

San Francisco County Population and Housing Report

2022 Update

Produced by

Marin Economic Consulting

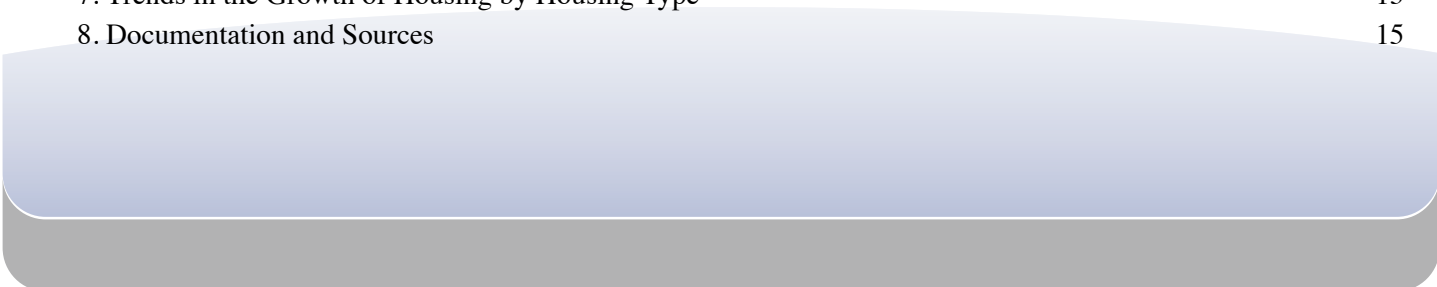
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1. Overall Regional Population Change Summary

Table 1.1. Population Change by Region

(Thousands, July to July)

Region	2024 Population	% Change		
		1 Year	3 Year	5 Year
San Francisco County	837,165	-0.13	-0.39	-4.02
Bay Area	7,589,080	0.01	-0.52	-2.25
California	39,172,742	0.12	-0.14	-0.90

Source: CA DOF; Calculations by Marin Economic Consulting

Table 1.2. Regional Population Change by City

(Thousands, January to January)

City	2023	2024	% Change		
			Local	Bay Area	California
San Francisco	842.2	843.1	0.10		
San Francisco County	842.2	843.1	0.10	-0.14	0.17
San Francisco	783.9	791.4	0.96		
San Joaquin	783.9	791.4	0.96		
Stockton	315.7	317.2	0.48		
San Francisco	315.7	317.2	0.48		
Tracy	95.3	96.6	1.33		
San Francisco	95.3	96.6	1.33		
Manteca	88.6	90.9	2.67		
San Francisco	88.6	90.9	2.67		
Lodi	66.2	66.5	0.50		
San Francisco	66.2	66.5	0.50		
San Francisco	35.1	37.0	5.39		
Lathrop	35.1	37.0	5.39		
Ripon	15.7	15.7	0.10		
San Francisco	15.7	15.7	0.10		

