Woodside, California

Indicators Report

by
The National Economic Education Delegation (NEED)

January 27, 2025

Exploring the economics, demographics, and well-being of Woodside and its residents through indicators.

This report was produced by the:

Executive Summary

Assessing the City with Indicators

About this Report

This report provides background or summary information for the city of Woodside (the City) in the form of indicators.

Using this Report

Indicators are measures of various aspects of a regional economy. They help to provide an indication of the quality of life in a region and progress toward improving conditions in the local economy. This report focuses on indicators for changing demographics, incomes, housing markets, commute patterns, and employment in Woodside. These indicators are compared to San Mateo County (the County) as a whole, a broader region where one is well defined, California, and the United States.

This report is vital for understanding trends in the underlying economy. It does not provide forecasts, but Rob Eyler and Jon Haveman at Economic Forensics and Analytics are available to provide them if that is of interest.

Topics Covered:

- **Demographics:** A detailed snopshot of Woodside demographics is presented. This provides evidence on the size, age and sex, income and poverty status, race and ethnicity, housing status, living arrangements, education, health, and transportation choices of the population. Beyond the current population level, data on trends in local population growth, in comparison with other broader regions is presented, in both tabular and graphical form.

- **Employment Report:** Here, we provide a brief snapshot or employment and unemployment in Woodside and how the City's experience differs from broader regions.

- **Income and Earnings:** Vital to understanding the prosperity of a city relative to its surrounding area is information on income and earnings. We provide a ranking of the City's income relative to all cities in California as well as growth relative to local regions. Inequality and poverty status are also important indicators for the level of equity in the community. We provide evidence of trends in both, not only for all residents, but also for children separately.

- **Housing:** This section provides evidence on the cost and availability of housing. Both median home values and rental costs are included, along with detailed information on home ownership, by age and income, in particular. Further, evidence is provided on the housing burden in the City, again, in comparison with other broader regions. We also provide evidence on the rate at which new buildings and units are permitted along with a broader housing picture. Finally, we provide evidence on the age of the housing stock in Woodside, along with information on how long the City's residents have been in place.

- **Transportation:** Increasingly important, in the wake of the pandemic, is an understanding of the transportation patterns and choices of local residents. We provide detailed evidence on the proprotion of residents who work from home and on the various transportation choices of those who head to the office. This information is also provided for those who work in Woodside, but do not necessarily live in Woodside.

- **Migration:** Population changes comes primarily through organic causes: births and deaths. Migration between regions also plays a significant role in population growth. A final section of the report provides evidence on migration into and out of the City.

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Contents

Jon Haveman, Ph.D. ● National Economic Education Delegation

Jon@NEEDEcon.org ● 415-336-5705

Demographics

Definition:

Data on the demographics of a city indicate the nature of the population, with a focus on age, gender, race and ethnicity, as well as household compositon.

Why is it important?

The characteristics and growth of Woodside's population are fundamental indicators of the city's growth potential.

A Demographic Snapshot

Statistic	2023	2019
POPULATION		
Population Estimate (#, 5yr)	5,181.0	5,542.0
Veterans (#, 5yr)	135.0	
Foreign born persons (%, 5yr)	14.0	17.3
Population age 25+ (#, 5yr)	3,654.0	
AGE AND SEX		
Persons under 5 years (%, 5yr)	4.9	4.2
Persons under 18 years (%, 5yr)	21.7	24.5
Persons 65 years and over (%, 5yr)	22.7	22.3
Female persons (%, 5yr)	54.3	52.3
INCOME AND POVERTY		
Median household income ($, 5yr)	250,001.0	250,001.0
Per capita income in past 12 months ($, 5yr)	152,475.0	144,341.0
Persons in poverty (%, 5yr)	4.2	4.5
Children age less than 18 in poverty (#, 5yr)	67.0	77.0
Children age less than 18 in poverty (%, 5yr)	6.0	5.8
RACE AND ETHNICITY		
White alone (%, 5yr)	83.9	84.4
African American alone (%, 5yr)	0.8	0.9
American Indian or Alaska Native alone (%, 5yr)	0.3	0.0
Asian alone (%, 5yr)	5.9	7.5
Native Hawaiian and Other Pacific Islander alone (%, 5yr)	0.0	0.0
Two or More Races (%, 5yr)	8.3	4.6
Hispanic or Latino (%, 5yr)	6.2	9.1
White alone, not Hispanic or Latino (%, 5yr)	81.5	79.0
HOUSING		
Housing units (#, 5yr)	2,006.0	1,999.0
Owner-occupied housing units (%, 5yr)	85.6	89.8
Median value of owner-occupied housing units ($, 5yr)	2,000,001.0	2,000,001.0
Median selected monthly owner costs-with a mortgage ($, 5yr)	4,001.0	4,001.0
Median selected monthly owner costs-without a mortgage ($, 5yr)	1,501.0	1,501.0
Median gross rent ($, 5yr)	3,501.0	2,232.0
FAMILIES AND LIVING ARRANGEMENTS		
Households (#, 5yr)	1,745.0	1,799.0
Persons per household (#, 5yr)	3.0	3.1
Living in same house 1 year ago, % of persons age 1+ (5yr)	87.8	91.1
EDUCATION		
High school graduate or higher, % of persons age 25+ (5yr)	98.3	
Bachelor's degree or higher, % of persons age 25+ (5yr)	75.9	
HEALTH		
With a disability, under age 65 years (#, 5yr)	191.0	
Persons without health insurance, under age 65 years (%, 5yr)	0.8	1.2
LABOR FORCE		
In civilian labor force, persons age 16+ (%, 5yr)	60.1	
In civilian labor force, women age 16+ (%, 5yr)	53.2	
Employed, persons age 16+ (%, 5yr)	55.9	
Self employed (%, 5yr)	14.8	
TRANSPORTATION		
Mean travel time to work, workers age 16+ (Mins., 5yr)	20.4	
Drive alone in private vehicle (%, 5yr)	63.7	
Using public transportation (%, 5yr)	2.4	
Worked from home (%, 5yr)	26.6	

Source: American Community Survey, Summary Files
Note: Data are from the 1-year files unless indicated by the notation 5yr.

Current Population

The data in these two tables and the following two graphs are from the CA Department of Finance (DOF). The DOF produces population estimates for geographies around California twice a year: January and July. As estimates for cities are only available in January, these two tables are based on the January data. The remaining figures are from the American Community Survey (ACS), provided annually by the U.S. Bureau of the Census.

Table 1. Population Change by Region
(Thousands, January to January)

Region	2024 Population	% Change 1 Year	% Change 3 Year	% Change 5 Year
City				
Woodside	5,133	−0.83	−2.62	−9.36
County and Broader Regions				
San Mateo County	741,565	−0.50	−1.33	−4.22
Bay Area	7,588,780	−0.14	−0.98	−2.38
California	39,128,162	0.17	−0.45	−1.43

Source: CA DOF; Calculations by National Economic Education Delegation

Table 2. County Population Change by City
(Thousands, January to January)

City	2023	2024	% Change Local	% Change Bay Area	% Change California
San Mateo County	745.3	741.6	−0.50	−0.14	0.17
San Mateo	104.2	103.4	−0.79		
Daly City	102.5	101.5	−1.03		
Redwood City	82.1	81.9	−0.34		
South San Francisco	64.8	64.6	−0.25		
San Bruno	42.5	42.2	−0.94		
Pacifica	37.4	37.1	−0.89		
Menlo Park	32.9	33.1	0.60		
Foster City	32.9	32.6	−1.03		
Burlingame	30.4	30.5	0.34		
San Carlos	29.7	29.4	−0.94		
East Palo Alto	29.0	29.1	0.42		
Belmont	27.2	26.9	−0.92		
Millbrae	22.7	23.1	1.79		
Half Moon Bay	11.3	11.2	−0.79		
Hillsborough	11.1	11.1	−0.19		
Atherton	7.0	7.0	0.06		
Woodside	5.2	5.1	−0.83		
Brisbane	4.7	4.7	−0.72		
Portola Valley	4.3	4.2	−0.79		
Colma	1.4	1.4	−1.12		

Source: CA DOF; Calculations by National Economic Education Delegation

Figure 1: Population Growth (1)

Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 2: Population Growth (2)

(Over 1, 5 and 33 years, through 2024)

Source: California Department of Finance, Report Series E-4.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 3: Population by Age - Detailed Age Categories

Woodside Male and Female Population by Age, 2023

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Woodside Population by Age
Change over 10 years, to 2023

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 4: Population by Age - Broad Age Categories

Woodside Male and Female Population by Age, 2023

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Woodside Population by Age
Change over 10 years, to 2023

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Figure 5: Population by Educational Attainment

Male and Female Educational Attainment, 2023
Woodside

Doctorate degree 12 | 5
Professional school degree 8 | 7
Master's degree 25 | 27
Bachelor's degree 34 | 35
Associate's degree 7 | 7
Some college, 1 or more years, no degree
Some college, less than 1 year
High school graduate (includes equivalency)
12th grade, no diploma
11th grade
10th grade
9th grade
7th and 8th grade
5th and 6th grade
Nursery to 4th grade
No schooling completed

Percent of Population 25 Years and Older

Males | Females

Source: U.S. Census Bureau, 5-yr American Community Survey

Male and Female Educational Attainment, 2023
Woodside

45 | 39 (42%) Advanced Degree
34 | 35 (34%) Bachelor's degree
12 | 16 (14%) Some college or Associate's degree
9 | 8 (8%) High school graduate (includes equivalency)
1 | 2 (2%) Less than high school diploma

Percent of Population 25 Years and Older

Males | Females

Source: U.S. Census Bureau, 5-yr American Community Survey
The number in parenthesis is the share of the total population.

Figure 6: Population by Race/Ethnicity

Woodside Race/Ethnicity, 2023

6.2%
5.6%
5.9%
0.8%
81.5%

White, Nonhispanic | Black, Nonhispanic
Asian, Nonhispanic | Other, Nonhispanic
Hispanic

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 7: Population by Race/Ethnicity Over Time

Woodside Race/Ethnicity over Time

Percent (%) of Total Population

Year: Through 2023

White, Nonhispanic | Black, Nonhispanic
Asian, Nonhispanic | Other Nonhispanic
Hispanic

Source: U.S. Census Bureau, 5yr American Community Survey.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 8: Education by Race/Ethnicity

Share with at least a bachelor's degree, 2023

Source: American Community Survey 5-yr-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Employment Report

Citywide Employment and Unemployment

Definition:

Each month, California's Employment Development Division (EDD) publishes an update on employment in California and in MSAs, counties, and cities all across the state. The report focuses primarily on non-farm employment, providing estimates of changes in employment by industry as well as unemployment in each region. Data for cities is limited to aggregate employment, labor force, and unemployment data. Those are reported below.

Why is it important?

Employment growth is a fundamental indicator of the health of an economy.

Table 3. Woodside Summary for November, 2024

| Category | Current Value | Change From: | | |
		Last Month	2 Months Ago	Last Year
NA				
NA				

Source: EDD, National Economic Education Delegation

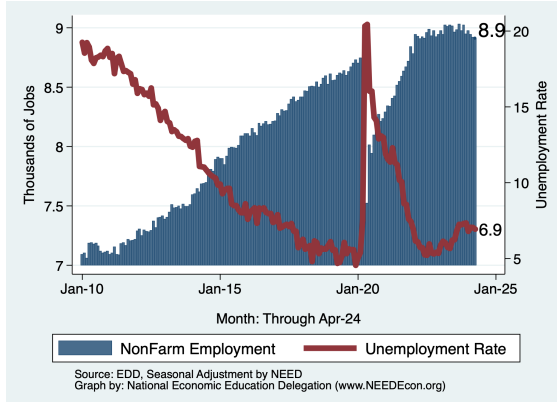Figure 9: Historical Employment and Unemployment

Figure 10: Employment and Unemployment - Last 12 Months
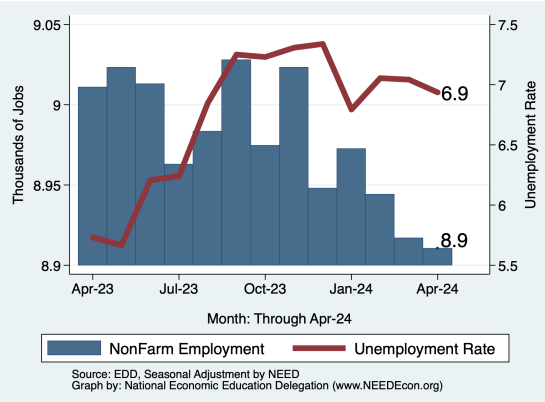
Figure 11: Relative Employment Growth Across Regions - since 2010
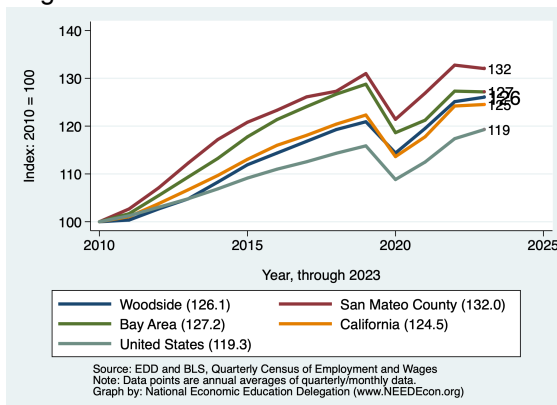
Figure 12: Relative Employment Growth Across Regions - since 2019

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705
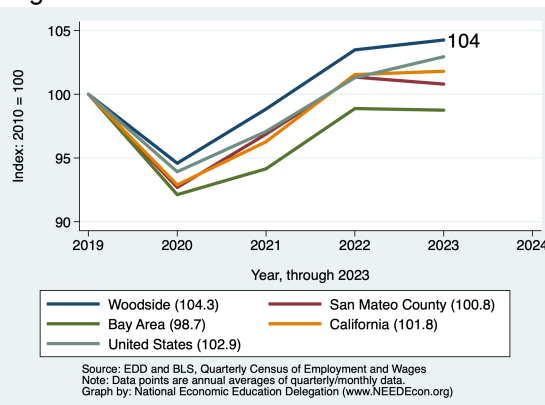
Figure 13: Unemployment Rate by Race

Unemployment Rate, 2023

Source: American Community Survey 5-yr-year Summary Files.
The labor force is individuals aged 16-64 who are either employed or looking for work.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 14: Employment Rate by Race

Share Employed, 2023

Source: American Community Survey 5-yr-year Summary Files.
The labor force is individuals aged 16-64 who are either employed or looking for work.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

