

# **Fullerton, California**

## *Indicators Report*

by  
The National Economic Education Delegation (NEED)

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Exploring the economics, demographics, and well-being of Fullerton and its residents through indicators.

This report was produced by the:

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# Executive Summary

## *Assessing the City with Indicators*

### **About this Report**

This report provides background or summary information for the city of Fullerton (the City) in the form of indicators.

### **Using this Report**

Indicators are measures of various aspects of a regional economy. They help to provide an indication of the quality of life in a region and progress toward improving conditions in the local economy. This report focuses on indicators

for changing demographics, incomes, housing markets, commute patterns, and employment in Fullerton. These indicators are compared to Orange County (the County) as a whole, a broader region where one is well defined, California, and the United States.

This report is vital for understanding trends in the underlying economy. It does not provide forecasts, but Rob Eyler and Jon Haveman at Economic Forensics and Analytics are available to provide them if that is of interest.

### **Topics Covered:**

- **Demographics:** A detailed snapshot of Fullerton demographics is presented. This provides evidence on the size, age and sex, income and poverty status, race and ethnicity, housing status, living arrangements, education, health, and transportation choices of the population. Beyond the current population level, data on trends in local population growth, in comparison with other broader regions is presented, in both tabular and graphical form.
- **Employment Report:** Here, we provide a brief snapshot of employment and unemployment in Fullerton and how the City's experience differs from broader regions.
- **Income and Earnings:** Vital to understanding the prosperity of a city relative to its surrounding area is information on income and earnings. We provide a ranking of the City's income relative to all cities in California as well as growth relative to local regions. Inequality and poverty status are also important indicators for the level of equity in the community. We provide evidence of trends in both, not only for all residents, but also for children separately.
- **Housing:** This section provides evidence on the cost and availability of housing. Both median home values and rental costs are included, along with detailed information on home ownership, by age and income, in particular. Further, evidence is provided on the housing burden in the City, again, in comparison with other broader regions. We also provide evidence on the rate at which new buildings and units are permitted along with a broader housing picture. Finally, we provide evidence on the age of the housing stock in Fullerton, along with information on how long the City's residents have been in place.
- **Transportation:** Increasingly important, in the wake of the pandemic, is an understanding of the transportation patterns and choices of local residents. We provide detailed evidence on the proportion of residents who work from home and on the various transportation choices of those who head to the office. This information is also provided for those who work in Fullerton, but do not necessarily live in Fullerton.
- **Migration:** Population changes comes primarily through organic causes: births and deaths. Migration between regions also plays a significant role in population growth. A final section of the report provides evidence on migration into and out of the City.

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# Demographics

**Definition:**

Data on the demographics of a city indicate the nature of the population, with a focus on age, gender, race and ethnicity, as well as household composition.

**Why is it important?**

The characteristics and growth of Fullerton's population are fundamental indicators of the city's growth potential.

***A Demographic Snapshot***

Statistic	2022	2019
<b>POPULATION</b>		
Population Estimate (#, 5yr)	142,280.0	139,611.0
Veterans (#, 5yr)	4,006.0	4,888.0
Foreign born persons (% , 5yr)	28.9	30.0
Population age 25+ (#, 5yr)	94,901.0	92,593.0
<b>AGE AND SEX</b>		
Persons under 5 years (% , 5yr)	6.1	6.4
Persons under 18 years (% , 5yr)	22.4	21.8
Persons 65 years and over (% , 5yr)	13.8	13.3
Female persons (% , 5yr)	50.7	50.2
<b>INCOME AND POVERTY</b>		
Median household income (\$ , 5yr)	99,279.0	79,978.0
Per capita income in past 12 months (\$ , 5yr)	46,182.0	36,231.0
Persons in poverty (% , 5yr)	12.3	12.3
Children age less than 18 in poverty (#, 5yr)	4,457.0	4,946.0
Children age less than 18 in poverty (% , 5yr)	14.3	16.5
<b>RACE AND ETHNICITY</b>		
White alone (% , 5yr)	47.6	58.3
African American alone (% , 5yr)	2.2	2.5
American Indian or Alaska Native alone (% , 5yr)	0.5	0.4
Asian alone (% , 5yr)	25.0	24.3
Native Hawaiian and Other Pacific Islander alone (% , 5yr)	0.2	0.3
Two or More Races (% , 5yr)	11.9	5.1
Hispanic or Latino (% , 5yr)	38.0	37.1
White alone, not Hispanic or Latino (% , 5yr)	31.6	32.8
<b>HOUSING</b>		
Housing units (#, 5yr)	49,146.0	48,120.0
Owner-occupied housing units (% , 5yr)	51.6	52.2
Median value of owner-occupied housing units (\$ , 5yr)	791,000.0	650,000.0
Median selected monthly owner costs-with a mortgage (\$ , 5yr)	3,136.0	2,655.0
Median selected monthly owner costs-without a mortgage (\$ , 5yr)	728.0	591.0
Median gross rent (\$ , 5yr)	1,989.0	1,669.0
<b>FAMILIES AND LIVING ARRANGEMENTS</b>		
Households (#, 5yr)	47,014.0	45,814.0
Persons per household (#, 5yr)	3.0	3.0
Living in same house 1 year ago, % of persons age 1+ (5yr)	86.0	83.3
<b>EDUCATION</b>		
High school graduate or higher, % of persons age 25+ (5yr)	89.7	87.9
Bachelor's degree or higher, % of persons age 25+ (5yr)	44.0	42.4
<b>HEALTH</b>		
With a disability, under age 65 years (#, 5yr)	7,213.0	6,867.0
Persons without health insurance, under age 65 years (% , 5yr)	6.8	6.3
<b>LABOR FORCE</b>		
In civilian labor force, persons age 16+ (% , 5yr)	65.4	65.9
In civilian labor force, women age 16+ (% , 5yr)	58.6	59.2
Employed, persons age 16+ (% , 5yr)	58.8	59.9
Self employed (% , 5yr)	10.7	10.2
<b>TRANSPORTATION</b>		
Mean travel time to work, workers age 16+ (Mins., 5yr)	26.6	29.8
Drive alone in private vehicle (% , 5yr)	72.1	80.1
Using public transportation (% , 5yr)	4.1	3.9
Worked from home (% , 5yr)	11.3	3.7

Source: American Community Survey, Summary Files

Note: Data are from the 1-year files unless indicated by the notation 5yr.

## Current Population

The data in these two tables and the following two graphs are from the CA Department of Finance (DOF). The DOF produces population estimates for geographies around California twice a year: January and July. As estimates for cities are only available in January, these two tables are based on the January data. The remaining figures are from the American Community Survey (ACS), provided annually by the U.S. Bureau of the Census.

**Table 1. Population Change by Region**  
(Thousands, January to January)

Region	2023 Population	% Change		
		1 Year	3 Year	5 Year
<b>City</b>				
Fullerton	142, 873	-0.10	0.57	-0.31
<b>County and Broader Regions</b>				
Orange County	3, 137, 164	-0.47	-1.36	-2.37
Southern California	21, 794, 548	-0.41	-2.24	-2.84
California	38, 940, 231	-0.35	-1.79	-2.01

Source: CA DOF; Calculations by National Economic Education Delegation

**Table 2. County Population Change by City**  
(Thousands, January to January)

City	2022	2023	% Change		
			Local	Southern California	California
Orange County	3, 151.9	3, 137.2	-0.47	-0.41	-0.35
Anaheim	335.9	328.6	-2.19		
Irvine	305.7	303.1	-0.86		
Santa Ana	304.3	299.6	-1.52		
Huntington Beach	196.5	195.7	-0.38		
Garden Grove	171.2	171.2	-0.01		
Fullerton	143.0	142.9	-0.10		
Orange	138.2	139.1	0.66		
Costa Mesa	111.6	111.2	-0.42		
Mission Viejo	92.1	91.8	-0.30		
Westminster	90.7	90.5	-0.18		
Lake Forest	86.6	87.1	0.59		
Buena Park	83.4	83.5	0.19		
Newport Beach	83.7	83.4	-0.29		
Tustin	79.7	79.6	-0.17		
Yorba Linda	67.3	67.1	-0.32		
Laguna Niguel	65.0	64.7	-0.47		
San Clemente	63.4	63.2	-0.31		
La Habra	62.0	61.8	-0.33		
Fountain Valley	57.0	57.0	0.02		
Placentia	51.3	52.5	2.30		
Aliso Viejo	51.0	50.8	-0.49		
Cypress	49.9	49.8	-0.12		
Brea	46.9	48.2	2.63		
Rancho Santa Margarita	47.3	47.1	-0.49		
Stanton	39.0	39.1	0.25		
San Juan Capistrano	34.9	35.1	0.63		
Dana Point	33.0	33.2	0.44		
Laguna Hills	30.7	30.5	-0.46		
Seal Beach	24.9	24.6	-0.90		
Laguna Beach	22.5	22.4	-0.27		
Laguna Woods	17.5	17.4	-0.49		
La Palma	15.4	15.3	-0.45		
Los Alamitos	11.9	12.1	1.98		
Villa Park	5.8	5.8	-0.02		

Source: CA DOF; Calculations by National Economic Education Delegation

Figure 1: Population Growth (1)

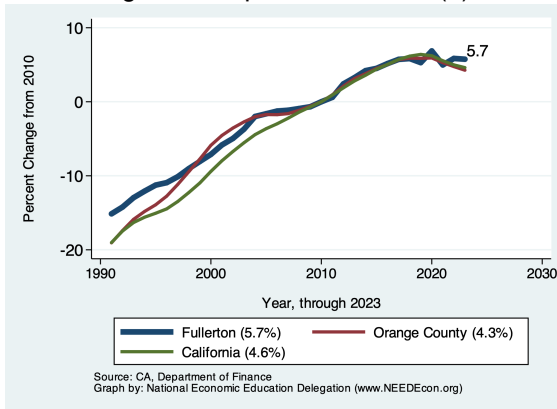


Figure 2: Population Growth (2)

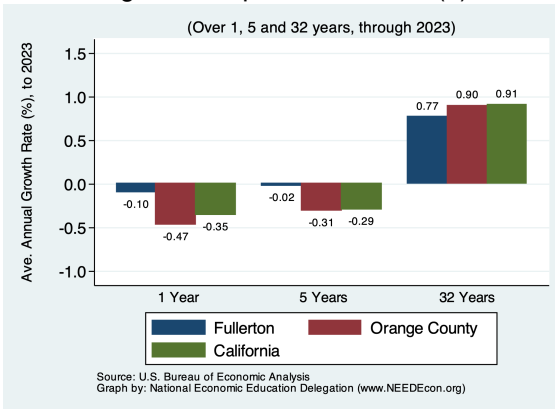


Figure 3: Population by Age - Detailed Age Categories

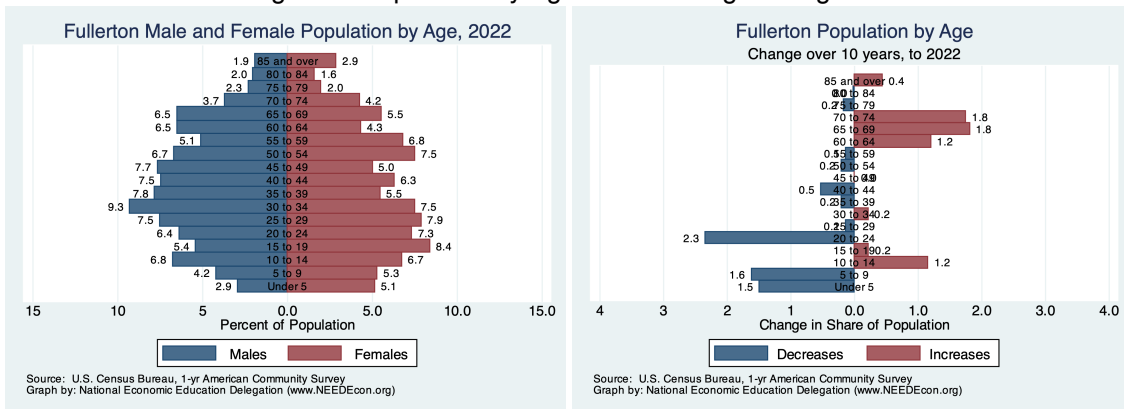


Figure 4: Population by Age - Broad Age Categories

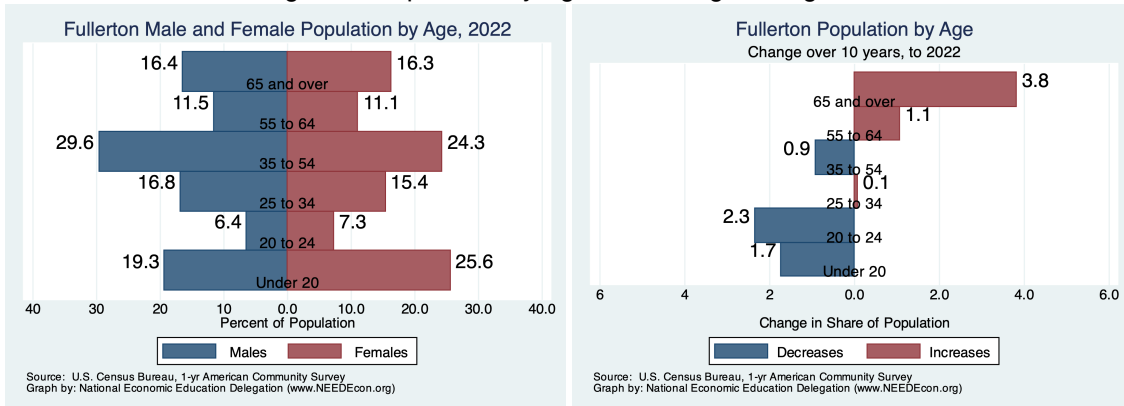


Figure 5: Population by Educational Attainment

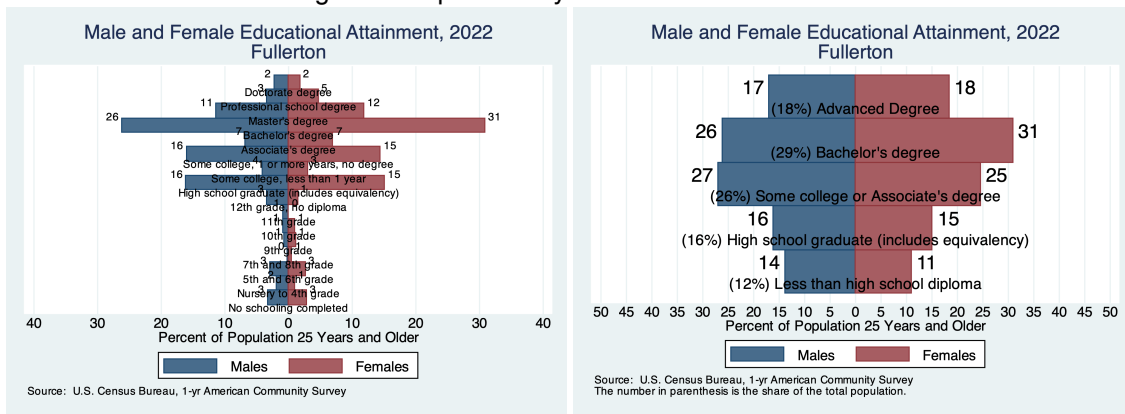


Figure 6: Population by Race/Ethnicity

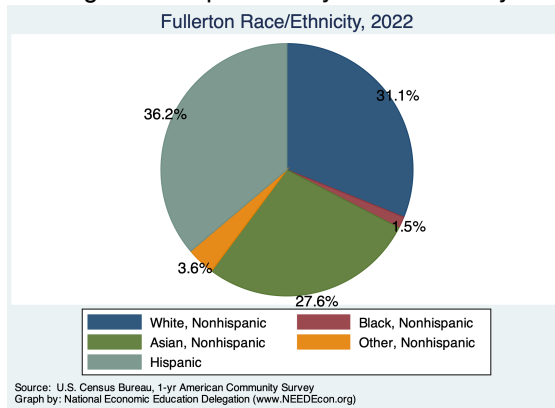
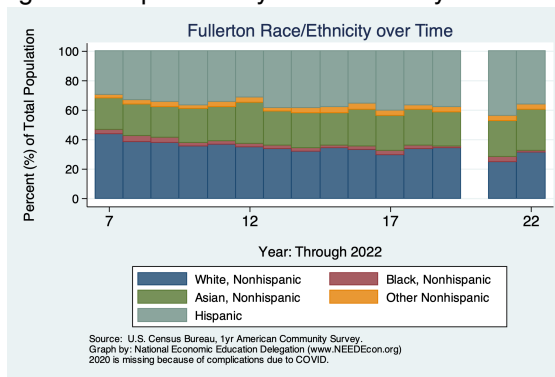


Figure 7: Population by Race/Ethnicity Over Time





# Employment Report

## Citywide Employment and Unemployment

### Definition:

Each month, California's Employment Development Division (EDD) publishes an update on employment in California and in MSAs, counties, and cities all across the state. The report focuses primarily on non-farm employment, providing estimates of changes in em-

ployment by industry as well as unemployment in each region. Data for cities is limited to aggregate employment, labor force, and unemployment data. Those are reported below.

### Why is it important?

Employment growth is a fundamental indicator of the health of an economy.

Table 3. Fullerton Summary for March, 2024

Category	Current Value	Change From:		
		Last Month	2 Months Ago	Last Year
Employment	8,924	-30	-53	-103
Labor Force	9,644	9	15	96
Number Unemployed	678	-4	21	97
Unemployment Rate	7.0	-0.0	0.2	0.9

Source: EDD, National Economic Education Delegation

Figure 8: Historical Employment and Unemployment - Last 12 Months



Figure 9: Employment and Unemployment - Last 12 Months



Figure 10: Relative Employment Growth Across Regions - since 2010

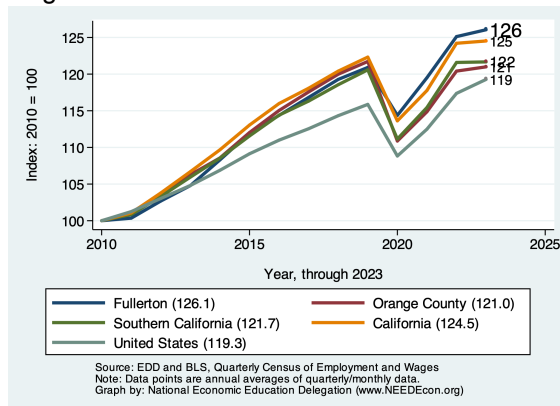
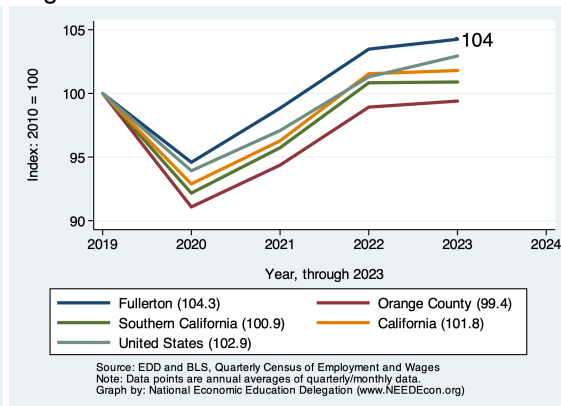


Figure 11: Relative Employment Growth Across Regions - since 2019



## County Employment by Industry

California's Employment Development Division (EDD) does not regularly produce data on employment by industry for cities. However, we are able to report industry-level employment data for Orange County. The following table provides the latest data for the County.

