

May 2025

Dear Fiscal Officer:

Subject: Price Factor and Population Information

Appropriations Limit

California Revenue and Taxation Code Section 2227 requires the Department of Finance to transmit an estimate of the percentage change in population to local governments. Each local jurisdiction must use their percentage change in population factor for January 1, 2025, in conjunction with a change in the cost of living, or price factor, to calculate their appropriations limit for fiscal year 2025-26. Attachment A provides the change in California's per capita personal income and an example for utilizing the price factor and population percentage change factor to calculate the 2025-26 appropriations limit. Attachment B provides the city and unincorporated county population percentage change along with the population percentage change for counties and their summed incorporated areas. The population percentage change data excludes federal and state institutionalized populations and military populations.

Population Percent Change for Special Districts

Some special districts must establish an annual appropriations limit. California Revenue and Taxation Code Section 2228 provides additional information regarding the appropriations limit. Article XIII B, Section 9(C) of the California Constitution exempts certain special districts from the appropriations limit calculation mandate. The code section and the California Constitution can be accessed at the following website: <http://leginfo.ca.gov/faces/codes.xhtml>.

Special districts required by law to calculate their appropriations limit must present the calculation as part of their annual audit. Any questions special districts have on this requirement should be directed to their county, district legal counsel, or the law itself. No state agency reviews the local appropriations limits.

Population Certification

The population certification program applies only to cities and counties. California Revenue and Taxation Code Section 11005.6 mandates Finance to automatically certify any population estimate that exceeds the current certified population with the State Controller's Office. **Finance will certify the higher estimate to the State Controller by June 1, 2025.**

Please Note: The prior year's city population estimates may be revised. The per capita personal income change is based on historical data.

If you have any questions regarding this data, please contact the Demographic Research Unit at (916) 323-4086.

JOE STEPHENSHAW
Director
By:

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Chief Deputy Director

Attachment

- A. **Price Factor:** Article XIII B specifies that local jurisdictions select their cost of living factor to compute their appropriation limit by a vote of their governing body. The cost of living factor provided here is per capita personal income. If the percentage change in per capita personal income is selected, the percentage change to be used in setting the fiscal year 2025-26 appropriation limit is:

Per Capita Personal Income	
Fiscal Year (FY)	Percentage change over prior year
2025-26	6.44

- B. Following is an example using sample population change and the change in California per capita personal income as growth factors in computing a 2025-26 appropriation limit.

2025-26:

Per Capita Cost of Living Change = 6.44 percent
Population Change = 0.28 percent

Per Capita Cost of Living converted to a ratio: $\frac{6.44 + 100}{100} = 1.0644$

Population converted to a ratio: $\frac{0.28 + 100}{100} = 1.0028$

Calculation of factor for FY 2025-26: $1.0644 \times 1.0028 = 1.0674$

REPORT: 108,000 MORE CALIFORNIANS IN 2024:
TOTAL STATE POPULATION TOPS 39.5 MILLION

FOR IMMEDIATE RELEASE:
May 1, 2025

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SACRAMENTO--- California's population grew by 108,000 persons in calendar year 2024 to reach 39,529,000 people as of January 1st, 2025, according to new data reported today by the California Department of Finance.

The 0.28-percent increase marks the second consecutive year of population growth since the COVID-19 Pandemic and reflects the combination of several principal factors:

- Higher 2024 K-8 enrollment of 13,890 compared to 2023.
- An increase in the 65-and-older population of 25,298 people in 2024, up from 6,622,031 people reported last year.
- Natural increase—the net result of births minus deaths—contributed 114,805 to overall population growth in 2024, largely in line with the growth of 105,550 in 2023.
- More data sources to better estimate California's share of recent increases in legal immigration to the U.S. from 2021 to 2024, showing 277,468 more immigrants to the state during this period than in the 2023 estimate.
- The report also reflects an upward revision of California's 2023 population to a growth rate of 0.49 percent, up from its previously estimated 0.2-percent growth rate.

The report contains preliminary year-over-year January 2025 and revised January 2021 through January 2024 population data for California cities, counties, and the state. These estimates are based on information as of January 1, 2025, and therefore do not include data for the Los Angeles County wildfires later that month.

Other highlights of the January 1, 2025 city and county population report include:

- California's 58 counties range in size from Alpine County, with just over 1,170 residents, to Los Angeles County with 9.9 million residents. The population increased in 35 counties, with most growth in the Central Valley, the Inland Empire, and coastal counties. Population gains reflect natural increase exceeding losses in net total migration.
- The state's ten largest counties remain Los Angeles, San Diego, Orange, Riverside, San Bernardino, Santa Clara, Alameda, Sacramento, Contra Costa, and Fresno, with each having more than one million residents. These ten counties represent 72 percent of California's population. Nine of the ten counties with one million or more people have positive population growth, leaving Contra Costa as the only county with a very small population loss of 24 people. Los Angeles led with an increase of 28,000 persons.
- Population growth rates ranged from a high of 2.88 percent in Lassen County to a low of -1.58 percent in Mono County. The next five largest in percentage growth were Glenn (1.35 percent), Fresno (0.87 percent), Sutter (0.83 percent), Imperial (0.81 percent), and Tulare (0.73 percent).

- Statewide housing grew at 0.84 percent in 2024, virtually unchanged from 0.85 in 2023. California added 125,228 housing units on net, including 26,648 Accessory Dwelling Units (ADUs), to bring total housing stock to 14,949,001 units. New construction added 118,957 housing units with 70,694 single family housing units, 53,543 multi-family housing units, and 991 mobile homes. ADUs are included in the single-family category and comprised 37.7 percent of the state's new single-family housing and 21.3 percent of total new housing.

County and city housing highlights include:

- Madera had the highest housing growth (2.65 percent) of all counties, followed by: Placer, San Benito, Yuba, San Joaquin, Butte, Riverside, Kings, Napa, and Yolo.
- The state average housing growth for all counties was 0.8 percent. Fourteen counties gained housing at or above 1.0 percent. One county, Tehama, had a net decline in housing in 2024.
- Within counties ranked by net housing gains, Los Angeles (18,665), San Diego (9,508), Unincorporated Riverside County (3,724), Sacramento (1,909), and Bakersfield (1,765) added the most housing units in 2024.
- Larger densely populated urban areas built most of the multi-family housing throughout the state. Los Angeles led the state gaining 10,217 multi-family units, comprising 54.8 percent of their net housing growth, followed by San Diego (7,025 for 73.9 percent), Sacramento (1,692 for 88.6 percent), and Oakland (1,642 for 96.3 percent).
- Conversely, single family housing is more likely to be built further inland in typically more suburban cities. Cities with a high proportion of single-family growth include Bakersfield (1,428 for 81.0 percent of their net housing growth), Elk Grove (1,053 for 96.7 percent), Fresno (1,028 for 70.2 percent), and Folsom (1,012 for 68.9 percent).
- The top five cities where housing production drove population growth include: Huron (7.9 percent housing growth and 8.0 percent population growth) in Fresno County, Paradise (10.3 percent and 7.8 percent) in Butte County, Shafter (4.9 percent and 4.7 percent) in Kern County, Winters (5.2 percent and 4.1 percent) in Yolo County, and Lathrop (5.6 percent and 4.0 percent) in San Joaquin County.

Also of note in the report:

- 241 cities gained population, while 240 lost population and one (Morro Bay in San Luis Obispo County) had no change.
- Mountain House, in San Joaquin County, is California's newest city, incorporating in July 2024. As of January 2025, Mountain House had an official population of 28,795 and became California's 483rd city.
- Of the ten largest cities in California, seven gained population: Led by Bakersfield (1.16 percent, or 4,787) and San Diego (1.05 percent, or 14,620).
- Accessory Dwelling Unit production increased by 14.3 percent, with the state adding 26,648 ADUs in 2024. In 2023, the state added 22,802 ADUs, a 10-percent increase over the previous year.
- Group quarters represent 2.4 percent (930,233) of the total state population. This population includes those living in college dormitories (280,000) and in correctional facilities (163,000). In 2024, California's group quarters population increased by 2,700 (0.3 percent). The college dormitory population grew by 6,300 (2.3 percent). Correctional facilities declined in population in 2024 by 1,800 people (-1.1 percent) across federal, state and local facilities. Due to significant increases in the college dormitory population, several jurisdictions saw gains in population. The City of Seaside in Monterey County grew by 5.7 percent partially due to a 3.3 percent increase at California State University, Monterey Bay.

The City of Merced in Merced County grew by 5.3 percent due to the annexation of the University of California Merced into the city (4,000 students).

State prisons are generally located in remote areas. As a result, increases or decreases in prison size can account for significant changes in their respective area populations. For example, prison declines contributed to population decreases in Blythe (-11.7 percent) in Riverside County, Avenal (-5.3 percent) in Kings County, and Calipatria (-5.1 percent) in Imperial County. Other cities saw increases in their populations due to changes in this population. For example, Crescent City (8.4 percent) in Del Norte County, Susanville (6.7 percent) in Lassen County, and Folsom (4.0 percent) in Sacramento County.

