

Alameda County

Demographic and Economic Profile and Long-Run Forecast



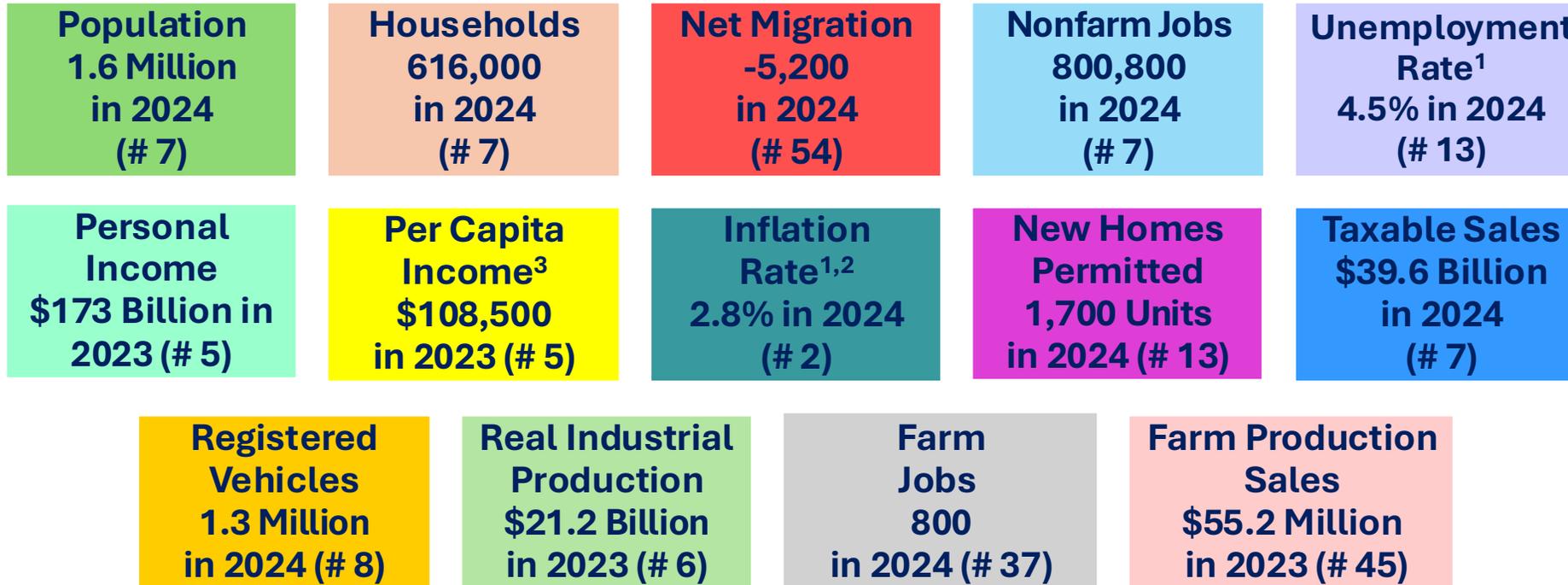
Alameda County Profile

- Alameda County ranked fifth among California's counties in total personal income in 2023 at \$173 billion.
- Alameda County's median price of a single-family home was \$1,292,000 in 2024, nearly 1.5 times the statewide average of \$867,000 for the same period.
- It costs about \$11,600 a month (\$139,000 a year) for a family of three to live in the county, 28 percent more than the statewide average, and nearly 1.7 times the cost in Imperial and Kern counties, the cheapest in California with a cost of about \$6,700 a month.
- The Port of Oakland in Alameda County ranks among the four largest Pacific Coast ports for container cargo, generates nearly 100,000 jobs, and has an overall economic value – from business revenue, consumer spending, and the total value of goods and services – of over \$174 billion.