County Employment by Industry

California's Employment Development Division (EDD) does not regularly produce data on employment by industry for cities. However, we are able to report indsutry-level employment data for San Mateo County. The following table provides the latest data for the County.
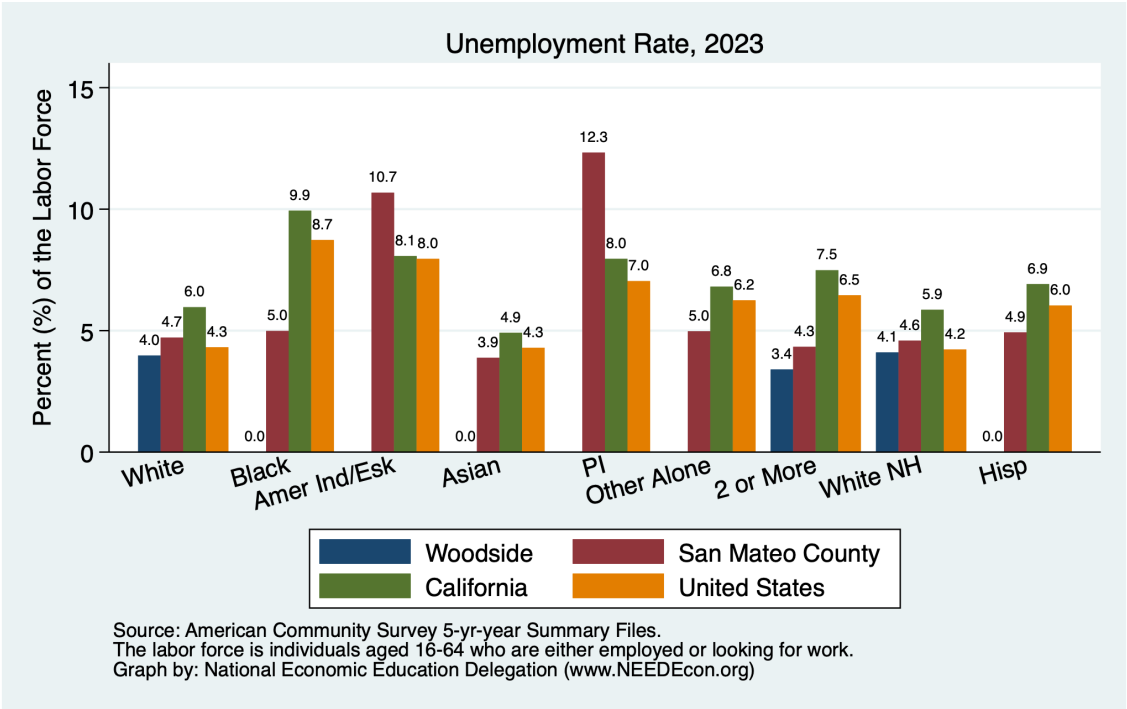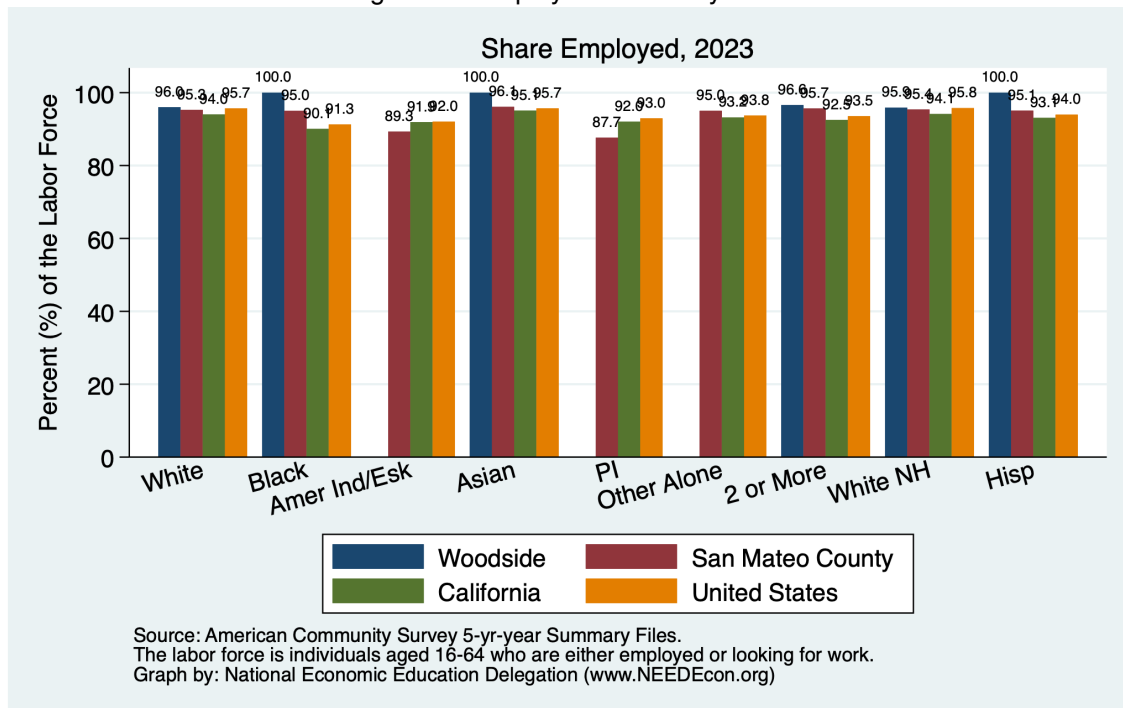
Table 4. Employment Growth by Industry in San Mateo County for November, 2024

Industry	Employment	Share	Empl Growth	% Growth - Annualized Rate					
				Month	Qtr	6mo	1yr	3yr	5yr
Total Nonfarm	419,041	100.0	−494.0	−1.4	−0.6	−0.9	0.0	0.5	−0.0
Goods Producing	38,303	9.1	−167.2	−5.1	−7.0	−5.5	−4.2	−4.4	−3.6
Mining, Logging and Construction	16,863	4.0	−92.6	−6.4	−10.2	−4.8	−5.0	−3.8	−4.2
Manufacturing	21,672	5.2	−98.7	−5.3	−6.5	−7.4	−4.6	−4.9	−3.1
Durable Goods	9,318	2.2	39.9	5.3	−1.2	−3.0	−1.7	−3.2	−3.4
Non-Durable Goods	12,198	2.9	−175.0	−15.7	−11.4	−10.0	−7.5	−6.3	−3.0
Service Providing	379,858	90.6	−133.5	−0.4	0.8	−0.5	0.2	1.0	0.4
Trade, Trans & Utilities	65,972	15.7	−57.0	−1.0	4.8	1.5	2.9	1.0	−1.2
Wholesale Trade	12,965	3.1	−103.7	−9.1	0.9	0.6	−1.1	6.0	2.9
Retail Trade	29,950	7.1	103.8	4.3	4.7	2.1	3.5	0.0	−1.4
Information	48,514	11.6	−241.7	−5.8	−0.9	−4.9	−5.8	−4.8	0.6
Financial Activities	22,415	5.3	−103.7	−5.4	1.6	1.0	1.3	−0.7	−1.5
Finance & Insurance	16,137	3.9	−25.1	−1.9	2.4	3.0	2.5	−0.4	−0.8
Real Estate & Rental & Leasing	6,170	1.5	−88.9	−15.8	−0.4	−3.9	−3.9	−2.2	−3.5
Professional & Business Srvcs	93,522	22.3	−302.5	−3.8	−0.7	−0.6	−0.9	0.1	1.6
Prof, Sci, & Tech	66,102	15.8	37.1	0.7	3.4	0.4	−1.1	1.6	2.5
Educational & Health Srvcs	59,187	14.1	117.1	2.4	1.9	1.1	1.5	3.8	2.3
Education Srvcs	12,381	3.0	38.3	3.8	−0.8	1.7	3.1	4.4	1.8
Health Care & Social Assistance	46,895	11.2	51.7	1.3	2.2	0.7	1.5	3.7	2.4
Leisure & Hospitality	43,527	10.4	24.3	0.7	−3.5	−1.4	0.9	6.2	−1.1
Arts, Entertainment & Recreation	6,195	1.5	46.7	9.5	7.8	1.8	1.8	8.7	0.5
Accommodation & Food Srvcs	37,168	8.9	43.1	1.4	−4.9	−1.8	0.3	5.6	−1.5
Other Srvcs	14,919	3.6	−48.6	−3.8	−2.2	2.9	4.4	10.0	2.3
Government	31,421	7.5	−12.6	−0.5	0.1	0.0	0.9	1.4	−0.2
Federal	2,550	0.6	0.0	0.0	−1.8	−2.7	−1.9	−7.6	−5.0
State	597	0.1	−2.7	−5.2	−1.5	−1.3	−0.5	−0.2	−0.1
Local	28,687	6.8	15.3	0.6	4.0	2.9	2.4	3.0	0.6

Source: EDD, National Economic Education Delegation (NEED)

Some Employee Detail

Employed in Woodside

Figure 15: Employment by Occupation

N/A

Figure 16: Employment by Industry

N/A

Figure 17: Language Spoken at Home

N/A

Figure 18: Citizenship

N/A

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Employed Residents of Woodside

Figure 19: Employment by Occupation

N/A

Figure 20: Employment by Industry

N/A

Figure 21: Language Spoken at Home

N/A

Figure 22: Citizenship

N/A

Employed Residents vs Workers in Woodside

Figure 23: Employment by Occupation

N/A

Figure 24: Employment by Industry

N/A

Figure 25: Language Spoken at Home

N/A

Figure 26: Citizenship

N/A

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Income and Earnings
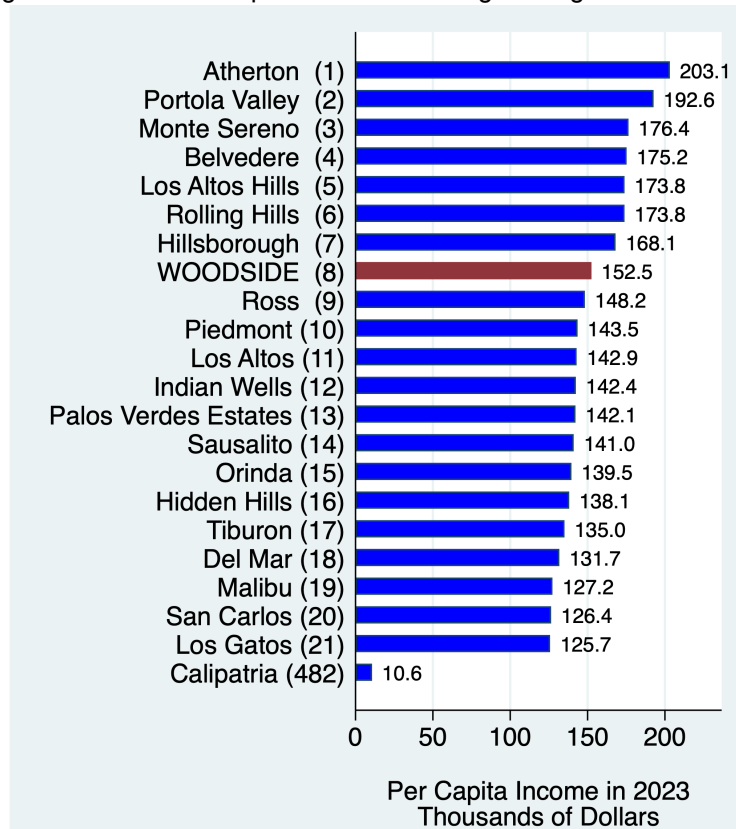
Per Capita Income Growth

Definition:

Per capita income is the average income per person in Woodside. Personal income is the income received by, or on behalf of, all persons from all sources: from participation as laborers in production, from owning a home or unincorporated business, from the ownership of financial assets, and from government and business in the form of transfer receipts. Noncash government benefits are not included.

Why is it important?

Income is the money that is available to persons for consumption expenditures, taxes, interest payments, transfer payments to governments and the rest of the world, or for saving. As such, it is an important indicator of economic well-being in a community.

Figure 27: Real Per Capita Income Ranking Among California Cities

Atherton (1) — 203.1
Portola Valley (2) — 192.6
Monte Sereno (3) — 176.4
Belvedere (4) — 175.2
Los Altos Hills (5) — 173.8
Rolling Hills (6) — 173.8
Hillsborough (7) — 168.1
WOODSIDE (8) — 152.5
Ross (9) — 148.2
Piedmont (10) — 143.5
Los Altos (11) — 142.9
Indian Wells (12) — 142.4
Palos Verdes Estates (13) — 142.1
Sausalito (14) — 141.0
Orinda (15) — 139.5
Hidden Hills (16) — 138.1
Tiburon (17) — 135.0
Del Mar (18) — 131.7
Malibu (19) — 127.2
San Carlos (20) — 126.4
Los Gatos (21) — 125.7
Calipatria (482) — 10.6

Per Capita Income in 2023
Thousands of Dollars

Source: U.S. Census Bureau, 5-yr American Community Survey
The # in parentheses is the ranking out of 482 geographies.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Figure 28: Regional Comparison of Growth over Time

Over the last 1, 5, and 10 years

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
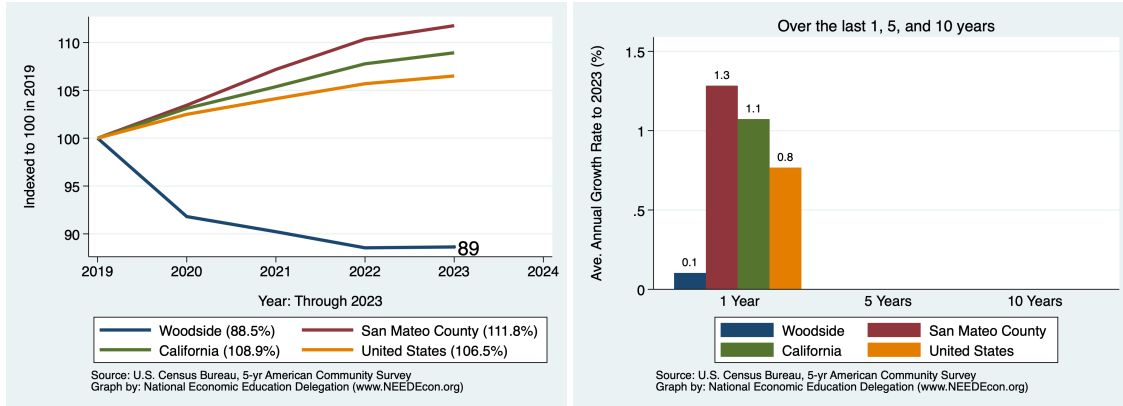
Real Per Capita Income Ranking Among California Cities - w/Comparable Populations

Figure 29: Income Levels

Per Capita Income in 2023, Thousands of Dollars

Source: U.S. Census Bureau, 2023 5-yr American Community Survey
The # in parentheses is the ranking out of 482 geographies.
Geographies are selected and ranked based on population.
These are the 20 geographies in CA most comparable in population to the targ
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 30: Growth over Time

Percent (%)

Source: U.S. Census Bureau, 2023 5-yr American Community Survey
The # in parentheses is the ranking out of 482 geographies.
Geographies are selected and ranked based on population.
These are the 20 geographies in CA most comparable in population to the targ
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
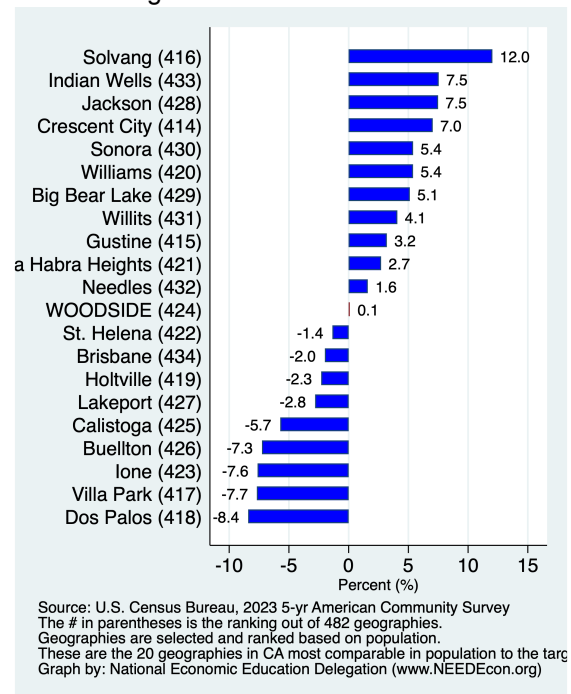
Real Per Capita Income Ranking Among Cities in San Mateo County

