



Community Profile

Highgrove CDP, CA (0633574)
 Highgrove CDP
 Geography: Place

Prepared by Esri

Highgrove CDP...

Population Summary	
2010 Total Population	4,251
2020 Total Population	7,515
2020 Group Quarters	0
2023 Total Population	10,054
2023 Group Quarters	0
2028 Total Population	11,579
2023-2028 Annual Rate	2.86%
2023 Total Daytime Population	6,100
Workers	1,541
Residents	4,559
Household Summary	
2010 Households	1,203
2010 Average Household Size	3.53
2020 Total Households	2,131
2020 Average Household Size	3.53
2023 Households	2,819
2023 Average Household Size	3.57
2028 Households	3,249
2028 Average Household Size	3.56
2023-2028 Annual Rate	2.88%
2010 Families	960
2010 Average Family Size	3.89
2023 Families	2,312
2023 Average Family Size	3.84
2028 Families	2,647
2028 Average Family Size	3.85
2023-2028 Annual Rate	2.74%
Housing Unit Summary	
2000 Housing Units	1,186
Owner Occupied Housing Units	56.8%
Renter Occupied Housing Units	37.9%
Vacant Housing Units	5.3%
2010 Housing Units	1,294
Owner Occupied Housing Units	56.5%
Renter Occupied Housing Units	36.5%
Vacant Housing Units	7.0%
2020 Housing Units	2,195
Vacant Housing Units	2.9%
2023 Housing Units	2,899
Owner Occupied Housing Units	71.3%
Renter Occupied Housing Units	26.0%
Vacant Housing Units	2.8%
2028 Housing Units	3,316
Owner Occupied Housing Units	74.9%
Renter Occupied Housing Units	23.0%
Vacant Housing Units	2.0%
Median Household Income	
2023	\$100,946
2028	\$111,778
Median Home Value	
2023	\$595,136
2028	\$600,850
Per Capita Income	
2023	\$33,517
2028	\$38,602
Median Age	
2010	30.6
2023	34.6
2028	36.1

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 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

Highgrove CDP, CA (0633574)
 Highgrove CDP
 Geography: Place

Prepared by Esri

Highgrove CDP...

2023 Households by Income

Household Income Base	2,819
<\$15,000	5.0%
\$15,000 - \$24,999	3.3%
\$25,000 - \$34,999	3.3%
\$35,000 - \$49,999	11.6%
\$50,000 - \$74,999	14.8%
\$75,000 - \$99,999	11.2%
\$100,000 - \$149,999	25.1%
\$150,000 - \$199,999	15.3%
\$200,000+	10.4%
Average Household Income	\$119,538

2028 Households by Income

Household Income Base	3,249
<\$15,000	3.9%
\$15,000 - \$24,999	2.2%
\$25,000 - \$34,999	2.3%
\$35,000 - \$49,999	8.2%
\$50,000 - \$74,999	13.7%
\$75,000 - \$99,999	10.6%
\$100,000 - \$149,999	27.2%
\$150,000 - \$199,999	19.4%
\$200,000+	12.6%
Average Household Income	\$137,573

2023 Owner Occupied Housing Units by Value

Total	2,066
<\$50,000	0.4%
\$50,000 - \$99,999	2.4%
\$100,000 - \$149,999	0.4%
\$150,000 - \$199,999	0.7%
\$200,000 - \$249,999	0.3%
\$250,000 - \$299,999	1.1%
\$300,000 - \$399,999	4.1%
\$400,000 - \$499,999	12.8%
\$500,000 - \$749,999	73.1%
\$750,000 - \$999,999	4.2%
\$1,000,000 - \$1,499,999	0.1%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.4%
Average Home Value	\$583,737

2028 Owner Occupied Housing Units by Value

Total	2,485
<\$50,000	0.3%
\$50,000 - \$99,999	2.4%
\$100,000 - \$149,999	0.4%
\$150,000 - \$199,999	0.3%
\$200,000 - \$249,999	0.4%
\$250,000 - \$299,999	0.9%
\$300,000 - \$399,999	2.9%
\$400,000 - \$499,999	12.3%
\$500,000 - \$749,999	74.6%
\$750,000 - \$999,999	4.7%
\$1,000,000 - \$1,499,999	0.1%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.6%
Average Home Value	\$595,443

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 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

Highgrove CDP, CA (0633574)
Highgrove CDP
Geography: Place

Prepared by Esri

Highgrove CDP...

