



Demographic Summary Report

17050 Laurel Rd, Morgan Hill, California, 95037

Prepared by Colliers

Latitude: 37.131261

Longitude: -121.6367210

	5 mile radius	10 mile radius
Population Summary		
2000 Total Population	44,975	98,793
2010 Total Population	49,872	109,867
2024 Total Population	56,969	124,001
2024 Group Quarters	735	1,493
2029 Total Population	58,582	126,073
2023-2028 Annual Rate (CAGR)	0.56%	0.33%
2000 to 2010 Population Change	10.9%	11.2%
2000 to 2024 Population Change	26.7%	25.5%
2010 to 2029 Population Change	17.5%	14.8%
2024 to 2029 Population Change	2.8%	1.7%
2024 Total Daytime Population	53,405	107,777
Workers	24,887	45,483
Residents	28,518	62,294
2024 Workers % of Daytime Population	46.6%	42.2%
2024 Residents % of Daytime Population	53.4%	57.8%
Household Summary		
2000 Households	14,335	30,176
2010 Households	16,087	33,868
2024 Households	18,811	39,000
2024 Average Household Size	2.99	3.14
2029 Households	19,659	40,260
2023-2028 Annual Rate	0.89%	0.64%
2000 to 2010 Household Change	12.2%	12.2%
2000 to 2024 Household Change	31.2%	29.2%
2010 to 2029 Household Change	22.2%	18.9%
2024 to 2029 Household Change	4.5%	3.2%
2010 Families	12,659	26,771
2024 Families	14,450	30,322
2029 Families	15,127	31,352
2023-2028 Annual Rate	0.92%	0.67%
Housing Unit Summary		
2024 Housing Units	19,932	41,466
Owner Occupied Housing Units	71.2%	66.7%
Renter Occupied Housing Units	28.8%	33.3%
Vacant Housing Units	5.6%	6.0%
Owner Occupied Median Home Value		
2024 Median Home Value	\$1,324,275	\$1,199,289
2029 Median Home Value	\$1,511,811	\$1,400,790
Income		
2024 Per Capita Income	\$67,912	\$58,786
2024 Median Household Income	\$163,314	\$143,586
2024 Average Household Income	\$205,818	\$186,998
Household Income Base	18,811	39,000
<\$15,000	2.2%	3.2%
\$15,000 - \$24,999	2.6%	3.0%
\$25,000 - \$34,999	3.4%	3.4%
\$35,000 - \$49,999	4.5%	5.0%
\$50,000 - \$74,999	8.6%	9.6%
\$75,000 - \$99,999	9.4%	10.2%
\$100,000 - \$149,999	15.5%	17.3%
\$150,000 - \$199,999	12.2%	13.0%
\$200,000+	41.8%	35.4%

Source: Esri, Esri-Data Axle, U.S. Census



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Median Age		
2010	37.7	35.6
2024	41.4	40.0
2029	42.0	40.4
2024 Population by Age		
Total	56,968	124,002
0 - 4	5.4%	5.6%
5 - 9	6.2%	6.2%
10 - 14	6.5%	6.7%
15 - 19	6.4%	6.9%
20 - 24	6.3%	6.7%
25 - 29	5.3%	5.8%
30 - 34	5.4%	5.8%
35 - 39	6.4%	6.3%
40 - 44	7.2%	7.2%
45 - 49	6.6%	6.7%
50 - 54	7.1%	7.0%
55 - 59	6.8%	6.5%
60 - 64	6.8%	6.5%
65 - 69	5.7%	5.3%
70 - 74	4.4%	4.1%
75 - 79	3.3%	3.1%
80 - 84	2.1%	1.9%
85+	1.9%	1.7%
18+	77.9%	77.2%
21+	74.2%	73.2%
2024 Population by Race/Ethnicity		
Total	56,968	124,001
White Alone	47.1%	40.9%
Black Alone	1.9%	2.0%
American Indian Alone	1.7%	2.1%
Asian Alone	14.6%	13.0%
Pacific Islander Alone	0.4%	0.4%
Some Other Race Alone	18.2%	23.7%
Two or More Races	16.2%	17.9%
Hispanic Origin	36.3%	45.8%
Diversity Index	83.7	86.2
2024 Population 25+ by Educational Attainment		
Total	39,429	84,228
Less than 9th Grade	4.5%	7.3%
9th - 12th Grade, No Diploma	3.5%	4.3%
High School Graduate	15.3%	17.1%
GED/Alternative Credential	2.8%	2.8%
Some College, No Degree	17.6%	19.4%
Associate Degree	9.3%	9.4%
Bachelor's Degree	31.0%	26.1%
Graduate/Professional Degree	16.0%	13.5%