

City of Belmont Population and Housing Report

2023 Update

Produced by

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September 17, 2023

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Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011–2016. Sacramento, California, May 2016.

1. Overall Population Change Summary

Table 1.1. Population Change by Region
(Thousands, July to July)

Region	2022 Population	% Change		
		1 Year	3 Year	5 Year
City				
Belmont	26,793	-0.88	0.46	-1.43
County and Broader Regions				
San Mateo County	739,819	-1.08	-3.46	-3.37
Bay Area	7,560,483	-0.89	-2.62	-2.17
California	39,028,571	-0.54	-1.27	-0.76

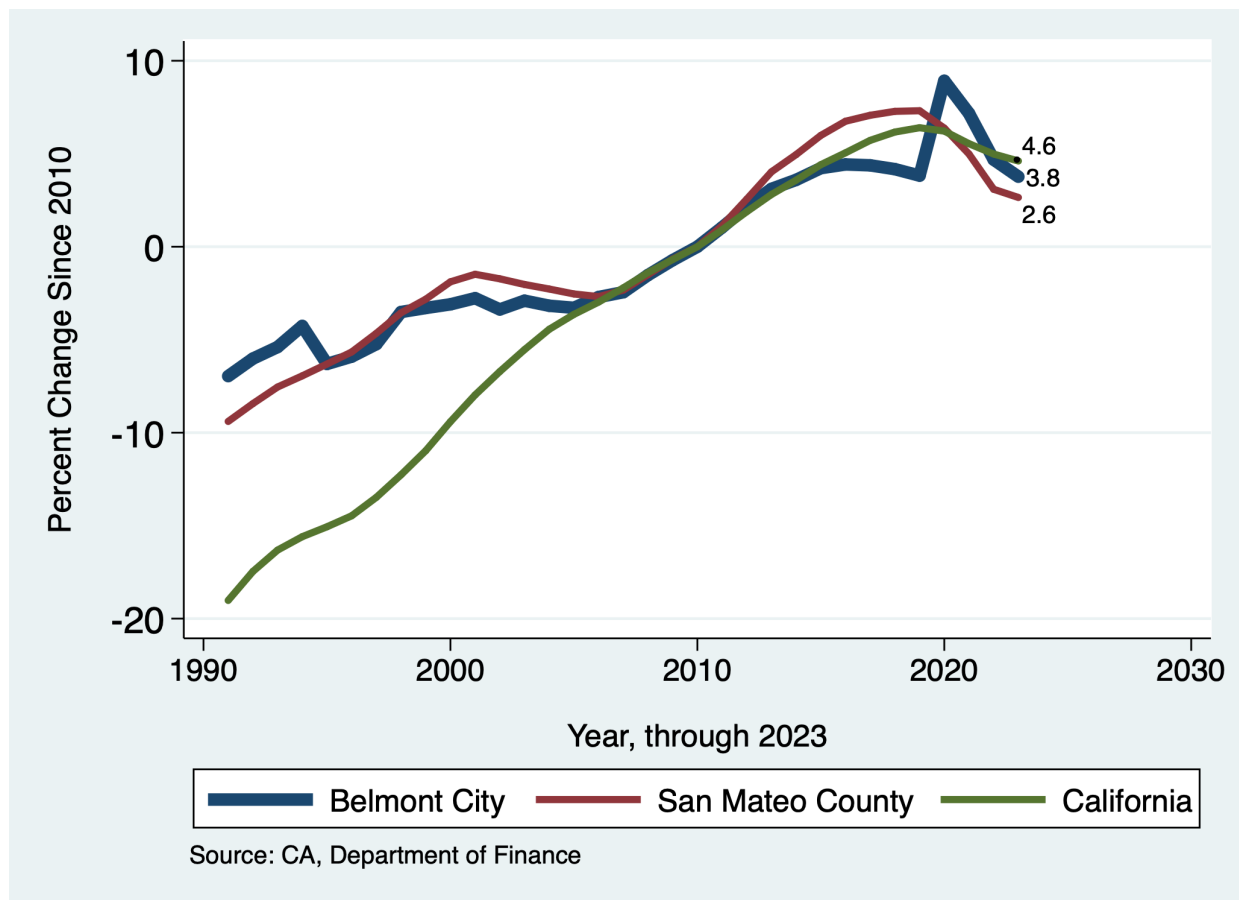
Source: CA DOF; Calculations by Marin Economic Consulting

