



Employment

Unemployment Rate

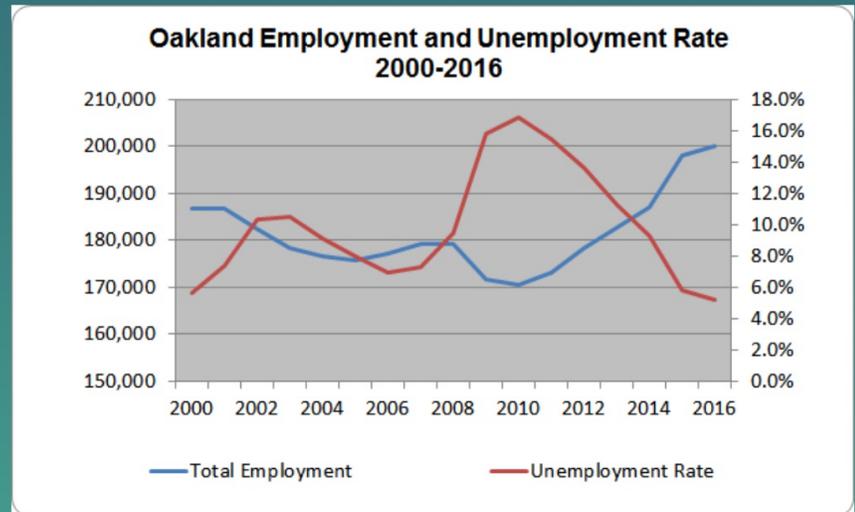
5.2%

Q2 2015: 5.7%

Employment

200,233

Q2 2015: 197,533



Wages

Alameda County Mean Annual Wage by Occupation (2016)

This table shows the mean annual wage by occupation in Alameda County. Most Oakland residents (72.5%) work outside Oakland. About half of working Oakland residents are employed in Alameda County (49%).

The average wage for all occupations in the County is \$62,947. More than half of all County jobs are in the five lowest wage categories: Transportation, Manufacturing, Healthcare Support, Personal Care and Food Prep.



Fiscal Year End Revenue Review: FY2015-2016

	FY 2013-2014	FY 2014-2015	FY 2015-2016 *Unaudited	Change
Property Tax	\$ 141,064,663	\$ 157,797,345	\$ 156,000,000	-1%
Business License Revenue	\$ 62,095,126	\$ 66,800,800	\$ 74,796,335	12%
Sales Tax	\$ 46,956,000	\$ 48,827,000	\$ 44,727,117	-8%
Real Estate Transfer Tax	\$ 49,761,088	\$ 52,045,589	\$ 84,676,037	63%
Transient Occupancy Tax	\$ 14,302,522	\$ 21,570,624	\$ 23,863,345	11%

Fiscal Year 2015-2016 ended in June. The City of Oakland saw a substantial increase in this year's Real Estate Transfer Taxes as well as a continued increase in Transient Occupancy taxes. Sales taxes have declined primarily as a result of low fuel costs. Annual Business License revenues increased in part from the identification of undeclared rental properties.

Quarterly City Revenues: Calendar Year Q2



Sales Tax
\$11,620,100



**Real Estate
Transfer Tax**
\$22,370,845



**TOT Tax
(Hotels)**
\$8,476,788

City Revenue Streams 2013-2016

■ Sales Tax ■ Real Estate Transfer Tax ■ Transient Occupancy Tax

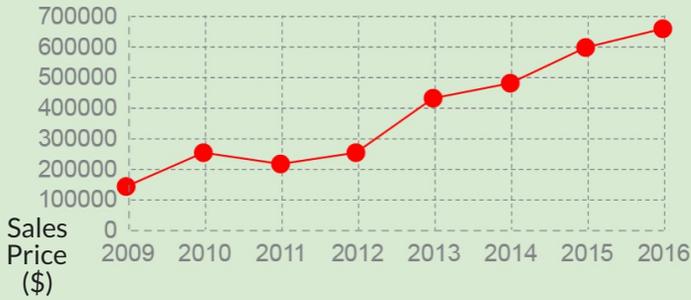
Quarterly
Revenue



Revenues collected and reported every quarter include Sales Tax, Real Estate Transfer Tax, and Transient Occupancy Tax. Due to the time needed for state collection and analysis, sales tax reporting for this quarter reflects spending during the previous quarter (Q4 2015.)

