

# City of East Palo Alto Population and Housing Report

2023 Update

Produced by

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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				
East Palo Alto	28,586	-0.66	-6.67	-6.21
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

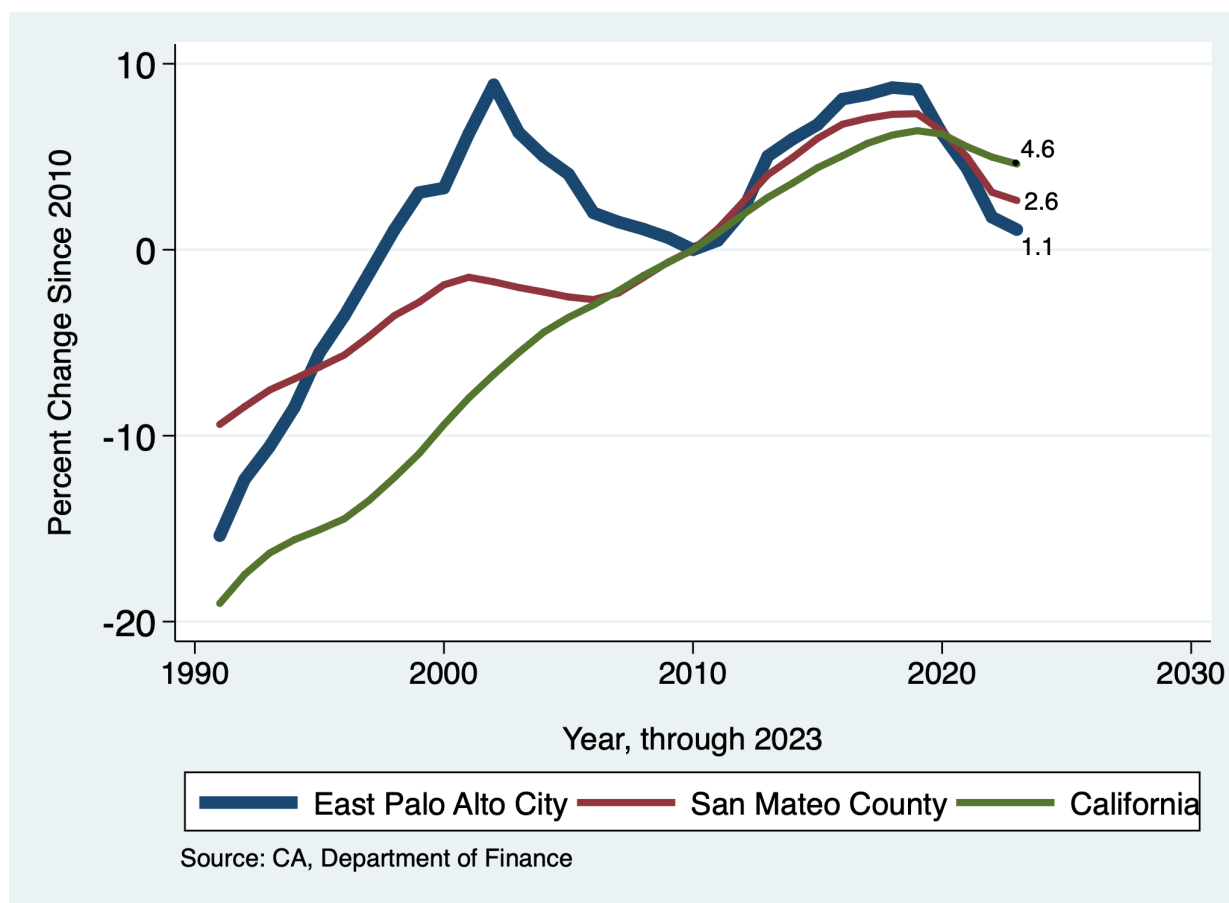
Source: CA DOF; Calculations by Marin Economic Consulting

**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	28,586.0	30,979.0	28,155.0	-7.7	1.5
Total # of Homes	8,141.0	7,908.0	7,819.0	2.9	4.1
# Occupied Units	7,656.0	7,266.0	6,940.0	5.4	10.3
Persons per Household	3.7	4.2	4.0	-12.5	-8.0
Vacancy Rate (%)	6.0	8.1	11.2	-26.6	-47.0

