

Modesto, California

Indicators Report

by
The National Economic Education Delegation (NEED)

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Exploring the economics, demographics, and well-being of Modesto 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 Modesto (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 Modesto. These indicators are compared to Stanislaus 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 Modesto 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 Modesto 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 Modesto, 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 Modesto, but do not necessarily live in Modesto.
- **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 Modesto's population are fundamental indicators of the city's growth potential.

A Demographic Snapshot

Statistic	2022	2019
POPULATION		
Population Estimate (#, 5yr)	218,308.0	212,616.0
Veterans (#, 5yr)	8,302.0	9,255.0
Foreign born persons (% , 5yr)	18.0	18.0
Population age 25+ (#, 5yr)	141,851.0	139,011.0
AGE AND SEX		
Persons under 5 years (% , 5yr)	6.9	7.1
Persons under 18 years (% , 5yr)	26.5	25.5
Persons 65 years and over (% , 5yr)	13.9	14.3
Female persons (% , 5yr)	51.0	50.6
INCOME AND POVERTY		
Median household income (\$, 5yr)	73,375.0	59,287.0
Per capita income in past 12 months (\$, 5yr)	32,897.0	27,358.0
Persons in poverty (% , 5yr)	13.8	15.2
Children age less than 18 in poverty (#, 5yr)	9,917.0	11,084.0
Children age less than 18 in poverty (% , 5yr)	17.4	20.7
RACE AND ETHNICITY		
White alone (% , 5yr)	57.5	74.7
African American alone (% , 5yr)	4.6	4.5
American Indian or Alaska Native alone (% , 5yr)	1.4	1.0
Asian alone (% , 5yr)	7.7	7.1
Native Hawaiian and Other Pacific Islander alone (% , 5yr)	1.0	1.1
Two or More Races (% , 5yr)	17.8	4.7
Hispanic or Latino (% , 5yr)	42.6	40.2
White alone, not Hispanic or Latino (% , 5yr)	40.5	44.2
HOUSING		
Housing units (#, 5yr)	74,686.0	75,221.0
Owner-occupied housing units (% , 5yr)	57.7	55.1
Median value of owner-occupied housing units (\$, 5yr)	381,800.0	283,800.0
Median selected monthly owner costs-with a mortgage (\$, 5yr)	1,955.0	1,666.0
Median selected monthly owner costs-without a mortgage (\$, 5yr)	612.0	510.0
Median gross rent (\$, 5yr)	1,497.0	1,176.0
FAMILIES AND LIVING ARRANGEMENTS		
Households (#, 5yr)	71,794.0	72,332.0
Persons per household (#, 5yr)	3.0	2.9
Living in same house 1 year ago, % of persons age 1+ (5yr)	87.5	85.1
EDUCATION		
High school graduate or higher, % of persons age 25+ (5yr)	83.6	82.6
Bachelor's degree or higher, % of persons age 25+ (5yr)	19.7	18.7
HEALTH		
With a disability, under age 65 years (#, 5yr)	18,449.0	18,624.0
Persons without health insurance, under age 65 years (% , 5yr)	5.4	5.7
LABOR FORCE		
In civilian labor force, persons age 16+ (% , 5yr)	61.6	59.9
In civilian labor force, women age 16+ (% , 5yr)	55.6	53.4
Employed, persons age 16+ (% , 5yr)	55.0	52.9
Self employed (% , 5yr)	8.2	8.6
TRANSPORTATION		
Mean travel time to work, workers age 16+ (Mins., 5yr)	27.3	27.0
Drive alone in private vehicle (% , 5yr)	78.3	82.3
Using public transportation (% , 5yr)	2.1	1.8
Worked from home (% , 5yr)	6.8	4.7

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
City				
Modesto	216,995	-0.32	-0.66	1.70
County and Broader Regions				
Stanislaus County	545,939	-0.51	-1.62	-1.47
South Central Valley	3,534,481	0.01	-0.90	0.05
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	South Central Valley	California
Stanislaus County	548.7	545.9	-0.51	0.01	-0.35
Modesto	217.7	217.0	-0.32		
Turlock	71.2	70.9	-0.50		
Ceres	48.2	47.7	-0.99		
Riverbank	24.7	24.7	0.10		
Patterson	24.1	24.3	0.72		
Oakdale	23.2	23.0	-1.12		
Newman	12.2	12.0	-1.00		
Waterford	8.9	9.0	1.23		
Hughson	7.5	7.6	0.91		

Source: CA DOF; Calculations by National Economic Education Delegation

Figure 1: Population Growth (1)

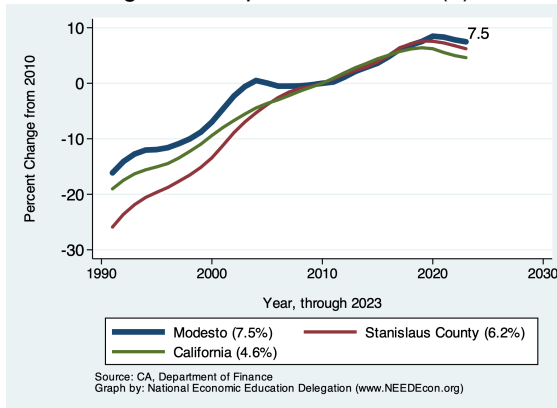


Figure 2: Population Growth (2)

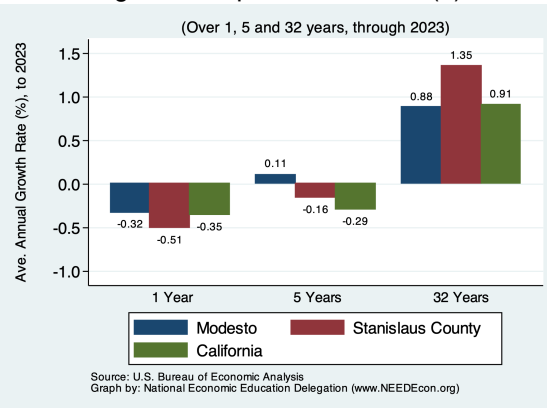


Figure 3: Population by Age - Detailed Age Categories

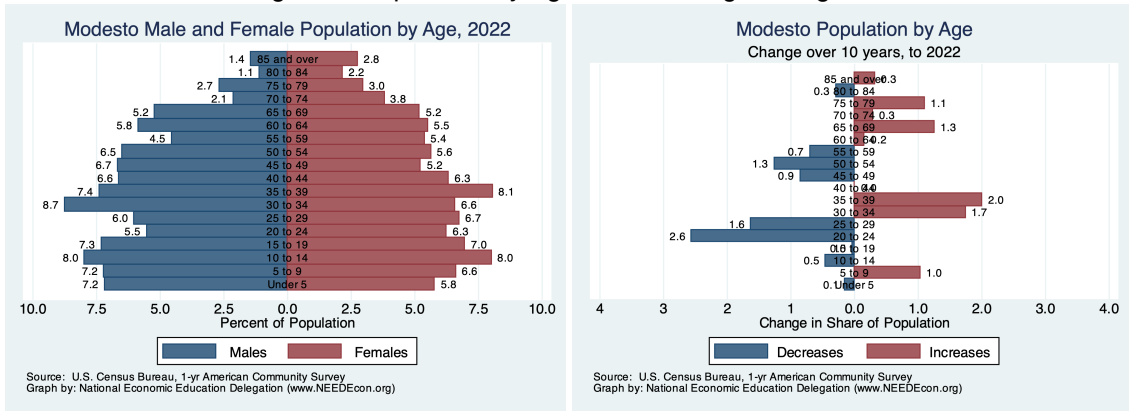


Figure 4: Population by Age - Broad Age Categories

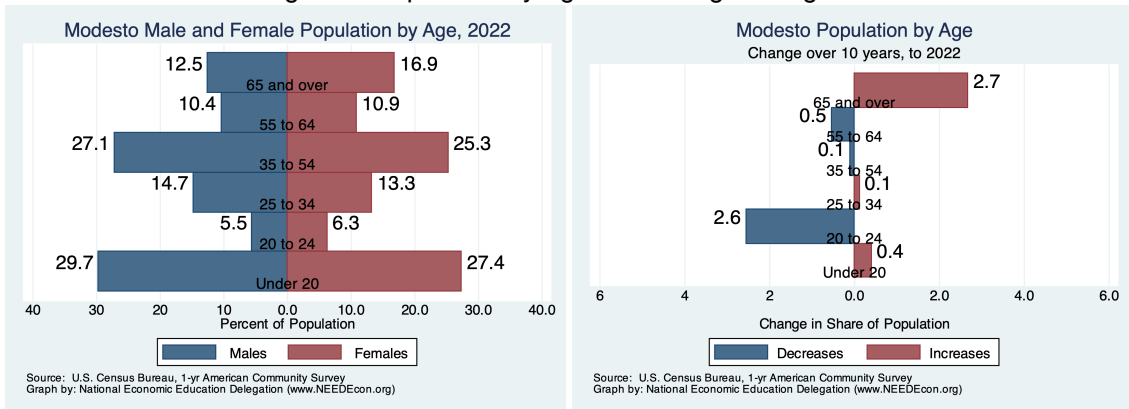


Figure 5: Population by Educational Attainment

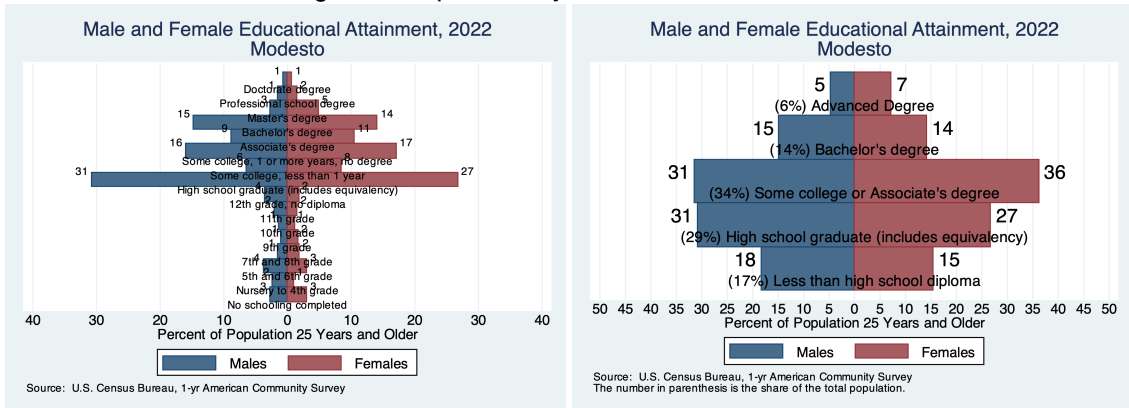


Figure 6: Population by Race/Ethnicity

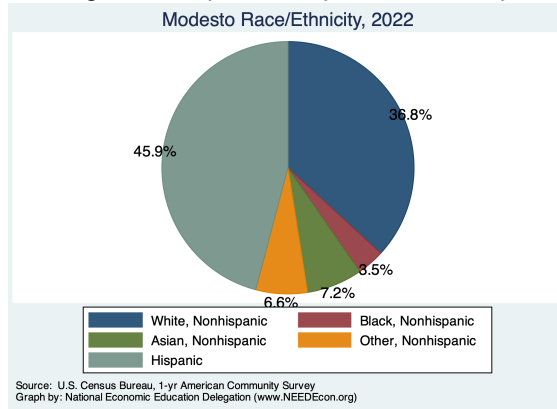
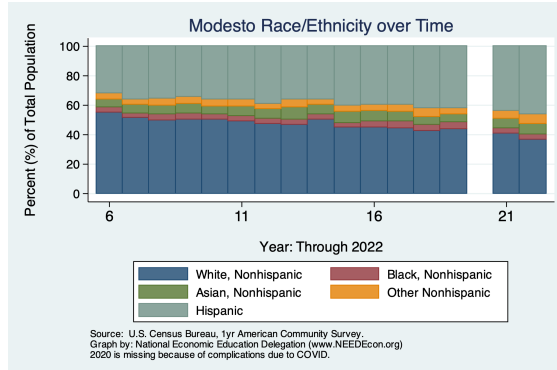


Figure 7: Population by Race/Ethnicity Over Time



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. Modesto 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

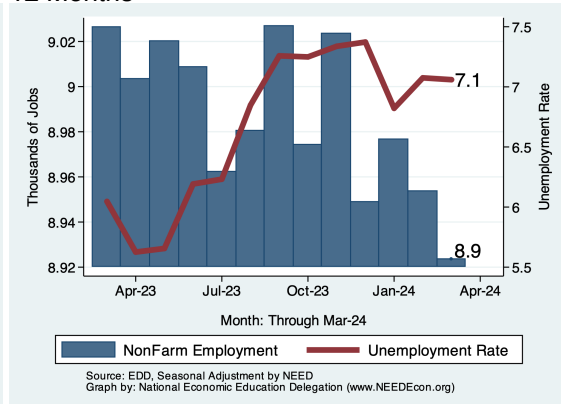


Figure 10: Relative Employment Growth Across Regions - since 2010

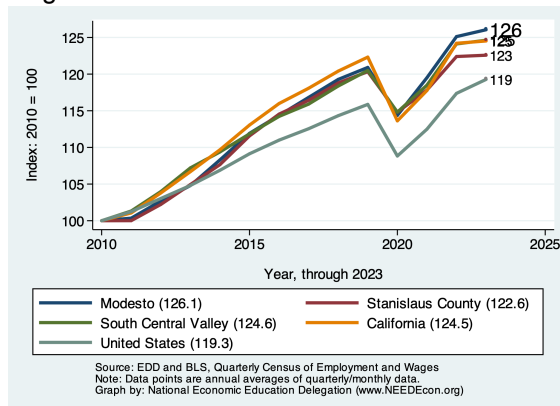
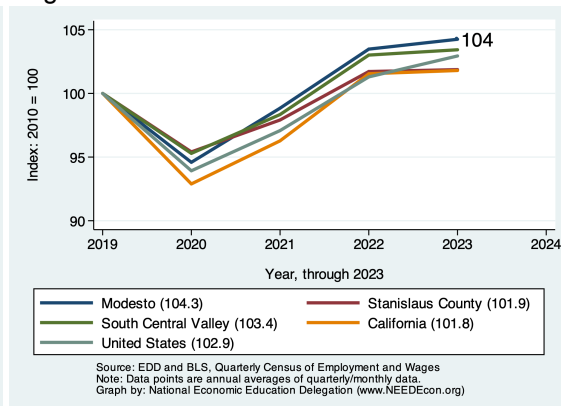


Figure 11: Relative Employment Growth Across Regions - since 2019



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 Stanislaus County. The following table provides the latest data for the County.