Table 4. Employment Growth by Industry in Orange County for March, 2024

Industry	Employment	Share	Empl Growth	% Growth - Annualized Rate					
				Month	Qtr	6mo	1yr	3yr	5yr
<b>Total Nonfarm</b>	1,704,677	100.0	6,550.8	4.7	3.1	2.4	1.9	3.3	0.4
<b>Total Private</b>	1,541,986	90.5	6,278.0	5.0	3.2	2.5	1.8	3.4	0.5
<b>Goods Producing</b>	261,488	15.3	411.3	1.9	-1.9	-0.0	0.3	1.5	-0.4
Mining, Logging and Construction	106,369	6.2	1,018.8	12.2	-3.2	2.3	2.6	1.4	0.0
Mining and Logging	300	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-8.0
Construction	105,995	6.2	919.4	11.0	-3.6	2.1	2.6	1.4	0.0
Manufacturing	155,148	9.1	-444.4	-3.4	-1.1	-1.9	-1.2	1.5	-0.7
Durable Goods	116,767	6.8	-95.6	-1.0	1.2	-1.6	-0.9	1.8	-0.4
Non-Durable Goods	38,408	2.3	-327.6	-9.7	-5.8	-2.8	-1.8	0.6	-1.6
<b>Service Providing</b>	1,443,479	84.7	6,591.2	5.6	4.4	2.5	2.1	3.7	0.6
Trade, Trans & Utilities	262,337	15.4	562.6	2.6	0.5	0.2	0.0	1.5	0.1
Wholesale Trade	80,836	4.7	167.7	2.5	-0.7	-1.0	-0.1	1.5	-0.1
Retail Trade	146,647	8.6	369.0	3.1	0.1	1.1	0.5	0.8	-0.6
Trans & Warehousing	31,588	1.9	171.6	6.8	5.2	-1.8	-1.9	4.8	3.9
Information	21,685	1.3	55.2	3.1	-2.3	-4.7	-5.7	-2.6	-3.5
Financial Activities	103,389	6.1	-89.2	-1.0	0.9	-0.7	-0.8	-4.0	-2.2
Finance & Insurance	61,918	3.6	42.0	0.8	-0.0	-2.3	-2.9	-7.2	-3.9
Real Estate & Rental & Leasing	41,527	2.4	-109.4	-3.1	2.1	2.7	2.5	2.6	0.9
Professional & Business Svcs	324,490	19.0	1,362.8	5.2	5.4	2.5	1.0	0.1	-0.1
Prof, Sci, & Tech	141,484	8.3	78.9	0.7	2.5	2.6	1.5	2.4	1.5
Admin & Support Svcs	139,656	8.2	1,147.2	10.4	10.0	2.6	0.1	-2.3	-1.5
Employment Svcs	63,712	3.7	840.6	17.3	14.1	2.2	-1.8	-7.3	-3.4
Educational & Health Svcs	274,719	16.1	1,424.2	6.4	5.3	5.3	6.0	5.9	3.8
Education Svcs	39,649	2.3	-189.7	-5.6	-1.1	1.9	3.9	11.9	5.4
Health Care & Social Assistance	234,185	13.7	1,519.1	8.1	5.0	4.8	6.4	4.9	3.5
Leisure & Hospitality	234,608	13.8	2,031.9	11.0	4.3	3.1	3.1	18.2	0.7
Arts, Entertainment & Recreation	59,924	3.5	1,760.9	43.0	21.0	14.5	10.3	65.4	2.2
Accommodation & Food Svcs	174,745	10.3	281.9	2.0	-0.7	0.5	0.9	11.1	0.2
Other Svcs	56,860	3.3	193.3	4.2	4.1	3.8	4.0	8.7	2.1
<b>Government</b>	163,068	9.6	280.7	2.1	2.3	1.6	2.7	2.3	0.0
Federal	10,850	0.6	53.4	6.1	7.3	2.8	1.9	-0.9	-0.4
State	33,620	2.0	33.4	1.2	2.3	0.6	2.0	0.1	0.7
Local	118,731	7.0	304.5	3.1	2.6	1.4	3.0	3.3	-0.1
County	18,417	1.1	66.4	4.4	-6.8	-3.0	-1.7	0.7	-0.8
City	16,631	1.0	-49.0	-3.5	6.9	4.5	5.7	6.1	0.6
Local Government Education	75,924	4.5	261.8	4.2	3.5	1.5	3.4	3.5	-0.2

Source: EDD, National Economic Education Delegation (NEED)

## Some Employee Detail

### Employed in Fullerton

Figure 12: Employment by Occupation

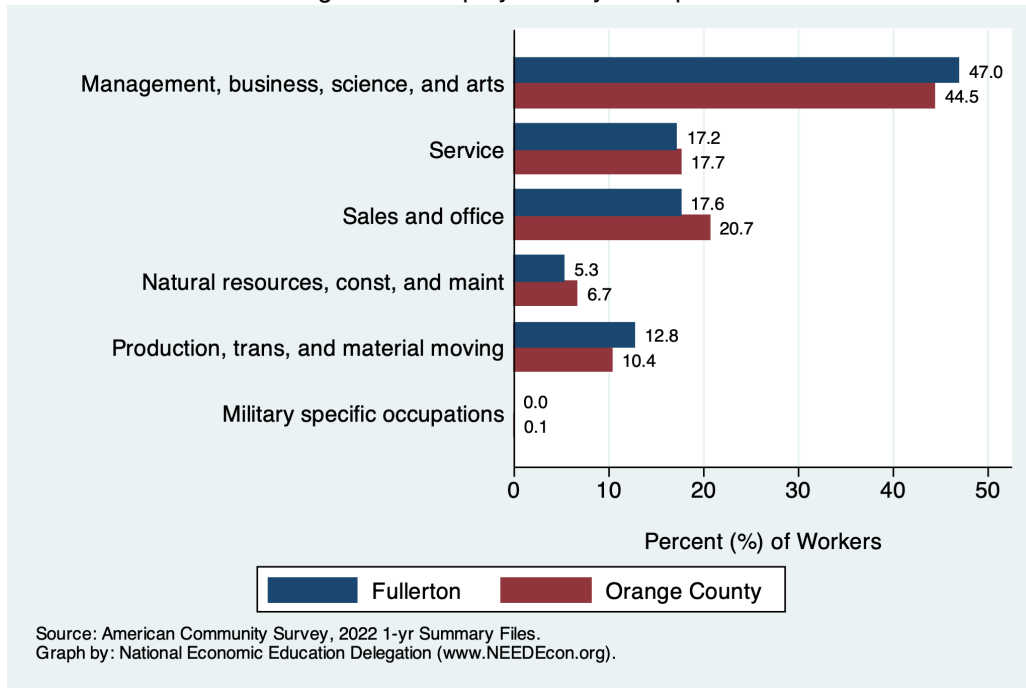


Figure 13: Employment by Industry

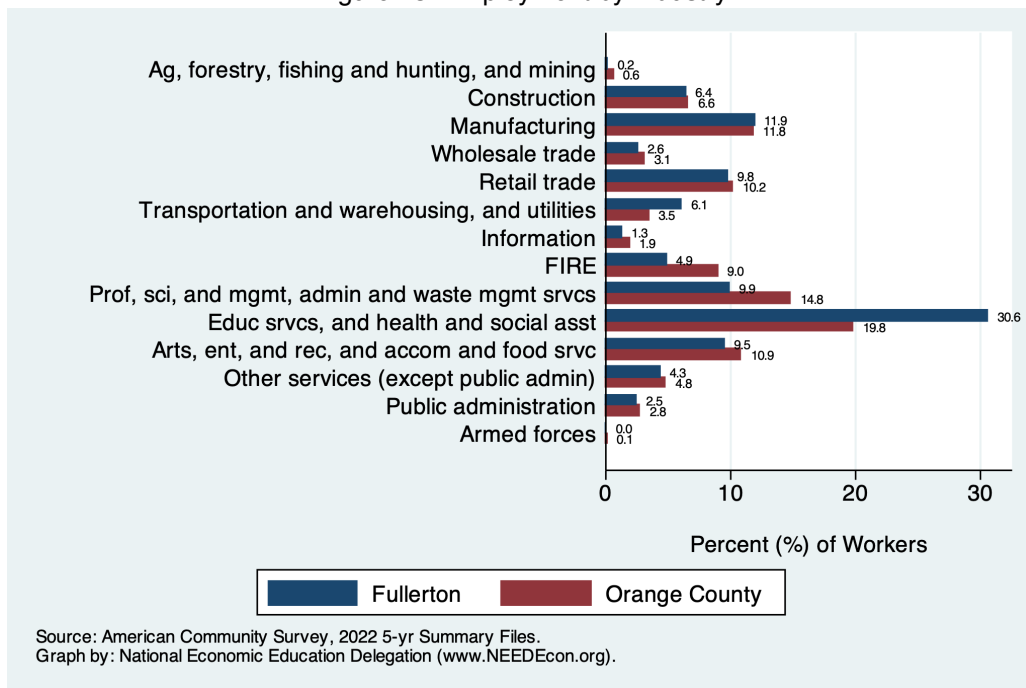


Figure 14: Language Spoken at Home

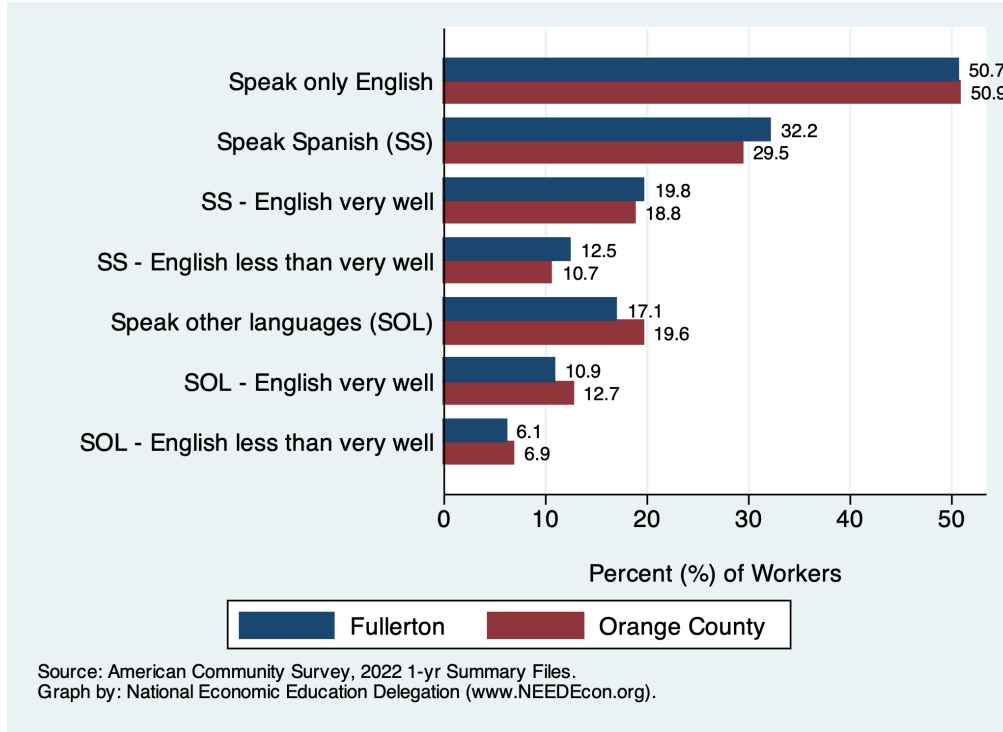
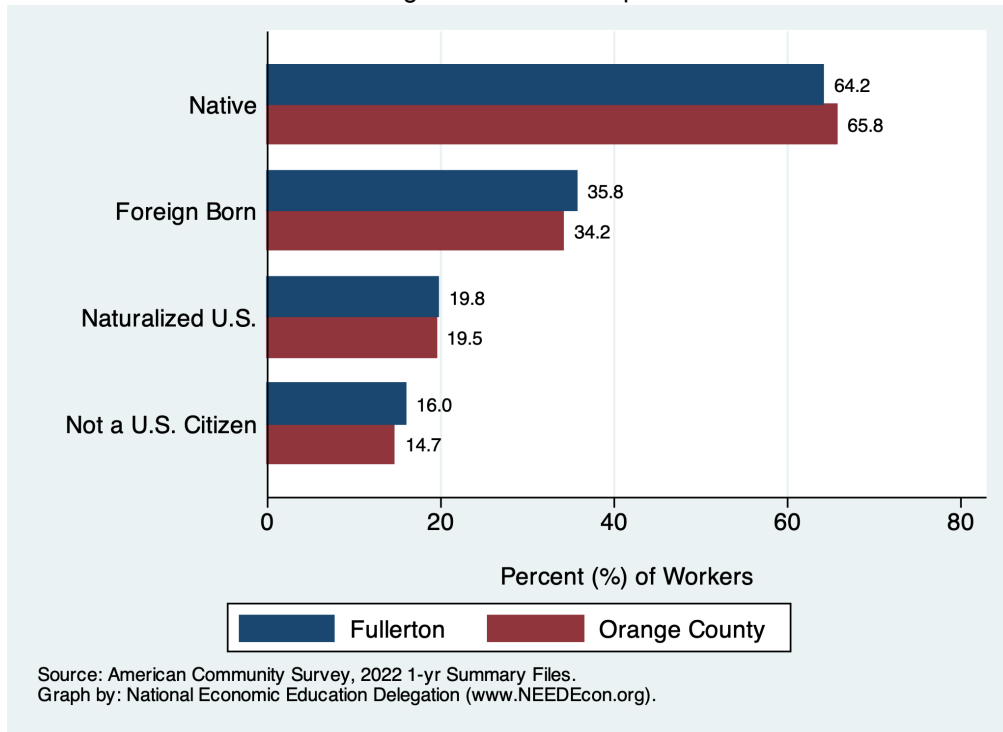


Figure 15: Citizenship



## Employed Residents of Fullerton

Figure 16: Employment by Occupation

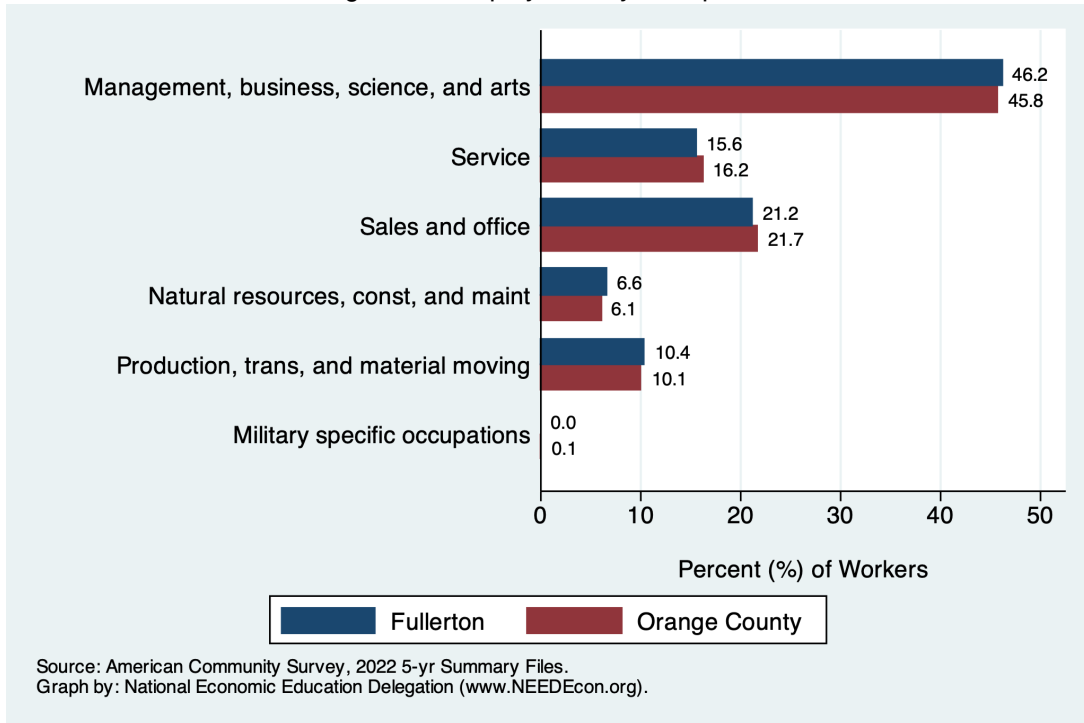


Figure 17: Employment by Industry

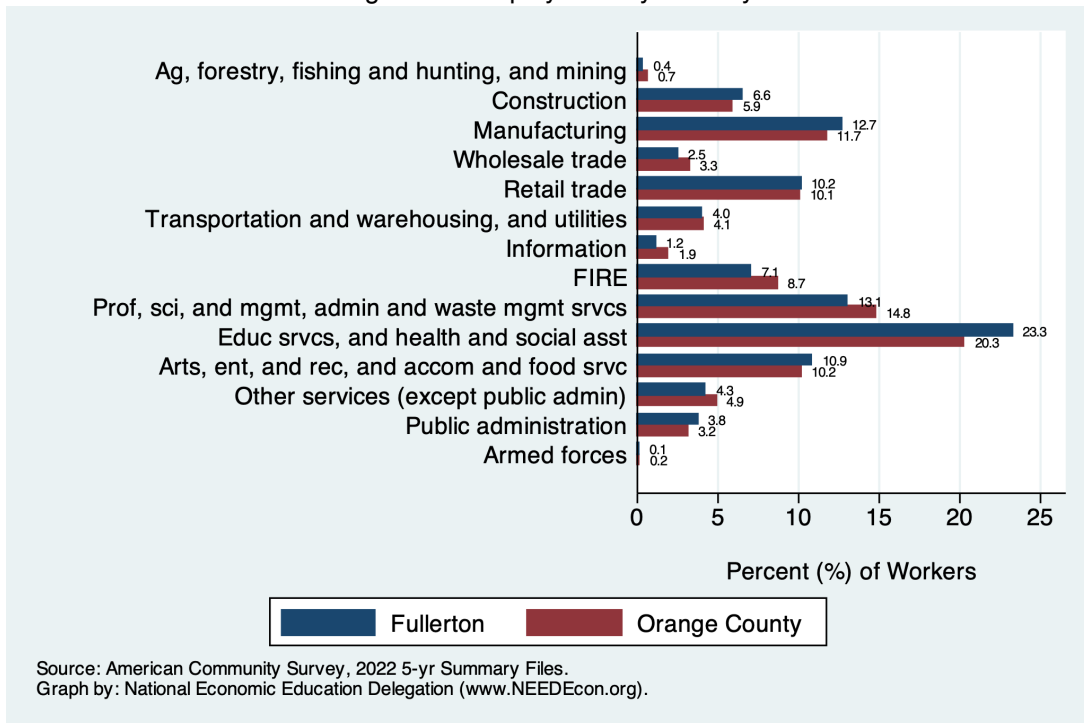


Figure 18: Language Spoken at Home

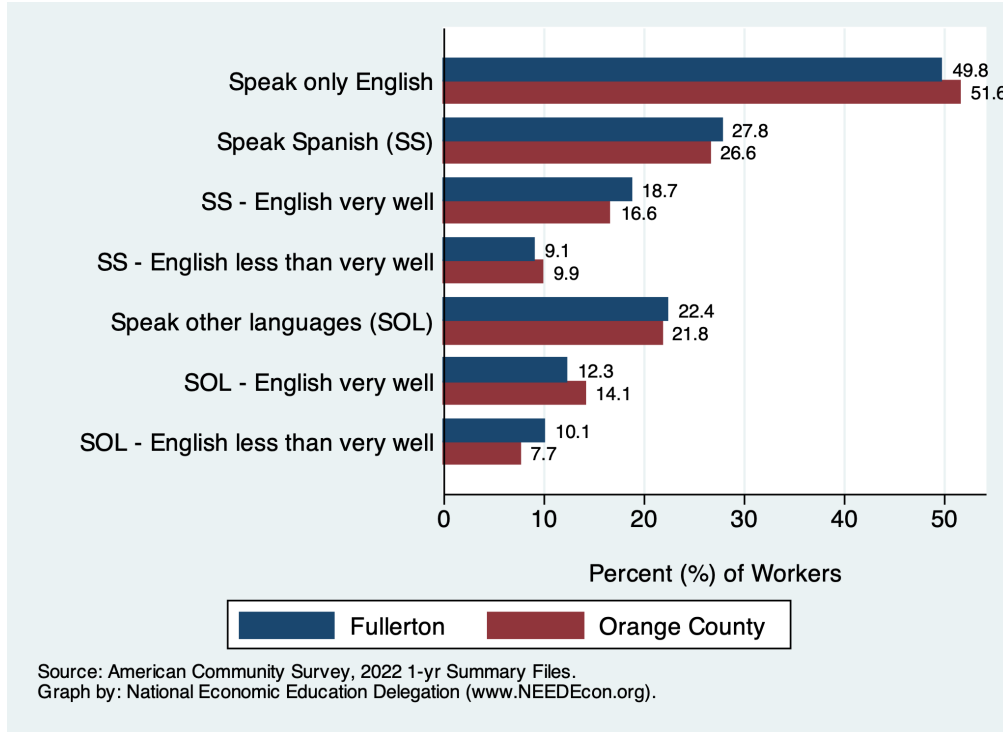
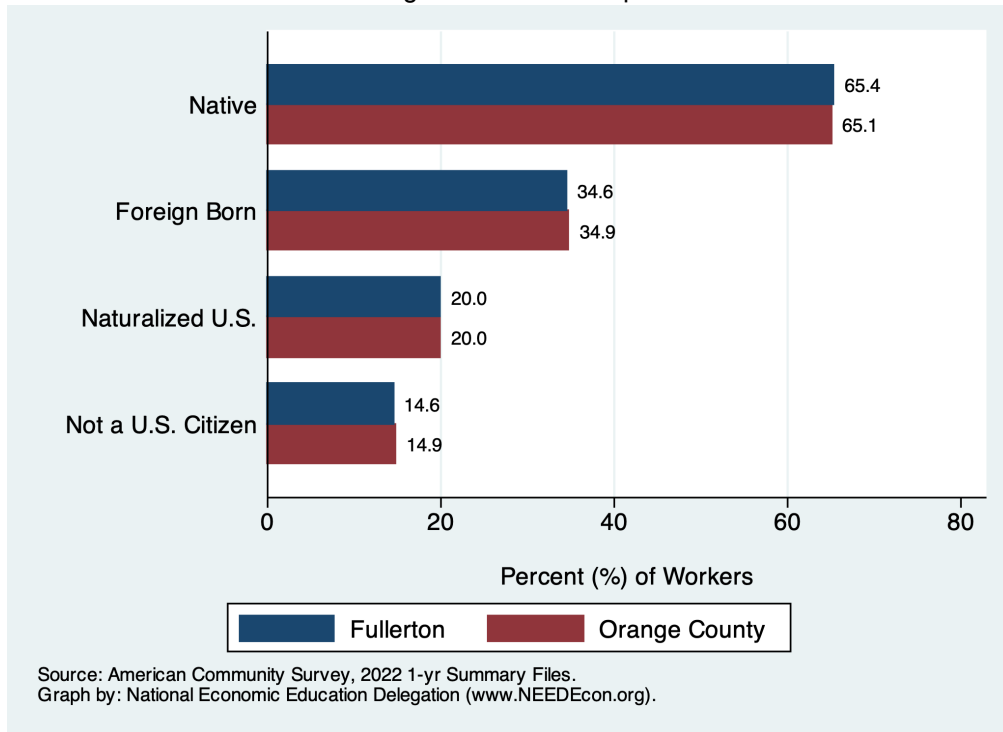