Alameda County Latest Actual

Levels and State Rank

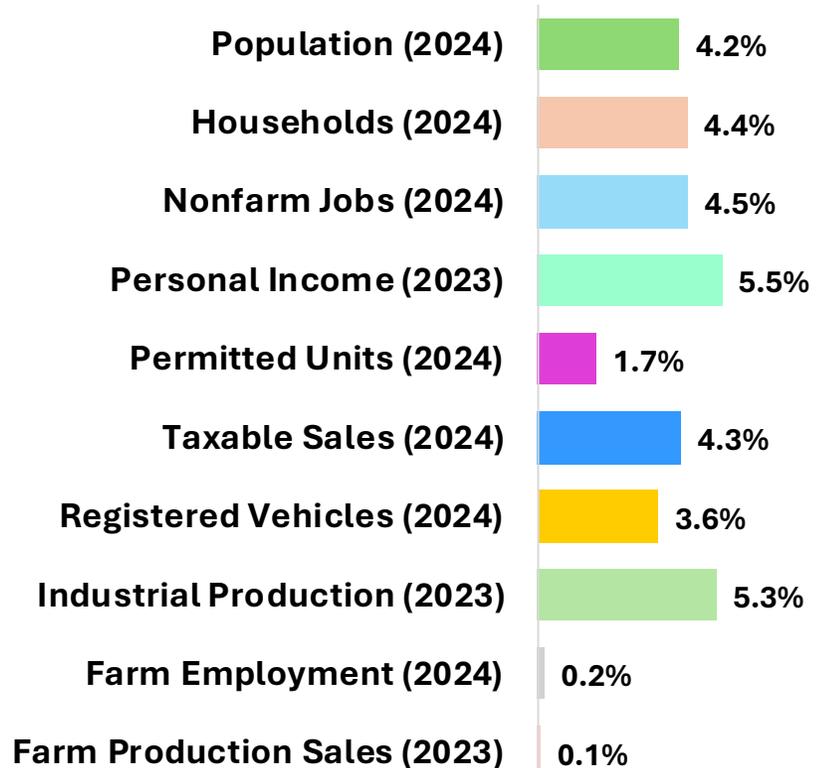


1. Inflation and unemployment rates are ordered from the lowest to highest, such that counties with lower rates rank closer to #1, reflecting a favorable economic status.
2. Inflation rates are based on four regional Consumer Price Index (CPI) estimates produced by the U.S. Bureau of Labor Statistics (BLS). County-level CPI data do not exist, and all 58 counties are assigned to one of the four regions or the statewide inflation forecast, resulting in only five distinct inflation rankings.
3. Per capita income is converted into 2024 dollars using the statewide California Consumer Price Index (CPI).



Alameda County Latest Actual

Alameda County (Share of California)