Background Information

These population estimates are produced annually by the California Department of Finance (Finance) for use by local areas to calculate their annual appropriations limit. The State Controller's Office uses Finance's estimates to update their population figures for distribution of state subventions to cities and counties, and to comply with various state codes. Additionally, estimates are used for research and planning purposes by federal, state, and local agencies, the academic community, and the private sector.

Changes to the housing stock are used in the preparation of the annual city population estimates. Estimated occupancy of housing units and the number of persons per household further determine population levels. Changes in city housing stock result from new construction, demolitions, housing unit conversions, and annexations. The sub-county population estimates are then adjusted to be consistent with independently produced county estimates.

Starting with this estimate, Finance has identified and incorporated additional immigration data sources, including backlog and immigration court outcomes from the Department of Justice and the Transactional Records Access Clearinghouse.

Comparing Census Bureau's recently released July 1, 2024 estimates with Finance's January 1, 2025 estimates should generally be avoided since they refer to different points in time. In addition, there are numerous differences between the two series including different assumptions regarding the effects of natural disasters, changes in migration patterns, and accelerating slowdown in births.

All Finance population and housing estimates are benchmarked to a decennial census. The estimates in this report are benchmarked to the 2020 decennial census.

To explore the data interactively, click on the following link:

[Population and Housing 2025 Dashboard](#)

Related population reports are available on Finance's website:
<http://www.dof.ca.gov/Forecasting/Demographics/>

Department of Finance
Demographic Research Unit
Population Estimates for California Cities

10 Largest Cities

City	Population January 1, 2025	Percent Change 2024- 2025
1. Los Angeles	3,835,263	0.4
2. San Diego	1,408,937	1.0
3. San Jose	979,415	-0.1
4. San Francisco	842,027	-0.4
5. Fresno	557,032	0.8
6. Sacramento	527,979	0.3
7. Long Beach	462,561	0.4
8. Oakland	426,457	0.5
9. Bakersfield	419,238	1.2
10. Anaheim	341,773	-0.1

10 Fastest Growing Cities with Populations Over 30,000

City	Population January 1, 2025	Percent Change 2024- 2025
1. Seaside	32,019	5.7
2. Merced	98,039	5.3
3. Lathrop	38,596	4.0
4. Folsom	92,577	4.0
5. Rancho Cordova	85,451	3.2
6. Chico	113,847	2.6
7. Burlingame	31,552	2.6
8. Placentia	53,982	2.5
9. Hanford	61,238	2.3
10. Tulare	73,002	2.0

10 Cities Under 300,000 with the Largest Numeric Change

City	Population January 1, 2025	Numeric Change 2024- 2025
1. Merced	98,039	4,901
2. Folsom	92,577	3,581
3. Lancaster	177,768	3,139
4. Chico	113,847	2,876
5. Rancho Cordova	85,451	2,614
6. Elk Grove	182,842	2,243
7. Fontana	219,172	2,088
8. Blythe	15,400	-2,047
9. Seaside	32,019	1,720
10. Berkeley	128,348	1,672

Department of Finance
Demographic Research Unit
Population Estimates for California Counties

10 Largest Counties

County	Population January 1, 2025	Percent Change 2024- 2025
1. Los Angeles	9,876,811	0.3
2. San Diego	3,330,139	0.4
3. Orange	3,175,427	0.2
4. Riverside	2,495,640	0.2
5. San Bernardino	2,207,424	0.3
6. Santa Clara	1,992,259	0.0
7. Alameda	1,662,482	0.3
8. Sacramento	1,604,745	0.5
9. Contra Costa	1,158,225	0.0
10. Fresno	1,037,053	0.9

10 Fastest Growing Counties by Population

County	Population January 1, 2025	Percent Change 2024- 2025
1. Lassen	28,716	2.9
2. Glenn	29,369	1.4
3. Fresno	1,037,058	0.9
4. Sutter	100,28	0.8
5. Imperial	186,499	0.8
6. Tulare	487,212	0.7
7. Kern	923,965	0.7
8. Del Norte	26,545	0.6
9. Yolo	225,434	0.6
10. Santa Barbara	447,135	0.6

10 Fastest Growing Counties by Housing Unit Growth

County	Housing January 1, 2025	Percent Change 2024- 2025
1. Madera	53,500	2.7
2. Placer	187,722	1.9
3. San Benito	22,261	1.7
4. Yuba	32,026	1.7
5. San Joaquin	269,626	1.5
6. Butte	96,213	1.5
7. Riverside	893,304	1.2
8. Kings	48,045	1.2
9. Napa	56,839	1.2
10. Yolo	85,068	1.2

E-1: City/County/State Population Estimates with Annual Percent Change January 1, 2024 and 2025

JURISDICTION	Total Population		Percent Change	JURISDICTION	Total Population		Percent Change
	1/1/24	1/1/25			1/1/24	1/1/25	
CALIFORNIA	39,420,663	39,529,101	0.3	El Cerrito	25,943	25,862	-0.3
Alameda	1,658,061	1,662,482	0.3	Hercules	26,357	26,225	-0.5
Alameda	79,172	79,020	-0.2	Lafayette	25,073	25,054	-0.1
Albany	20,520	20,578	0.3	Martinez	36,871	36,817	-0.1
Berkeley	126,676	128,348	1.3	Moraga	16,973	16,637	-2.0
Dublin	73,832	74,691	1.2	Oakley	46,218	46,826	1.3
Emeryville	13,509	13,471	-0.3	Orinda	19,395	19,351	-0.2
Fremont	232,241	232,619	0.2	Pinole	18,344	18,261	-0.5
Hayward	161,977	162,359	0.2	Pittsburg	75,887	76,374	0.6
Livermore	86,094	85,899	-0.2	Pleasant Hill	33,694	33,601	-0.3
Newark	48,382	48,886	1.0	Richmond	113,872	113,594	-0.2
Oakland	424,235	426,457	0.5	San Pablo	31,450	31,507	0.2
Piedmont	10,836	10,806	-0.3	San Ramon	83,245	83,391	0.2
Pleasanton	77,526	77,232	-0.4	Walnut Creek	70,238	69,927	-0.4
San Leandro	88,124	87,813	-0.4	Balance of County	176,262	175,917	-0.2
Union City	66,898	66,657	-0.4	Del Norte	26,379	26,544	0.6
Balance of County	148,039	147,646	-0.3	Crescent City	5,588	6,056	8.4
Alpine	1,182	1,177	-0.4	Balance of County	20,791	20,488	-1.5
Amador	39,972	39,563	-1.0	El Dorado	190,632	190,770	0.1
Amador	197	196	-0.5	Placerville	10,627	10,642	0.1
Ione	9,000	9,037	0.4	South Lake Tahoe	21,033	21,022	-0.1
Jackson	4,905	4,822	-1.7	Balance of County	158,972	159,106	0.1
Plymouth	1,109	1,122	1.2	Fresno	1,028,120	1,037,053	0.9
Sutter Creek	2,580	2,538	-1.6	Clovis	127,674	129,121	1.1
Balance of County	22,181	21,848	-1.5	Coalinga	17,252	17,608	2.1
Butte	207,873	207,525	-0.2	Firebaugh	8,510	8,714	2.4
Biggs	1,998	1,973	-1.3	Fowler	7,436	7,667	3.1
Chico	110,971	113,847	2.6	Fresno	552,751	557,032	0.8
Gridley	7,383	7,302	-1.1	Huron	6,421	6,932	8.0
Oroville	19,221	19,653	2.2	Kerman	17,403	17,535	0.8
Paradise	10,283	11,088	7.8	Kingsburg	13,167	13,285	0.9
Balance of County	58,017	53,662	-7.5	Mendota	12,598	12,710	0.9
Calaveras	44,824	44,722	-0.2	Orange Cove	9,622	9,717	1.0
Angels City	3,585	3,570	-0.4	Parlier	14,535	14,649	0.8
Balance of County	41,239	41,152	-0.2	Reedley	25,950	26,603	2.5
Colusa	22,093	22,026	-0.3	Sanger	26,652	27,037	1.4
Colusa	6,548	6,536	-0.2	San Joaquin	3,653	3,654	0.0
Williams	5,616	5,589	-0.5	Selma	24,487	24,585	0.4
Balance of County	9,929	9,901	-0.3	Balance of County	160,009	160,204	0.1
Contra Costa	1,158,249	1,158,225	0.0	Glenn	28,979	29,369	1.3
Antioch	116,177	116,781	0.5	Orland	8,603	8,704	1.2
Brentwood	65,353	65,747	0.6	Willows	6,372	6,475	1.6
Clayton	10,793	10,743	-0.5	Balance of County	14,004	14,190	1.3
Concord	123,074	122,650	-0.3	Humboldt	133,888	133,817	-0.1
Danville	43,030	42,960	-0.2	Arcata	18,691	19,001	1.7
				Blue Lake	1,144	1,136	-0.7

E-1: City/County/State Population Estimates with Annual Percent Change January 1, 2024 and 2025

