

Housing Stanislaus

COUNTY DEMOGRAPHICS *

* Data Sources are from the US Census American Community Survey 2019, 5-year estimates, unless otherwise noted.

11/18/2021

Stanislaus County

Total Population **543,194** Total Households **173,898** Total Families **128,904**

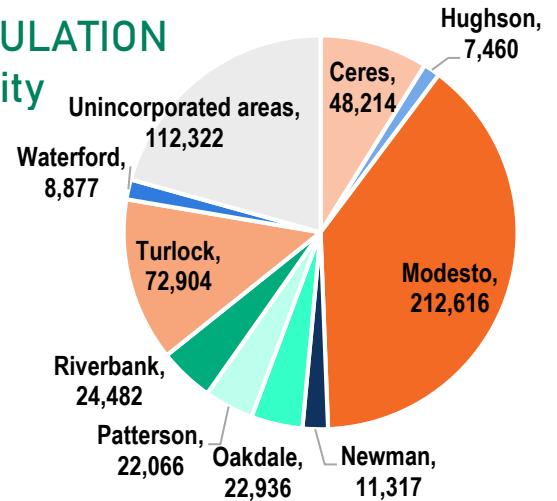


Average Household Size – 3.09

Projected growth of **48,721** residents by 2031**

**CA Dept. of Finance, Demographic Research Unit, Prepared July 2021

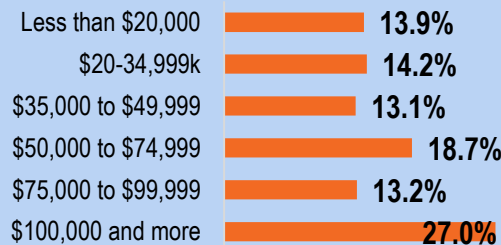
POPULATION by City



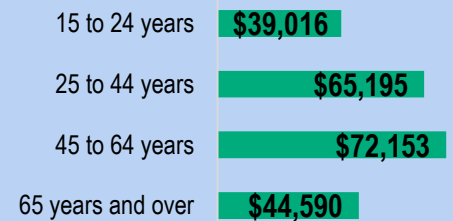
MEDIAN HOUSEHOLD INCOME

\$60,704

HOUSEHOLD INCOME IN THE PAST 12 MONTHS



MEDIAN INCOME BY AGE



AGE

Age Group	Stanislaus County (CA %)	Count	(CA %)
Under 18 years	27.2%	147,623	(23%)
Transitional Aged Adults (18-29)	17.1%	92,572	(17%)
65 years and over	12.8%	69,679	(14%)

RESIDENTS WITH A DISABILITY

Stanislaus County

13.1%

71,194

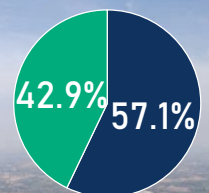
Statewide = 10.6%

Population by Race/Ethnicity	Count	%
Total population	543,194	
Hispanic or Latino/a	251,259	46.3%
White alone	227,369	41.9%
Asian alone	29,284	5.4%
Black or African American alone	15,311	2.8%
Native Hawaiian and Other Pacific Islander alone	3,625	0.7%
American Indian and Alaska Native alone	2,481	0.5%
Some Other Race alone	747	0.1%
Two or more races	13,118	2.4%

LANGUAGE SPOKEN AT HOME

■ Speak only English

■ Speak a language other than English



Language	Percentage
Spanish	33.5%
Other Indo-European languages	4.4%
Asian and Pacific Island languages	2.9%
Other languages	2.1%

44.2% of California speak a language other than English

HOUSING LANDSCAPE



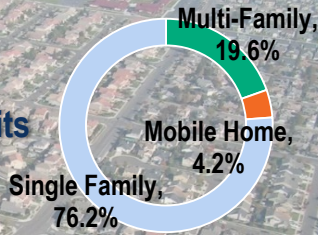
183,140

Total Housing Units



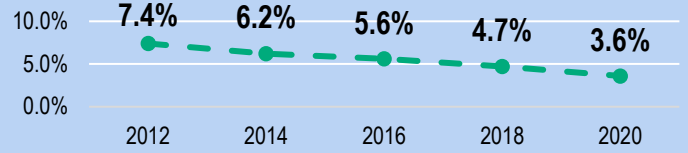
34,176

additional housing units projected to be required by 2031 per Regional Housing Needs Assessment (RHNA)

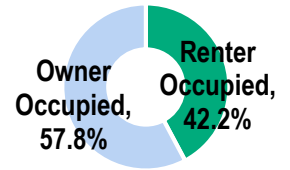


VACANCY STATUS

(% of vacant housing units)



RENTER OCCUPIED & OWNER OCCUPIED HOUSING UNITS



Statewide Owner-Occupied Housing Rate = 54.8%

MEDIAN RENT AND MORTGAGE

\$1,155

Median Monthly Residential Rent

\$1,762

Median Monthly Owner Costs with Mortgage

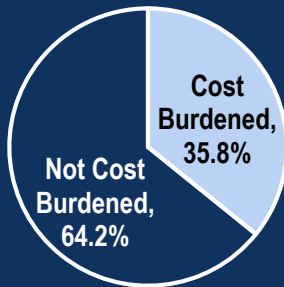
HOUSING COST BURDENED

(households spending more than 30% of monthly income on housing)

RENTERS



OWNERS



\$22.21

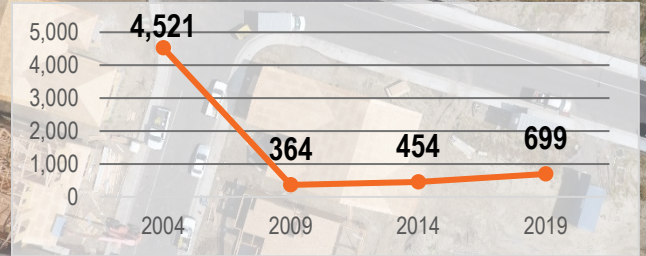
Hourly wage needed to afford median rent

\$33.88

Hourly wage needed to afford median mortgage

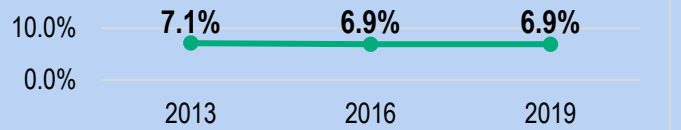
NEW HOUSING UNITS AUTHORIZED**

**Source: US Census Building Permits Survey



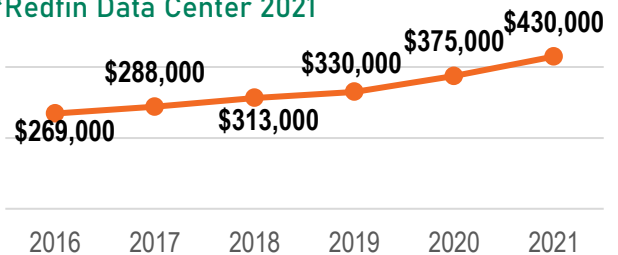
OVERCROWDED HOUSING UNITS

(more than 1 occupant per room)



MEDIAN SALE PRICES

*Redfin Data Center 2021



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