



# Community Profile

Lake Mathews CDP, CA (0639645)  
 Lake Mathews CDP  
 Geography: Place

Prepared by Esri

## Lake Mathews ...

Population Summary	
2010 Total Population	5,601
2020 Total Population	5,972
2020 Group Quarters	6
2023 Total Population	6,283
2023 Group Quarters	6
2028 Total Population	6,441
2023-2028 Annual Rate	0.50%
2023 Total Daytime Population	4,189
Workers	632
Residents	3,557
Household Summary	
2010 Households	1,696
2010 Average Household Size	3.29
2020 Total Households	1,880
2020 Average Household Size	3.17
2023 Households	1,916
2023 Average Household Size	3.28
2028 Households	1,968
2028 Average Household Size	3.27
2023-2028 Annual Rate	0.54%
2010 Families	1,394
2010 Average Family Size	3.56
2023 Families	1,672
2023 Average Family Size	3.40
2028 Families	1,722
2028 Average Family Size	3.38
2023-2028 Annual Rate	0.59%
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
Owner Occupied Housing Units	81.8%
Renter Occupied Housing Units	14.3%
Vacant Housing Units	3.8%
2023 Housing Units	1,990
Owner Occupied Housing Units	82.1%
Renter Occupied Housing Units	14.2%
Vacant Housing Units	3.7%
2028 Housing Units	2,030
Owner Occupied Housing Units	82.9%
Renter Occupied Housing Units	14.0%
Vacant Housing Units	3.1%

**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.

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### 2023 Households by Income

Household Income Base	1,916
<\$15,000	3.4%
\$15,000 - \$24,999	1.4%
\$25,000 - \$34,999	3.9%
\$35,000 - \$49,999	10.1%
\$50,000 - \$74,999	8.6%
\$75,000 - \$99,999	14.2%
\$100,000 - \$149,999	26.0%
\$150,000 - \$199,999	12.6%
\$200,000+	20.0%
Average Household Income	\$148,956

### 2028 Households by Income

Household Income Base	1,968
<\$15,000	2.9%
\$15,000 - \$24,999	0.8%
\$25,000 - \$34,999	2.2%
\$35,000 - \$49,999	6.1%
\$50,000 - \$74,999	6.5%
\$75,000 - \$99,999	13.4%
\$100,000 - \$149,999	28.6%
\$150,000 - \$199,999	15.6%
\$200,000+	23.9%
Average Household Income	\$172,401

### 2023 Owner Occupied Housing Units by Value

Total	1,634
<\$50,000	0.1%
\$50,000 - \$99,999	0.4%
\$100,000 - \$149,999	0.5%
\$150,000 - \$199,999	0.0%
\$200,000 - \$249,999	0.1%
\$250,000 - \$299,999	0.2%
\$300,000 - \$399,999	1.0%
\$400,000 - \$499,999	6.3%
\$500,000 - \$749,999	53.7%
\$750,000 - \$999,999	33.9%
\$1,000,000 - \$1,499,999	1.7%
\$1,500,000 - \$1,999,999	0.9%
\$2,000,000 +	1.2%
Average Home Value	\$729,666

### 2028 Owner Occupied Housing Units by Value

Total	1,683
<\$50,000	0.1%
\$50,000 - \$99,999	0.4%
\$100,000 - \$149,999	0.4%
\$150,000 - \$199,999	0.1%
\$200,000 - \$249,999	0.1%
\$250,000 - \$299,999	0.1%
\$300,000 - \$399,999	0.8%
\$400,000 - \$499,999	5.1%
\$500,000 - \$749,999	50.6%
\$750,000 - \$999,999	37.7%
\$1,000,000 - \$1,499,999	2.3%
\$1,500,000 - \$1,999,999	1.0%
\$2,000,000 +	1.4%
Average Home Value	\$750,030

**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.

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## Lake Mathews ...

