



# Community Profile

WEST GROVE VALLEY  
Area: 0.13 square miles

Prepared by Esri

<b>Population Summary</b>	
2000 Total Population	1,319
2010 Total Population	1,321
2021 Total Population	1,350
2021 Group Quarters	4
2026 Total Population	1,362
2021-2026 Annual Rate	0.18%
2021 Total Daytime Population	1,080
Workers	335
Residents	745
<b>Household Summary</b>	
2000 Households	299
2000 Average Household Size	4.39
2010 Households	293
2010 Average Household Size	4.49
2021 Households	296
2021 Average Household Size	4.55
2026 Households	298
2026 Average Household Size	4.56
2021-2026 Annual Rate	0.13%
2010 Families	250
2010 Average Family Size	4.68
2021 Families	254
2021 Average Family Size	4.71
2026 Families	255
2026 Average Family Size	4.73
2021-2026 Annual Rate	0.08%
<b>Housing Unit Summary</b>	
2000 Housing Units	305
Owner Occupied Housing Units	79.0%
Renter Occupied Housing Units	18.7%
Vacant Housing Units	2.3%
2010 Housing Units	301
Owner Occupied Housing Units	75.1%
Renter Occupied Housing Units	22.3%
Vacant Housing Units	2.7%
2021 Housing Units	301
Owner Occupied Housing Units	73.8%
Renter Occupied Housing Units	24.9%
Vacant Housing Units	1.7%
2026 Housing Units	302
Owner Occupied Housing Units	74.2%
Renter Occupied Housing Units	24.5%
Vacant Housing Units	1.3%
<b>Median Household Income</b>	
2021	\$95,750
2026	\$103,131
<b>Median Home Value</b>	
2021	\$607,240
2026	\$629,630
<b>Per Capita Income</b>	
2021	\$26,635
2026	\$29,691
<b>Median Age</b>	
2010	39.7
2021	42.0
2026	43.3

**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	296
<\$15,000	3.7%
\$15,000 - \$24,999	4.7%
\$25,000 - \$34,999	3.7%
\$35,000 - \$49,999	4.4%
\$50,000 - \$74,999	19.3%
\$75,000 - \$99,999	16.6%
\$100,000 - \$149,999	31.1%
\$150,000 - \$199,999	9.1%
\$200,000+	7.8%
Average Household Income	\$106,198

## 2026 Households by Income

Household Income Base	298
<\$15,000	3.0%
\$15,000 - \$24,999	3.7%
\$25,000 - \$34,999	3.0%
\$35,000 - \$49,999	3.7%
\$50,000 - \$74,999	16.8%
\$75,000 - \$99,999	15.8%
\$100,000 - \$149,999	33.6%
\$150,000 - \$199,999	11.1%
\$200,000+	9.1%
Average Household Income	\$118,635

## 2021 Owner Occupied Housing Units by Value

Total	222
<\$50,000	0.5%
\$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	1.8%
\$400,000 - \$499,999	12.2%
\$500,000 - \$749,999	82.4%
\$750,000 - \$999,999	0.0%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	2.7%
Average Home Value	\$640,045

## 2026 Owner Occupied Housing Units by Value

Total	224
<\$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	0.9%
\$400,000 - \$499,999	5.4%
\$500,000 - \$749,999	84.4%
\$750,000 - \$999,999	0.0%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	9.4%
Average Home Value	\$765,513

**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	1,321
0 - 4	5.5%
5 - 9	6.4%
10 - 14	6.1%
15 - 24	14.1%
25 - 34	11.1%
35 - 44	15.5%
45 - 54	17.0%
55 - 64	10.7%
65 - 74	7.8%
75 - 84	4.7%
85 +	1.3%
18 +	77.5%

## 2021 Population by Age

Total	1,350
0 - 4	4.7%
5 - 9	5.3%
10 - 14	5.8%
15 - 24	11.1%
25 - 34	14.4%
35 - 44	11.9%
45 - 54	14.3%
55 - 64	14.9%
65 - 74	9.3%
75 - 84	6.1%
85 +	2.3%
18 +	80.6%

## 2026 Population by Age

Total	1,362
0 - 4	4.7%
5 - 9	5.0%
10 - 14	5.6%
15 - 24	11.1%
25 - 34	11.7%
35 - 44	14.2%
45 - 54	12.4%
55 - 64	15.1%
65 - 74	10.9%
75 - 84	6.6%
85 +	2.8%
18 +	81.6%

## 2010 Population by Sex

Males	652
Females	669

## 2021 Population by Sex

Males	667
Females	683

## 2026 Population by Sex

Males	675
Females	688

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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## 2010 Population by Race/Ethnicity

Total	1,321
White Alone	31.9%
Black Alone	0.6%
American Indian Alone	0.3%
Asian Alone	58.7%
Pacific Islander Alone	0.4%
Some Other Race Alone	6.2%
Two or More Races	1.9%
Hispanic Origin	16.4%
Diversity Index	67.5

## 2021 Population by Race/Ethnicity

Total	1,350
White Alone	25.4%
Black Alone	0.6%
American Indian Alone	0.2%
Asian Alone	65.5%
Pacific Islander Alone	0.3%
Some Other Race Alone	6.0%
Two or More Races	2.0%
Hispanic Origin	15.4%
Diversity Index	63.5

