

Economic Indicators

COUNTY OF SAN DIEGO – OFFICE OF FINANCIAL PLANNING



REGIONAL EMPLOYMENT

According to the U.S. Bureau of Labor Statistics, the seasonally unadjusted unemployment rate in San Diego County declined 0.7% to 2.7% in September, down from August at 3.4%. According to the San Diego Union-Tribune (U-T) on October 18, 2019, “The last time the county rate was 2.7 percent was May [2019] ...the lowest since December 1999.”

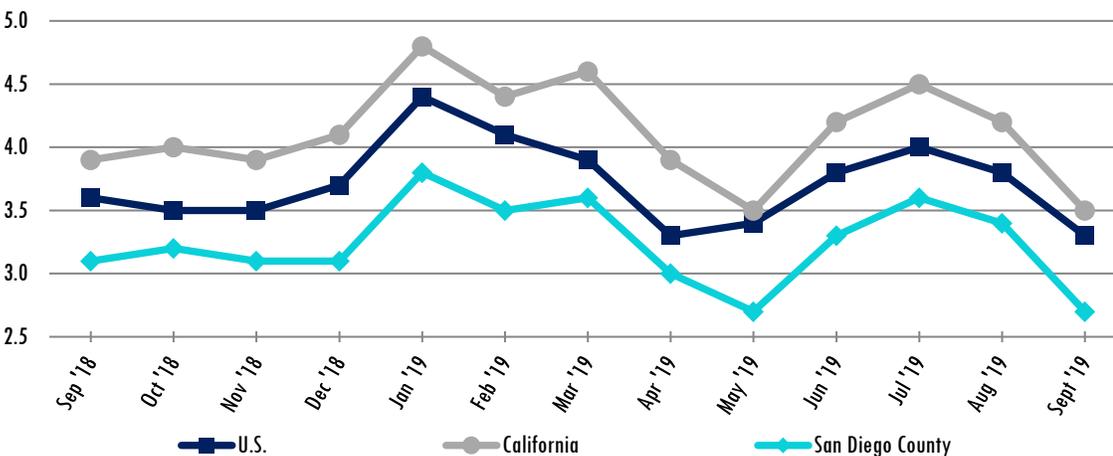
September’s regional rate was lower than the State and nation and was 0.4% below the 3.1% rate reported the same month last year. The U-T added, “Most job gains in the past 12 months—7,700—have been in high-paying professional and business services. Jobs in the category include architecture and engineering, scientific research and other technical services. Other big growth areas were government (teachers, federal government) with 6,900 new jobs; Mining, logging and construction (specialty trade contractors, and heavy and civil engineering construction) with 5,500 new jobs; and educational and health services (social assistance, ambulatory services) with 3,500 jobs.

September’s statewide seasonally unadjusted unemployment rate fell 0.7% to 3.5%, down from 4.2% in August. The State’s unemployment rate was higher than the local and U.S. rates. California’s unemployment rate was 0.4% lower than the 3.9% rate recorded last September of 2018.

Nationally, the seasonally unadjusted unemployment rate fell by 0.5% to 3.3% in September, down from August at 3.8%. September’s national rate was 0.3% below the 3.6% rate in the U.S. in September of 2018.

The national unemployment rate is closely watched. According to “The Kiplinger Letter” published November 8, 2019, the unemployment rate is “the only data point that has reliably determined the presence of a recession...The jobless rate rising above 4.0% would likely signal a recession is starting... The key: A sustained and significant increase.”

Unemployment Rate (not seasonally adjusted)



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HOUSING MARKET: EXISTING SINGLE-FAMILY HOMES

In September, the region's housing market reported 1,795 existing single-family homes sold, a decrease of 14.3% from the 2,094 homes sold in August and marking the second month-over-month decline in sales. Nonetheless, sales were 10.3% above the 1,627 single-family homes sold in September 2018.

September 2019's median price of a single-family home dropped 2.0% to \$643,000, below August's reported median price of \$656,029.

