Palos Verdes Estates, California

Indicators Report

by
The National Economic Education Delegation (NEED)

April 20, 2024

Exploring the economics, demographics, and well-being of Palos Verdes Estates and its residents through indicators.

This report was produced by the:

Executive Summary

Assessing the City with Indicators

About this Report

This report provides background or summary information for the city of Palos Verdes Estates (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 Palos Verdes Estates. These indicators are compared to Los Angeles County (the County) as a whole, a broader region where one is well defined, California, and the United Sates.

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 snopshot of Palos Verdes Estates 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 or employment and unemployment in Palos Verdes Estates 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 Palos Verdes Estates, 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 proprotion 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 Palos Verdes Estates, but do not necessarily live in Palos Verdes Estates.

- **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 house-hold compositon.

Why is it important?

The characteristics and growth of Palos Verdes Estates's population are funda-mental indicators of the city's growth potential.

A Demographic Snapshot

Statistic	2022	2019
POPULATION		
Population Estimate (#, 5yr)	13,219.0	13,434.0
Veterans (#, 5yr)	446.0	793.0
Foreign born persons (%, 5yr)	22.1	22.1
Population age 25+ (#, 5yr)	9,674.0	9,799.0
AGE AND SEX		
Persons under 5 years (%, 5yr)	3.7	4.0
Persons under 18 years (%, 5yr)	23.1	21.4
Persons 65 years and over (%, 5yr)	28.1	27.0
Female persons (%, 5yr)	50.0	51.9
INCOME AND POVERTY		
Median household income ($, 5yr)	224,766.0	194,543.0
Per capita income in past 12 months ($, 5yr)	133,004.0	102,182.0
Persons in poverty (%, 5yr)	3.8	5.9
Children age less than 18 in poverty (#, 5yr)	22.0	142.0
Children age less than 18 in poverty (%, 5yr)	0.7	4.9
RACE AND ETHNICITY		
White alone (%, 5yr)	64.7	71.9
African American alone (%, 5yr)	2.9	0.4
American Indian or Alaska Native alone (%, 5yr)	0.0	0.0
Asian alone (%, 5yr)	25.1	22.9
Native Hawaiian and Other Pacific Islander alone (%, 5yr)	0.0	0.0
Two or More Races (%, 5yr)	7.2	4.5
Hispanic or Latino (%, 5yr)	3.7	7.8
White alone, not Hispanic or Latino (%, 5yr)	62.6	65.4
HOUSING		
Housing units (#, 5yr)	5,506.0	5,499.0
Owner-occupied housing units (%, 5yr)	89.0	86.2
Median value of owner-occupied housing units ($, 5yr)	2,000,001.0	2,000,000.0
Median selected monthly owner costs-with a mortgage ($, 5yr)	4,001.0	4,001.0
Median selected monthly owner costs-without a mortgage ($, 5yr)	1,501.0	941.0
Median gross rent ($, 5yr)	3,056.0	2,683.0
FAMILIES AND LIVING ARRANGEMENTS		
Households (#, 5yr)	5,123.0	4,909.0
Persons per household (#, 5yr)	2.6	2.7
Living in same house 1 year ago, % of persons age 1+ (5yr)	91.2	89.1
EDUCATION		
High school graduate or higher, % of persons age 25+ (5yr)	97.6	99.3
Bachelor's degree or higher, % of persons age 25+ (5yr)	79.9	77.9
HEALTH		
With a disability, under age 65 years (#, 5yr)	414.0	300.0
Persons without health insurance, under age 65 years (%, 5yr)	1.8	1.3
LABOR FORCE		
In civilian labor force, persons age 16+ (%, 5yr)	50.9	51.5
In civilian labor force, women age 16+ (%, 5yr)	41.0	40.6
Employed, persons age 16+ (%, 5yr)	48.1	48.2
Self employed (%, 5yr)	32.6	27.5
TRANSPORTATION		
Mean travel time to work, workers age 16+ (Mins., 5yr)	26.2	31.6
Drive alone in private vehicle (%, 5yr)	74.3	83.0
Using public transportation (%, 5yr)	0.0	0.6
Worked from home (%, 5yr)	21.5	10.6