Source: CA DOF; Calculations by Marin Economic Consulting

2. Components of Regional Population Change

Figure 2 - 1: Decomposition of Population Changes

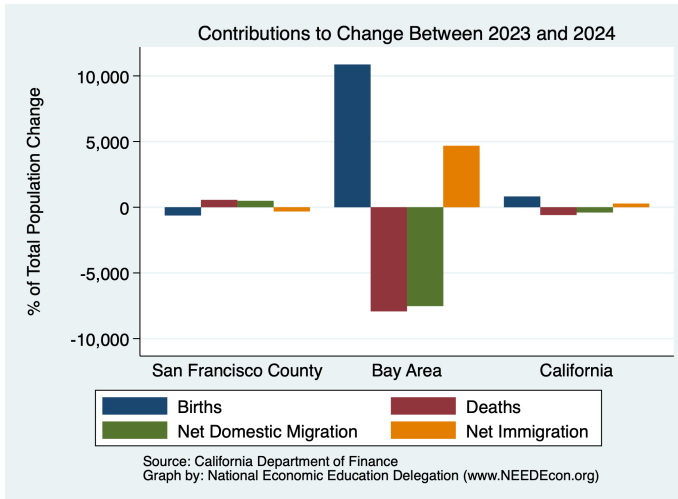


Figure 2 - 2: Population Change - Primary Components

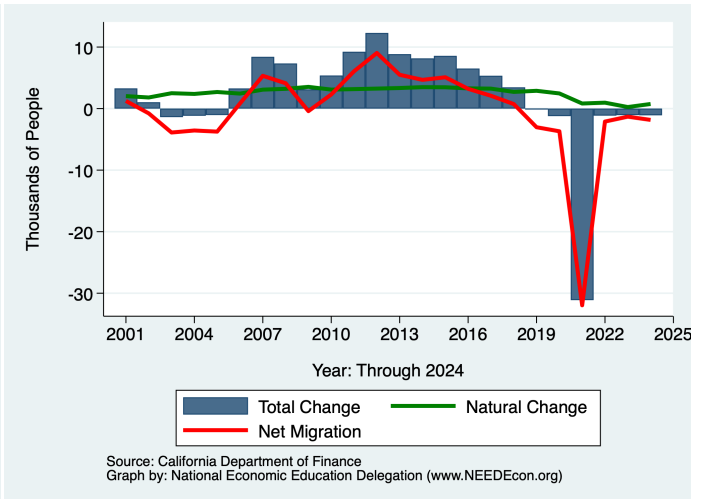


Figure 2 - 3: Natural Population Growth

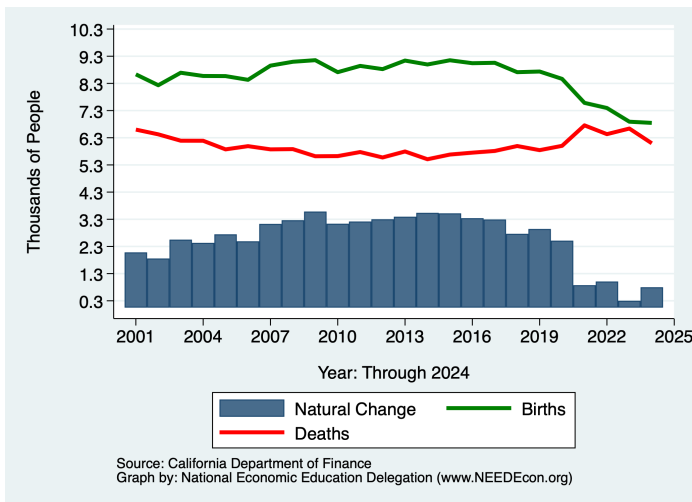
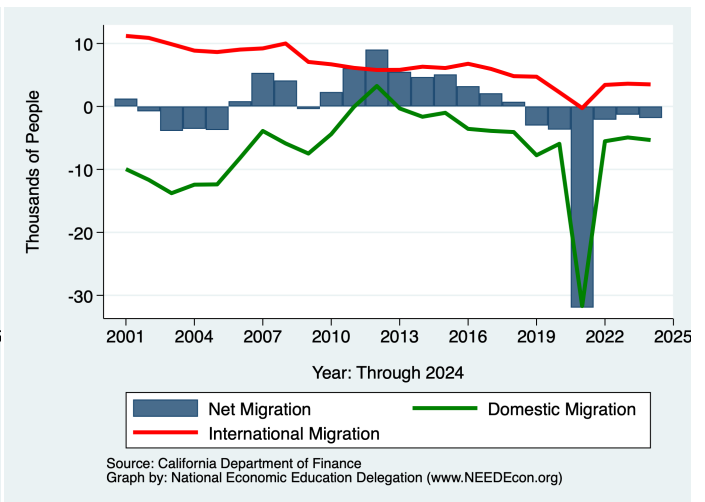


