

# San Mateo County Population and Housing Report

## 2022 Update

Produced by

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# 1. Overall Regional Population Change Summary

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

Region	2022 Population	% Change		
		1 Year	3 Year	5 Year
San Mateo County	739,819	-1.08	-3.46	-3.37
Bay Area	5,921,504	-0.88	-23.73	-23.38
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	-0.4	-0.4	
San Mateo	103.7	103.3	-0.3		
Daly City	102.0	101.5	-0.6		
Redwood City	81.8	81.5	-0.3		
South San Francisco	64.3	64.3	-0.0		
San Bruno	42.3	42.1	-0.7		
Pacifica	37.2	37.1	-0.4		
Foster City	32.9	32.7	-0.5		
Menlo Park	32.8	32.5	-0.8		
Burlingame	30.1	30.1	0.2		
San Carlos	29.8	29.5	-0.9		
East Palo Alto	28.8	28.6	-0.7		
Belmont	27.0	26.8	-0.9		
Millbrae	22.5	22.5	0.1		
Half Moon Bay	11.3	11.2	-0.8		
Hillsborough	11.0	11.0	-0.2		

Source: CA DOF; Calculations by Marin Economic Consulting

## 2. Components of Regional Population Change

Figure 2 - 1: Decomposition of Population Changes

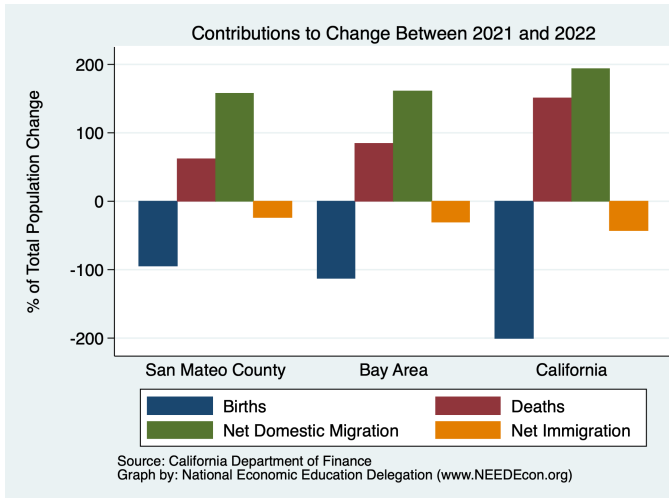


Figure 2 - 2: Population Change - Primary Components

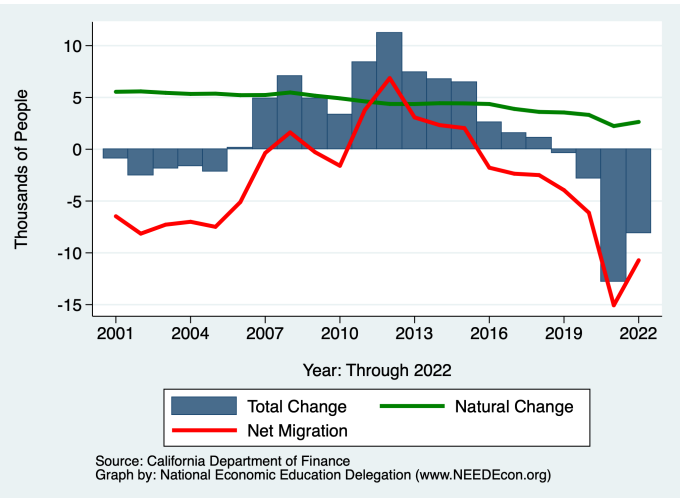


Figure 2 - 3: Natural Population Growth

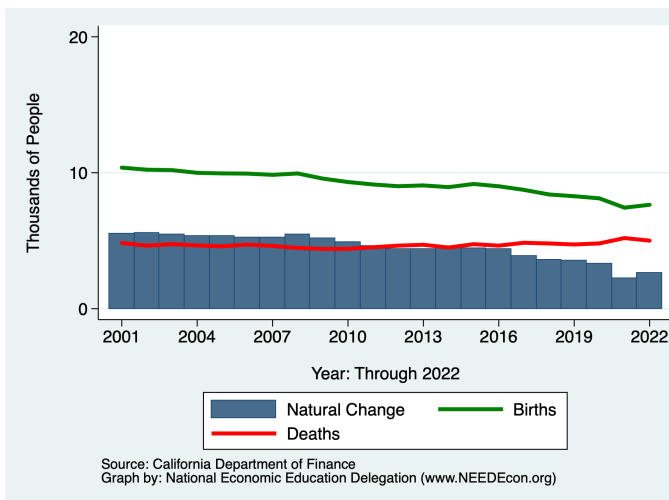
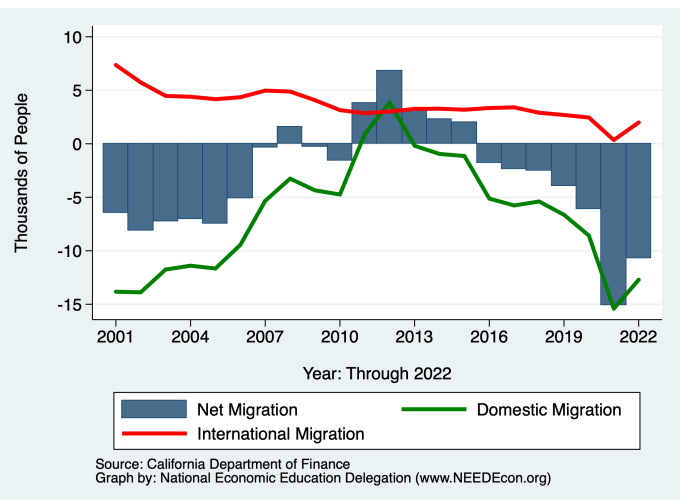