Median Household Income	
2023	\$111,539
2028	\$125,896
Median Home Value	
2023	\$692,768
2028	\$712,250
Per Capita Income	
2023	\$45,426
2028	\$52,678
Median Age	
2010	41.6
2020	41.4
2023	40.9
2028	41.8
2020 Population by Age	
Total	5,972
0 - 4	4.7%
5 - 9	6.0%
10 - 14	6.1%
15 - 24	13.0%
25 - 34	12.0%
35 - 44	11.9%
45 - 54	12.8%
55 - 64	14.9%
65 - 74	12.2%
75 - 84	5.0%
85 +	1.3%
18 +	78.7%
2023 Population by Age	
Total	6,283
0 - 4	5.3%
5 - 9	5.9%
10 - 14	6.4%
15 - 24	11.5%
25 - 34	13.7%
35 - 44	11.9%
45 - 54	11.6%
55 - 64	15.0%
65 - 74	11.9%
75 - 84	5.5%
85 +	1.4%
18 +	78.4%
2028 Population by Age	
Total	6,441
0 - 4	5.5%
5 - 9	5.4%
10 - 14	6.2%
15 - 24	10.1%
25 - 34	12.2%
35 - 44	14.8%
45 - 54	10.7%
55 - 64	13.0%
65 - 74	13.3%
75 - 84	7.1%
85 +	1.7%
18 +	79.5%
2020 Population by Sex	

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

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	<b>Lake Mathews ...</b>
Males	3,032
Females	2,940
<b>2023 Population by Sex</b>	
Males	3,229
Females	3,054
<b>2028 Population by Sex</b>	
Males	3,303
Females	3,138
<b>2010 Population by Race/Ethnicity</b>	
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
<b>2020 Population by Race/Ethnicity</b>	
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
<b>2023 Population by Race/Ethnicity</b>	
Total	6,283
White Alone	52.1%
Black Alone	4.3%
American Indian Alone	1.5%
Asian Alone	5.2%
Pacific Islander Alone	0.3%
Some Other Race Alone	20.2%
Two or More Races	16.3%
Hispanic Origin	41.3%
Diversity Index	82.3
<b>2028 Population by Race/Ethnicity</b>	
Total	6,441
White Alone	48.9%
Black Alone	4.5%
American Indian Alone	1.5%
Asian Alone	5.9%
Pacific Islander Alone	0.3%
Some Other Race Alone	21.7%
Two or More Races	17.2%
Hispanic Origin	43.0%
Diversity Index	83.6

**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.

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Lake Mathews ...

2020 Population by Relationship and Household Type	
Total	5,972
In Households	99.9%
Householder	30.9%
Opposite-Sex Spouse	19.0%
Same-Sex Spouse	0.1%
Opposite-Sex Unmarried Partner	1.7%
Same-Sex Unmarried Partner	0.1%
Biological Child	28.3%
Adopted Child	0.8%
Stepchild	1.4%
Grandchild	4.4%
Brother or Sister	1.9%
Parent	2.5%
Parent-in-law	0.6%
Son-in-law or Daughter-in-law	1.4%
Other Relatives	2.4%
Foster Child	0.1%
Other Nonrelatives	4.3%
In Group Quarters	0.1%
Institutionalized	0.0%
Noninstitutionalized	0.1%
2023 Population 25+ by Educational Attainment	
Total	4,453
Less than 9th Grade	4.0%
9th - 12th Grade, No Diploma	5.1%
High School Graduate	27.9%
GED/Alternative Credential	4.3%
Some College, No Degree	20.4%
Associate Degree	6.5%
Bachelor's Degree	21.6%
Graduate/Professional Degree	10.2%
2023 Population 15+ by Marital Status	
Total	5,175
Never Married	29.8%
Married	59.8%
Widowed	3.2%
Divorced	7.1%
2023 Civilian Population 16+ in Labor Force	
Civilian Population 16+	2,866
Population 16+ Employed	96.3%
Population 16+ Unemployment rate	3.7%
Population 16-24 Employed	9.5%
Population 16-24 Unemployment rate	5.4%
Population 25-54 Employed	66.3%
Population 25-54 Unemployment rate	2.5%
Population 55-64 Employed	18.6%
Population 55-64 Unemployment rate	5.7%
Population 65+ Employed	5.6%
Population 65+ Unemployment rate	7.7%