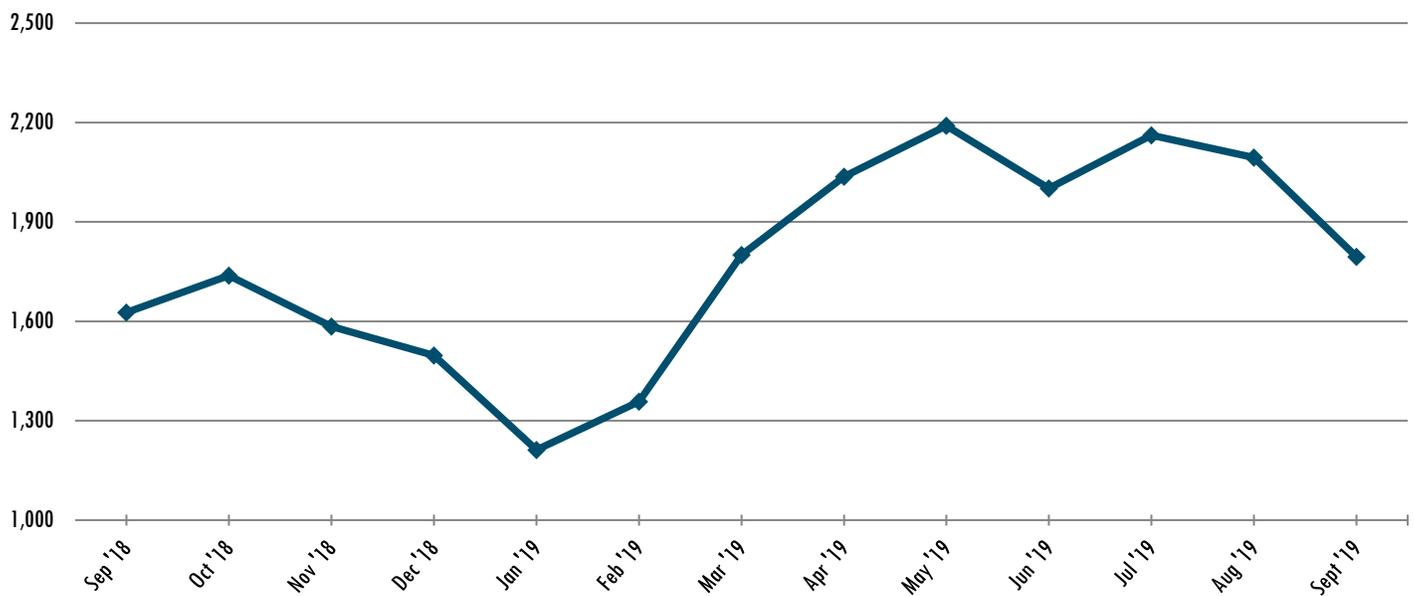
September's decline in median price followed a slight increase in August and marked only the second monthly decrease in 2019 to date. September 2019's median price was down 0.6% compared to one year ago in September of 2018 when the median price was \$647,000.

On average, single-family homes in the region were on the market for 32 days in September, a 1-day decrease from August's 33-day result. September's average market time was up 1 day

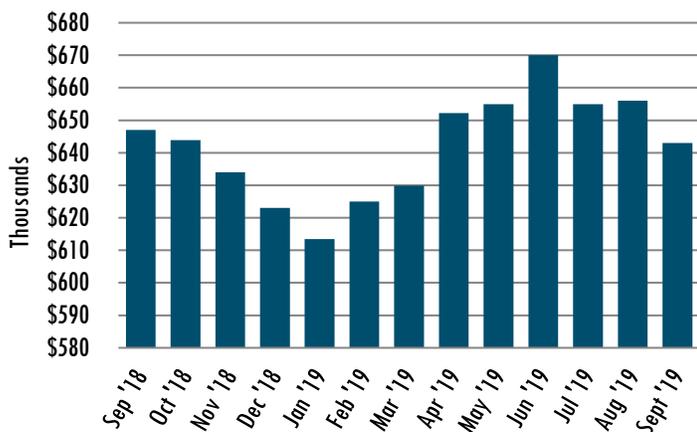
from the 31-day market time reported the prior year in September of 2018.