JURISDICTION	Total Population		Percent Change	JURISDICTION	Total Population		Percent Change
	1/1/24	1/1/25			1/1/24	1/1/25	
Eureka	26,172	26,122	-0.2	Los Angeles	9,848,643	9,876,811	0.3
Ferndale	1,367	1,361	-0.4	Agoura Hills	19,940	19,904	-0.2
Fortuna	12,245	12,198	-0.4	Alhambra	82,197	82,374	0.2
Rio Dell	3,255	3,232	-0.7	Arcadia	56,044	56,116	0.1
Trinidad	298	296	-0.7	Artesia	16,146	16,359	1.3
Balance of County	70,716	70,471	-0.3	Avalon	3,387	3,383	-0.1
Imperial	184,994	186,499	0.8	Azusa	49,736	48,988	-1.5
Brawley	28,710	28,952	0.8	Baldwin Park	70,685	70,848	0.2
Calexico	39,762	40,073	0.8	Bell	33,366	33,315	-0.2
Calipatria	6,387	6,061	-5.1	Bellflower	76,902	76,656	-0.3
El Centro	45,497	46,007	1.1	Bell Gardens	38,438	38,471	0.1
Holtville	5,653	5,685	0.6	Beverly Hills	31,984	31,945	-0.1
Imperial	22,422	22,866	2.0	Bradbury	895	902	0.8
Westmorland	2,076	2,084	0.4	Burbank	105,842	106,146	0.3
Balance of County	34,487	34,771	0.8	Calabasas	22,856	22,797	-0.3
Inyo	18,852	18,800	-0.3	Carson	91,749	91,812	0.1
Bishop	3,854	3,850	-0.1	Cerritos	48,005	47,871	-0.3
Balance of County	14,998	14,950	-0.3	Claremont	37,305	37,299	0.0
Kern	918,005	923,961	0.6	Commerce	12,185	12,146	-0.3
Arvin	19,796	19,991	1.0	Compton	93,699	93,692	0.0
Bakersfield	414,451	419,238	1.2	Covina	50,625	51,090	0.9
California City	13,189	13,317	1.0	Cudahy	22,208	22,132	-0.3
Delano	52,966	52,831	-0.3	Culver City	40,340	40,403	0.2
Maricopa	1,018	1,024	0.6	Diamond Bar	53,577	53,539	-0.1
McFarland	13,902	14,213	2.2	Downey	111,891	111,871	0.0
Ridgecrest	28,307	28,386	0.3	Duarte	23,798	23,746	-0.2
Shafter	22,399	23,455	4.7	El Monte	107,104	107,986	0.8
Taft	7,089	7,087	0.0	El Segundo	17,001	16,983	-0.1
Tehachapi	11,122	11,476	3.2	Gardena	60,176	60,263	0.1
Wasco	27,221	26,235	-3.6	Glendale	191,706	192,212	0.3
Balance of County	306,545	306,708	0.1	Glendora	51,289	51,254	-0.1
Kings	153,880	154,015	0.1	Hawaiian Gardens	13,552	13,561	0.1
Avenal	14,065	13,315	-5.3	Hawthorne	85,868	85,653	-0.3
Corcoran	21,765	21,612	-0.7	Hermosa Beach	19,055	19,014	-0.2
Hanford	59,856	61,238	2.3	Hidden Hills	1,742	1,746	0.2
Lemoore	27,122	27,692	2.1	Huntington Park	53,223	53,051	-0.3
Balance of County	31,072	30,158	-2.9	Industry	432	431	-0.2
Lake	67,393	67,254	-0.2	Inglewood	106,617	106,305	-0.3
Clearlake	16,367	16,533	1.0	Irwindale	1,510	1,509	-0.1
Lakeport	5,069	5,026	-0.8	La Canada	20,149	20,160	0.1
Balance of County	45,957	45,695	-0.6	Flintridge			
Lassen	27,912	28,716	2.9	La Habra Heights	5,510	5,503	-0.1
Susanville	11,504	12,270	6.7	Lakewood	80,517	80,596	0.1
Balance of County	16,408	16,446	0.2	La Mirada	48,315	48,233	-0.2
				Lancaster	174,629	177,768	1.8
				La Puente	37,508	37,546	0.1
				La Verne	32,111	32,300	0.6
				Lawndale	30,921	30,860	-0.2
				Lomita	20,398	20,407	0.0
				Long Beach	460,545	462,561	0.4
				Los Angeles	3,819,600	3,835,263	0.4

E-1: City/County/State Population Estimates with Annual Percent Change January 1, 2024 and 2025

JURISDICTION	Total Population		Percent Change	JURISDICTION	Total Population		Percent Change
	1/1/24	1/1/25			1/1/24	1/1/25	
Lynwood	66,360	66,660	0.5	Larkspur	12,750	12,731	-0.1
Malibu	10,623	10,604	-0.2	Mill Valley	13,679	13,688	0.1
Manhattan Beach	34,111	34,051	-0.2	Novato	51,578	51,690	0.2
Maywood	24,557	24,496	-0.2	Ross	2,290	2,309	0.8
Monrovia	38,181	38,920	1.9	San Anselmo	12,519	12,551	0.3
Montebello	62,243	62,732	0.8	San Rafael	59,917	59,885	-0.1
Monterey Park	59,349	59,269	-0.1	Sausalito	6,936	6,941	0.1
Norwalk	101,416	101,075	-0.3	Tiburon	8,894	8,910	0.2
Palmdale	166,580	167,097	0.3	Balance of County	66,771	66,414	-0.5
Palos Verdes Estates	13,014	12,999	-0.1				
Paramount	52,415	52,371	-0.1	Mariposa	16,958	16,917	-0.2
Pasadena	140,054	140,631	0.4				
Pico Rivera	60,859	60,858	0.0	Mendocino	89,802	89,827	0.0
Pomona	152,005	153,042	0.7	Fort Bragg	7,194	7,187	-0.1
Rancho Palos Verdes	40,831	40,727	-0.3	Point Arena	445	452	1.6
Redondo Beach	68,319	68,091	-0.3	Ukiah	16,227	16,325	0.6
Rolling Hills	1,673	1,677	0.2	Willits	4,853	4,838	-0.3
Rolling Hills Estates	8,557	8,545	-0.1	Balance of County	61,083	61,025	-0.1
Rosemead	50,296	50,501	0.4				
San Dimas	34,226	34,209	0.0	Merced	291,752	293,080	0.5
San Fernando	23,546	23,692	0.6	Atwater	31,921	31,862	-0.2
San Gabriel	38,569	38,953	1.0	Dos Palos	5,728	5,712	-0.3
San Marino	12,341	12,330	-0.1	Gustine	6,035	6,021	-0.2
Santa Clarita	231,573	232,377	0.3	Livingston	14,451	14,441	-0.1
Santa Fe Springs	18,515	18,680	0.9	Los Banos	48,213	48,896	1.4
Santa Monica	93,034	93,212	0.2	Merced	93,138	98,039	5.3
Sierra Madre	10,903	10,870	-0.3	Balance of County	92,266	88,109	-4.5
Signal Hill	11,457	11,421	-0.3				
South El Monte	19,538	19,535	0.0	Modoc	8,509	8,491	-0.2
South Gate	92,883	92,955	0.1	Alturas	2,662	2,657	-0.2
South Pasadena	26,272	26,287	0.1	Balance of County	5,847	5,834	-0.2
Temple City	36,069	36,322	0.7				
Torrance	143,410	143,261	-0.1	Mono	12,888	12,684	-1.6
Vernon	208	207	-0.5	Mammoth Lakes	7,145	7,040	-1.5
Walnut	28,008	28,214	0.7	Balance of County	5,743	5,644	-1.7
West Covina	109,657	109,428	-0.2				
West Hollywood	35,250	35,284	0.1	Monterey	436,613	438,831	0.5
Westlake Village	7,943	7,918	-0.3	Carmel-by-the-Sea	3,056	3,049	-0.2
Whittier	87,820	87,850	0.0	Del Rey Oaks	1,551	1,546	-0.3
Balance of County	1,002,700	1,004,490	0.2	Gonzales	8,459	8,434	-0.3
				Greenfield	20,543	20,785	1.2
Madera	161,854	162,599	0.5	King City	14,189	14,344	1.1
Chowchilla	19,123	18,742	-2.0	Marina	22,831	23,086	1.1
Madera	67,013	66,443	-0.9	Monterey	27,148	27,273	0.5
Balance of County	75,718	77,414	2.2	Pacific Grove	14,935	14,871	-0.4
				Salinas	161,039	160,645	-0.2
Marin	254,743	254,550	-0.1	Sand City	374	373	-0.3
Belvedere	2,052	2,058	0.3	Seaside	30,299	32,019	5.7
Corte Madera	9,957	9,966	0.1	Soledad	26,831	27,310	1.8
Fairfax	7,400	7,407	0.1	Balance of County	105,358	105,096	-0.2

E-1: City/County/State Population Estimates with Annual Percent Change January 1, 2024 and 2025

