$95,000	65.26%
RODEO	13	\$260,000	259,500	0.19%
SAN PABLO	73	\$163,000	\$150,000	8.67%
SAN RAMON	99	\$692,500	\$631,000	9.67%
WALNUT CREEK	116	\$516,000	\$524,000	-1.53%
Source: DataQuick / SF Chronicle				

NEXT SECTION: BAY AREA CONSTRUCTION PERMITS

BAY AREA CONSTRUCTION PERMITS

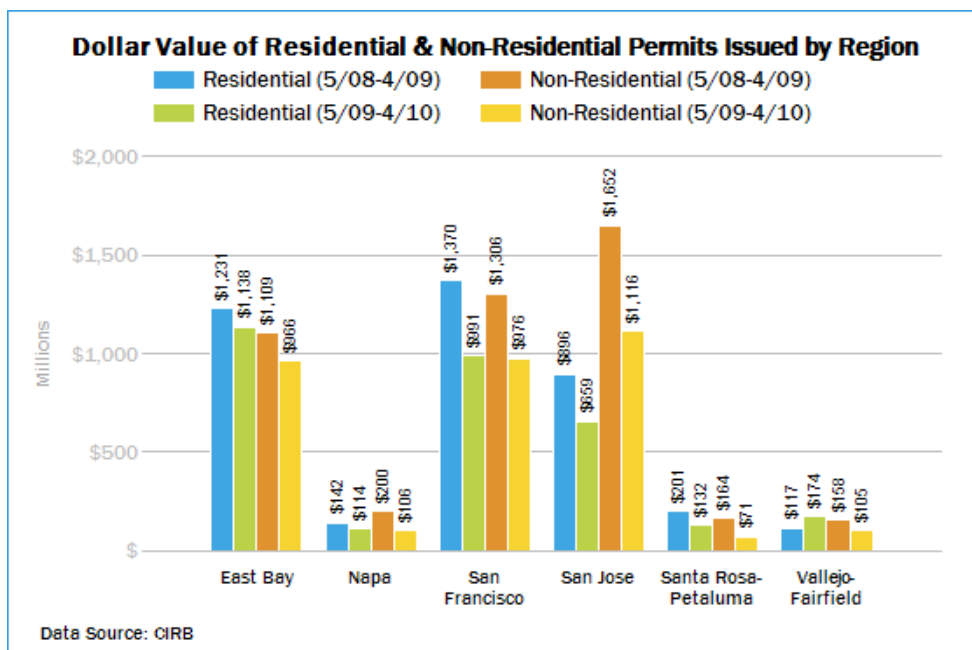
Region	Total Value of Construction Permits 5/09 – 4/10	Annual Change in Total Value of Construction Permits 5/08-4/09 vs. 5/09-4/10	Annual Percent Change
East Bay	\$2,104,565,654	-\$234,546,264	-10.0%
Napa	\$219,758,685	-\$122,529,725	-35.8%
San Francisco	\$1,967,835,716	-\$707,598,487	-26.4%
San Jose	\$1,774,493,851	-\$773,646,494	-30.4%
Vallejo-Fairfield	\$481,832,068	-\$159,063,355	-24.8%

The following tables and graphs compare the 12-month periods of May 2008 to April 2009 and May 2009 to April 2010.

In a comparison of these two 12-month periods, the East Bay showed a decrease in construction permit values, falling 10 percent from the previous period. All other Bay Area regions posted losses during this period as well, with Napa showing the sharpest decrease of over 35.8 percent over the previous 12-month period.

