



Community Profile

Lake Mathews CDP, CA (0639645)
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 Geography: Place

Prepared by Esri

Lake Mathews ...

Population Summary	
2010 Total Population	5,601
2020 Total Population	5,972
2020 Group Quarters	6
2022 Total Population	6,214
2022 Group Quarters	6
2027 Total Population	6,331
2022-2027 Annual Rate	0.37%
2022 Total Daytime Population	4,178
Workers	933
Residents	3,245
Household Summary	
2010 Households	1,696
2010 Average Household Size	3.29
2020 Total Households	1,880
2020 Average Household Size	3.17
2022 Households	1,895
2022 Average Household Size	3.28
2027 Households	1,940
2027 Average Household Size	3.26
2022-2027 Annual Rate	0.47%
2010 Families	1,394
2010 Average Family Size	3.56
2022 Families	1,546
2022 Average Family Size	3.56
2027 Families	1,583
2027 Average Family Size	3.54
2022-2027 Annual Rate	0.47%
Housing Unit Summary	
2000 Housing Units	1,292
Owner Occupied Housing Units	86.1%
Renter Occupied Housing Units	10.8%
Vacant Housing Units	3.1%
2010 Housing Units	1,812
Owner Occupied Housing Units	81.3%
Renter Occupied Housing Units	12.1%
Vacant Housing Units	6.4%
2020 Housing Units	1,955
Vacant Housing Units	3.8%
2022 Housing Units	1,974
Owner Occupied Housing Units	81.6%
Renter Occupied Housing Units	14.4%
Vacant Housing Units	4.0%
2027 Housing Units	2,013
Owner Occupied Housing Units	82.0%
Renter Occupied Housing Units	14.4%
Vacant Housing Units	3.6%
Median Household Income	
2022	\$115,619
2027	\$124,746
Median Home Value	
2022	\$595,032
2027	\$642,742
Per Capita Income	
2022	\$49,053
2027	\$56,556
Median Age	
2010	41.6
2022	41.1
2027	41.9

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	1,895
<\$15,000	2.0%
\$15,000 - \$24,999	2.0%
\$25,000 - \$34,999	4.4%
\$35,000 - \$49,999	7.3%
\$50,000 - \$74,999	11.1%
\$75,000 - \$99,999	11.6%
\$100,000 - \$149,999	27.3%
\$150,000 - \$199,999	13.4%
\$200,000+	21.0%
Average Household Income	\$153,379

2027 Households by Income

Household Income Base	1,941
<\$15,000	1.1%
\$15,000 - \$24,999	0.9%
\$25,000 - \$34,999	1.1%
\$35,000 - \$49,999	3.8%
\$50,000 - \$74,999	11.4%
\$75,000 - \$99,999	15.8%
\$100,000 - \$149,999	26.0%
\$150,000 - \$199,999	15.0%
\$200,000+	24.8%
Average Household Income	\$175,553

2022 Owner Occupied Housing Units by Value

Total	1,610
<\$50,000	0.1%
\$50,000 - \$99,999	0.2%
\$100,000 - \$149,999	0.1%
\$150,000 - \$199,999	0.7%
\$200,000 - \$249,999	0.4%
\$250,000 - \$299,999	0.9%
\$300,000 - \$399,999	5.2%
\$400,000 - \$499,999	20.7%
\$500,000 - \$749,999	57.5%
\$750,000 - \$999,999	11.1%
\$1,000,000 - \$1,499,999	2.8%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.3%
Average Home Value	\$616,708

2027 Owner Occupied Housing Units by Value

Total	1,651
<\$50,000	0.0%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	0.1%
\$200,000 - \$249,999	0.0%
\$250,000 - \$299,999	0.1%
\$300,000 - \$399,999	1.5%
\$400,000 - \$499,999	10.8%
\$500,000 - \$749,999	65.7%
\$750,000 - \$999,999	17.5%
\$1,000,000 - \$1,499,999	3.9%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.3%
Average Home Value	\$675,303

