



Community Profile

Mead Valley CDP, CA (0646646)
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 Geography: Place

Prepared by Esri

	Mead Valley C...
Population Summary	
2010 Total Population	18,445
2020 Total Population	19,819
2020 Group Quarters	141
2022 Total Population	20,044
2022 Group Quarters	117
2027 Total Population	20,532
2022-2027 Annual Rate	0.48%
2022 Total Daytime Population	16,625
Workers	3,998
Residents	12,627
Household Summary	
2010 Households	4,187
2010 Average Household Size	4.37
2020 Total Households	4,560
2020 Average Household Size	4.32
2022 Households	4,601
2022 Average Household Size	4.33
2027 Households	4,723
2027 Average Household Size	4.32
2022-2027 Annual Rate	0.52%
2010 Families	3,587
2010 Average Family Size	4.56
2022 Families	3,920
2022 Average Family Size	4.54
2027 Families	4,024
2027 Average Family Size	4.53
2022-2027 Annual Rate	0.53%
Housing Unit Summary	
2000 Housing Units	3,619
Owner Occupied Housing Units	65.9%
Renter Occupied Housing Units	25.3%
Vacant Housing Units	8.8%
2010 Housing Units	4,629
Owner Occupied Housing Units	61.9%
Renter Occupied Housing Units	28.6%
Vacant Housing Units	9.5%
2020 Housing Units	4,730
Vacant Housing Units	3.6%
2022 Housing Units	4,776
Owner Occupied Housing Units	68.8%
Renter Occupied Housing Units	27.6%
Vacant Housing Units	3.7%
2027 Housing Units	4,886
Owner Occupied Housing Units	69.4%
Renter Occupied Housing Units	27.2%
Vacant Housing Units	3.3%
Median Household Income	
2022	\$69,895
2027	\$80,427
Median Home Value	
2022	\$446,267
2027	\$573,634
Per Capita Income	
2022	\$21,095
2027	\$24,687
Median Age	
2010	28.6
2022	30.2
2027	31.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2022 Households by Income

Household Income Base	4,602
<\$15,000	6.5%
\$15,000 - \$24,999	7.9%
\$25,000 - \$34,999	10.4%
\$35,000 - \$49,999	13.3%
\$50,000 - \$74,999	14.1%
\$75,000 - \$99,999	16.6%
\$100,000 - \$149,999	17.1%
\$150,000 - \$199,999	7.9%
\$200,000+	6.2%
Average Household Income	\$91,241

2027 Households by Income

Household Income Base	4,722
<\$15,000	4.8%
\$15,000 - \$24,999	5.3%
\$25,000 - \$34,999	7.8%
\$35,000 - \$49,999	12.3%
\$50,000 - \$74,999	15.4%
\$75,000 - \$99,999	16.2%
\$100,000 - \$149,999	20.0%
\$150,000 - \$199,999	10.7%
\$200,000+	7.6%
Average Household Income	\$106,619

2022 Owner Occupied Housing Units by Value

Total	3,285
<\$50,000	2.3%
\$50,000 - \$99,999	5.5%
\$100,000 - \$149,999	2.8%
\$150,000 - \$199,999	10.2%
\$200,000 - \$249,999	7.3%
\$250,000 - \$299,999	7.6%
\$300,000 - \$399,999	7.1%
\$400,000 - \$499,999	15.5%
\$500,000 - \$749,999	35.4%
\$750,000 - \$999,999	2.4%
\$1,000,000 - \$1,499,999	3.6%
\$1,500,000 - \$1,999,999	0.3%
\$2,000,000 +	0.0%
Average Home Value	\$450,594

2027 Owner Occupied Housing Units by Value

Total	3,393
<\$50,000	0.4%
\$50,000 - \$99,999	0.5%
\$100,000 - \$149,999	0.1%
\$150,000 - \$199,999	0.3%
\$200,000 - \$249,999	1.0%
\$250,000 - \$299,999	2.6%
\$300,000 - \$399,999	6.1%
\$400,000 - \$499,999	23.7%
\$500,000 - \$749,999	51.8%
\$750,000 - \$999,999	4.0%
\$1,000,000 - \$1,499,999	8.9%
\$1,500,000 - \$1,999,999	0.6%
\$2,000,000 +	0.0%
Average Home Value	\$618,501