Although the average market time remained fairly steady, the drop in median price of existing single-family homes sold in the region, combined with the decline in total sales seem to indicate some uncertainty in the single-family home sector, with the possibility of a slowdown in activity. The remaining months of 2019 will provide further insight.

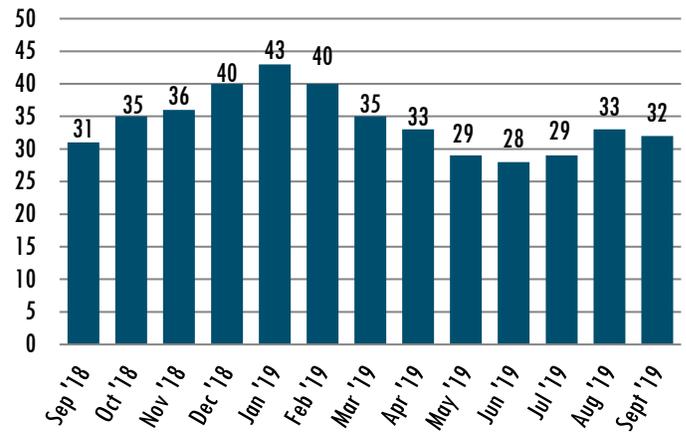
Existing Single-Family Home Sales (seasonally adjusted)



Median Price of an Existing Single-Family Home



Average Market Days of Existing Single-Family Home Sales



HOUSING MARKET: EXISTING ATTACHED HOMES

The number of existing attached homes sold in San Diego County in September fell 18.2% to 868, down from the 1,061 existing attached homes sold in August. September's downward results in sales of attached homes marks the second consecutive monthly decline. Yet, September's sales results were up 4.5% compared to the 831 attached homes sold one year ago in September 2018.

The median price of an existing attached home in the region declined by 4.8% to \$415,000 in

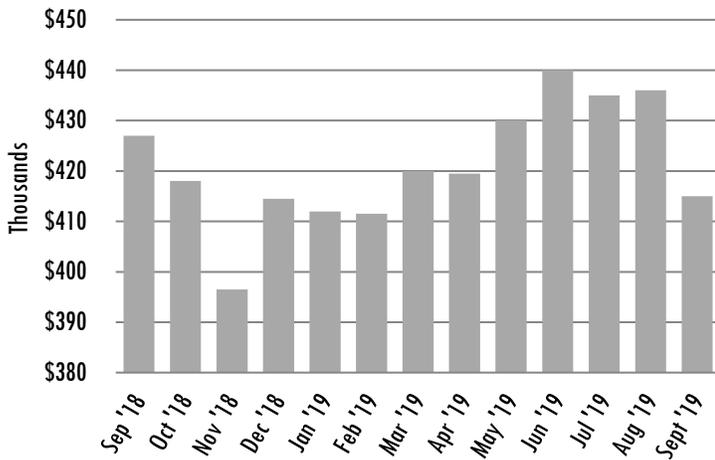
September, a decrease from August's median price of \$436,000. September's median price for attached homes was down 2.8% compared to the median price of \$427,000 reported one year ago in September of 2018.

On average, existing attached homes sold in San Diego County in September were on the market for 28 days, marking a 3-day decrease from the 31-day market time seen in August, and continuing the uneven results reported over the past 5 months. September's results were 1 day

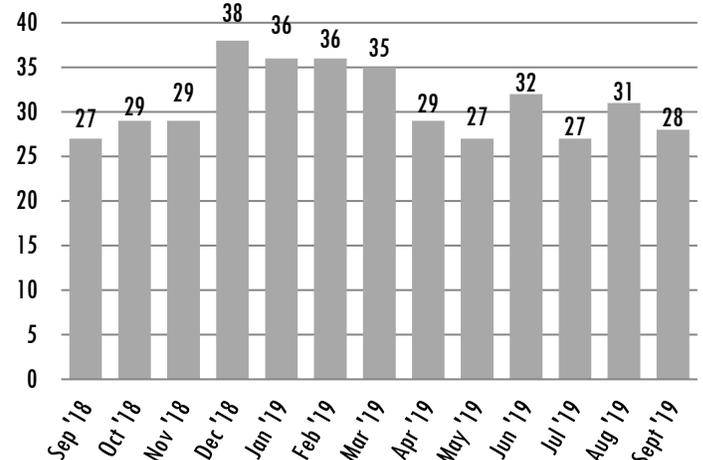
greater than the 27-day average market time seen in September of 2018.