Figure 2 - 4: Migration



### 3. Long Term Population Change in the Region

Figure 3 - 1: History of Population Growth

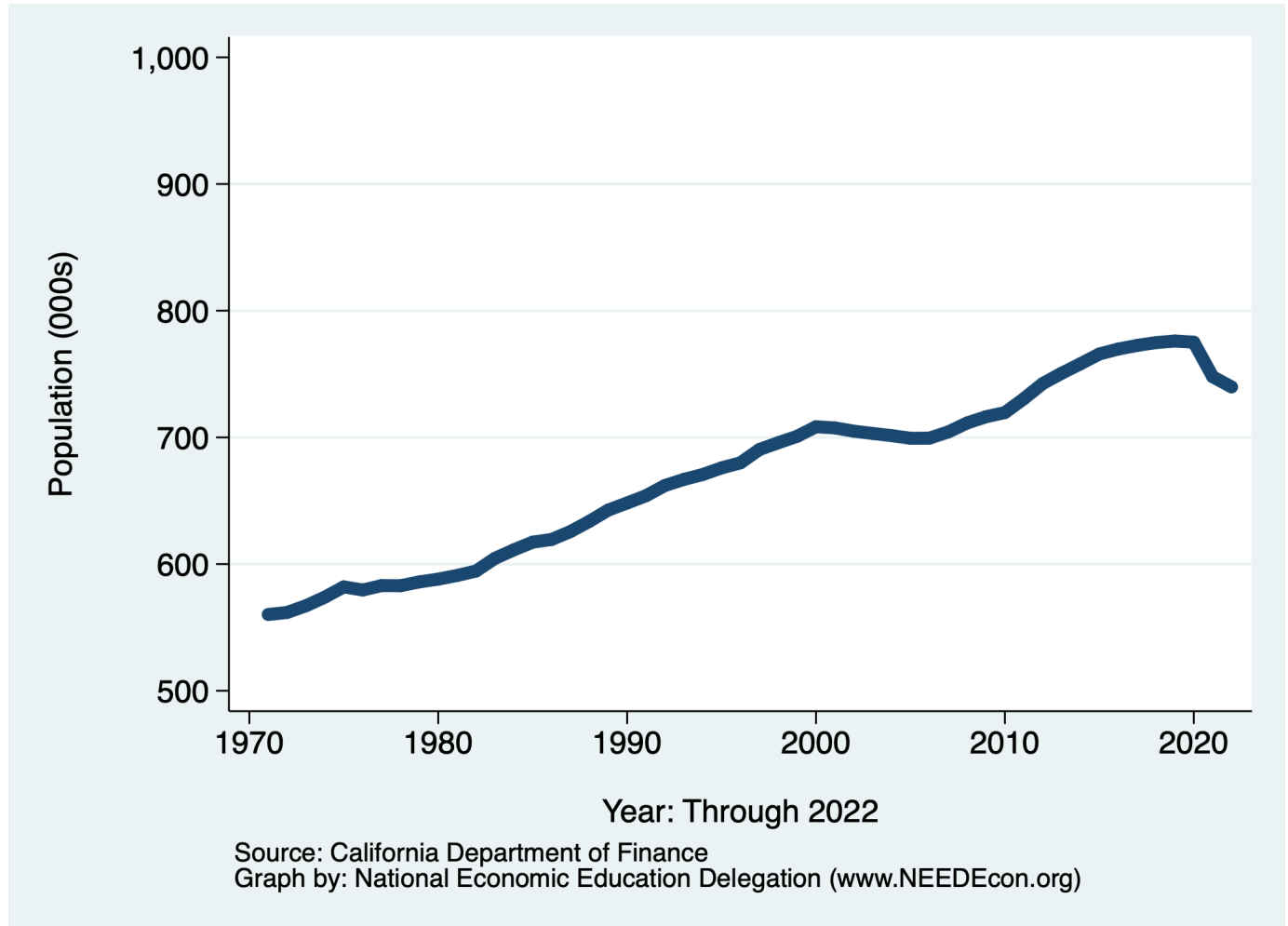


Figure 3 - 2: Population Growth w/ Projections