Figure 31: Income Levels
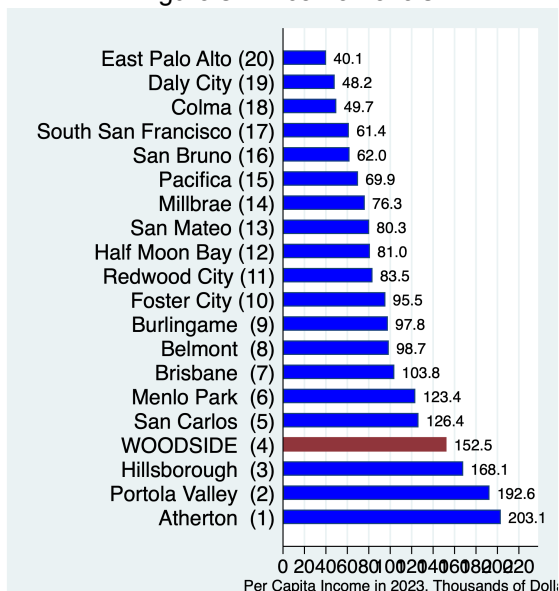
City	Per Capita Income (Thousands $)
East Palo Alto (20)	40.1
Daly City (19)	48.2
Colma (18)	49.7
South San Francisco (17)	61.4
San Bruno (16)	62.0
Pacifica (15)	69.9
Millbrae (14)	76.3
San Mateo (13)	80.3
Half Moon Bay (12)	81.0
Redwood City (11)	83.5
Foster City (10)	95.5
Burlingame (9)	97.8
Belmont (8)	98.7
Brisbane (7)	103.8
Menlo Park (6)	123.4
San Carlos (5)	126.4
WOODSIDE (4)	152.5
Hillsborough (3)	168.1
Portola Valley (2)	192.6
Atherton (1)	203.1

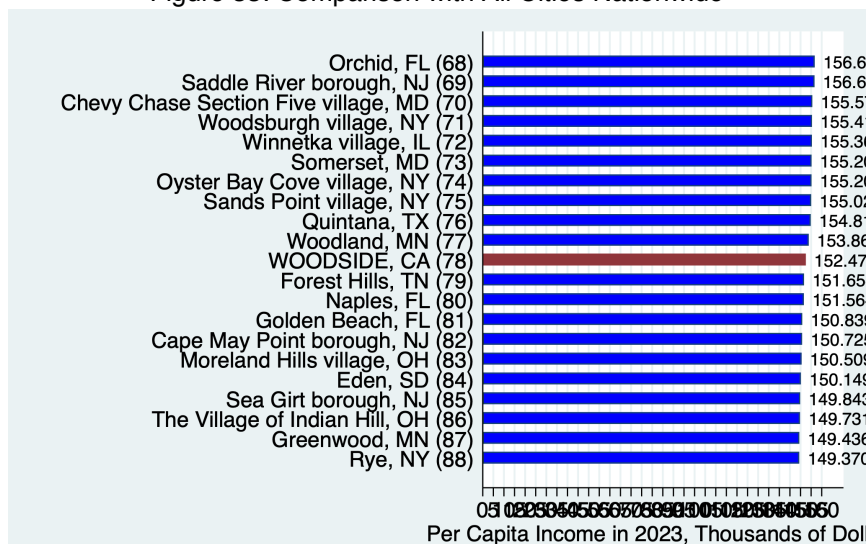Per Capita Income in 2023, Thousands of Dollars

Source: U.S. Census Bureau, 2023 5-yr American Community Survey
The # in parentheses is the ranking out of 20 geographies.
Geographies are selected and ranked based on population.
These are the cities in the same county as the target city.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 32: Growth over Time
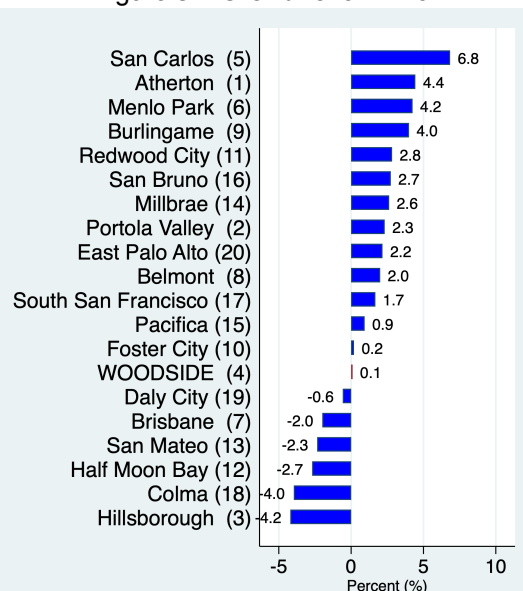
City	Percent (%)
San Carlos (5)	6.8
Atherton (1)	4.4
Menlo Park (6)	4.2
Burlingame (9)	4.0
Redwood City (11)	2.8
San Bruno (16)	2.7
Millbrae (14)	2.6
Portola Valley (2)	2.3
East Palo Alto (20)	2.2
Belmont (8)	2.0
South San Francisco (17)	1.7
Pacifica (15)	0.9
Foster City (10)	0.2
WOODSIDE (4)	0.1
Daly City (19)	-0.6
Brisbane (7)	-2.0
San Mateo (13)	-2.3
Half Moon Bay (12)	-2.7
Colma (18)	-4.0
Hillsborough (3)	-4.2

Percent (%)

Source: U.S. Census Bureau, 2023 5-yr American Community Survey
The # in parentheses is the ranking out of 20 geographies.
Geographies are selected and ranked based on population.
These are the cities in the same county as the target city.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 33: Comparison with All Cities Nationwide

City	Per Capita Income (Thousands $)
Orchid, FL (68)	156.6
Saddle River borough, NJ (69)	156.6
Chevy Chase Section Five village, MD (70)	155.57
Woodsburgh village, NY (71)	155.4
Winnetka village, IL (72)	155.30
Somerset, MD (73)	155.20
Oyster Bay Cove village, NY (74)	155.20
Sands Point village, NY (75)	155.02
Quintana, TX (76)	154.81
Woodland, MN (77)	153.86
WOODSIDE, CA (78)	152.47
Forest Hills, TN (79)	151.65
Naples, FL (80)	151.56
Golden Beach, FL (81)	150.833
Cape May Point borough, NJ (82)	150.725
Moreland Hills village, OH (83)	150.509
Eden, SD (84)	150.149
Sea Girt borough, NJ (85)	149.843
The Village of Indian Hill, OH (86)	149.731
Greenwood, MN (87)	149.436
Rye, NY (88)	149.370

Per Capita Income in 2023, Thousands of Dollars

Source: U.S. Census Bureau, 5-yr American Community Survey
The # in parentheses is the ranking out of 19,680 geographies.
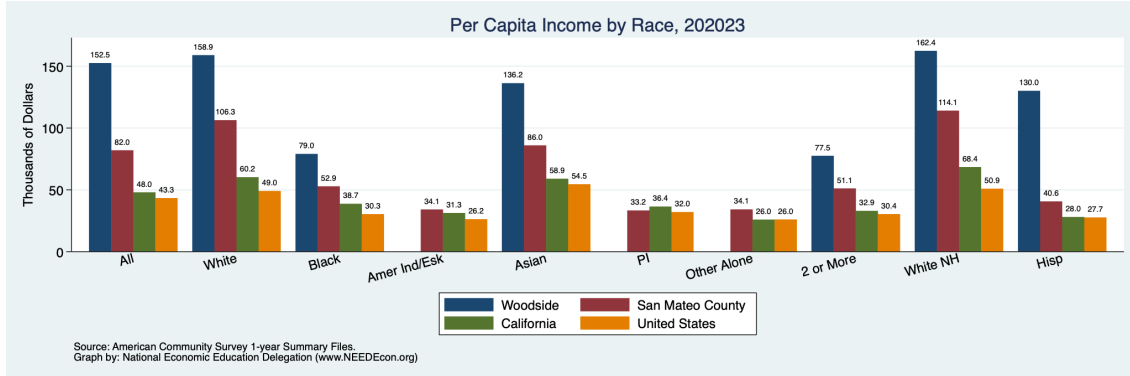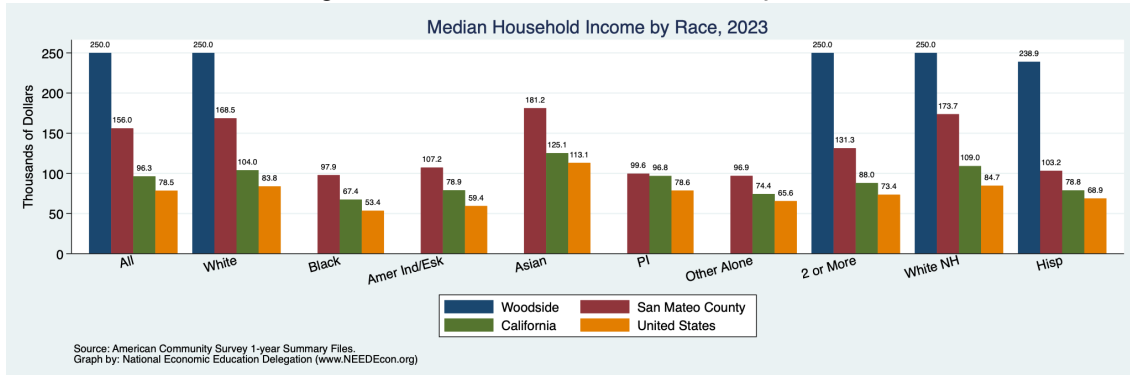Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Figure 34: Per Capita Income by Race

Per Capita Income by Race, 202023

Bars (Thousands of Dollars): Woodside, San Mateo County, California, United States

Race	Woodside	San Mateo County	California	United States
All	152.5	82.0	48.0	43.3
White	158.9	106.3	60.2	49.0
Black	79.0	52.9	38.7	30.3
Amer Ind/Esk		34.1	31.3	26.2
Asian	136.2	86.0	58.9	54.5
PI	33.2	36.4		32.0
Other Alone		34.1	26.0	26.0
2 or More	77.5	51.1	32.9	30.4
White NH	162.4	114.1	68.4	50.9
Hisp	130.0	40.6	28.0	27.7

Source: American Community Survey 1-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 35: Median Household Income by Race

Median Household Income by Race, 2023

Bars (Thousands of Dollars): Woodside, San Mateo County, California, United States

Race	Woodside	San Mateo County	California	United States
All	250.0	156.0	96.3	78.5
White	250.0	168.5	104.0	83.8
Black		97.9	67.4	53.4
Amer Ind/Esk		107.2	78.9	59.4
Asian		181.2	125.1	113.1
PI		99.6	96.8	78.6
Other Alone		96.9	74.4	65.6
2 or More	250.0	131.3	88.0	73.4
White NH	250.0	173.7	109.0	84.7
Hisp	238.9	103.2	78.8	68.9

Source: American Community Survey 1-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Poverty and Inequality

Definition:

The local poverty rate provides an indication of the well-being of those at the bottom of the income distribution. The federal poverty rate measures the proportion of households in the region that are classified as living in poverty. Also included are measures of the extent to which the City's children are impoverished. Measures of the income distribution provide further evidence on disparities in income in the region and how those disparities have changed over time.

Why is it important?

It is important to track measures of poverty and inequality to assess the extent of income disparities in the region, with an eye toward understanding how well the local economy is performing for all of its citizens.
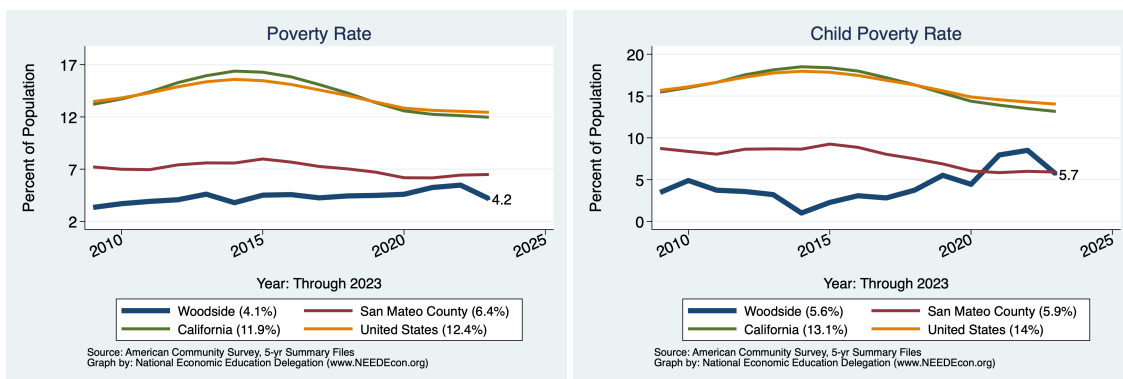
Figure 36: Inequality
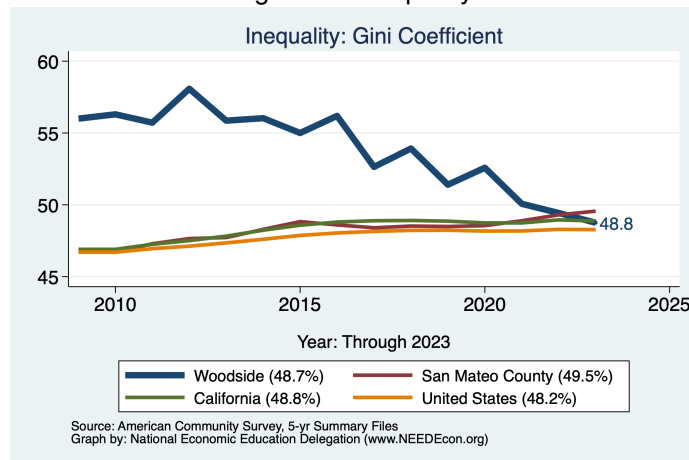
Figure 37: Shares Across the Income Distribution

2023

Source: American Community Survey, 5-yr Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
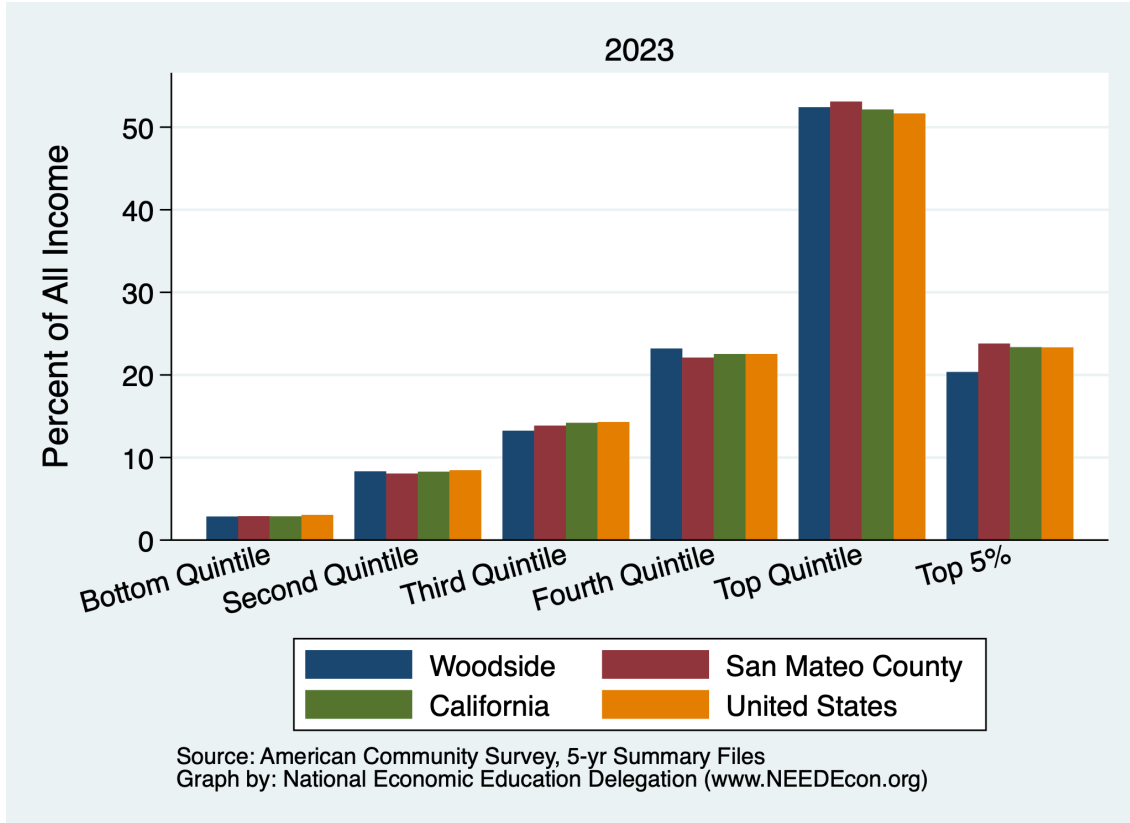
Figure 38: Means Across the Income Distribution