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

Industry	Employment	Share	Empl Growth	% Growth - Annualized Rate					
				Month	Qtr	6mo	1yr	3yr	5yr
Total Nonfarm	195,016	100.0	1,200.4	7.7	2.3	5.2	4.2	3.6	1.6
Total Private	162,489	83.3	1,058.1	8.2	2.7	4.3	3.8	3.2	1.6
Goods Producing	37,130	19.0	42.1	1.4	1.4	9.4	8.6	4.8	3.1
Mining, Logging and Construction	11,459	5.9	172.7	20.0	6.1	9.0	10.6	3.5	1.8
Manufacturing	25,495	13.1	-30.5	-1.4	-2.3	7.7	7.3	5.4	3.7
Durable Goods	5,600	2.9	0.0	0.0	0.0	-3.5	-3.4	-1.1	-0.4
Non-Durable Goods	19,938	10.2	-24.5	-1.5	-4.5	15.3	10.8	7.7	5.1
Service Providing	158,084	81.1	1,064.5	8.4	3.4	4.3	3.2	3.3	1.2
Trade, Trans & Utilities	39,054	20.0	95.6	3.0	1.2	-0.0	1.0	1.6	0.9
Wholesale Trade	5,369	2.8	39.5	9.3	-1.6	-0.9	0.2	-2.0	-2.7
Retail Trade	22,817	11.7	55.2	2.9	2.2	0.0	0.4	0.1	0.1
Information	800	0.4	200.0	3,056.9	70.6	30.6	0.0	4.8	-4.0
Financial Activities	4,738	2.4	47.9	13.0	-3.7	-3.9	-4.1	-1.5	-2.0
Professional & Business Svcs	14,864	7.6	222.2	19.8	3.9	5.6	2.7	-2.0	-0.3
Educational & Health Svcs	38,859	19.9	333.4	10.9	5.9	7.2	6.8	3.6	2.6
Education Svcs	1,432	0.7	9.4	8.3	-16.7	8.5	6.7	7.7	1.0
Health Care & Social Assistance	37,403	19.2	310.3	10.5	6.2	7.2	6.8	3.4	2.7
Leisure & Hospitality	20,778	10.7	-26.9	-1.5	-0.5	-0.8	-0.4	8.9	1.6
Other Svcs	6,276	3.2	13.2	2.6	3.0	3.0	3.3	6.3	1.7
Government	32,481	16.7	77.5	2.9	4.9	7.9	5.9	5.5	1.5
Federal	700	0.4	0.0	0.0	0.0	0.0	16.7	-4.2	-2.5
State	2,232	1.1	-0.2	-0.1	3.1	5.8	4.7	5.2	0.9
Local	29,560	15.2	75.7	3.1	5.1	8.0	5.6	5.6	1.5
County	4,900	2.5	-100.0	-21.5	8.6	4.2	4.3	2.2	0.4
City	2,715	1.4	26.4	12.4	4.0	9.6	8.0	5.7	1.5
Local Government Education	20,500	10.5	500.0	34.5	14.9	22.8	6.2	7.3	1.9

Source: EDD, National Economic Education Delegation (NEED)

Some Employee Detail

Employed in Modesto

Figure 12: Employment by Occupation

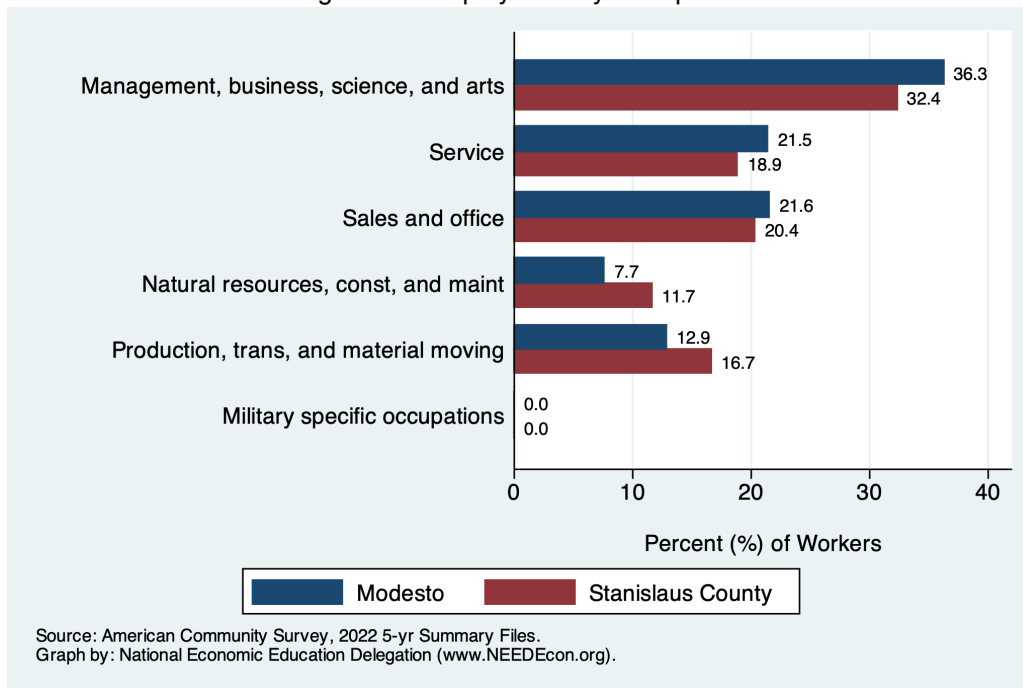


Figure 13: Employment by Industry

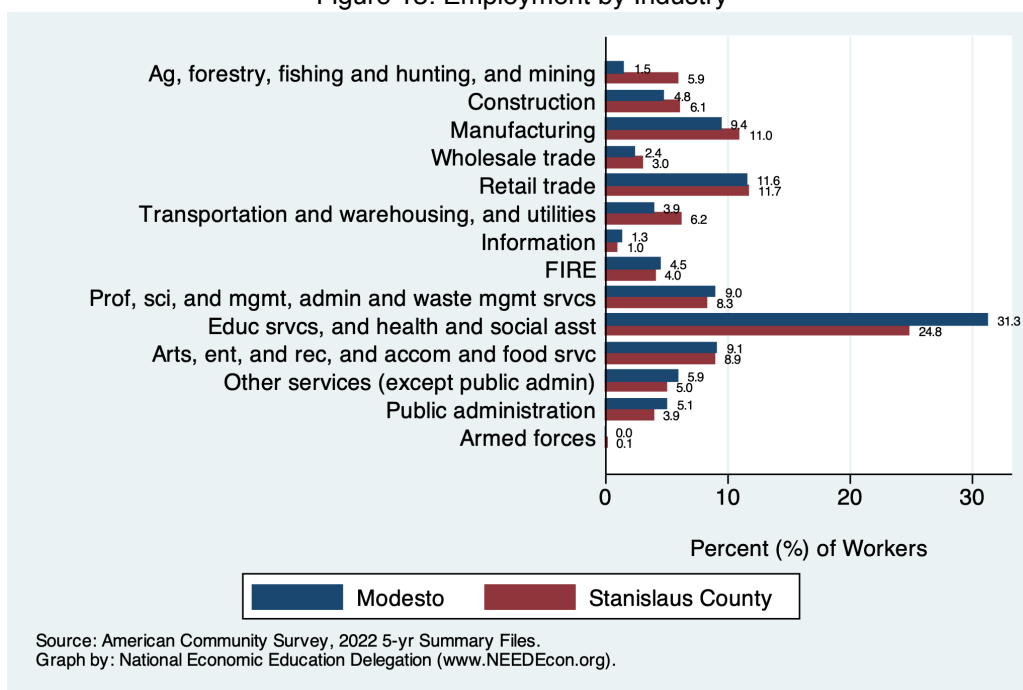


Figure 14: Language Spoken at Home

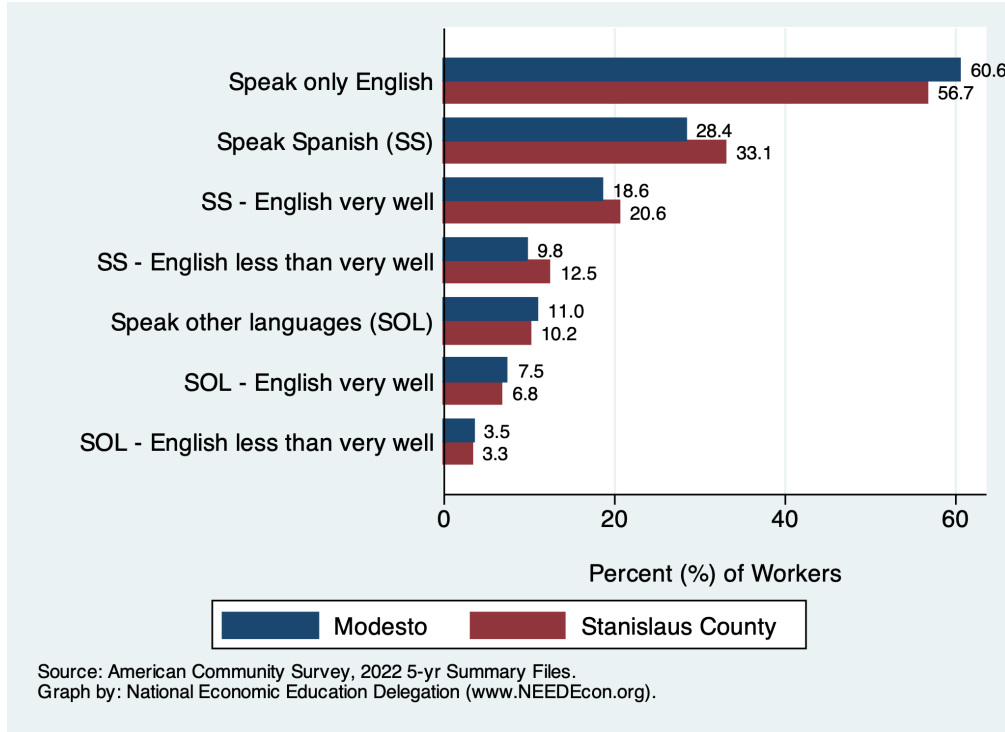
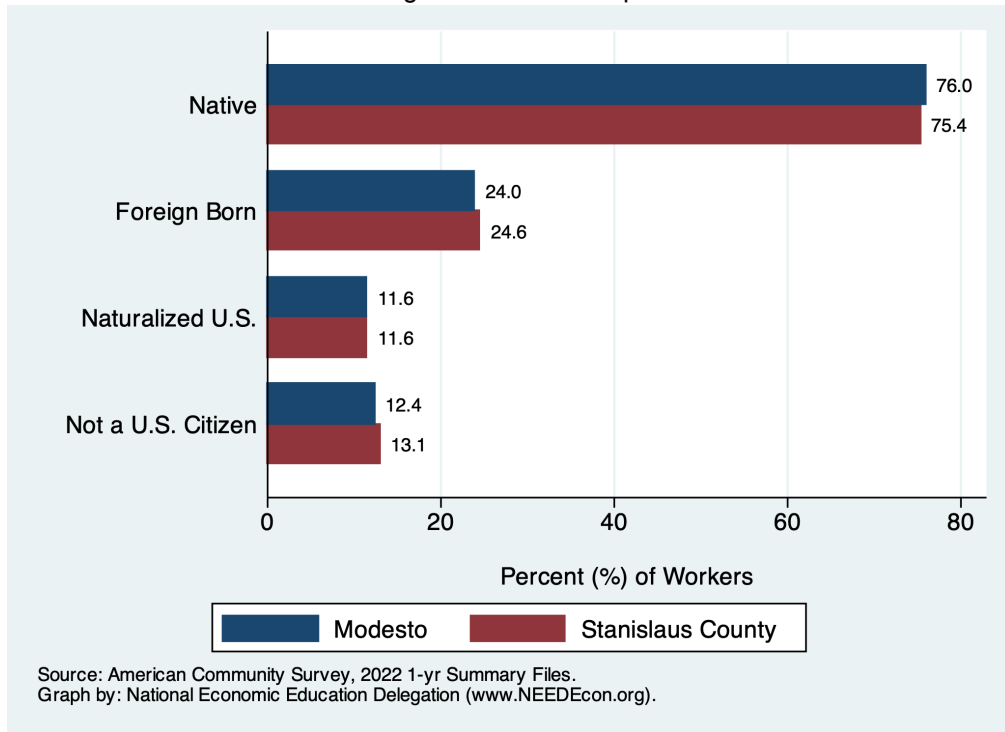