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2010 Population by Age	
Total	18,447
0 - 4	8.9%
5 - 9	8.8%
10 - 14	9.2%
15 - 24	18.3%
25 - 34	13.0%
35 - 44	12.9%
45 - 54	12.9%
55 - 64	8.2%
65 - 74	4.8%
75 - 84	2.1%
85 +	0.7%
18 +	66.5%
2022 Population by Age	
Total	20,042
0 - 4	8.4%
5 - 9	8.5%
10 - 14	7.9%
15 - 24	15.2%
25 - 34	17.7%
35 - 44	11.3%
45 - 54	10.6%
55 - 64	10.1%
65 - 74	6.5%
75 - 84	3.1%
85 +	0.8%
18 +	70.6%
2027 Population by Age	
Total	20,530
0 - 4	8.5%
5 - 9	8.5%
10 - 14	8.5%
15 - 24	14.3%
25 - 34	16.1%
35 - 44	13.5%
45 - 54	10.1%
55 - 64	9.2%
65 - 74	6.9%
75 - 84	3.4%
85 +	0.9%
18 +	69.9%
2010 Population by Sex	
Males	9,494
Females	8,951
2022 Population by Sex	
Males	10,136
Females	9,906
2027 Population by Sex	
Males	10,317
Females	10,213

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2010 Population by Race/Ethnicity	
Total	18,445
White Alone	45.7%
Black Alone	8.1%
American Indian Alone	0.9%
Asian Alone	1.4%
Pacific Islander Alone	0.1%
Some Other Race Alone	39.9%
Two or More Races	3.8%
Hispanic Origin	71.8%
Diversity Index	77.6
2020 Population by Race/Ethnicity	
Total	19,819
White Alone	24.3%
Black Alone	4.8%
American Indian Alone	3.3%
Asian Alone	1.5%
Pacific Islander Alone	0.2%
Some Other Race Alone	49.3%
Two or More Races	16.6%
Hispanic Origin	78.7%
Diversity Index	77.8
2022 Population by Race/Ethnicity	
Total	20,045
White Alone	24.0%
Black Alone	4.4%
American Indian Alone	3.2%
Asian Alone	1.5%
Pacific Islander Alone	0.2%
Some Other Race Alone	49.6%
Two or More Races	17.1%
Hispanic Origin	79.0%
Diversity Index	77.6
2027 Population by Race/Ethnicity	
Total	20,532
White Alone	21.2%
Black Alone	4.3%
American Indian Alone	3.6%
Asian Alone	1.6%
Pacific Islander Alone	0.2%
Some Other Race Alone	51.5%
Two or More Races	17.6%
Hispanic Origin	79.8%
Diversity Index	76.6
2010 Population by Relationship and Household Type	
Total	18,445
In Households	99.1%
In Family Households	94.2%
Householder	19.6%
Spouse	14.1%
Child	43.4%
Other relative	11.7%
Nonrelative	5.5%
In Nonfamily Households	4.9%
In Group Quarters	0.9%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.8%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2022 Population 25+ by Educational Attainment	
Total	12,045
Less than 9th Grade	18.5%
9th - 12th Grade, No Diploma	15.6%
High School Graduate	33.1%
GED/Alternative Credential	2.4%
Some College, No Degree	17.6%
Associate Degree	4.7%
Bachelor's Degree	5.3%
Graduate/Professional Degree	2.9%
2022 Population 15+ by Marital Status	
Total	15,084
Never Married	37.5%
Married	49.1%
Widowed	5.4%
Divorced	8.1%
2022 Civilian Population 16+ in Labor Force	
Civilian Population 16+	8,417
Population 16+ Employed	89.9%
Population 16+ Unemployment rate	10.1%
Population 16-24 Employed	12.9%
Population 16-24 Unemployment rate	29.9%
Population 25-54 Employed	70.4%
Population 25-54 Unemployment rate	6.7%
Population 55-64 Employed	13.3%
Population 55-64 Unemployment rate	3.9%
Population 65+ Employed	3.4%
Population 65+ Unemployment rate	1.9%
2022 Employed Population 16+ by Industry	
Total	7,571
Agriculture/Mining	1.1%
Construction	18.6%
Manufacturing	7.6%
Wholesale Trade	2.3%
Retail Trade	10.1%
Transportation/Utilities	16.6%
Information	1.1%
Finance/Insurance/Real Estate	1.6%
Services	38.5%
Public Administration	2.6%
2022 Employed Population 16+ by Occupation	
Total	7,569
White Collar	29.8%
Management/Business/Financial	6.8%
Professional	8.3%
Sales	6.1%
Administrative Support	8.6%
Services	20.0%
Blue Collar	50.3%
Farming/Forestry/Fishing	0.8%
Construction/Extraction	15.0%
Installation/Maintenance/Repair	3.3%
Production	9.4%
Transportation/Material Moving	21.8%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