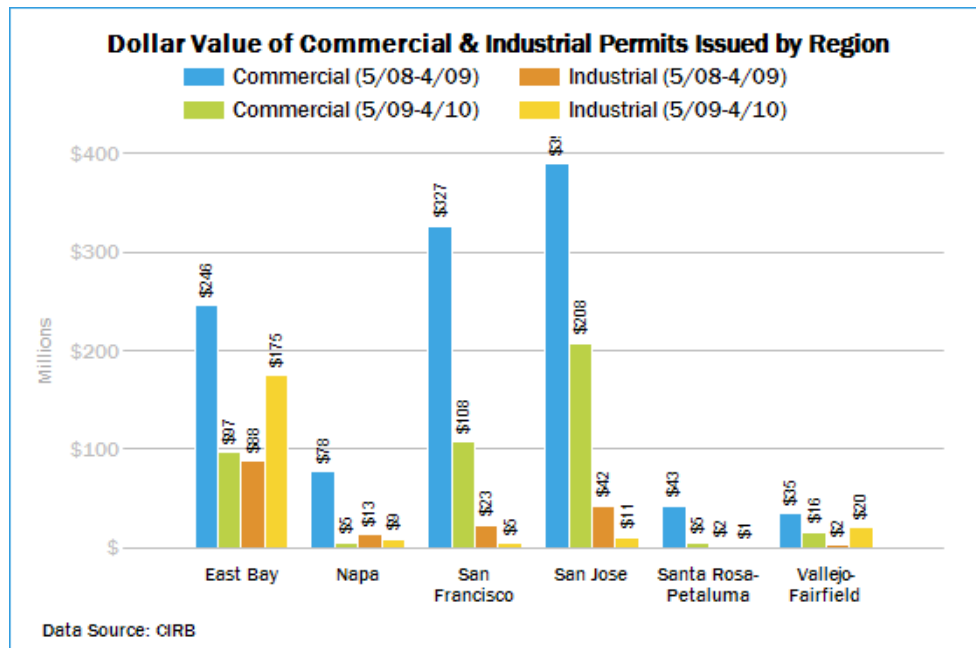
RESIDENTIAL & NON-RESIDENTIAL PERMITS

When comparing the two previous 12-month periods of May 2008 to April 2009 and May 2009 to April 2010, residential permit values fell throughout the Bay Area with the steepest declines occurring in the San Francisco (down 27.6 percent) and San Jose (down 26.5 percent) regions. In the East Bay, residential construction fell 7.5 percent. Non-residential construction permit values also declined in all Bay Area regions during this period, falling 12.8 percent in the East Bay and over 32.4 percent in the San Jose region.



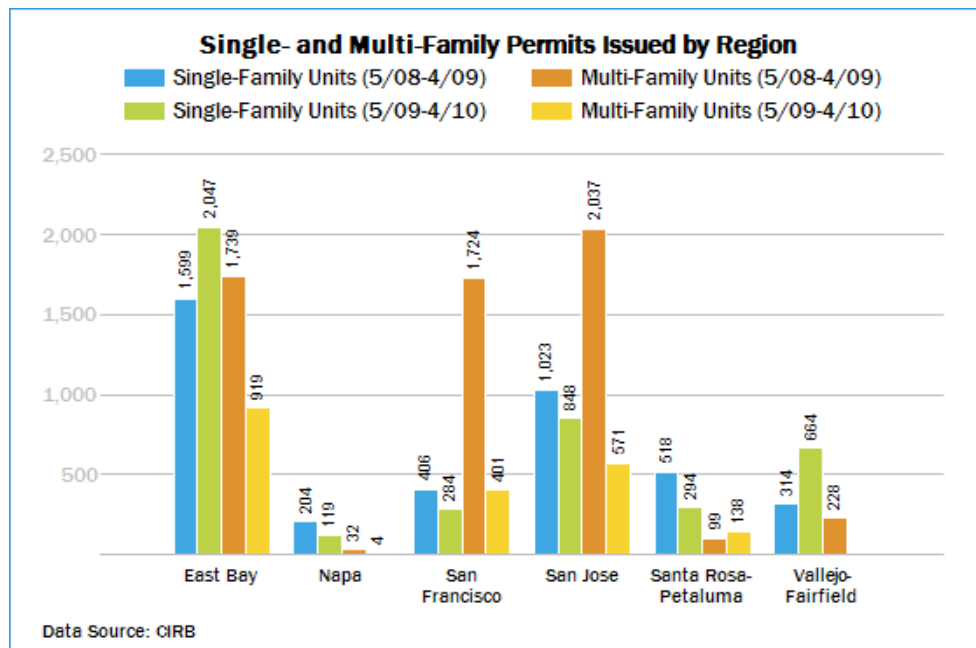
COMMERCIAL & INDUSTRIAL PERMITS

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 60.4 percent when compared with the previous period. Commercial building permit values declined throughout the Bay Area during this period, falling most sharply in the Napa region (down 93.2 percent). Industrial permit values were also down during this period in the Bay Area, except for the East Bay, which experienced a 99.3 percent increase.