Figure 15: Citizenship



Employed Residents of Modesto

Figure 16: Employment by Occupation

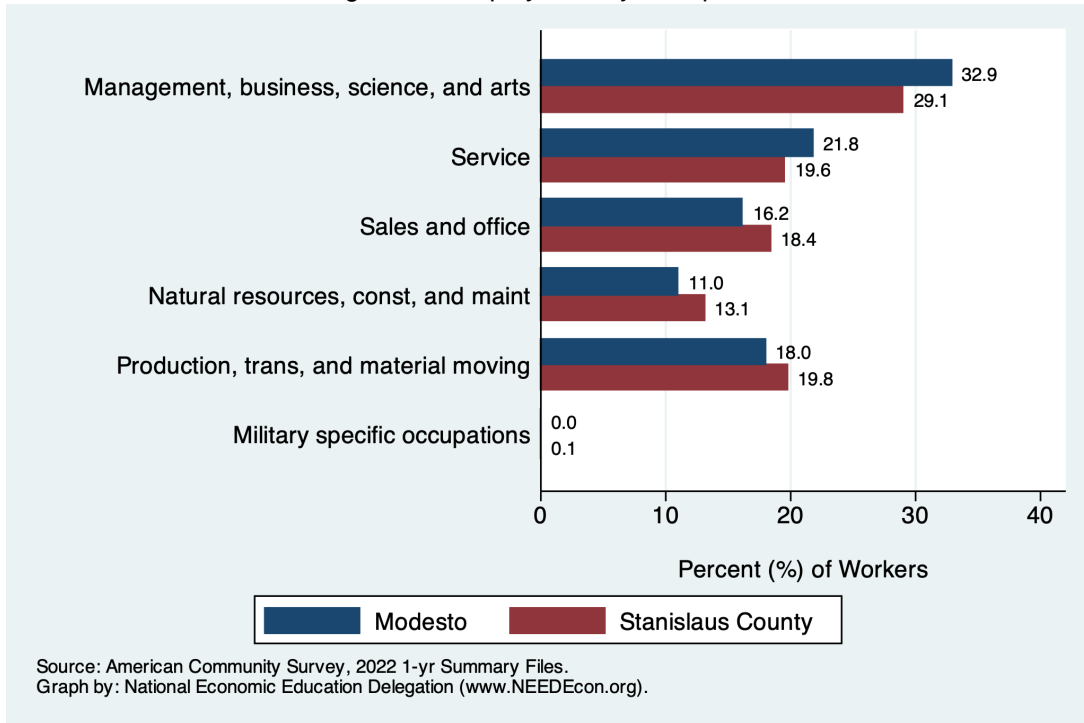


Figure 17: Employment by Industry

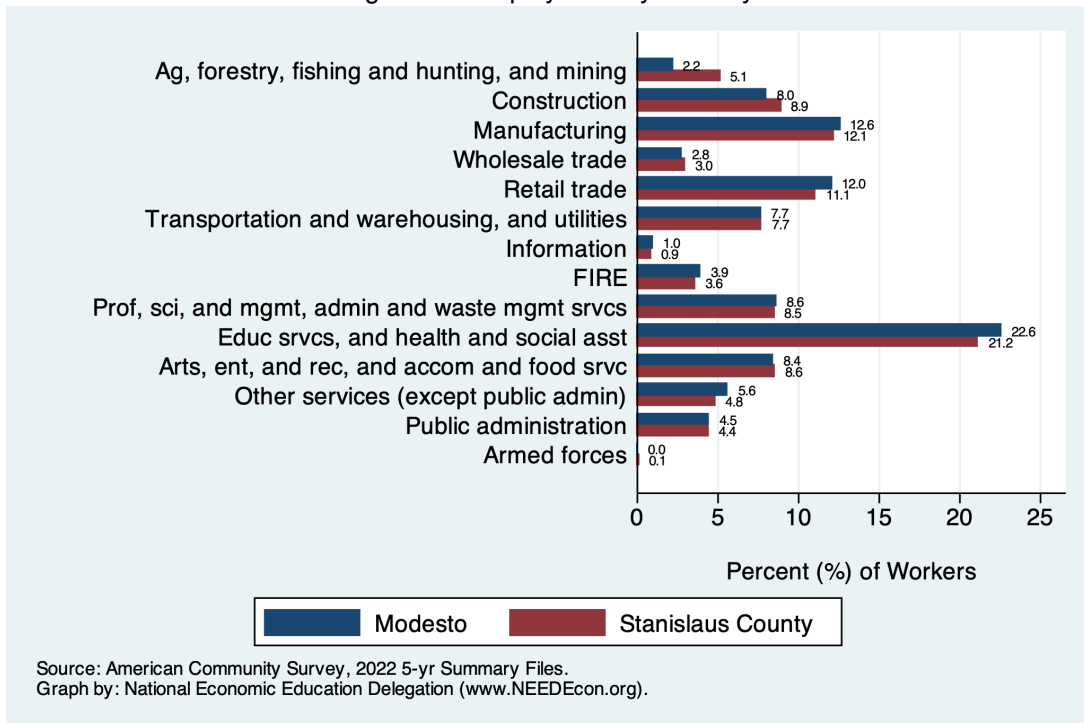


Figure 18: Language Spoken at Home

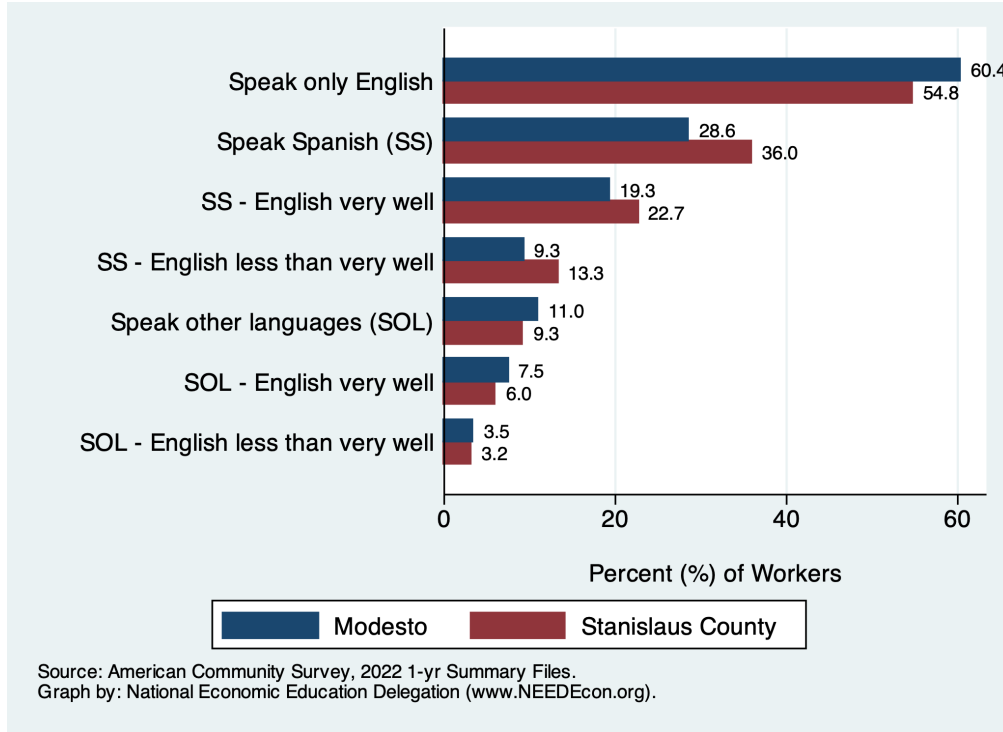
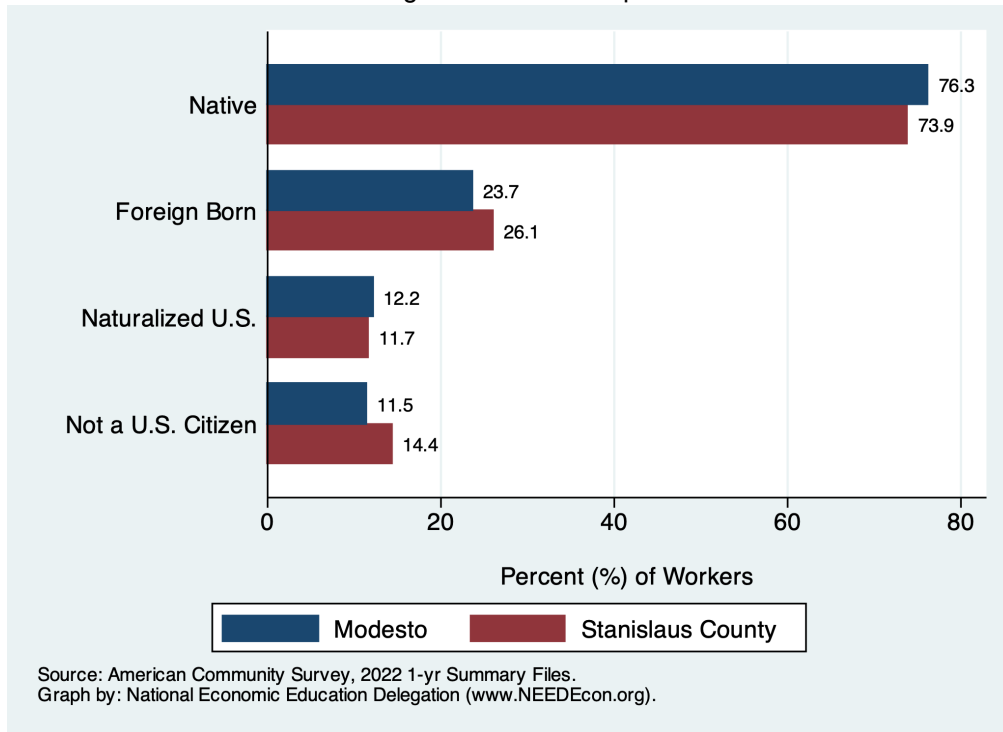


Figure 19: Citizenship



Employed Residents vs Workers in Modesto

Figure 20: Employment by Occupation

N/A

Figure 21: Employment by Industry

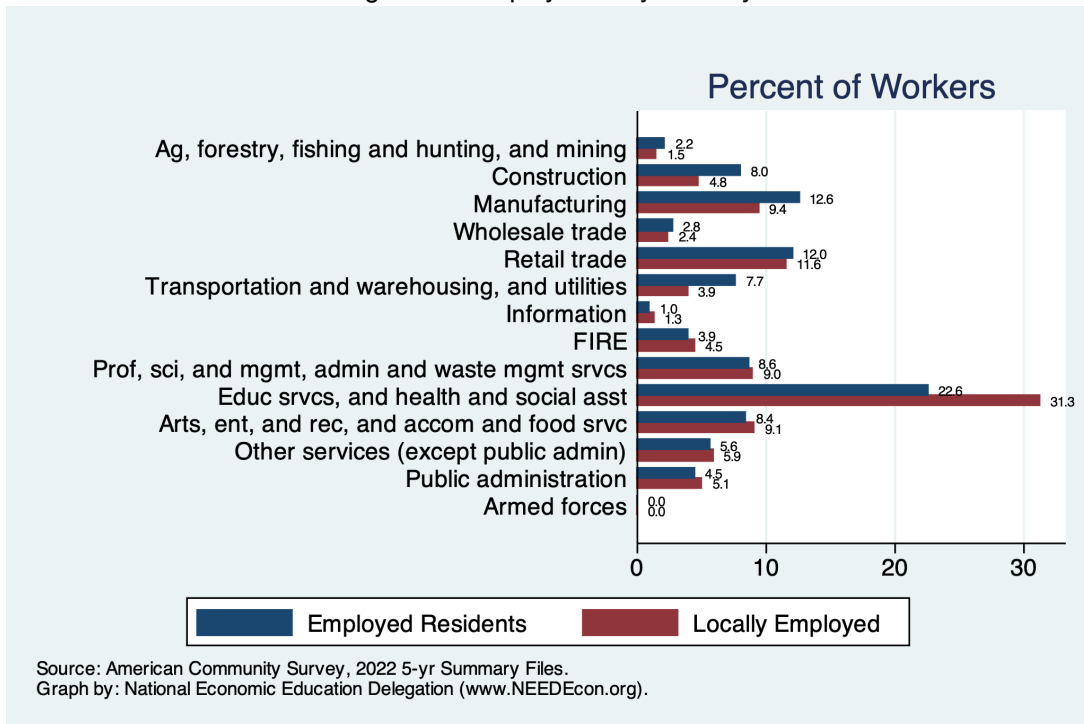
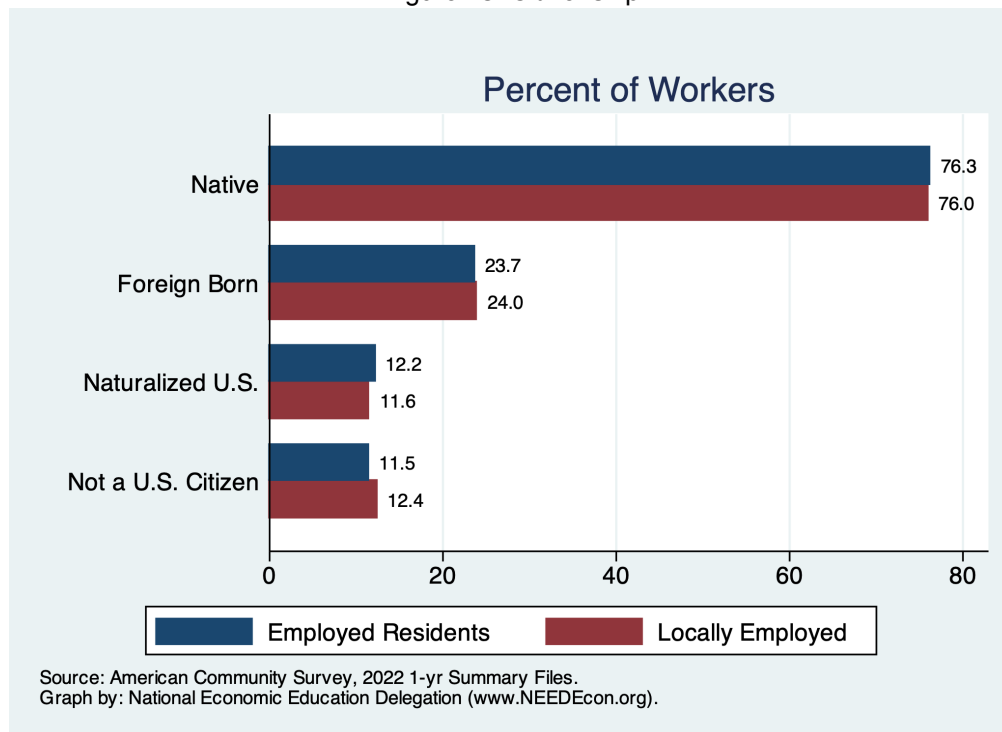


Figure 22: Language Spoken at Home

N/A

Figure 23: Citizenship



Income and Earnings

Per Capita Income Growth

Definition:

Per capita income is the average income per person in Modesto. 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

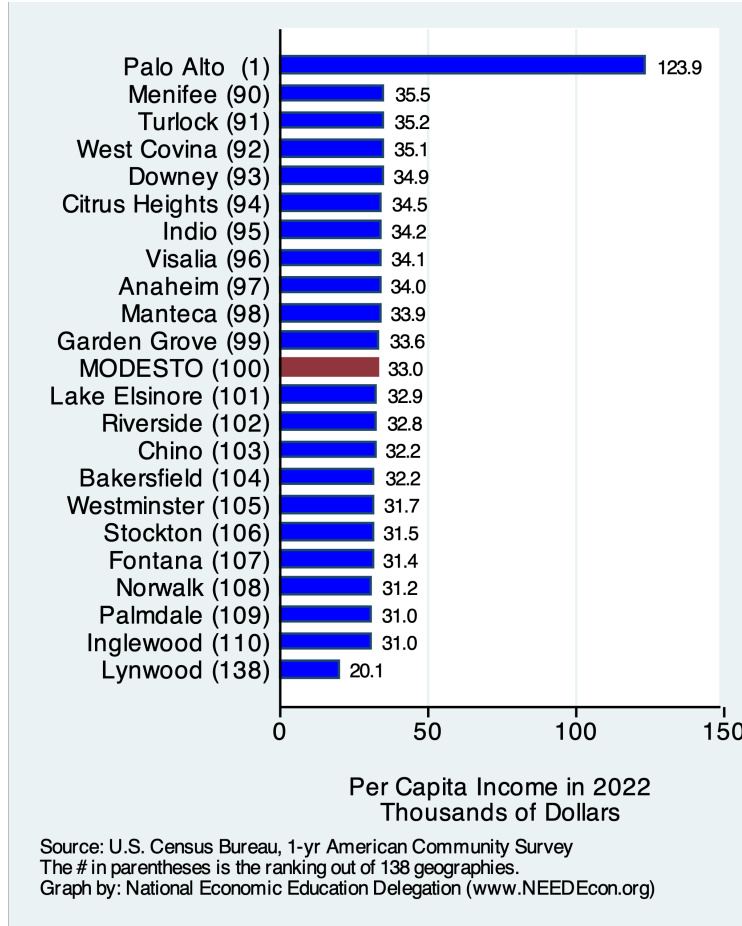
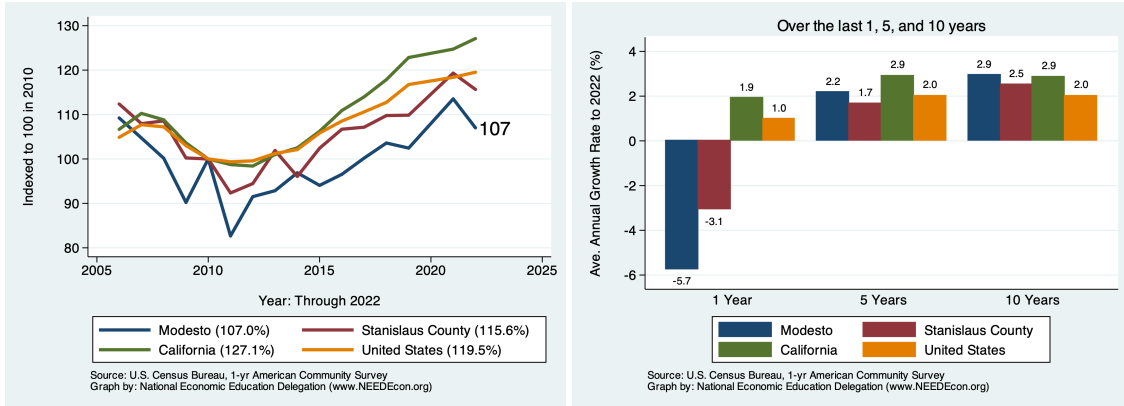


Figure 25: Regional Comparison of Growth over Time



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

Figure 26: Income Levels

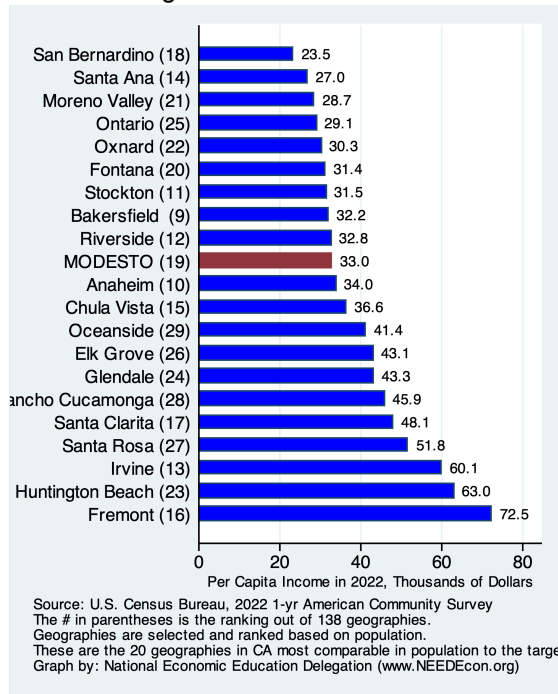
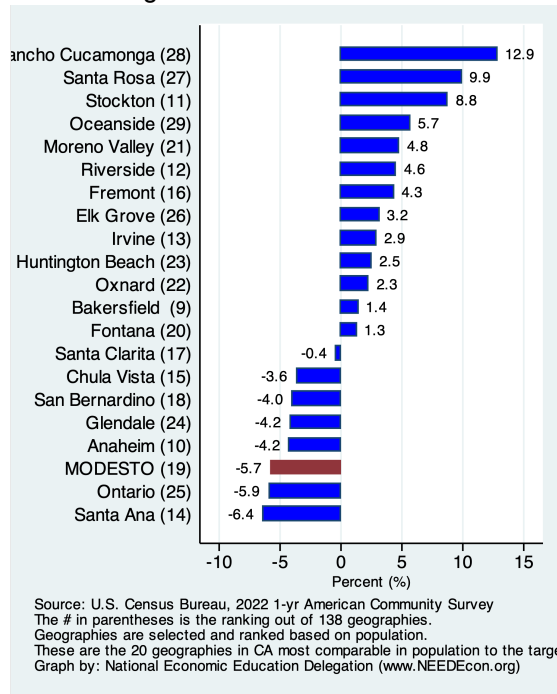


Figure 27: Growth over Time



Real Per Capita Income Ranking Among Cities in Stanislaus County

Figure 28: Income Levels

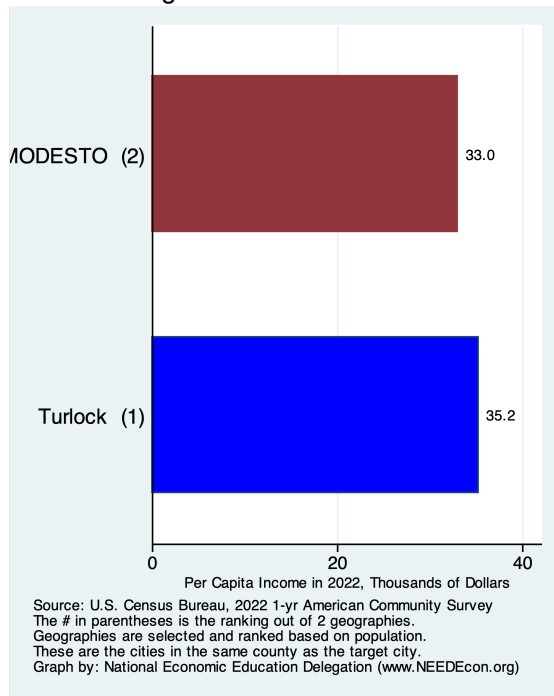


Figure 29: Growth over Time

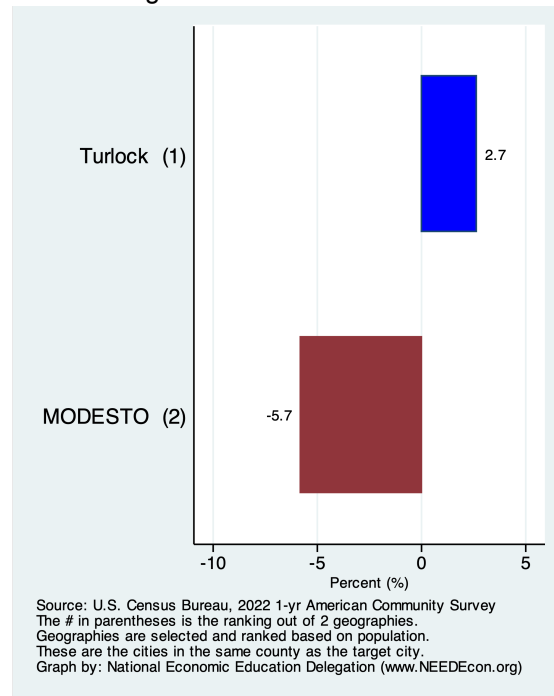
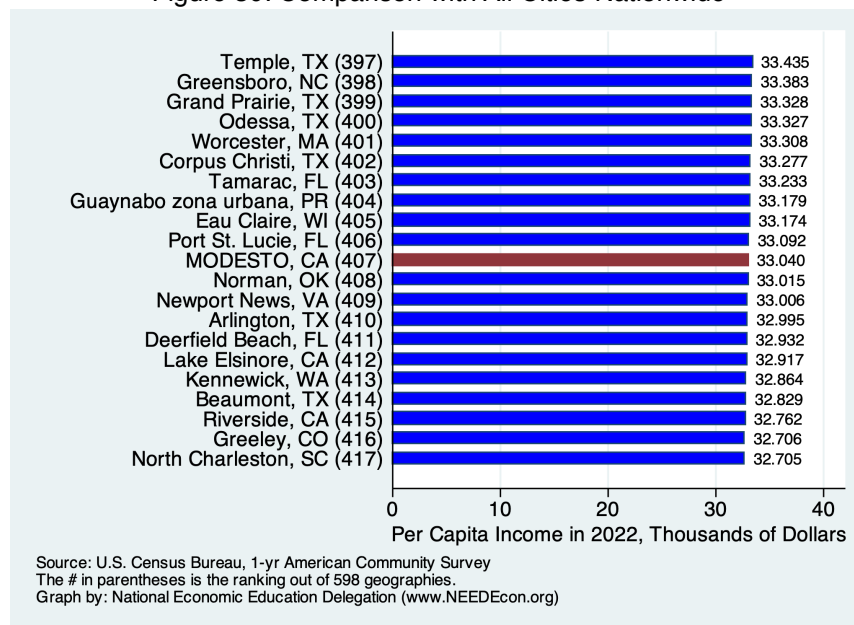


Figure 30: Comparison with All Cities Nationwide



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.