Unemployment Rate Differential
-0.9 ppt in 2024

Per Capita Income Ratio
130% in 2023

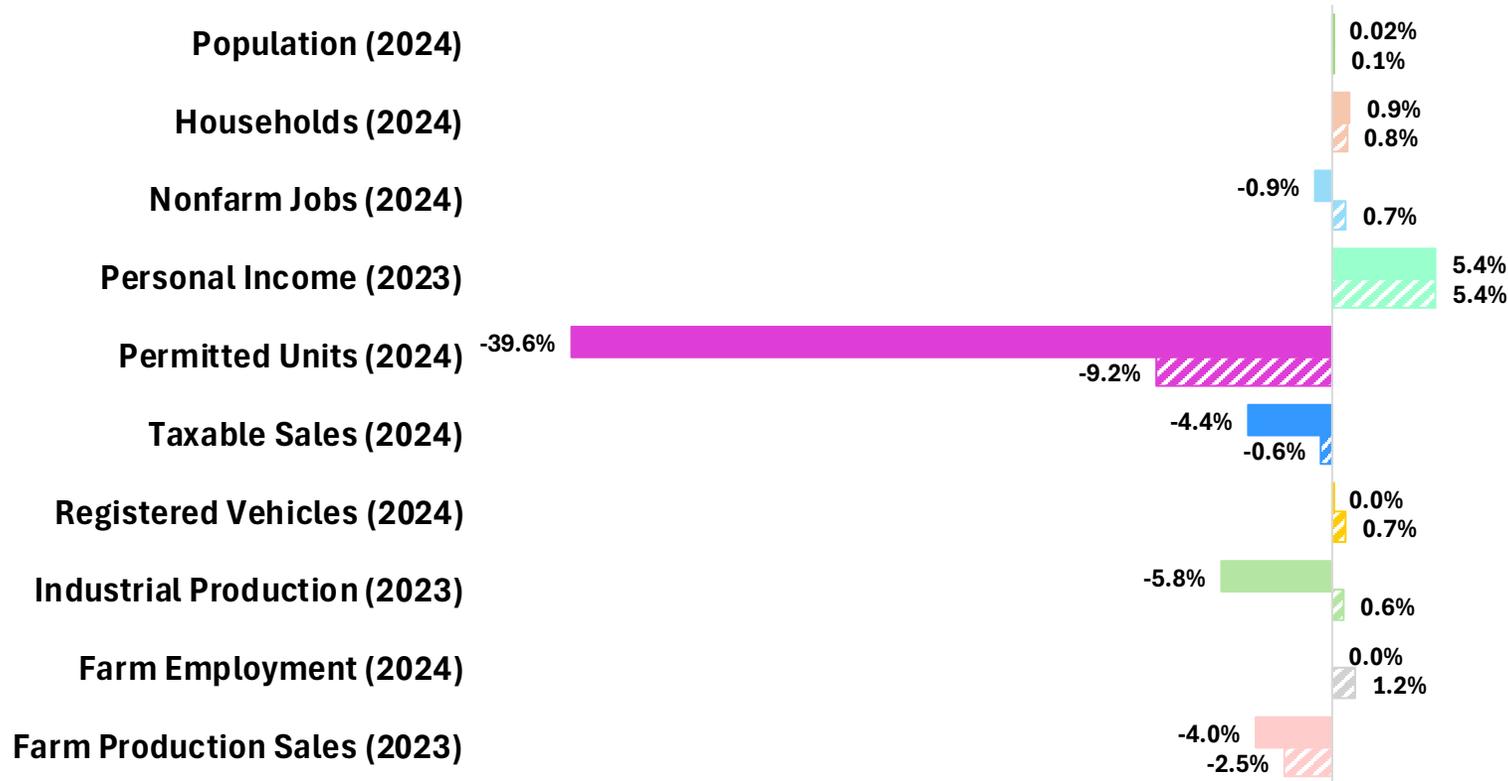
Inflation Rate Differential
ppt in -0.3 ppt in 2024

Net Migration
-5,200
(CA -62,700)
in 2024



Alameda County Latest Actual

Alameda County (Solid Bars) versus California (Hatched Bars)
Year-over-year Change



