

Update: Residential Vacancies in San Francisco

Report to Supervisor Dean Preston

Presentation to:

GOVERNMENT AUDIT AND OVERSIGHT COMMITTEE

BOARD OF SUPERVISORS

CITY AND COUNTY OF SAN FRANCISCO

October 20, 2022

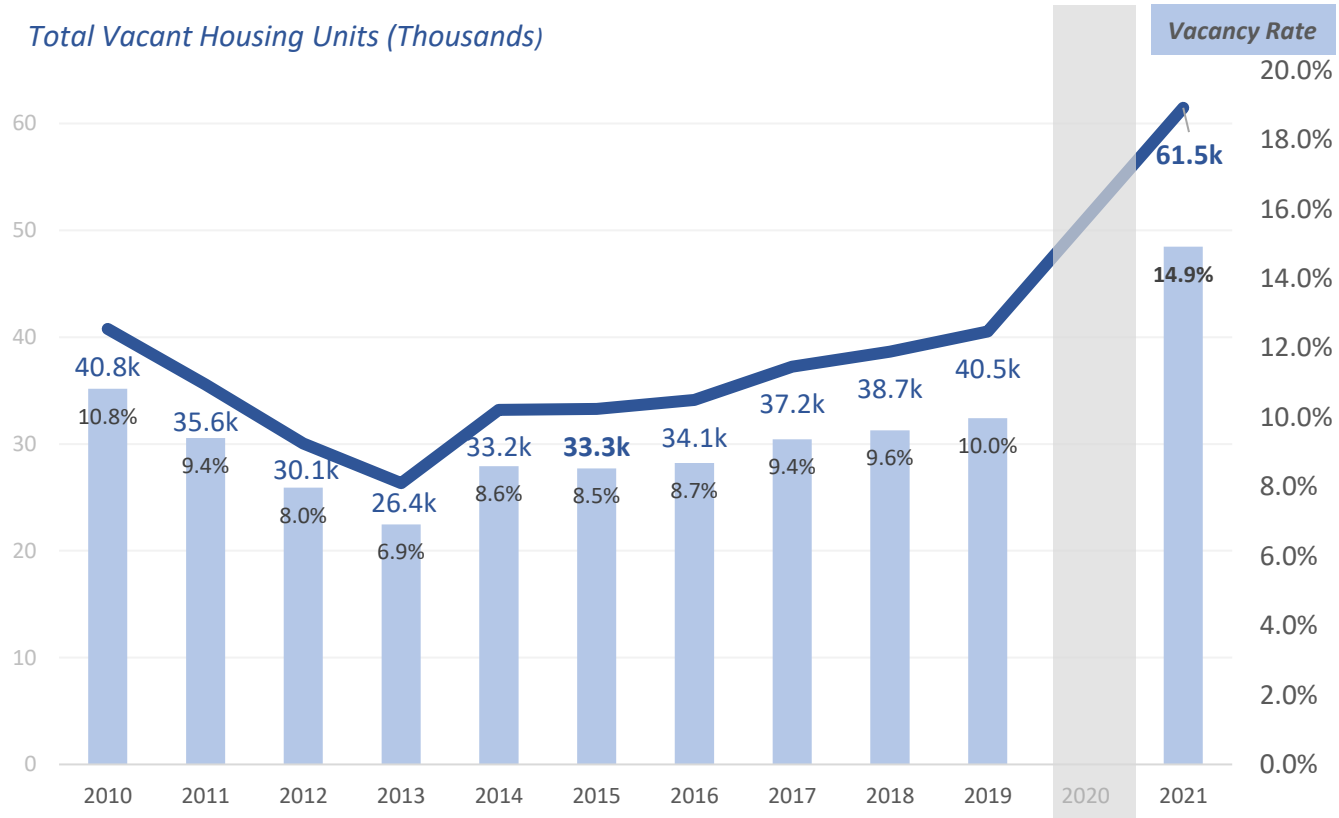
Vacant Units in San Francisco by Reason, 2019 vs. 2021

- A 52% Increase in Vacant Units
- Units For Rent increased by 142% between 2019 and 2021