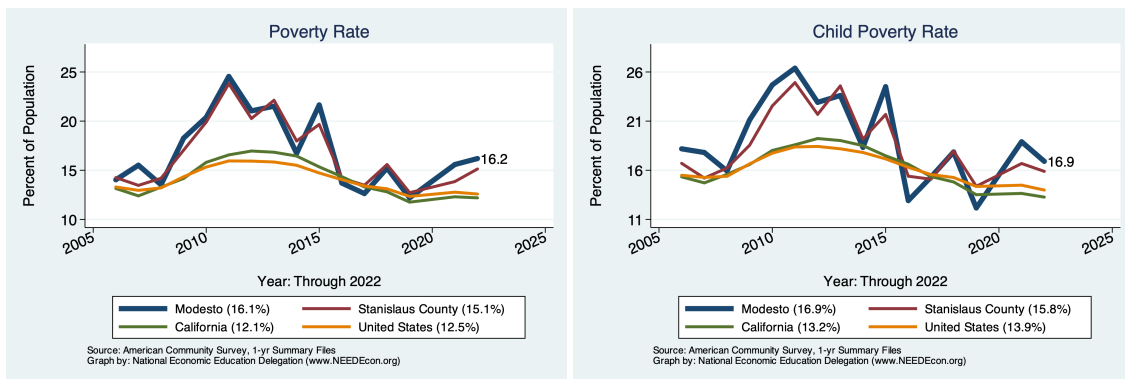


Figure 31: Inequality

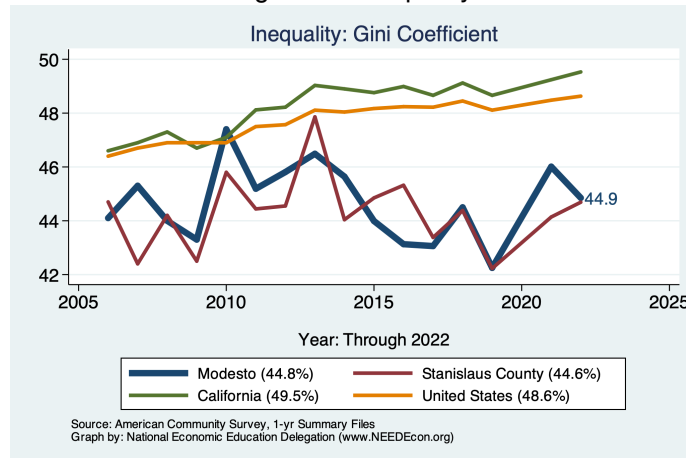


Figure 32: Shares Across the Income Distribution

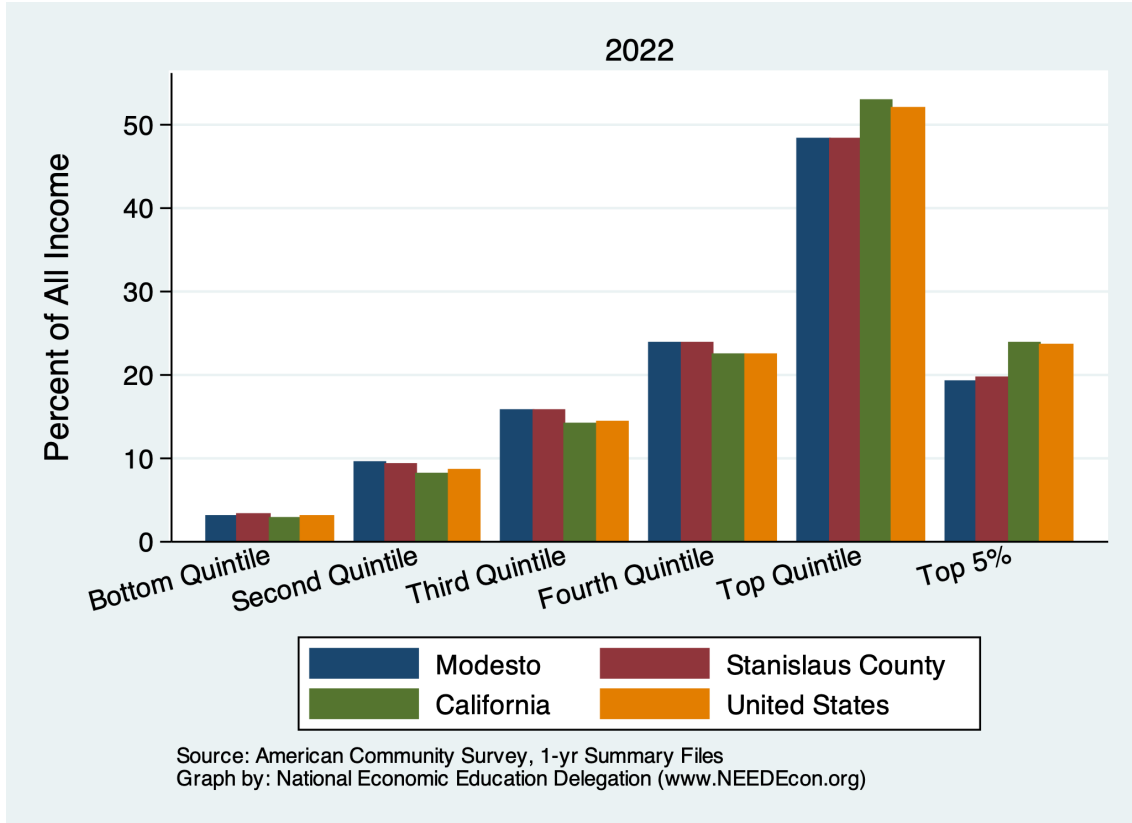
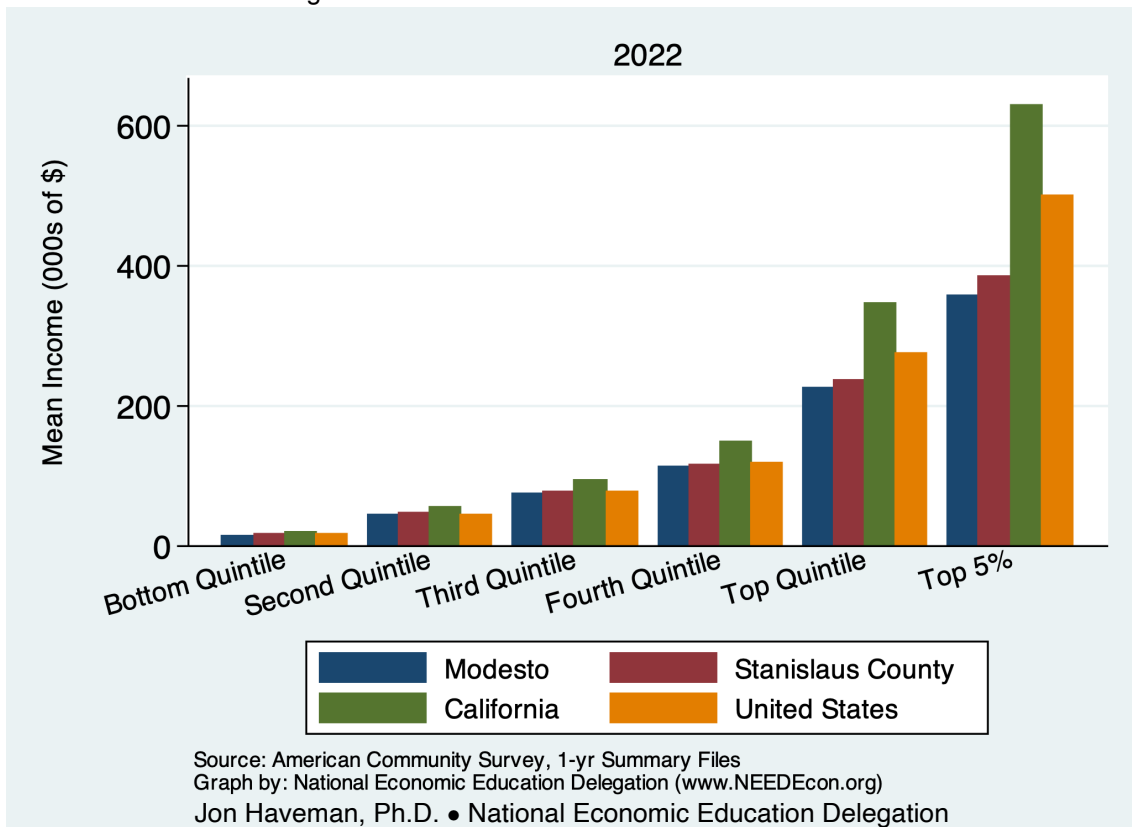


Figure 33: Means Across the Income Distribution



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 Modesto and Broader Regions

Figure 34: Median Home Prices

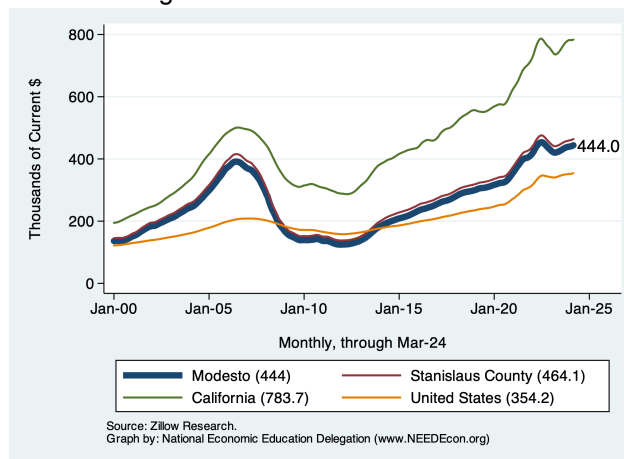
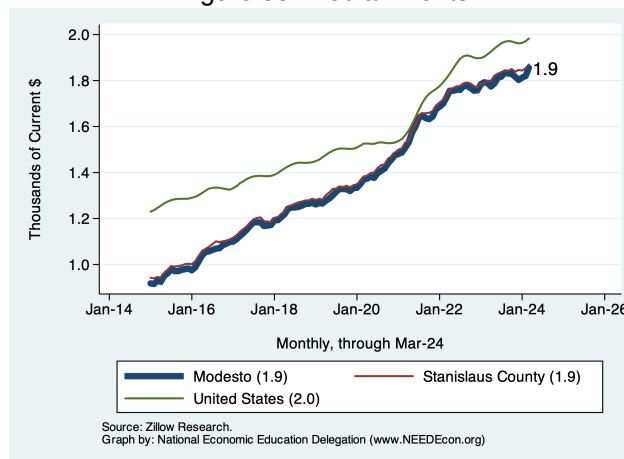