Table 1.2. Regional Population Change by City
(Thousands, January to January)

City	2022	2023	% Change		
			Local	Bay Area	California
San Mateo County	740.8	737.6	-0.43	-0.45	-0.35
San Mateo	103.7	103.3	-0.32		
Daly City	102.0	101.5	-0.56		
Redwood City	81.8	81.5	-0.32		
South San Francisco	64.3	64.3	-0.00		
San Bruno	42.3	42.1	-0.68		
Pacifica	37.2	37.1	-0.41		
Foster City	32.9	32.7	-0.45		
Menlo Park	32.8	32.5	-0.85		
Burlingame	30.1	30.1	0.22		
San Carlos	29.8	29.5	-0.89		
East Palo Alto	28.8	28.6	-0.66		
Belmont	27.0	26.8	-0.88		
Millbrae	22.5	22.5	0.08		
Half Moon Bay	11.3	11.2	-0.77		
Hillsborough	11.0	11.0	-0.20		

Source: CA DOF; Calculations by Marin Economic Consulting

Figure 1 - 1: Populaton Growth, Since 2010



2. Housing Picture: Since 2010

In areas where the rate of population growth exceeds the rate of housing growth, this is likely to reflect a tightening housing market. A tightening housing market will also likely be reflected in lower vacancy rates and higher occupancy rates. It may also be reflected in higher numbers of people per household.

Table 2.1. Housing Market Indicators

Indicator	2023	2019	2010	% Change from	
				2019	2010
Total Population	26,793.0	26,983.0	25,835.0	-0.7	3.7
Total # of Homes	11,220.0	11,089.0	11,028.0	1.2	1.7
# Occupied Units	10,686.0	10,508.0	10,575.0	1.7	1.0
Persons per Household	2.5	2.5	2.4	-2.4	2.7
Vacancy Rate (%)	4.8	5.2	4.1	-9.2	15.9