JURISDICTION	Total Population 1/1/24	1/1/25	Percent Change	JURISDICTION	Total Population 1/1/24	1/1/25	Percent Change
Napa	135,415	136,124	0.5	Placer	420,436	421,446	0.2
American Canyon	21,757	22,396	2.9	Auburn	13,457	13,286	-1.3
Calistoga	5,181	5,160	-0.4	Colfax	2,026	1,996	-1.5
Napa	77,520	77,736	0.3	Lincoln	54,167	54,520	0.7
St Helena	5,356	5,349	-0.1	Loomis	6,729	6,689	-0.6
Yountville	2,655	2,638	-0.6	Rocklin	72,967	73,172	0.3
Balance of County	22,946	22,845	-0.4	Roseville	157,304	158,494	0.8
Nevada	100,903	100,354	-0.5	Balance of County	113,786	113,289	-0.4
Grass Valley	13,461	13,364	-0.7	Plumas	18,802	18,885	0.4
Nevada City	3,365	3,336	-0.9	Portola	2,118	2,098	-0.9
Truckee	16,923	16,928	0.0	Balance of County	16,684	16,787	0.6
Balance of County	67,154	66,726	-0.6	Riverside	2,491,037	2,495,640	0.2
Orange	3,170,070	3,175,427	0.2	Banning	32,068	31,949	-0.4
Aliso Viejo	50,442	50,213	-0.5	Beaumont	58,665	59,708	1.8
Anaheim	342,054	341,773	-0.1	Blythe	17,447	15,400	-11.7
Brea	48,101	47,900	-0.4	Calimesa	11,082	10,994	-0.8
Buena Park	82,772	82,667	-0.1	Canyon Lake	11,086	11,004	-0.7
Costa Mesa	110,048	110,321	0.2	Cathedral City	51,995	51,651	-0.7
Cypress	49,563	49,499	-0.1	Coachella	44,050	44,384	0.8
Dana Point	32,850	32,730	-0.4	Corona	159,667	159,157	-0.3
Fountain Valley	56,612	56,560	-0.1	Desert Hot Springs	33,255	33,262	0.0
Fullerton	141,909	141,469	-0.3	Eastvale	70,274	69,799	-0.7
Garden Grove	171,282	171,492	0.1	Hemet	91,751	91,934	0.2
Huntington Beach	193,510	193,134	-0.2	Indian Wells	4,859	4,862	0.1
Irvine	316,119	318,629	0.8	Indio	92,693	92,539	-0.2
Laguna Beach	22,759	22,763	0.0	Jurupa Valley	106,888	105,928	-0.9
Laguna Hills	30,435	30,309	-0.4	Lake Elsinore	73,079	73,783	1.0
Laguna Niguel	64,834	65,257	0.7	La Quinta	39,148	38,796	-0.9
Laguna Woods	17,262	17,183	-0.5	Menifee	113,837	115,316	1.3
La Habra	61,236	61,202	-0.1	Moreno Valley	211,389	210,823	-0.3
Lake Forest	87,553	87,639	0.1	Murrieta	111,299	111,789	0.4
La Palma	15,177	15,110	-0.4	Norco	25,581	25,221	-1.4
Los Alamitos	12,044	12,006	-0.3	Palm Desert	51,961	51,980	0.0
Mission Viejo	91,993	91,740	-0.3	Palm Springs	44,760	44,476	-0.6
Newport Beach	82,995	82,654	-0.4	Perris	80,947	81,240	0.4
Orange	138,403	139,724	1.0	Rancho Mirage	17,227	17,120	-0.6
Placentia	52,653	53,982	2.5	Riverside	321,538	320,337	-0.4
Rancho Santa Margarita	46,553	46,341	-0.5	San Jacinto	54,936	54,990	0.1
San Clemente	63,085	62,865	-0.3	Temecula	110,898	112,220	1.2
San Juan Capistrano	35,247	35,329	0.2	Wildomar	37,060	37,077	0.0
Santa Ana	313,210	315,325	0.7	Balance of County	411,597	417,901	1.5
Seal Beach	24,517	24,400	-0.5	Sacramento	1,596,281	1,604,745	0.5
Stanton	40,576	40,552	-0.1	Citrus Heights	86,655	86,280	-0.4
Tustin	79,449	79,326	-0.2	Elk Grove	180,599	182,842	1.2
Villa Park	5,750	5,738	-0.2	Folsom	88,996	92,577	4.0
Westminster	90,181	90,295	0.1	Galt	25,738	26,092	1.4
Yorba Linda	66,573	66,267	-0.5	Isleton	769	764	-0.7
Balance of County	132,323	133,033	0.5	Rancho Cordova	82,837	85,451	3.2

E-1: City/County/State Population Estimates with Annual Percent Change January 1, 2024 and 2025

JURISDICTION	Total Population 1/1/24	Total Population 1/1/25	Percent Change	JURISDICTION	Total Population 1/1/24	Total Population 1/1/25	Percent Change
Sacramento	526,327	527,979	0.3	San Marcos	97,261	97,123	-0.1
Balance of County	604,360	602,760	-0.3	Santee	59,928	59,568	-0.6
San Benito	66,514	66,822	0.5	Solana Beach	13,054	12,986	-0.5
Hollister	43,272	43,492	0.5	Vista	101,740	101,599	-0.1
San Juan Bautista	2,095	2,078	-0.8	Balance of County	509,266	509,160	0.0
Balance of County	21,147	21,252	0.5	San Francisco	845,355	842,027	-0.4
San Bernardino	2,200,351	2,207,424	0.3	San Joaquin	802,328	805,856	0.4
Adelanto	36,629	37,150	1.4	Escalon	7,337	7,232	-1.4
Apple Valley	75,346	75,262	-0.1	Lathrop	37,102	38,596	4.0
Barstow	24,947	24,811	-0.5	Lodi	67,262	67,093	-0.3
Big Bear Lake	4,977	4,953	-0.5	Manteca	92,116	93,733	1.8
Chino	93,620	95,206	1.7	Mountain House	-	28,795	-
Chino Hills	77,452	77,314	-0.2	Ripon	15,966	15,753	-1.3
Colton	53,505	53,278	-0.4	Stockton	323,355	320,877	-0.8
Fontana	217,084	219,172	1.0	Tracy	97,501	98,215	0.7
Grand Terrace	12,868	12,803	-0.5	Balance of County	161,689	135,562	-16.2
Hesperia	101,248	101,792	0.5	San Luis Obispo	279,568	279,337	-0.1
Highland	56,436	57,088	1.2	Arroyo Grande	18,025	17,910	-0.6
Loma Linda	25,369	25,322	-0.2	Atascadero	30,351	30,134	-0.7
Montclair	37,670	37,526	-0.4	El Paso de Robles	30,988	31,061	0.2
Needles	4,817	4,791	-0.5	Grover Beach	12,455	12,411	-0.4
Ontario	182,875	184,404	0.8	Morro Bay	10,404	10,404	0.0
Rancho Cucamonga	175,227	175,992	0.4	Pismo Beach	7,858	7,804	-0.7
Redlands	73,416	73,488	0.1	San Luis Obispo	48,791	49,534	1.5
Rialto	104,426	105,565	1.1	Balance of County	120,696	120,079	-0.5
San Bernardino	222,571	222,727	0.1	San Mateo	747,777	748,337	0.1
Twentynine Palms	24,776	24,257	-2.1	Atherton	7,030	7,007	-0.3
Upland	79,326	79,140	-0.2	Belmont	27,146	28,206	3.9
Victorville	140,552	141,013	0.3	Brisbane	4,700	4,676	-0.5
Yucaipa	54,561	54,838	0.5	Burlingame	30,768	31,552	2.5
Yucca Valley	22,021	22,027	0.0	Colma	1,421	1,411	-0.7
Balance of County	298,632	297,505	-0.4	Daly City	102,315	102,155	-0.2
San Diego	3,315,362	3,330,139	0.4	East Palo Alto	29,325	29,133	-0.7
Carlsbad	116,652	116,368	-0.2	Foster City	32,856	32,658	-0.6
Chula Vista	280,840	281,401	0.2	Half Moon Bay	11,333	11,303	-0.3
Coronado	21,812	22,610	3.7	Hillsborough	11,211	11,254	0.4
Del Mar	3,948	3,950	0.1	Menlo Park	33,416	33,311	-0.3
El Cajon	105,429	104,932	-0.5	Millbrae	23,288	23,164	-0.5
Encinitas	61,851	61,956	0.2	Pacifica	37,370	37,217	-0.4
Escondido	151,386	150,425	-0.6	Portola Valley	4,286	4,285	0.0
Imperial Beach	26,462	26,369	-0.4	Redwood City	82,546	82,073	-0.6
La Mesa	61,072	60,908	-0.3	San Bruno	42,507	42,631	0.3
Lemon Grove	27,903	28,163	0.9	San Carlos	29,669	29,535	-0.5
National City	58,924	58,965	0.1	San Mateo	104,221	104,315	0.1
Oceanside	173,569	174,340	0.4	South San Francisco	65,146	65,397	0.4
Poway	49,948	50,379	0.9	Woodside	5,176	5,206	0.6
San Diego	1,394,317	1,408,937	1.0	Balance of County	62,047	61,848	-0.3

E-1: City/County/State Population Estimates with Annual Percent Change January 1, 2024 and 2025