Figure 35: Median Rents



Housing Ownership in Modesto and Broader Regions

Figure 36: Home Ownership Rates

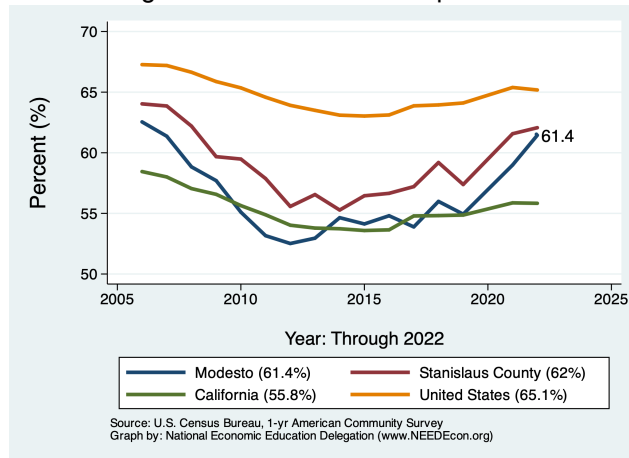


Figure 37: Home Ownership by Age

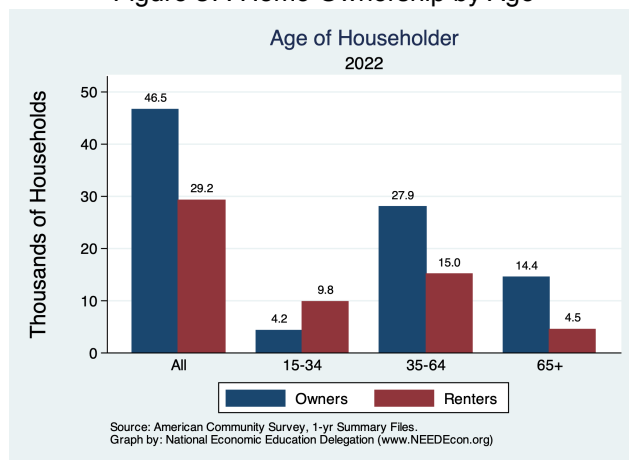


Figure 38: Income by Tenure

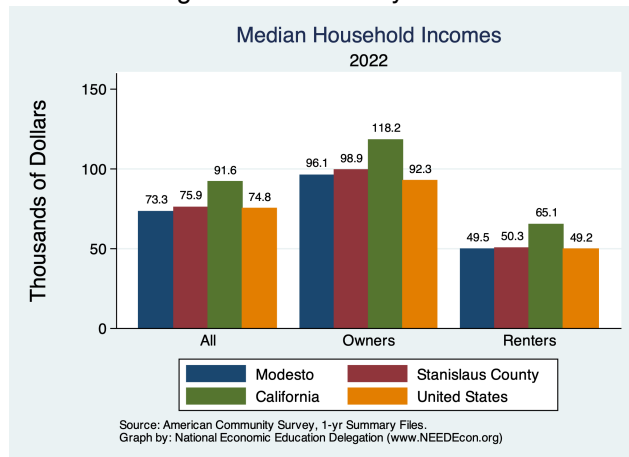


Figure 39: Income Distribution by Tenure

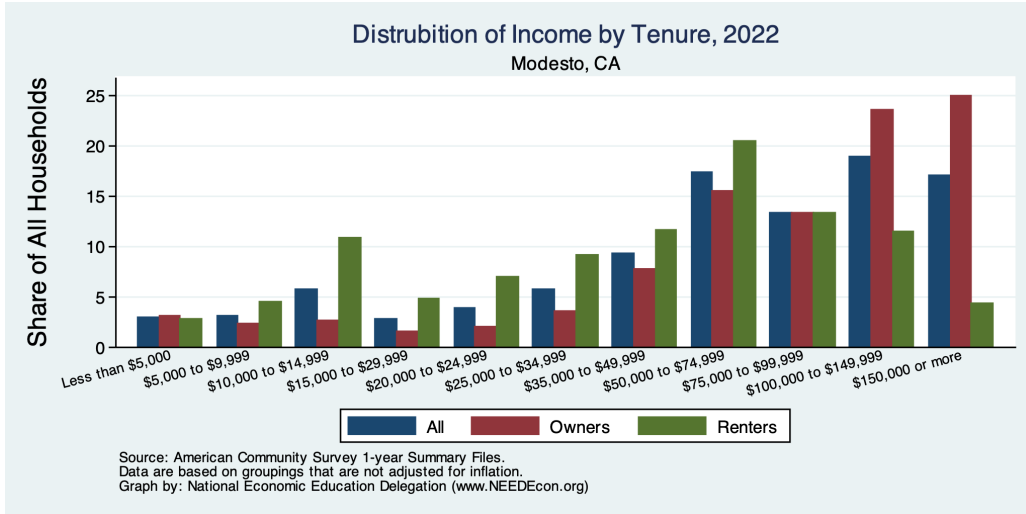


Figure 40: Income Distribution of Home Owners

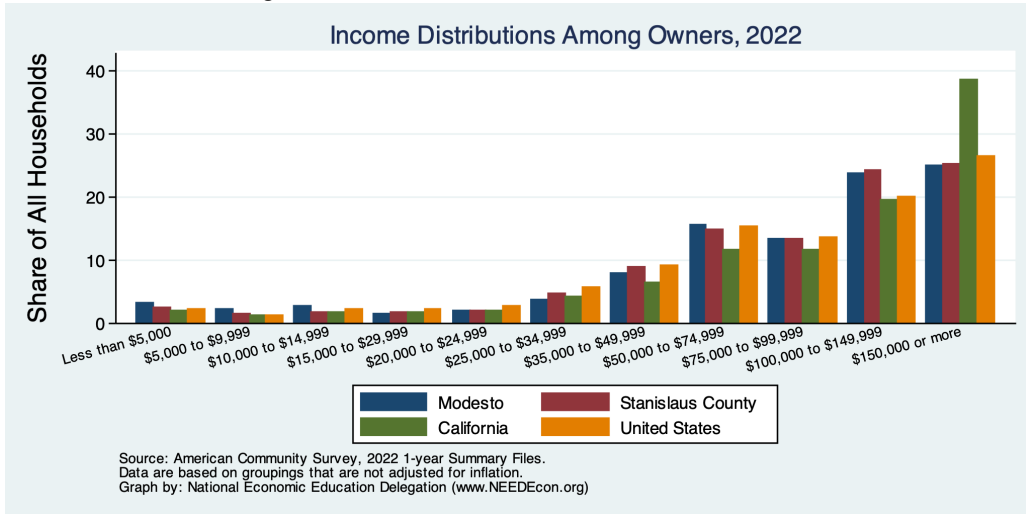
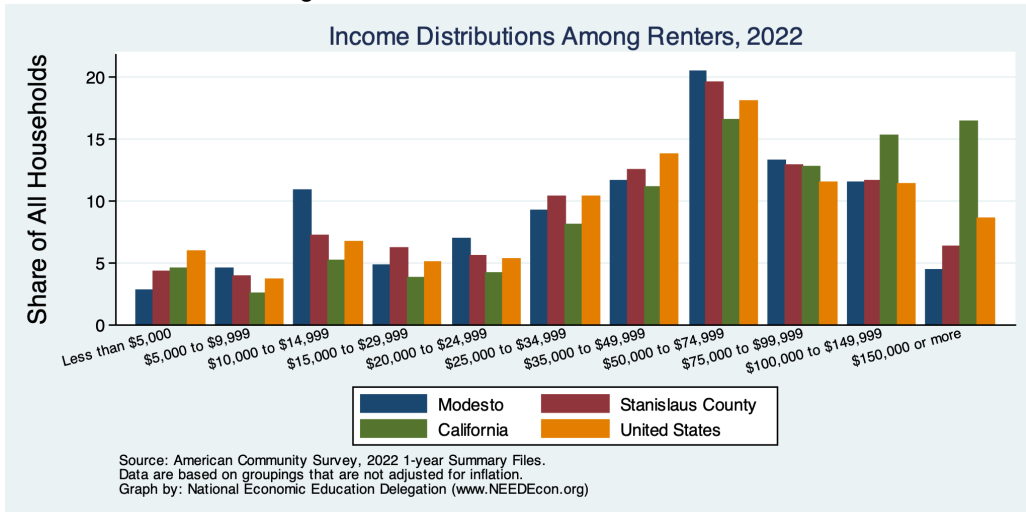


Figure 41: Income Distribution of Renters



Housing Burden in Modesto and Broader Regions

Figure 42: Home Owners w/ A Mortgage

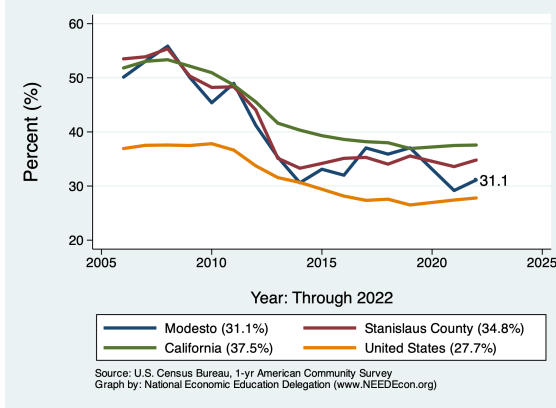


Figure 43: Home Owners w/o A Mortgage

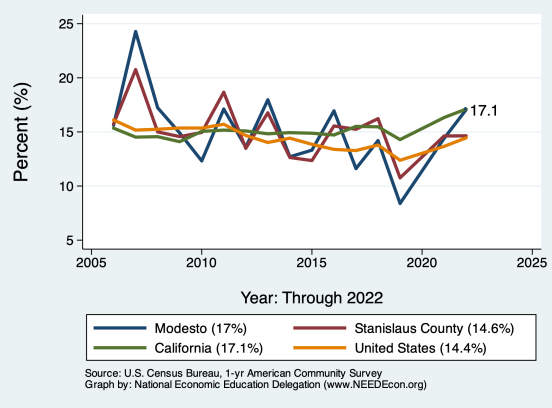


Figure 44: Renters

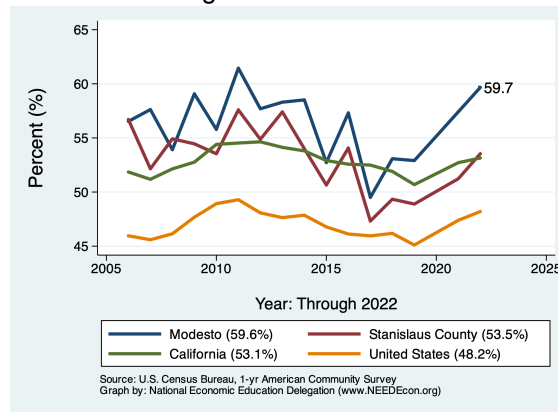
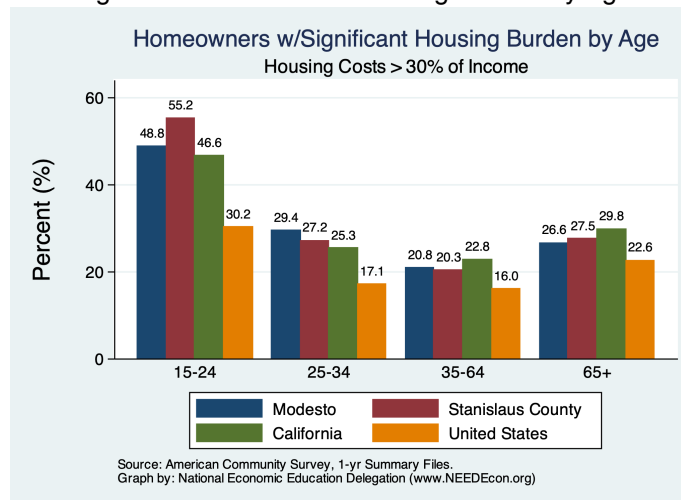


Figure 45: Homeowner Housing Burden by Age



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	216,995.0	220,126.0	201,165.0	-1.4	7.9
Total # of Homes	77,702.0	76,196.0	75,044.0	2.0	3.5
# Occupied Units	74,931.0	73,709.0	69,107.0	1.7	8.4
Persons per Household	2.9	2.9	2.9	-3.2	-0.6
Vacancy Rate (%)	3.6	3.3	7.9	9.3	-54.9

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

Figure 46: Housing Growth

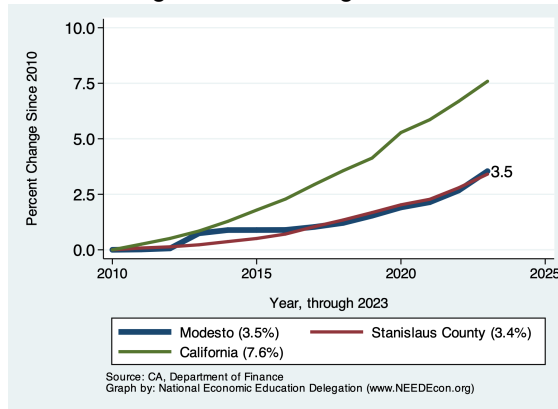


Figure 47: Persons per Household

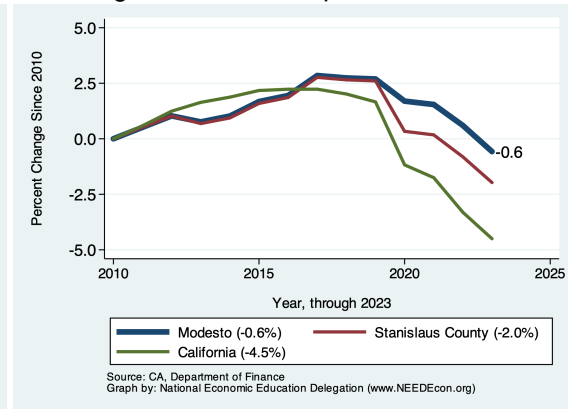


Figure 48: Vacancy Rates

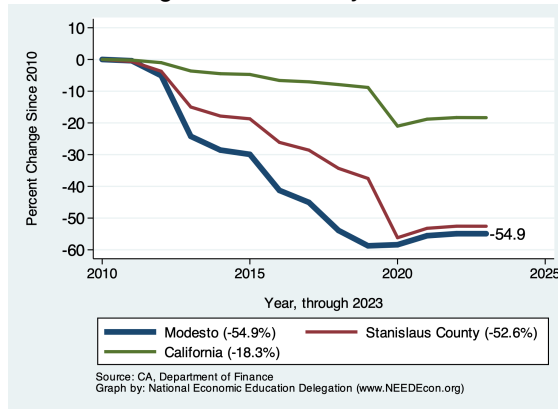
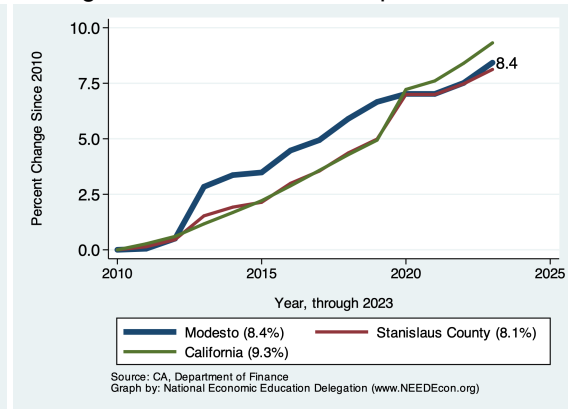


Figure 49: Number of Occupied Units



Trends in the Growth of Housing by Housing Type

Figure 50: Single Detached Homes

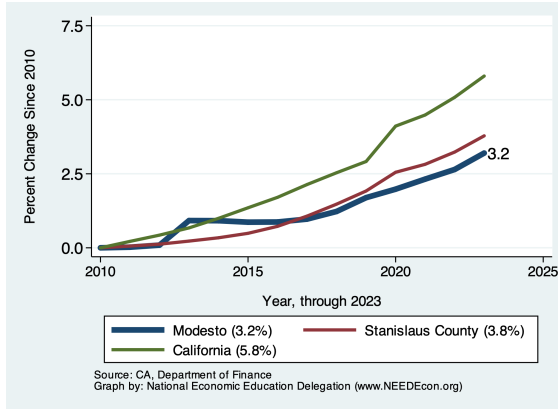


Figure 51: Single Attached Homes

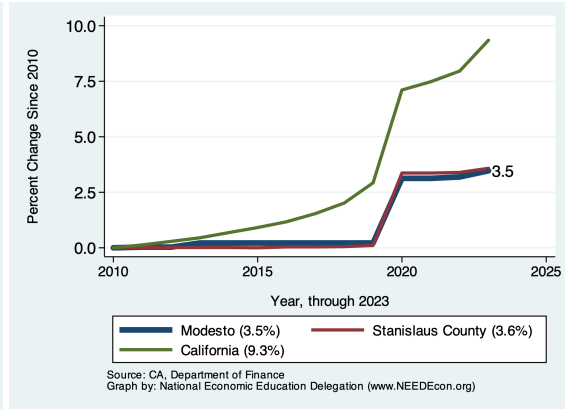


Figure 52: Housing in Buildings with Two to Four Units

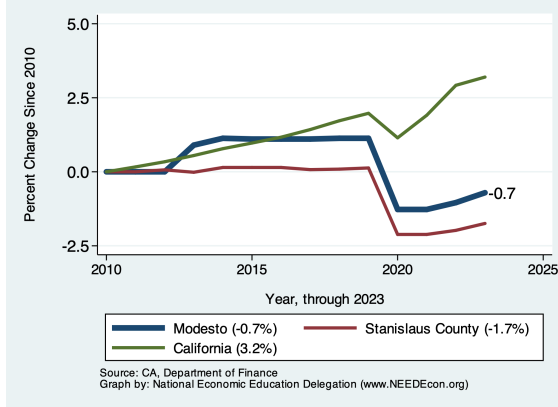
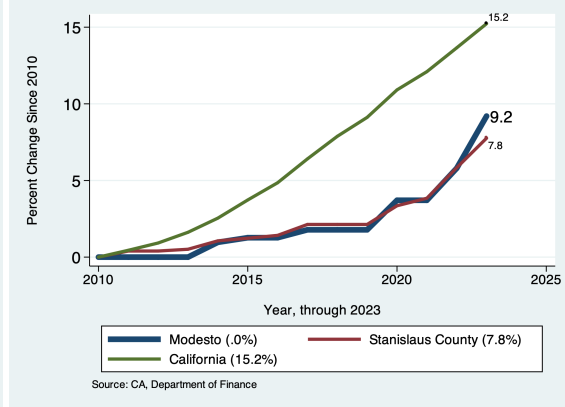


Figure 53: Housing in Buildings with Five or More Units



Vintage of Residential Housing

Why is it important?

This section provides evidence on the year in which residential housing in Modesto was built. We break it down into owned versus rented residences and provide a comparison across Stanislaus 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