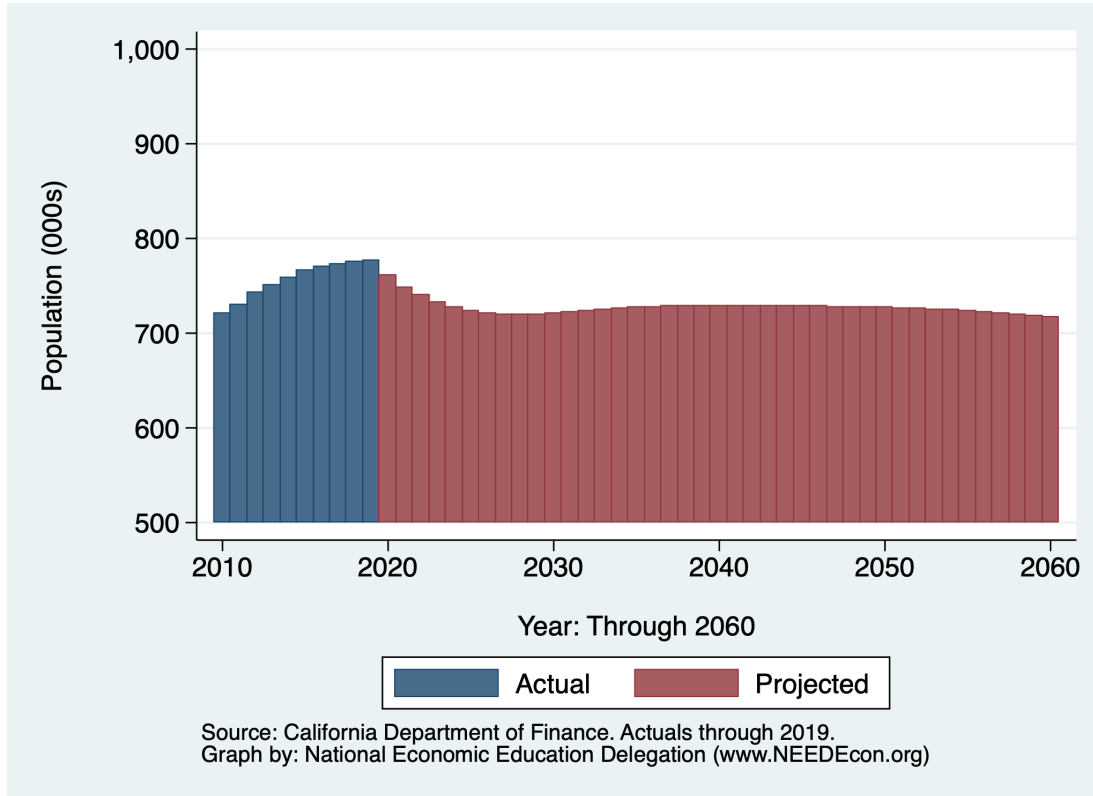
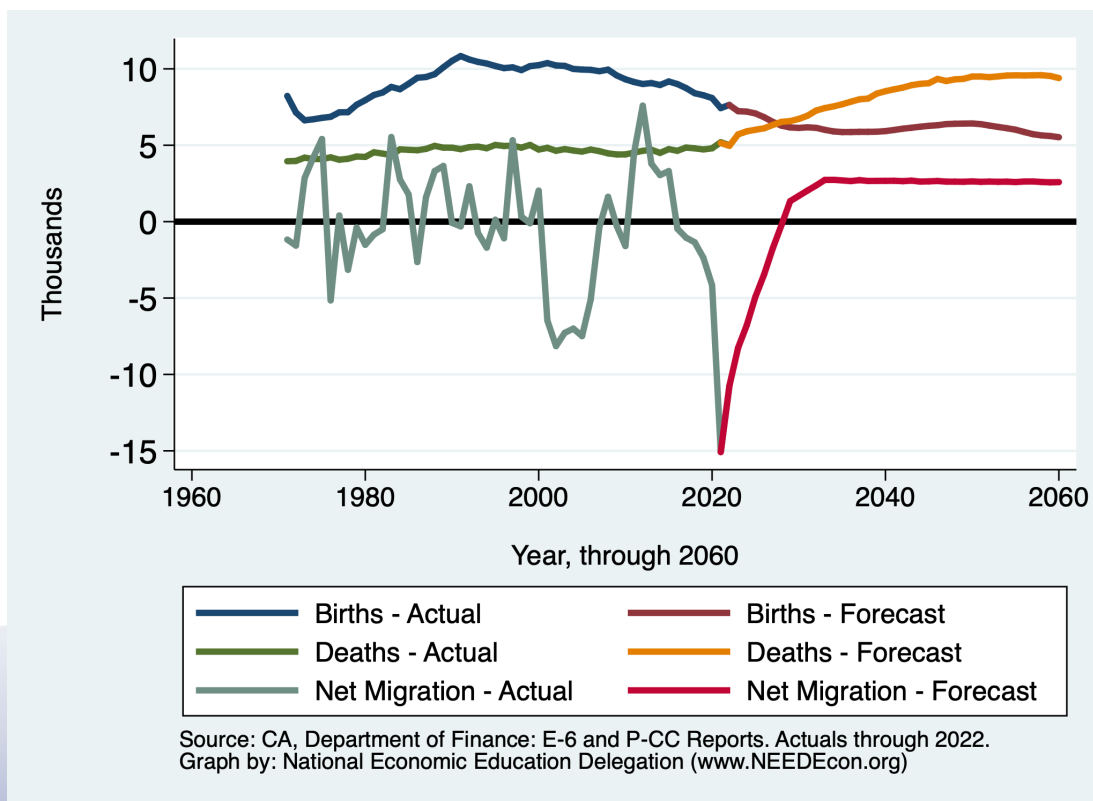


Figure 3 - 3: Projections of Components



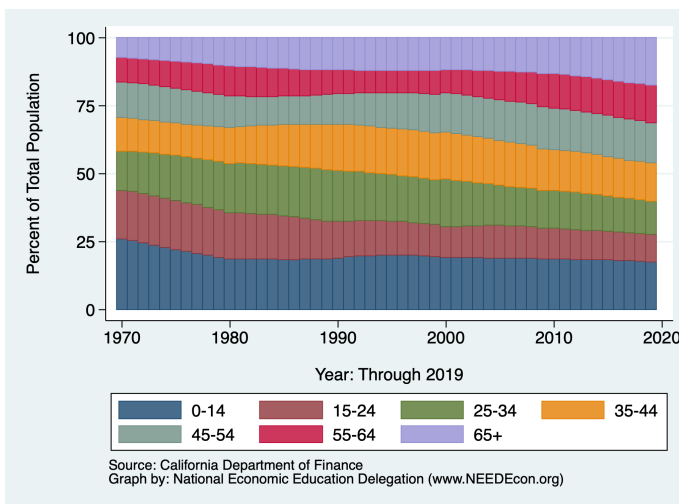
## 4. Demographics of Population Change in the Region