SINGLE AND MULTI-FAMILY PERMITS

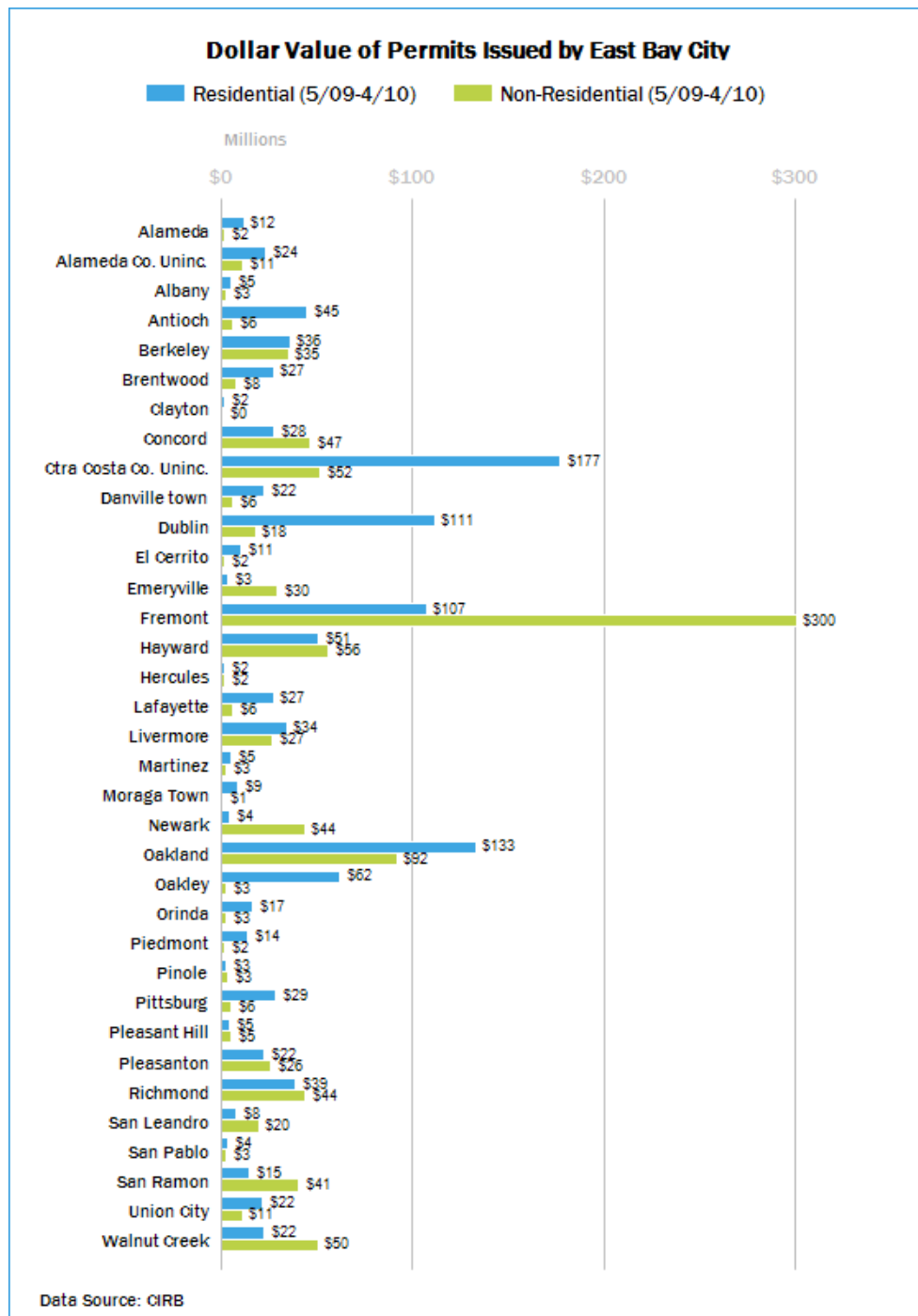
The Bay Area regions saw overall residential construction increases when compared with the previous 12-month period in single-family units, with the East Bay increasing 28 percent. However, the Bay Area regions saw overall residential construction decreases when compared with the previous 12-month period in multi-family units, with the East Bay decreasing at over 47 percent.