Figure 19: Citizenship



## Employed Residents vs Workers in Fullerton

Figure 20: Employment by Occupation

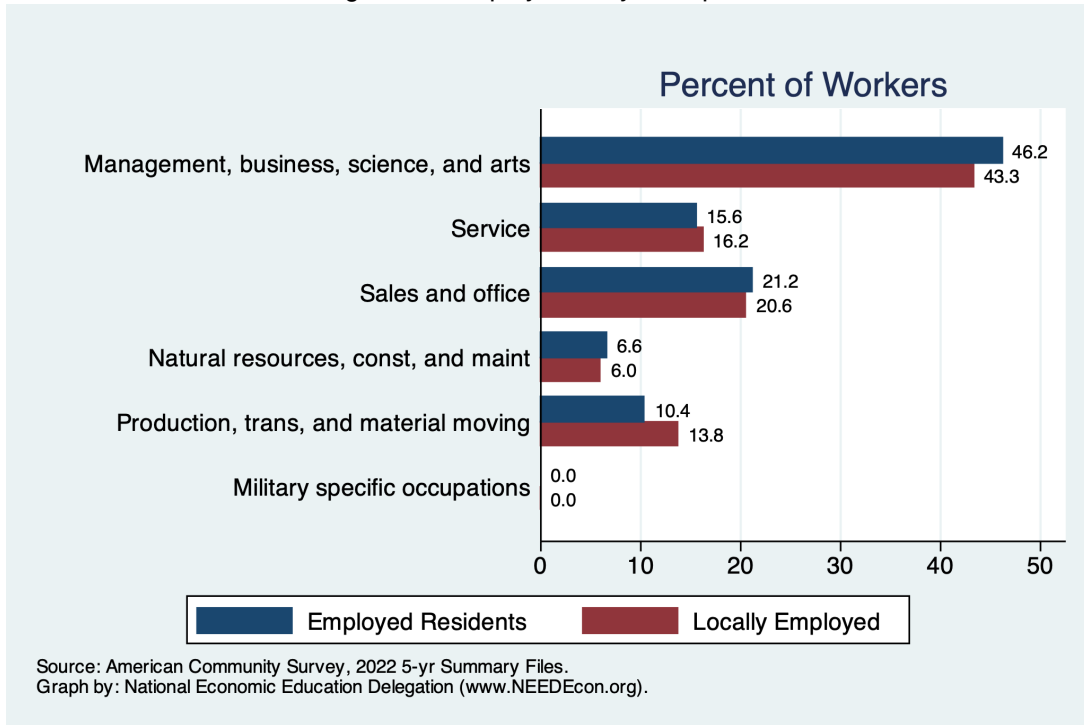


Figure 21: Employment by Industry

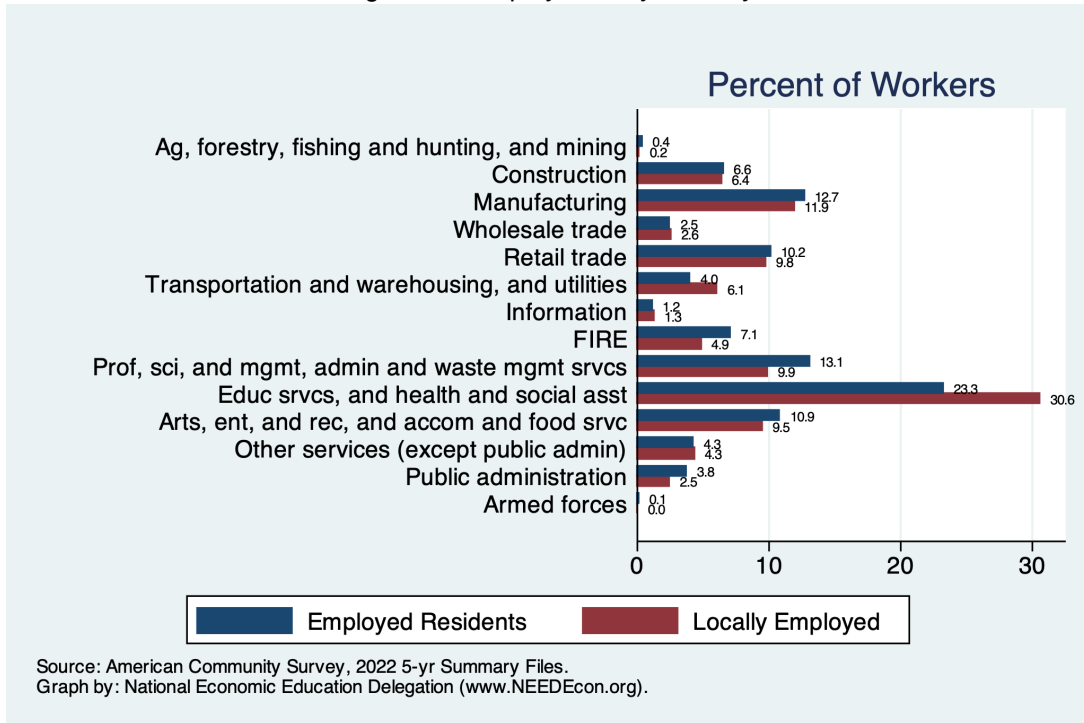


Figure 22: Language Spoken at Home

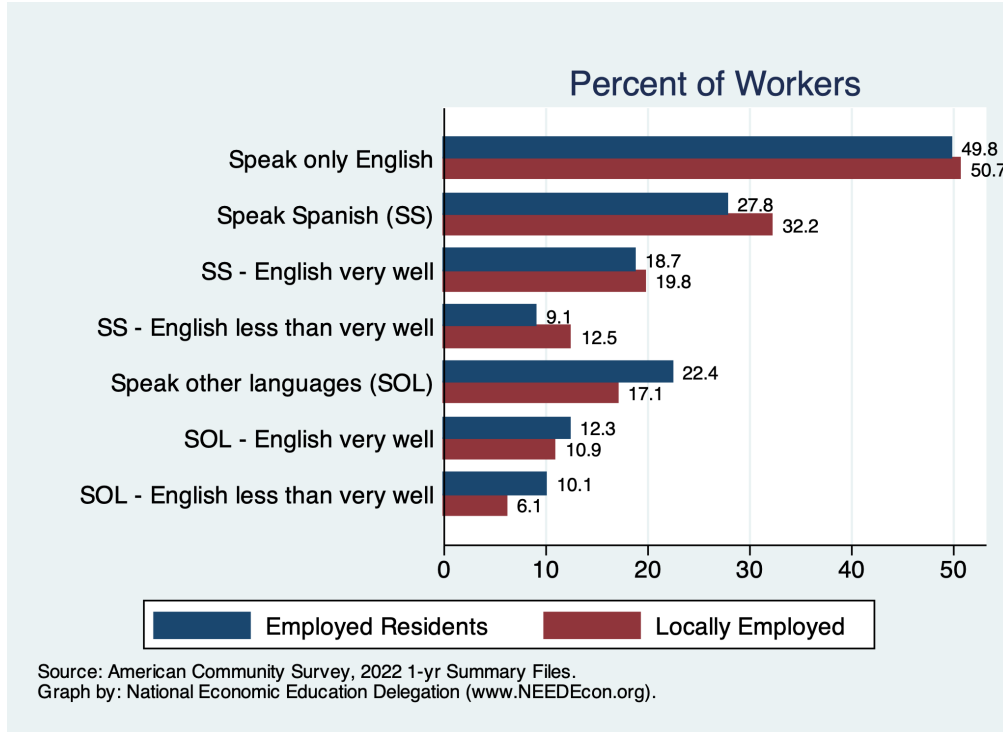
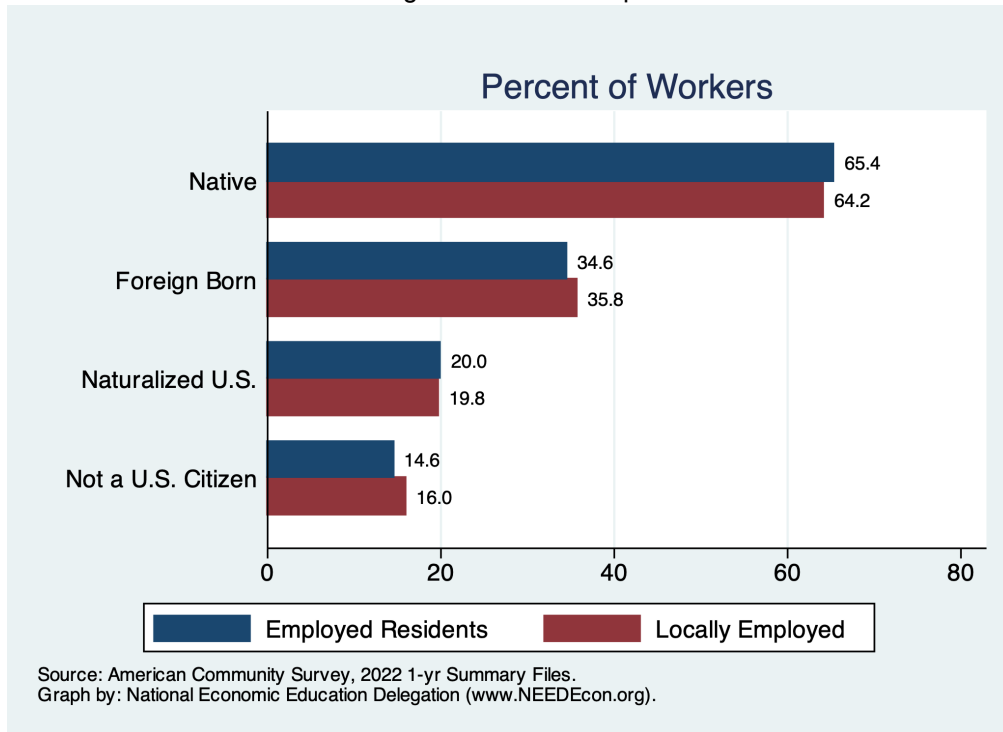


Figure 23: Citizenship





# Income and Earnings

## Per Capita Income Growth

### Definition:

Per capita income is the average income per person in Fullerton. Personal income is the income received by, or on behalf of, all persons from all sources: from participation as laborers in production, from owning a home or unincorporated business, from the ownership of financial assets, and from government and business

in the form of transfer receipts. Noncash government benefits are not included.

### Why is it important?

Income is the money that is available to persons for consumption expenditures, taxes, interest payments, transfer payments to governments and the rest of the world, or for saving. As such, it is an important indicator of economic well-being in a community.

Figure 24: Real Per Capita Income Ranking Among California Cities

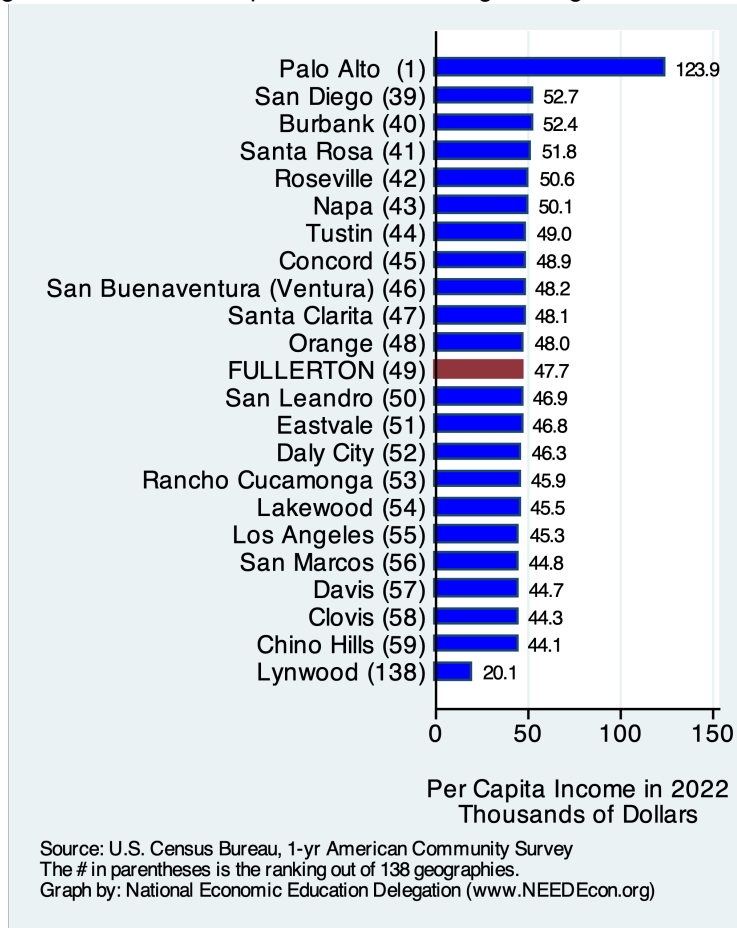
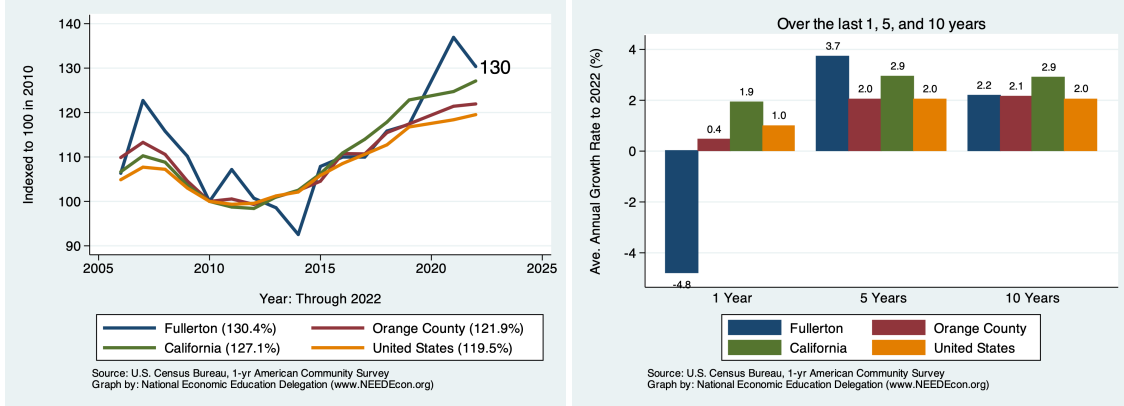


Figure 25: Regional Comparison of Growth over Time



Real Per Capita Income Ranking Among California Cities - w/Comparable Populations

Figure 26: Income Levels

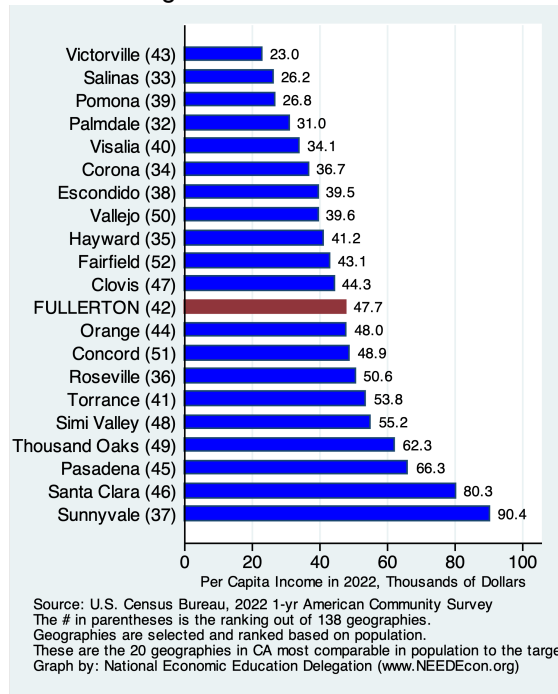
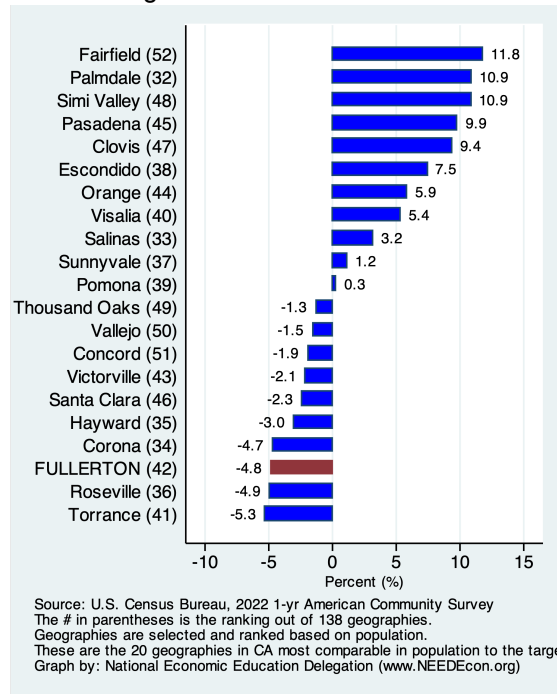