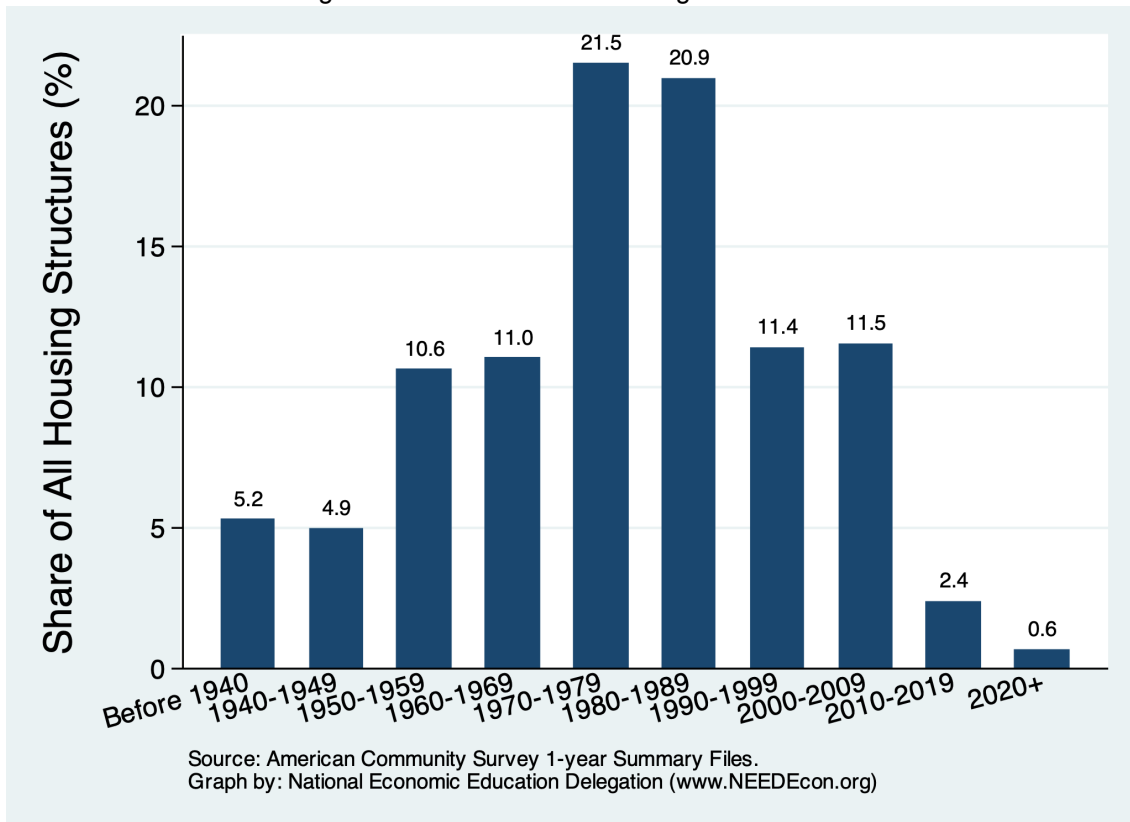


Figure 55: Housing Vintage across Regions

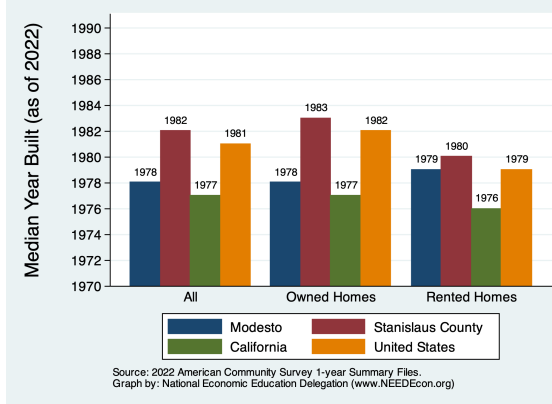


Figure 56: Housing Vintage by Tenure

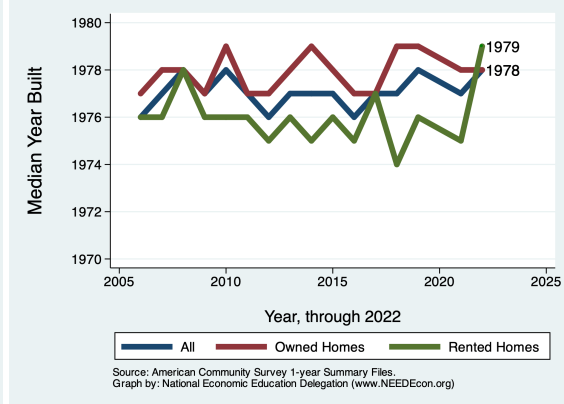


Figure 57: Vintage of Owned Residences

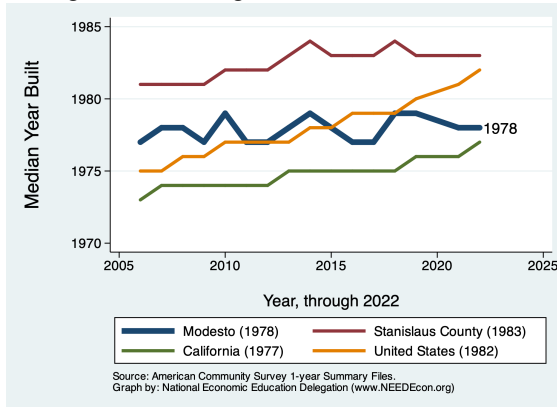


Figure 58: Vintage of Rented Residences

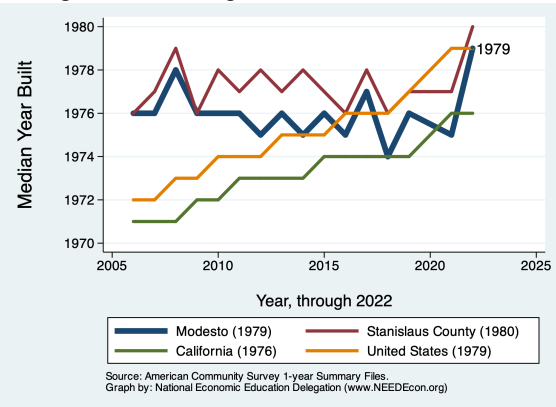
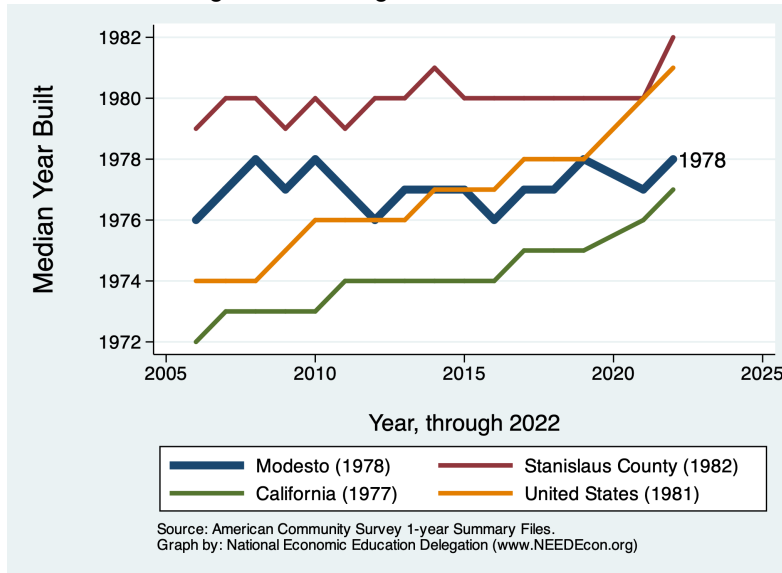


Figure 59: Vintage of All Residences



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

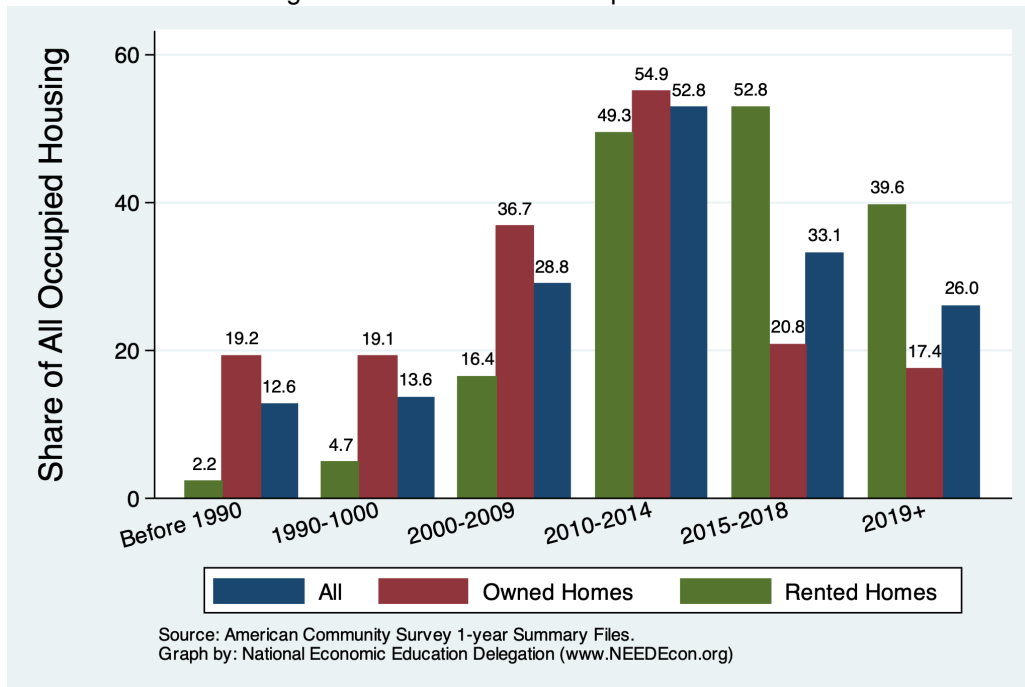


Figure 61: Year Occupied by Current Residents across Regions

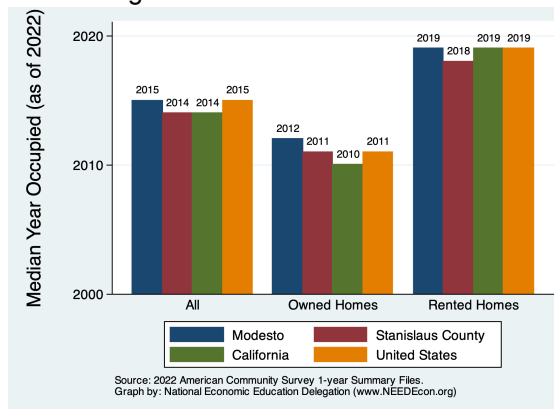


Figure 62: Year Occupied by Current Residents by Tenure

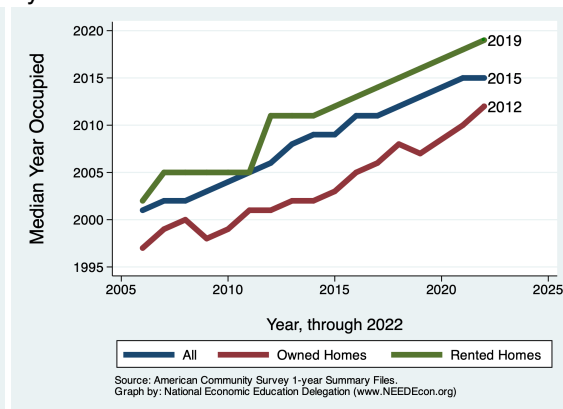


Figure 63: Year Occupied by Current Residents for Owned Housing

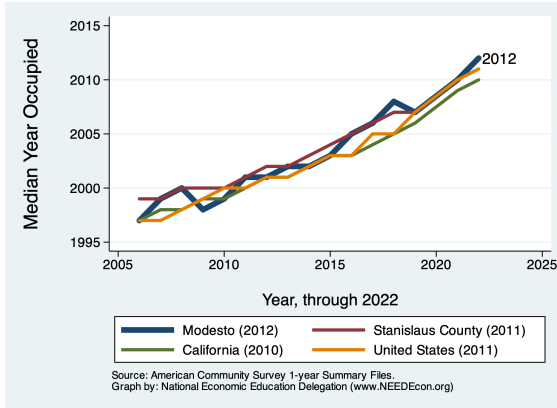


Figure 64: Year Occupied by Current Residents for Rented Housing

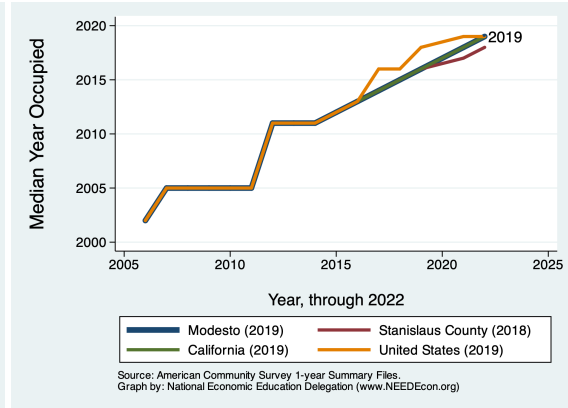
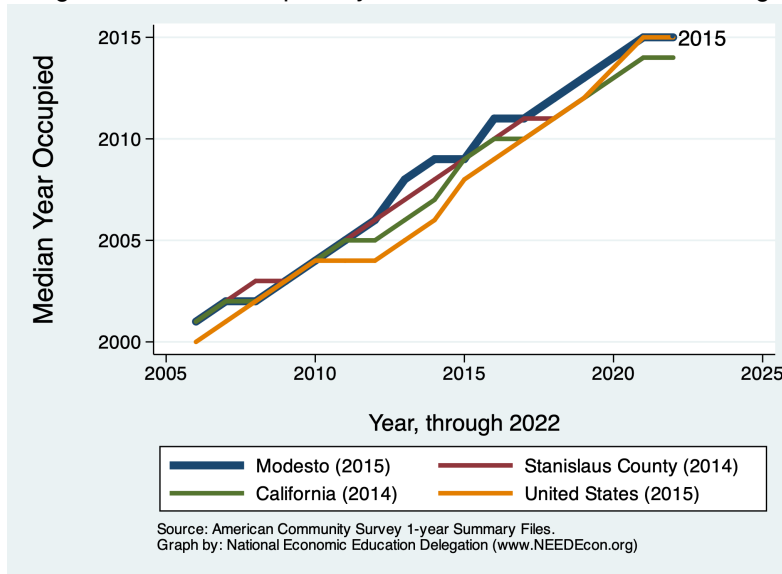


Figure 65: Year Occupied by Current Residents for All Housing



Residential Permitting

Definition:

This indicator provides evidence on the number of residential buildings that are permitted for construction each year. Permit data for Modesto is compared with data from Stanislaus 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.

Modesto - Ranking Among Comparables

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

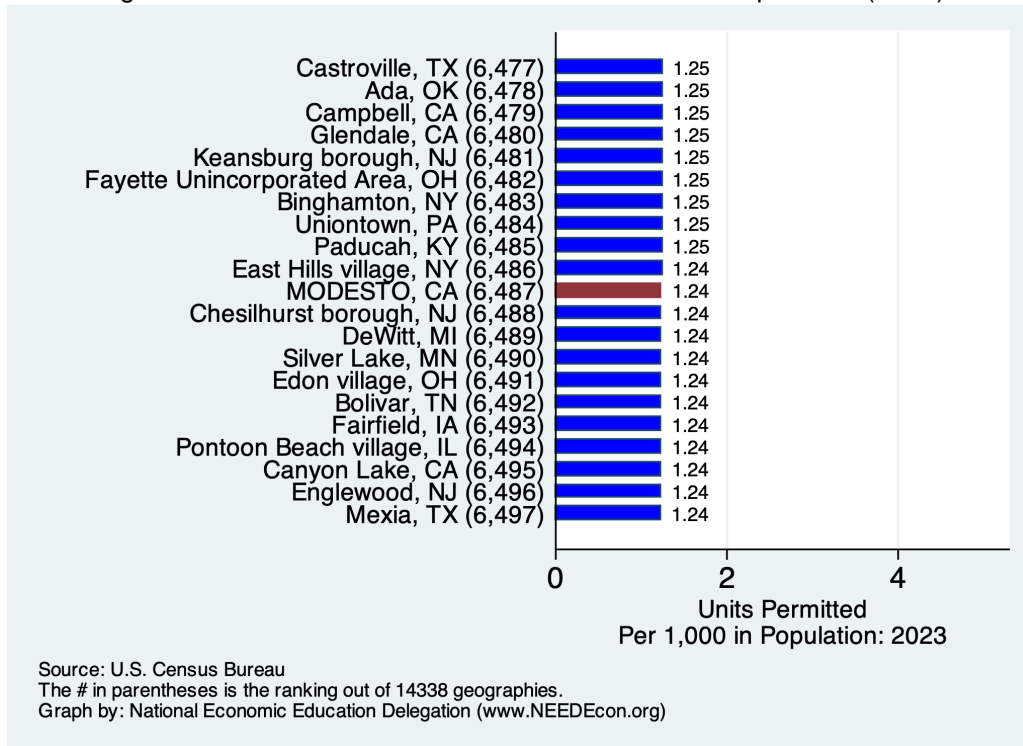


Figure 67: Number of Units Permitted - California Comparables (Rank)

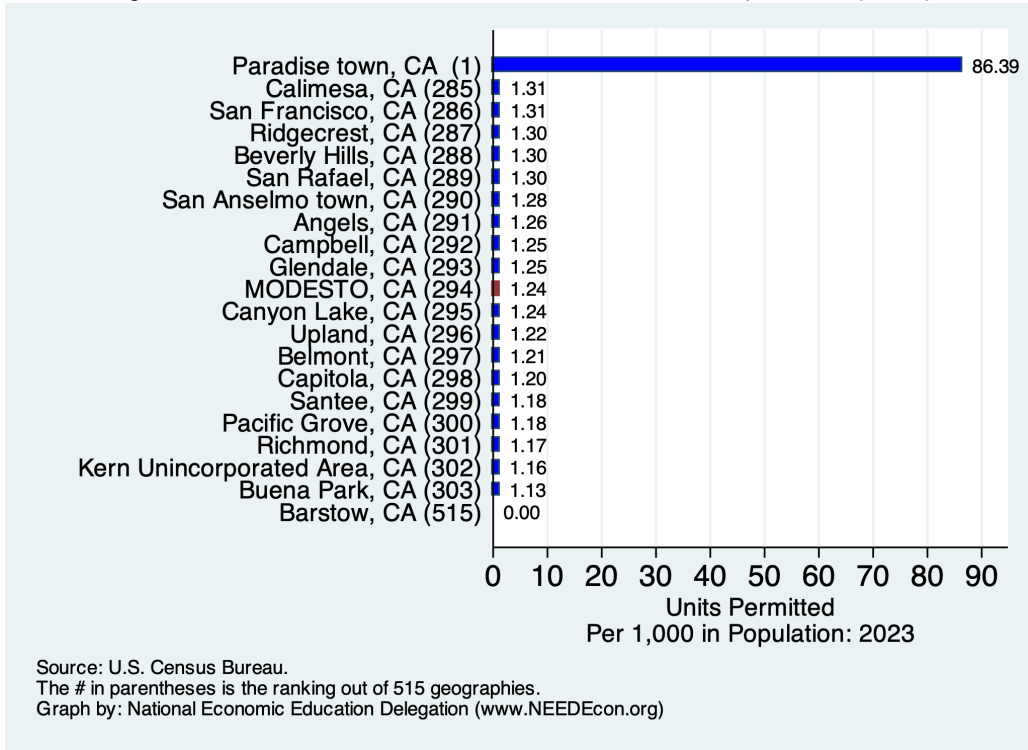
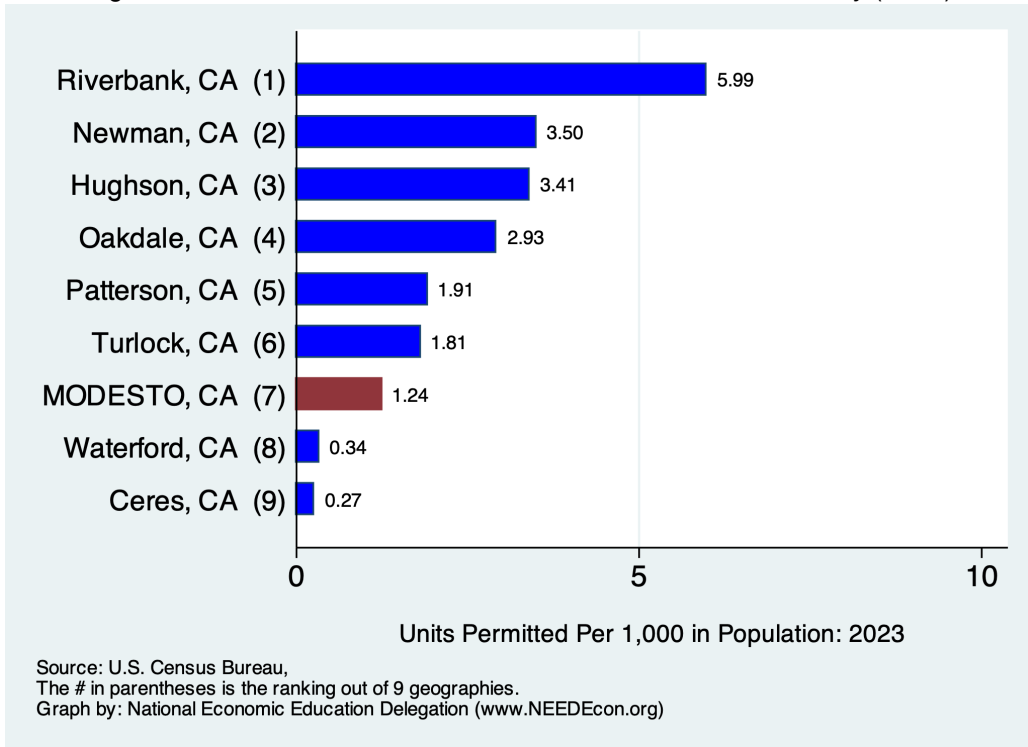