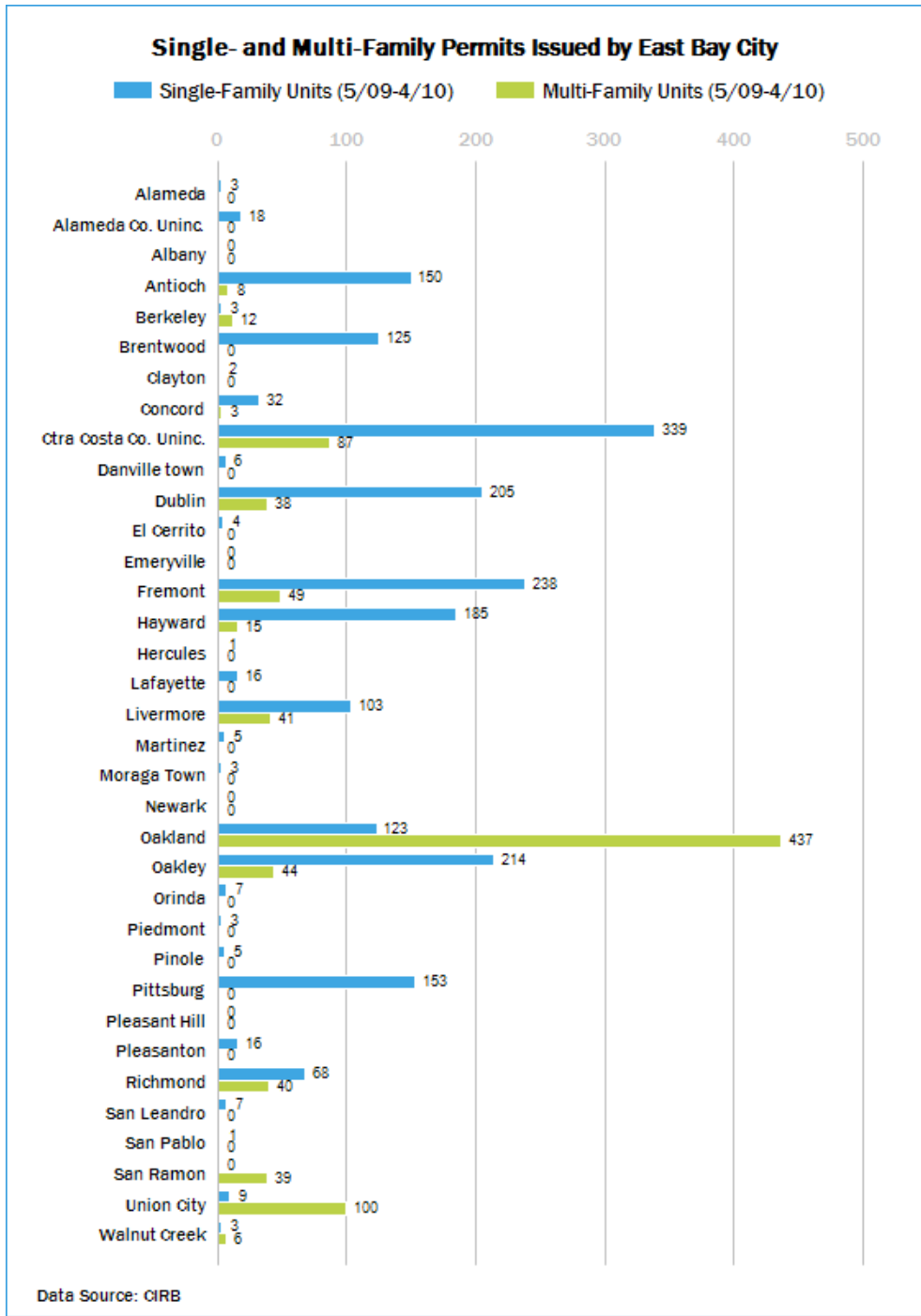


EAST BAY CONSTRUCTION

The following charts show the number and value of single, multi-family, residential and non-residential construction permits issued