JURISDICTION	Total Population 1/1/24	Total Population 1/1/25	Percent Change	JURISDICTION	Total Population 1/1/24	Total Population 1/1/25	Percent Change
Santa Barbara	444,518	447,132	0.6	Fort Jones	668	663	-0.7
Buellton	4,980	5,091	2.2	Montague	1,200	1,195	-0.4
Carpinteria	12,723	12,735	0.1	Mount Shasta	3,202	3,179	-0.7
Goleta	32,601	32,747	0.4	Tulelake	858	851	-0.8
Guadalupe	8,694	8,851	1.8	Weed	2,708	2,716	0.3
Lompoc	43,583	43,424	-0.4	Yreka	7,829	7,879	0.6
Santa Barbara	86,187	86,451	0.3	Balance of County	23,818	23,708	-0.5
Santa Maria	110,885	112,208	1.2	Solano	449,966	449,839	0.0
Solvang	5,728	5,755	0.5	Benicia	26,347	26,195	-0.6
Balance of County	139,137	139,870	0.5	Dixon	19,608	20,174	2.9
Santa Clara	1,921,406	1,922,259	0.0	Fairfield	120,609	120,720	0.1
Campbell	43,377	43,281	-0.2	Rio Vista	10,157	10,338	1.8
Cupertino	59,887	59,831	-0.1	Suisun City	29,074	29,036	-0.1
Gilroy	61,531	62,205	1.1	Vacaville	103,328	103,181	-0.1
Los Altos	31,523	31,720	0.6	Vallejo	122,791	122,207	-0.5
Los Altos Hills	8,520	8,548	0.3	Balance of County	18,052	17,988	-0.4
Los Gatos	33,500	33,355	-0.4	Sonoma	482,050	482,848	0.2
Milpitas	82,401	81,915	-0.6	Cloverdale	8,763	8,678	-1.0
Monte Sereno	3,613	3,637	0.7	Cotati	7,353	7,290	-0.9
Morgan Hill	46,573	46,599	0.1	Healdsburg	11,010	10,972	-0.3
Mountain View	86,674	86,513	-0.2	Petaluma	58,858	59,094	0.4
Palo Alto	68,570	68,794	0.3	Rohnert Park	44,089	44,062	-0.1
San Jose	980,174	979,415	-0.1	Santa Rosa	177,043	178,452	0.8
Santa Clara	133,829	134,587	0.6	Sebastopol	7,338	7,367	0.4
Saratoga	31,020	31,110	0.3	Sonoma	10,595	10,507	-0.8
Sunnyvale	158,948	159,673	0.5	Windsor	25,669	25,625	-0.2
Balance of County	91,266	91,076	-0.2	Balance of County	131,332	130,801	-0.4
Santa Cruz	263,454	263,710	0.1	Stanislaus	553,614	555,765	0.4
Capitola	9,704	9,670	-0.4	Ceres	49,480	49,305	-0.4
Santa Cruz	62,861	62,972	0.2	Hughson	7,801	7,977	2.3
Scotts Valley	11,836	11,831	0.0	Modesto	219,705	219,765	0.0
Watsonville	50,860	51,101	0.5	Newman	12,260	12,389	1.1
Balance of County	128,193	128,136	0.0	Oakdale	23,167	23,231	0.3
Shasta	180,599	180,201	-0.2	Patterson	24,977	25,868	3.6
Anderson	11,048	10,967	-0.7	Riverbank	25,290	26,090	3.2
Redding	93,453	93,534	0.1	Turlock	71,997	72,219	0.3
Shasta Lake	10,209	10,133	-0.7	Waterford	9,161	9,169	0.1
Balance of County	65,889	65,567	-0.5	Balance of County	109,776	109,752	0.0
Sierra	3,177	3,170	-0.2	Sutter	99,431	100,257	0.8
Loyalton	732	730	-0.3	Live Oak	9,602	9,658	0.6
Balance of County	2,445	2,440	-0.2	Yuba City	69,781	70,453	1.0
Siskiyou	43,430	43,311	-0.3	Balance of County	20,048	20,146	0.5
Dorris	837	830	-0.8	Tehama	64,867	64,827	-0.1
Dunsmuir	1,643	1,628	-0.9	Corning	8,162	8,268	1.3
Etna	667	662	-0.7	Red Bluff	14,450	14,466	0.1
				Tehama	427	428	0.2

**E-1: City/County/State Population Estimates with Annual Percent Change
January 1, 2024 and 2025**

JURISDICTION	Total Population 1/1/24	1/1/25	Percent Change
Balance of County	41,828	41,665	-0.4
Trinity	15,905	15,884	-0.1
Tulare	483,683	487,209	0.7
Dinuba	25,852	26,025	0.7
Exeter	10,252	10,233	-0.2
Farmersville	10,422	10,392	-0.3
Lindsay	12,734	12,725	-0.1
Porterville	63,603	63,622	0.0
Tulare	71,557	73,002	2.0
Visalia	145,970	146,978	0.7
Woodlake	7,793	8,005	2.7
Balance of County	135,500	136,227	0.5
Tuolumne	54,376	54,357	0.0
Sonora	5,154	5,116	-0.7
Balance of County	49,222	49,241	0.0
Ventura	828,183	829,005	0.1
Camarillo	69,467	68,927	-0.8
Fillmore	17,095	17,035	-0.4
Moorpark	35,023	34,754	-0.8
Ojai	7,556	7,559	0.0
Oxnard	198,384	198,733	0.2
Port Hueneme	20,849	20,838	-0.1
San Buenaventura	108,361	108,985	0.6
Santa Paula	31,511	31,658	0.5
Simi Valley	124,810	124,815	0.0
Thousand Oaks	123,372	122,468	-0.7
Balance of County	91,755	93,233	1.6
Yolo	224,088	225,433	0.6
Davis	65,708	65,423	-0.4
West Sacramento	54,938	55,403	0.8
Winters	7,702	8,021	4.1
Woodland	61,406	61,623	0.4
Balance of County	34,334	34,963	1.8
Yuba	84,667	85,023	0.4
Marysville	12,825	12,717	-0.8
Wheatland	3,922	4,012	2.3
Balance of County	67,920	68,294	0.6

E-1H: City/County/State Housing Estimates with Annual Percent Change January 1, 2024 and 2025

JURISDICTION	Total Population		Percent Change	JURISDICTION	Total Population		Percent Change
	1/1/24	1/1/25			1/1/24	1/1/25	
CALIFORNIA	14,823,773	14,949,001	0.8	El Cerrito	11,342	11,367	0.2
Alameda	647,881	652,678	0.7	Hercules	9,576	9,579	0.0
Alameda	34,931	35,026	0.3	Lafayette	10,173	10,220	0.5
Albany	8,051	8,068	0.2	Martinez	15,564	15,608	0.3
Berkeley	54,438	55,138	1.3	Moraga	5,977	5,978	0.0
Dublin	25,766	26,521	2.9	Oakley	14,720	14,994	1.9
Emeryville	8,356	8,373	0.2	Orinda	7,413	7,436	0.3
Fremont	81,348	81,876	0.6	Pinole	7,122	7,128	0.1
Hayward	53,997	54,439	0.8	Pittsburg	24,724	25,017	1.2
Livermore	33,442	33,515	0.2	Pleasant Hill	14,567	14,604	0.3
Newark	16,355	16,606	1.5	Richmond	40,950	41,058	0.3
Oakland	189,706	191,411	0.9	San Pablo	10,001	10,073	0.7
Piedmont	3,997	4,005	0.2	San Ramon	29,617	29,828	0.7
Pleasanton	29,820	29,849	0.1	Walnut Creek	35,167	35,196	0.1
San Leandro	33,252	33,294	0.1	Balance of County	67,404	67,632	0.3
Union City	21,973	21,999	0.1	Del Norte	11,291	11,372	0.7
Balance of County	52,449	52,558	0.2	Crescent City	1,891	1,915	1.3
Alpine	1,555	1,563	0.5	Balance of County	9,400	9,457	0.6
Amador	19,172	19,228	0.3	El Dorado	95,301	95,899	0.6
Amador	119	120	0.8	Placerville	4,902	4,935	0.7
Ione	2,234	2,267	1.5	South Lake Tahoe	16,052	16,137	0.5
Jackson	2,418	2,425	0.3	Balance of County	74,347	74,827	0.6
Plymouth	520	535	2.9	Fresno	349,217	352,020	0.8
Sutter Creek	1,433	1,433	0.0	Clovis	47,296	47,817	1.1
Balance of County	12,448	12,448	0.0	Coalinga	4,658	4,658	0.0
Butte	94,809	96,213	1.5	Firebaugh	2,365	2,421	2.4
Biggs	705	705	0.0	Fowler	2,398	2,472	3.1
Chico	47,570	48,624	2.2	Fresno	190,078	191,543	0.8
Gridley	2,699	2,703	0.1	Huron	1,704	1,839	7.9
Oroville	8,001	8,303	3.8	Kerman	4,973	5,009	0.7
Paradise	4,801	5,294	10.3	Kingsburg	4,756	4,797	0.9
Balance of County	31,033	30,584	-1.4	Mendota	2,926	2,951	0.9
Calaveras	27,839	27,925	0.3	Orange Cove	2,509	2,533	1.0
Angels City	1,918	1,920	0.1	Parlier	3,884	3,913	0.7
Balance of County	25,921	26,005	0.3	Reedley	7,628	7,809	2.4
Colusa	8,261	8,279	0.2	Sanger	7,894	8,006	1.4
Colusa	2,511	2,521	0.4	San Joaquin	937	937	0.0
Williams	1,787	1,787	0.0	Selma	7,282	7,309	0.4
Balance of County	3,963	3,971	0.2	Balance of County	57,929	58,006	0.1
Contra Costa	433,574	435,790	0.5	Glenn	11,201	11,225	0.2
Antioch	38,420	38,827	1.1	Orland	3,132	3,132	0.0
Brentwood	22,262	22,517	1.1	Willows	2,518	2,534	0.6
Clayton	4,193	4,196	0.1	Balance of County	5,551	5,559	0.1
Concord	48,017	48,106	0.2	Humboldt	63,397	63,765	0.6
Danville	16,365	16,426	0.4	Arcata	8,773	8,932	1.8
				Blue Lake	570	570	0.0