Figure 27: Growth over Time



## Real Per Capita Income Ranking Among Cities in Orange County

Figure 28: Income Levels

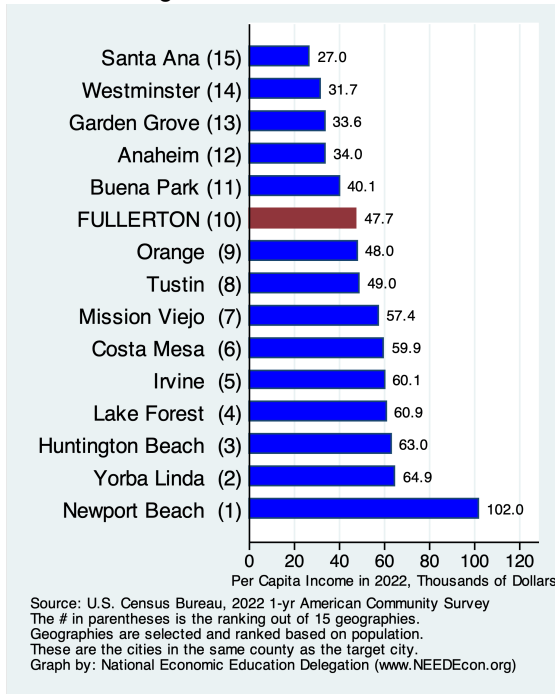


Figure 29: Growth over Time

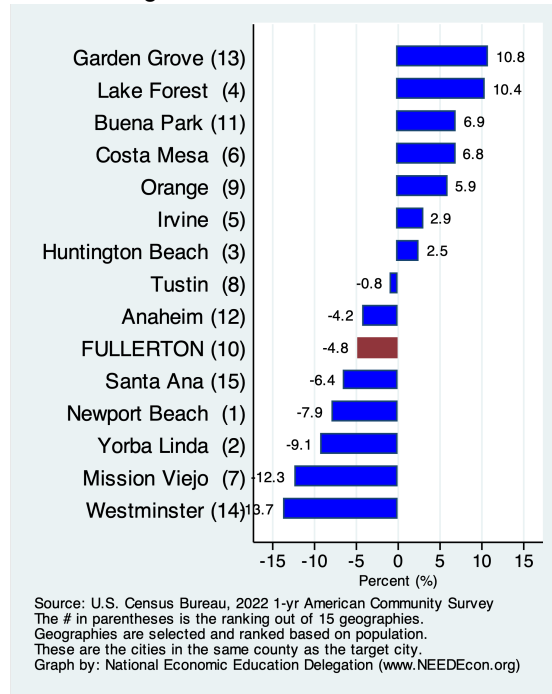
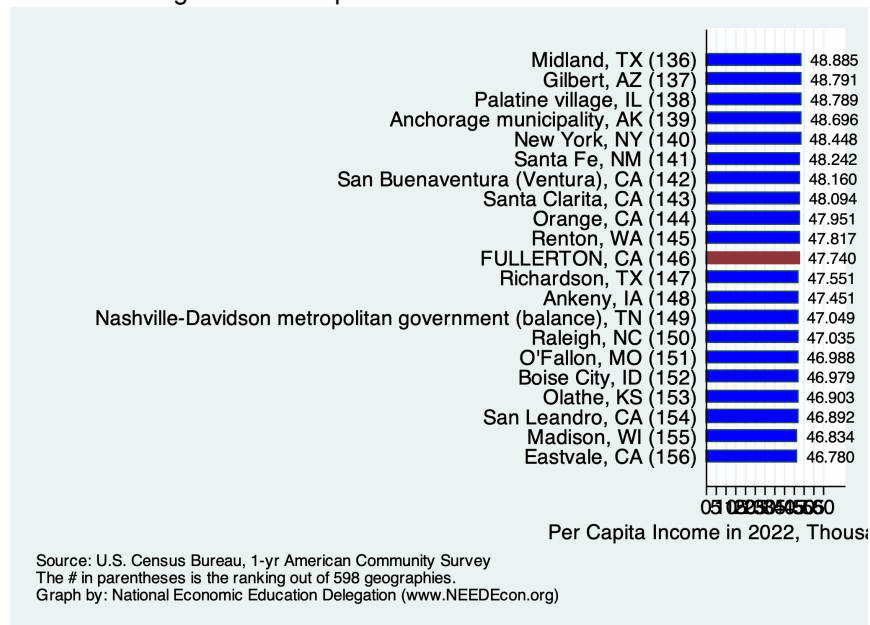


Figure 30: Comparison with All Cities Nationwide



## Poverty and Inequality

### Definition:

The local poverty rate provides an indication of the well-being of those at the bottom of the income distribution. The federal poverty rate measures the proportion of households in the region that are classified as living in poverty. Also included are measures of the extent to which the City's children are impoverished. Measures of the income distribution provide

further evidence on disparities in income in the region and how those disparities have changed over time.

### Why is it important?

It is important to track measures of poverty and inequality to assess the extent of income disparities in the region, with an eye toward understanding how well the local economy is performing for all of its citizens.

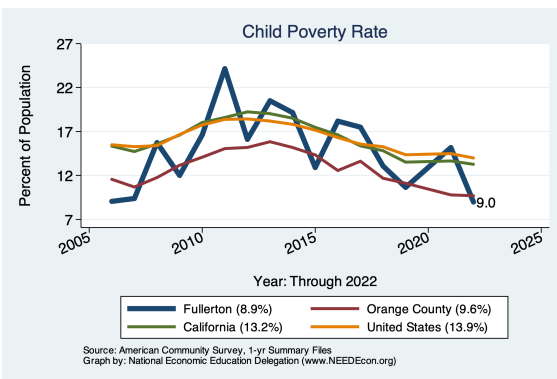
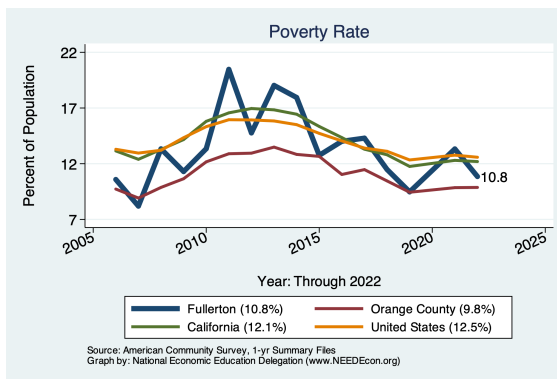


Figure 31: Inequality

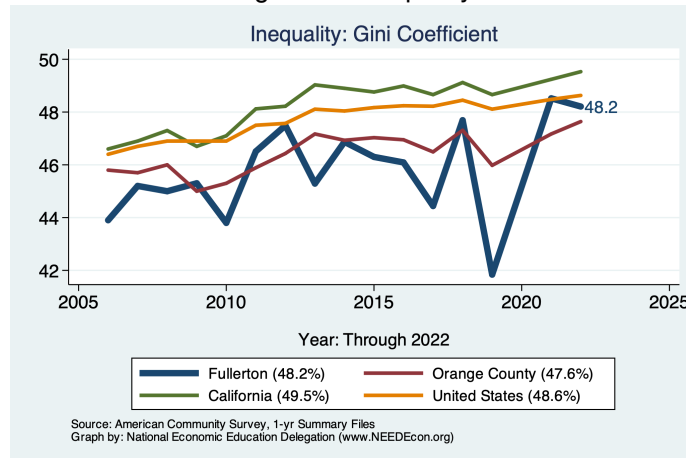


Figure 32: Shares Across the Income Distribution

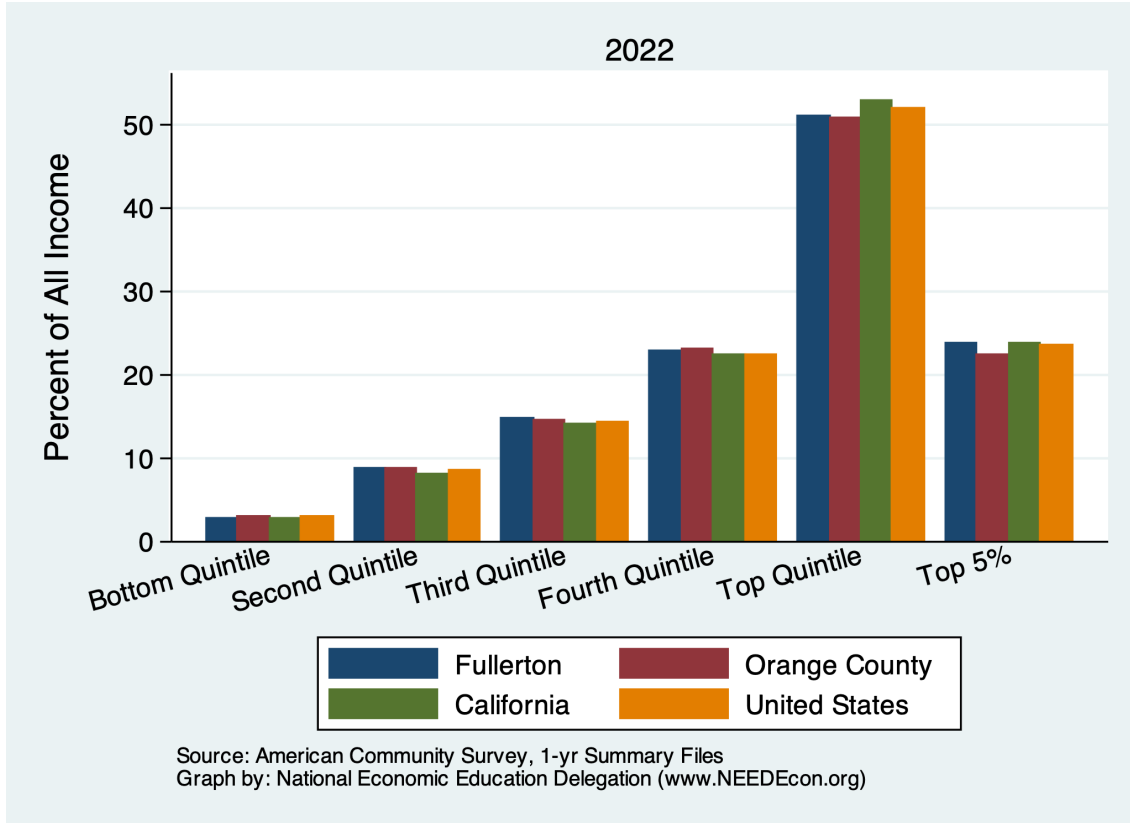
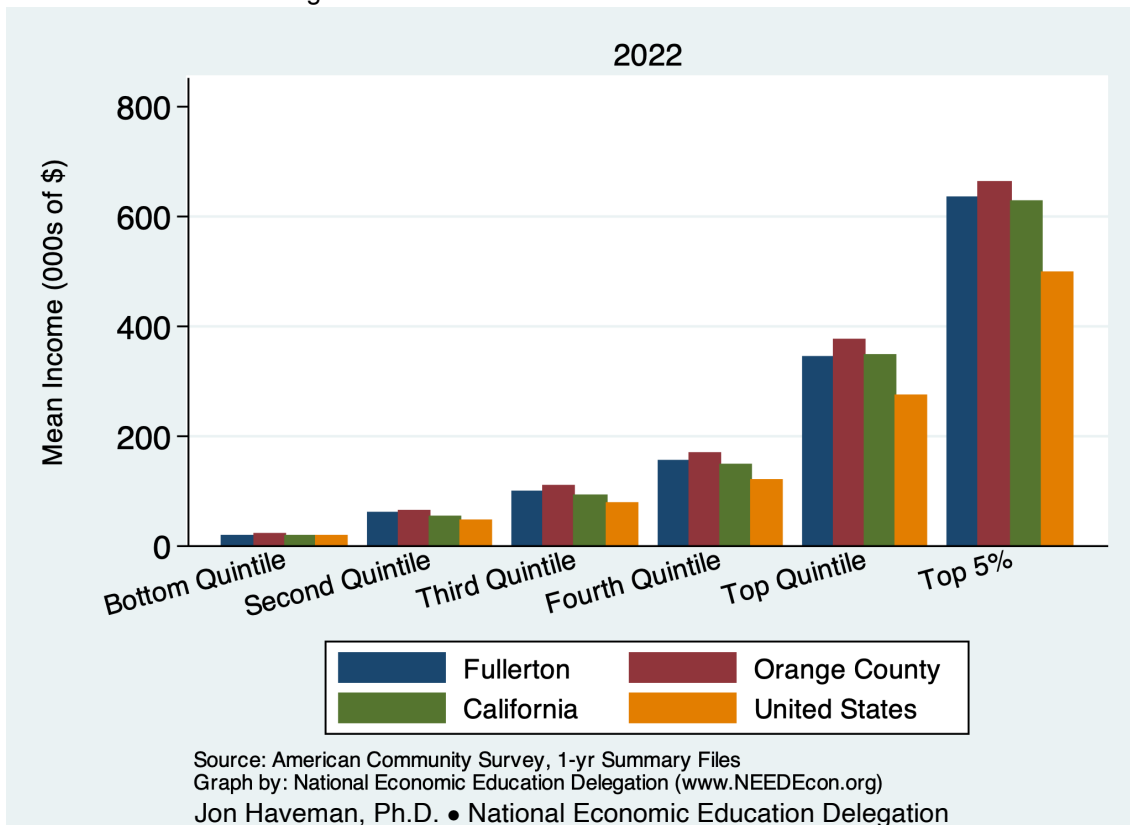


Figure 33: Means Across the Income Distribution



# Housing

## Housing Costs and Affordability

### Definition:

Housing costs are measured in several different ways. First, we provide evidence on the evolution of median home prices, median rental price, and finally through evidence on the housing burden in the city and comparison regions. Housing burden is defined as a household needing to commit more than 30% of their household income toward housing costs. The median value is the amount in the middle. Fifty

percent of units are above the median and 50 percent are below.

### Why is it important?

Housing is one of three fundamental necessities, along with food and clothing. A measure of the cost of housing is an integral part of the measurement of the cost of living in a specific community. This is particularly true in cities and regions throughout the Bay Area, where housing costs are high relative to income.

### Cost of Housing in Fullerton and Broader Regions

Figure 34: Median Home Prices

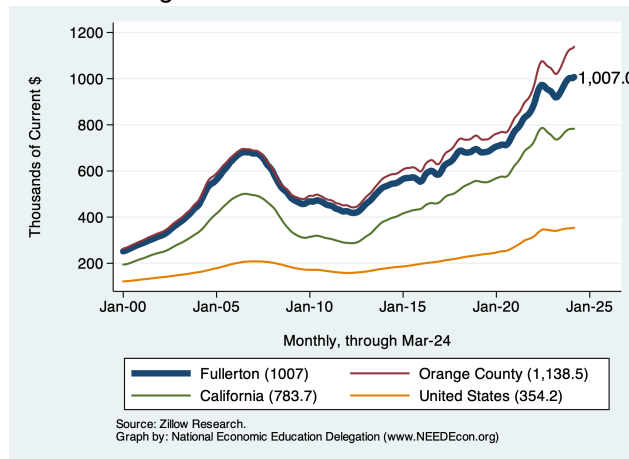
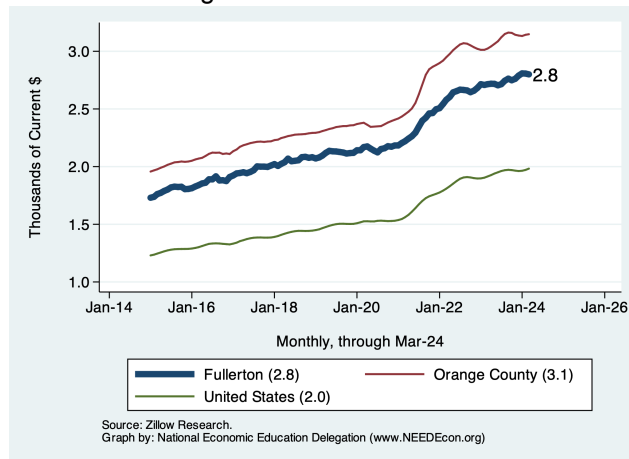


Figure 35: Median Rents



## Housing Ownership in Fullerton and Broader Regions

Figure 36: Home Ownership Rates

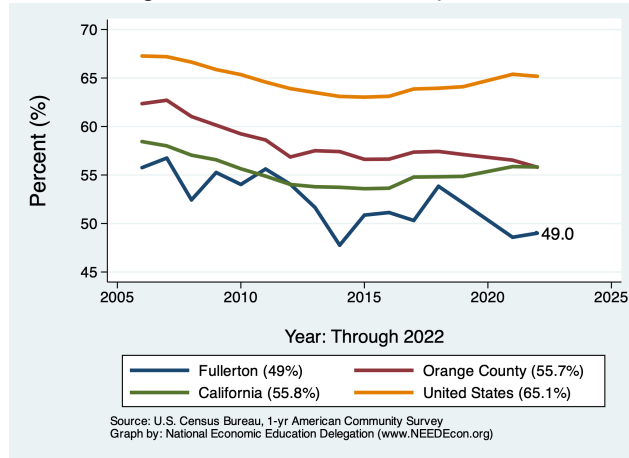


Figure 37: Home Ownership by Age

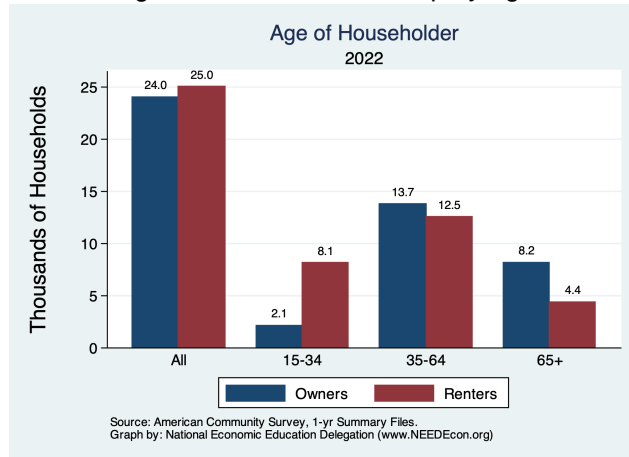


Figure 38: Income by Tenure

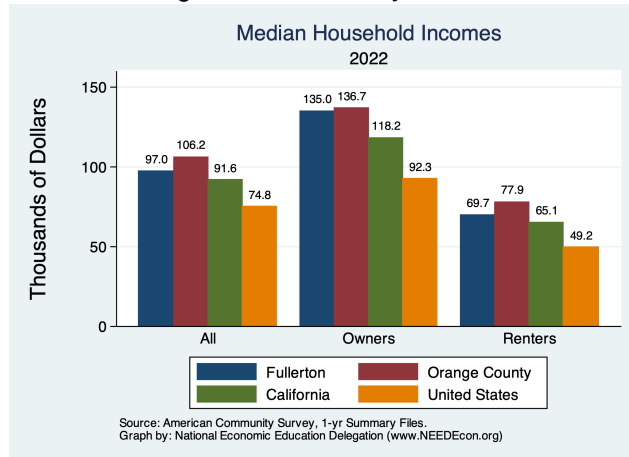


Figure 39: Income Distribution by Tenure

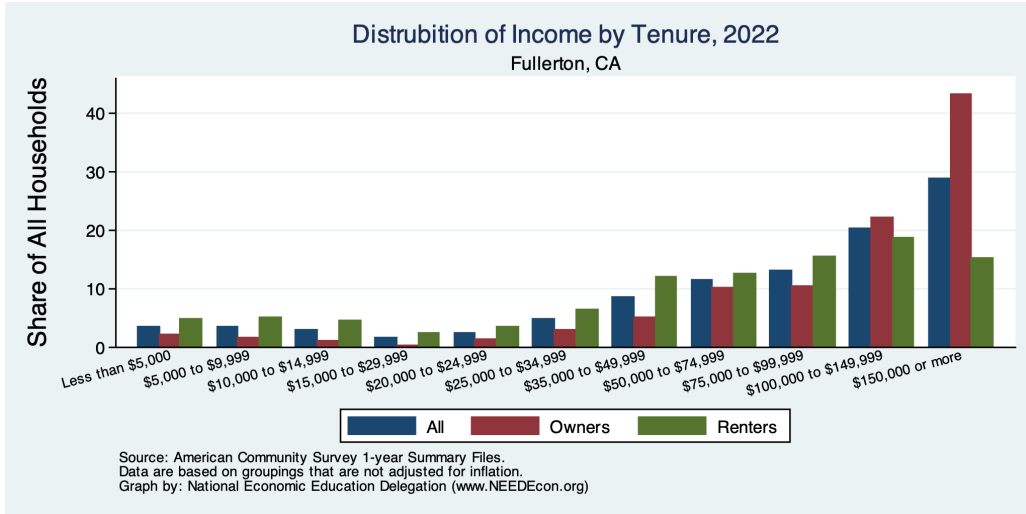


Figure 40: Income Distribution of Home Owners

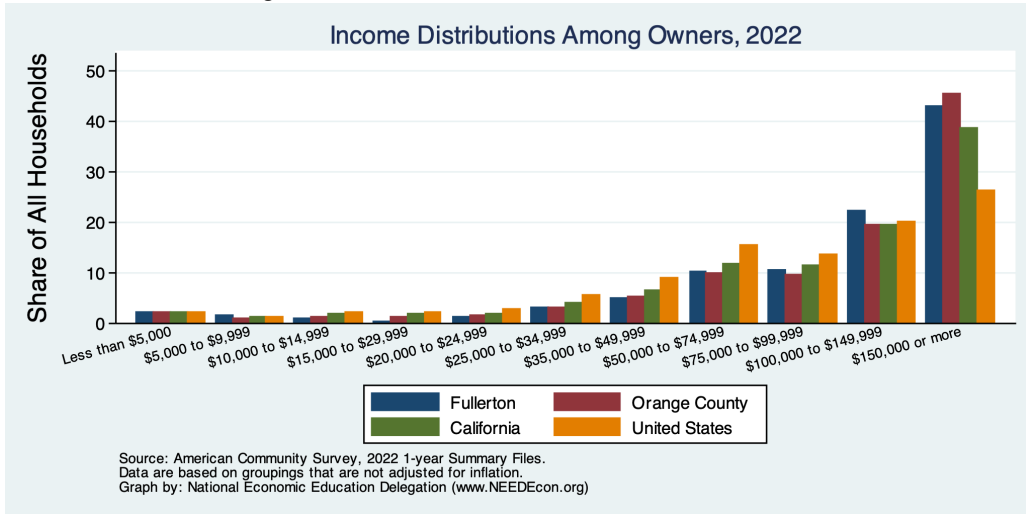
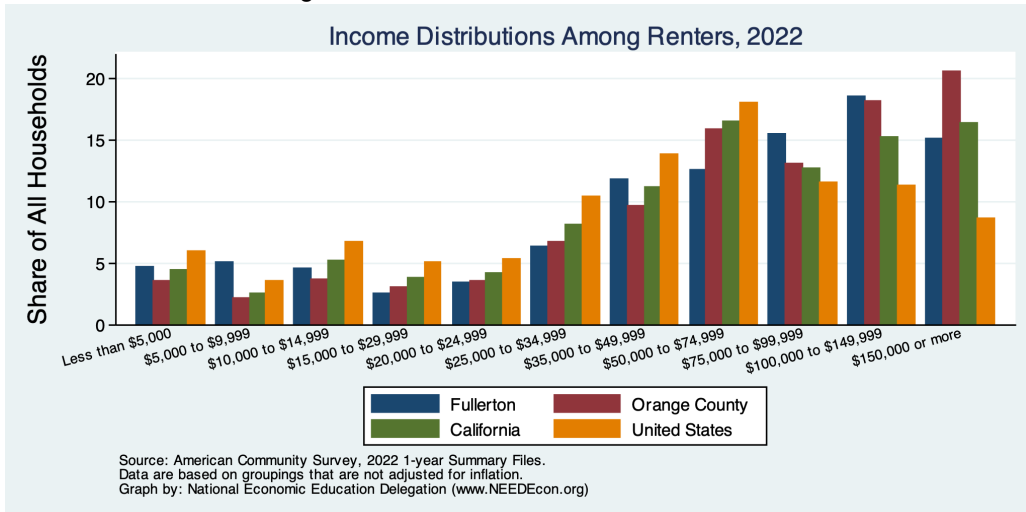