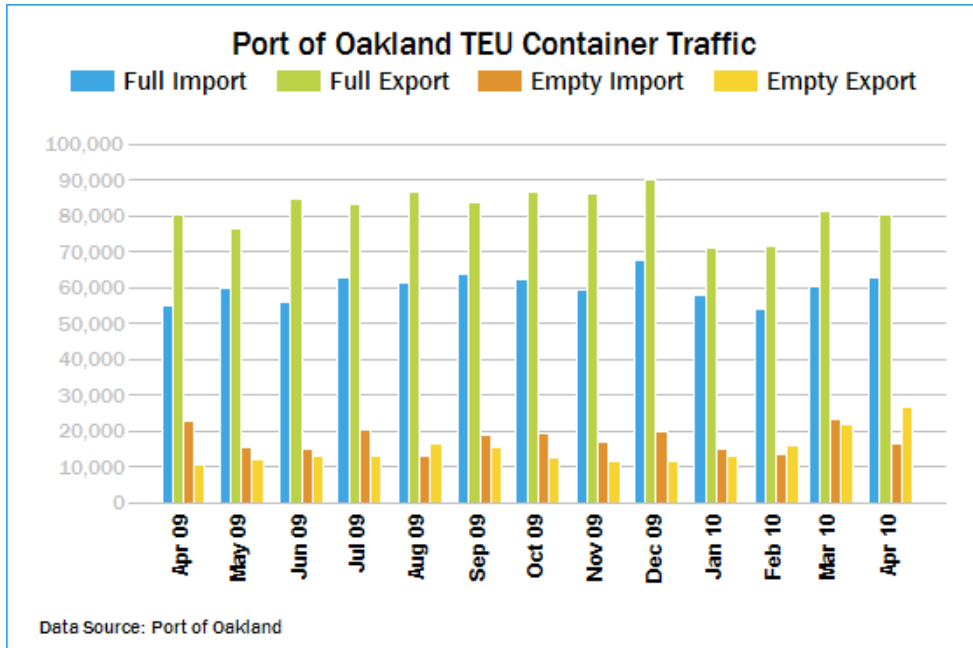
in East Bay cities for the twelve-month period ending April 2010.



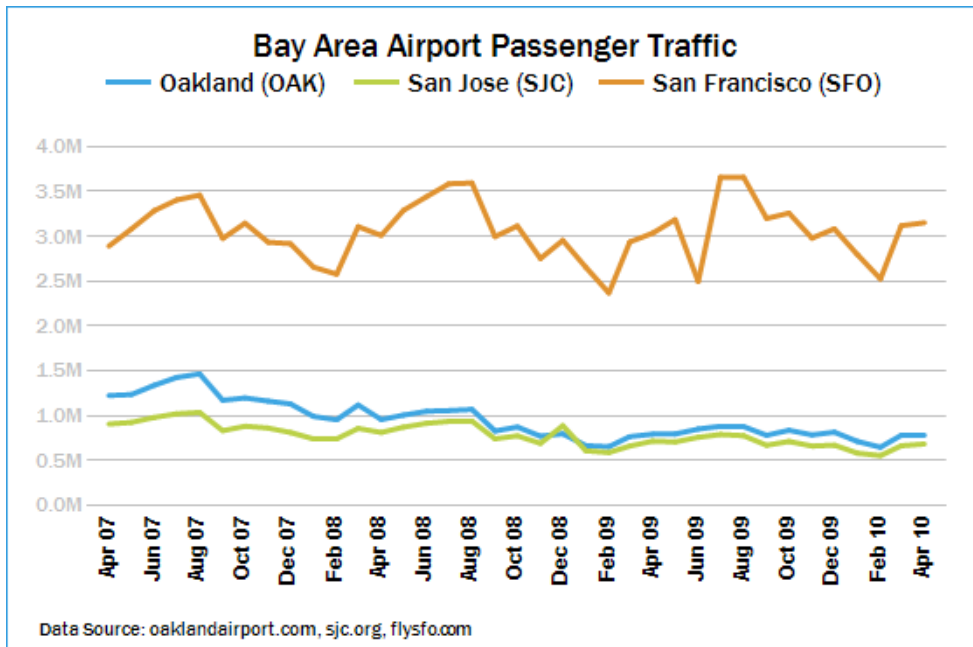


NEXT SECTION: TRADE & TRAVEL

TRADE & TRAVEL



Traffic of full import containers traveling through the Port of Oakland increased at 14.1 percent between April 2009 and April 2010, while full exports increased 0.5 percent. Empty container imports decreased at 28.2 percent and empty exports increased 144.6 percent.



At Oakland International Airport, ridership increased 2 percent between April 2009 and April 2010. Traffic through San Francisco International increased 3.8 percent annually, and at San Jose Mineta Airport traffic decreased 4.4 percent during the same period.