E-1H: City/County/State Housing Estimates with Annual Percent Change January 1, 2024 and 2025

JURISDICTION	Total Population 1/1/24	1/1/25	Percent Change	JURISDICTION	Total Population 1/1/24	1/1/25	Percent Change
Eureka	12,090	12,167	0.6	Los Angeles	3,696,405	3,726,527	0.8
Ferndale	732	734	0.3	Agoura Hills	7,719	7,730	0.1
Fortuna	5,353	5,371	0.3	Alhambra	32,179	32,354	0.5
Rio Dell	1,443	1,443	0.0	Arcadia	20,774	20,869	0.5
Trinidad	231	231	0.0	Artesia	4,787	4,869	1.7
Balance of County	34,205	34,317	0.3	Avalon	2,197	2,201	0.2
Imperial	58,851	59,169	0.5	Azusa	15,540	15,711	1.1
Brawley	9,352	9,393	0.4	Baldwin Park	18,444	18,547	0.6
Calexico	11,148	11,190	0.4	Bell	9,532	9,548	0.2
Calipatria	1,128	1,131	0.3	Bellflower	25,431	25,431	0.0
El Centro	15,335	15,447	0.7	Bell Gardens	10,230	10,272	0.4
Holtville	1,840	1,843	0.2	Beverly Hills	16,313	16,346	0.2
Imperial	6,882	6,990	1.6	Bradbury	360	364	1.1
Westmorland	676	676	0.0	Burbank	46,457	46,743	0.6
Balance of County	12,490	12,499	0.1	Calabasas	9,395	9,401	0.1
Inyo	9,540	9,555	0.2	Carson	27,974	28,060	0.3
Bishop	1,962	1,968	0.3	Cerritos	16,381	16,388	0.0
Balance of County	7,578	7,587	0.1	Claremont	12,893	12,893	0.0
Kern	310,784	313,255	0.8	Commerce	3,565	3,565	0.0
Arvin	4,968	5,023	1.1	Compton	24,913	24,992	0.3
Bakersfield	138,529	140,294	1.3	Covina	17,717	17,927	1.2
California City	5,368	5,426	1.1	Cudahy	5,899	5,898	0.0
Delano	12,406	12,564	1.3	Culver City	18,335	18,424	0.5
Maricopa	432	435	0.7	Diamond Bar	18,873	18,921	0.3
McFarland	3,532	3,615	2.3	Downey	36,477	36,589	0.3
Ridgecrest	12,692	12,737	0.4	Duarte	8,658	8,667	0.1
Shafter	6,360	6,669	4.9	El Monte	30,212	30,563	1.2
Taft	2,607	2,609	0.1	El Segundo	7,593	7,610	0.2
Tehachapi	3,840	3,869	0.8	Gardena	22,800	22,908	0.5
Wasco	6,651	6,488	-2.5	Glendale	81,022	81,502	0.6
Balance of County	113,399	113,526	0.1	Glendora	18,767	18,815	0.3
Kings	47,460	48,045	1.2	Hawaiian Gardens	3,826	3,841	0.4
Avenal	2,618	2,629	0.4	Hawthorne	31,723	31,746	0.1
Corcoran	4,292	4,302	0.2	Hermosa Beach	10,059	10,070	0.1
Hanford	20,713	21,245	2.6	Hidden Hills	657	661	0.6
Lemoore	9,634	9,774	1.5	Huntington Park	15,567	15,567	0.0
Balance of County	10,203	10,095	-1.1	Industry	74	74	0.0
Lake	34,514	34,734	0.6	Inglewood	39,800	39,810	0.0
Clearlake	7,716	7,867	2.0	Irwindale	438	439	0.2
Lakeport	2,512	2,513	0.0	La Canada Flintridge	7,176	7,203	0.4
Balance of County	24,286	24,354	0.3	La Habra Heights	2,027	2,031	0.2
Lassen	12,241	12,255	0.1	Lakewood	28,101	28,220	0.4
Susanville	4,287	4,292	0.1	La Mirada	15,535	15,557	0.1
Balance of County	7,954	7,963	0.1	Lancaster	56,257	57,373	2.0
				La Puente	10,100	10,143	0.4
				La Verne	12,325	12,431	0.9
				Lawndale	10,317	10,330	0.1
				Lomita	8,616	8,648	0.4
				Long Beach	183,072	184,499	0.8
				Los Angeles	1,567,926	1,586,581	1.2
				Lynwood	16,032	16,153	0.8

E-1H: City/County/State Housing Estimates with Annual Percent Change January 1, 2024 and 2025

JURISDICTION	Total Population 1/1/24	1/1/25	Percent Change	JURISDICTION	Total Population 1/1/24	1/1/25	Percent Change
Malibu	6,776	6,786	0.1	Novato	21,663	21,756	0.4
Manhattan Beach	14,965	14,987	0.1	Ross	892	901	1.0
Maywood	6,730	6,735	0.1	San Anselmo	5,595	5,621	0.5
Monrovia	15,853	16,214	2.3	San Rafael	24,747	24,784	0.1
Montebello	20,731	20,963	1.1	Sausalito	4,443	4,455	0.3
Monterey Park	21,643	21,684	0.2	Tiburon	4,070	4,086	0.4
Norwalk	28,785	28,786	0.0	Balance of County	29,391	29,541	0.5
Palmdale	50,363	50,684	0.6				
Palos Verdes Estates	5,313	5,324	0.2	Mariposa	9,809	9,863	0.6
Paramount	14,970	15,006	0.2				
Pasadena	63,574	63,960	0.6	Mendocino	41,898	42,059	0.4
Pico Rivera	17,557	17,614	0.3	Fort Bragg	3,451	3,459	0.2
Pomona	44,503	44,966	1.0	Point Arena	226	230	1.8
Rancho Palos Verdes	16,541	16,552	0.1	Ukiah	6,985	7,066	1.2
Redondo Beach	31,137	31,133	0.0	Willits	2,169	2,169	0.0
Rolling Hills	702	706	0.6	Balance of County	29,067	29,135	0.2
Rolling Hills Estates	3,395	3,401	0.2				
Rosemead	15,234	15,346	0.7	Merced	92,244	92,928	0.7
San Dimas	13,115	13,151	0.3	Atwater	10,477	10,487	0.1
San Fernando	6,717	6,781	1.0	Dos Palos	1,804	1,804	0.0
San Gabriel	13,627	13,809	1.3	Gustine	2,157	2,158	0.0
San Marino	4,577	4,588	0.2	Livingston	3,879	3,887	0.2
Santa Clarita	81,925	82,437	0.6	Los Banos	14,190	14,432	1.7
Santa Fe Springs	6,171	6,247	1.2	Merced	31,997	32,369	1.2
Santa Monica	53,907	54,189	0.5	Balance of County	27,740	27,791	0.2
Sierra Madre	5,145	5,146	0.0				
Signal Hill	4,780	4,780	0.0	Modoc	4,767	4,771	0.1
South El Monte	5,199	5,215	0.3	Alturas	1,395	1,396	0.1
South Gate	26,003	26,108	0.4	Balance of County	3,372	3,375	0.1
South Pasadena	11,232	11,275	0.4				
Temple City	12,423	12,552	1.0	Mono	13,739	13,809	0.5
Torrance	59,065	59,195	0.2	Mammoth Lakes	9,495	9,549	0.6
Vernon	78	78	0.0	Balance of County	4,244	4,260	0.4
Walnut	9,283	9,382	1.1				
West Covina	35,823	35,864	0.1	Monterey	147,155	147,790	0.4
West Hollywood	26,210	26,321	0.4	Carmel-by-the-Sea	3,452	3,459	0.2
Westlake Village	3,443	3,443	0.0	Del Rey Oaks	748	749	0.1
Whittier	30,791	30,902	0.4	Gonzales	2,103	2,106	0.1
Balance of County	317,054	318,732	0.5	Greenfield	4,800	4,878	1.6
				King City	3,733	3,791	1.6
Madera	52,118	53,500	2.7	Marina	8,575	8,703	1.5
Chowchilla	4,562	4,569	0.2	Monterey	13,850	13,866	0.1
Madera	18,765	18,944	1.0	Pacific Grove	8,252	8,252	0.0
Balance of County	28,791	29,987	4.2	Salinas	45,145	45,260	0.3
				Sand City	197	197	0.0
Marin	112,668	113,062	0.3	Seaside	10,893	10,893	0.0
Belvedere	1,065	1,070	0.5	Soledad	4,755	4,865	2.3
Corte Madera	4,214	4,227	0.3	Balance of County	40,652	40,771	0.3
Fairfax	3,517	3,528	0.3				
Larkspur	6,519	6,523	0.1	Napa	56,181	56,839	1.2
Mill Valley	6,552	6,570	0.3	American Canyon	6,625	6,957	5.0