## 2026 Population by Race/Ethnicity

Total	1,361
White Alone	22.7%
Black Alone	0.6%
American Indian Alone	0.2%
Asian Alone	68.6%
Pacific Islander Alone	0.3%
Some Other Race Alone	5.7%
Two or More Races	2.0%
Hispanic Origin	14.8%
Diversity Index	61.0

## 2010 Population by Relationship and Household Type

Total	1,321
In Households	99.7%
In Family Households	94.6%
Householder	21.7%
Spouse	16.0%
Child	33.6%
Other relative	17.0%
Nonrelative	6.1%
In Nonfamily Households	5.1%
In Group Quarters	0.3%
Institutionalized Population	0.3%
Noninstitutionalized Population	0.0%

**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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## 2021 Population 25+ by Educational Attainment

Total	987
Less than 9th Grade	13.1%
9th - 12th Grade, No Diploma	11.2%
High School Graduate	21.8%
GED/Alternative Credential	1.6%
Some College, No Degree	25.7%
Associate Degree	7.3%
Bachelor's Degree	14.0%
Graduate/Professional Degree	5.3%

## 2021 Population 15+ by Marital Status

Total	1,137
Never Married	36.9%
Married	53.5%
Widowed	4.0%
Divorced	5.7%

## 2021 Civilian Population 16+ in Labor Force

Civilian Population 16+	630
Population 16+ Employed	97.6%
Population 16+ Unemployment rate	2.2%
Population 16-24 Employed	9.1%
Population 16-24 Unemployment rate	5.1%
Population 25-54 Employed	69.9%
Population 25-54 Unemployment rate	2.5%
Population 55-64 Employed	17.4%
Population 55-64 Unemployment rate	0.9%
Population 65+ Employed	3.7%
Population 65+ Unemployment rate	0.0%

## 2021 Employed Population 16+ by Industry

Total	615
Agriculture/Mining	0.0%
Construction	4.4%
Manufacturing	15.0%
Wholesale Trade	1.3%
Retail Trade	15.8%
Transportation/Utilities	1.1%
Information	0.5%
Finance/Insurance/Real Estate	3.7%
Services	51.1%
Public Administration	7.3%

## 2021 Employed Population 16+ by Occupation

Total	614
White Collar	66.0%
Management/Business/Financial	19.8%
Professional	20.7%
Sales	12.8%
Administrative Support	12.7%
Services	13.8%
Blue Collar	20.0%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	1.8%
Installation/Maintenance/Repair	1.8%
Production	10.1%
Transportation/Material Moving	6.3%

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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## 2010 Households by Type

Total	293
Households with 1 Person	10.2%
Households with 2+ People	89.8%
Family Households	85.3%
Husband-wife Families	63.5%
With Related Children	34.5%
Other Family (No Spouse Present)	22.2%
Other Family with Male Householder	6.1%
With Related Children	2.4%
Other Family with Female Householder	16.0%
With Related Children	7.8%
Nonfamily Households	4.4%
All Households with Children	45.4%
Multigenerational Households	15.4%
Unmarried Partner Households	3.8%
Male-female	3.1%
Same-sex	0.7%

## 2010 Households by Size

Total	294
1 Person Household	10.2%
2 Person Household	21.1%
3 Person Household	16.7%
4 Person Household	19.4%
5 Person Household	12.9%
6 Person Household	7.5%
7 + Person Household	12.2%

## 2010 Households by Tenure and Mortgage Status

Total	293
Owner Occupied	77.1%
Owned with a Mortgage/Loan	60.8%
Owned Free and Clear	16.4%
Renter Occupied	22.9%

## 2021 Affordability, Mortgage and Wealth

Housing Affordability Index	91
Percent of Income for Mortgage	26.6%
Wealth Index	113

## 2010 Housing Units By Urban/ Rural Status

Total Housing Units	301
Housing Units Inside Urbanized Area	100.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	0.0%

## 2010 Population By Urban/ Rural Status

Total Population	1,321
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. Pacific Heights (2C)
- 2.
- 3.

## 2021 Consumer Spending

Apparel & Services: Total \$	\$644,875
Average Spent	\$2,178.63
Spending Potential Index	103
Education: Total \$	\$642,462
Average Spent	\$2,170.48
Spending Potential Index	126
Entertainment/Recreation: Total \$	\$1,030,973
Average Spent	\$3,483.02
Spending Potential Index	108
Food at Home: Total \$	\$1,667,483
Average Spent	\$5,633.39
Spending Potential Index	103
Food Away from Home: Total \$	\$1,245,325
Average Spent	\$4,207.18
Spending Potential Index	111
Health Care: Total \$	\$1,746,306
Average Spent	\$5,899.68
Spending Potential Index	95
HH Furnishings & Equipment: Total \$	\$706,405
Average Spent	\$2,386.50
Spending Potential Index	106
Personal Care Products & Services: Total \$	\$280,488
Average Spent	\$947.59
Spending Potential Index	106
Shelter: Total \$	\$7,527,999
Average Spent	\$25,432.43
Spending Potential Index	126
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$747,070
Average Spent	\$2,523.89
Spending Potential Index	106
Travel: Total \$	\$944,473
Average Spent	\$3,190.79
Spending Potential Index	126
Vehicle Maintenance & Repairs: Total \$	\$310,877
Average Spent	\$1,050.26
Spending Potential Index	95

**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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