Source: CA DOF; Calculations by Marin Economic Consulting

Figure 2 - 1: Population Growth

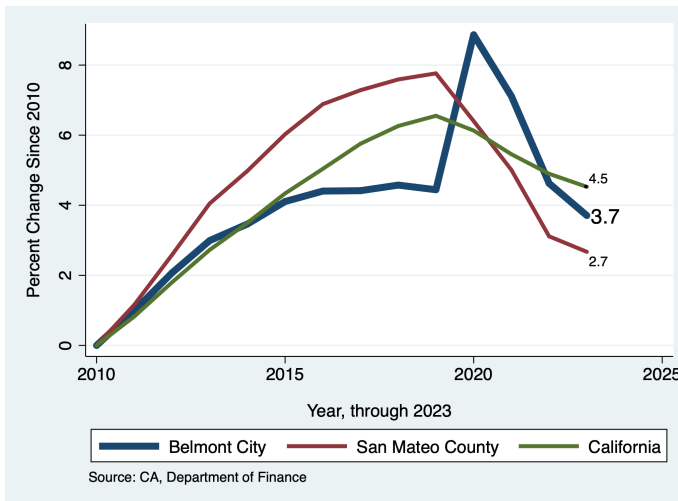


Figure 2 - 2: Housing Growth

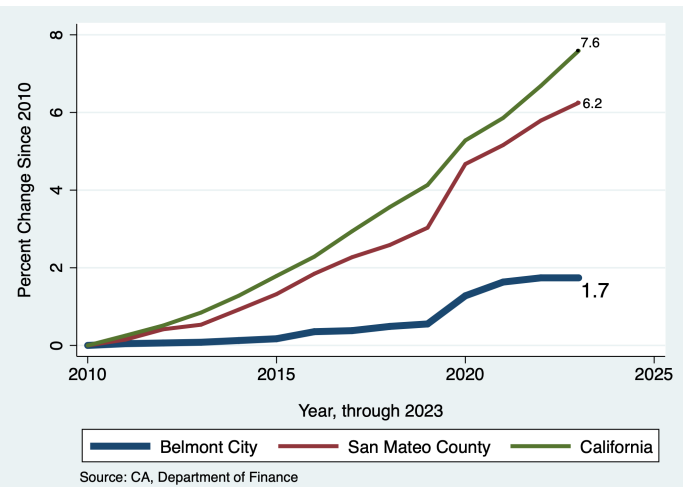


Figure 2 - 3: Vacancy Rates

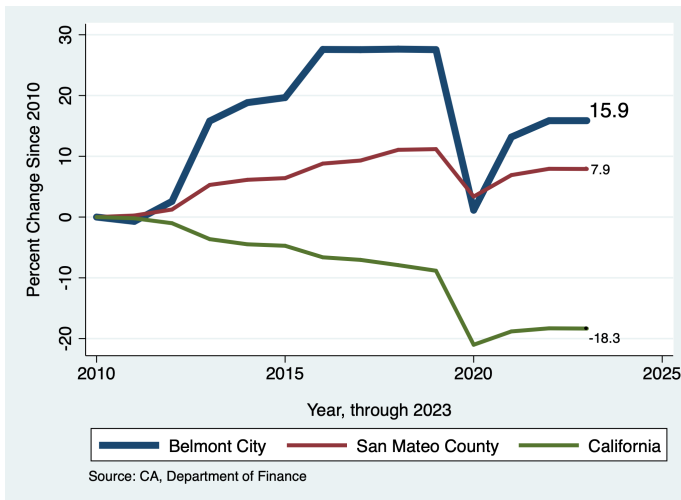


Figure 2 - 4: Occupancy Rates

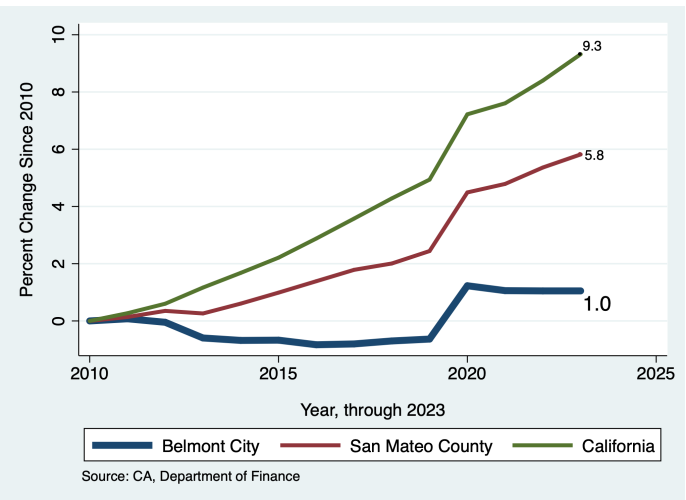
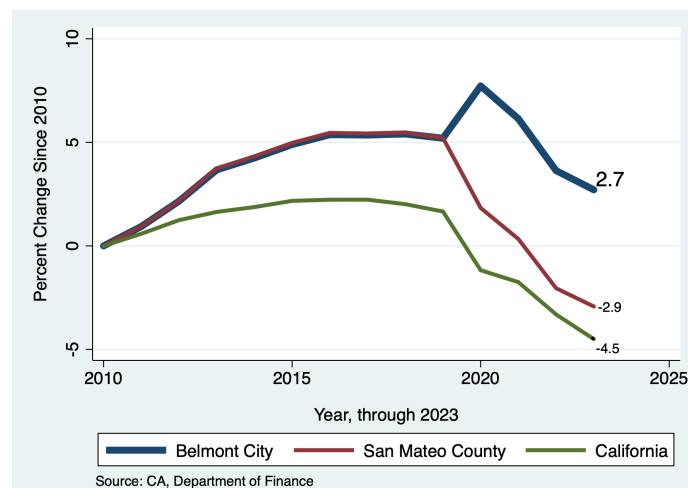