2023

Source: American Community Survey, 5-yr Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705
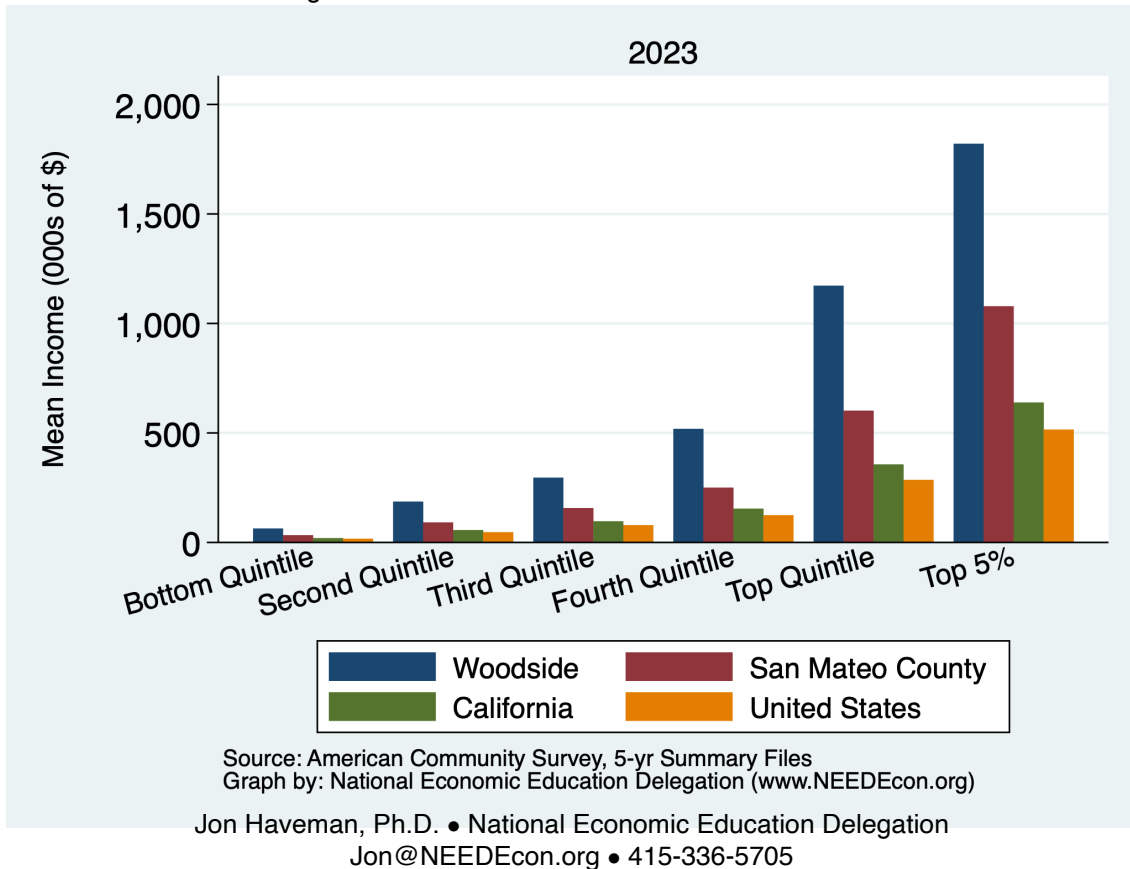
Housing

Housing Costs and Affordability

Definition:

Housing costs are measured in several different ways. First, we provide evidence on the evolution of median home prices, median rental price, and finally through evidence on the housing burden in the city and comparison regions. Housing burden is defined as a household needing to commit more than 30% of their household income toward housing costs. The median value is the amount in the middle. Fifty percent of units are above the median and 50 percent are below.

Why is it important?

Housing is one of three fundamental necessities, along with food and clothing. A measure of the cost of housing is an integral part of the measurement of the cost of living in a specific community. This is particularly true in cities and regions throughout the Bay Area, where housing costs are high relative to income.

Cost of Housing in Woodside and Broader Regions

Figure 39: Median Home Prices

N/A

Figure 40: Median Rents

Rents in Primary Woodside Zip Codes

Monthly, through Dec-24

94061 ($3.3)   94062 ($3.4)
San Mateo County ($3.3)   United States ($2)

Source: Zillow Research.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Housing Ownership in Woodside and Broader Regions

Figure 41: Home Ownership Rates

Home Ownership Rates, showing Percent (%) on the y-axis and Year: Through 2023 on the x-axis.

Legend:
- Woodside (85.5%)
- San Mateo County (59.1%)
- California (55.9%)
- United States (65.2%)

Woodside ends at 85.6

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
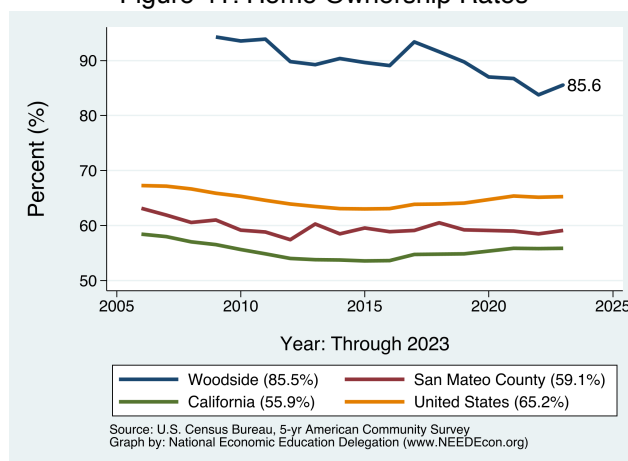
Figure 42: Home Ownership by Age

Age of Householder, 2023. Thousands of Households.

Age	Owners	Renters
All	1.5	0.3
15-34	0.1	0.0
35-64	0.8	0.2
65+	0.7	0.0

Source: American Community Survey, 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
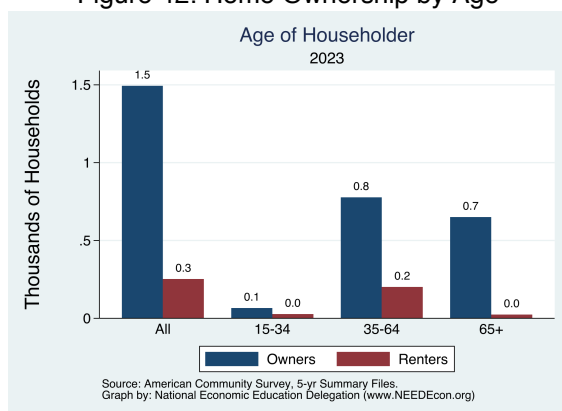
Figure 43: Income by Tenure

Median Household Incomes, 2023. Thousands of Dollars.

	Woodside	San Mateo County	California	United States
All	250.0	151.5	95.5	77.7
Owners	250.0	189.3	122.8	95.9
Renters	159.0	114.4	68.8	51.7

Source: American Community Survey, 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
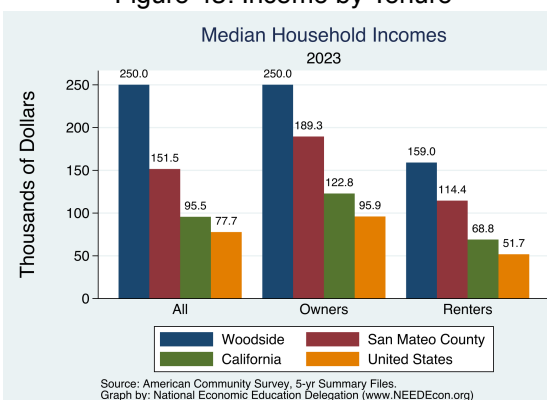
Figure 44: Home Ownership by Race

Home Ownership by Race, 2023. Percent (%) of Households.

	Woodside	San Mateo County	California	United States
All	85.6	59.1	55.9	65.2
White	84.8	63.3	63.0	72.4
Black		42.0	36.6	44.7
Amer Ind/Esk	100.0	37.9	48.0	53.7
Asian	93.1	66.6	61.5	63.4
PI		45.3	41.0	41.5
Other Alone	100.0	33.8	43.1	47.1
2 or More	82.8	45.7	49.3	55.2
White NH	85.4	64.6	64.4	73.1
Hisp	75.0	38.5	45.9	51.0

Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Figure 45: Income Distribution by Tenure

Distrubition of Income by Tenure, 2023
Woodside, CA

Share of All Households

Legend: All | Owners | Renters
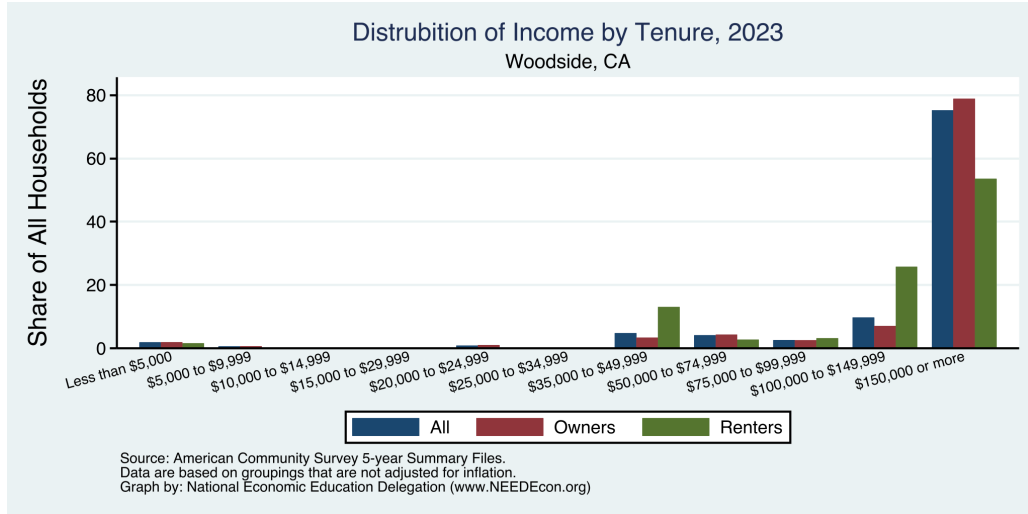
Figure 46: Income Distribution of Home Owners

Income Distributions Among Owners, 2023

Share of All Households

Legend: Woodside | San Mateo County | California | United States
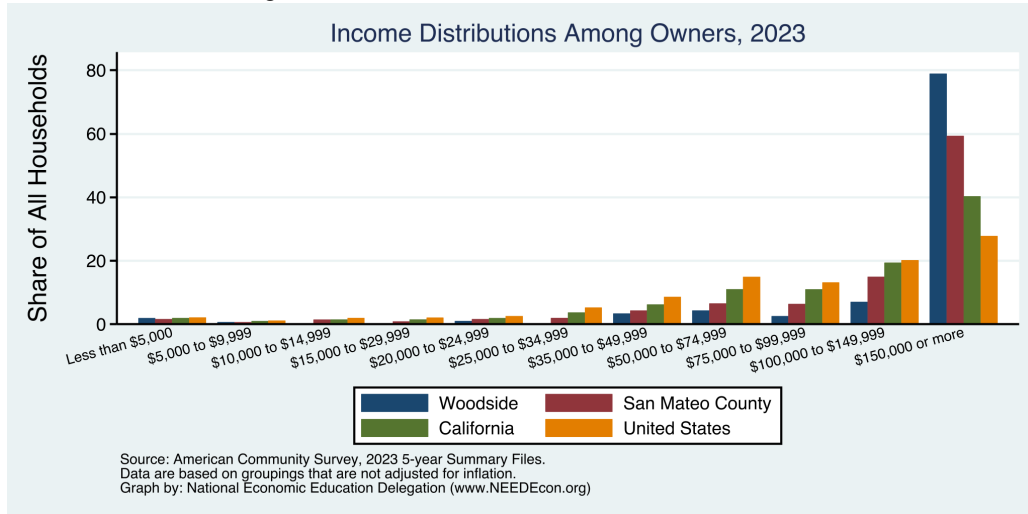
Figure 47: Income Distribution of Renters

Income Distributions Among Renters, 2023

Share of All Households

Legend: Woodside | San Mateo County | California | United States

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705
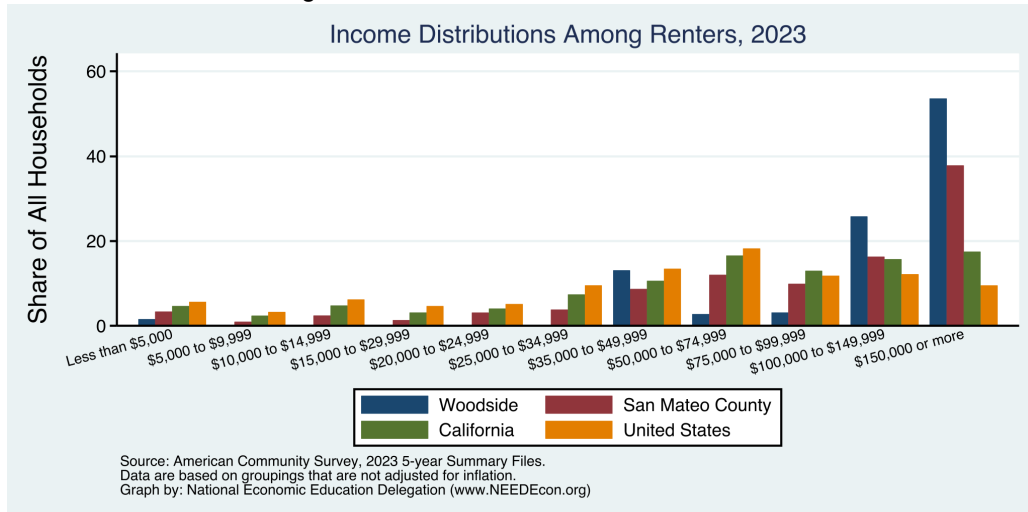
Housing Burden in Woodside and Broader Regions

Figure 48: Home Owners w/ A Mortgage

Year: Through 2023

Woodside (35.9%)	San Mateo County (34.7%)
California (38.4%)	United States (28.5%)

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 49: Home Owners w/o A Mortgage

Year: Through 2023

Woodside (23.5%)	San Mateo County (17.7%)
California (17.5%)	United States (14.9%)

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 50: Renters

Year: Through 2023

Woodside (43.2%)	San Mateo County (46.4%)
California (53.2%)	United States (48.2%)

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 51: Homeowner Housing Burden by Age

Homeowners w/Significant Housing Burden by Age
Housing Costs > 30% of Income

	Woodside	San Mateo County
	California	United States

Source: American Community Survey, 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Housing Picture

Definition:

Housing costs are measured in several different ways. First, we provide evidence on the evolution of median home prices, median rental price, and finally through evidence on the housing burden in the city and comparison regions. The median value is the amount in the middle. Fifty percent of units are above the median and 50 percent are below.