Figure 68: Number of Units Permitted - Cities in Stanislaus County (Rank)



Modesto - Permitting Activity

Annual Units Permitted - Per Capita in Modesto

Figure 69: Units Permitted Each Year

Figure 70: Average Annual Growth in Units Permitted

N/A

N/A

Annual Number of Buildings Permitted - Per Capita in Modesto

Figure 71: Units Permitted Each Year

Figure 72: Average Annual Growth in Buildings Permitted

N/A

N/A

Annual Value of Property Permitted - Per Capita in Modesto

Figure 73: Value Permitted Each Year

Figure 74: Average Annual Growth in Value Permitted

N/A

N/A

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

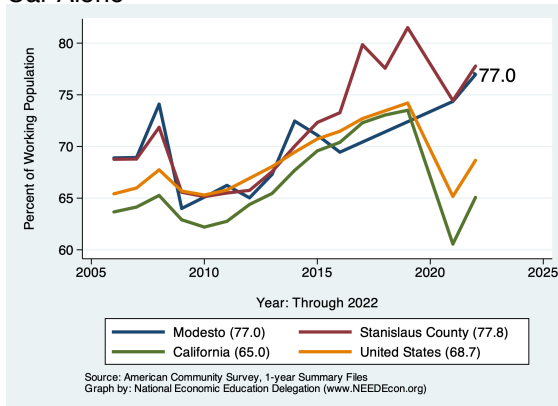


Figure 76: Percent of Workers Commuting by Carpool

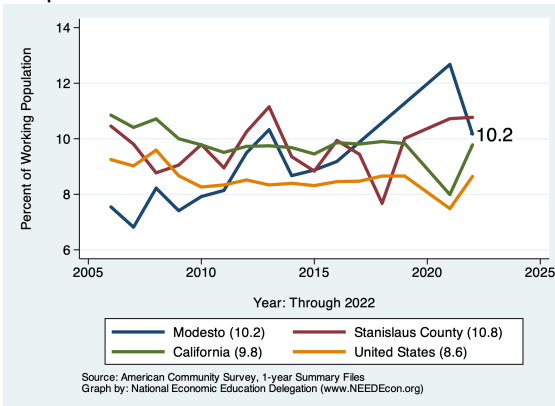


Figure 77: Percent of Workers using Public Transportation

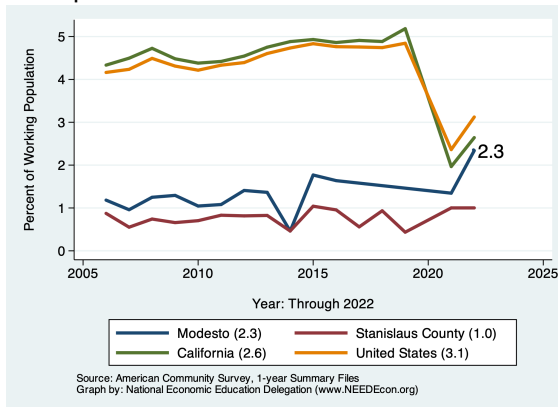
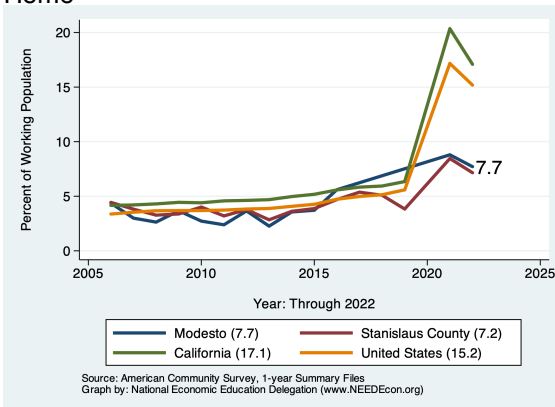


Figure 78: Percent of Workers Who Work From Home



The first table on this page presents data for those who LIVE in Modesto. The second provides data on those who work, but do not necessarily live in Modesto. 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:	44,729	83.2	37,780	83.1	82,509	87.1	75.3
Drove Alone	39,758	74.0	33,120	72.8	72,878	77.0	65.5
Carpooled:	4,971	9.2	4,660	10.2	9,631	10.2	9.8
In 2-person carpool	3,368	6.3	3,483	7.7	6,851	7.2	7.0
In 3-person carpool	923	1.7	1,177	2.6	2,100	2.2	1.7
In 4-or-more-person carpool	680	1.3	0	0.0	680	0.7	1.2
Public Transportation (excl Taxi):	950	1.8	1,265	2.8	2,215	2.3	2.7
Bus or Trolley Bus	899	1.7	1,167	2.6	2,066	2.2	1.8
Streetcar or Trolley Car	0	0.0	0	0.0	0	0.0	0.5
Subway or Elevated	51	0.1	98	0.2	149	0.2	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	101	0.2	171	0.4	272	0.3	0.7
Walked	139	0.3	917	2.0	1,056	1.1	2.4
Taxicab, Motorcycle, or other	894	1.7	452	1.0	1,346	1.4	1.7
Worked at Home	2,408	4.5	4,894	10.8	7,302	7.7	17.2
Total:	49,221	91.6	45,479	100.0	94,700	100.0	

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:	42,894	92.2	44,778	86.6	87,672	89.3	75.3
Drove Alone	38,582	82.9	39,024	75.5	77,606	79.0	65.5
Carpooled:	4,312	9.3	5,754	11.1	10,066	10.2	9.8
In 2-person carpool	3,457	7.4	4,207	8.1	7,664	7.8	7.0
In 3-person carpool	668	1.4	1,242	2.4	1,910	1.9	1.7
In 4-or-more-person carpool	187	0.4	305	0.6	492	0.5	1.2
Public Transportation (excl Taxi):	430	0.9	325	0.6	755	0.8	2.6
Bus or Trolley Bus	430	0.9	325	0.6	755	0.8	1.8
Streetcar or Trolley Car	0	0.0	0	0.0	0	0.0	0.5
Subway or Elevated	0	0.0	0	0.0	0	0.0	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	129	0.3	171	0.3	300	0.3	0.7
Walked	113	0.2	840	1.6	953	1.0	2.4
Taxicab, Motorcycle, or other	546	1.2	701	1.4	1,247	1.3	1.7
Worked at Home	2,408	5.2	4,894	9.5	7,302	7.4	17.2
Total:	46,520	100.0	51,709	100.0	98,229	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.

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	540	1.1	2,120	5.2	2,660	3.0	2.1
5 to 9 minutes	3,560	7.2	4,888	12.0	8,448	9.7	7.8
10 to 14 minutes	4,450	9.0	6,912	17.0	11,362	13.0	12.4
15 to 19 minutes	10,019	20.2	7,762	19.1	17,781	20.3	15.4
20 to 24 minutes	6,382	12.8	5,588	13.8	11,970	13.7	14.8
25 to 29 minutes	2,426	4.9	3,471	8.6	5,897	6.7	6.4
30 to 34 minutes	4,669	9.4	3,557	8.8	8,226	9.4	15.2
35 to 39 minutes	479	1.0	1,843	4.5	2,322	2.7	2.9
40 to 44 minutes	3,345	6.7	692	1.7	4,037	4.6	4.1
45 to 59 minutes	3,069	6.2	1,095	2.7	4,164	4.8	8.2
60 to 89 minutes	3,527	7.1	1,005	2.5	4,532	5.2	7.2
90 or more minutes	4,347	8.7	1,652	4.1	5,999	6.9	3.6
Total:	46,813	94.2	40,585	100.0	87,398	100.0	

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

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

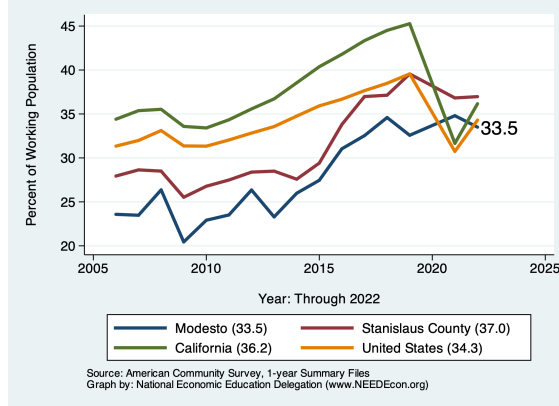


Figure 80: Percent of Employed Population With Commutes of More than 90 Minutes

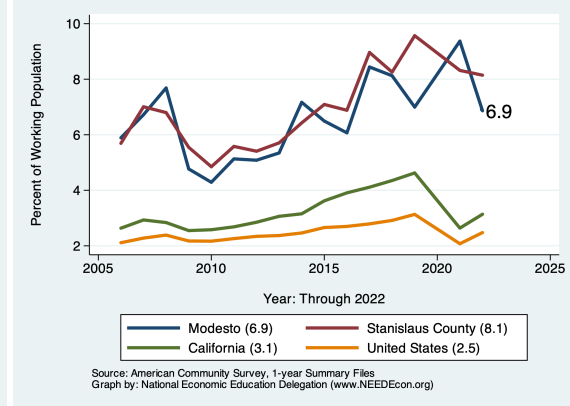
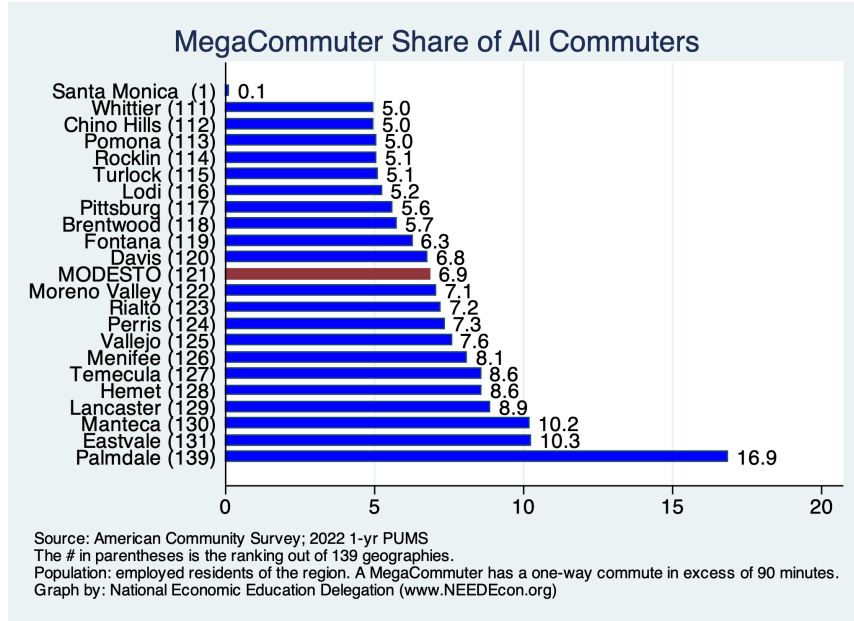


Figure 81: Rank: Share of MegaCommuters Across Similar Geographies



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	671	1.5	1,669	3.4	2,340	2.6	2.1
5 to 9 minutes	3,806	8.6	5,879	11.9	9,685	10.7	7.8
10 to 14 minutes	5,821	13.2	7,233	14.7	13,054	14.4	12.4
15 to 19 minutes	7,911	17.9	10,348	21.0	18,259	20.1	15.3
20 to 24 minutes	5,711	12.9	6,459	13.1	12,170	13.4	14.8
25 to 29 minutes	3,342	7.6	4,602	9.3	7,944	8.7	6.4
30 to 34 minutes	6,993	15.9	5,183	10.5	12,176	13.4	15.2
35 to 39 minutes	667	1.5	1,071	2.2	1,738	1.9	2.9
40 to 44 minutes	1,585	3.6	179	0.4	1,764	1.9	4.1
45 to 59 minutes	3,073	7.0	2,035	4.1	5,108	5.6	8.2
60 to 89 minutes	2,016	4.6	1,060	2.1	3,076	3.4	7.2
90 or more minutes	2,516	5.7	1,097	2.2	3,613	4.0	3.6
Total:	44,112	100.0	46,815	94.9	90,927	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.

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

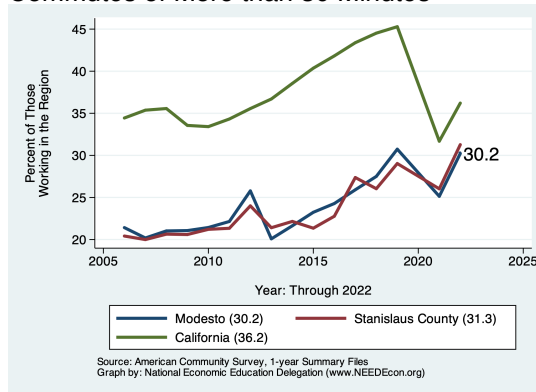


Figure 83: Percent of Local Employees With Commutes of More than 90 Minutes

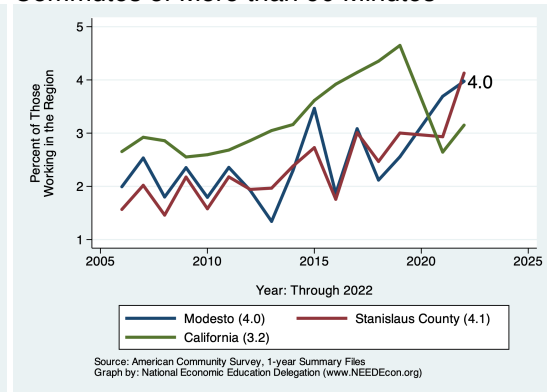
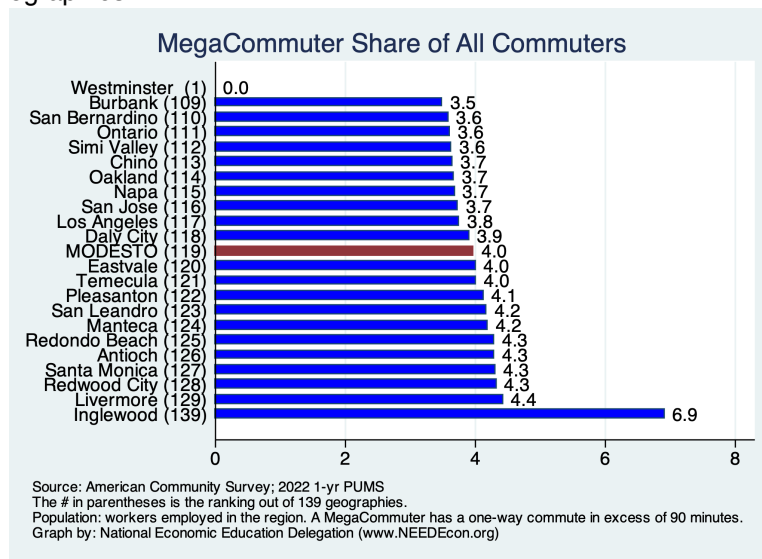


Figure 84: Rank: Share of MegaCommuters Across Similar Geographies



Place of Work

This section provides evidence on where workers living in Modesto work. As evidenced in the first table, some of Modesto'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 Modesto 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:	49,221	91.6	45,402	99.8	94,623	99.9	99.6
Worked in county of residence	32,168	59.9	38,723	85.1	70,891	74.9	85.3
worked outside of county of residence	17,053	31.7	6,679	14.7	23,732	25.1	14.3
Worked outside state of residence	0	0.0	77	0.2	77	0.1	0.4
Total:	49,221	91.6	45,479	100.0	94,700	100.0	