Figure 2 - 4: Migration



3. Long Term Population Change in the Region

Figure 3 - 1: History of Population Growth

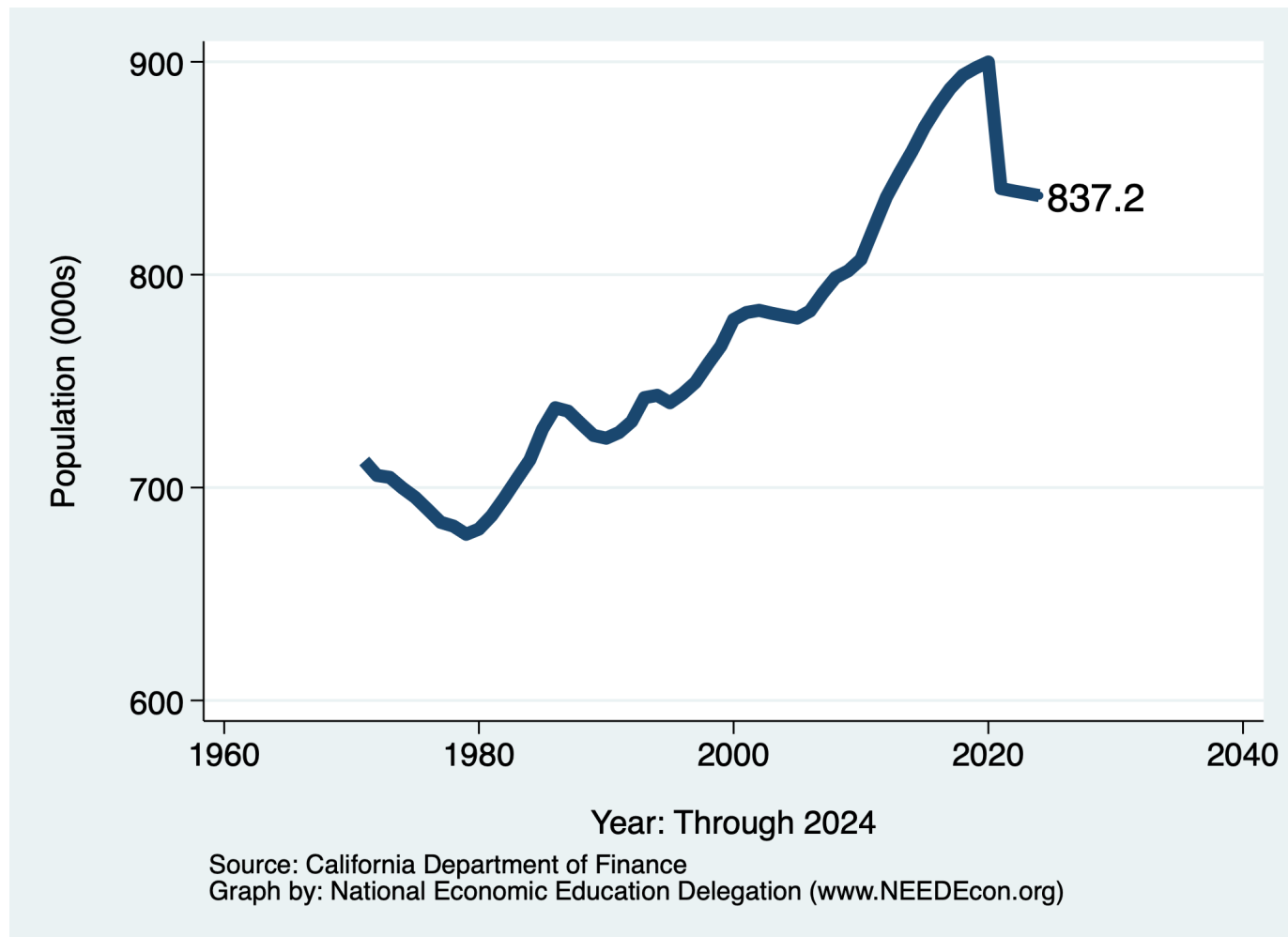


Figure 3 - 2: Population Growth w/ Projections

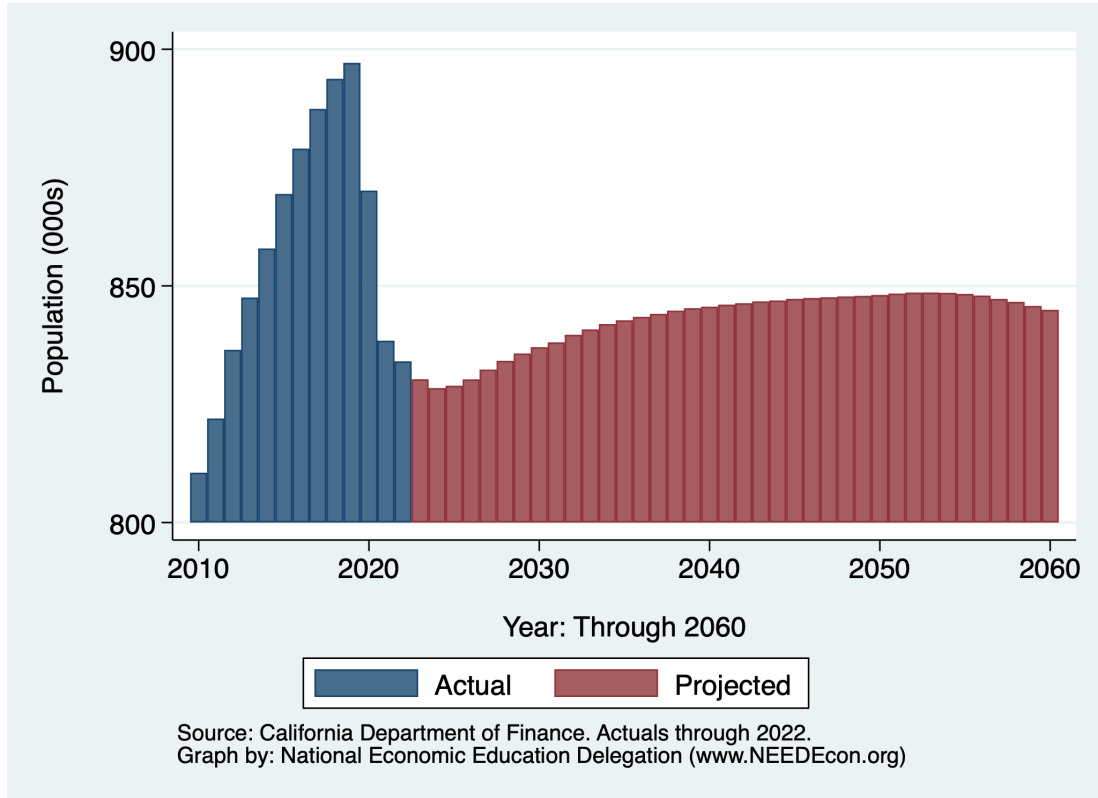
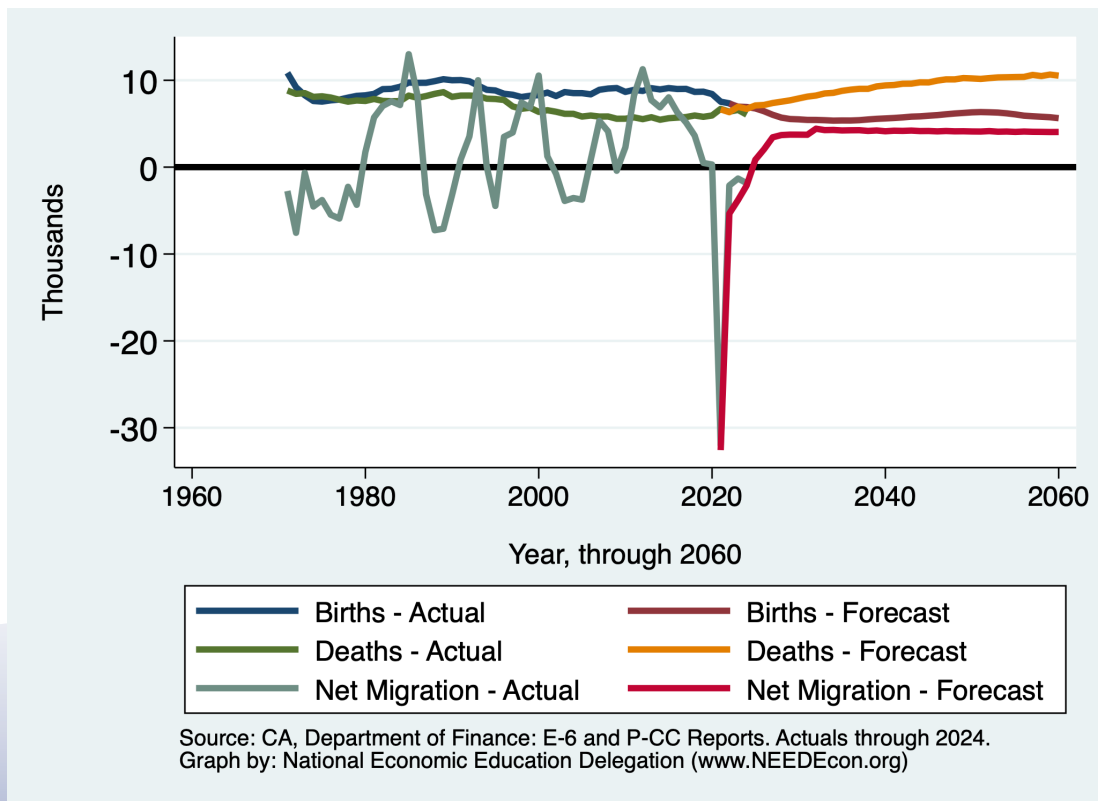


