



Executive Summary

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

Prepared by Esri
Latitude: 34.08508
Longitude: -117.69479

	3 miles	5 miles	10 miles
Population			
2010 Population	177,986	459,324	936,279
2020 Population	188,297	471,116	983,707
2022 Population	188,973	471,651	993,663
2027 Population	190,515	472,405	993,958
2010-2020 Annual Rate	0.56%	0.25%	0.50%
2020-2022 Annual Rate	0.16%	0.05%	0.45%
2022-2027 Annual Rate	0.16%	0.03%	0.01%
2022 Male Population	48.9%	49.3%	49.4%
2022 Female Population	51.1%	50.7%	50.6%
2022 Median Age	33.2	33.7	35.6

In the identified area, the current year population is 993,663. In 2020, the Census count in the area was 983,707. The rate of change since 2020 was 0.45% annually. The five-year projection for the population in the area is 993,958 representing a change of 0.01% annually from 2022 to 2027. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 35.6, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	29.9%	29.7%	32.2%
2022 Black Alone	5.6%	5.0%	5.8%
2022 American Indian/Alaska Native Alone	2.1%	2.2%	1.6%
2022 Asian Alone	9.6%	9.4%	17.2%
2022 Pacific Islander Alone	0.2%	0.2%	0.2%
2022 Other Race	33.2%	34.4%	25.2%
2022 Two or More Races	19.3%	19.0%	17.7%
2022 Hispanic Origin (Any Race)	61.1%	62.8%	50.1%

Persons of Hispanic origin represent 50.1% of the population in the identified area compared to 19.0% 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 88.4 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	81	92	118
2010 Households	53,163	132,739	281,901
2020 Households	57,815	142,760	307,620
2022 Households	58,511	143,689	311,955
2027 Households	59,275	144,639	313,257
2010-2020 Annual Rate	0.84%	0.73%	0.88%
2020-2022 Annual Rate	0.53%	0.29%	0.62%
2022-2027 Annual Rate	0.26%	0.13%	0.08%
2022 Average Household Size	3.10	3.20	3.11

The household count in this area has changed from 307,620 in 2020 to 311,955 in the current year, a change of 0.62% annually. The five-year projection of households is 313,257, a change of 0.08% annually from the current year total. Average household size is currently 3.11, compared to 3.12 in the year 2020. The number of families in the current year is 241,368 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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Mortgage Income			
2022 Percent of Income for Mortgage	34.1%	34.3%	32.9%
Median Household Income			
2022 Median Household Income	\$74,450	\$77,667	\$91,762
2027 Median Household Income	\$86,756	\$89,752	\$104,092
2022-2027 Annual Rate	3.11%	2.93%	2.55%
Average Household Income			
2022 Average Household Income	\$99,047	\$104,423	\$120,587
2027 Average Household Income	\$117,410	\$123,423	\$142,151
2022-2027 Annual Rate	3.46%	3.40%	3.35%
Per Capita Income			
2022 Per Capita Income	\$30,785	\$31,845	\$37,999
2027 Per Capita Income	\$36,626	\$37,813	\$44,943
2022-2027 Annual Rate	3.54%	3.50%	3.41%

Households by Income

Current median household income is \$91,762 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$104,092 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$120,587 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$142,151 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$37,999 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$44,943 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	73	73	75
2010 Total Housing Units	56,376	140,107	294,970
2010 Owner Occupied Housing Units	27,785	75,489	182,659
2010 Renter Occupied Housing Units	25,378	57,250	99,240
2010 Vacant Housing Units	3,213	7,368	13,069
2020 Total Housing Units	59,744	147,118	317,843
2020 Vacant Housing Units	1,929	4,358	10,223
2022 Total Housing Units	60,442	148,121	322,600
2022 Owner Occupied Housing Units	29,693	79,520	197,266
2022 Renter Occupied Housing Units	28,818	64,169	114,689
2022 Vacant Housing Units	1,931	4,432	10,645
2027 Total Housing Units	61,238	149,740	325,515
2027 Owner Occupied Housing Units	30,188	80,356	198,698
2027 Renter Occupied Housing Units	29,087	64,283	114,559
2027 Vacant Housing Units	1,963	5,101	12,258

Currently, 61.1% of the 322,600 housing units in the area are owner occupied; 35.6%, renter occupied; and 3.3% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 317,843 housing units in the area and 3.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.66%. Median home value in the area is \$572,808, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.20% annually to \$638,724.

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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.