Source: CA DOF; Calculations by Marin Economic Consulting

Figure 2 - 1: Population Growth

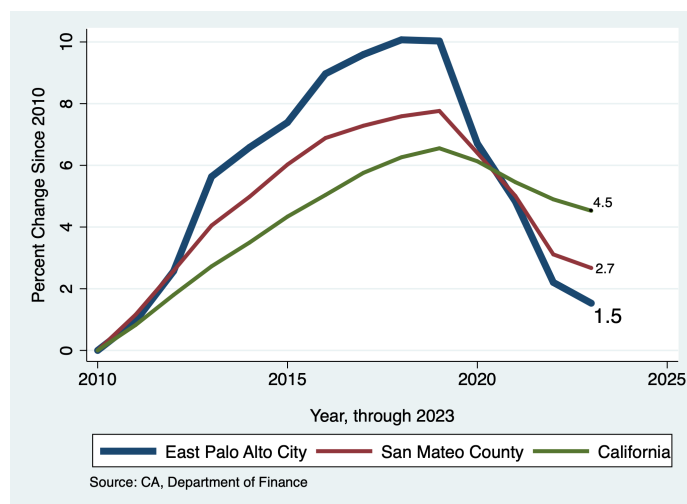


Figure 2 - 2: Housing Growth

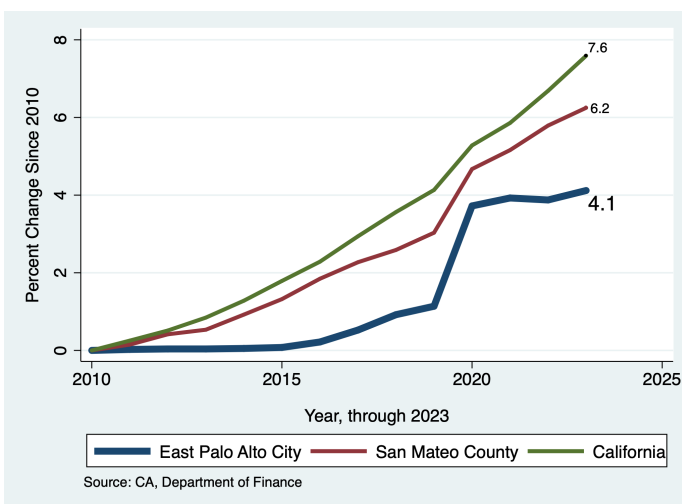


Figure 2 - 3: Vacancy Rates

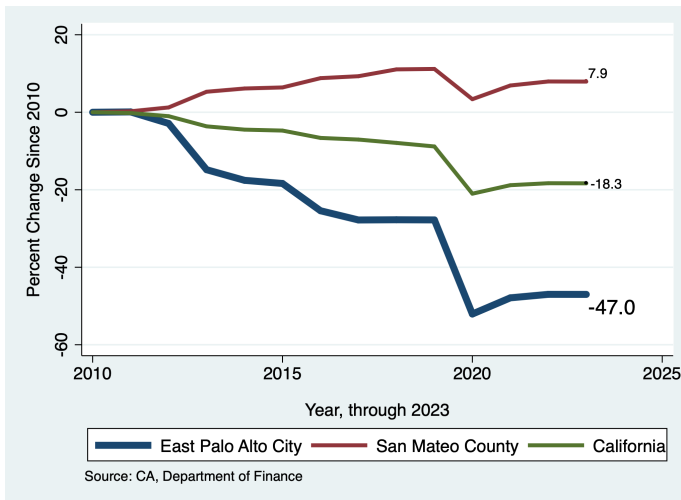


Figure 2 - 4: Occupancy Rates

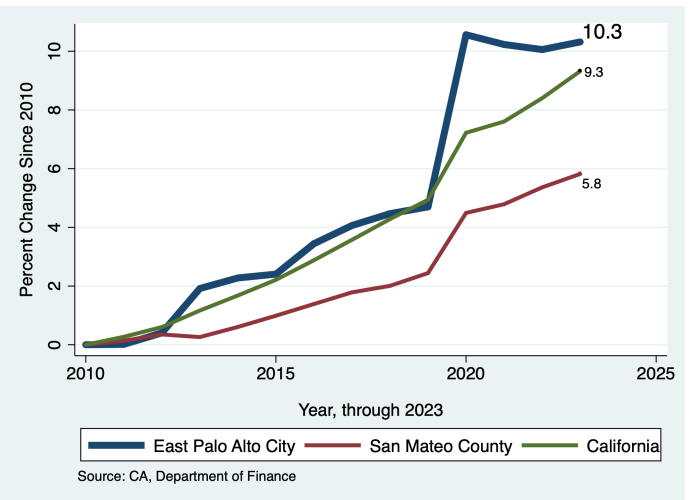
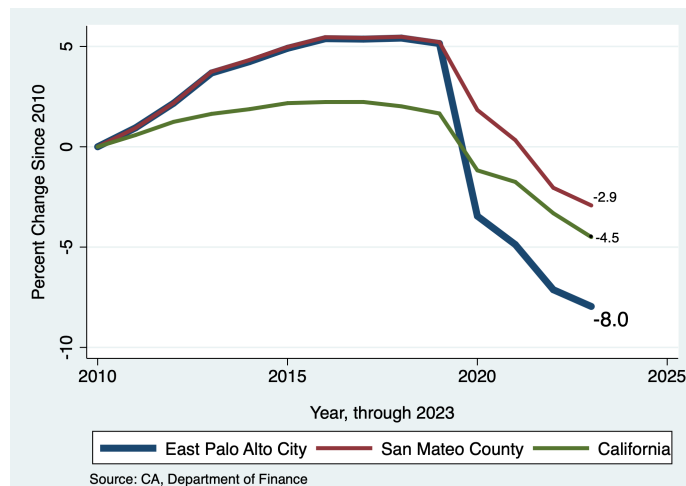


