



Executive Summary

5060 Montclair Plaza Ln, Montclair, California, 91763
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 34.08731
Longitude: -117.69307

	3 miles	5 miles	10 miles
Population			
2000 Population	169,406	435,392	871,768
2010 Population	177,103	451,645	932,196
2020 Population	187,507	474,533	1,000,886
2025 Population	191,920	485,108	1,027,320
2000-2010 Annual Rate	0.45%	0.37%	0.67%
2010-2020 Annual Rate	0.56%	0.48%	0.70%
2020-2025 Annual Rate	0.47%	0.44%	0.52%
2020 Male Population	48.8%	49.3%	49.5%
2020 Female Population	51.2%	50.7%	50.5%
2020 Median Age	33.0	33.3	35.3

In the identified area, the current year population is 1,000,886. In 2010, the Census count in the area was 932,196. The rate of change since 2010 was 0.70% annually. The five-year projection for the population in the area is 1,027,320 representing a change of 0.52% annually from 2020 to 2025. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 33.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	54.4%	53.4%	53.1%
2020 Black Alone	6.2%	5.4%	6.0%
2020 American Indian/Alaska Native Alone	0.9%	1.0%	0.8%
2020 Asian Alone	8.3%	7.9%	14.0%
2020 Pacific Islander Alone	0.2%	0.2%	0.2%
2020 Other Race	24.8%	27.1%	20.7%
2020 Two or More Races	5.2%	5.0%	5.2%
2020 Hispanic Origin (Any Race)	61.3%	64.0%	52.5%

Persons of Hispanic origin represent 52.5% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.7 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	83	92	118
2000 Households	52,008	127,775	259,153
2010 Households	53,462	131,411	280,957
2020 Total Households	56,629	137,869	301,416
2025 Total Households	57,922	140,704	308,708
2000-2010 Annual Rate	0.28%	0.28%	0.81%
2010-2020 Annual Rate	0.56%	0.47%	0.69%
2020-2025 Annual Rate	0.45%	0.41%	0.48%
2020 Average Household Size	3.20	3.37	3.24

The household count in this area has changed from 280,957 in 2010 to 301,416 in the current year, a change of 0.69% annually. The five-year projection of households is 308,708, a change of 0.48% annually from the current year total. Average household size is currently 3.24, compared to 3.24 in the year 2010. The number of families in the current year is 234,216 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



Executive Summary

5060 Montclair Plaza Ln, Montclair, California, 91763
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 34.08731
Longitude: -117.69307

	3 miles	5 miles	10 miles
Mortgage Income			
2020 Percent of Income for Mortgage	29.9%	29.5%	27.4%
Median Household Income			
2020 Median Household Income	\$62,632	\$65,646	\$80,952
2025 Median Household Income	\$68,125	\$71,940	\$87,613
2020-2025 Annual Rate	1.70%	1.85%	1.59%
Average Household Income			
2020 Average Household Income	\$84,914	\$88,880	\$104,831
2025 Average Household Income	\$94,447	\$99,096	\$117,561
2020-2025 Annual Rate	2.15%	2.20%	2.32%
Per Capita Income			
2020 Per Capita Income	\$26,122	\$26,068	\$31,753
2025 Per Capita Income	\$28,952	\$28,982	\$35,516
2020-2025 Annual Rate	2.08%	2.14%	2.27%

Households by Income

Current median household income is \$80,952 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$87,613 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$104,831 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$117,561 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$31,753 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$35,516 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	81	82	87
2000 Total Housing Units	53,945	132,657	267,451
2000 Owner Occupied Housing Units	28,227	74,554	173,701
2000 Renter Occupied Housing Units	23,781	53,221	85,452
2000 Vacant Housing Units	1,937	4,882	8,298
2010 Total Housing Units	56,645	138,698	293,933
2010 Owner Occupied Housing Units	28,148	74,602	181,960
2010 Renter Occupied Housing Units	25,314	56,809	98,997
2010 Vacant Housing Units	3,183	7,287	12,976
2020 Total Housing Units	59,481	144,417	313,054
2020 Owner Occupied Housing Units	28,393	74,326	188,929
2020 Renter Occupied Housing Units	28,236	63,543	112,487
2020 Vacant Housing Units	2,852	6,548	11,638
2025 Total Housing Units	60,965	147,667	321,410
2025 Owner Occupied Housing Units	29,271	76,482	194,702
2025 Renter Occupied Housing Units	28,651	64,222	114,006
2025 Vacant Housing Units	3,043	6,963	12,702

Currently, 60.4% of the 313,054 housing units in the area are owner occupied; 35.9%, renter occupied; and 3.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 293,933 housing units in the area - 61.9% owner occupied, 33.7% renter occupied, and 4.4% vacant. The annual rate of change in housing units since 2010 is 2.84%. Median home value in the area is \$531,761, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.24% annually to \$594,156.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.