



Executive Summary

1190 Lander Ave, Turlock, California, 95380
Rings: 3, 5, 15 mile radii

Prepared by Esri
Latitude: 37.48185
Longitude: -120.84871

	3 miles	5 miles	15 miles
Population			
2010 Population	54,261	87,149	376,158
2020 Population	56,840	91,558	398,491
2022 Population	57,609	92,143	399,588
2027 Population	58,851	93,290	400,518
2010-2020 Annual Rate	0.47%	0.49%	0.58%
2020-2022 Annual Rate	0.60%	0.28%	0.12%
2022-2027 Annual Rate	0.43%	0.25%	0.05%
2022 Male Population	49.5%	49.5%	49.8%
2022 Female Population	50.5%	50.5%	50.2%
2022 Median Age	35.3	34.7	33.4

In the identified area, the current year population is 399,588. In 2020, the Census count in the area was 398,491. The rate of change since 2020 was 0.12% annually. The five-year projection for the population in the area is 400,518 representing a change of 0.05% annually from 2022 to 2027. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 33.4, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	50.8%	52.5%	42.4%
2022 Black Alone	2.0%	1.8%	2.4%
2022 American Indian/Alaska Native Alone	2.4%	2.1%	2.2%
2022 Asian Alone	5.2%	6.6%	6.6%
2022 Pacific Islander Alone	0.4%	0.4%	0.6%
2022 Other Race	24.6%	22.2%	30.2%
2022 Two or More Races	14.6%	14.5%	15.7%
2022 Hispanic Origin (Any Race)	45.9%	42.5%	53.5%

Persons of Hispanic origin represent 53.5% of the population in the identified area compared to 19.0% 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 84.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	71	82	73
2010 Households	18,297	28,603	115,902
2020 Households	19,259	30,227	123,490
2022 Households	19,599	30,517	123,920
2027 Households	20,005	30,879	124,230
2010-2020 Annual Rate	0.51%	0.55%	0.64%
2020-2022 Annual Rate	0.78%	0.43%	0.15%
2022-2027 Annual Rate	0.41%	0.24%	0.05%
2022 Average Household Size	2.87	2.95	3.18

The household count in this area has changed from 123,490 in 2020 to 123,920 in the current year, a change of 0.15% annually. The five-year projection of households is 124,230, a change of 0.05% annually from the current year total. Average household size is currently 3.18, compared to 3.18 in the year 2020. The number of families in the current year is 94,067 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

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Mortgage Income			
2022 Percent of Income for Mortgage	32.0%	29.7%	29.6%
Median Household Income			
2022 Median Household Income	\$60,459	\$68,529	\$64,670
2027 Median Household Income	\$73,630	\$81,874	\$77,860
2022-2027 Annual Rate	4.02%	3.62%	3.78%
Average Household Income			
2022 Average Household Income	\$84,053	\$94,255	\$88,580
2027 Average Household Income	\$100,637	\$112,410	\$105,844
2022-2027 Annual Rate	3.67%	3.59%	3.63%
Per Capita Income			
2022 Per Capita Income	\$28,517	\$31,108	\$27,436
2027 Per Capita Income	\$34,106	\$37,065	\$32,778
2022-2027 Annual Rate	3.64%	3.57%	3.62%

Households by Income

Current median household income is \$64,670 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$77,860 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$88,580 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$105,844 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$27,436 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$32,778 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	78	83	83
2010 Total Housing Units	19,906	30,831	126,164
2010 Owner Occupied Housing Units	9,528	16,505	67,012
2010 Renter Occupied Housing Units	8,769	12,098	48,890
2010 Vacant Housing Units	1,609	2,228	10,262
2020 Total Housing Units	20,113	31,417	128,072
2020 Vacant Housing Units	854	1,190	4,582
2022 Total Housing Units	20,402	31,640	128,314
2022 Owner Occupied Housing Units	9,986	16,972	70,082
2022 Renter Occupied Housing Units	9,613	13,545	53,838
2022 Vacant Housing Units	803	1,123	4,394
2027 Total Housing Units	20,768	31,927	128,688
2027 Owner Occupied Housing Units	10,232	17,244	70,647
2027 Renter Occupied Housing Units	9,773	13,635	53,583
2027 Vacant Housing Units	763	1,048	4,458

Currently, 54.6% of the 128,314 housing units in the area are owner occupied; 42.0%, renter occupied; and 3.4% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 128,072 housing units in the area and 3.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.08%. Median home value in the area is \$363,441, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.66% annually to \$456,339.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

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