



# Community Profile

SOUTH COAST  
Area: 0.35 square miles

Prepared by Esri

<b>Population Summary</b>	
2000 Total Population	4,010
2010 Total Population	4,015
2021 Total Population	4,006
2021 Group Quarters	105
2026 Total Population	4,009
2021-2026 Annual Rate	0.01%
2021 Total Daytime Population	2,922
Workers	949
Residents	1,973
<b>Household Summary</b>	
2000 Households	1,055
2000 Average Household Size	3.80
2010 Households	1,038
2010 Average Household Size	3.78
2021 Households	1,026
2021 Average Household Size	3.80
2026 Households	1,023
2026 Average Household Size	3.82
2021-2026 Annual Rate	-0.06%
2010 Families	824
2010 Average Family Size	4.10
2021 Families	817
2021 Average Family Size	4.12
2026 Families	816
2026 Average Family Size	4.14
2021-2026 Annual Rate	-0.02%
<b>Housing Unit Summary</b>	
2000 Housing Units	1,001
Owner Occupied Housing Units	64.7%
Renter Occupied Housing Units	40.7%
Vacant Housing Units	-5.4%
2010 Housing Units	1,089
Owner Occupied Housing Units	55.6%
Renter Occupied Housing Units	39.7%
Vacant Housing Units	4.7%
2021 Housing Units	1,089
Owner Occupied Housing Units	52.9%
Renter Occupied Housing Units	41.3%
Vacant Housing Units	5.8%
2026 Housing Units	1,089
Owner Occupied Housing Units	53.1%
Renter Occupied Housing Units	40.8%
Vacant Housing Units	6.1%
<b>Median Household Income</b>	
2021	\$85,023
2026	\$94,438
<b>Median Home Value</b>	
2021	\$555,352
2026	\$587,927
<b>Per Capita Income</b>	
2021	\$24,046
2026	\$26,916
<b>Median Age</b>	
2010	32.4
2021	34.4
2026	35.9

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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## 2021 Households by Income

Household Income Base	1,026
<\$15,000	4.0%
\$15,000 - \$24,999	6.3%
\$25,000 - \$34,999	6.5%
\$35,000 - \$49,999	10.0%
\$50,000 - \$74,999	14.5%
\$75,000 - \$99,999	17.8%
\$100,000 - \$149,999	25.0%
\$150,000 - \$199,999	11.7%
\$200,000+	4.0%
Average Household Income	\$92,689

## 2026 Households by Income

Household Income Base	1,023
<\$15,000	2.9%
\$15,000 - \$24,999	5.0%
\$25,000 - \$34,999	5.2%
\$35,000 - \$49,999	8.3%
\$50,000 - \$74,999	13.7%
\$75,000 - \$99,999	18.0%
\$100,000 - \$149,999	28.0%
\$150,000 - \$199,999	14.5%
\$200,000+	4.4%
Average Household Income	\$104,128

## 2021 Owner Occupied Housing Units by Value

Total	576
<\$50,000	0.0%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	0.3%
\$150,000 - \$199,999	0.2%
\$200,000 - \$249,999	0.3%
\$250,000 - \$299,999	0.3%
\$300,000 - \$399,999	10.9%
\$400,000 - \$499,999	24.7%
\$500,000 - \$749,999	59.2%
\$750,000 - \$999,999	3.6%
\$1,000,000 - \$1,499,999	0.2%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$556,739

## 2026 Owner Occupied Housing Units by Value

Total	578
<\$50,000	0.0%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	0.0%
\$200,000 - \$249,999	0.0%
\$250,000 - \$299,999	0.0%
\$300,000 - \$399,999	2.2%
\$400,000 - \$499,999	24.6%
\$500,000 - \$749,999	65.9%
\$750,000 - \$999,999	6.1%
\$1,000,000 - \$1,499,999	1.2%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$598,529

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

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## 2010 Population by Age

Total	4,013
0 - 4	6.8%
5 - 9	7.5%
10 - 14	8.6%
15 - 24	15.2%
25 - 34	15.6%
35 - 44	16.5%
45 - 54	12.7%
55 - 64	9.0%
65 - 74	4.7%
75 - 84	2.2%
85 +	1.3%
18 +	72.4%

## 2021 Population by Age

Total	4,006
0 - 4	6.1%
5 - 9	6.5%
10 - 14	6.5%
15 - 24	14.5%
25 - 34	17.5%
35 - 44	14.0%
45 - 54	12.7%
55 - 64	10.7%
65 - 74	7.1%
75 - 84	3.2%
85 +	1.4%
18 +	76.9%

## 2026 Population by Age

Total	4,009
0 - 4	6.2%
5 - 9	6.1%
10 - 14	6.2%
15 - 24	12.3%
25 - 34	17.8%
35 - 44	15.6%
45 - 54	10.9%
55 - 64	11.8%
65 - 74	7.4%
75 - 84	4.2%
85 +	1.5%
18 +	77.9%

## 2010 Population by Sex

Males	2,007
Females	2,008

## 2021 Population by Sex

Males	1,988
Females	2,018

## 2026 Population by Sex

Males	1,992
Females	2,018

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## 2010 Population by Race/Ethnicity

Total	4,015
White Alone	41.2%
Black Alone	2.7%
American Indian Alone	1.3%
Asian Alone	17.7%
Pacific Islander Alone	0.6%
Some Other Race Alone	32.7%
Two or More Races	3.8%
Hispanic Origin	64.8%
Diversity Index	89.0

## 2021 Population by Race/Ethnicity

Total	4,006
White Alone	38.6%
Black Alone	2.7%
American Indian Alone	1.2%
Asian Alone	20.2%
Pacific Islander Alone	0.6%
Some Other Race Alone	32.9%
Two or More Races	3.9%
Hispanic Origin	64.3%
Diversity Index	89.7