Figure 41: Income Distribution of Renters





## Housing Burden in Fullerton and Broader Regions

Figure 42: Home Owners w/ A Mortgage

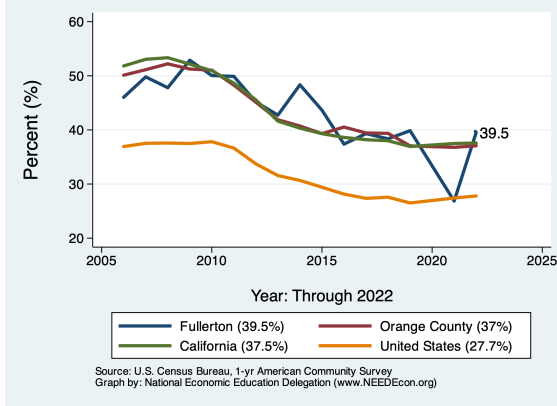


Figure 43: Home Owners w/o A Mortgage

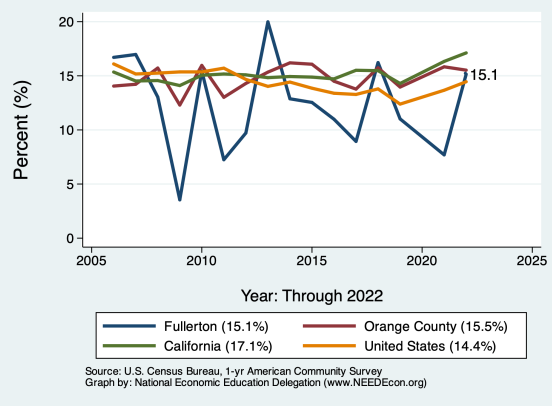


Figure 44: Renters

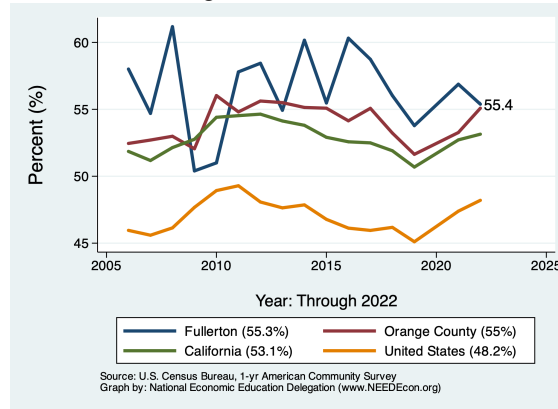
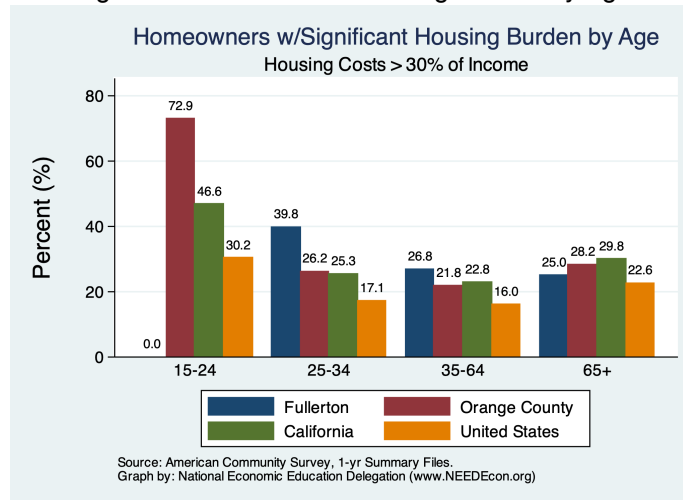


Figure 45: Homeowner Housing Burden by Age



# Housing Picture

## Definition:

Housing costs are measured in several different ways. First, we provide evidence on the evolution of median home prices, median rental price, and finally through evidence on the housing burden in the city and comparison regions. The median value is the amount in the middle. Fifty percent of units are above the median and 50 percent are below.

## Why is it important?

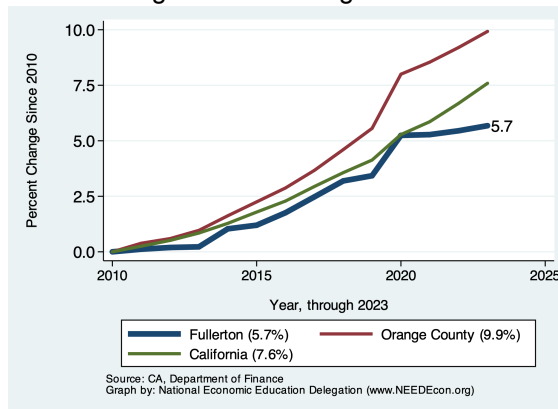
In areas where the rate of population growth exceeds the rate of housing growth, this is likely to reflect a tightening housing market. A tightening housing market will also likely be reflected in lower vacancy rates and higher occupancy rates. It may also be reflected in higher numbers of people per household.

**Table 5. Housing Market Indicators**

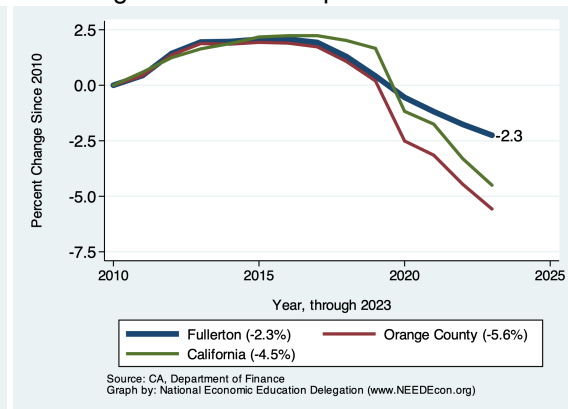
Indicator	2023	2019	2010	% Change from 2019 2010	
Total Population	142,873.0	141,931.0	135,222.0	0.7	5.7
Total # of Homes	50,620.0	49,541.0	47,900.0	2.2	5.7
# Occupied Units	48,613.0	47,157.0	45,420.0	3.1	7.0
Persons per Household	2.8	2.9	2.9	-2.7	-2.3
Vacancy Rate (%)	4.0	4.8	5.2	-17.6	-23.4

Source: CA DOF; Calculations by the National Economic Education Delegation

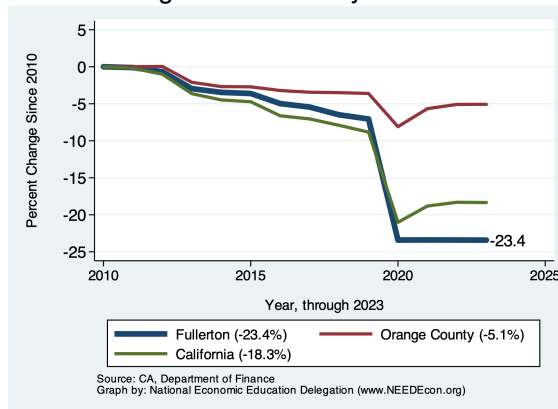
**Figure 46: Housing Growth**



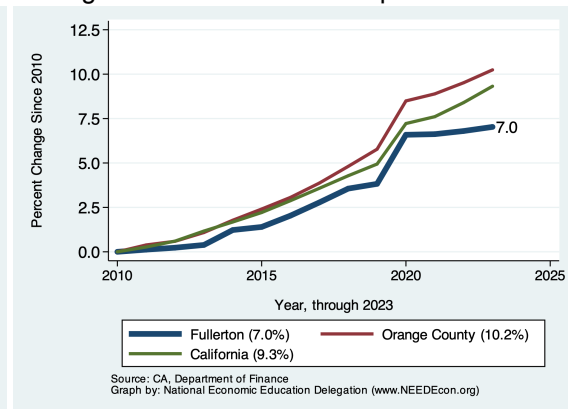
**Figure 47: Persons per Household**



**Figure 48: Vacancy Rates**



**Figure 49: Number of Occupanied Units**



## Trends in the Growth of Housing by Housing Type

Figure 50: Single Detached Homes

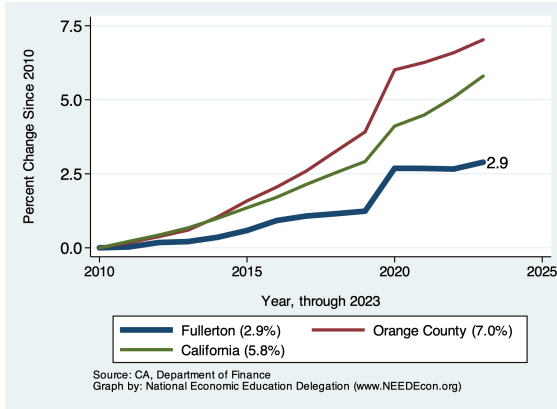


Figure 51: Single Attached Homes

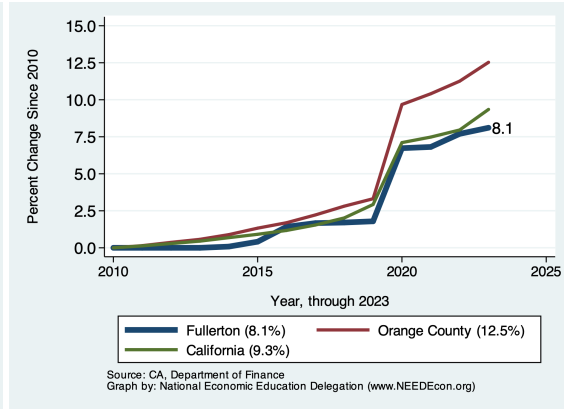


Figure 52: Housing in Buildings with Two to Four Units

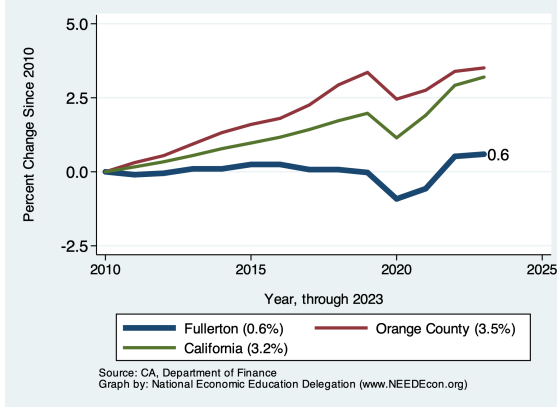
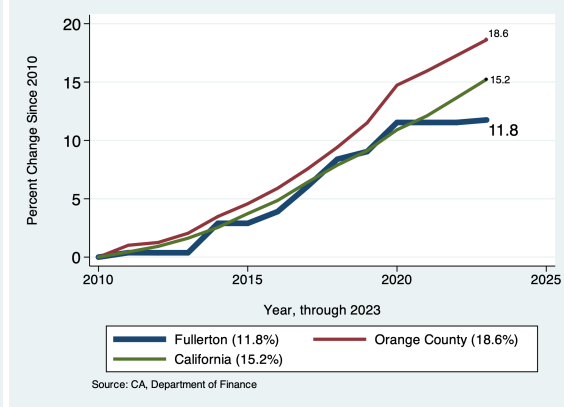


Figure 53: Housing in Buildings with Five or More Units



## Vintage of Residential Housing

### Why is it important?

This section provides evidence on the year in which residential housing in Fullerton was built. We break it down into owned versus rented residences and provide a comparison across Orange County and broader regions. A sense of the age of housing in a region provides an indication of the urgency with which a region might pursue additional housing. As the

housing stock ages, an urgency with which renovations and rebuilds are permitted might result. All things equal, more recently constructed housing will be more likely to meet current codes and standards. Remodeling of existing units will be more desirable when existing units are, on average, older.

Figure 54: Distribution of Housing Construction

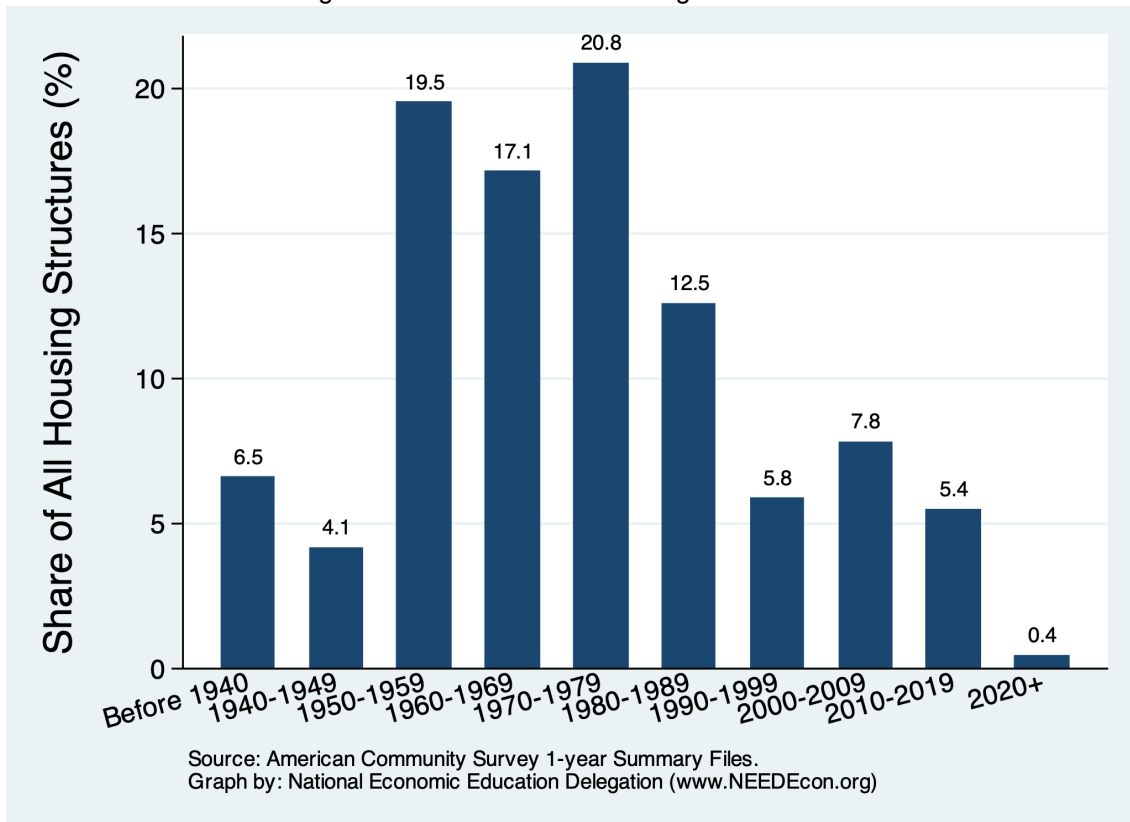


Figure 55: Housing Vintage across Regions

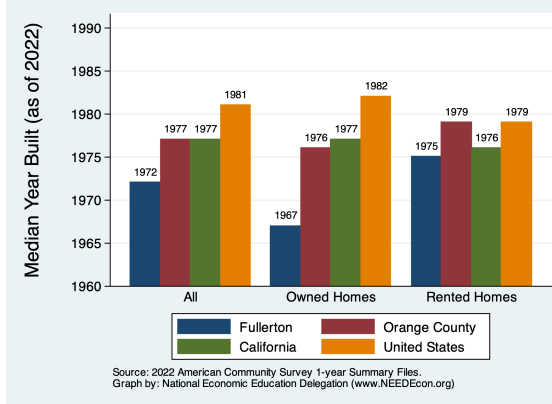


Figure 56: Housing Vintage by Tenure

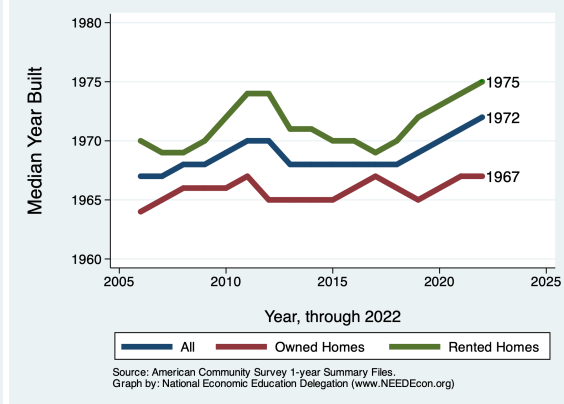


Figure 57: Vintage of Owned Residences

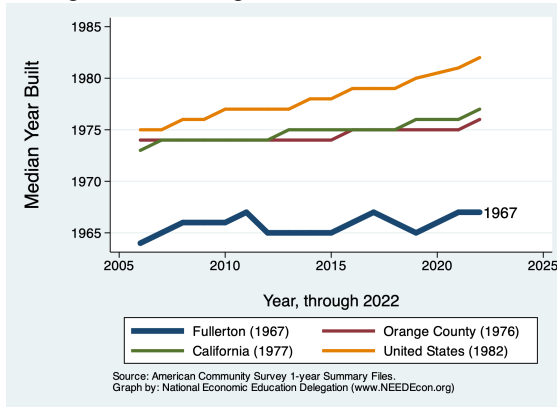


Figure 58: Vintage of Rented Residences

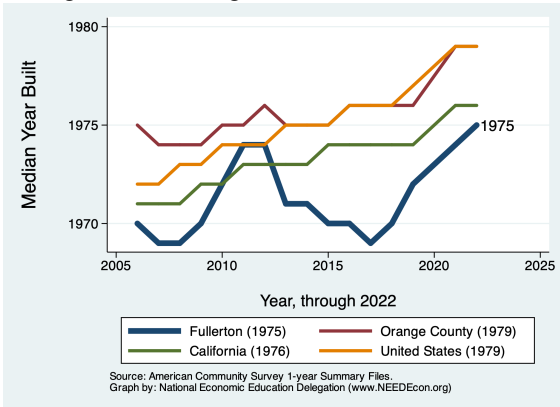
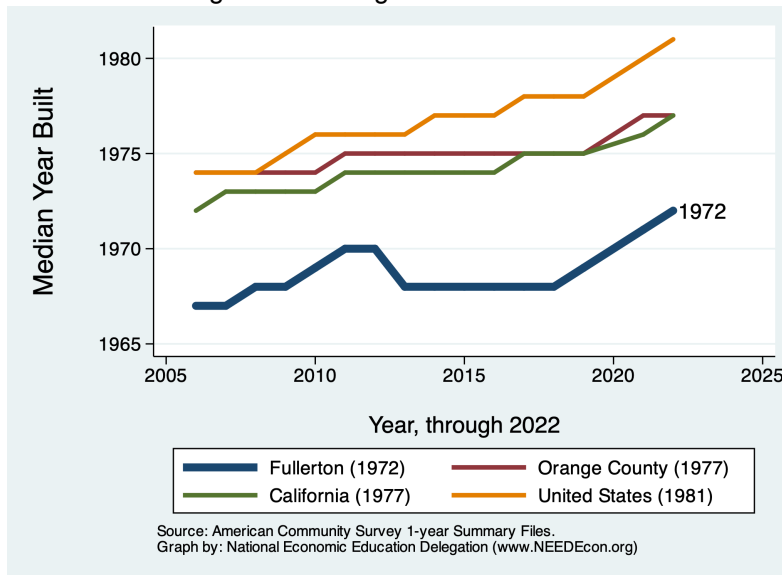


Figure 59: Vintage of All Residences



## Occupation of Residential Housing

### Why is it important?

The duration of residence in a city is important for developing future policies regarding growing the local population. If a region is highly mobile, evidenced by most residences having

been recently occupied, a city might propose policies to reduce that mobility, or ask why the mobility happens. Policies could be put in place to either reduce or increase migration.