E-1H: City/County/State Housing Estimates with Annual Percent Change January 1, 2024 and 2025

JURISDICTION	Total Population 1/1/24	1/1/25	Percent Change	JURISDICTION	Total Population 1/1/24	1/1/25	Percent Change
Calistoga	2,437	2,443	0.2	Colfax	963	965	0.2
Napa	31,995	32,265	0.8	Lincoln	21,949	22,474	2.4
St Helena	2,876	2,891	0.5	Loomis	2,598	2,627	1.1
Yountville	1,361	1,361	0.0	Rocklin	27,485	28,093	2.2
Balance of County	10,887	10,922	0.3	Roseville	63,231	64,808	2.5
Nevada	54,656	54,877	0.4	Balance of County	61,527	62,304	1.3
Grass Valley	6,859	6,867	0.1	Plumas	14,904	14,967	0.4
Nevada City	1,701	1,706	0.3	Portola	1,076	1,076	0.0
Truckee	13,883	14,011	0.9	Balance of County	13,828	13,891	0.5
Balance of County	32,213	32,293	0.2	Riverside	882,389	893,304	1.2
Orange	1,157,564	1,163,983	0.6	Banning	12,530	12,605	0.6
Aliso Viejo	20,189	20,189	0.0	Beaumont	19,199	19,738	2.8
Anaheim	113,172	113,602	0.4	Blythe	5,248	5,248	0.0
Brea	18,711	18,719	0.0	Calimesa	4,637	4,646	0.2
Buena Park	25,999	26,086	0.3	Canyon Lake	4,595	4,606	0.2
Costa Mesa	44,320	44,610	0.7	Cathedral City	23,097	23,170	0.3
Cypress	17,088	17,145	0.3	Coachella	10,679	10,867	1.8
Dana Point	16,542	16,557	0.1	Corona	50,915	51,256	0.7
Fountain Valley	19,961	20,035	0.4	Desert Hot Springs	12,006	12,128	1.0
Fullerton	50,704	50,791	0.2	Eastvale	18,413	18,470	0.3
Garden Grove	49,972	50,273	0.6	Hemet	36,829	37,270	1.2
Huntington Beach	83,126	83,348	0.3	Indian Wells	5,335	5,391	1.0
Irvine	126,524	128,153	1.3	Indio	36,374	36,673	0.8
Laguna Beach	13,120	13,183	0.5	Jurupa Valley	29,503	29,526	0.1
Laguna Hills	11,434	11,439	0.0	Lake Elsinore	22,035	22,470	2.0
Laguna Niguel	28,136	28,452	1.1	La Quinta	24,679	24,700	0.1
Laguna Woods	13,414	13,414	0.0	Menifee	41,146	42,096	2.3
La Habra	20,896	20,981	0.4	Moreno Valley	58,713	59,137	0.7
Lake Forest	31,993	32,173	0.6	Murrieta	37,286	37,823	1.4
La Palma	5,277	5,278	0.0	Norco	7,257	7,282	0.3
Los Alamitos	4,552	4,558	0.1	Palm Desert	36,898	37,279	1.0
Mission Viejo	35,302	35,367	0.2	Palm Springs	35,827	35,950	0.3
Newport Beach	45,110	45,132	0.0	Perris	20,297	20,573	1.4
Orange	48,165	48,301	0.3	Rancho Mirage	14,985	15,039	0.4
Placentia	18,127	18,674	3.0	Riverside	101,922	102,518	0.6
Rancho Santa Margarita	17,606	17,607	0.0	San Jacinto	16,355	16,534	1.1
San Clemente	26,932	26,962	0.1	Temecula	37,822	38,654	2.2
San Juan Capistrano	12,758	12,847	0.7	Wildomar	11,924	12,048	1.0
Santa Ana	83,161	84,070	1.1	Balance of County	145,883	149,607	2.6
Seal Beach	14,678	14,677	0.0	Sacramento	606,021	612,589	1.1
Stanton	12,592	12,643	0.4	Citrus Heights	36,270	36,325	0.2
Tustin	28,649	28,737	0.3	Elk Grove	58,979	60,068	1.8
Villa Park	2,035	2,040	0.2	Folsom	33,113	34,581	4.4
Westminster	28,420	28,588	0.6	Galt	8,709	8,882	2.0
Yorba Linda	23,801	23,801	0.0	Isleton	388	388	0.0
Balance of County	45,098	45,551	1.0	Rancho Cordova	30,751	31,914	3.8
Placer	184,178	187,722	1.9	Sacramento	209,119	211,028	0.9
Auburn	6,425	6,451	0.4	Balance of County	228,692	229,403	0.3

E-1H: City/County/State Housing Estimates with Annual Percent Change January 1, 2024 and 2025

JURISDICTION	Total Population 1/1/24	1/1/25	Percent Change	JURISDICTION	Total Population 1/1/24	1/1/25	Percent Change
San Benito	21,892	22,261	1.7	Balance of County	182,378	183,336	0.5
Hollister	13,157	13,385	1.7				
San Juan Bautista	912	916	0.4	San Francisco	420,416	422,007	0.4
Balance of County	7,823	7,960	1.8				
San Bernardino	751,646	758,120	0.9	San Joaquin	265,558	269,626	1.5
Adelanto	9,741	9,836	1.0	Escalon	2,734	2,736	0.1
Apple Valley	27,369	27,485	0.4	Lathrop	10,949	11,563	5.6
Barstow	9,621	9,619	0.0	Lodi	25,777	26,102	1.3
Big Bear Lake	9,588	9,592	0.0	Manteca	31,220	32,235	3.3
Chino	28,888	29,557	2.3	Mountain House	-	8,968	-
Chino Hills	26,142	26,235	0.4	Ripon	5,769	5,778	0.2
Colton	16,795	16,813	0.1	Stockton	104,325	105,076	0.7
Fontana	58,993	59,881	1.5	Tracy	30,681	31,376	2.3
Grand Terrace	4,904	4,905	0.0	Balance of County	54,103	45,792	-15.4
Hesperia	31,329	31,666	1.1	San Luis Obispo	126,908	127,921	0.8
Highland	17,230	17,523	1.7	Arroyo Grande	8,101	8,122	0.3
Loma Linda	10,421	10,457	0.3	Atascadero	12,506	12,527	0.2
Montclair	10,888	10,904	0.1	El Paso de Robles	12,570	12,714	1.1
Needles	2,734	2,734	0.0	Grover Beach	5,937	5,955	0.3
Ontario	56,836	57,621	1.4	Morro Bay	6,580	6,640	0.9
Rancho Cucamonga	61,806	62,448	1.0	Pismo Beach	5,887	5,900	0.2
Redlands	28,139	28,318	0.6	San Luis Obispo	23,227	23,804	2.5
Rialto	28,523	28,990	1.6	Balance of County	52,100	52,259	0.3
San Bernardino	67,044	67,420	0.6	San Mateo	289,782	292,078	0.8
Twentynine Palms	9,570	9,606	0.4	Atherton	2,578	2,587	0.3
Upland	29,248	29,335	0.3	Belmont	11,256	11,786	4.7
Victorville	40,969	41,410	1.1	Brisbane	2,076	2,080	0.2
Yucaipa	20,426	20,641	1.1	Burlingame	13,544	13,991	3.3
Yucca Valley	10,090	10,147	0.6	Colma	526	526	0.0
Balance of County	134,352	134,977	0.5	Daly City	34,087	34,271	0.5
San Diego	1,266,919	1,280,893	1.1	East Palo Alto	8,270	8,273	0.0
Carlsbad	48,659	48,888	0.5	Foster City	13,811	13,816	0.0
Chula Vista	90,639	91,485	0.9	Half Moon Bay	4,868	4,889	0.4
Coronado	9,617	9,646	0.3	Hillsborough	4,051	4,095	1.1
Del Mar	2,621	2,641	0.8	Menlo Park	14,161	14,209	0.3
El Cajon	36,925	37,011	0.2	Millbrae	9,051	9,065	0.2
Encinitas	26,879	27,118	0.9	Pacifica	14,787	14,829	0.3
Escondido	50,848	50,883	0.1	Portola Valley	1,931	1,944	0.7
Imperial Beach	10,220	10,269	0.5	Redwood City	33,456	33,516	0.2
La Mesa	26,732	26,851	0.4	San Bruno	16,766	16,933	1.0
Lemon Grove	9,651	9,812	1.7	San Carlos	12,343	12,373	0.2
National City	18,154	18,298	0.8	San Mateo	43,474	43,817	0.8
Oceanside	68,300	69,097	1.2	South San Francisco	23,291	23,545	1.1
Poway	17,494	17,773	1.6	Woodside	2,207	2,235	1.3
San Diego	571,542	581,050	1.7	Balance of County	23,248	23,298	0.2
San Marcos	32,972	33,157	0.6	Santa Barbara	162,109	163,361	0.8
Santee	22,391	22,458	0.3	Buellton	2,036	2,086	2.5
Solana Beach	6,723	6,736	0.2	Carpinteria	5,724	5,742	0.3
Vista	34,174	34,384	0.6				