2010 Population by Age	
Total	4,251
0 - 4	8.2%
5 - 9	7.8%
10 - 14	9.1%
15 - 24	17.5%
25 - 34	13.1%
35 - 44	12.7%
45 - 54	14.9%
55 - 64	9.2%
65 - 74	5.0%
75 - 84	2.1%
85 +	0.6%
18 +	69.4%
2023 Population by Age	
Total	10,054
0 - 4	6.7%
5 - 9	7.0%
10 - 14	7.1%
15 - 24	14.3%
25 - 34	15.5%
35 - 44	13.0%
45 - 54	11.8%
55 - 64	11.5%
65 - 74	8.3%
75 - 84	3.9%
85 +	1.0%
18 +	74.9%
2028 Population by Age	
Total	11,579
0 - 4	6.9%
5 - 9	6.7%
10 - 14	7.2%
15 - 24	13.1%
25 - 34	14.3%
35 - 44	15.1%
45 - 54	11.3%
55 - 64	10.8%
65 - 74	8.4%
75 - 84	4.8%
85 +	1.4%
18 +	75.2%
2010 Population by Sex	
Males	2,145
Females	2,106
2023 Population by Sex	
Males	5,074
Females	4,980
2028 Population by Sex	
Males	5,787
Females	5,792

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 05, 2023



Community Profile

Highgrove CDP, CA (0633574)
 Highgrove CDP
 Geography: Place

Prepared by Esri

Highgrove CDP...

2010 Population by Race/Ethnicity	
Total	4,251
White Alone	53.9%
Black Alone	4.0%
American Indian Alone	1.0%
Asian Alone	3.3%
Pacific Islander Alone	0.3%
Some Other Race Alone	32.8%
Two or More Races	4.7%
Hispanic Origin	63.3%
Diversity Index	78.4
2020 Population by Race/Ethnicity	
Total	7,515
White Alone	33.5%
Black Alone	6.4%
American Indian Alone	2.0%
Asian Alone	10.6%
Pacific Islander Alone	0.3%
Some Other Race Alone	32.2%
Two or More Races	14.9%
Hispanic Origin	59.6%
Diversity Index	86.8
2023 Population by Race/Ethnicity	
Total	10,054
White Alone	33.3%
Black Alone	6.9%
American Indian Alone	2.3%
Asian Alone	10.9%
Pacific Islander Alone	0.3%
Some Other Race Alone	30.4%
Two or More Races	15.9%
Hispanic Origin	58.0%
Diversity Index	87.4
2028 Population by Race/Ethnicity	
Total	11,579
White Alone	30.2%
Black Alone	6.9%
American Indian Alone	2.4%
Asian Alone	11.9%
Pacific Islander Alone	0.3%
Some Other Race Alone	31.9%
Two or More Races	16.3%
Hispanic Origin	59.5%
Diversity Index	87.6
2010 Population by Relationship and Household Type	
Total	4,251
In Households	99.8%
In Family Households	92.1%
Householder	22.6%
Spouse	15.5%
Child	41.3%
Other relative	8.5%
Nonrelative	4.2%
In Nonfamily Households	7.8%
In Group Quarters	0.2%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.1%

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 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

Highgrove CDP, CA (0633574)
 Highgrove CDP
 Geography: Place

Prepared by Esri

Highgrove CDP...