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

## Lake Mathews ...

### 2023 Employed Population 16+ by Industry

Total	2,760
Agriculture/Mining	2.6%
Construction	11.2%
Manufacturing	10.0%
Wholesale Trade	1.7%
Retail Trade	11.9%
Transportation/Utilities	6.8%
Information	1.5%
Finance/Insurance/Real Estate	6.8%
Services	44.3%
Public Administration	3.2%

### 2023 Employed Population 16+ by Occupation

Total	2,760
White Collar	62.4%
Management/Business/Financial	18.0%
Professional	22.2%
Sales	7.8%
Administrative Support	14.5%
Services	16.6%
Blue Collar	20.9%
Farming/Forestry/Fishing	1.8%
Construction/Extraction	6.1%
Installation/Maintenance/Repair	6.3%
Production	2.5%
Transportation/Material Moving	4.2%

### 2020 Households by Type

Total	1,880
Married Couple Households	61.3%
With Own Children <18	19.3%
Without Own Children <18	42.0%
Cohabiting Couple Households	4.1%
With Own Children <18	1.3%
Without Own Children <18	2.9%
Male Householder, No Spouse/Partner	15.6%
Living Alone	8.4%
65 Years and over	2.8%
With Own Children <18	1.8%
Without Own Children <18, With Relatives	4.5%
No Relatives Present	0.9%
Female Householder, No Spouse/Partner	19.0%
Living Alone	7.8%
65 Years and over	4.9%
With Own Children <18	2.7%
Without Own Children <18, With Relatives	7.5%
No Relatives Present	1.0%

### 2020 Households by Size

Total	1,880
1 Person Household	16.2%
2 Person Household	29.6%
3 Person Household	20.2%
4 Person Household	16.8%
5 Person Household	8.0%
6 Person Household	5.2%
7 + Person Household	3.9%

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## 2020 Households by Tenure and Mortgage Status

Total	1,880
Owner Occupied	85.1%
Owned with a Mortgage/Loan	63.3%
Owned Free and Clear	21.8%
Renter Occupied	14.9%

## 2023 Affordability, Mortgage and Wealth

Housing Affordability Index	65
Percent of Income for Mortgage	37.3%
Wealth Index	179

## 2020 Housing Units By Urban/ Rural Status

Total	1,955
Urban Housing Units	36.4%
Rural Housing Units	63.6%

## 2020 Population By Urban/ Rural Status

Total	5,972
Urban Population	37.7%
Rural Population	62.3%

**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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<b>Top 3 Tapestry Segments</b>	
1.	Pleasantville (2B)
2.	Salt of the Earth (6B)
3.	Urban Villages (7B)
<b>2023 Consumer Spending</b>	
Apparel & Services: Total \$	\$5,646,765
Average Spent	\$2,947.16
Spending Potential Index	134
Education: Total \$	\$5,104,286
Average Spent	\$2,664.03
Spending Potential Index	149
Entertainment/Recreation: Total \$	\$10,165,534
Average Spent	\$5,305.60
Spending Potential Index	140
Food at Home: Total \$	\$17,814,510
Average Spent	\$9,297.76
Spending Potential Index	137
Food Away from Home: Total \$	\$9,426,643
Average Spent	\$4,919.96
Spending Potential Index	132
Health Care: Total \$	\$19,520,722
Average Spent	\$10,188.27
Spending Potential Index	138
HH Furnishings & Equipment: Total \$	\$7,824,642
Average Spent	\$4,083.84
Spending Potential Index	138
Personal Care Products & Services: Total \$	\$2,451,490
Average Spent	\$1,279.48
Spending Potential Index	134
Shelter: Total \$	\$65,272,979
Average Spent	\$34,067.32
Spending Potential Index	138
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$8,150,989
Average Spent	\$4,254.17
Spending Potential Index	136
Travel: Total \$	\$6,002,385
Average Spent	\$3,132.77
Spending Potential Index	139
Vehicle Maintenance & Repairs: Total \$	\$3,320,989
Average Spent	\$1,733.29
Spending Potential Index	132

**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.

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