E-1H: City/County/State Housing Estimates with Annual Percent Change January 1, 2024 and 2025

JURISDICTION	Total Population 1/1/24	1/1/25	Percent Change	JURISDICTION	Total Population 1/1/24	1/1/25	Percent Change
Goleta	13,067	13,155	0.7	Weed	1,226	1,233	0.6
Guadalupe	2,377	2,425	2.0	Yreka	3,776	3,827	1.4
Lompoc	14,696	14,735	0.3	Balance of County	13,221	13,262	0.3
Santa Barbara	38,845	39,051	0.5				
Santa Maria	31,412	31,860	1.4	Solano	166,656	167,815	0.7
Solvang	2,648	2,666	0.7	Benicia	11,390	11,403	0.1
Balance of County	51,304	51,641	0.7	Dixon	6,989	7,241	3.6
				Fairfield	42,404	42,685	0.7
Santa Clara	705,649	709,914	0.6	Rio Vista	5,418	5,553	2.5
Campbell	18,510	18,575	0.4	Suisun City	9,714	9,769	0.6
Cupertino	21,837	21,942	0.5	Vacaville	37,734	38,011	0.7
Gilroy	19,040	19,363	1.7	Vallejo	45,715	45,829	0.2
Los Altos	11,912	12,056	1.2	Balance of County	7,292	7,324	0.4
Los Altos Hills	3,168	3,197	0.9				
Los Gatos	14,024	14,043	0.1	Sonoma	210,080	212,457	1.1
Milpitas	25,932	26,008	0.3	Cloverdale	3,572	3,573	0.0
Monte Sereno	1,367	1,384	1.2	Cotati	3,241	3,246	0.2
Morgan Hill	16,284	16,387	0.6	Healdsburg	5,151	5,185	0.7
Mountain View	40,377	40,534	0.4	Petaluma	24,653	25,003	1.4
Palo Alto	29,383	29,645	0.9	Rohnert Park	18,529	18,705	0.9
San Jose	347,148	348,673	0.4	Santa Rosa	72,355	73,671	1.8
Santa Clara	53,519	54,109	1.1	Sebastopol	3,620	3,671	1.4
Saratoga	11,405	11,504	0.9	Sonoma	5,770	5,779	0.2
Sunnyvale	63,608	64,268	1.0	Windsor	9,823	9,905	0.8
Balance of County	28,135	28,226	0.3	Balance of County	63,366	63,719	0.6
Santa Cruz	107,617	108,393	0.7	Stanislaus	186,514	187,534	0.5
Capitola	5,516	5,522	0.1	Ceres	13,880	13,880	0.0
Santa Cruz	24,506	24,873	1.5	Hughson	2,635	2,699	2.4
Scotts Valley	5,011	5,032	0.4	Modesto	78,079	78,229	0.2
Watsonville	14,882	15,022	0.9	Newman	3,765	3,811	1.2
Balance of County	57,702	57,944	0.4	Oakdale	8,573	8,611	0.4
				Patterson	7,231	7,501	3.7
Shasta	80,577	81,115	0.7	Riverbank	7,753	8,013	3.4
Anderson	4,782	4,789	0.1	Turlock	25,512	25,646	0.5
Redding	40,772	41,184	1.0	Waterford	2,787	2,794	0.3
Shasta Lake	4,420	4,426	0.1	Balance of County	36,299	36,350	0.1
Balance of County	30,603	30,716	0.4				
				Sutter	34,960	35,052	0.3
Sierra	2,139	2,142	0.1	Live Oak	3,023	3,023	0.0
Loyalton	343	343	0.0	Yuba City	24,273	24,373	0.4
Balance of County	1,796	1,799	0.2	Balance of County	7,664	7,656	-0.1
Siskiyou	23,226	23,327	0.4	Tehama	27,601	27,507	-0.3
Dorris	365	365	0.0	Corning	2,973	3,004	1.0
Dunsmuir	1,088	1,087	-0.1	Red Bluff	6,126	6,122	-0.1
Etna	355	355	0.0	Tehama	191	191	0.0
Fort Jones	330	330	0.0	Balance of County	18,311	18,190	-0.7
Montague	570	572	0.4				
Mount Shasta	1,935	1,936	0.1	Trinity	8,078	8,097	0.2
Tulelake	360	360	0.0				

**E-1H: City/County/State Housing Estimates with Annual Percent Change
January 1, 2024 and 2025**

JURISDICTION	Total Population 1/1/24	1/1/25	Percent Change
Tulare	156,694	158,315	1.0
Dinuba	7,351	7,422	1.0
Exeter	3,695	3,699	0.1
Farmersville	2,843	2,843	0.0
Lindsay	3,641	3,649	0.2
Porterville	19,430	19,492	0.3
Tulare	22,599	23,125	2.3
Visalia	50,955	51,461	1.0
Woodlake	2,384	2,456	3.0
Balance of County	43,796	44,168	0.8
 Tuolumne	 31,641	 31,685	 0.1
Sonora	2,524	2,528	0.2
Balance of County	29,117	29,157	0.1
 Ventura	 297,922	 300,727	 0.9
Camarillo	28,226	28,236	0.0
Fillmore	5,137	5,161	0.5
Moorpark	11,866	11,872	0.1
Ojai	3,540	3,571	0.9
Oxnard	57,673	58,252	1.0
Port Hueneme	8,310	8,315	0.1
San Buenaventura	45,418	46,071	1.4
Santa Paula	9,776	9,903	1.3
Simi Valley	44,899	45,272	0.8
Thousand Oaks	48,381	48,493	0.2
Balance of County	34,696	35,581	2.6
 Yolo	 84,103	 85,068	 1.1
Davis	27,996	28,151	0.6
West Sacramento	21,591	21,994	1.9
Winters	2,867	3,016	5.2
Woodland	22,876	23,176	1.3
Balance of County	8,773	8,731	-0.5
 Yuba	 31,502	 32,026	 1.7
Marysville	5,099	5,099	0.0
Wheatland	1,490	1,544	3.6
Balance of County	24,913	25,383	1.9

Top 10 Cities Based on Housing Unit Growth

Total Numeric Housing Unit Growth

Rank	City	County	Total HU
1	Los Angeles	Los Angeles	18,655
2	San Diego	San Diego	9,508
3	Mountain House*	San Joaquin	8,968
4	Sacramento	Sacramento	1,909
5	Bakersfield	Kern	1,765
6	Oakland	Alameda	1,705
7	Irvine	Orange	1,629
8	San Francisco	San Francisco	1,591
9	Roseville	Placer	1,577
10	San Jose	Santa Clara	1,525

*Incorporated in 2024.

Numeric Single Family Housing Unit Growth

Rank	City	County	Total HU
1	Los Angeles	Los Angeles	8,438
2	Mountain House*	San Joaquin	8,302
3	San Diego	San Diego	2,482
4	Bakersfield	Kern	1,428
5	Roseville	Placer	1,352
6	Elk Grove	Sacramento	1,053
7	Fresno	Fresno	1,028
8	Folsom	Sacramento	1,012
9	Rancho Cordova	Sacramento	1,012
10	Manteca	San Joaquin	1,006

*Incorporated in 2024.

Numeric Multi-Family Housing Unit Growth

Rank	City	County	Total HU
1	Los Angeles	Los Angeles	10,217
2	San Diego	San Diego	7,025
3	Sacramento	Sacramento	1,692
4	Oakland	Alameda	1,642
5	San Francisco	San Francisco	1,365
6	San Jose	Santa Clara	1,104
7	Santa Rosa	Sonoma	967
8	Long Beach	Los Angeles	908
9	Irvine	Orange	900
10	Chico	Butte	730

Percent Total Housing Unit Growth

Rank	City	County	Total HU
1	Paradise	Butte	10.27%
2	Huron	Fresno	7.92%
3	Lathrop	San Joaquin	5.61%
4	Winters	Yolo	5.20%
5	American Canyon	Napa	5.01%
6	Shafter	Kern	4.86%
7	Belmont	San Mateo	4.71%
8	Folsom	Sacramento	4.43%
9	Rancho Cordova	Sacramento	3.78%
10	Oroville	Butte	3.77%

Percent Single Family Housing Unit Growth

Rank	City	County	Total HU
1	Paradise	Butte	9.64%
2	Winters	Yolo	6.41%
3	Lathrop	San Joaquin	6.08%
4	Shafter	Kern	5.82%
5	Wheatland	Yuba	4.93%
6	Rancho Cordova	Sacramento	4.78%
7	Plymouth	Amador	4.39%
8	Dixon	Solano	4.37%
9	Patterson	Stanislaus	4.15%
10	Folsom	Sacramento	4.11%

Percent Multi-Family Housing Unit Growth

Rank	City	County	Total HU
1	American Canyon	Napa	44.58%
2	Buellton	Santa Barbara	26.06%
3	Oakley	Contra Costa	22.49%
4	Clearlake	Lake	14.80%
5	Huron	Fresno	13.73%
6	Belmont	San Mateo	12.17%
7	Oroville	Butte	12.12%
8	Wildomar	Riverside	10.16%
9	Placentia	Orange	10.12%
10	Firebaugh	Fresno	9.81%