Why is it important?

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 5. Housing Market Indicators

Indicator	2024	2019	2010	% Change from 2019	2010
Total Population	5,133.0	5,663.0	5,287.0	-9.4	-2.9
Total # of Homes	2,207.0	2,198.0	2,157.0	0.4	2.3
# Occupied Units	1,959.0	2,015.0	1,977.0	-2.8	-0.9
Persons per Household	2.6	2.8	2.7	-6.8	-2.0
Vacancy Rate (%)	11.2	8.3	8.3	35.0	34.7

Source: CA DOF; Calculations by the National Economic Education Delegation

Figure 52: Housing Growth

Woodside (2.3%) — San Mateo County (6.9%) — California (8.4%)

Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
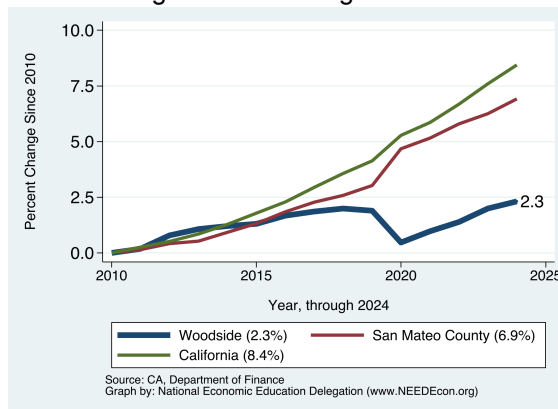
Figure 53: Persons per Household

Woodside (-2.0%) — San Mateo County (-3.4%) — California (-5.0%)

Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 54: Vacancy Rates

Woodside (34.7%) — San Mateo County (3.4%) — California (-21.0%)

Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
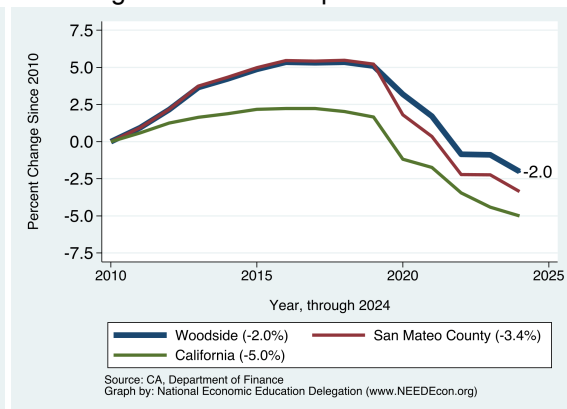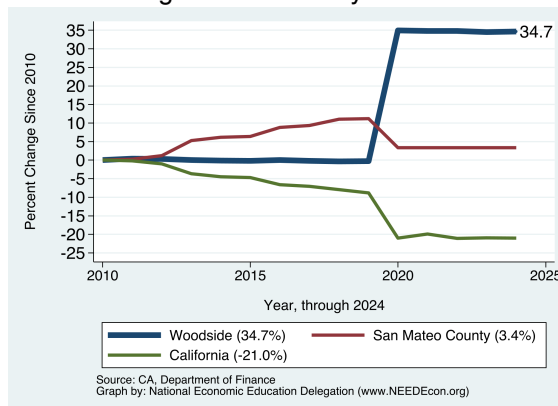
Figure 55: Number of Occupanied Units

Woodside (-0.9%) — San Mateo County (6.7%) — California (10.4%)

Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
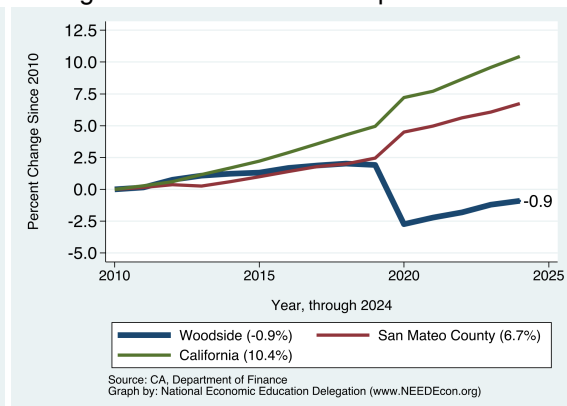
Trends in the Growth of Housing by Housing Type

Figure 56: Single Detached Homes

Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
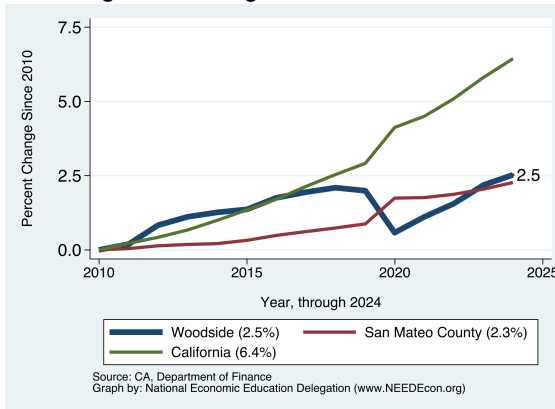
Figure 57: Single Attached Homes

Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
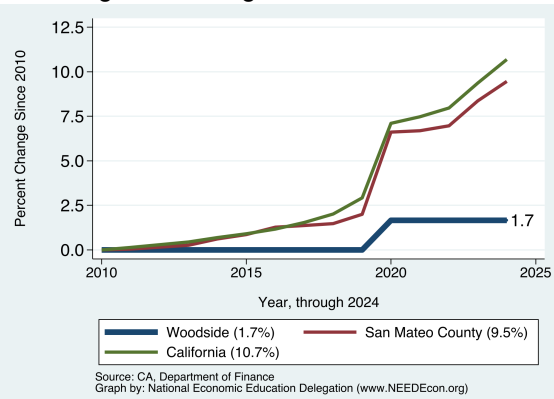
Figure 58: Housing in Buildings with Two to Four Units

Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
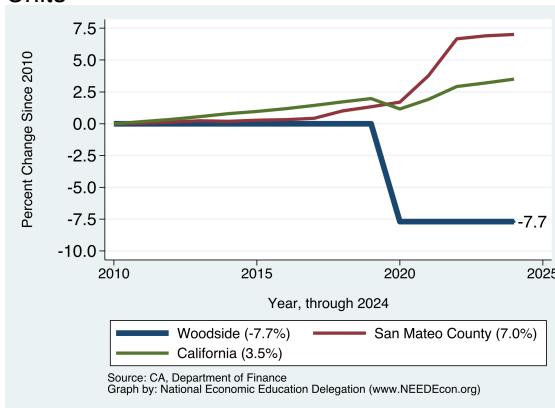
Figure 59: Housing in Buildings with Five or More Units

Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
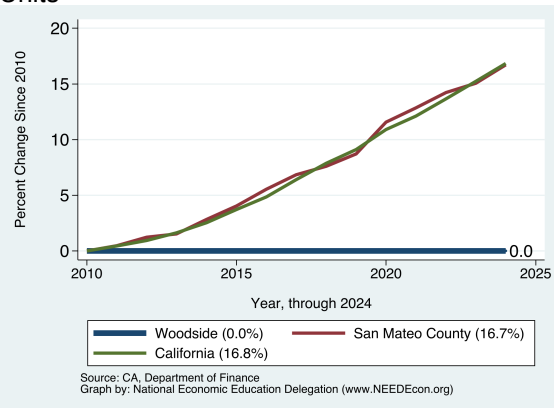
Vintage of Residential Housing

Why is it important?

This section provides evidence on the year in which residential housing in Woodside was built. We break it down into owned versus rented residences and provide a comparison across San Mateo County and broader regions. A sense of the age of housing in a region provides an indication of the urgency with which a region might pursue additional hous-

ing. As the housing stock ages, an urgency with which renovations and rebuilds are permitted might result. All things equal, more recently constructed housing will be more likely to meet current codes and standards. Remodeling of existing units will be more desirable when existing units are, on average, older.

Figure 60: Distribution of Housing Construction

Year of Construction

Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
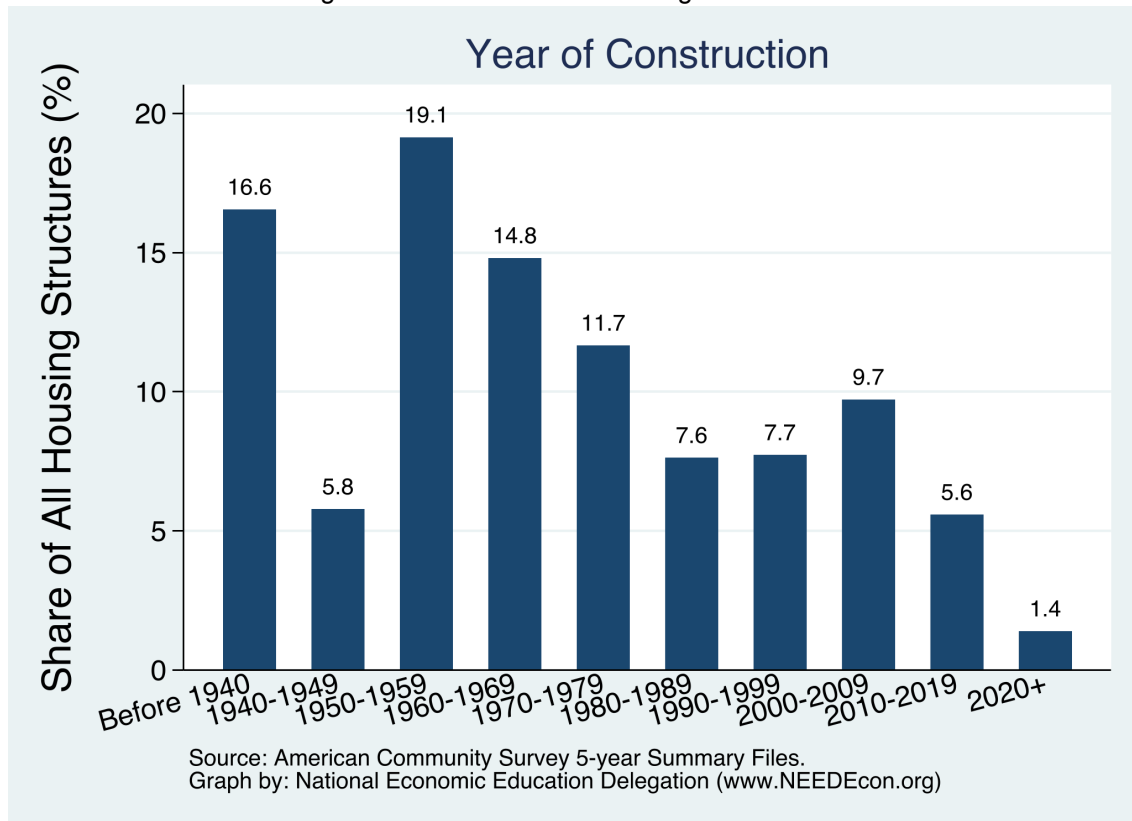
Figure 61: Housing Vintage across Regions

Median Year Built (as of 2023)

	All	Owned Homes	Rented Homes
Woodside	1966	1966	1960
San Mateo County	1966	1961	1971
California	1976	1976	1976
United States	1980	1981	1979

Legend: Woodside, San Mateo County, California, United States

Source: 2023 American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
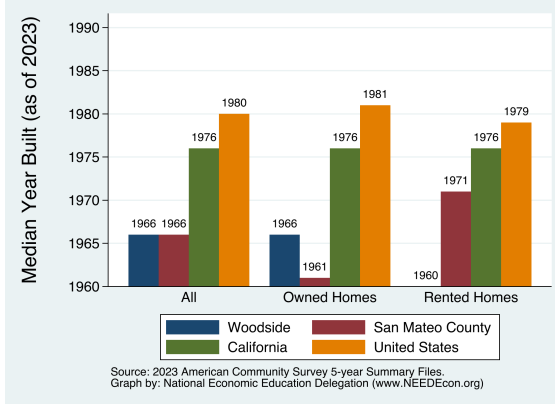
Figure 62: Housing Vintage by Tenure

Median Year Built — Year, through 2023

Legend: All, Owned Homes, Rented Homes
(All: 1966, Owned Homes: 1966, Rented Homes: 1960)

Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
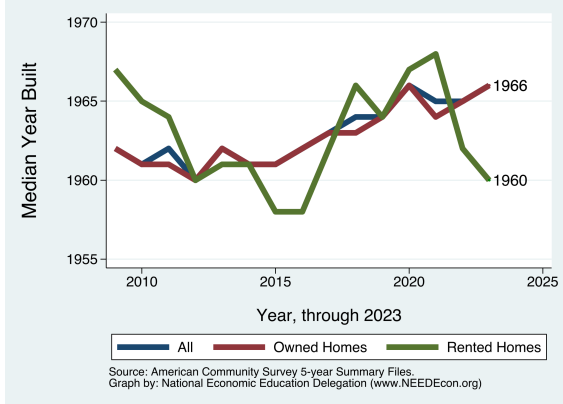
Figure 63: Vintage of Owned Residences

Median Year Built — Year, through 2023 (Woodside: 1966)

Legend: Woodside (1966), San Mateo County (1961), California (1976), United States (1981)

Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
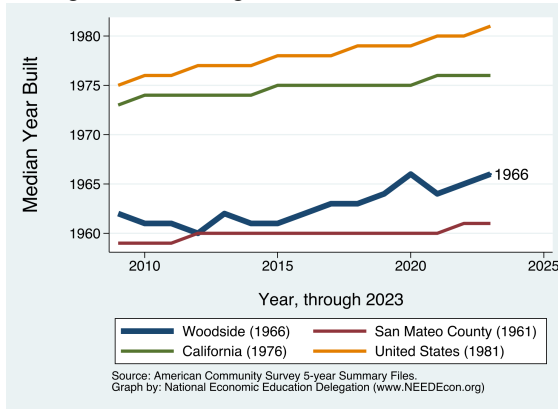
Figure 64: Vintage of Rented Residences

Median Year Built — Year, through 2023 (Woodside: 1960)

Legend: Woodside (1960), San Mateo County (1971), California (1976), United States (1979)

Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
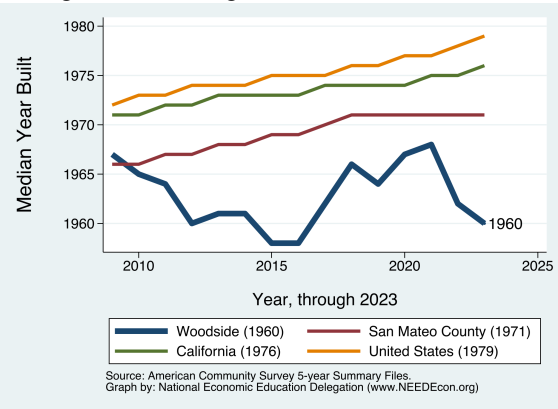
Figure 65: Vintage of All Residences

Median Year Built — Year, through 2023 (Woodside: 1966)

Legend: Woodside (1966), San Mateo County (1966), California (1976), United States (1980)

Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
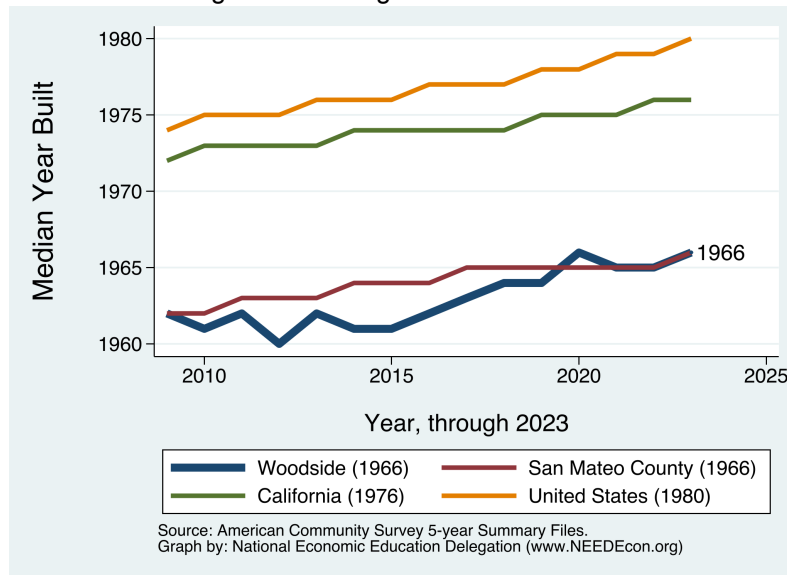
Occupation of Residential Housing

Why is it important?