Figure 3 - 3: Projections of Components



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	18.6	13.7	14.0	11.9	11.1	14.6	17.4	19.2
15-24	18.5	15.9	14.2	11.8	11.8	9.0	12.5	14.4
25-34	15.1	22.3	21.5	24.0	21.2	11.8	11.4	13.4
35-44	11.2	11.9	17.6	16.7	16.5	18.3	13.3	12.5
45-54	11.8	10.3	10.2	13.7	13.8	14.9	13.9	12.2
55-64	11.4	10.6	8.6	8.4	12.0	12.4	13.7	12.3
65+	13.3	15.3	13.8	13.5	13.7	19.0	17.8	16.1

Source: CA DOF; Calculations by Marin Economic Consulting

Figure 4 - 1: Population Growth by Age Group

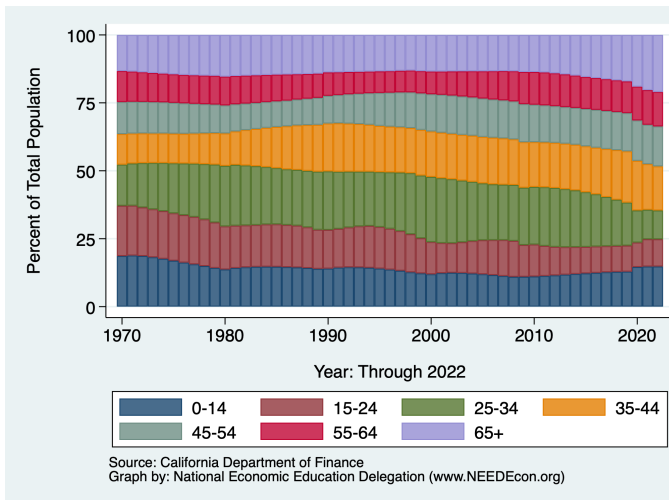


Figure 4 - 2: Forecast Population by Age Group

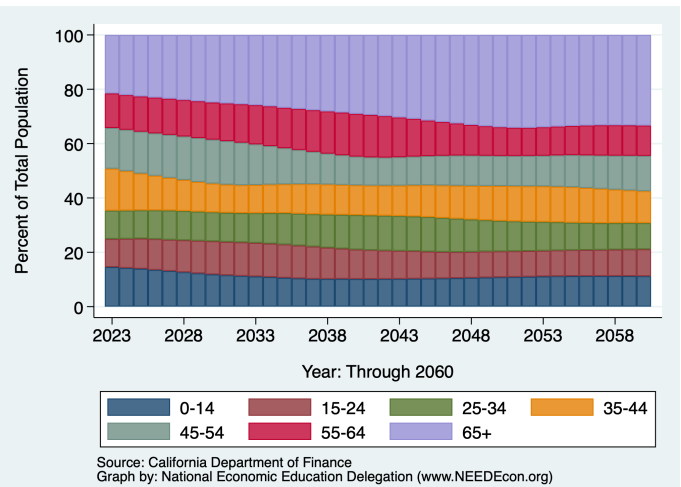


Table 4.2. Regional Population Composition by Race

Category	1970	1980	1990	2000	2010	2020		
						Region	Bay Area	California
White Non-Hispanic	62.1	53.5	46.6	44.3	42.3	38.5	36.9	35.3
Asian/Pacific Islander	15.6	21.2	28.6	31.7	33.5	36.7	29.3	15.8
Hispanic	8.2	12.3	13.9	14.1	15.1	15.6	23.8	39.9
Black Non-Hispanic	13.6	12.5	10.5	7.5	5.8	5.1	5.9	5.6
Native American	0.4	0.4	0.4	0.3	0.2	0.2	0.3	0.4
Multi-Race	0.0	0.0	0.0	2.1	3.1	3.8	3.9	3.0

Source: CA DOF; Calculations by Marin Economic Consulting

Figure 4 - 3: Population Composition by Race/Ethnicity

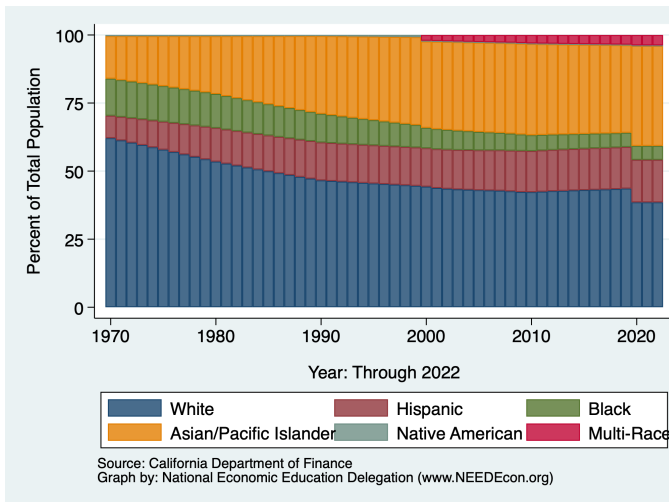
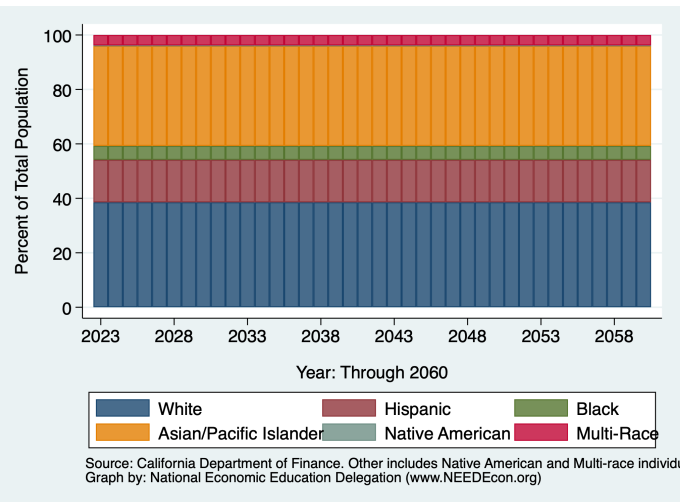