Unemployment Rate Change
0.6 (2024) ppt
CA: 0.6 ppt in 2024

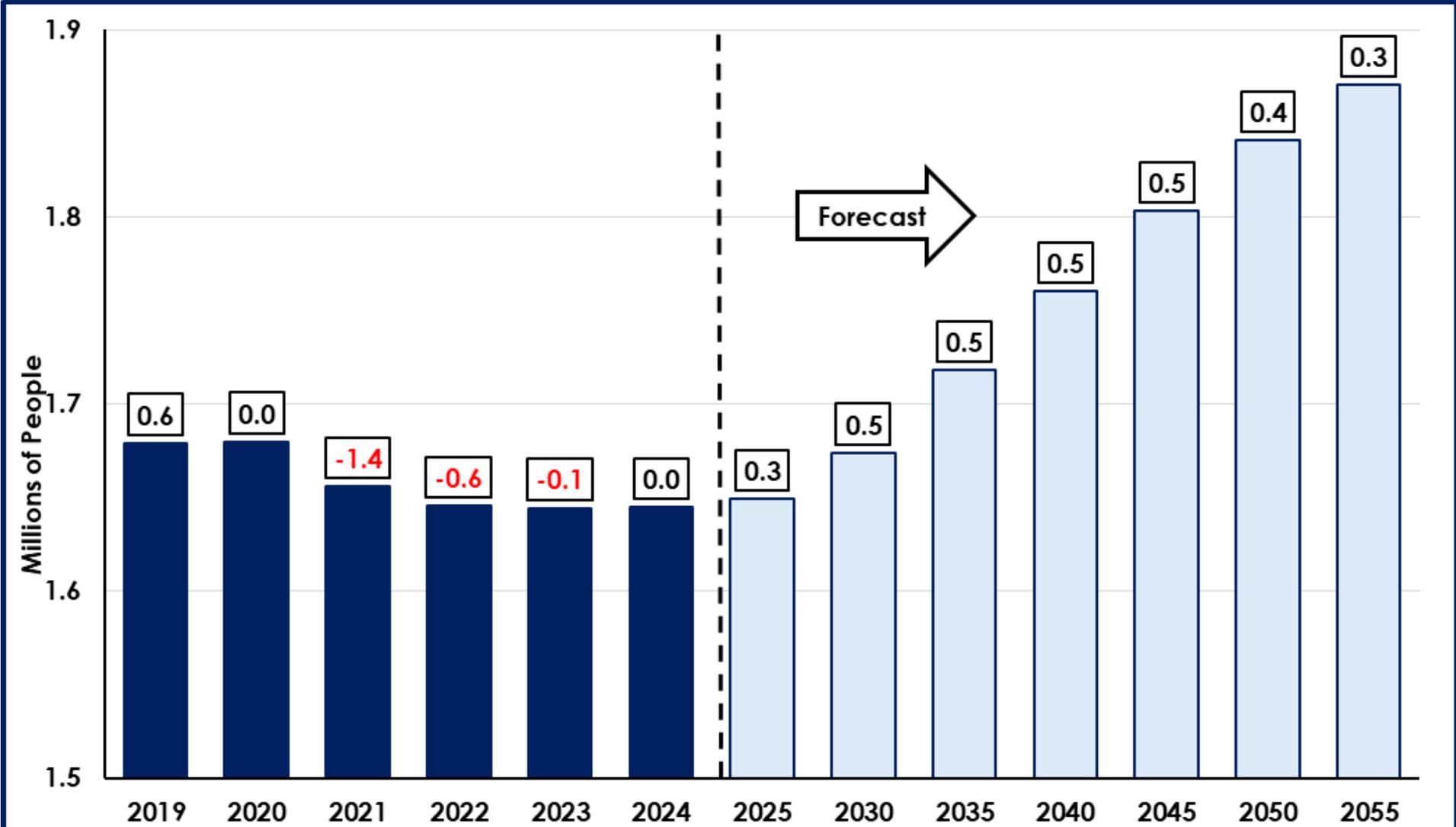
Per Capita Income Change (2023)
1.5%
CA: 1.4%

Inflation Rate Change (2024)
-0.9 ppt
CA: -0.8 ppt (2024)

Net Migration
-6,800 in 2023
(CA: -133,400)
-5,200 in 2024
(CA: -62,700)