Like the single-family home sector, September's results show some weakness in the region's attached home sector, with a decrease in sales combined with a decline in median price. Data from the latter part of 2019 will bring more insight into whether September's results signal a long-term shift in the performance of the region's real estate market.

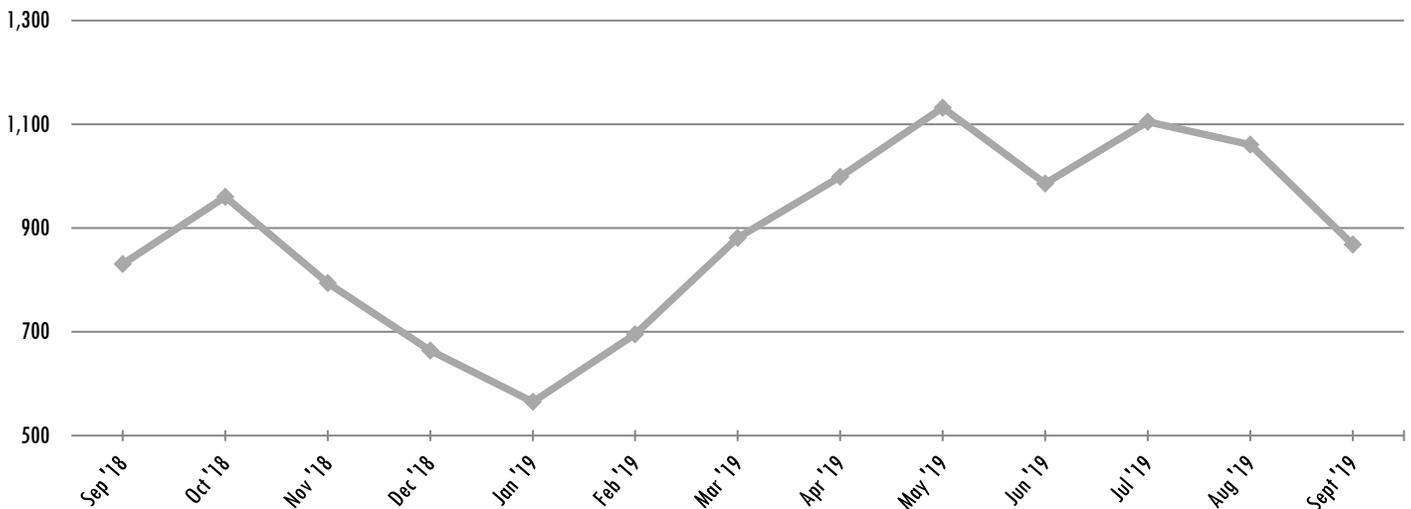
Median Price of an Existing Attached Home



Average Market Days of Existing Attached Home Sales



Existing Attached Home Sales (seasonally adjusted)