**Table 4.1. Regional Population Composition by Age**

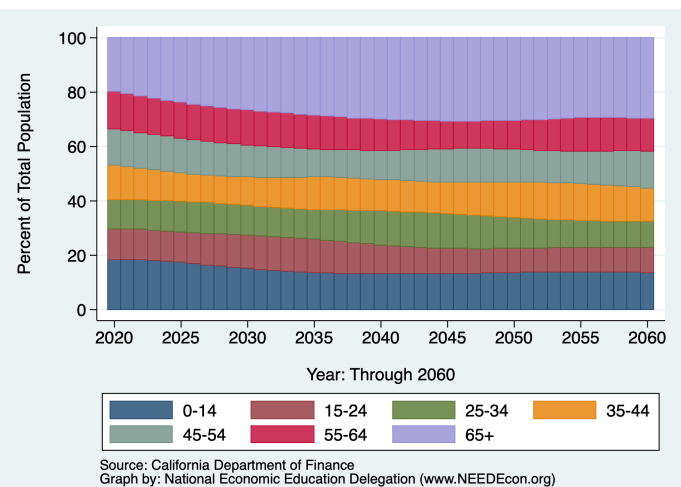
Category	1970	1980	1990	2000	2010	2020		
						Region	Bay Area	California
0-14	25.8	18.6	19.0	19.0	18.6	18.2	17.4	19.2
15-24	18.0	17.0	13.3	11.4	11.2	11.4	12.5	14.4
25-34	14.4	18.1	18.9	17.5	13.9	10.8	11.4	13.4
35-44	12.4	13.2	16.9	17.4	15.1	12.6	13.3	12.5
45-54	13.2	11.5	11.3	14.3	15.4	13.4	13.9	12.2
55-64	9.0	11.0	8.7	8.7	12.5	13.8	13.7	12.3
65+	7.4	10.5	11.9	11.8	13.4	19.8	17.8	16.1

Source: CA DOF; Calculations by Marin Economic Consulting

**Figure 4 - 1: Population Growth by Age Group**



**Figure 4 - 2: Forecast Population by Age Group**



**Table 4.2. Regional Population Composition by Race**

Category	1970	1980	1990	2000	2010	2020		
						Region	Bay Area	California
White Non-Hispanic	85.1	71.8	60.2	48.3	42.5	37.4	36.9	35.3
Asian/Pacific Islander	3.4	9.3	16.5	23.7	26.1	32.5	29.3	15.8
Hispanic	6.7	12.6	17.8	22.4	25.4	23.8	23.8	39.9
Black Non-Hispanic	4.5	5.9	5.2	3.2	2.6	2.2	5.9	5.6
Native American	0.2	0.3	0.4	0.2	0.2	0.1	0.3	0.4
Multi-Race	0.0	0.0	0.0	2.2	3.1	3.9	3.9	3.0

Source: CA DOF; Calculations by Marin Economic Consulting

Figure 4 - 3: Population Composition by Race/Ethnicity

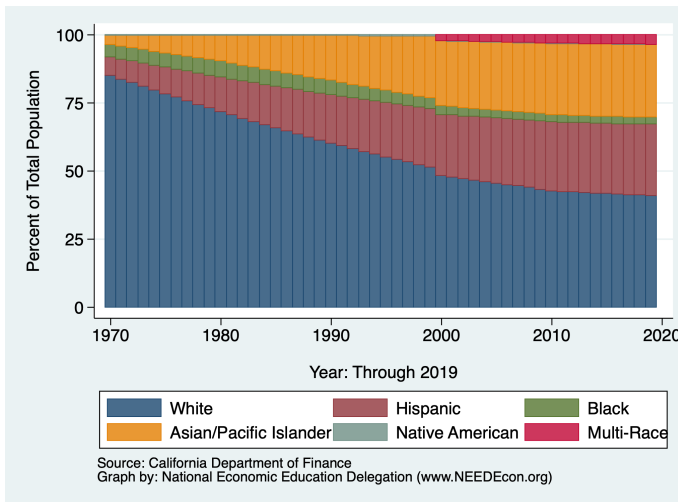
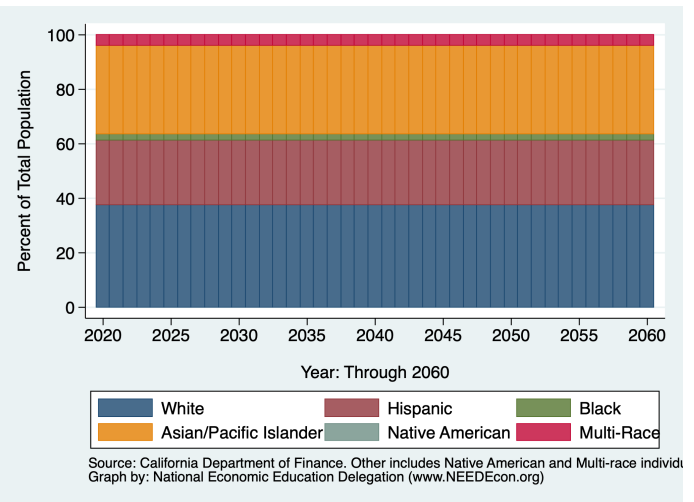


Figure 4 - 4: Forecast Population by Race/Ethnicity



Note: Race coding changed in 2000, with the addition of the multi-race category.