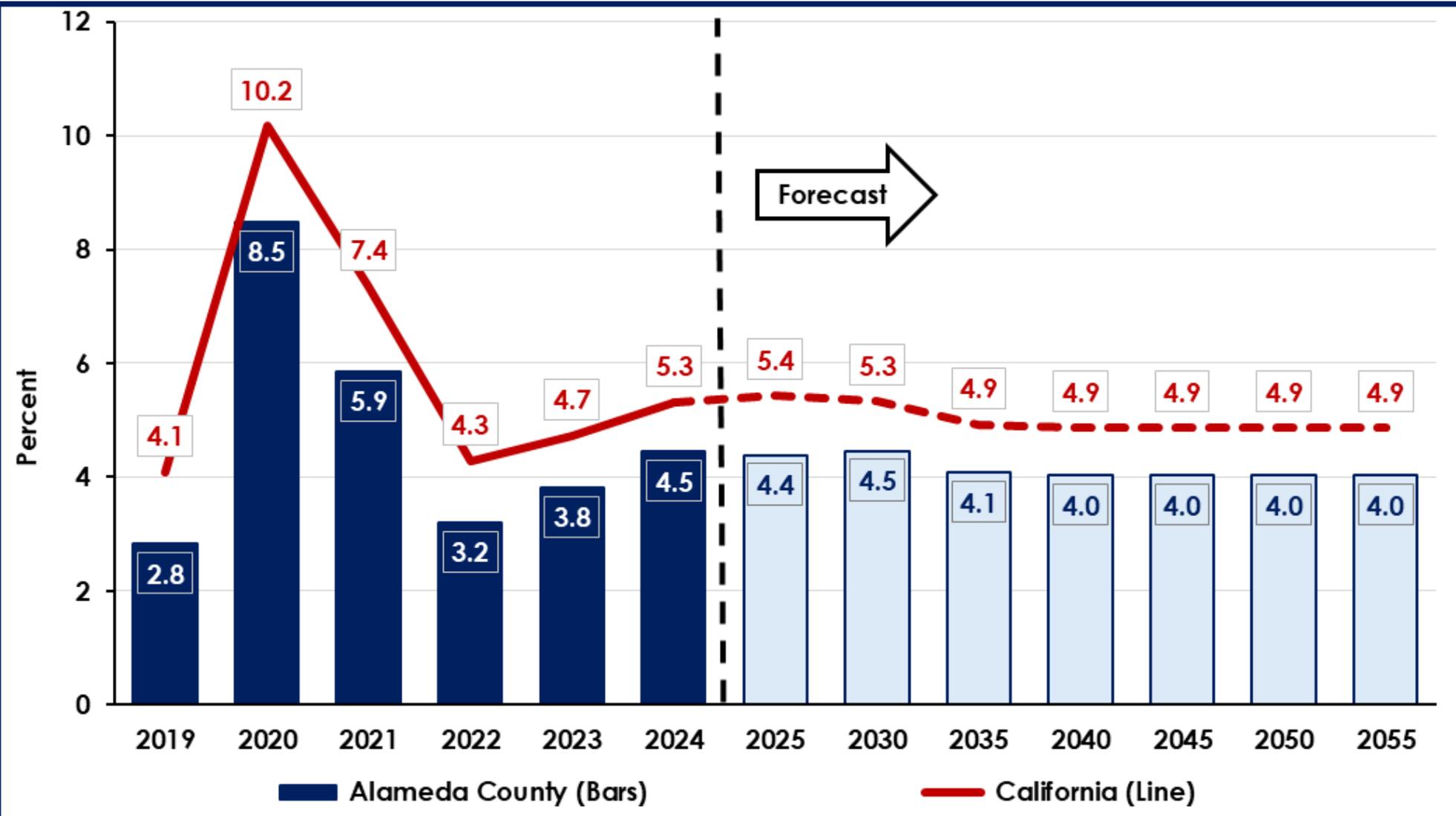
Alameda County Population Forecast



Note: Data labels are population growth rates in percent. Starting in 2030, the average growth rate over the five-year period (for example: 2026-2030) is shown.
Source: Historical data and forecast from the California Department of Finance, Demographic Research Unit; Compiled by the California Department of Finance, Economic Research Unit.



