



# Executive Summary

3135 Humphrey Ct, Turlock, California, 95380  
Rings: 1, 5, 15 mile radii

Prepared by Esri  
Latitude: 37.48286  
Longitude: -120.88385

	1 mile	5 miles	15 miles
<b>Population</b>			
2010 Population	290	78,838	418,007
2020 Population	378	82,786	445,632
2022 Population	409	83,463	447,212
2027 Population	454	84,688	447,712
2010-2020 Annual Rate	2.69%	0.49%	0.64%
2020-2022 Annual Rate	3.57%	0.36%	0.16%
2022-2027 Annual Rate	2.11%	0.29%	0.02%
2022 Male Population	52.6%	49.5%	49.7%
2022 Female Population	47.7%	50.5%	50.3%
2022 Median Age	38.2	34.6	33.7

In the identified area, the current year population is 447,212. In 2020, the Census count in the area was 445,632. The rate of change since 2020 was 0.16% annually. The five-year projection for the population in the area is 447,712 representing a change of 0.02% annually from 2022 to 2027. Currently, the population is 49.7% male and 50.3% female.

### Median Age

The median age in this area is 33.7, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	52.2%	52.5%	42.5%
2022 Black Alone	2.5%	1.9%	2.7%
2022 American Indian/Alaska Native Alone	2.2%	2.1%	2.2%
2022 Asian Alone	2.5%	6.9%	6.6%
2022 Pacific Islander Alone	0.2%	0.4%	0.7%
2022 Other Race	27.2%	21.8%	29.6%
2022 Two or More Races	13.2%	14.4%	15.7%
2022 Hispanic Origin (Any Race)	49.4%	41.9%	52.4%

Persons of Hispanic origin represent 52.4% 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 85.0 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	61	78	74
2010 Households	82	26,065	130,038
2020 Households	98	27,422	138,726
2022 Households	107	27,751	139,130
2027 Households	119	28,131	139,257
2010-2020 Annual Rate	1.80%	0.51%	0.65%
2020-2022 Annual Rate	3.98%	0.53%	0.13%
2022-2027 Annual Rate	2.15%	0.27%	0.02%
2022 Average Household Size	3.62	2.93	3.17

The household count in this area has changed from 138,726 in 2020 to 139,130 in the current year, a change of 0.13% annually. The five-year projection of households is 139,257, a change of 0.02% annually from the current year total. Average household size is currently 3.17, compared to 3.17 in the year 2020. The number of families in the current year is 105,164 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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<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	0.0%	30.4%	29.0%
<b>Median Household Income</b>			
2022 Median Household Income	\$67,554	\$67,241	\$66,011
2027 Median Household Income	\$74,342	\$81,107	\$79,234
2022-2027 Annual Rate	1.93%	3.82%	3.72%
<b>Average Household Income</b>			
2022 Average Household Income	\$86,709	\$91,882	\$89,876
2027 Average Household Income	\$103,932	\$109,905	\$107,136
2022-2027 Annual Rate	3.69%	3.65%	3.58%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$26,627	\$30,560	\$27,964
2027 Per Capita Income	\$31,933	\$36,500	\$33,319
2022-2027 Annual Rate	3.70%	3.62%	3.57%

### Households by Income

Current median household income is \$66,011 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$79,234 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$89,876 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$107,136 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$27,964 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$33,319 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	0	81	85
2010 Total Housing Units	97	28,194	141,541
2010 Owner Occupied Housing Units	46	14,465	76,284
2010 Renter Occupied Housing Units	35	11,600	53,755
2010 Vacant Housing Units	15	2,129	11,503
2020 Total Housing Units	113	28,583	143,738
2020 Vacant Housing Units	15	1,161	5,012
2022 Total Housing Units	122	28,850	143,944
2022 Owner Occupied Housing Units	50	14,803	79,369
2022 Renter Occupied Housing Units	56	12,947	59,761
2022 Vacant Housing Units	15	1,099	4,814
2027 Total Housing Units	131	29,144	144,201
2027 Owner Occupied Housing Units	56	15,081	79,920
2027 Renter Occupied Housing Units	63	13,051	59,338
2027 Vacant Housing Units	12	1,013	4,944

Currently, 55.1% of the 143,944 housing units in the area are owner occupied; 41.5%, renter occupied; and 3.3% 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 143,738 housing units in the area and 3.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.06%. Median home value in the area is \$363,471, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.54% annually to \$453,757.

**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.