**Table 4.3. Regional Population Composition by Gender**

Category	1970	1980	1990	2000	2010	2020		
						Region	Bay Area	California
Female	50.8	51.3	50.7	50.9	50.8	50.6	50.4	50.2
Male	49.2	48.7	49.3	49.1	49.2	49.4	49.6	49.8

Source: CA DOF; Calculations by Marin Economic Consulting

**Figure 4 - 5: Gender Composition of Population**

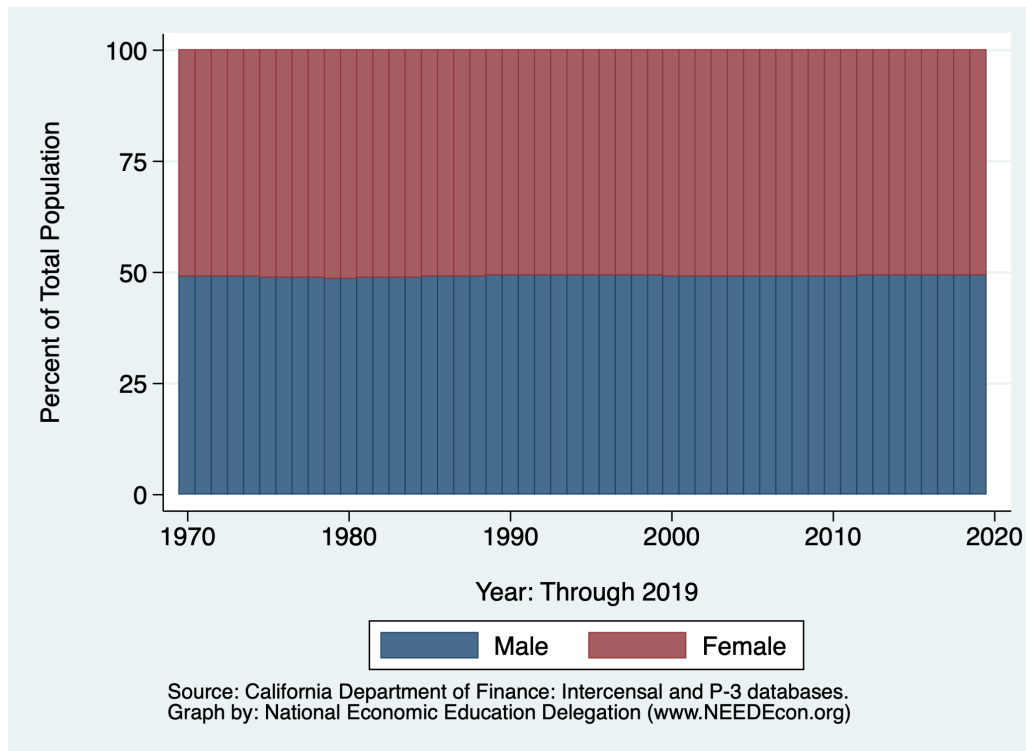




Figure 4 - 6: Household Projections

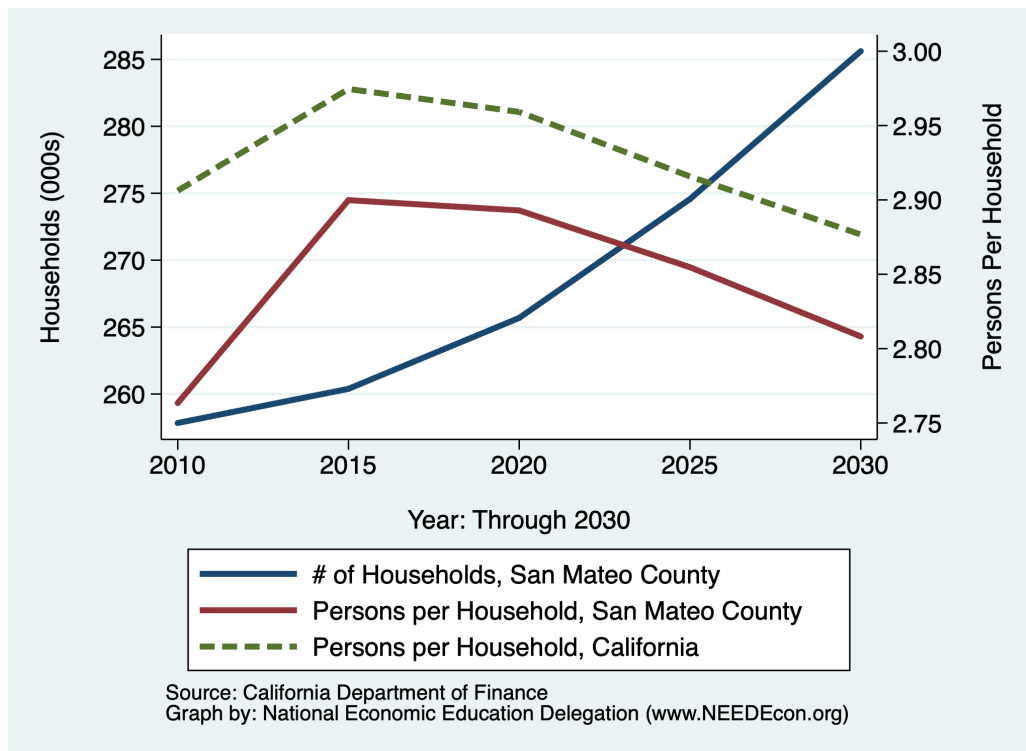
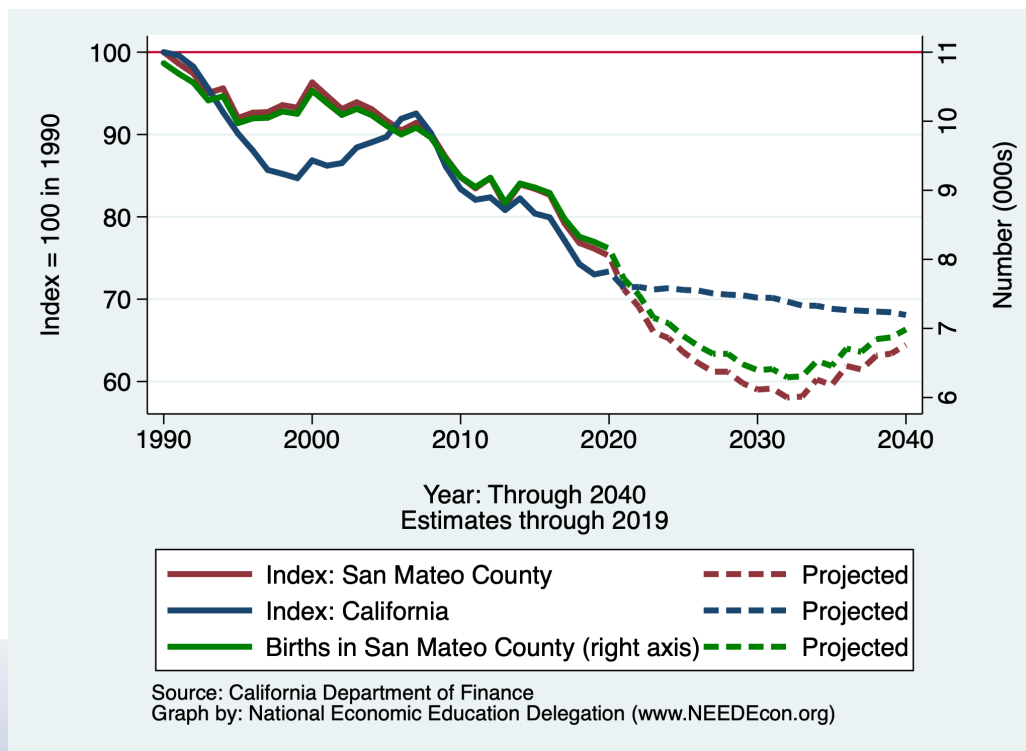
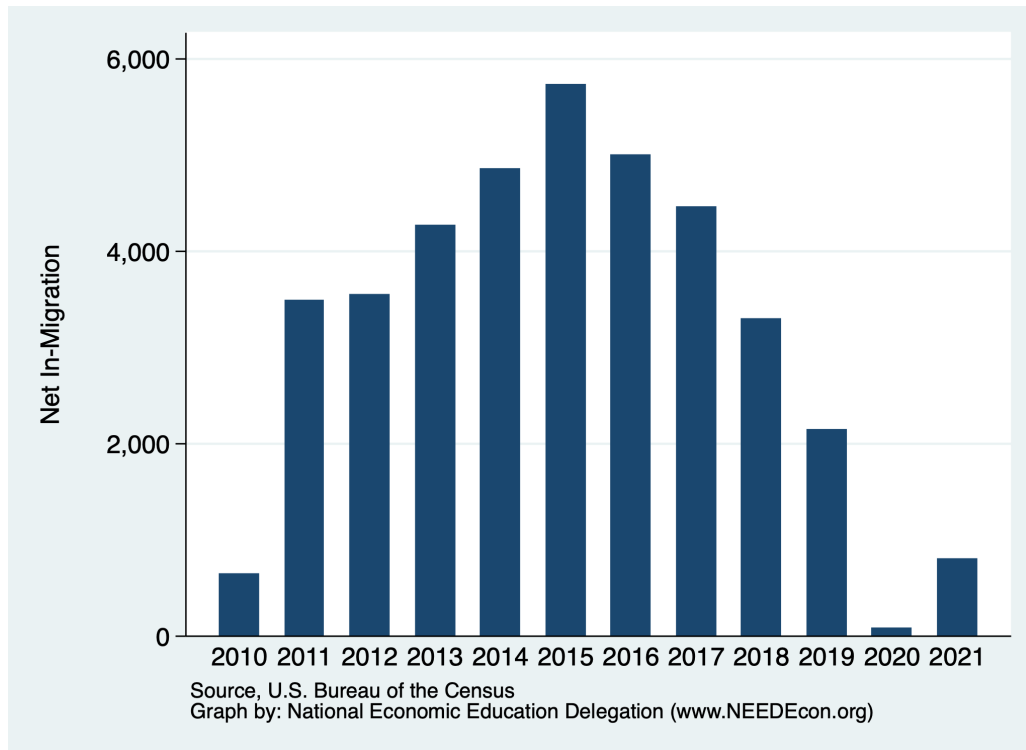


Figure 4 - 7: Birth Projections



## 5. International Migration

Figure 5 - 1: Net International In-Migration



## 6. 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 6.1. Housing Market Indicators**

Indicator	2023	2019	2010	% Change from	
				2019	2010
Total Population	737,644.0	774,231.0	718,451.0	-4.7	2.7
Total # of Homes	287,967.0	279,248.0	271,031.0	3.1	6.2
# Occupied Units	272,839.0	264,134.0	257,837.0	3.3	5.8
Persons per Household	2.7	2.9	2.8	-7.7	-2.9
Vacancy Rate (%)	5.3	5.4	4.9	-2.9	7.9