Figure 4 - 4: Forecast Population by Race/Ethnicity



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	51.2	50.2	49.8	49.2	49.3	49.5	50.4	50.2
Male	48.8	49.8	50.2	50.8	50.7	50.5	49.6	49.8

Source: CA DOF; Calculations by Marin Economic Consulting

Figure 4 - 5: Gender Composition of Population

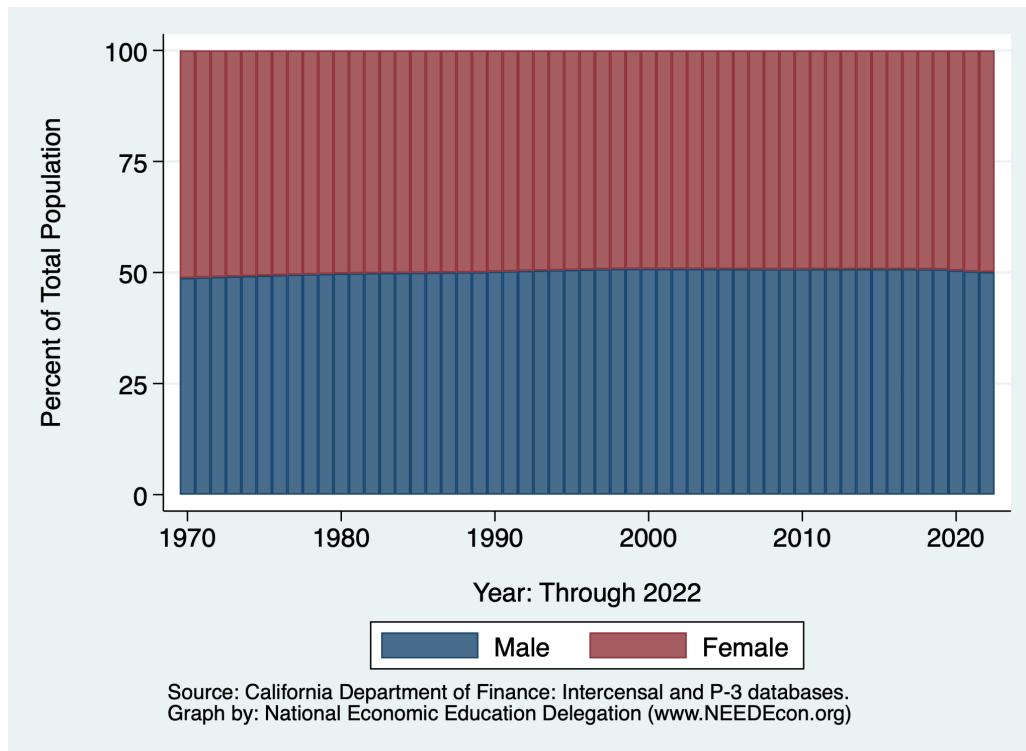


Figure 4 - 6: Household Projections

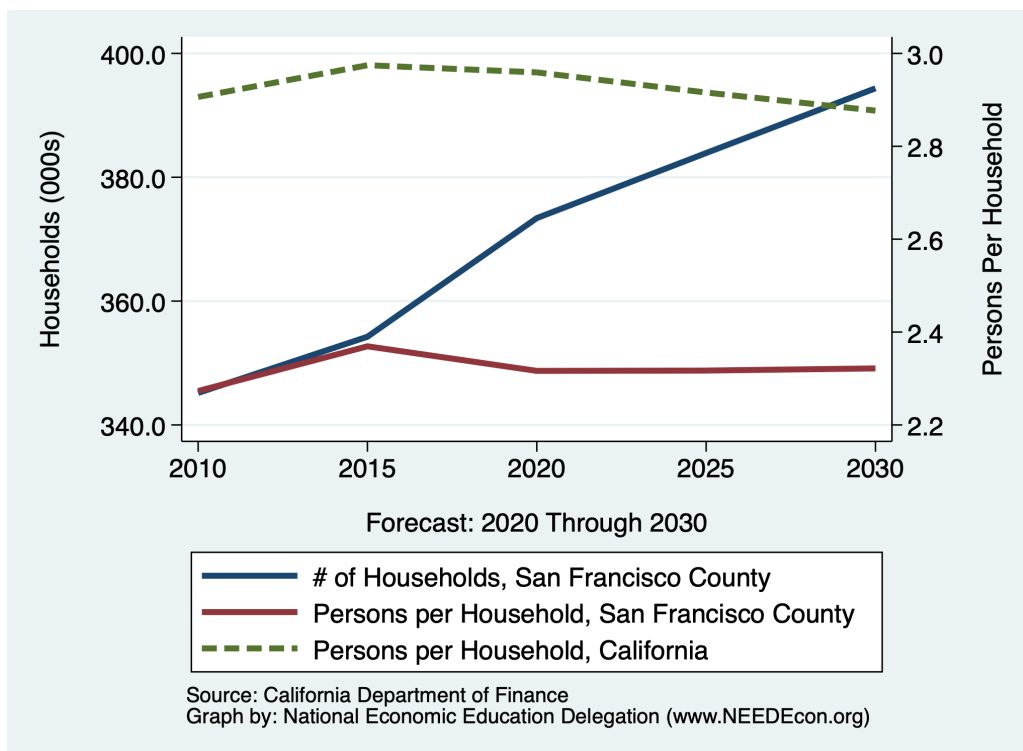
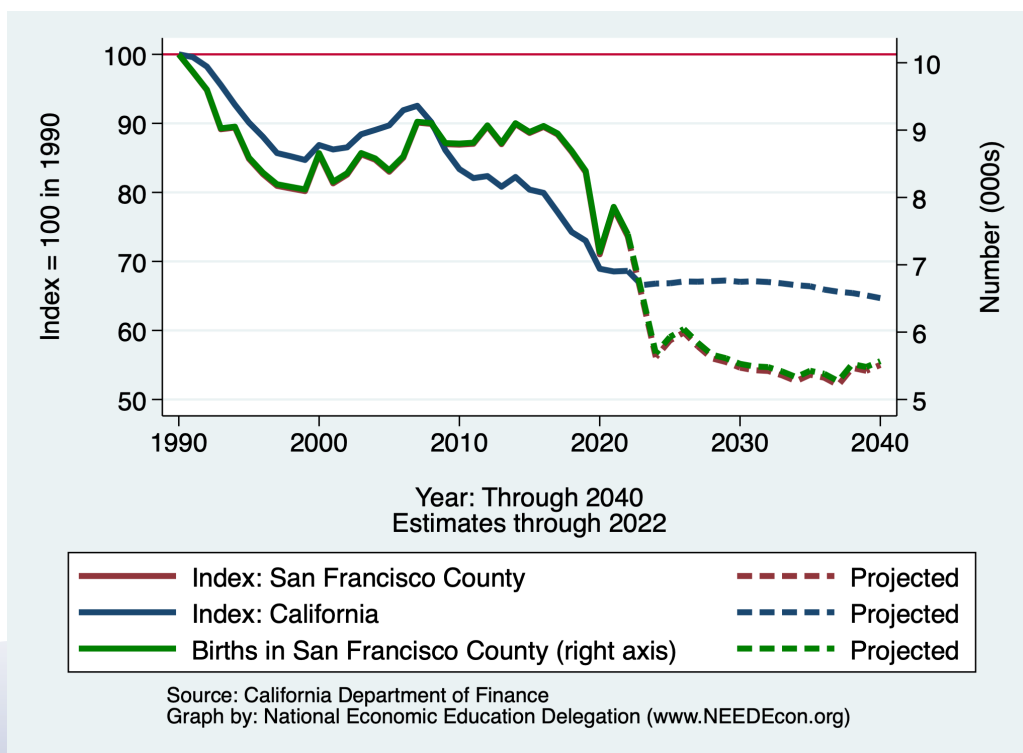