May 17, 2023



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2010 Households by Type		
Total		4,187
Households with 1 Person		10.2%
Households with 2+ People		89.8%
Family Households		85.7%
Husband-wife Families		61.8%
With Related Children		41.0%
Other Family (No Spouse Present)		23.9%
Other Family with Male Householder		9.1%
With Related Children		5.7%
Other Family with Female Householder		14.8%
With Related Children		10.0%
Nonfamily Households		4.1%
All Households with Children		57.8%
Multigenerational Households		17.1%
Unmarried Partner Households		6.7%
Male-female		5.8%
Same-sex		0.9%
2010 Households by Size		
Total		4,188
1 Person Household		10.2%
2 Person Household		18.2%
3 Person Household		13.3%
4 Person Household		15.9%
5 Person Household		15.6%
6 Person Household		9.8%
7 + Person Household		16.9%
2010 Households by Tenure and Mortgage Status		
Total		4,187
Owner Occupied		68.4%
Owned with a Mortgage/Loan		52.6%
Owned Free and Clear		15.8%
Renter Occupied		31.6%
2022 Affordability, Mortgage and Wealth		
Housing Affordability Index		75
Percent of Income for Mortgage		33.7%
Wealth Index		77
2010 Housing Units By Urban/ Rural Status		
Total Housing Units		4,629
Housing Units Inside Urbanized Area		92.1%
Housing Units Inside Urbanized Cluster		0.0%
Rural Housing Units		7.9%
2010 Population By Urban/ Rural Status		
Total Population		18,445
Population Inside Urbanized Area		93.0%
Population Inside Urbanized Cluster		0.0%
Rural Population		7.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments

1. Forging Opportunity (7D)
2. Urban Villages (7B)
3. Pleasantville (2B)

2022 Consumer Spending

Apparel & Services: Total \$	\$9,705,732
Average Spent	\$2,109.48
Spending Potential Index	88
Education: Total \$	\$7,091,929
Average Spent	\$1,541.39
Spending Potential Index	79
Entertainment/Recreation: Total \$	\$14,085,566
Average Spent	\$3,061.41
Spending Potential Index	83
Food at Home: Total \$	\$25,071,446
Average Spent	\$5,449.13
Spending Potential Index	88
Food Away from Home: Total \$	\$18,231,273
Average Spent	\$3,962.46
Spending Potential Index	92
Health Care: Total \$	\$27,888,923
Average Spent	\$6,061.49
Spending Potential Index	86
HH Furnishings & Equipment: Total \$	\$10,399,096
Average Spent	\$2,260.18
Spending Potential Index	88
Personal Care Products & Services: Total \$	\$4,078,700
Average Spent	\$886.48
Spending Potential Index	87
Shelter: Total \$	\$93,853,939
Average Spent	\$20,398.60
Spending Potential Index	89
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$10,920,544
Average Spent	\$2,373.52
Spending Potential Index	87
Travel: Total \$	\$11,152,277
Average Spent	\$2,423.88
Spending Potential Index	84
Vehicle Maintenance & Repairs: Total \$	\$5,161,033
Average Spent	\$1,121.72
Spending Potential Index	89

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

May 17, 2023