Figure 60: Year Current Occupant Moved In

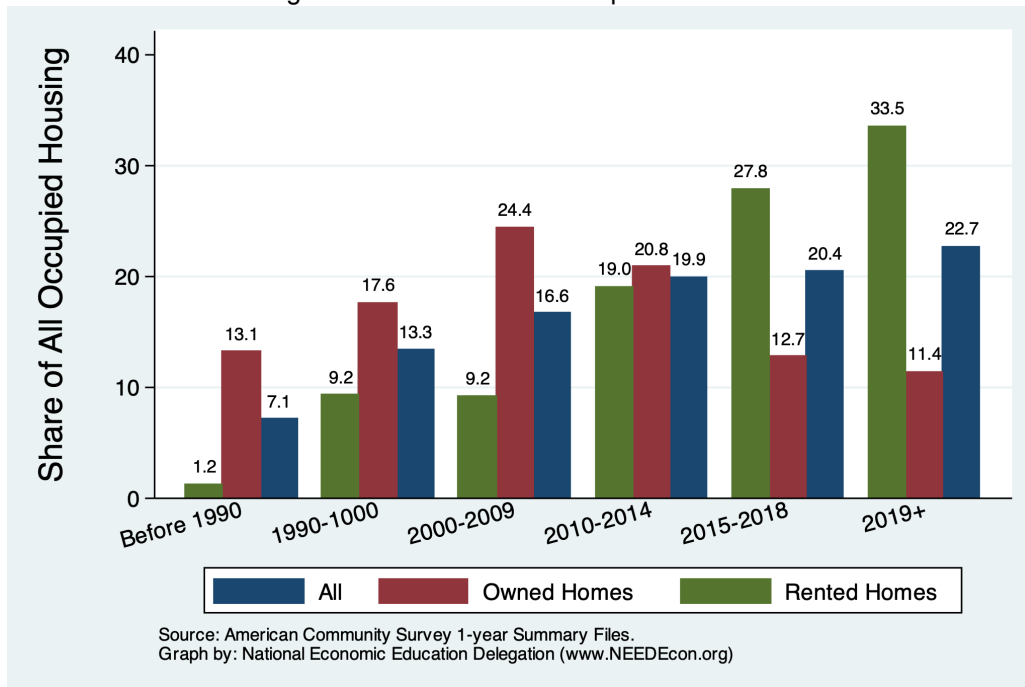


Figure 61: Year Occupied by Current Residents across Regions

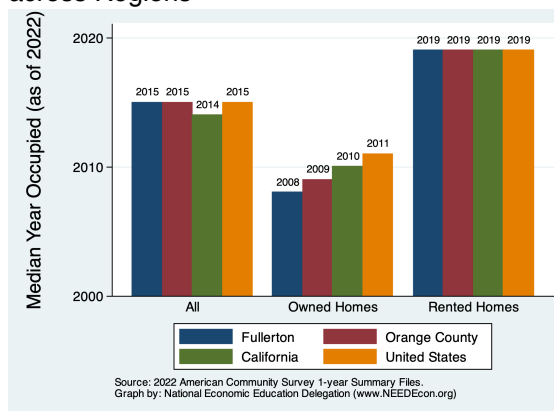


Figure 62: Year Occupied by Current Residents by Tenure

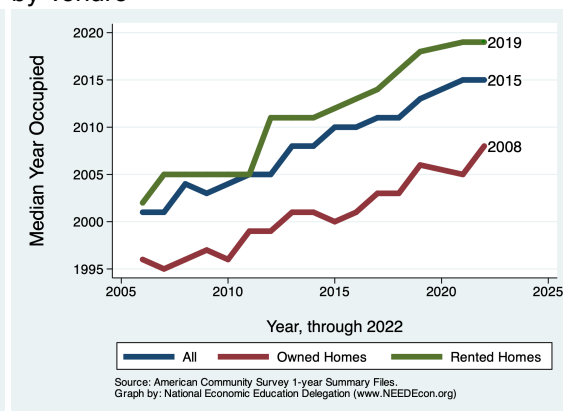


Figure 63: Year Occupied by Current Residents for Owned Housing

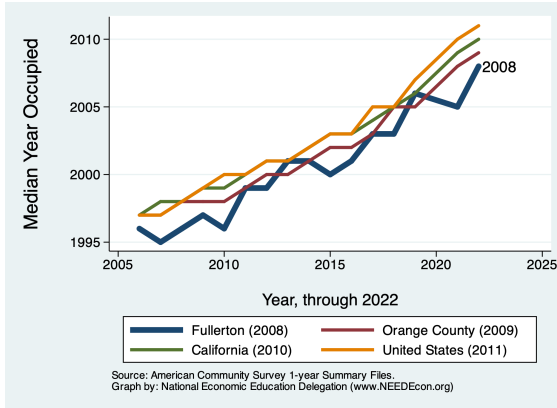


Figure 64: Year Occupied by Current Residents for Rented Housing

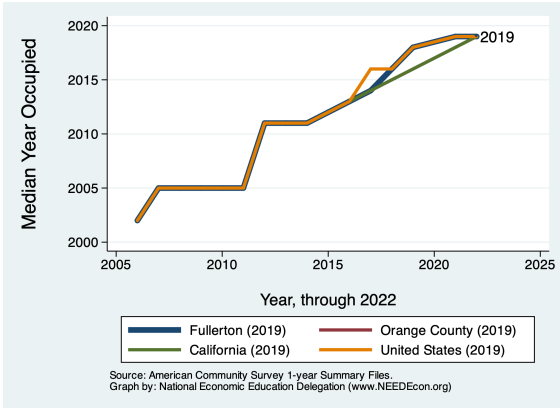
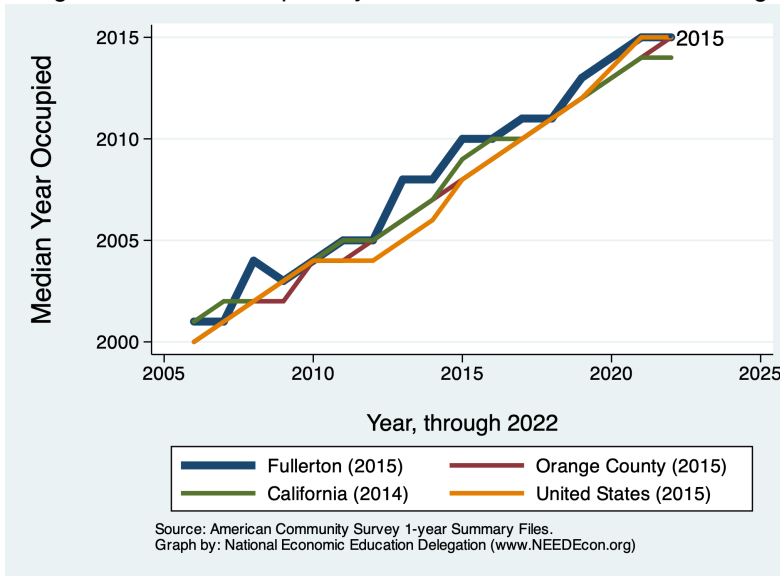


Figure 65: Year Occupied by Current Residents for All Housing



## Residential Permitting

### Definition:

This indicator provides evidence on the number of residential buildings that are permitted for construction each year. Permit data for Fullerton is compared with data from Orange County as a whole and broader regions. The statistic provided scales the number of permits by population. This is done to facilitate comparisons across regions.

### Why is it important?

Building permits are the best indicator available of new units coming on the market. In order for a region's population to grow and flourish, new residential properties must be added to the existing stock. Building, both in the City and in the County more generally, is an indication of the extent to which new residences accommodate new residents or are affecting prices through increased supply.

### Fullerton - Ranking Among Comparables

Figure 66: Number of Units Permitted - Nationwide Comparables (Rank)

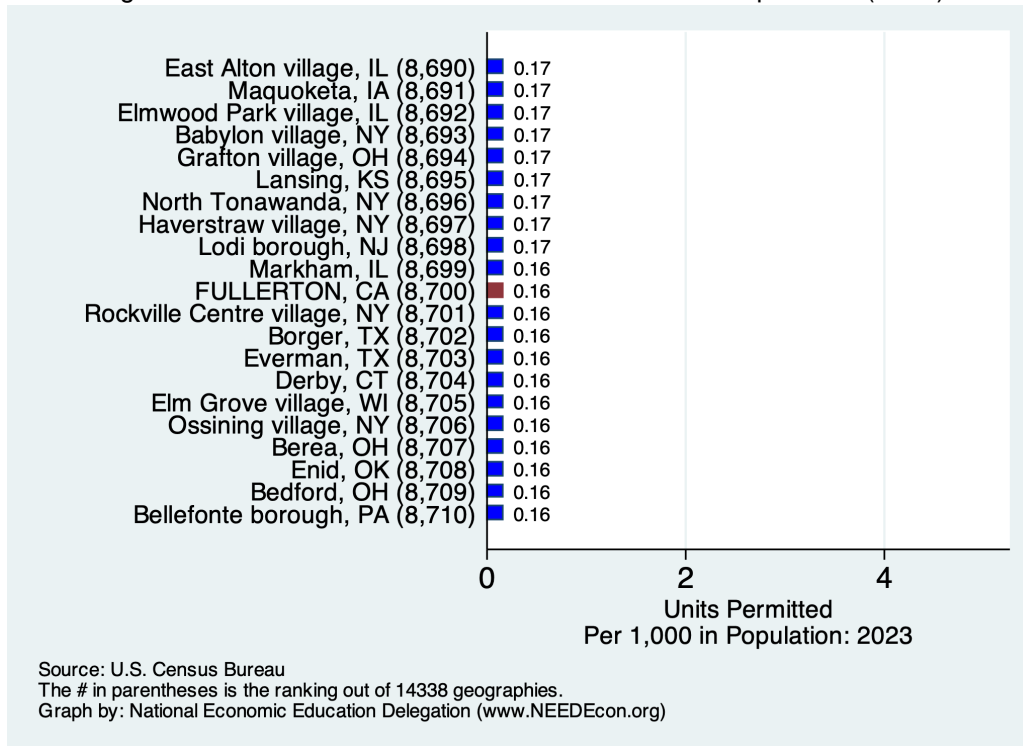
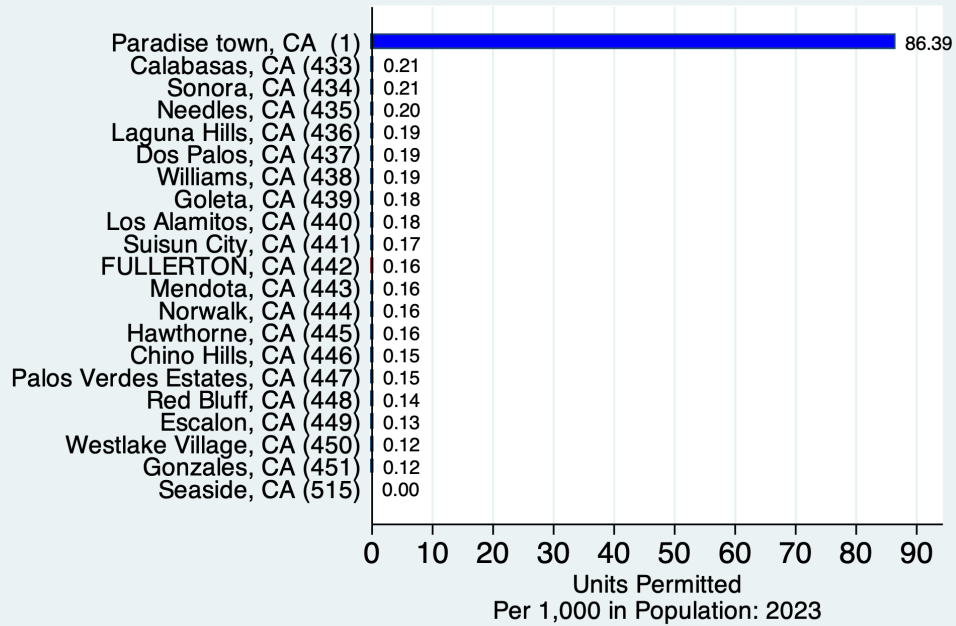


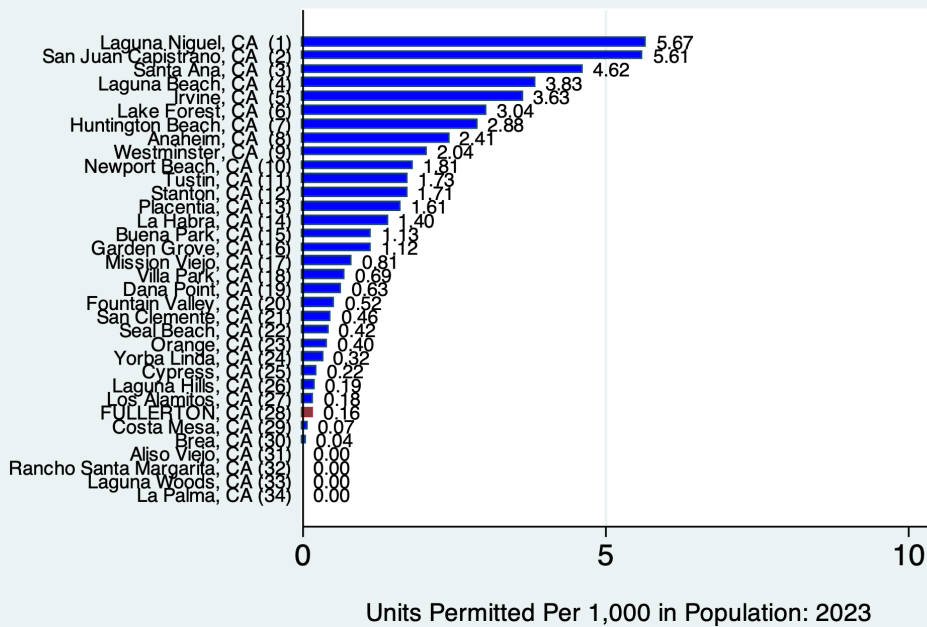


Figure 67: Number of Units Permitted - California Comparables (Rank)



Source: U.S. Census Bureau.  
 The # in parentheses is the ranking out of 515 geographies.  
 Graph by: National Economic Education Delegation ([www.NEEDecon.org](http://www.NEEDecon.org))

Figure 68: Number of Units Permitted - Cities in Orange County (Rank)



Source: U.S. Census Bureau,  
 The # in parentheses is the ranking out of 34 geographies.  
 Graph by: National Economic Education Delegation ([www.NEEDecon.org](http://www.NEEDecon.org))

## Fullerton - Permitting Activity

### Annual Units Permitted - Per Capita in Fullerton

Figure 69: Units Permitted Each Year

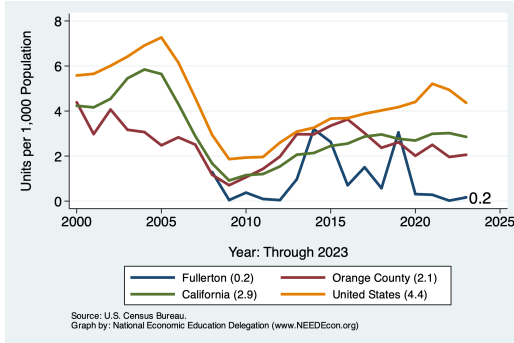
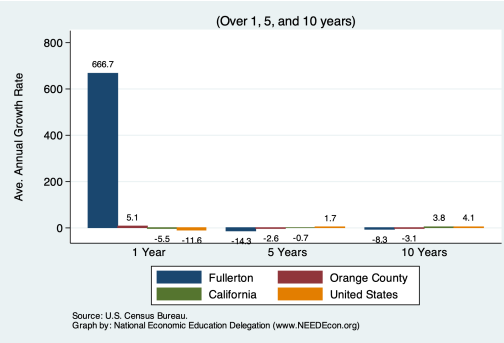


Figure 70: Average Annual Growth in Units Permitted



### Annual Number of Buildings Permitted - Per Capita in Fullerton

Figure 71: Units Permitted Each Year

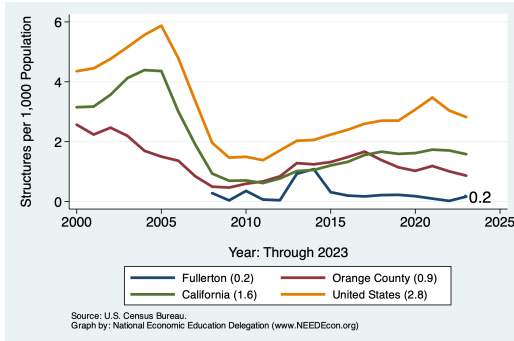
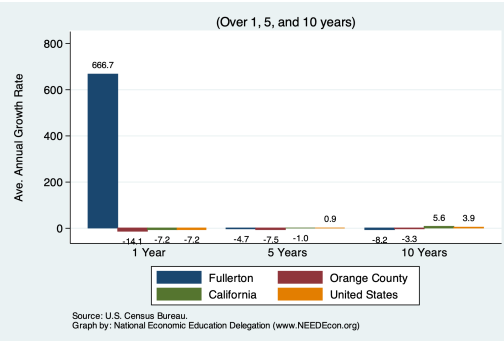


Figure 72: Average Annual Growth in Buildings Permitted



### Annual Value of Property Permitted - Per Capita in Fullerton

Figure 73: Value Permitted Each Year

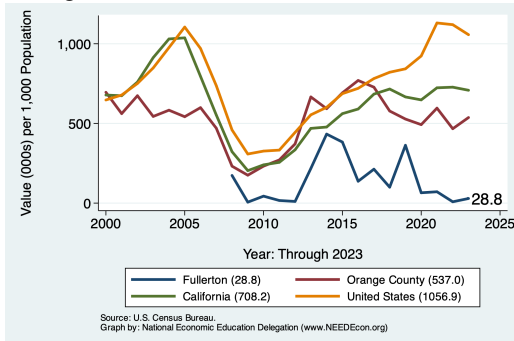
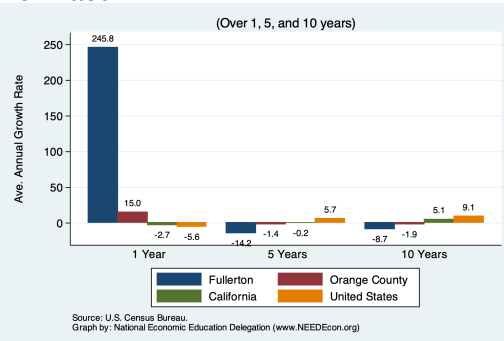


Figure 74: Average Annual Growth in Value Permitted



# Commute Patterns

During the recovery from the Great Recession, the period from 2010 to 2019, the Bay Area economy, and Silicon Valley in particular, has been growing at a pace roughly double that of the state as a whole and triple that of the nation. This growth has precipitated a tight hous-

ing market and also brought about some significant changes in commute patterns, many of which have been reversed by the pandemic. Recent years have seen significant changes in both the mode of transportation and commute times.