The duration of residence in a city is important for developing future policies regarding growing the local population. If a region is highly mobile, evidenced by most residences having been recently occupied, a city might propose policies to reduce that mobility, or ask why the mobility happens. Policies could be put in place to either reduce or increase migration.

Figure 66: Year Current Occupant Moved In

Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
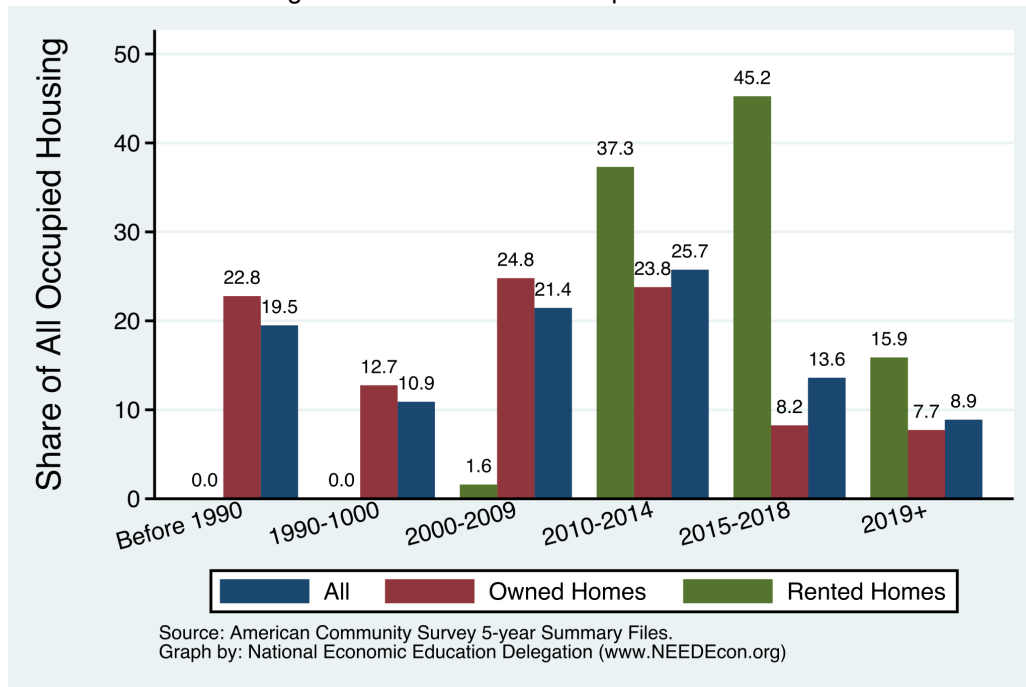
Figure 67: Year Occupied by Current Residents across Regions

Source: 2023 American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
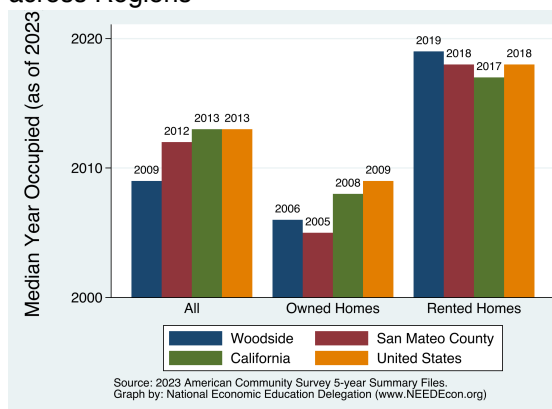
Figure 68: Year Occupied by Current Residents by Tenure

Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705
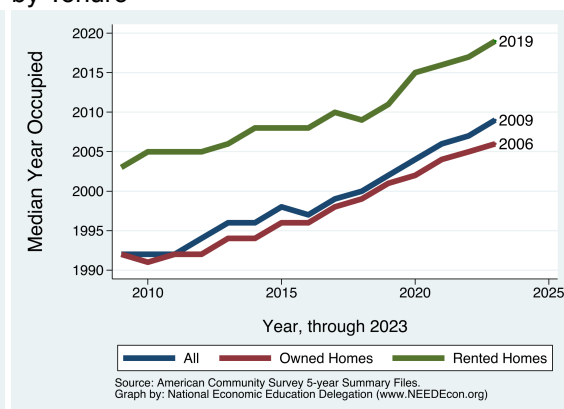
Figure 69: Year Occupied by Current Residents Figure 70: Year Occupied by Current Residents
for Owned Housing   for Rented Housing
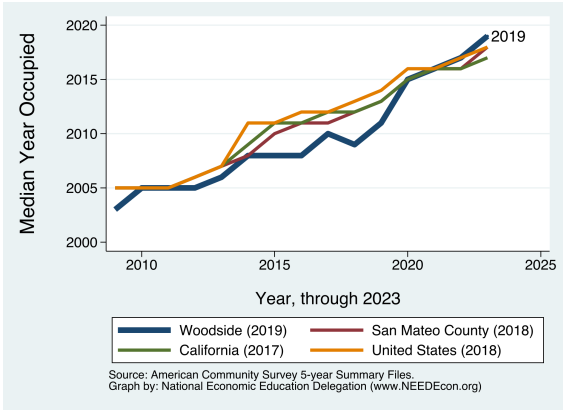
Figure 71: Year Occupied by Current Residents for All Housing
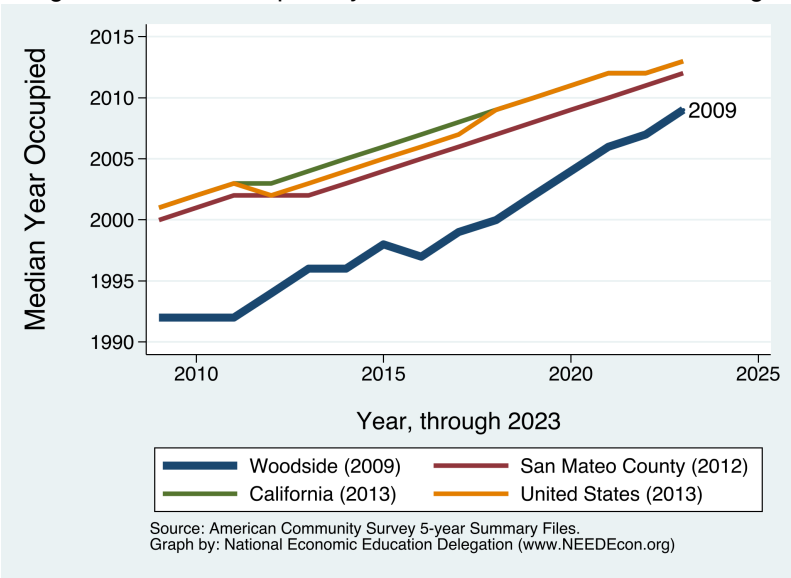
Residential Permitting

Definition:

This indicator provides evidence on the number of residential buildings that are permitted for construction each year. Permit data for Woodside is compared with data from San Mateo County as a whole and broader regions. The statistic provided scales the number of permits by population. This is done to facilitate comparisons across regions.

Why is it important?

Building permits are the best indicator available of new units coming on the market. In order for a region's population to grow and flourish, new residential properties must be added to the existing stock. Building, both in the City and in the County more generally, is an indication of the extent to which new residences accommodate new residents or are affecting prices through increased supply.

Woodside - Ranking Among Comparables

Figure 72: Number of Units Permitted - Nationwide Comparables (Rank)

N/A

Figure 73: Number of Units Permitted - California Comparables (Rank)

N/A

Figure 74: Number of Units Permitted - Cities in San Mateo County (Rank)

N/A

Woodside - Permitting Activity

Annual Units Permitted - Per Capita in Woodside

Figure 75: Units Permitted Each Year

Figure 76: Average Annual Growth in Units Permitted

N/A　　　　N/A

Annual Number of Buildings Permitted - Per Capita in Woodside

Figure 77: Units Permitted Each Year

Figure 78: Average Annual Growth in Buildings Permitted

N/A　　　　N/A

Annual Value of Property Permitted - Per Capita in Woodside

Figure 79: Value Permitted Each Year

Figure 80: Average Annual Growth in Value Permitted

N/A　　　　N/A

Commute Patterns

During the recovery from the Great Recession, the period from 2010 to 2019, the Bay Area economy, and Silicon Valley in particular, has been growing at a pace roughly double that of the state as a whole and triple that of the nation. This growth has precipitated a tight housing market and also brought about some significant changes in commute patterns, many of which have been reversed by the pandemic. Recent years have seen significant changes in both the mode of transportation and commute times.

Mode of Transportation

Figure 81: Percent of Workers Commuting by Car Alone

Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
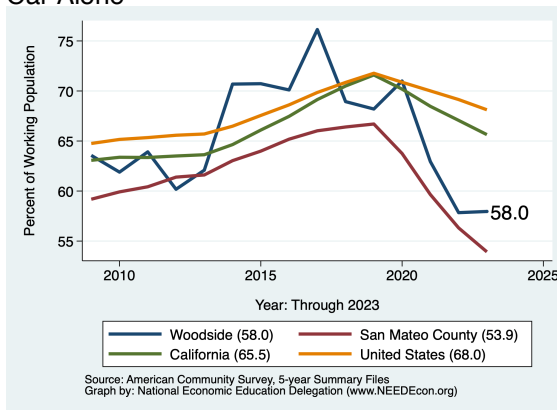
Figure 82: Percent of Workers Commuting by Carpool

Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
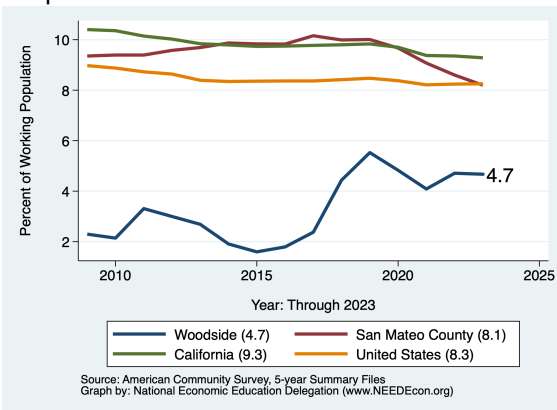
Figure 83: Percent of Workers using Public Transportation

Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
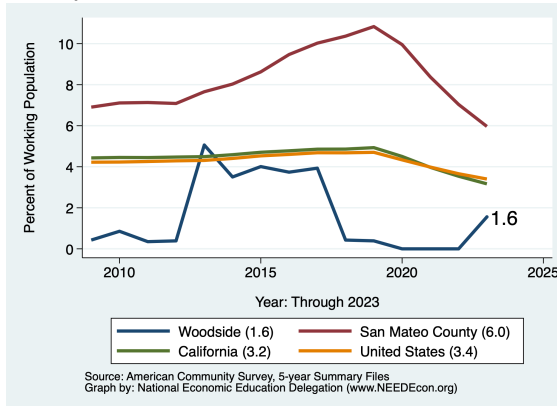
Figure 84: Percent of Workers Who Work From Home

Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
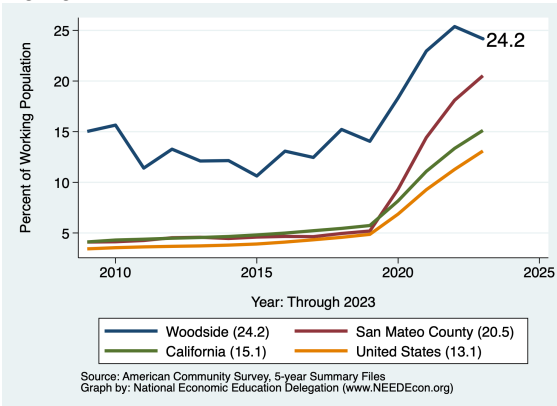
The first table on this page presents data for those who LIVE in Woodside. The second provides data on those who work, but do not necessarily live in Woodside. The final two columns provide for a comparison of commute mode choices of people locally with those in California more broadly.

Table 6. SEX OF WORKERS BY MODE OF TRANSPORTATION TO WORK

Mode of Transit	Male #	Male (%)	Female #	Female (%)	All Workers #	All Workers (%)	All of CA (%)
Car, Truck, or Van:	861	58.8	748	61.0	1,609	62.6	76.6
Drove Alone	830	56.7	659	53.8	1,489	58.0	67.1
Carpooled:	31	2.1	89	7.3	120	4.7	9.5
In 2-person carpool	26	1.8	32	2.6	58	2.3	6.8
In 3-person carpool	0	0.0	56	4.6	56	2.2	1.6
In 4-or-more-person carpool	5	0.3	1	0.1	6	0.2	1.1
Public Transportation (excl Taxi):	17	1.2	23	1.9	40	1.6	3.2
Bus or Trolley Bus	11	0.8	23	1.9	34	1.3	2.1
Streetcar or Trolley Car	6	0.4	0	0.0	6	0.2	0.6
Subway or Elevated	0	0.0	0	0.0	0	0.0	0.3
Railroad	0	0.0	0	0.0	0	0.0	0.2
Ferryboat	0	0.0	0	0.0	0	0.0	0.1
Bicycle	54	3.7	18	1.5	72	2.8	0.7
Walked	20	1.4	58	4.7	78	3.0	2.4
Taxicab, Motorcycle, or other	12	0.8	2	0.2	14	0.5	1.7
Worked at Home	289	19.7	332	27.1	621	24.2	15.5
Total:	1,253	85.6	1,181	96.3	2,434	94.7	

Source: 2023 5-year American Community Survey, Summary File

Table 7. SEX OF WORKERS BY MODE OF TRANSPORTATION TO WORK FOR WORKPLACE GEOGRAPHY

Mode of Transit	Male #	Male (%)	Female #	Female (%)	All Workers #	All Workers (%)	All of CA (%)
Car, Truck, or Van:	951	51.5	855	49.2	1,806	51.0	76.6
Drove Alone	818	44.3	746	42.9	1,564	44.1	67.1
Carpooled:	133	7.2	109	6.3	242	6.8	9.5
In 2-person carpool	66	3.6	46	2.6	112	3.2	6.8
In 3-person carpool	67	3.6	63	3.6	130	3.7	1.6
In 4-or-more-person carpool	0	0.0	0	0.0	0	0.0	1.1
Public Transportation (excl Taxi):	10	0.5	44	2.5	54	1.5	3.2
Bus or Trolley Bus	0	0.0	44	2.5	44	1.2	2.1
Streetcar or Trolley Car	0	0.0	0	0.0	0	0.0	0.6
Subway or Elevated	10	0.5	0	0.0	10	0.3	0.3
Railroad	0	0.0	0	0.0	0	0.0	0.2
Ferryboat	0	0.0	0	0.0	0	0.0	0.1
Bicycle	23	1.2	0	0.0	23	0.6	0.7
Walked	16	0.9	84	4.8	100	2.8	2.4
Taxicab, Motorcycle, or other	7	0.4	7	0.4	14	0.4	1.7
Worked at Home	289	15.7	332	19.1	621	17.5	15.4
Total:	1,296	70.2	1,322	76.1	2,618	73.9	

Source: 2023 5-year American Community Survey, Summary File
The results in this table are for those who work in the region, regardless of the location of their residence.