Figure 2 - 5: Persons per Household



3. Trends in the Growth of Housing by Housing Type

Figure 3 - 1: Single Detached Homes

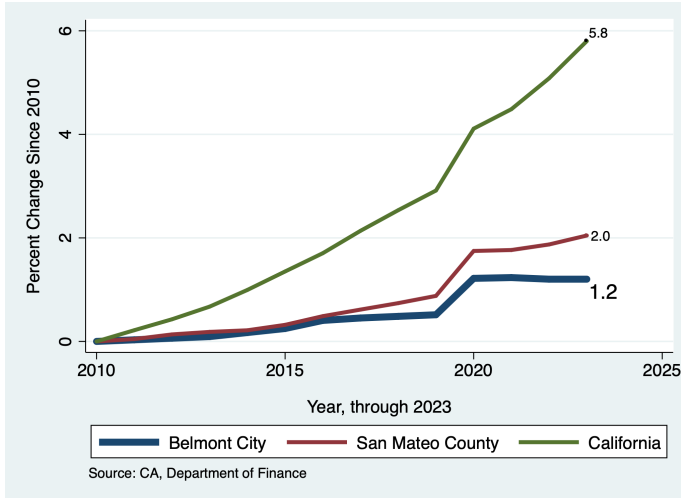


Figure 3 - 2: Single Attached Homes

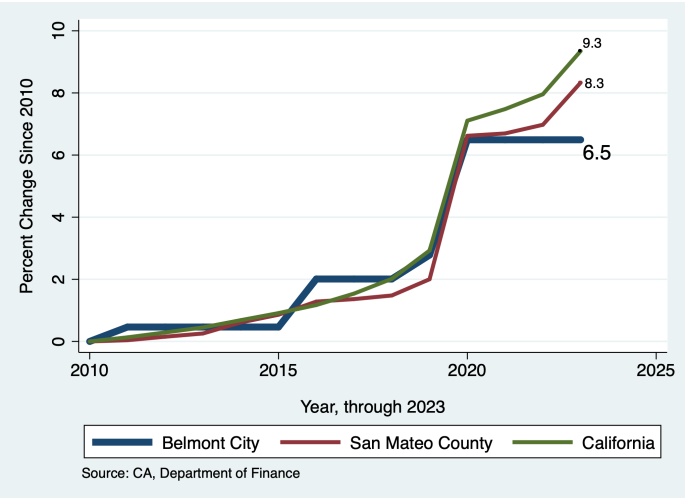


Figure 3 - 3: Housing in Buildings with Two to Four Units Figure 3 - 4: Housing in Buildings with Five or More Units

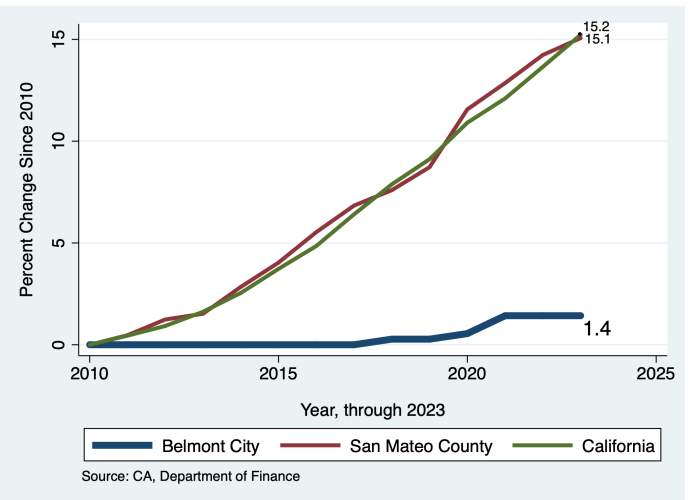
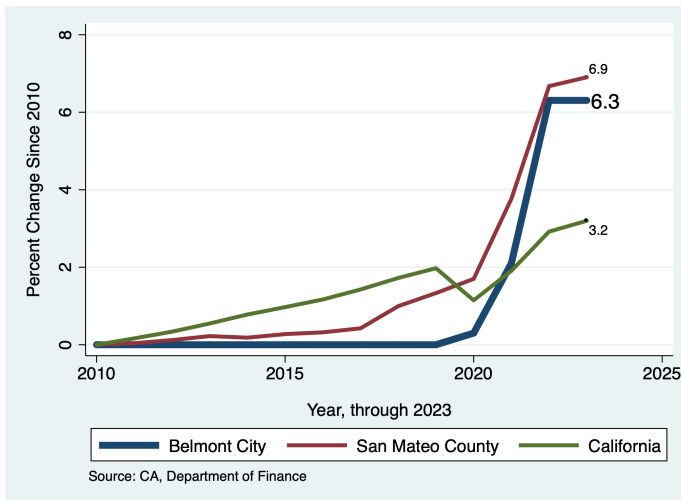


Figure 3 - 5: Mobile Homes