GASOLINE PRICES

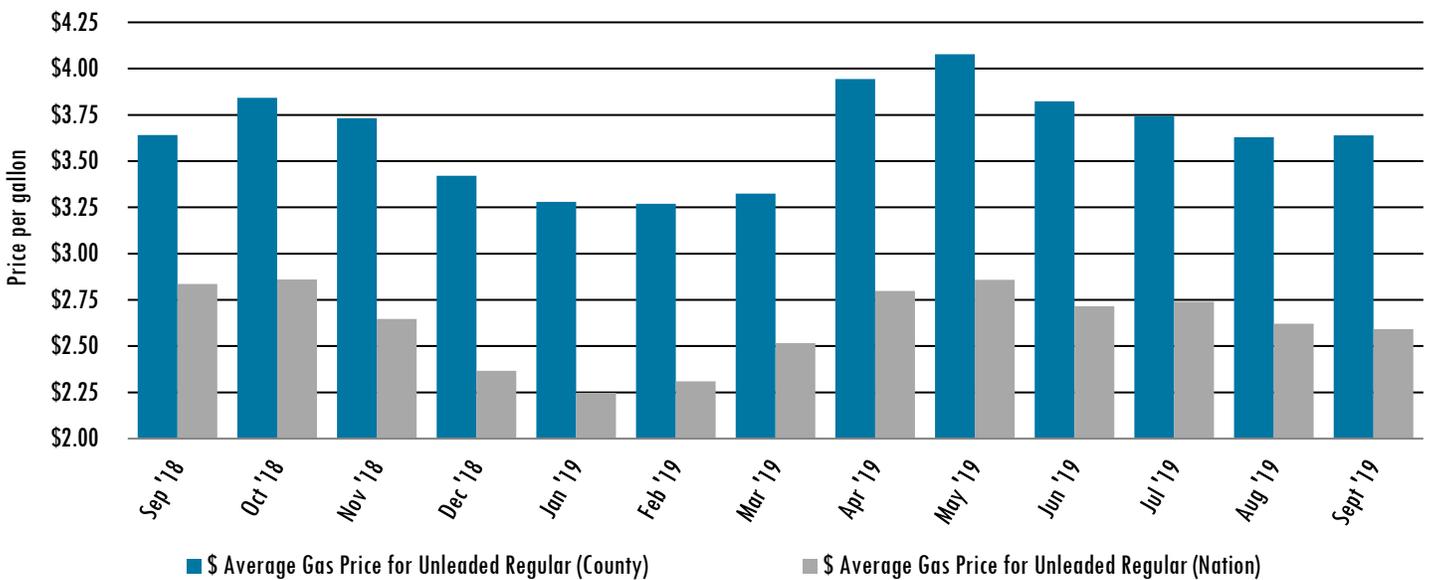
The average price of unleaded regular gasoline per gallon in San Diego County grew 0.3% in September, increasing modestly to \$3.64 from August's price of \$3.63. September's increase is the first following three consecutive months of declining gas prices in the region. September's average price was effectively unchanged from

the average price of \$3.64 recorded one year ago in September of 2018.

Countering the local region's results and continuing to provide some price relief to the nation's drivers, average unleaded regular gasoline prices dipped nationwide in

September, dropping 1.1% to \$2.59, down from August's average price of \$2.62. Furthermore, September's average price per gallon of unleaded regular gasoline in the U.S. was 8.6% below the \$2.84 per gallon average price recorded nationally last September of 2018.

Average Gasoline Price

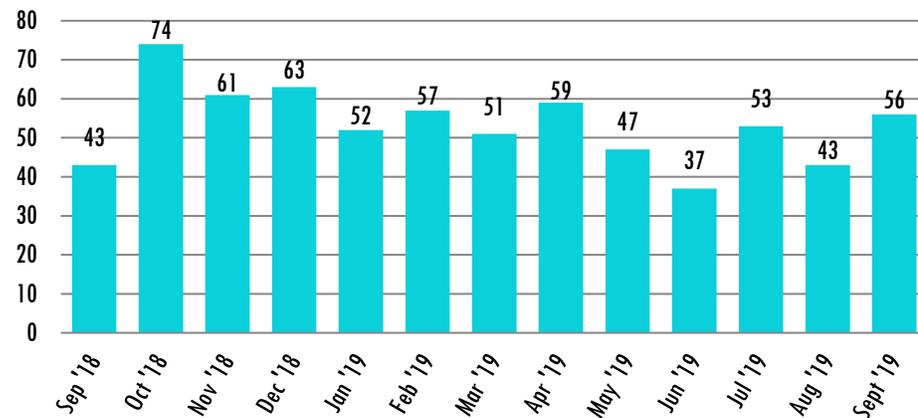


HOUSING MARKET: FORECLOSURES

The number of foreclosures (Trustee's Deeds) grew by 13, or 30.2% in September to 56, up from the 43 foreclosures reported in August.

September's foreclosure results were 30.2% higher than one year ago when 43 foreclosures were reported in September of 2018.

Number of Foreclosures (Trustee's Deeds)



ECONOMIC INDICATORS

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