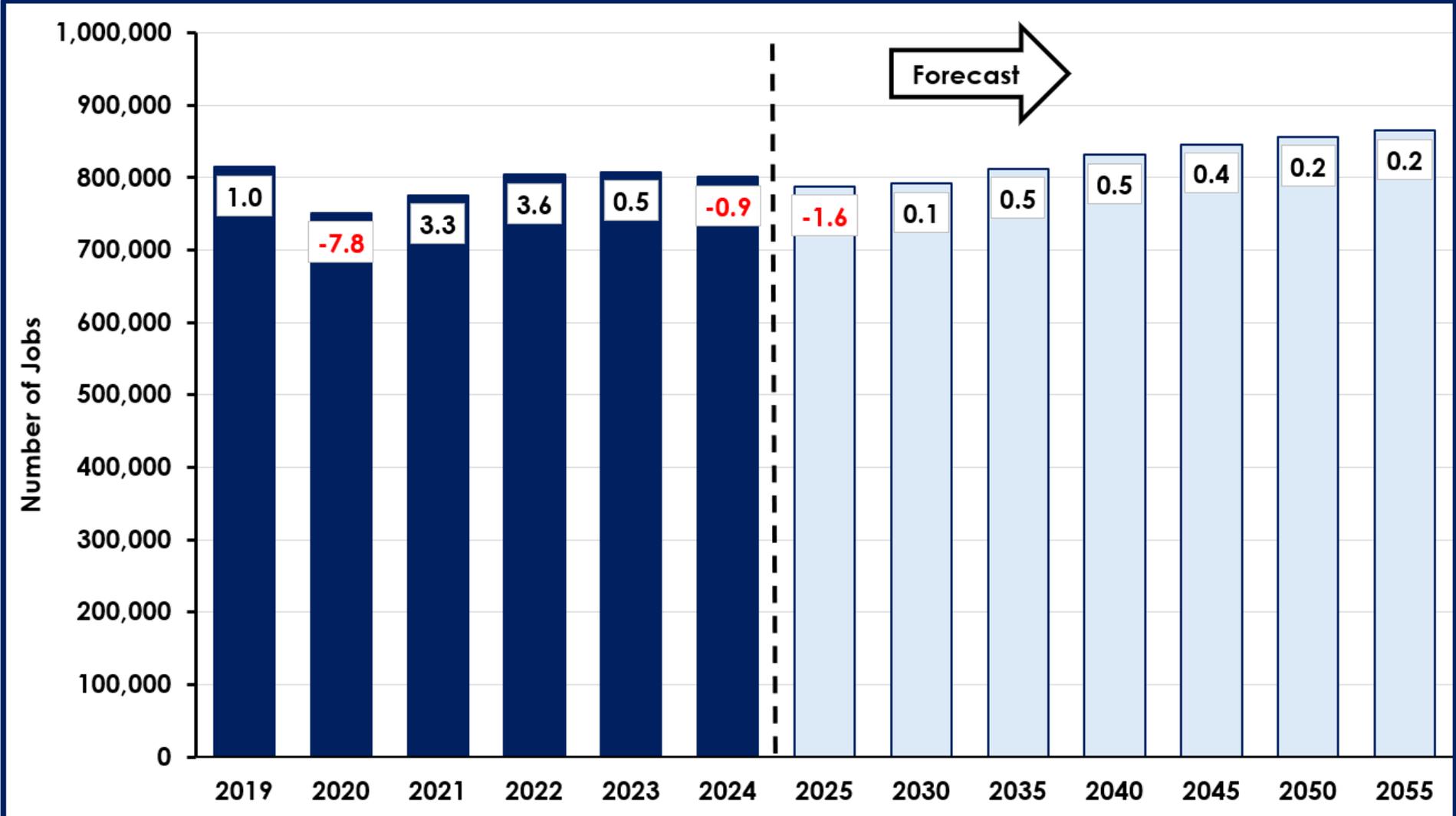
Alameda County and California Unemployment Rate Forecast



Note: Starting in 2030, the average unemployment rate over the five-year period (for example: 2026-2030) is shown.
Sources: Historical data from the California Employment Development Department; Forecast by the California Department of Finance, Economic Research Unit.