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	5,598
0 - 4	5.0%
5 - 9	6.3%
10 - 14	7.0%
15 - 24	14.8%
25 - 34	9.4%
35 - 44	12.3%
45 - 54	17.5%
55 - 64	15.3%
65 - 74	7.8%
75 - 84	3.6%
85 +	0.8%
18 +	76.5%
2022 Population by Age	
Total	6,217
0 - 4	5.3%
5 - 9	5.9%
10 - 14	6.1%
15 - 24	11.1%
25 - 34	14.0%
35 - 44	11.8%
45 - 54	11.9%
55 - 64	15.2%
65 - 74	12.1%
75 - 84	5.2%
85 +	1.4%
18 +	79.1%
2027 Population by Age	
Total	6,331
0 - 4	5.3%
5 - 9	5.6%
10 - 14	6.1%
15 - 24	10.0%
25 - 34	12.5%
35 - 44	14.5%
45 - 54	10.8%
55 - 64	13.3%
65 - 74	13.3%
75 - 84	7.0%
85 +	1.6%
18 +	79.5%
2010 Population by Sex	
Males	2,881
Females	2,720
2022 Population by Sex	
Males	3,189
Females	3,028
2027 Population by Sex	
Males	3,251
Females	3,080

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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Lake Mathews ...

2010 Population by Race/Ethnicity	
Total	5,602
White Alone	71.8%
Black Alone	4.4%
American Indian Alone	0.7%
Asian Alone	3.7%
Pacific Islander Alone	0.1%
Some Other Race Alone	15.2%
Two or More Races	4.2%
Hispanic Origin	31.1%
Diversity Index	68.9
2020 Population by Race/Ethnicity	
Total	5,972
White Alone	54.8%
Black Alone	3.4%
American Indian Alone	1.6%
Asian Alone	4.3%
Pacific Islander Alone	0.2%
Some Other Race Alone	19.7%
Two or More Races	15.9%
Hispanic Origin	40.1%
Diversity Index	80.9
2022 Population by Race/Ethnicity	
Total	6,214
White Alone	54.2%
Black Alone	4.2%
American Indian Alone	1.5%
Asian Alone	5.1%
Pacific Islander Alone	0.3%
Some Other Race Alone	19.0%
Two or More Races	15.8%
Hispanic Origin	39.0%
Diversity Index	81.2
2027 Population by Race/Ethnicity	
Total	6,331
White Alone	51.2%
Black Alone	4.2%
American Indian Alone	1.7%
Asian Alone	5.5%
Pacific Islander Alone	0.3%
Some Other Race Alone	20.2%
Two or More Races	16.8%
Hispanic Origin	40.0%
Diversity Index	82.5
2010 Population by Relationship and Household Type	
Total	5,601
In Households	99.7%
In Family Households	91.8%
Householder	25.7%
Spouse	21.1%
Child	34.9%
Other relative	6.8%
Nonrelative	3.3%
In Nonfamily Households	7.8%
In Group Quarters	0.3%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.3%

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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Lake Mathews ...

