

# Executive Summary

South Bay  
Area: 151.78 Square Miles

## Population

2000 Population	1,094,118
2010 Population	1,122,646
2012 Population	1,130,725
2017 Population	1,147,624
2000-2010 Annual Rate	0.26%
2010-2012 Annual Rate	0.32%
2012-2017 Annual Rate	0.30%
2012 Male Population	48.9%
2012 Female Population	51.1%
2012 Median Age	36.2

In the identified area, the current year population is 1,130,725. In 2010, the Census count in the area was 1,122,646. The rate of change since 2010 was 0.32% annually. The five-year projection for the population in the area is 1,147,624 representing a change of 0.30% annually from 2012 to 2017. Currently, the population is 48.9% male and 51.1% female.

## Median Age

The median age in this area is 36.2, compared to U.S. median age of 37.3.

## Race and Ethnicity

2012 White Alone	43.5%
2012 Black Alone	16.0%
2012 American Indian/Alaska Native Alone	0.6%
2012 Asian Alone	14.3%
2012 Pacific Islander Alone	0.7%
2012 Other Race	19.8%
2012 Two or More Races	5.1%
2012 Hispanic Origin (Any Race)	41.1%

Persons of Hispanic origin represent 41.1% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 87.9 in the identified area, compared to 61.4 for the U.S. as a whole.

## Households

2000 Households	375,366
2010 Households	381,858
2012 Total Households	383,974
2017 Total Households	389,826
2000-2010 Annual Rate	0.17%
2010-2012 Annual Rate	0.25%
2012-2017 Annual Rate	0.30%
2012 Average Household Size	2.91

The household count in this area has changed from 381,858 in 2010 to 383,974 in the current year, a change of 0.25% annually. The five-year projection of households is 389,826, a change of 0.30% annually from the current year total. Average household size is currently 2.91, compared to 2.91 in the year 2010. The number of families in the current year is 265,935 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

# Executive Summary

South Bay  
Area: 151.78 Square Miles

## Median Household Income

2012 Median Household Income	\$54,965
2017 Median Household Income	\$64,047
2012-2017 Annual Rate	3.11%

## Average Household Income

2012 Average Household Income	\$77,274
2017 Average Household Income	\$88,404
2012-2017 Annual Rate	2.73%

## Per Capita Income

2012 Per Capita Income	\$26,598
2017 Per Capita Income	\$30,393
2012-2017 Annual Rate	2.70%

## Households by Income

Current median household income is \$54,965 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$64,047 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$77,274 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$88,404 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$26,598 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$30,393 in five years, compared to \$29,882 for all U.S. households

## Housing

2000 Total Housing Units	391,042
2000 Owner Occupied Housing Units	186,495
2000 Renter Occupied Housing Units	188,870
2000 Vacant Housing Units	15,677
2010 Total Housing Units	401,991
2010 Owner Occupied Housing Units	191,177
2010 Renter Occupied Housing Units	190,681
2010 Vacant Housing Units	20,133
2012 Total Housing Units	405,483
2012 Owner Occupied Housing Units	185,586
2012 Renter Occupied Housing Units	198,389
2012 Vacant Housing Units	21,509
2017 Total Housing Units	412,808
2017 Owner Occupied Housing Units	192,609
2017 Renter Occupied Housing Units	197,217
2017 Vacant Housing Units	22,982

Currently, 45.8% of the 405,483 housing units in the area are owner occupied; 48.9%, renter occupied; and 5.3% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 401,991 housing units in the area - 47.6% owner occupied, 47.4% renter occupied, and 5.0% vacant. The annual rate of change in housing units since 2010 is 0.39%. Median home value in the area is \$361,243, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 3.19% annually to \$422,576.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

September 16, 2013

Made with Esri Business Analyst