Source: CA DOF; Calculations by Marin Economic Consulting

Figure 6 - 1: Population Growth

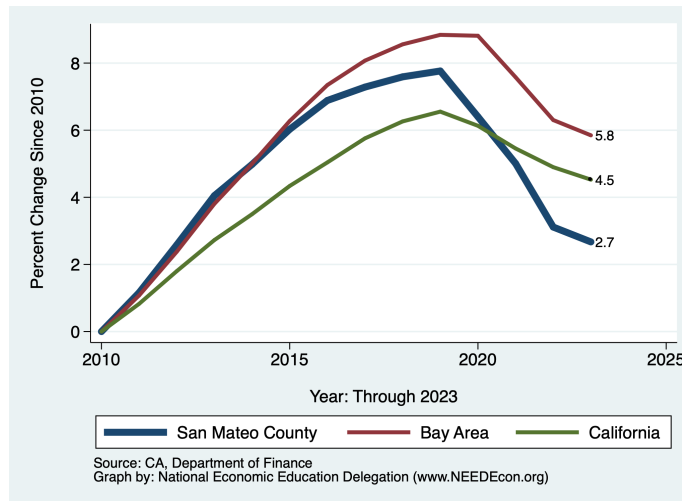


Figure 6 - 2: Housing Growth

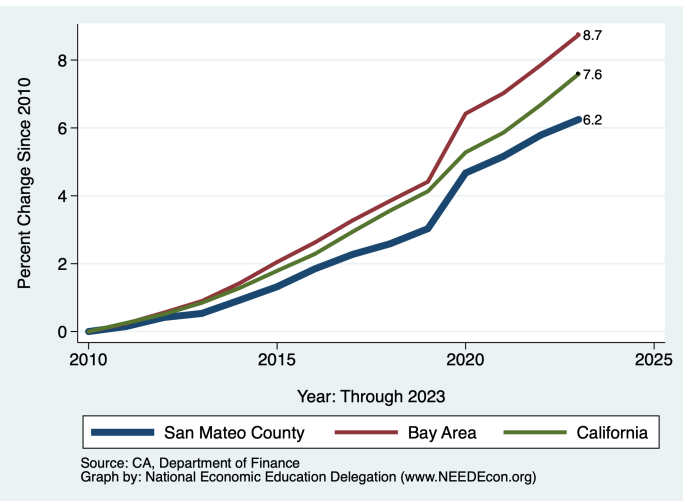


Figure 6 - 3: Vacancy Rates

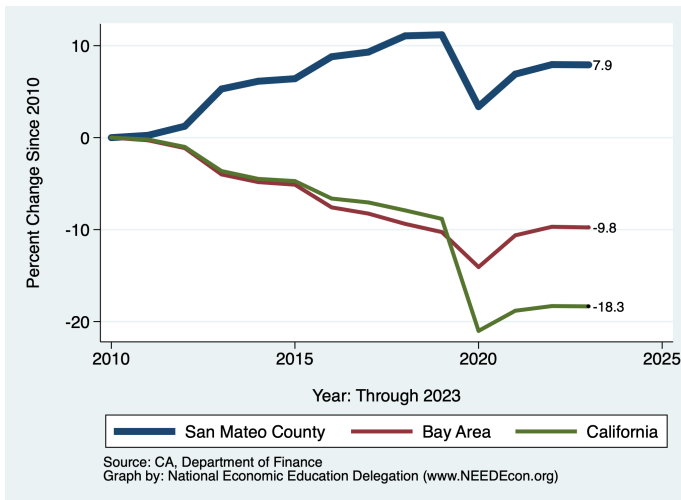


Figure 6 - 4: Occupancy Rates

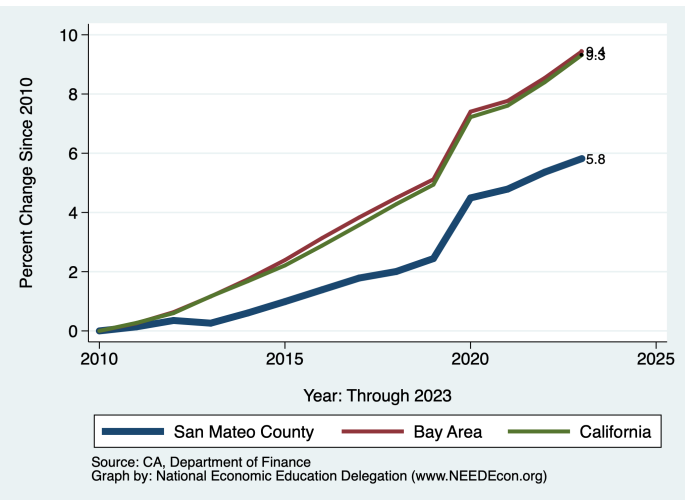
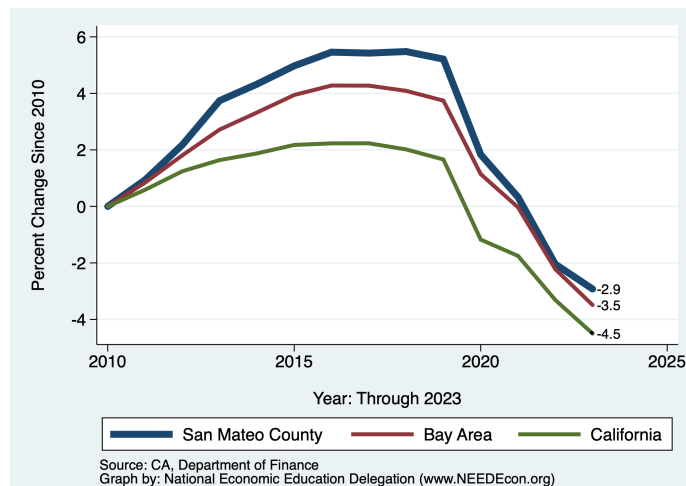