Commute Times for Employed Residents

Table 8. SEX OF WORKERS BY TRAVEL TIME TO WORK

Mode of Transit	Male #	Male (%)	Female #	Female (%)	All Workers #	All Workers (%)	All of CA (%)
Less than 5 minutes	11	0.8	53	5.6	64	2.9	2.0
5 to 9 minutes	15	1.1	88	9.3	103	4.7	7.6
10 to 14 minutes	38	2.8	73	7.7	111	5.0	12.2
15 to 19 minutes	158	11.7	146	15.4	304	13.8	15.1
20 to 24 minutes	193	14.2	106	11.1	299	13.6	14.5
25 to 29 minutes	113	8.3	121	12.7	234	10.6	6.4
30 to 34 minutes	209	15.4	80	8.4	289	13.1	15.0
35 to 39 minutes	22	1.6	26	2.7	48	2.2	2.9
40 to 44 minutes	42	3.1	52	5.5	94	4.3	4.3
45 to 59 minutes	74	5.5	50	5.3	124	5.6	8.5
60 to 89 minutes	88	6.5	39	4.1	127	5.8	7.6
90 or more minutes	1	0.1	15	1.6	16	0.7	3.9
Total:	964	71.1	849	89.3	1,813	82.4	

Source: 2023 5-year American Community Survey, Summary File

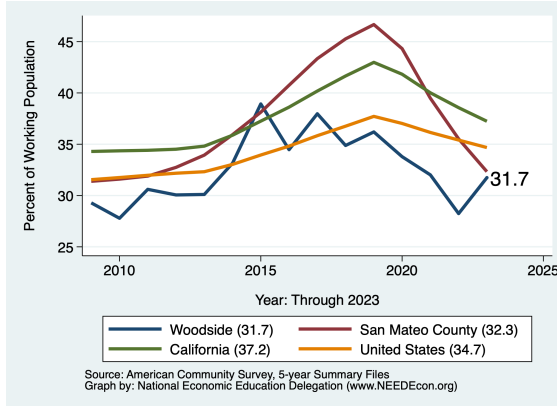Figure 85: Percent of Employed Population With Commutes of More than 30 Minutes

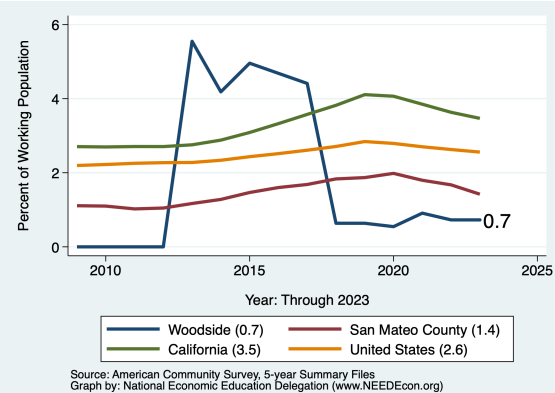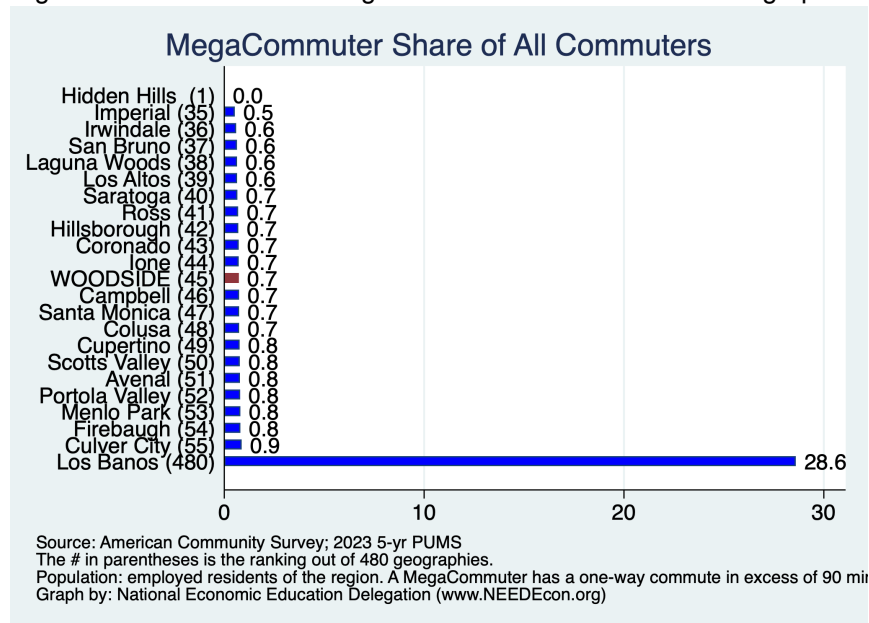Figure 86: Percent of Employed Population With Commutes of More than 90 Minutes

Figure 87: Rank: Share of MegaCommuters Across Similar Geographies

Commute Times for Those Employed in the City

Table 9. SEX OF WORKERS BY TRAVEL TIME TO WORK FOR WORKPLACE GEOGRAPHY

Mode of Transit	Male #	(%)	Female #	(%)	All Workers #	(%)	All of CA (%)
Less than 5 minutes	0	0.0	30	2.0	30	0.9	2.0
5 to 9 minutes	73	4.3	62	4.1	135	4.2	7.6
10 to 14 minutes	96	5.7	83	5.4	179	5.6	12.2
15 to 19 minutes	95	5.6	123	8.1	218	6.8	15.1
20 to 24 minutes	95	5.6	54	3.5	149	4.6	14.5
25 to 29 minutes	41	2.4	84	5.5	125	3.9	6.4
30 to 34 minutes	238	14.0	81	5.3	319	9.9	15.0
35 to 39 minutes	38	2.2	103	6.7	141	4.4	2.9
40 to 44 minutes	21	1.2	39	2.6	60	1.9	4.3
45 to 59 minutes	87	5.1	158	10.4	245	7.6	8.5
60 to 89 minutes	94	5.5	87	5.7	181	5.6	7.6
90 or more minutes	129	7.6	86	5.6	215	6.7	3.9
Total:	1,007	59.3	990	64.9	1,997	62.0	

Source: 2023 5-year American Community Survey, Summary File
The results in this table are for those who work in the region, regardless of the location of their residence.

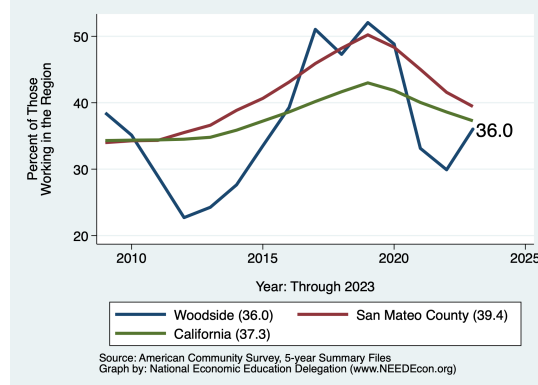Figure 88: Percent of Local Employees With Commutes of More than 30 Minutes

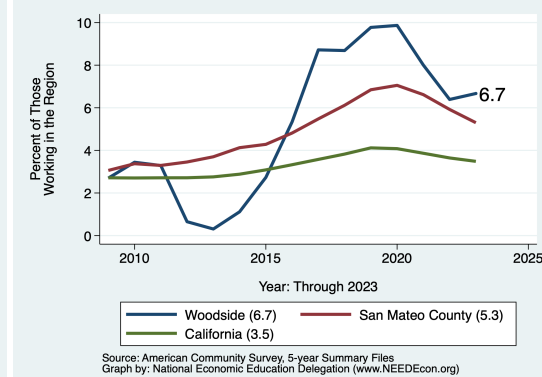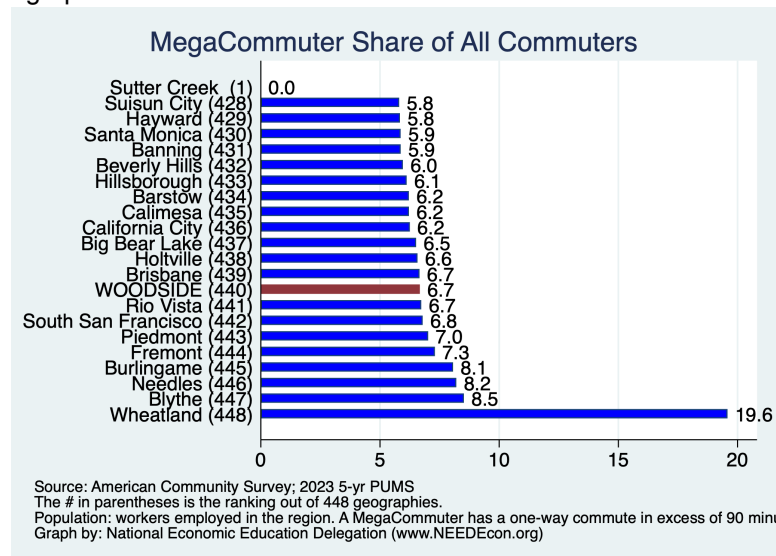Figure 89: Percent of Local Employees With Commutes of More than 90 Minutes

Figure 90: Rank: Share of MegaCommuters Across Similar Geographies

Place of Work

This section provides evidence on where workers living in Woodside work. As evidenced in the first table, some of Woodside's employed workers work in the City, but many do not. The first table and graph pair provide evidence at the county level while the second provide evidence with regard to working outside of the Woodside city boundary.

Table 10. SEX OF WORKERS BY PLACE OF WORK–STATE AND COUNTY LEVEL

Place of Work	Male #	Male (%)	Female #	Female (%)	All Workers #	All Workers (%)	All of CA (%)
Worked in state of residence:	1,243	84.9	1,162	94.8	2,405	93.6	99.6
Worked in county of residence	842	57.5	704	57.4	1,546	60.2	84.6
worked outside of county of residence	401	27.4	458	37.4	859	33.4	15.0
Worked outside state of residence	10	0.7	19	1.5	29	1.1	0.4
Total:	1,253	85.6	1,181	96.3	2,434	94.7	

Source: 2023 5-year American Community Survey, Summary File

Figure 91: Percent of Workers Employed Outside of Their County of Residence
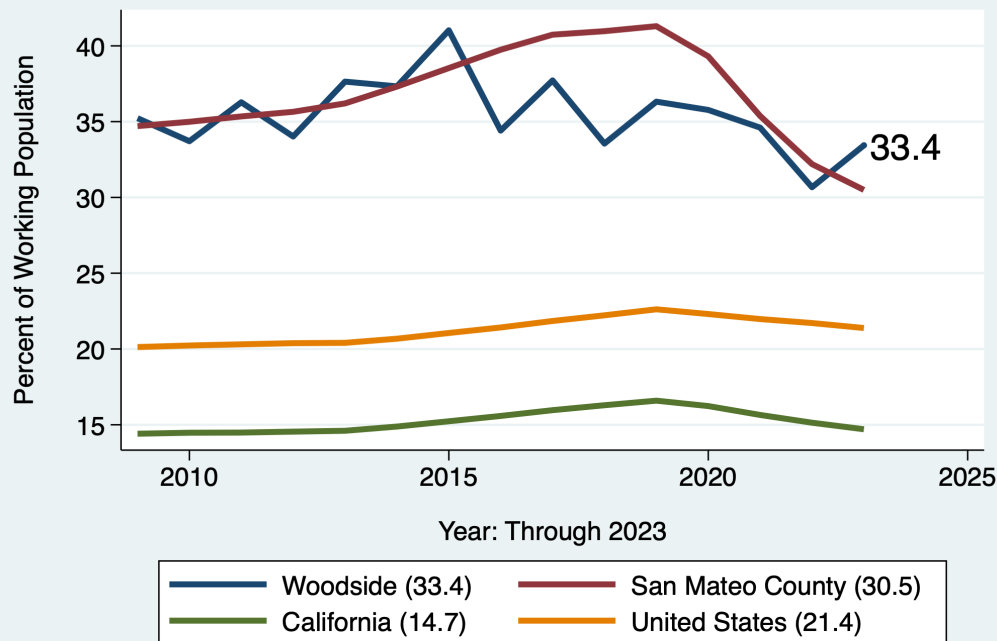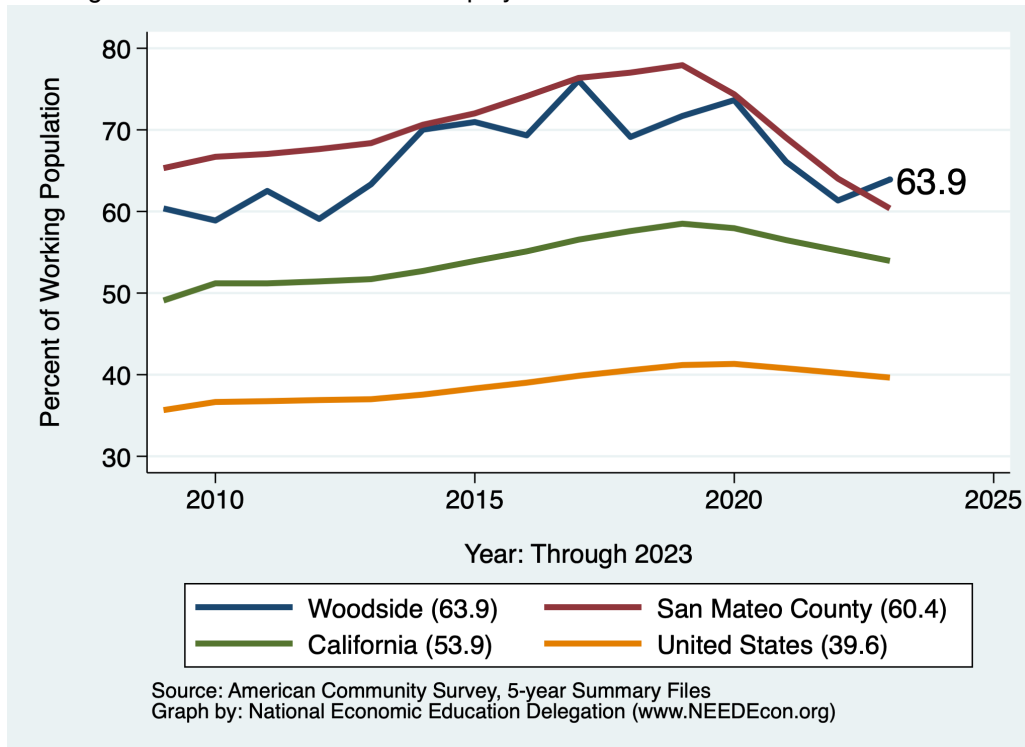

Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Table 11. SEX OF WORKERS BY PLACE OF WORK–PLACE LEVEL

Place of Work	Male #	Male (%)	Female #	Female (%)	All Workers #	All Workers (%)	All of CA (%)
Living in a place:	1,253	85.6	1,181	96.3	2,434	94.7	95.9
Worked in place of residence	373	25.5	419	34.2	792	30.8	40.8
Worked outside place of residence	880	60.1	762	62.2	1,642	63.9	55.1
Not living in a place	0	0.0	0	0.0	0	0.0	4.1
Total:	1,253	85.6	1,181	96.3	2,434	94.7	

Source: 2023 5-year American Community Survey, Summary File

Figure 92: Percent of Workers Employed Outside of Their Place of Residence

Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Commute Mode by Income

Table 12. MEDIAN EARNINGS IN THE PAST 12 MONTHS BY MEANS OF TRANSPORTATION TO WORK

	City	California		United States	
	Median	*Median*	*Ratio*	*Median*	*Ratio*
Car, truck, or van - drove alone	121,420	50,877	109.4	48,079	108.5
Car, truck, or van - carpooled	81,204	37,998	98.0	36,165	96.5
Public transportation (excluding taxicab)		40,820		46,264	
Walked		30,831		28,707	
Taxicab, motorcycle, bicycle, or other means		41,875		38,017	
Worked from home	108,542	81,088	61.4	71,072	65.6
Total:	112,604	51,620	218.1	48,394	232.7

Source: 2023 5-year American Community Survey, Summary File
Notes: 1) Ratio = the ratio of the regional median to either the CA or US median, relative to the Total ratio.
Values above 100 imply a high local median. Values below 100 imply a low local median.
For example, a value of 200 means that the local mean is 2x higher than would be expected.
For "Total:", ratio is simply the ratio of the medians.
2) For regions with more than one geography, the medians are averages weighted by working population.