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

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

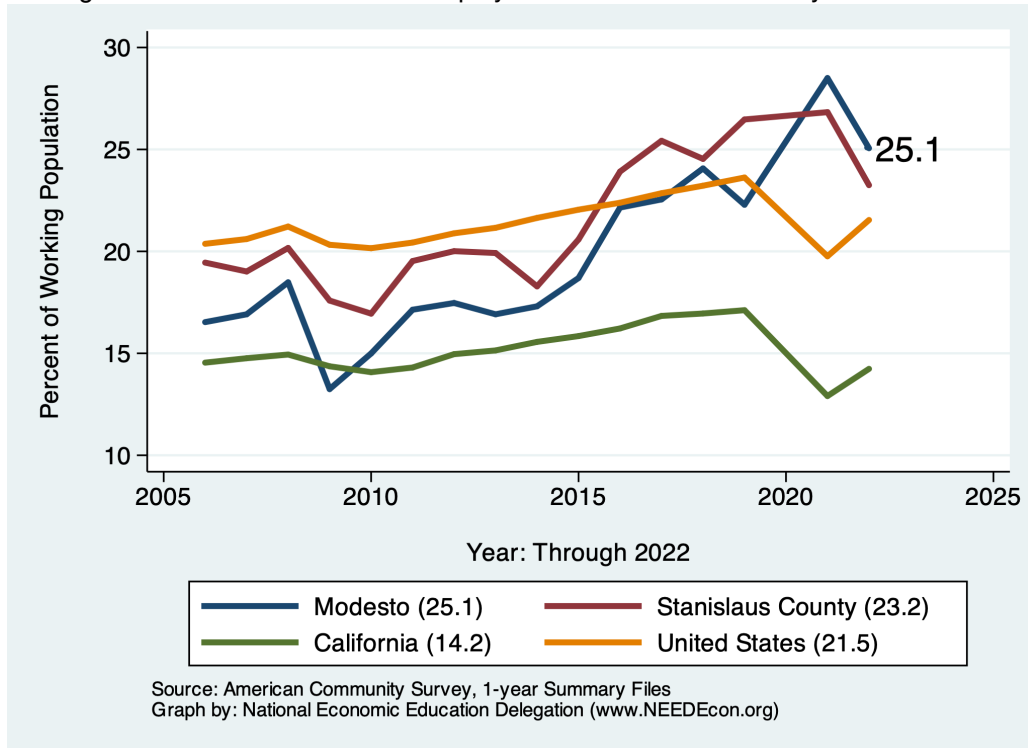
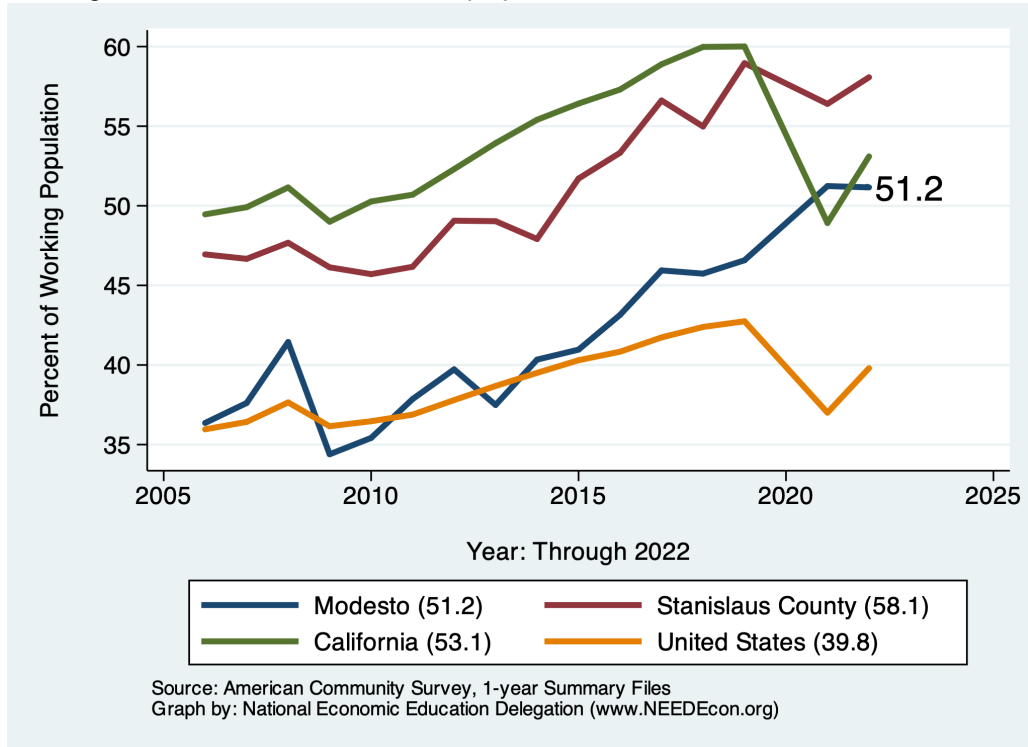


Table 11. SEX OF WORKERS BY PLACE OF WORK-PLACE LEVEL

Place of Work	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Living in a place:	49,221	91.6	45,479	100.0	94,700	100.0	95.8
Worked in place of residence	18,436	34.3	27,820	61.2	46,256	48.8	42.3
Worked outside place of residence	30,785	57.3	17,659	38.8	48,444	51.2	53.4
Not living in a place	0	0.0	0	0.0	0	0.0	4.2
Total:	49,221	91.6	45,479	100.0	94,700	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	45,295	48,335	106.5	45,677	104.9
Car, truck, or van - carpooled	37,458	35,926	118.5	34,518	114.8
Public transportation (excluding taxicab)	37,278	34,625	122.3	41,443	95.1
Walked	13,052	30,552	48.5	27,247	50.7
Taxicab, motorcycle, bicycle, or other means	32,262	40,631	90.2	36,218	94.2
Worked from home	62,918	79,738	89.7	69,180	96.2
Total:	43,844	49,818	88.0	46,365	94.6

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	17,515	49.8	26,751	70.2	18,977	77.9	71,771	75.8	68.4
Car, Truck, or Van: Carpooled	3,115	8.8	3,387	8.9	1,959	8.0	9,973	10.5	9.5
Public Transportation (excl Taxi)	495	1.4	471	1.2	99	0.4	1,187	1.3	3.6
Walked	429	1.2	136	0.4	181	0.7	989	1.0	2.4
Taxicab, Motorcycle, or other	597	1.7	246	0.6	252	1.0	1,378	1.5	2.4
Worked at Home	1,517	4.3	1,855	4.9	2,419	9.9	6,273	6.6	13.6
Total:	23,668	67.2	32,846	86.3	23,887	98.0	91,571	96.7	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	19,821	49.0	25,865	84.1	19,474	81.0	74,945	80.9	68.5
Car, Truck, or Van: Carpooled	2,921	7.2	2,436	7.9	1,717	7.1	8,320	9.0	9.5
Public Transportation (excl Taxi)	320	0.8	254	0.8	86	0.4	695	0.7	3.6
Walked	397	1.0	115	0.4	155	0.6	950	1.0	2.4
Taxicab, Motorcycle, or other	843	2.1	238	0.8	186	0.8	1,492	1.6	2.4
Worked at Home	1,517	3.7	1,855	6.0	2,419	10.1	6,273	6.8	13.6
Total:	25,819	63.8	30,763		24,037		92,675		

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	5,581	58.9	5,733	60.5	61,564	73.6	72,878	77.0	65.8
Car, Truck, or Van: Carpooled	457	4.8	672	7.1	8,502	10.2	9,631	10.2	9.8
Public Transportation (excl Taxi)	219	2.3	276	2.9	1,720	2.1	2,215	2.3	2.6
Walked	306	3.2	0	0.0	725	0.9	1,031	1.1	2.1
Taxicab, Motorcycle, or other	0	0.0	0	0.0	1,618	1.9	1,618	1.7	2.4
Worked at Home	214	2.3	569	6.0	6,519	7.8	7,302	7.7	17.2
Total:	6,777	71.5	7,250	76.5	80,648	96.4	94,675		

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	5,834	54.2	5,240	60.1	66,355	79.2	77,429	79.0	65.8
Car, Truck, or Van: Carpooled	792	7.4	885	10.2	8,389	10.0	10,066	10.3	9.8
Public Transportation (excl Taxi)	0	0.0	40	0.5	715	0.9	755	0.8	2.6
Walked	306	2.8	0	0.0	622	0.7	928	0.9	2.1
Taxicab, Motorcycle, or other	261	2.4	98	1.1	1,188	1.4	1,547	1.6	2.4
Worked at Home	214	2.0	569	6.5	6,519	7.8	7,302	7.4	17.2
Total:	7,407	68.8	6,832	78.4	83,788		98,027		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 Modesto 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

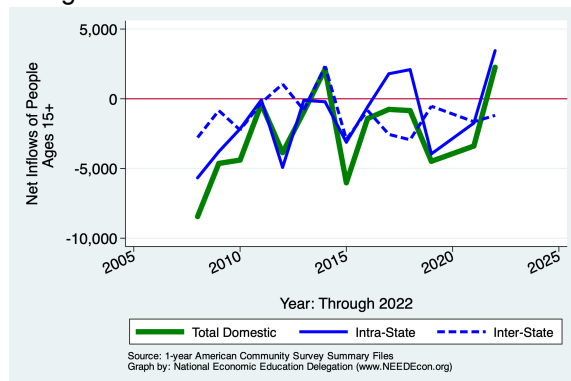


Table 17: Migration by Income

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
No income	28,455	510	461	123	-194	120
With income	143,069	2,218	1,584	1,281	-997	350
\$1 to \$9,999 or less	21,328	-1,008	-138	-444	-426	0
\$10,000 to \$14,999	16,455	-674	-235	-204	-446	211
\$15,000 to \$24,999	18,523	698	591	37	70	0
\$25,000 to \$34,999	14,219	538	472	-3	69	0
\$35,000 to \$49,999	19,549	904	9	803	0	92
\$50,000 to \$64,999	16,180	1,259	130	734	395	0
\$65,000 to \$74,999	6,697	183	232	-96	0	47
\$75,000 or more	30,118	318	523	454	-659	0
All:	171,524	2,728	2,045	1,404	-1,191	470

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

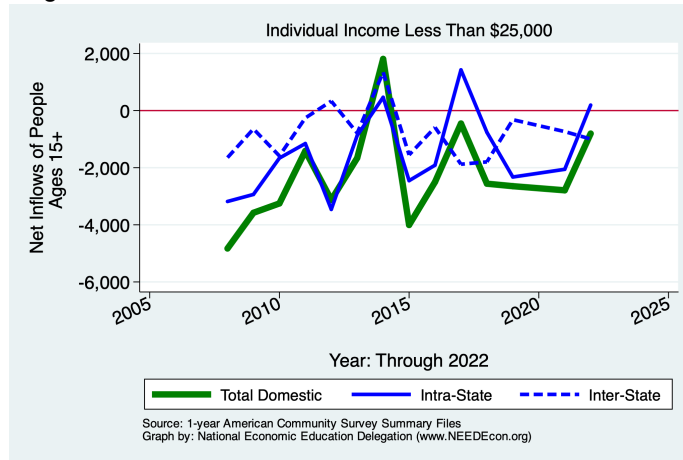


Figure 89: Overall Movements of Middle Income Residents

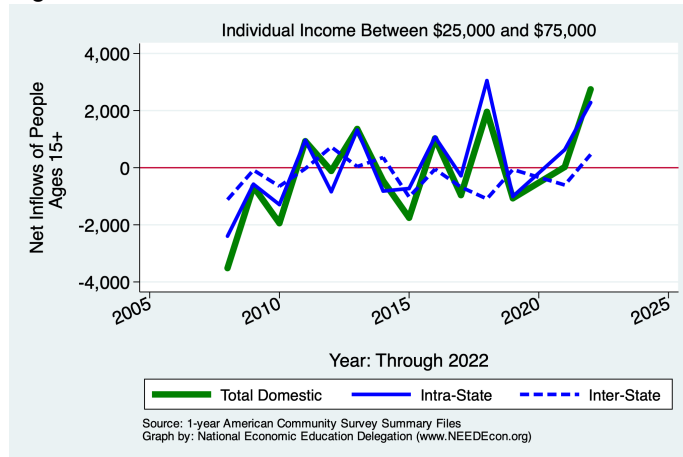
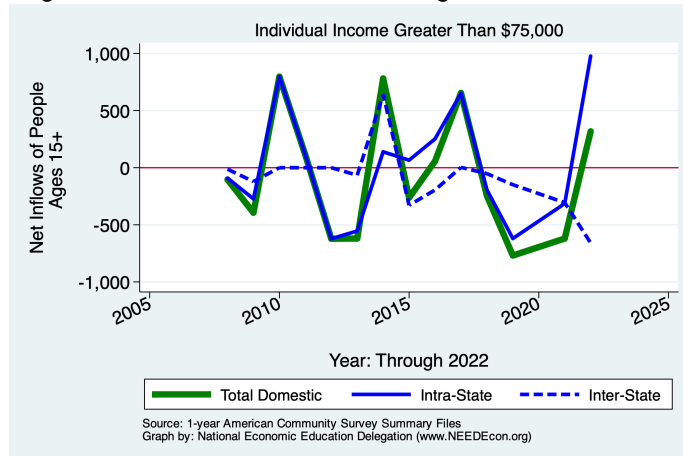


Figure 90: Overall Movements of High Income Residents



Demographics of Migration Flows

Table 18: Migration by Marital Status

Category	Population	Net Inflows				
		All Migration	Same State			From Abroad
			W/in County	Between Counties	Across States	
Never married	60,270	-1,366	-168	-1,162	-190	154
Now married, except separated	78,323	3,468	1,934	2,285	-1,067	316
Divorced	19,668	-28	66	120	-214	0
Separated	3,301	29	200	-171	0	0
Widowed	9,962	625	13	332	280	0
Total:	171,524	2,728	2,045	1,404	-1,191	470

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

Table 19: Migration by Tenure

Category	Population	Net Inflows				
		All Migration	Same State			From Abroad
			W/in County	Between Counties	Across States	
Householder lived in owner-occupied housing units	133,637	3,035	1,824	3,763	-3,083	531
Householder lived in renter-occupied housing units	79,284	-194	1,191	-385	-1,000	0
Total:	212,921	2,841	3,015	3,378	-4,083	531

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

Figure 91: Domestic Movements of Residents by Tenure

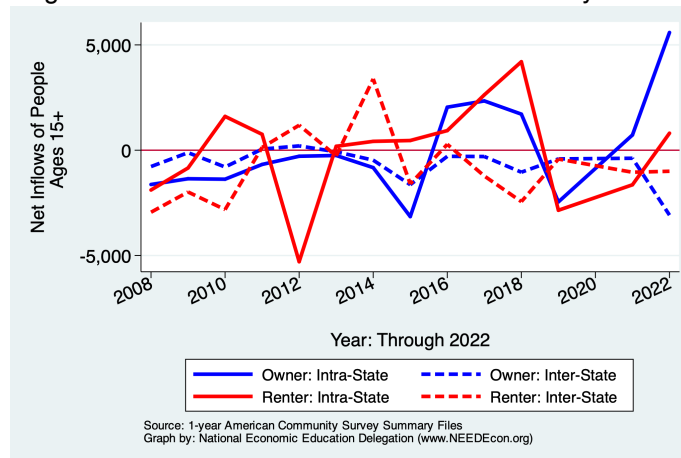


Table 20: Migration by Age

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
1 to 4 years	11,809	-147	331	-96	-382	0
5 to 17 years	42,131	-473	706	1,275	-2,577	123
18 and 19 years	5,888	-196	400	-383	-213	0
20 to 24 years	12,870	-953	463	-911	-505	0
25 to 29 years	13,931	72	-426	158	282	58
30 to 34 years	16,647	1,197	662	633	-98	0
35 to 39 years	16,856	-780	-61	-282	-437	0
40 to 44 years	14,094	1,175	364	1,020	-420	211
45 to 49 years	12,940	-465	-149	-164	-152	0
50 to 54 years	13,179	1,102	23	474	466	139
55 to 59 years	10,853	481	208	282	-9	0
60 to 64 years	12,373	-189	174	32	-395	0
65 to 69 years	11,338	525	147	94	284	0
70 to 74 years	6,513	41	0	41	0	0
75 years and over	14,361	650	227	257	166	0
Total Population:	215,783	2,040	3,069	2,430	-3,990	531

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

Table 21: Migration by Educational Attainment

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
Less than high school graduate	24,107	859	871	-76	64	0
High school graduate (includes equiv)	41,114	71	87	537	-675	122
Some college or assoc. degree	48,483	1,074	-77	901	69	181
Bachelor's degree	20,713	1,787	426	626	630	105
Graduate or professional degree	8,668	18	-138	557	-401	0
Total:	143,085	3,809	1,169	2,545	-313	408

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	35,910	35,910
Moved Within Same County	32,471	29,137
Moved to Different County, Same State	41,325	15,561
Moved Between States	50,812	20,620
Moved from Abroad	14,573	
Total Population:	35,690	34,388

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	37.7	37.7
Moved Within Same County	29.5	29.4
Moved to Different County, Same State	31.1	25.7
Moved Between States	50.3	20.0
Moved from Abroad	43.7	
Total Population:	36.4	35.9

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.

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