Figure 6 - 5: Persons per Household



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

Figure 7 - 1: Single Detached Homes

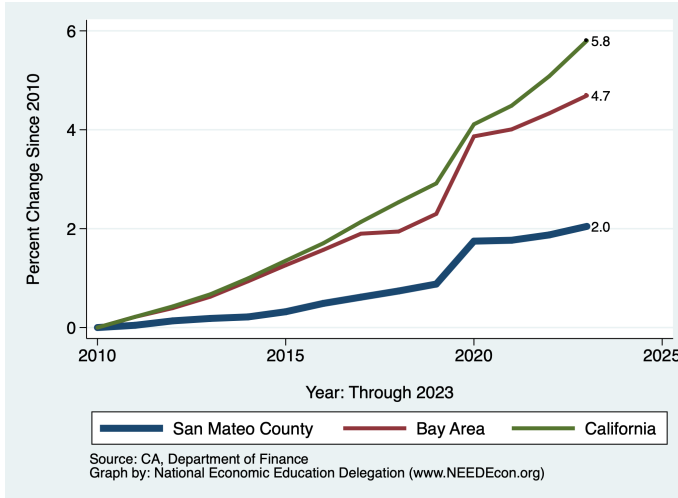


Figure 7 - 2: Single Attached Homes

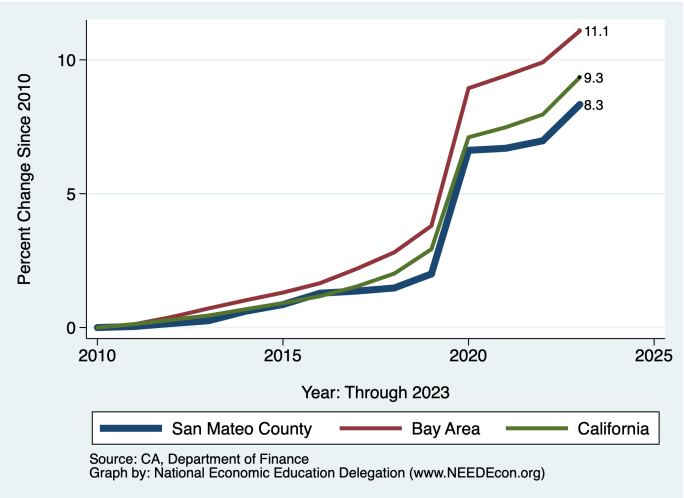


Figure 7 - 3: Housing in Buildings with Two to Four Units Figure 7 - 4: Housing in Buildings with Five or More Units

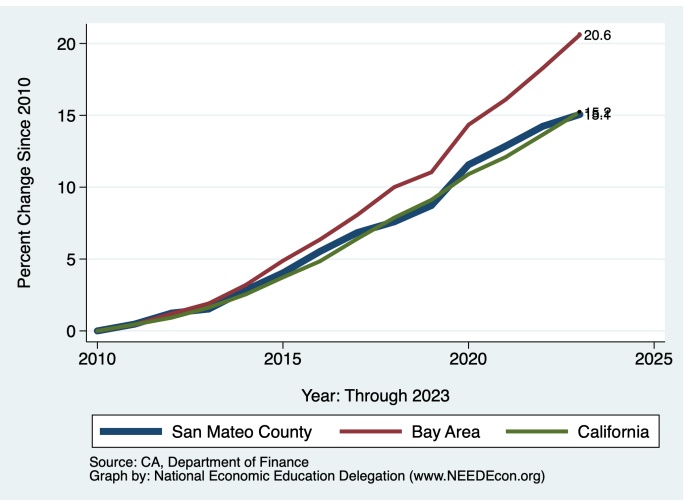
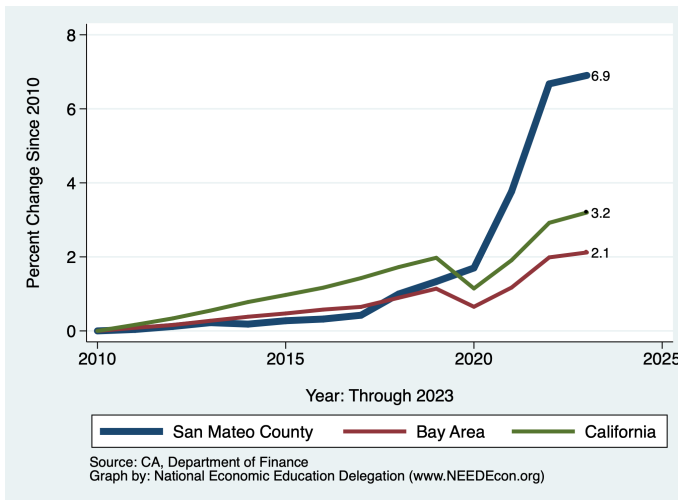
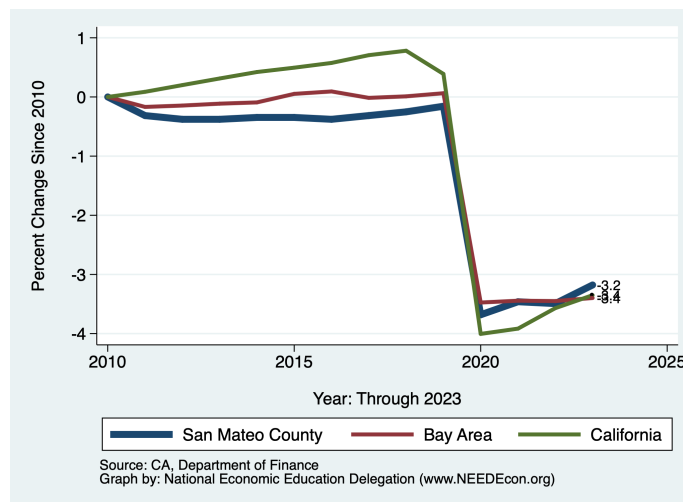


Figure 7 - 5: Mobile Homes



## 8. Documentation and Sources

### Sources:

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