2022 Population 25+ by Educational Attainment	
Total	4,448
Less than 9th Grade	4.7%
9th - 12th Grade, No Diploma	5.6%
High School Graduate	26.3%
GED/Alternative Credential	3.9%
Some College, No Degree	24.8%
Associate Degree	7.1%
Bachelor's Degree	16.6%
Graduate/Professional Degree	10.9%
2022 Population 15+ by Marital Status	
Total	5,141
Never Married	32.0%
Married	57.0%
Widowed	3.4%
Divorced	7.6%
2022 Civilian Population 16+ in Labor Force	
Civilian Population 16+	3,177
Population 16+ Employed	95.1%
Population 16+ Unemployment rate	4.9%
Population 16-24 Employed	8.7%
Population 16-24 Unemployment rate	22.9%
Population 25-54 Employed	62.8%
Population 25-54 Unemployment rate	3.0%
Population 55-64 Employed	20.3%
Population 55-64 Unemployment rate	3.3%
Population 65+ Employed	8.1%
Population 65+ Unemployment rate	0.0%
2022 Employed Population 16+ by Industry	
Total	3,020
Agriculture/Mining	2.1%
Construction	9.7%
Manufacturing	7.6%
Wholesale Trade	4.5%
Retail Trade	10.9%
Transportation/Utilities	10.7%
Information	3.5%
Finance/Insurance/Real Estate	5.8%
Services	39.6%
Public Administration	5.6%
2022 Employed Population 16+ by Occupation	
Total	3,021
White Collar	59.1%
Management/Business/Financial	20.8%
Professional	19.3%
Sales	10.1%
Administrative Support	8.9%
Services	15.6%
Blue Collar	25.4%
Farming/Forestry/Fishing	0.5%
Construction/Extraction	5.1%
Installation/Maintenance/Repair	4.6%
Production	4.1%
Transportation/Material Moving	11.1%

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May 15, 2023



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2010 Households by Type	
Total	1,696
Households with 1 Person	12.6%
Households with 2+ People	87.4%
Family Households	82.2%
Husband-wife Families	67.6%
With Related Children	29.0%
Other Family (No Spouse Present)	14.6%
Other Family with Male Householder	5.2%
With Related Children	2.9%
Other Family with Female Householder	9.4%
With Related Children	6.1%
Nonfamily Households	5.2%
All Households with Children	38.8%
Multigenerational Households	10.1%
Unmarried Partner Households	6.2%
Male-female	5.4%
Same-sex	0.8%
2010 Households by Size	
Total	1,696
1 Person Household	12.5%
2 Person Household	33.0%
3 Person Household	18.3%
4 Person Household	16.7%
5 Person Household	9.5%
6 Person Household	4.7%
7 + Person Household	5.4%
2010 Households by Tenure and Mortgage Status	
Total	1,694
Owner Occupied	87.0%
Owned with a Mortgage/Loan	71.6%
Owned Free and Clear	15.5%
Renter Occupied	13.0%
2022 Affordability, Mortgage and Wealth	
Housing Affordability Index	96
Percent of Income for Mortgage	27.1%
Wealth Index	198
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	1,812
Housing Units Inside Urbanized Area	49.8%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	50.2%
2010 Population By Urban/ Rural Status	
Total Population	5,601
Population Inside Urbanized Area	52.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	48.0%

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.	Pleasantville (2B)
2.	Salt of the Earth (6B)
3.	Urban Villages (7B)
2022 Consumer Spending	
Apparel & Services: Total \$	\$6,377,486
Average Spent	\$3,365.43
Spending Potential Index	140
Education: Total \$	\$5,687,598
Average Spent	\$3,001.37
Spending Potential Index	153
Entertainment/Recreation: Total \$	\$10,173,864
Average Spent	\$5,368.79
Spending Potential Index	146
Food at Home: Total \$	\$16,755,745
Average Spent	\$8,842.08
Spending Potential Index	143
Food Away from Home: Total \$	\$11,417,724
Average Spent	\$6,025.18
Spending Potential Index	140
Health Care: Total \$	\$19,523,339
Average Spent	\$10,302.55
Spending Potential Index	145
HH Furnishings & Equipment: Total \$	\$7,016,401
Average Spent	\$3,702.59
Spending Potential Index	145
Personal Care Products & Services: Total \$	\$2,739,010
Average Spent	\$1,445.39
Spending Potential Index	142
Shelter: Total \$	\$63,084,868
Average Spent	\$33,290.17
Spending Potential Index	145
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,058,785
Average Spent	\$3,724.95
Spending Potential Index	137
Travel: Total \$	\$8,119,088
Average Spent	\$4,284.48
Spending Potential Index	149
Vehicle Maintenance & Repairs: Total \$	\$3,320,276
Average Spent	\$1,752.12
Spending Potential Index	139

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.