## Mode of Transportation

Figure 75: Percent of Workers Commuting by Car Alone

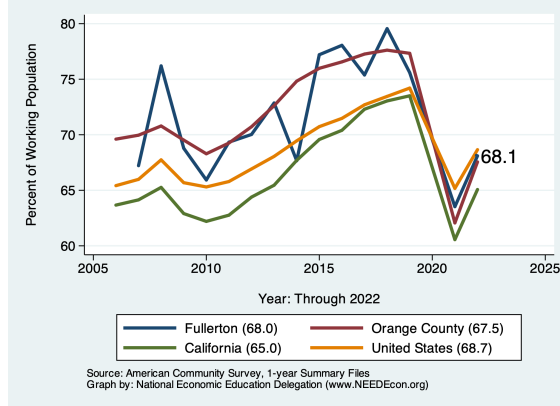


Figure 76: Percent of Workers Commuting by Carpool

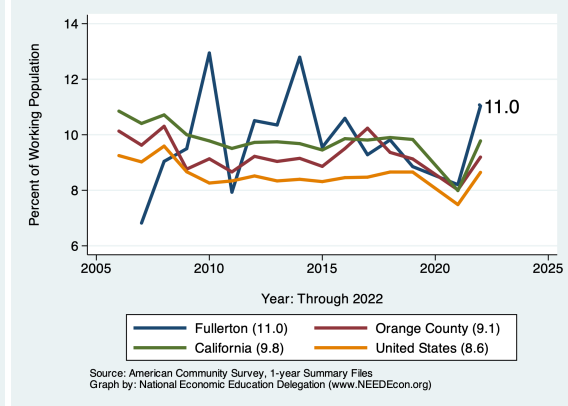


Figure 77: Percent of Workers using Public Transportation

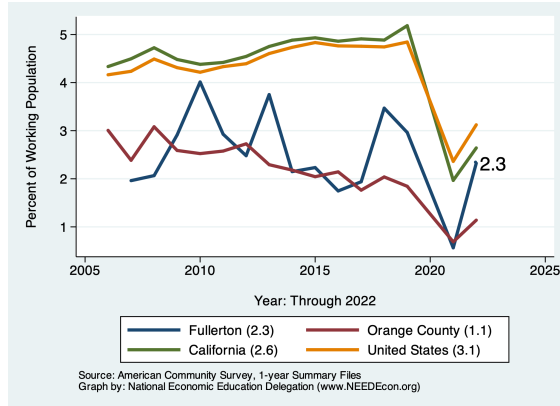
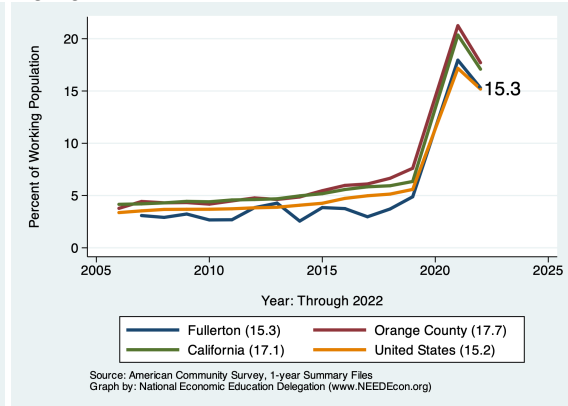


Figure 78: Percent of Workers Who Work From Home



The first table on this page presents data for those who LIVE in Fullerton. The second provides data on those who work, but do not necessarily live in Fullerton. The final two columns provide for a comparison of commute mode choices of people locally with those in California more broadly.

**Table 6. SEX OF WORKERS BY MODE OF TRANSPORTATION TO WORK**

Mode of Transit	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Car, Truck, or Van:	30,243	80.4	25,153	77.1	55,396	79.1	75.3
Drove Alone	25,616	68.1	22,053	67.6	47,669	68.1	65.5
Carpooled:	4,627	12.3	3,100	9.5	7,727	11.0	9.8
In 2-person carpool	3,197	8.5	2,087	6.4	5,284	7.5	7.0
In 3-person carpool	696	1.9	961	2.9	1,657	2.4	1.7
In 4-or-more-person carpool	734	2.0	52	0.2	786	1.1	1.2
Public Transportation (excl Taxi):	869	2.3	757	2.3	1,626	2.3	2.7
Bus or Trolley Bus	775	2.1	613	1.9	1,388	2.0	1.8
Streetcar or Trolley Car	0	0.0	48	0.1	48	0.1	0.5
Subway or Elevated	94	0.3	96	0.3	190	0.3	0.2
Railroad	0	0.0	0	0.0	0	0.0	0.1
Ferryboat	0	0.0	0	0.0	0	0.0	0.1
Bicycle	489	1.3	118	0.4	607	0.9	0.7
Walked	523	1.4	276	0.8	799	1.1	2.4
Taxicab, Motorcycle, or other	357	0.9	508	1.6	865	1.2	1.7
Worked at Home	5,117	13.6	5,590	17.1	10,707	15.3	17.2
<b>Total:</b>	<b>37,598</b>	<b>100.0</b>	<b>32,402</b>	<b>99.3</b>	<b>70,000</b>	<b>100.0</b>	

Source: 2022 1-year American Community Survey, Summary File

**Table 7. SEX OF WORKERS BY MODE OF TRANSPORTATION TO WORK FOR WORKPLACE GEOGRAPHY**

Mode of Transit	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Car, Truck, or Van:	29,174	77.0	24,011	75.4	53,185	79.2	78.0
Drove Alone	26,016	68.7	20,619	64.8	46,635	69.5	68.5
Carpooled:	3,158	8.3	3,392	10.7	6,550	9.8	9.5
In 2-person carpool	2,313	6.1	2,487	7.8	4,800	7.1	6.9
In 3-person carpool	499	1.3	481	1.5	980	1.5	1.5
In 4-or-more-person carpool	346	0.9	424	1.3	770	1.1	1.1
Public Transportation (excl Taxi):	422	1.1	423	1.3	845	1.3	3.6
Bus or Trolley Bus	347	0.9	307	1.0	654	1.0	2.3
Streetcar or Trolley Car	0	0.0	24	0.1	24	0.0	0.8
Subway or Elevated	56	0.1	92	0.3	148	0.2	0.3
Railroad	12	0.0	0	0.0	12	0.0	0.2
Ferryboat	7	0.0	0	0.0	7	0.0	0.1
Bicycle	364	1.0	78	0.2	442	0.7	0.7
Walked	773	2.0	493	1.5	1,266	1.9	2.4
Taxicab, Motorcycle, or other	360	1.0	352	1.1	712	1.1	1.7
Worked at Home	3,555	9.4	3,988	12.5	7,543	11.2	13.6
<b>Total:</b>	<b>34,648</b>	<b>91.5</b>	<b>29,345</b>	<b>92.2</b>	<b>63,993</b>	<b>95.3</b>	

Source: 2022 5-year American Community Survey, Summary File

The results in this table are for those who work in the region, regardless of the location of their residence.

# Commute Times for Employed Residents

**Table 8. SEX OF WORKERS BY TRAVEL TIME TO WORK**

Mode of Transit	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Less than 5 minutes	601	1.7	470	1.5	1,071	1.6	2.1
5 to 9 minutes	1,763	4.9	2,839	9.1	4,602	6.8	7.8
10 to 14 minutes	2,120	5.8	3,737	11.9	5,857	8.7	12.4
15 to 19 minutes	4,606	12.7	4,073	13.0	8,679	12.9	15.4
20 to 24 minutes	3,691	10.2	3,909	12.5	7,600	11.3	14.8
25 to 29 minutes	1,565	4.3	1,754	5.6	3,319	4.9	6.4
30 to 34 minutes	5,363	14.8	3,631	11.6	8,994	13.4	15.2
35 to 39 minutes	1,850	5.1	884	2.8	2,734	4.1	2.9
40 to 44 minutes	2,099	5.8	684	2.2	2,783	4.1	4.1
45 to 59 minutes	4,407	12.1	1,759	5.6	6,166	9.2	8.2
60 to 89 minutes	3,361	9.3	1,803	5.8	5,164	7.7	7.2
90 or more minutes	1,055	2.9	1,269	4.1	2,324	3.5	3.6
<b>Total:</b>	<b>32,481</b>	<b>89.4</b>	<b>26,812</b>	<b>85.7</b>	<b>59,293</b>	<b>88.2</b>	

Source: 2022 1-year American Community Survey, Summary File

Figure 79: Percent of Employed Population With Commutes of More than 30 Minutes

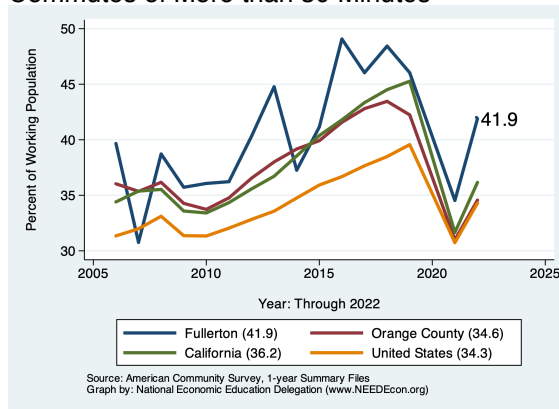


Figure 80: Percent of Employed Population With Commutes of More than 90 Minutes

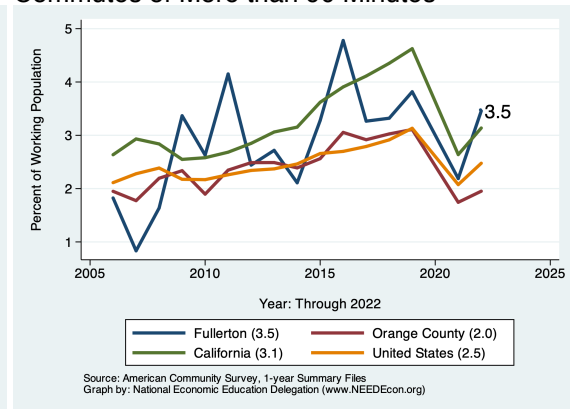
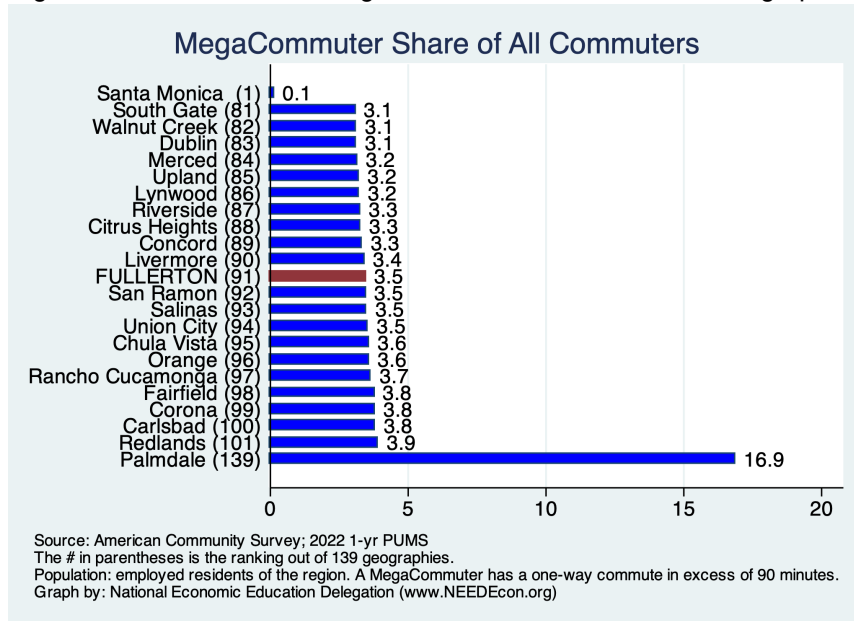


Figure 81: Rank: Share of MegaCommuters Across Similar Geographies



Source: American Community Survey; 2022 1-yr PUMS  
 The # in parentheses is the ranking out of 139 geographies.  
 Population: employed residents of the region. A MegaCommuter has a one-way commute in excess of 90 minutes.  
 Graph by: National Economic Education Delegation (www.NEEDecon.org)

## Commute Times for Those Employed in the City

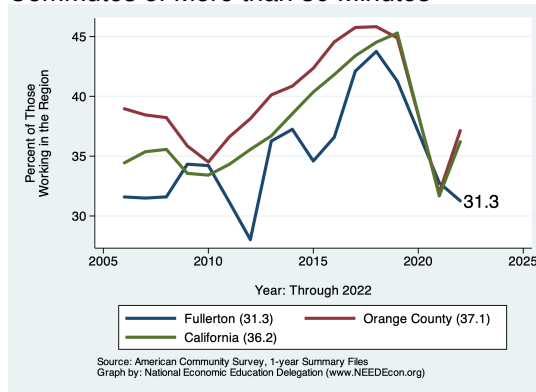
**Table 9. SEX OF WORKERS BY TRAVEL TIME TO WORK FOR WORKPLACE GEOGRAPHY**

Mode of Transit	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Less than 5 minutes	570	1.7	432	1.4	1,002	1.6	2.1
5 to 9 minutes	1,894	5.6	3,008	9.9	4,902	7.6	7.8
10 to 14 minutes	2,332	6.8	3,303	10.8	5,635	8.7	12.4
15 to 19 minutes	3,698	10.9	3,754	12.3	7,452	11.5	15.3
20 to 24 minutes	3,135	9.2	4,353	14.3	7,488	11.6	14.8
25 to 29 minutes	1,240	3.6	1,028	3.4	2,268	3.5	6.4
30 to 34 minutes	4,244	12.5	3,207	10.5	7,451	11.5	15.2
35 to 39 minutes	819	2.4	188	0.6	1,007	1.6	2.9
40 to 44 minutes	909	2.7	1,584	5.2	2,493	3.9	4.1
45 to 59 minutes	2,938	8.6	1,439	4.7	4,377	6.8	8.2
60 to 89 minutes	2,431	7.1	1,213	4.0	3,644	5.6	7.2
90 or more minutes	833	2.4	373	1.2	1,206	1.9	3.6
<b>Total:</b>	<b>25,043</b>	<b>73.6</b>	<b>23,882</b>	<b>78.3</b>	<b>48,925</b>	<b>75.8</b>	

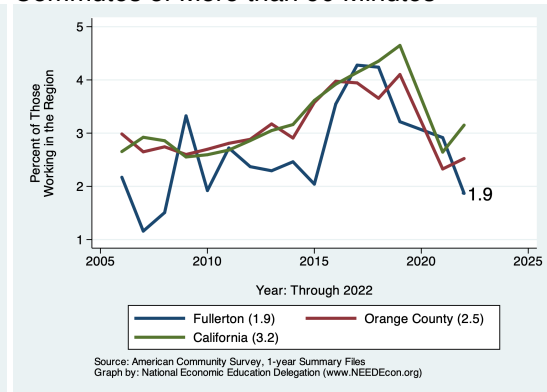
Source: 2022 1-year American Community Survey, Summary File

The results in this table are for those who work in the region, regardless of the location of their residence.

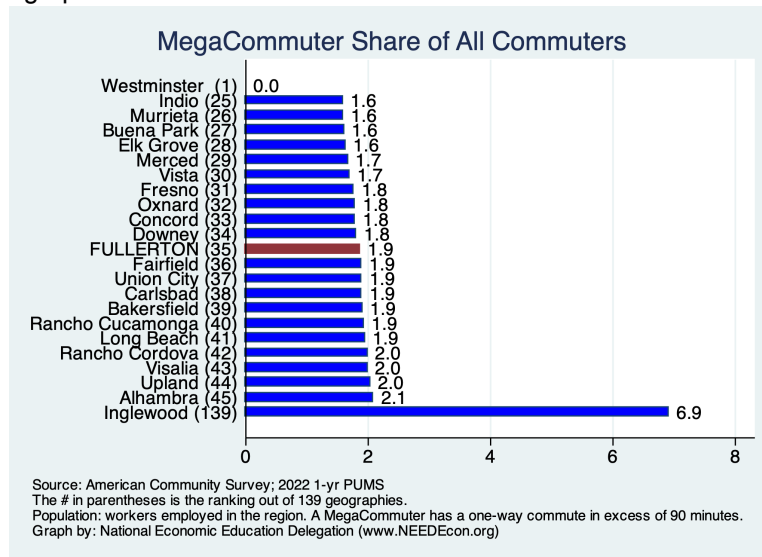
**Figure 82: Percent of Local Employees With Commutes of More than 30 Minutes**



**Figure 83: Percent of Local Employees With Commutes of More than 90 Minutes**



**Figure 84: Rank: Share of MegaCommuters Across Similar Geographies**



Source: American Community Survey; 2022 1-yr PUMS  
The # in parentheses is the ranking out of 139 geographies.  
Population: workers employed in the region. A MegaCommuter has a one-way commute in excess of 90 minutes.  
Graph by: National Economic Education Delegation (www.NEEDecon.org)

## Place of Work

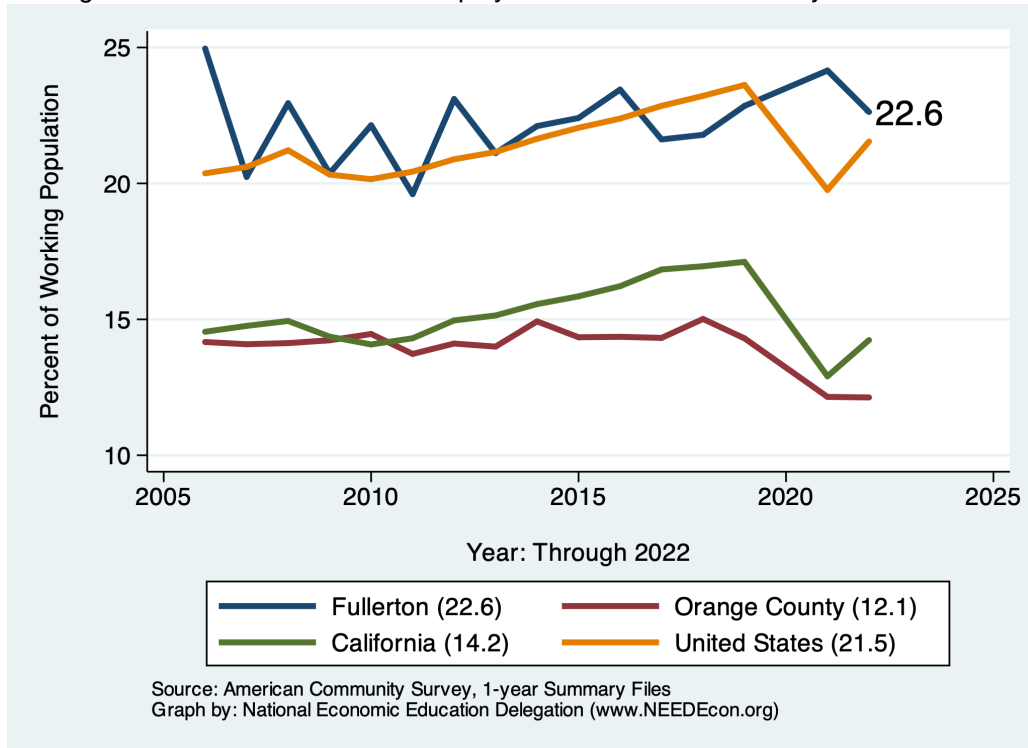
This section provides evidence on where workers living in Fullerton work. As evidenced in the first table, some of Fullerton’s employed workers work in the City, but many do not. The first table and graph pair provide evidence at the county level while the second provide evidence with regard to working outside of the Fullerton city boundary.

