



# The Current State of San Diego's Real Estate & Economy

**FALL IS FINE IN SAN DIEGO**

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It's a shame that inflation grabs all the business section headlines, but it is rather important for us to analyze what a 9.2% rate of inflation means.

Let's look at your monthly expenses: if you are like most homeowners, your mortgage payments are the same every month as are your insurance and property taxes. If you have a car loan, it's the same amount every month. If you have life insurance, it's the same each month.

Looking at the Consumer Price Index of the Bureau of Labor Statistics, the key culprits are food and energy (8.5% and 32.9%), respectively; however, those two items account for 22% of consumer spending. Overall, for most of us, the CPI is far less than 9.2%,

The reality is that for most of us (and particularly homeowners) inflation relates to less than half of the items in our monthly expenditures. And that's not so bad.

## SAN DIEGO COUNTY EMPLOYMENT RATE (July 2021 - July 2022)

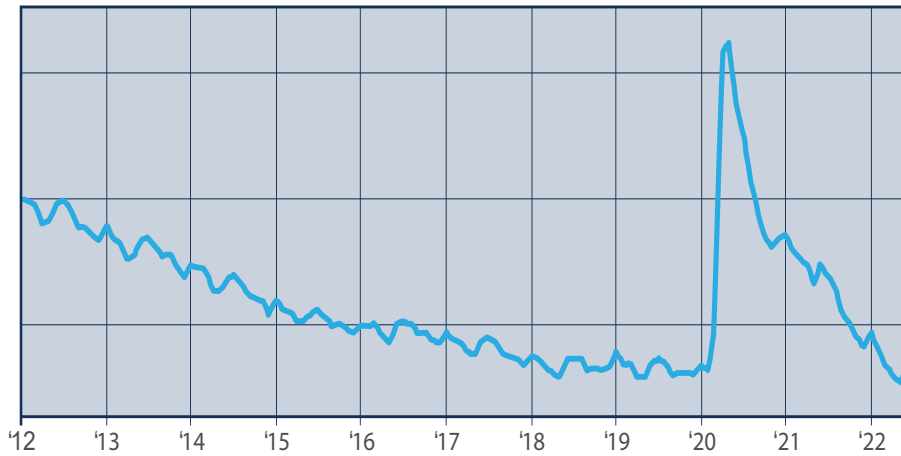
MONTH	EMPLOYMENT
July 2021	1,447,000
July 2022	<b>1,508,800</b>
<b>Change</b>	<b>61,800</b>
<b>Pre-Covid</b>	<b>1,508,000</b>

## STATE OF THE ECONOMY

The really good news is that the National and local economies are doing swimmingly well. In July of this year, San Diego has recovered all its losses from COVID and have returned to 1.5 million jobs.

Better yet, our unemployment rate is as 3.2% -- that's almost as close to zero as you can get.

**SAN DIEGO COUNTY :: UNEMPLOYMENT RATE**



All of the major job categories had gains with leisure and hospitality leading the way. That category has now regained all the losses they suffered from COVID. That means that the hotels, the convention business, and cruise ships are back in business big-time.

**SAN DIEGO COUNTY :: EMPLOYMENT CHANGES**  
(July 2021 - July 2022)

CATEGORY	JULY 2021	JULY 2022	CHANGE	% CHANGE
Leisure & Hospitality	176,900	203,200	29,300	14.9%
Professional & Business Services	265,300	278,200	12,900	4.9%
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SOURCE: BLS

**SAN DIEGO COUNTY**  
**RESIDENTIAL UNITS PERMITTED**  
(2017 - 2022)

YEAR	TOTAL	SINGLE FAMILY	MULTI-FAMILY
2017	10,415	4,058	6,357
2018	9,788	3,510	6,278
2019	8,082	3,023	5,059
2020	9,447	2,898	6,549
2021	9,358	3,232	6,126
2022 (thru June)	6,012	3,806	2,206

SOURCE: CIRB

And the residential construction business is having its best year since 2005 with 6,000 units permitted in the first half of this year.

Overall, the Nation, California and San Diego County have a lot to be thankful for and continue to be economically healthy and expanding.