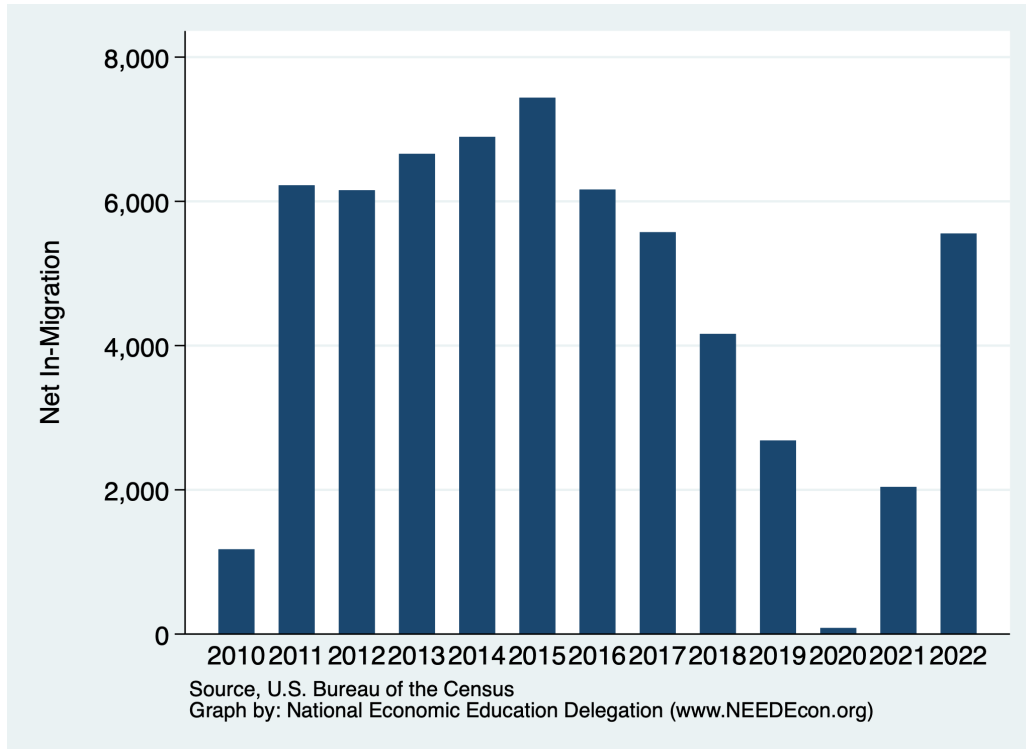


Figure 4 - 7: Birth Projections



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	2024	2019	2010	% Change from	
				2019	2010
Total Population	843,071.0	891,021.0	805,235.0	-5.4	4.7
Total # of Homes	420,416.0	399,372.0	376,162.0	5.3	11.8
# Occupied Units	383,990.0	368,977.0	345,168.0	4.1	11.2
Persons per Household	2.1	2.3	2.3	-9.9	-6.5
Vacancy Rate (%)	8.7	7.6	8.2	13.8	5.2