ACS Vacant Unit Category	2019 Estimate		2021 Estimate		Change	
	#	%	#	%	#	%
For Rent	7,241	17.9%	17,514	28.5%	10,273	141.9%
Rented, Not Occupied	2,405	5.9%	4,531	7.4%	2,126	88.4%
For Sale Only	1,307	3.2%	851	1.4%	(456)	-34.9%
Sold, Not Occupied	8,039	19.8%	6,812	11.1%	(1,227)	-15.3%
Seasonal, Recreational, or Occasional Use	8,565	21.1%	10,272	16.7%	1,707	19.9%
Other Vacant	12,991	32.0%	21,493	35.0%	8,502	65.4%
Total	40,548	100%	61,473	100.0%	20,925	51.6%

Source: American Community Survey, U.S. Census Bureau, 2019 and 2021: 1-year estimates.

SF Vacant Unit Trendline: 2010-2021

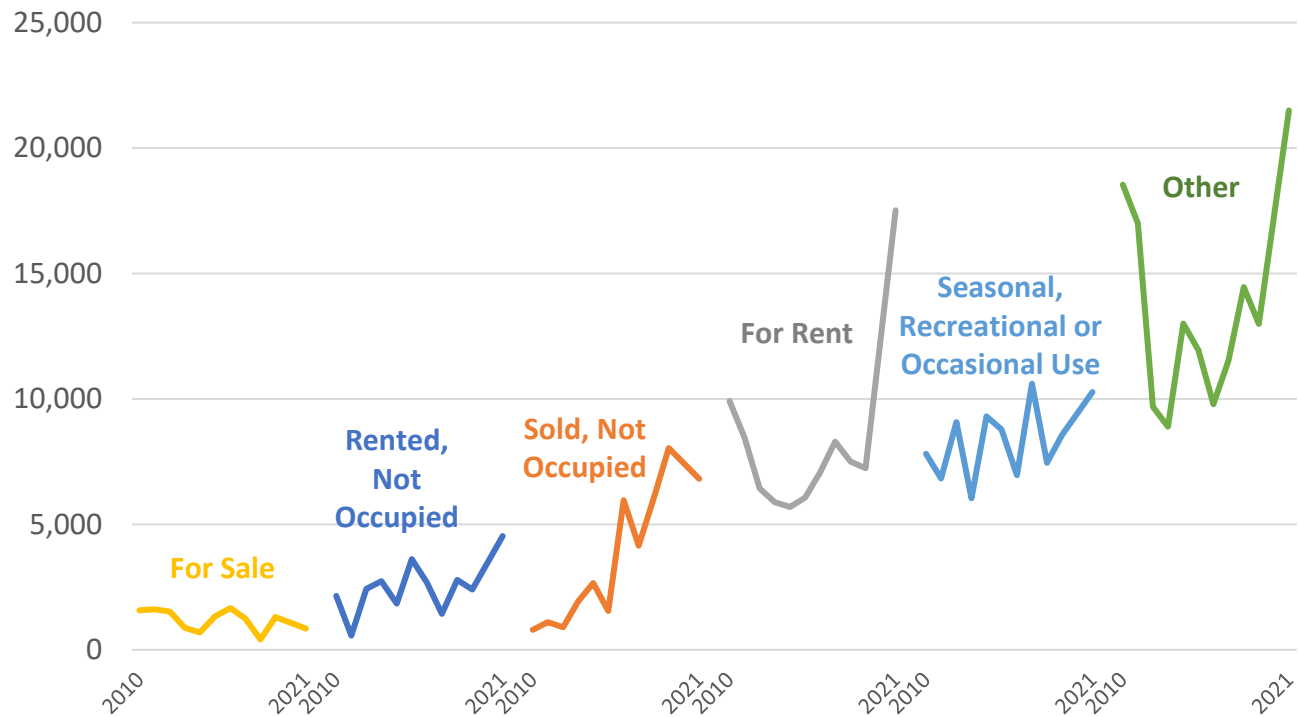


Vacant Units by Reason in San Francisco, 2010-2021

Reason for Vacancy	2010	2015	2021	Change 2015 – 2021	
				#	%
Other vacant	18,533	11,937	21,493	9,556	80.1%
Seasonal, recreational, or occasional use	7,815	8,776	10,272	1,496	17.0%
For rent	9,911	6,064	17,514	11,450	188.8%
Sold, not occupied	794	1,547	6,812	5,265	340.3%
Rented, not occupied	2,142	3,620	4,531	911	25.2%
For sale only	1,570	1,338	851	(487)	-36.4%
Grand Total	40,765	33,282	61,473	28,191	84.7%