Figure 2 - 5: Persons per Household



### 3. Trends in the Growth of Housing by Housing Type

Figure 3 - 1: Single Detached Homes

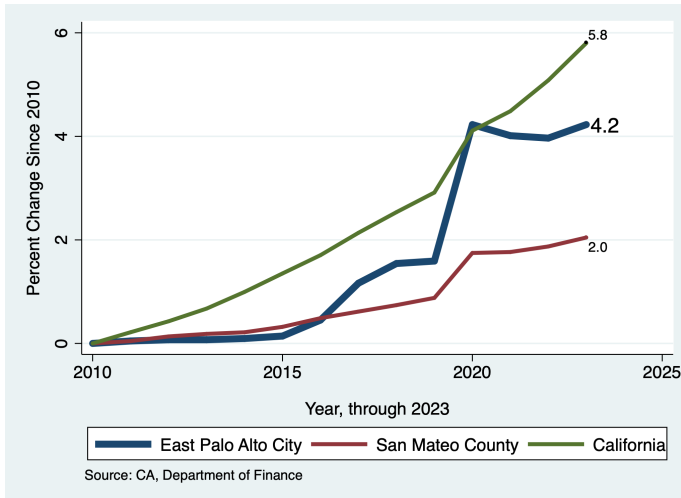


Figure 3 - 2: Single Attached Homes

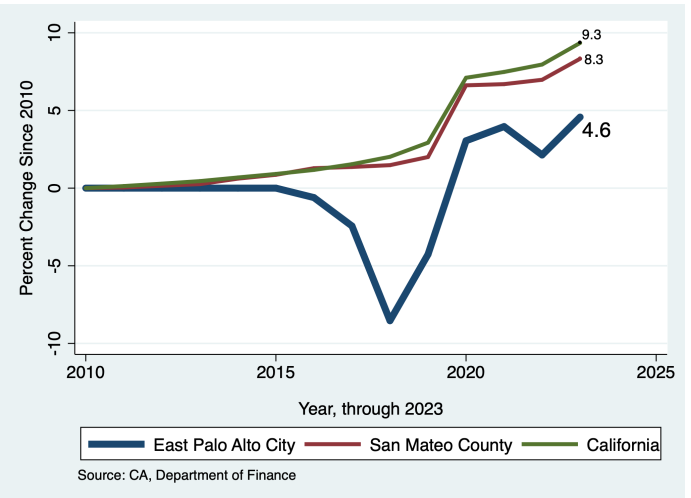


Figure 3 - 3: Housing in Buildings with Two to Four Units Figure 3 - 4: Housing in Buildings with Five or More Units

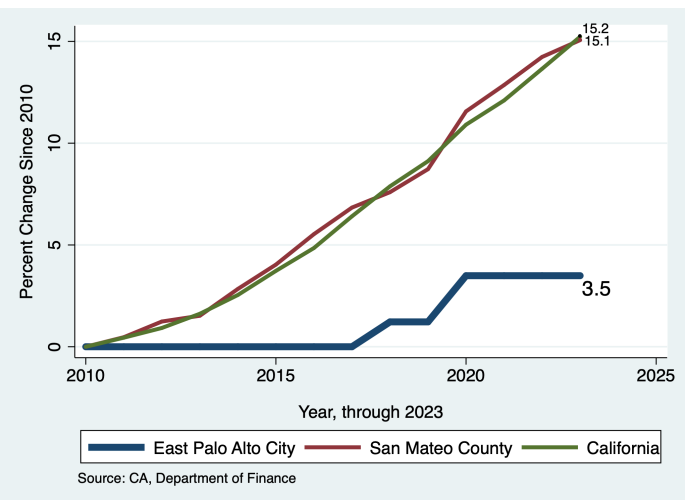
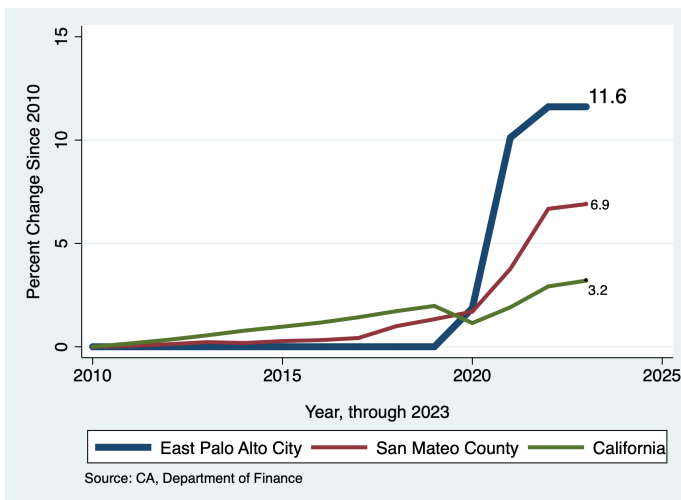


Figure 3 - 5: Mobile Homes