Table 13. MODE OF TRANSPORTATION TO WORK BY WORKERS' EARNINGS

	< $25,000		$25,000-$74,999		$75,000+		All		All of CA
Mode of Transit	#	(%)	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van: Drove Alone	178	31.0	245	47.7	1,032	66.4	1,489	58.0	
Car, Truck, or Van: Carpooled	23	4.0	24	4.7	73	4.7	120	4.7	
Public Transportation (excl Taxi)	23	4.0	2	0.4	15	1.0	40	1.6	
Walked	17	3.0	15	2.9	46	3.0	78	3.0	
Taxicab, Motorcycle, or other	32	5.6	31	6.0	23	1.5	86	3.3	
Worked at Home	163	28.4	86	16.7	365	23.5	621	24.2	
Total:	436	76.0	403	78.4	1,554		2,434	94.7	

Source: 2023 5-year American Community Survey, Summary File

Table 14. MODE OF TRANSPORTATION TO WORK BY WORKERS' EARNINGS FOR WORKPLACE GEOGRAPHY

	< $25,000		$25,000-$74,999		$75,000+		All		All of CA
Mode of Transit	#	(%)	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van: Drove Alone	333	32.1	449	43.0	648	49.9	1,564	44.1	
Car, Truck, or Van: Carpooled	57	5.5	132	12.7	35	2.7	242	6.8	
Public Transportation (excl Taxi)	11	1.1	32	3.1	11	0.8	54	1.5	
Walked	54	5.2	9	0.9	37	2.9	100	2.8	
Taxicab, Motorcycle, or other	14	1.3	7	0.7	9	0.7	37	1.0	
Worked at Home	163	15.7	86	8.2	365	28.1	621	17.5	
Total:	632	60.8	715	68.6	1,105	85.1	2,618	73.9	

Source: 2023 5-year American Community Survey, Summary File
The results in this table are for those who work in the region, regardless of the location of their residence.

Commute Mode by Poverty Status

Table 15. MODE OF TRANSPORTATION TO WORK BY POVERTY STATUS

Mode of Transit	In Poverty		100-149% of Pov		>150% of Pov		All		All of CA
	#	(%)	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van: Drove Alone	45	49.5	0	0.0	1,444	59.1	1,489	58.0	
Car, Truck, or Van: Carpooled	5	5.5	0	0.0	115	4.7	120	4.7	
Public Transportation (excl Taxi)	0	0.0	0	0.0	40	1.6	40	1.6	
Walked	5	5.5	2	2.3	71	2.9	78	3.0	
Taxicab, Motorcycle, or other	0	0.0	0	0.0	86	3.5	86	3.3	
Worked at Home	23	25.3	7	8.0	591	24.2	621	24.2	
Total:	78	85.7	9	10.2	2,347	96.1	2,434	94.7	

Source: 2023 5-year American Community Survey, Summary File

Table 16. MODE OF TRANSPORTATION TO WORK BY POVERTY STATUS FOR WORKPLACE GEOGRAPHY

Mode of Transit	In Poverty		100-149% of Pov		>150% of Pov		All		All of CA
	#	(%)	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van: Drove Alone	68	24.5	66	37.9	1,430	43.5	1,564	44.1	
Car, Truck, or Van: Carpooled	0	0.0	37	21.3	202	6.1	239	6.7	
Public Transportation (excl Taxi)	11	4.0	0	0.0	43	1.3	54	1.5	
Walked	5	1.8	0	0.0	95	2.9	100	2.8	
Taxicab, Motorcycle, or other	0	0.0	0	0.0	37	1.1	37	1.0	
Worked at Home	23	8.3	7	4.0	591	18.0	621	17.5	
Total:	107	38.6	110	63.2	2,398	72.9	2,615	73.8	

Source: 2023 5-year American Community Survey, Summary File
The results in this table are for those who work in the region, regardless of the location of their residence.

Migration

Overall Migration Flows

Definition:

The United States is a country with an increasingly mobile population. People move, migrate, from one place to another with increasing frequency.

Why is it important?

Having a handle on whether or not Woodside is a net recipient (migration inflows) or donor (migration outflows) of population is very important for understanding trends in the City's development. This section outlines migration patterns by age, education, income, marital status, and housing tenure. Understanding recent trends is very important for making policy, investment, and other decisions about the future. Also, understanding the extent to which the population is stable, or experiences significant turnover each year is helpful for planning purposes.

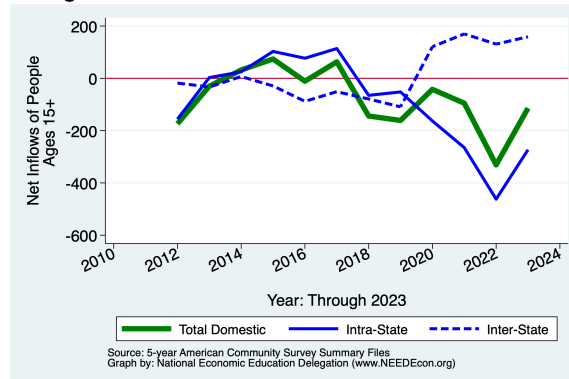Figure 93: Overall Movements of Residents

Source: 5-year American Community Survey Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Table 17: Migration by Income

		Net Inflows				
			Same State			
			W/in	Between	Across	From
Category	Population	All Migration	County	Counties	States	Abroad
No income	544	9	19	0	−10	0
With income	3,755	−100	46	−338	169	23
$1 to $9,999 or loss	368	−55	11	−29	−43	6
$10,000 to $14,999	174	54	0	10	37	7
$15,000 to $24,999	392	30	−12	−57	99	0
$25,000 to $34,999	129	−76	0	−81	5	0
$35,000 to $49,999	148	−56	10	−73	7	0
$50,000 to $64,999	300	18	11	−32	29	10
$65,000 to $74,999	156	−14	0	−14	0	0
$75,000 or more	2,088	−1	26	−62	35	0
All:	4,299	−91	65	−338	159	23

Source: 2023 5-year American Community Survey, Summary File
Note: The data in this and other tables in this section are limited in that there is no information on the City's population that has moved abroad.
The "From Abroad" column is gross movements into the City from abroad.

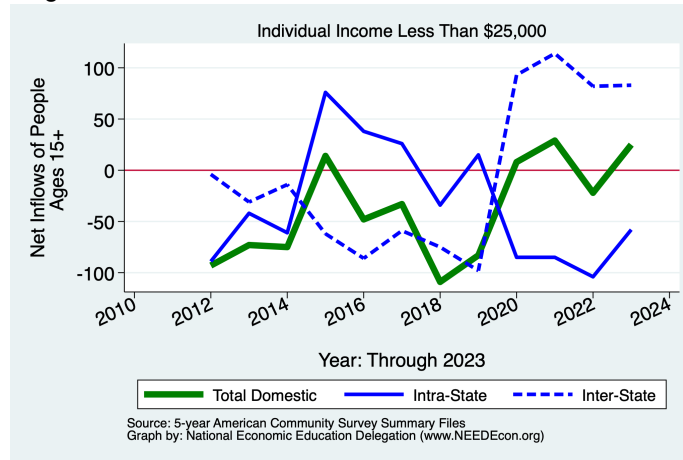## Figure 94: Overall Movements of Low Income Residents

Individual Income Less Than $25,000

Net Inflows of People Ages 15+

Year: Through 2023

Total Domestic — Intra-State — Inter-State

Source: 5-year American Community Survey Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 95: Overall Movements of Middle Income Residents

Individual Income Between $25,000 and $75,000

Net Inflows of People Ages 15+

Year: Through 2023

Total Domestic — Intra-State — Inter-State

Source: 5-year American Community Survey Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
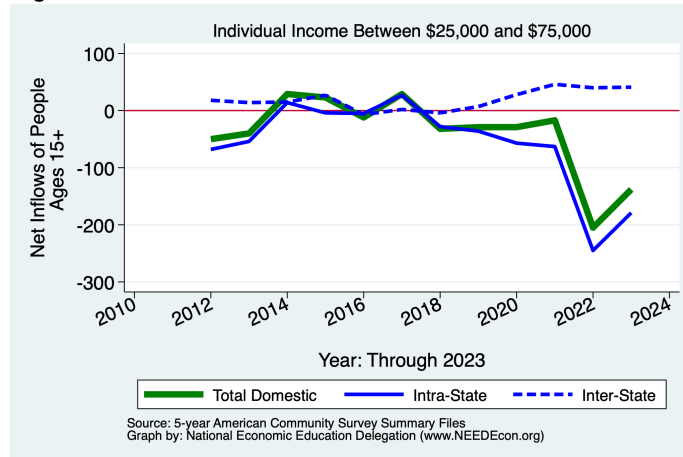
Figure 96: Overall Movements of High Income Residents

Individual Income Greater Than $75,000

Net Inflows of People Ages 15+

Year: Through 2023

Total Domestic — Intra-State — Inter-State

Source: 5-year American Community Survey Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705
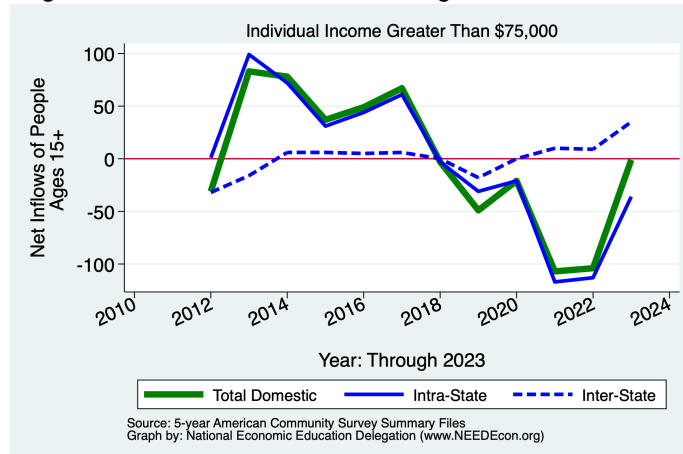
Demographics of Migration Flows

Table 18: Migration by Marital Status

| Category | Population | All Migration | Same State | | Across States | From Abroad |
			W/in County	Between Counties		
Never married	1,223	167	52	−43	135	23
Now married, except separated	2,561	−265	−4	−288	27	0
Divorced	269	−10	6	−13	−3	0
Separated	95	0	0	0	0	0
Widowed	151	17	11	6	0	0
Total:	4,299	−91	65	−338	159	23

Source: 2023 5-year American Community Survey, Summary File

Table 19: Migration by Tenure

| Category | Population | All Migration | Same State | | Across States | From Abroad |
			W/in County	Between Counties		
Householder lived in owner-occupied housing units	4,396	185	52	−142	252	23
Householder lived in renter-occupied housing units	718	−101	−5	−42	−54	0
Total:	5,114	84	47	−184	198	23

Source: 2023 5-year American Community Survey, Summary File

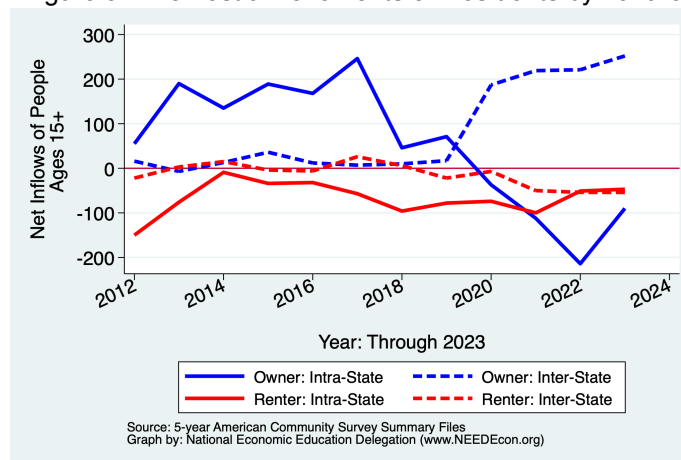Figure 97: Domestic Movements of Residents by Tenure

Table 20: Migration by Age

Category	Population	All Migration	Same State W/in County	Same State Between Counties	Across States	From Abroad
1 to 4 years	186	−18	−18	0	0	0
5 to 17 years	870	−35	0	−11	−24	0
18 and 19 years	71	−51	13	−12	−52	0
20 to 24 years	333	112	0	3	92	17
25 to 29 years	238	91	0	−2	93	0
30 to 34 years	245	112	56	16	34	6
35 to 39 years	286	−14	−29	8	7	0
40 to 44 years	220	−20	5	−15	−10	0
45 to 49 years	291	6	6	0	0	0
50 to 54 years	343	−91	6	−101	4	0
55 to 59 years	457	−13	6	−10	−9	0
60 to 64 years	400	0	0	0	0	0
65 to 69 years	396	0	0	0	0	0
70 to 74 years	309	−61	0	−61	0	0
75 years and over	469	−151	2	−153	0	0
Total Population:	5,114	−133	47	−338	135	23

Source: 2023 5-year American Community Survey, Summary File

Table 21: Migration by Educational Attainment

Category	Population	All Migration	Same State W/in County	Same State Between Counties	Across States	From Abroad
Less than high school graduate	62	11	11	0	0	0
High school graduate (includes equiv)	304	−11	0	−52	41	0
Some college or assoc. degree	513	−9	−11	−8	10	0
Bachelor's degree	1,250	−57	21	−156	72	6
Graduate or professional degree	1,525	−75	31	−102	−4	0
Total:	3,654	−141	52	−318	119	6

Source: 2023 5-year American Community Survey, Summary File

Table 22: Median Income of Migration Flows

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	103,480	103,480
Moved Within Same County	107,708	155,625
Moved to Different County, Same State	0	47,813
Moved Between States	0	0
Moved from Abroad	0	
Total Population:	88,050	86,113

Source: 2023 5-year American Community Survey, Summary File

Table 23: Median Age of Migration Flows

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	50.2	50.2
Moved Within Same County	36.2	37.4
Moved to Different County, Same State	29.7	74.1
Moved Between States	28.6	19.5
Moved from Abroad	24.5	
Total Population:	47.0	51.3

Source: 2023 5-year American Community Survey, Summary File

References and Sources

The majority of the data presented in this report are from the American Community Survey (ACS). For larger geographies, the 1-year Summary Files provide the data. For smaller communities, roughly those with less than 65,000 in population in 2021, the 5-year Summary Files provide the data.

The ACS data are supplemented by building permit data from the U.S. Census Bureau, population and housing data from the California Department of Finance, and home price and rental rates from Zillow.

U.S. Census Bureau. American Community Survey 1-year and 5-year Summary Files. https://www.census.gov/programs-surveys/acs/data/data-via-ftp.html. The 1-year data are released in September each year and the 5-year data are relased in January.

Zillow Research Data https://www.zillow.com/research/data/

U.S. Census Bureau. Building Permits Data, updated annually in February. https://www.census.gov/construction/bps/current.html

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