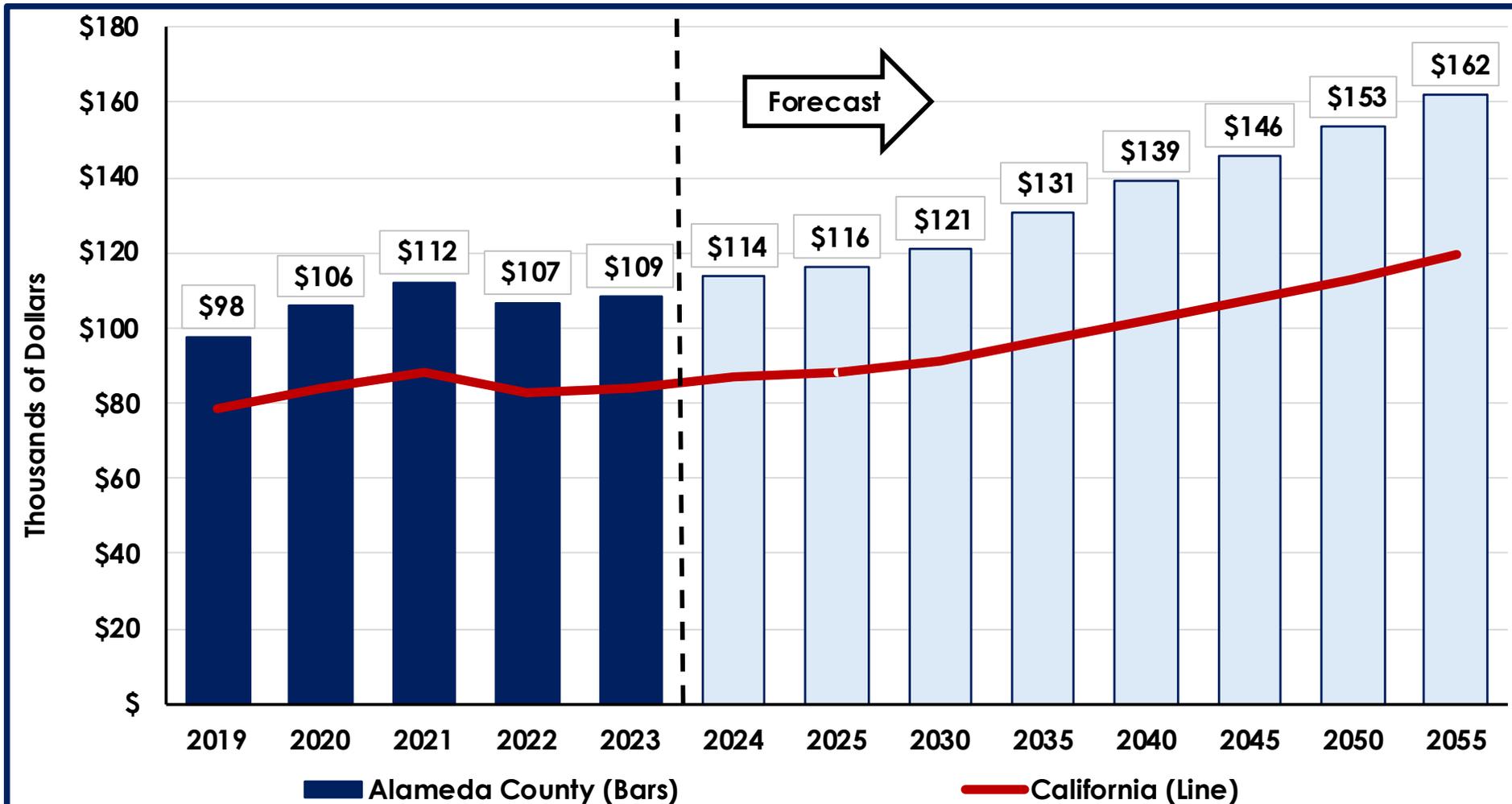
Alameda County Nonfarm Payroll Forecast



Note: Data labels are employment growth rates in percent. Starting in 2030, the average growth rate over the five-year period (for example 2026-2030) is shown. Farm employment is only shown for counties that have more than 5 percent of total payroll employment.
Source: Historical data from the California Employment Development Department; Forecast by the California Department of Finance, Economic Research Unit.



Alameda County and California Per Capita Income Forecast



Note: Forecast starts in 2024 for Alameda County and in 2025 for California.

Per capita income figures are in 2024 dollars and are deflated using the statewide California Consumer Price Index for All Urban Consumers (CPI-U).

Starting in 2030, the average per capita income over the five-year period (for example: 2026-2030) is shown.

Source: Population data and forecast from the California Department of Finance, Demographic Research Unit; personal income data from the U.S. Bureau of Economic Analysis and forecast by the California Department of Finance, Economic Research Unit.





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