Source: CA DOF; Calculations by Marin Economic Consulting

Figure 6 - 1: Population Growth

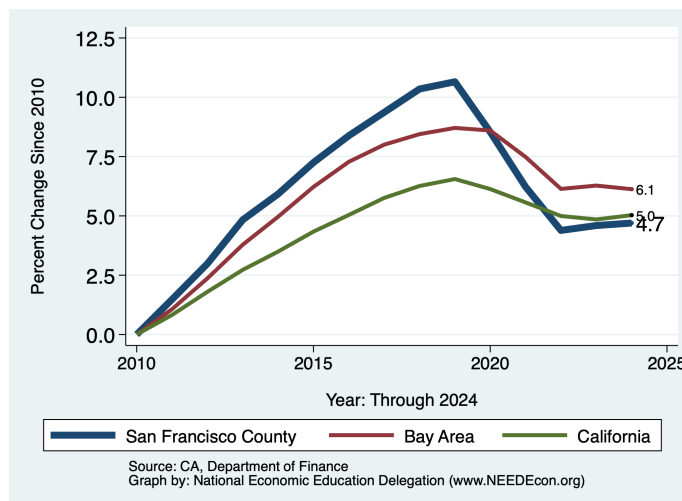


Figure 6 - 2: Housing Growth

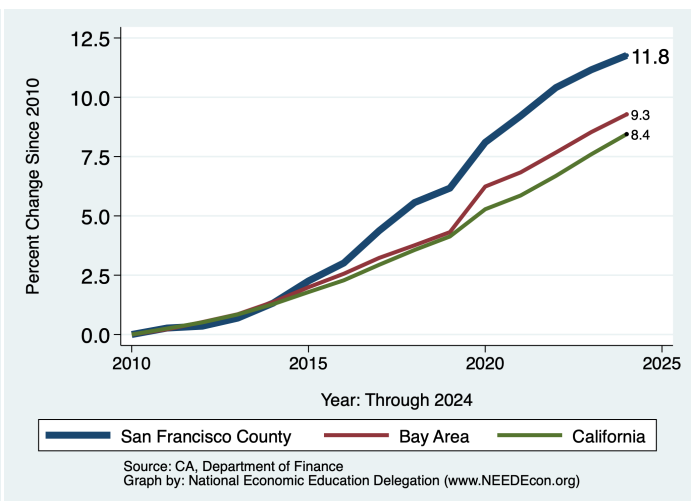


Figure 6 - 3: Vacancy Rates

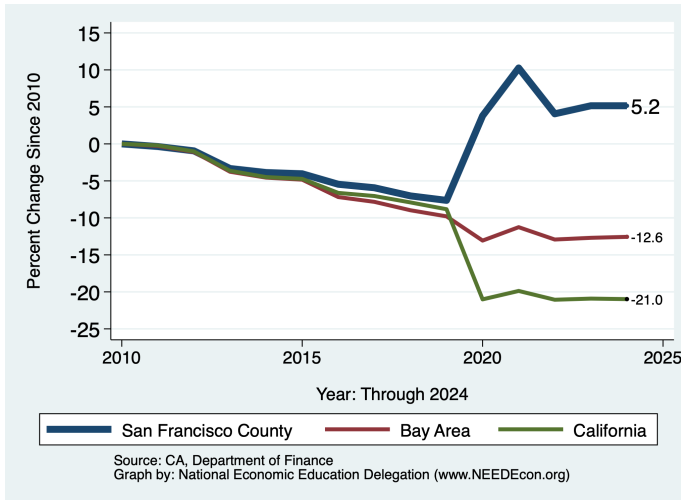


Figure 6 - 4: Occupancy Rates

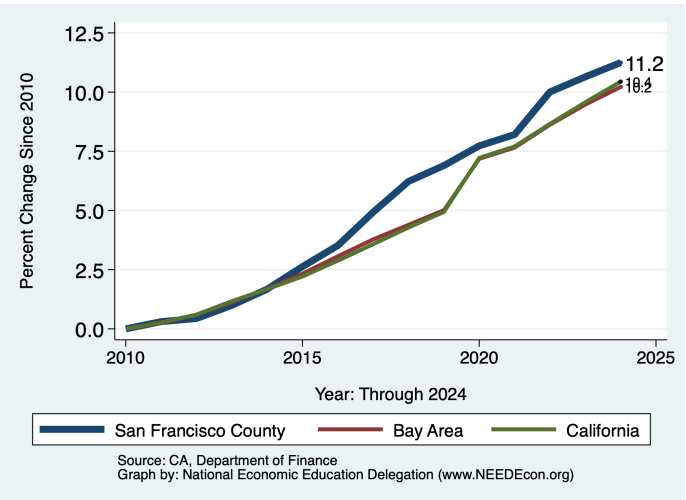
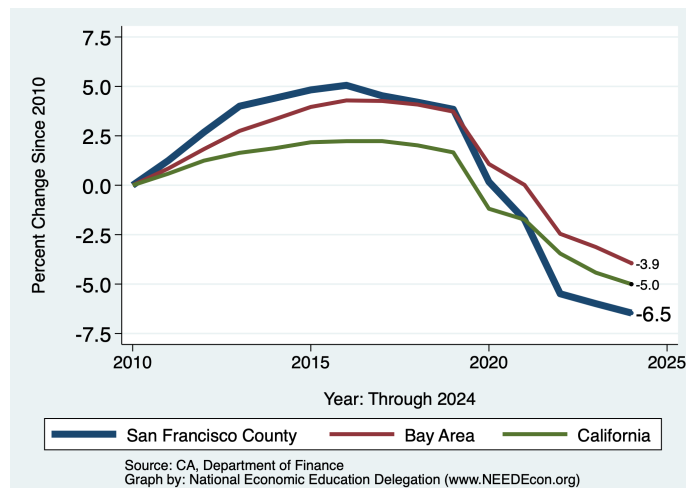