Residential Real Estate

Median Single Family Home Price



Quarterly Rent Average



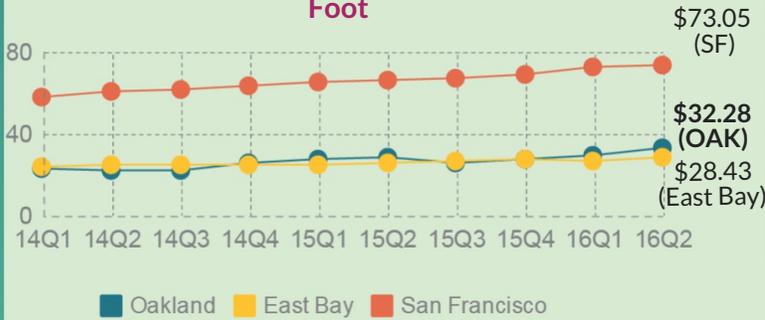
Commercial Real Estate

Industrial Vacancy: 2.8%
Rent/square foot: \$8
East Bay: 4.8%, \$10

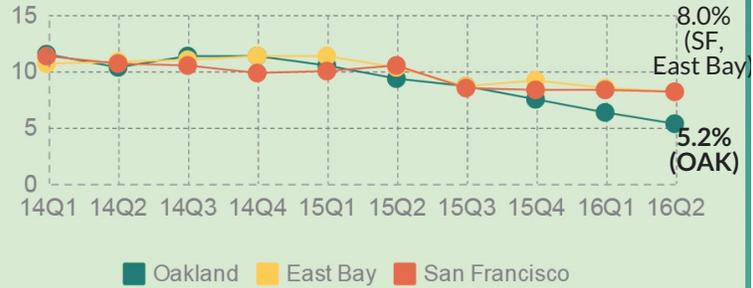
Office Vacancy: 5.2%
Rent/square foot: \$ 32.28
Downtown: 3.7%, \$43.76
East Bay: 8.4%, \$28.43

Retail Vacancy: 2.8%
Rent/square foot: \$23.75
East Bay: 3.6%, \$24.34

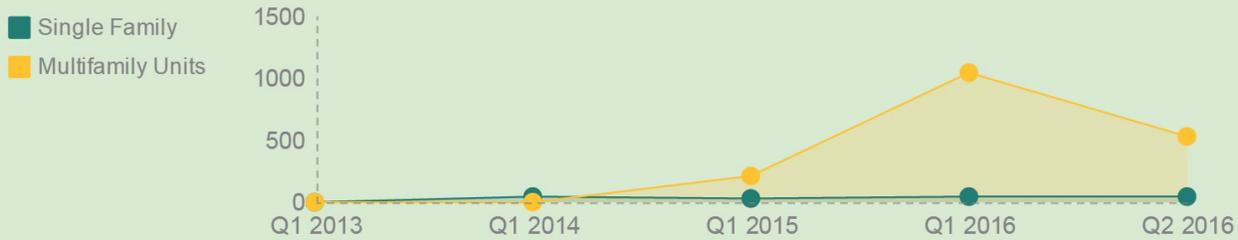
Office Average Rents/Square Foot



Office Vacancy Rates



Residential Building Permits



Development Pipeline (As of April 2016)



1,900 Units Under Construction
10,323 Units Approved
17,231 Units in Pipeline



695,591 Square Feet Under Construction
2,368,187 Square Feet Approved
3,388,495 Square Feet in Pipeline