San Francisco Vacant Units by Reason, 2010 - 2021

Number of Vacant Units by Type



Vacancy Rates by Occupancy Type & Vacant Units: Select Cities 2021

City	Vacancy Rate by Type			Housing Units by Type	
	Homeowner Vacancy	Rental Vacancy	Total (All Vacancies)	Vacant Units	Total Units
Boston, MA	1.1%	6.1%	11.4%	35,084	307,025
Chicago, IL	1.1%	6.7%	10.4%	132,654	1,272,191
Houston, TX	1.8%	8.9%	10.1%	103,782	1,028,763
Los Angeles, CA	0.9%	5.5%	8.5%	131,797	1,542,391
New York, NY	1.8%	4.4%	10.4%	378,036	3,641,931
Philadelphia, PA	0.9%	6.3%	9.8%	72,094	733,015
San Diego, CA	0.9%	4.3%	6.2%	34,456	555,456
Seattle, WA	1.0%	6.7%	8.6%	33,149	384,799
Washington, D.C.	1.9%	8.0%	10.6%	37,917	357,482
Median	1.1%	6.3%	10.1%		
San Francisco, CA	0.6%	7.5%	14.9%	61,473	412,269

San Francisco has the highest vacancy rate of these cities.

Vacancy Rates by Reason: Select Cities, 2021

City	For rent	For sale only	Rented, not occupied	Sold, not occupied	Seasonal, recreational, occasional use	Other vacant	Total vacant
Boston, MA	3.8%	0.3%	0.9%	1.7%	2.0%	2.6%	11.4%
Chicago, IL	3.5%	0.5%	0.3%	0.2%	0.7%	5.3%	10.4%
Houston, TX	5.1%	0.7%	0.5%	0.3%	0.4%	3.0%	10.1%
Los Angeles, CA	3.4%	0.3%	0.6%	0.3%	1.0%	2.9%	8.5%
New York, NY	2.8%	0.6%	0.9%	0.6%	2.0%	3.5%	10.4%
Philadelphia, PA	2.9%	0.4%	0.8%	0.6%	0.5%	4.6%	9.8%
San Diego, CA	2.2%	0.4%	0.4%	0.3%	1.5%	1.4%	6.2%
Seattle, WA	3.6%	0.4%	1.2%	0.2%	1.1%	2.1%	8.6%
Washington, D.C.	4.6%	0.8%	0.6%	0.8%	0.7%	3.0%	10.6%
Median	3.5%	0.4%	0.6%	0.3%	1.0%	3.0%	10.1%
San Francisco, CA	4.2%	0.2%	1.1%	1.7%	2.5%	5.2%	14.9%

Vacant Units for Select Cities: 2019 vs. 2021

City	2019	2021	Change	% Change
Boston, MA	32,238	35,084	2,846	8.8%
Chicago, IL	137,733	132,654	(5,079)	-3.7%
Houston, TX	110,654	103,782	(6,872)	-6.2%
Los Angeles, CA	133,464	131,797	(1,667)	-1.2%
New York, NY (all boroughs)	335,568	378,036	42,468	12.7%
New York (Manhattan)	124,727	179,034	54,307	43.5%
Philadelphia, PA	72,148	72,094	(54)	-0.1%
San Diego, CA	44,205	34,456	(9,749)	-22.1%
Seattle, WA	28,023	33,149	5,126	18.3%
Washington, D.C.	31,244	37,917	6,673	21.4%
San Francisco	40,548	61,473	20,925	51.6%

Questions and comments

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Full report: <https://sfbos.org/budget-legislative-analyst-reports>

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