## 2026 Population by Race/Ethnicity

Total	4,010
White Alone	37.4%
Black Alone	2.7%
American Indian Alone	1.1%
Asian Alone	21.9%
Pacific Islander Alone	0.6%
Some Other Race Alone	32.4%
Two or More Races	3.9%
Hispanic Origin	63.7%
Diversity Index	89.9

## 2010 Population by Relationship and Household Type

Total	4,015
In Households	97.6%
In Family Households	89.1%
Householder	20.7%
Spouse	15.3%
Child	35.7%
Other relative	12.4%
Nonrelative	5.0%
In Nonfamily Households	8.5%
In Group Quarters	2.4%
Institutionalized Population	2.2%
Noninstitutionalized Population	0.1%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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# Community Profile

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## 2021 Population 25+ by Educational Attainment

Total	2,663
Less than 9th Grade	12.4%
9th - 12th Grade, No Diploma	8.4%
High School Graduate	21.8%
GED/Alternative Credential	1.9%
Some College, No Degree	21.0%
Associate Degree	8.6%
Bachelor's Degree	19.7%
Graduate/Professional Degree	6.2%

## 2021 Population 15+ by Marital Status

Total	3,243
Never Married	44.7%
Married	43.4%
Widowed	4.5%
Divorced	7.5%

## 2021 Civilian Population 16+ in Labor Force

Civilian Population 16+	2,215
Population 16+ Employed	93.4%
Population 16+ Unemployment rate	6.6%
Population 16-24 Employed	13.8%
Population 16-24 Unemployment rate	6.6%
Population 25-54 Employed	68.6%
Population 25-54 Unemployment rate	7.1%
Population 55-64 Employed	14.6%
Population 55-64 Unemployment rate	5.6%
Population 65+ Employed	3.0%
Population 65+ Unemployment rate	0.0%

## 2021 Employed Population 16+ by Industry

Total	2,068
Agriculture/Mining	0.0%
Construction	5.8%
Manufacturing	15.3%
Wholesale Trade	2.3%
Retail Trade	11.5%
Transportation/Utilities	2.9%
Information	0.4%
Finance/Insurance/Real Estate	12.3%
Services	47.5%
Public Administration	2.1%

## 2021 Employed Population 16+ by Occupation

Total	2,065
White Collar	52.0%
Management/Business/Financial	12.0%
Professional	16.6%
Sales	11.8%
Administrative Support	11.7%
Services	20.2%
Blue Collar	27.6%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	2.9%
Installation/Maintenance/Repair	3.7%
Production	10.5%
Transportation/Material Moving	10.5%

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<b>2010 Households by Type</b>	
Total	1,038
Households with 1 Person	13.5%
Households with 2+ People	86.5%
Family Households	79.4%
Husband-wife Families	58.6%
With Related Children	37.4%
Other Family (No Spouse Present)	20.8%
Other Family with Male Householder	7.4%
With Related Children	3.9%
Other Family with Female Householder	13.4%
With Related Children	8.7%
Nonfamily Households	7.1%
All Households with Children	50.8%
Multigenerational Households	11.0%
Unmarried Partner Households	6.7%
Male-female	6.1%
Same-sex	0.7%
<b>2010 Households by Size</b>	
Total	1,038
1 Person Household	13.5%
2 Person Household	19.6%
3 Person Household	15.1%
4 Person Household	22.7%
5 Person Household	12.7%
6 Person Household	6.9%
7 + Person Household	9.4%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	1,038
Owner Occupied	58.4%
Owned with a Mortgage/Loan	48.4%
Owned Free and Clear	10.0%
Renter Occupied	41.6%
<b>2021 Affordability, Mortgage and Wealth</b>	
Housing Affordability Index	88
Percent of Income for Mortgage	27.4%
Wealth Index	71
<b>2010 Housing Units By Urban/ Rural Status</b>	
Total Housing Units	1,089
Housing Units Inside Urbanized Area	100.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	0.0%
<b>2010 Population By Urban/ Rural Status</b>	
Total Population	4,015
Population Inside Urbanized Area	100.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	0.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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## Top 3 Tapestry Segments

1. Urban Villages (7B)
2. Diverse Convergence (13A)
3. Family Extensions (13B)

## 2021 Consumer Spending

Apparel & Services: Total \$	\$2,224,594
Average Spent	\$2,168.22
Spending Potential Index	102
Education: Total \$	\$1,849,271
Average Spent	\$1,802.41
Spending Potential Index	104
Entertainment/Recreation: Total \$	\$3,113,795
Average Spent	\$3,034.89
Spending Potential Index	94
Food at Home: Total \$	\$5,668,814
Average Spent	\$5,525.16
Spending Potential Index	101
Food Away from Home: Total \$	\$4,178,127
Average Spent	\$4,072.25
Spending Potential Index	107
Health Care: Total \$	\$5,417,699
Average Spent	\$5,280.41
Spending Potential Index	85
HH Furnishings & Equipment: Total \$	\$2,165,027
Average Spent	\$2,110.16
Spending Potential Index	94
Personal Care Products & Services: Total \$	\$885,894
Average Spent	\$863.44
Spending Potential Index	96
Shelter: Total \$	\$23,482,226
Average Spent	\$22,887.16
Spending Potential Index	114
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$2,008,749
Average Spent	\$1,957.85
Spending Potential Index	82
Travel: Total \$	\$2,591,671
Average Spent	\$2,526.00
Spending Potential Index	100
Vehicle Maintenance & Repairs: Total \$	\$1,029,995
Average Spent	\$1,003.89
Spending Potential Index	91

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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