**Table 10. SEX OF WORKERS BY PLACE OF WORK—STATE AND COUNTY LEVEL**

Place of Work	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Worked in state of residence:	37,536	99.8	32,402	99.3	69,938	99.9	99.6
Worked in county of residence	27,204	72.4	26,894	82.4	54,098	77.3	85.3
worked outside of county of residence	10,332	27.5	5,508	16.9	15,840	22.6	14.3
Worked outside state of residence	62	0.2	0	0.0	62	0.1	0.4
<b>Total:</b>	37,598	100.0	32,402	99.3	70,000	100.0	

Source: 2022 1-year American Community Survey, Summary File

**Figure 85: Percent of Workers Employed Outside of Their County of Residence**

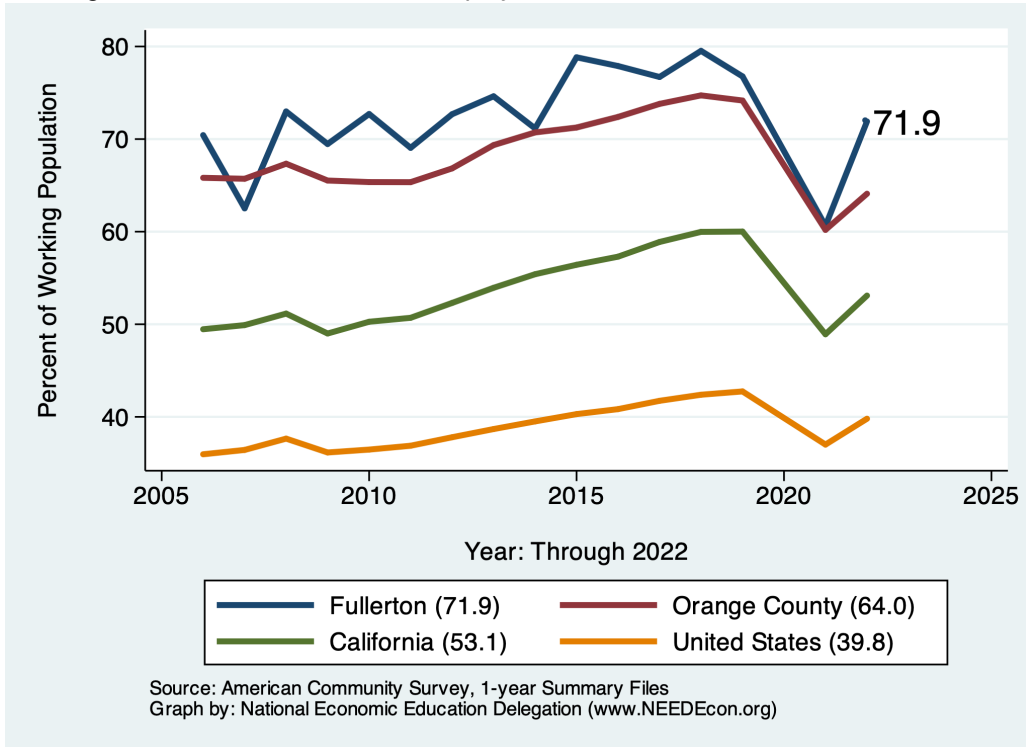


**Table 11. SEX OF WORKERS BY PLACE OF WORK-PLACE LEVEL**

Place of Work	Male		Female		All Workers #	All Workers (%)	All of CA (%)
	#	(%)	#	(%)			
Living in a place:	37,598	100.0	32,402	99.3	70,000	100.0	95.8
Worked in place of residence	8,636	23.0	11,033	33.8	19,669	28.1	42.3
Worked outside place of residence	28,962	77.0	21,369	65.5	50,331	71.9	53.4
Not living in a place	0	0.0	0	0.0	0	0.0	4.2
<b>Total:</b>	37,598	100.0	32,402	99.3	70,000	100.0	

Source: 2022 1-year American Community Survey, Summary File

**Figure 86: Percent of Workers Employed Outside of Their Place of Residence**





## Commute Mode by Income

**Table 12. MEDIAN EARNINGS IN THE PAST 12 MONTHS  
BY MEANS OF TRANSPORTATION TO WORK**

	California			United States	
	City Median	Median	Ratio	Median	Ratio
Car, truck, or van - drove alone	52,305	48,335	103.0	45,677	101.4
Car, truck, or van - carpooled	42,643	35,926	113.0	34,518	109.4
Public transportation (excluding taxicab)	32,231	34,625	88.6	41,443	68.9
Walked	21,567	30,552	67.2	27,247	70.1
Taxicab, motorcycle, bicycle, or other means	64,462	40,631	151.0	36,218	157.6
Worked from home	72,942	79,738	87.1	69,180	93.4
<b>Total:</b>	52,346	49,818	105.1	46,365	112.9

Source: 2022 1-year American Community Survey, Summary File

Notes: 1) Ratio = the ratio of the regional median to either the CA or US median, relative to the Total ratio.

Values above 100 imply a high local median. Values below 100 imply a low local median.

For example, a value of 200 means that the local mean is 2x higher than would be expected.

For "Total:", ratio is simply the ratio of the medians.

2) For regions with more than one geography, the medians are averages weighted by working population.

**Table 13. MODE OF TRANSPORTATION TO WORK BY WORKERS' EARNINGS**

Mode of Transit	< \$25,000		\$25,000-\$74,999		\$75,000+		All		All of CA
	#	(%)	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van: Drove Alone	11,255	42.5	15,451	68.8	16,852	67.6	48,220	68.9	68.4
Car, Truck, or Van: Carpooled	2,467	9.3	2,063	9.2	1,601	6.4	7,070	10.1	9.5
Public Transportation (excl Taxi)	732	2.8	394	1.8	514	2.1	1,775	2.5	3.6
Walked	623	2.4	178	0.8	268	1.1	1,167	1.7	2.4
Taxicab, Motorcycle, or other	332	1.3	282	1.3	384	1.5	1,074	1.5	2.4
Worked at Home	1,560	5.9	1,816	8.1	3,506	14.1	7,543	10.8	13.6
<b>Total:</b>	16,969	64.1	20,184	89.8	23,125	92.8	66,849	95.5	100.0

Source: 2022 5-year American Community Survey, Summary File

**Table 14. MODE OF TRANSPORTATION TO WORK BY WORKERS' EARNINGS FOR  
WORKPLACE GEOGRAPHY**

Mode of Transit	< \$25,000		\$25,000-\$74,999		\$75,000+		All		All of CA
	#	(%)	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van: Drove Alone	11,823	43.6	15,600	72.3	12,905	69.7	46,632	69.4	68.5
Car, Truck, or Van: Carpooled	2,258	8.3	2,449	11.3	1,165	6.3	6,550	9.8	9.5
Public Transportation (excl Taxi)	316	1.2	356	1.6	115	0.6	845	1.3	3.6
Walked	645	2.4	147	0.7	236	1.3	1,266	1.9	2.4
Taxicab, Motorcycle, or other	385	1.4	201	0.9	311	1.7	1,154	1.7	2.4
Worked at Home	1,560	5.8	1,816	8.4	3,506	18.9	7,543	11.2	13.6
<b>Total:</b>	16,987	62.7	20,569	95.3	18,238	98.5	63,990	95.3	

Source: 2022 5-year American Community Survey, Summary File

The results in this table are for those who work in the region, regardless of the location of their residence.

## Commute Mode by Poverty Status

**Table 15. MODE OF TRANSPORTATION TO WORK BY POVERTY STATUS**

Mode of Transit	In Poverty		100-149% of Pov		>150% of Pov		All		All of CA (%)
	#	(%)	#	(%)	#	(%)	#	(%)	
Car, Truck, or Van: Drove Alone	2,338	31.5	2,645	45.7	42,597	69.0	47,580	68.2	65.8
Car, Truck, or Van: Carpooled	1,048	14.1	282	4.9	6,397	10.4	7,727	11.1	9.8
Public Transportation (excl Taxi)	89	1.2	322	5.6	1,215	2.0	1,626	2.3	2.6
Walked	0	0.0	0	0.0	758	1.2	758	1.1	2.1
Taxicab, Motorcycle, or other	154	2.1	0	0.0	1,269	2.1	1,423	2.0	2.4
Worked at Home	472	6.4	667	11.5	9,484	15.4	10,623	15.2	17.2
<b>Total:</b>	4,101	55.3	3,916	67.6	61,720		69,737		

Source: 2022 1-year American Community Survey, Summary File

**Table 16. MODE OF TRANSPORTATION TO WORK BY POVERTY STATUS FOR WORKPLACE GEOGRAPHY**

Mode of Transit	In Poverty		100-149% of Pov		>150% of Pov		All		All of CA (%)
	#	(%)	#	(%)	#	(%)	#	(%)	
Car, Truck, or Van: Drove Alone	2,119	40.0	2,747	47.1	36,000	60.3	40,866	61.1	65.8
Car, Truck, or Van: Carpooled	875	16.5	559	9.6	4,101	6.9	5,535	8.3	9.8
Public Transportation (excl Taxi)	0	0.0	0	0.0	327	0.5	327	0.5	2.6
Walked	36	0.7	0	0.0	701	1.2	737	1.1	2.1
Taxicab, Motorcycle, or other	273	5.1	174	3.0	904	1.5	1,351	2.0	2.4
Worked at Home	472	8.9	667	11.4	9,484	15.9	10,623	15.9	17.2
<b>Total:</b>	3,775	71.2	4,147	71.2	51,517	86.3	59,439	88.9	100.0

Source: 2022 1-year American Community Survey, Summary File

The results in this table are for those who work in the region, regardless of the location of their residence.

# Migration

## Overall Migration Flows

### Definition:

The United States is a country with an increasingly mobile population. People move, migrate, from one place to another with increasing frequency.

### Why is it important?

Having a handle on whether or not Fullerton is a net recipient (migration inflows) or donor (mi-

gration outflows) of population is very important for understanding trends in the City's development. This section outlines migration patterns by age, education, income, marital status, and housing tenure. Understanding recent trends is very important for making policy, investment, and other decisions about the future. Also, understanding the extent to which the population is stable, or experiences significant turnover each year is helpful for planning purposes.

Figure 87: Overall Movements of Residents

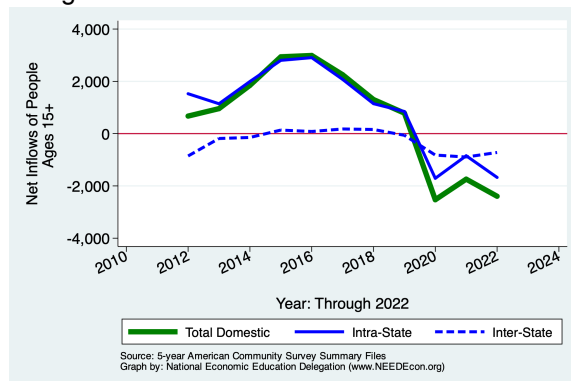


Table 17: Migration by Income

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
No income	20,579	1,247	-378	70	-114	1,669
With income	97,999	298	-1,094	8	412	972
\$1 to \$9,999 or less	13,759	280	11	-45	-216	530
\$10,000 to \$14,999	6,899	-126	64	-248	58	0
\$15,000 to \$24,999	13,004	1,004	290	121	457	136
\$25,000 to \$34,999	8,102	-572	-145	-561	-32	166
\$35,000 to \$49,999	11,911	-516	-261	-106	-289	140
\$50,000 to \$64,999	11,230	-28	-289	261	0	0
\$65,000 to \$74,999	3,591	-430	-494	67	-3	0
\$75,000 or more	29,503	686	-270	519	437	0
<b>All:</b>	118,578	1,545	-1,472	78	298	2,641

Source: 2022 1-year American Community Survey, Summary File

Note: The data in this and other tables in this section are limited in that there is no information on the City's population that has moved abroad.

The "From Abroad" column is gross movements into the City from abroad.

Figure 88: Overall Movements of Low Income Residents

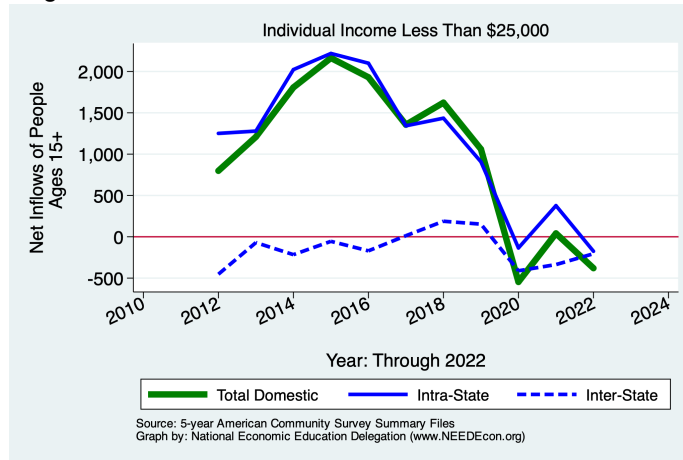


Figure 89: Overall Movements of Middle Income Residents

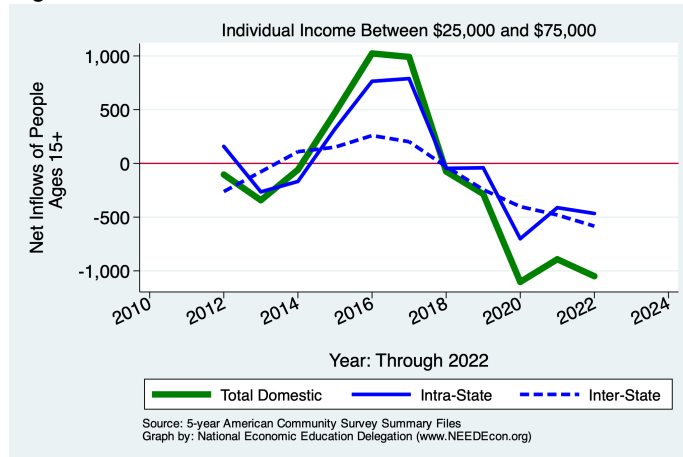
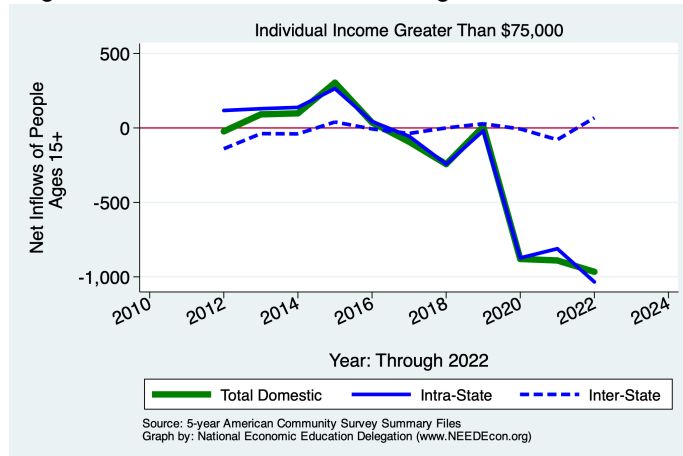


Figure 90: Overall Movements of High Income Residents



## Demographics of Migration Flows

**Table 18: Migration by Marital Status**

Category	Population	All Migration	Net Inflows			
			Same State			From Abroad
			W/in County	Between Counties	Across States	
Never married	42,909	987	-1,005	-12	258	1,746
Now married, except separated	56,484	283	-858	132	114	895
Divorced	10,595	366	677	-212	-99	0
Separated	2,668	-467	-137	-330	0	0
Widowed	5,922	376	-149	500	25	0
<b>Total:</b>	118,578	1,545	-1,472	78	298	2,641

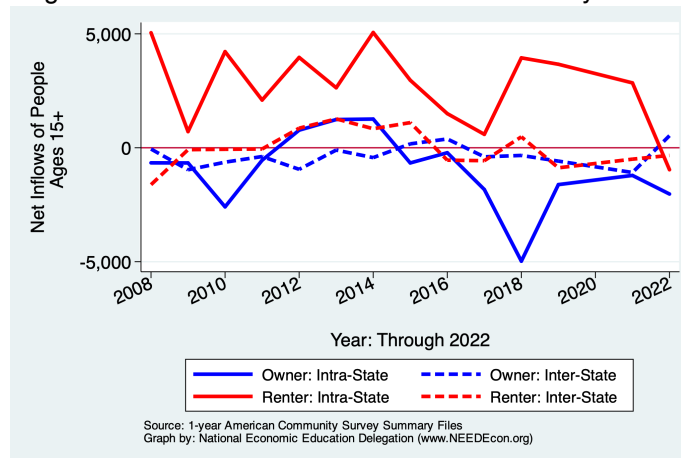
Source: 2022 1-year American Community Survey, Summary File

**Table 19: Migration by Tenure**

Category	Population	All Migration	Net Inflows			
			Same State			From Abroad
			W/in County	Between Counties	Across States	
Householder lived in owner-occupied housing units	67,606	-809	-980	-1,050	532	689
Householder lived in renter-occupied housing units	68,476	965	-991	28	-334	2,262
<b>Total:</b>	136,082	156	-1,971	-1,022	198	2,951

Source: 2022 1-year American Community Survey, Summary File

**Figure 91: Domestic Movements of Residents by Tenure**



**Table 20: Migration by Age**

Category	Population	Net Inflows				
		All Migration	Same State			From Abroad
			W/in County	Between Counties	Across States	
1 to 4 years	4,270	-160	44	-68	-209	73
5 to 17 years	22,027	-432	-483	-233	-107	391
18 and 19 years	3,997	194	-337	261	28	242
20 to 24 years	9,688	-127	18	-663	-168	686
25 to 29 years	10,835	280	-520	379	-348	769
30 to 34 years	11,713	-49	-402	-72	118	307
35 to 39 years	9,227	37	86	-116	0	67
40 to 44 years	9,627	-55	-261	122	0	84
45 to 49 years	8,795	-693	-436	-403	-14	160
50 to 54 years	10,016	-152	-56	-162	0	66
55 to 59 years	8,406	414	115	253	46	0
60 to 64 years	7,501	-82	28	-110	0	0
65 to 69 years	8,435	520	414	-54	125	35
70 to 74 years	5,580	723	77	40	516	90
75 years and over	8,943	477	20	355	102	0
<b>Total Population:</b>	139,060	895	-1,693	-471	89	2,970

Source: 2022 1-year American Community Survey, Summary File

**Table 21: Migration by Educational Attainment**

Category	Population	Net Inflows				
		All Migration	Same State			From Abroad
			W/in County	Between Counties	Across States	
Less than high school graduate	12,281	266	125	81	-49	109
High school graduate (includes equiv)	15,463	-488	-600	-140	165	87
Some college or assoc. degree	25,514	-1,535	-746	-438	-481	130
Bachelor's degree	28,299	2,045	718	66	492	769
Graduate or professional degree	17,521	1,132	-432	663	418	483
<b>Total:</b>	99,078	1,420	-935	232	545	1,578

Source: 2022 1-year American Community Survey, Summary File

**Table 22: Median Income of Migration Flows**

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	42,983	42,983
Moved Within Same County	47,013	60,159
Moved to Different County, Same State	43,953	29,976
Moved Between States	27,078	37,877
Moved from Abroad	9,669	
<b>Total Population:</b>	42,394	42,505

Source: 2022 1-year American Community Survey, Summary File

**Table 23: Median Age of Migration Flows**

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	40.5	40.5
Moved Within Same County	35.3	31.4
Moved to Different County, Same State	28.4	26.1
Moved Between States	55.7	25.3
Moved from Abroad	25.3	
<b>Total Population:</b>	38.6	38.5

Source: 2022 1-year American Community Survey, Summary File

## References and Sources

The majority of the data presented in this report are from the American Community Survey (ACS). For larger geographies, the 1-year Summary Files provide the data. For smaller communities, roughly those with less than 65,000 in population in 2021, the 5-year Summary Files provide the data.

The ACS data are supplemented by building permit data from the U.S. Census Bureau, population and housing data from the California Department of Finance, and home price and rental rates from Zillow.

U.S. Census Bureau. American Community Survey 1-year and 5-year Summary Files. <https://www.census.gov/programs-surveys/acs/data/data-via-ftp.html>. The 1-year data are released in September each year and the 5-year data are released in January.

Zillow Research Data <https://www.zillow.com/research/data/>

U.S. Census Bureau. Building Permits Data, updated annually in February. <https://www.census.gov/construction/bps/current.html>

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