2023 Population 25+ by Educational Attainment	
Total	6,532
Less than 9th Grade	2.2%
9th - 12th Grade, No Diploma	7.5%
High School Graduate	21.6%
GED/Alternative Credential	3.3%
Some College, No Degree	18.5%
Associate Degree	14.5%
Bachelor's Degree	16.6%
Graduate/Professional Degree	15.8%
2023 Population 15+ by Marital Status	
Total	7,970
Never Married	42.6%
Married	50.7%
Widowed	2.3%
Divorced	4.4%
2023 Civilian Population 16+ in Labor Force	
Civilian Population 16+	5,837
Population 16+ Employed	96.2%
Population 16+ Unemployment rate	3.8%
Population 16-24 Employed	13.7%
Population 16-24 Unemployment rate	5.8%
Population 25-54 Employed	64.0%
Population 25-54 Unemployment rate	2.2%
Population 55-64 Employed	16.2%
Population 55-64 Unemployment rate	0.5%
Population 65+ Employed	6.2%
Population 65+ Unemployment rate	20.9%
2023 Employed Population 16+ by Industry	
Total	5,614
Agriculture/Mining	0.4%
Construction	6.5%
Manufacturing	12.5%
Wholesale Trade	2.2%
Retail Trade	9.7%
Transportation/Utilities	6.8%
Information	0.5%
Finance/Insurance/Real Estate	3.7%
Services	53.0%
Public Administration	4.6%
2023 Employed Population 16+ by Occupation	
Total	5,614
White Collar	58.7%
Management/Business/Financial	12.3%
Professional	32.8%
Sales	4.5%
Administrative Support	9.2%
Services	10.3%
Blue Collar	30.9%
Farming/Forestry/Fishing	0.3%
Construction/Extraction	4.6%
Installation/Maintenance/Repair	4.7%
Production	9.9%
Transportation/Material Moving	11.4%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 05, 2023



Community Profile

Highgrove CDP, CA (0633574)
 Highgrove CDP
 Geography: Place

Prepared by Esri

Highgrove CDP...

2010 Households by Type	
Total	1,204
Households with 1 Person	15.1%
Households with 2+ People	84.9%
Family Households	79.7%
Husband-wife Families	54.4%
With Related Children	31.1%
Other Family (No Spouse Present)	25.2%
Other Family with Male Householder	8.8%
With Related Children	6.1%
Other Family with Female Householder	16.4%
With Related Children	10.5%
Nonfamily Households	5.1%
All Households with Children	48.2%
Multigenerational Households	10.5%
Unmarried Partner Households	9.1%
Male-female	8.6%
Same-sex	0.4%
2010 Households by Size	
Total	1,202
1 Person Household	15.1%
2 Person Household	23.0%
3 Person Household	15.3%
4 Person Household	18.2%
5 Person Household	13.9%
6 Person Household	7.2%
7 + Person Household	7.3%
2010 Households by Tenure and Mortgage Status	
Total	1,203
Owner Occupied	60.8%
Owned with a Mortgage/Loan	48.9%
Owned Free and Clear	11.9%
Renter Occupied	39.2%
2023 Affordability, Mortgage and Wealth	
Housing Affordability Index	67
Percent of Income for Mortgage	35.4%
Wealth Index	111
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	1,294
Housing Units Inside Urbanized Area	98.5%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	1.5%
2010 Population By Urban/ Rural Status	
Total Population	4,251
Population Inside Urbanized Area	98.8%
Population Inside Urbanized Cluster	0.0%
Rural Population	1.2%

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.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

Highgrove CDP, CA (0633574)
Highgrove CDP
Geography: Place

Prepared by Esri

Highgrove CDP...

Top 3 Tapestry Segments

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

2023 Consumer Spending

Apparel & Services: Total \$	\$6,848,369
Average Spent	\$2,429.36
Spending Potential Index	110
Education: Total \$	\$5,486,600
Average Spent	\$1,946.29
Spending Potential Index	109
Entertainment/Recreation: Total \$	\$11,437,460
Average Spent	\$4,057.28
Spending Potential Index	107
Food at Home: Total \$	\$21,070,566
Average Spent	\$7,474.48
Spending Potential Index	110
Food Away from Home: Total \$	\$11,887,620
Average Spent	\$4,216.96
Spending Potential Index	113
Health Care: Total \$	\$21,001,498
Average Spent	\$7,449.98
Spending Potential Index	101
HH Furnishings & Equipment: Total \$	\$9,089,103
Average Spent	\$3,224.23
Spending Potential Index	109
Personal Care Products & Services: Total \$	\$3,011,544
Average Spent	\$1,068.30
Spending Potential Index	112
Shelter: Total \$	\$82,436,399
Average Spent	\$29,243.14
Spending Potential Index	118
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$8,773,788
Average Spent	\$3,112.38
Spending Potential Index	99
Travel: Total \$	\$7,158,252
Average Spent	\$2,539.29
Spending Potential Index	113
Vehicle Maintenance & Repairs: Total \$	\$3,980,040
Average Spent	\$1,411.86
Spending Potential Index	108

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 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.