Figure 6 - 5: Persons per Household



7. Trends in the Growth of Housing by Housing Type

Figure 7 - 1: Single Detached Homes

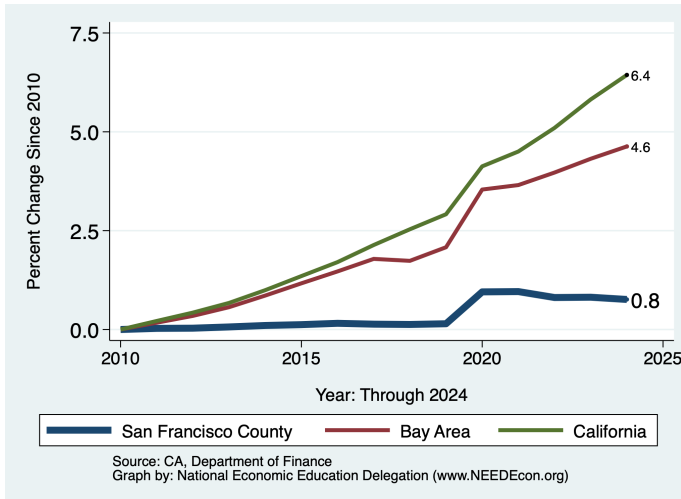


Figure 7 - 2: Single Attached Homes

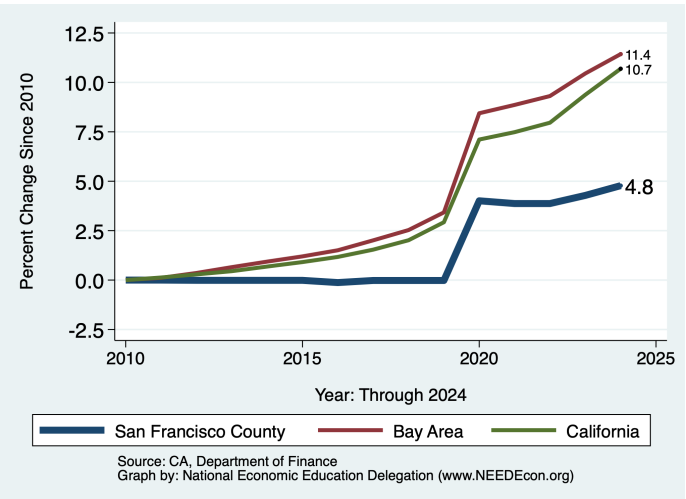


Figure 7 - 3: Housing in Buildings with Two to Four Units Figure 7 - 4: Housing in Buildings with Five or More Units

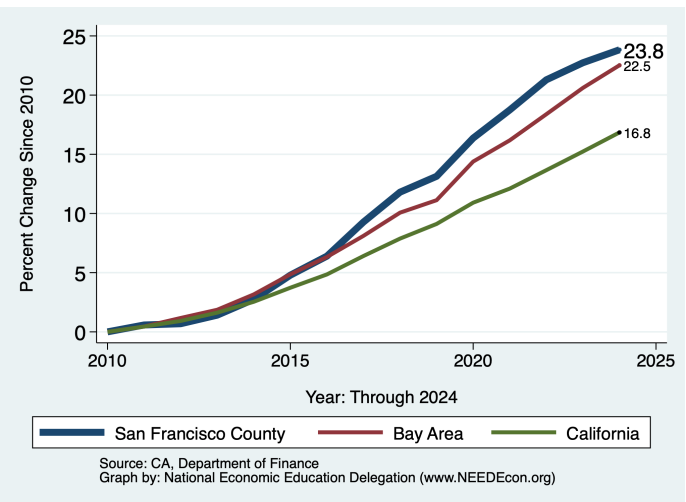
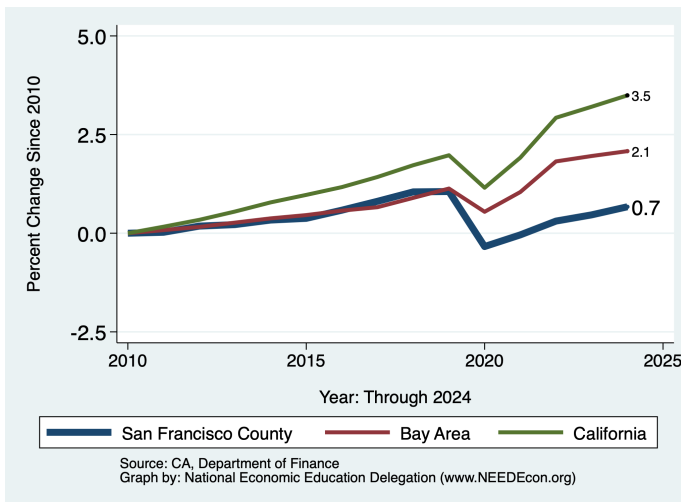
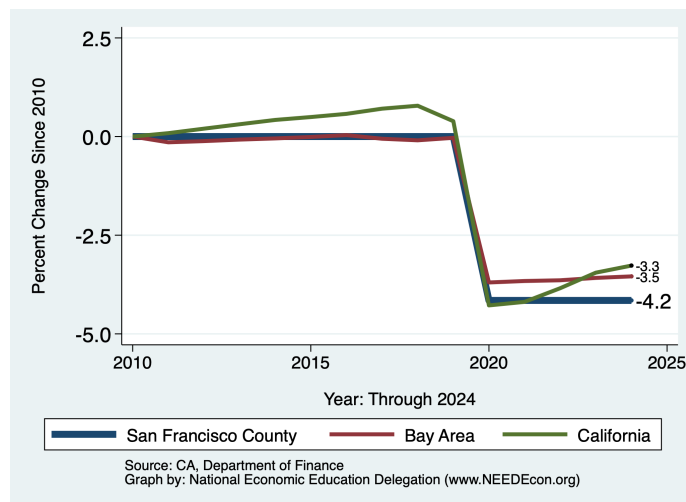


Figure 7 - 5: Mobile Homes



8. Documentation and Sources

Sources:

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