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				
Palos Verdes Estates	12,935	−0.90	−3.30	−4.74
County and Broader Regions				
Los Angeles County	9,761,210	−0.75	−3.69	−4.81
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

Figure 1: Population Growth (1)

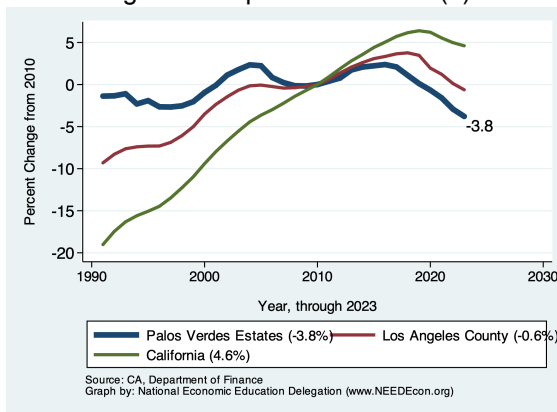Source: CA, Department of Finance
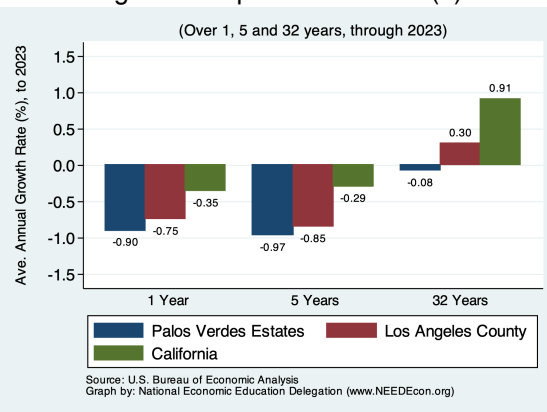Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 2: Population Growth (2)

Source: U.S. Bureau of Economic Analysis
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 3: Population by Age - Detailed Age Categories

Palos Verdes Estates Male and Female Population by Age, 2022

	Males	Females
85 and over	3.9	6.2
80 to 84	5.0	3.8
75 to 79	4.8	4.8
70 to 74	5.8	6.7
65 to 69	7.0	8.3
60 to 64	10.3	9.6
55 to 59	11.0	7.4
50 to 54	9.8	10.2
45 to 49	3.6	6.3
40 to 44	3.8	5.7
35 to 39	2.3	2.2
30 to 34	2.4	2.4
25 to 29	2.0	1.2
20 to 24	3.0	2.0
15 to 19	9.4	3.3
10 to 14	9.2	6.9
5 to 9	2.8	9.7
Under 5	3.9	3.4

Percent of Population

Palos Verdes Estates Population by Age
Change over 10 years, to 2022

	Decreases	Increases
85 and over		2.3
80 to 84		0.5
75 to 79	0.7	
70 to 74	0.6	
65 to 69	0.9	
60 to 64		2.1
55 to 59		2.6
50 to 54		3.0
45 to 49	4.5	
40 to 44	2.1	
35 to 39	0.7	
30 to 34	0.0	
25 to 29	1.3	
20 to 24	0.0	
15 to 19		0.3
10 to 14	1.4	
5 to 9	0.7	
Under 5		0.5

Change in Share of Population

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 4: Population by Age - Broad Age Categories

Palos Verdes Estates Male and Female Population by Age, 2022

	Males	Females
65 and over	26.5	29.8
55 to 64	21.3	17.0
35 to 54	19.6	24.3
25 to 34	4.4	3.6
20 to 24	3.0	2.0
Under 20	25.2	23.4

Percent of Population

Palos Verdes Estates Population by Age
Change over 10 years, to 2022

	Decreases	Increases
65 and over		2.2
55 to 64		4.7
35 to 54	4.4	
25 to 34	1.4	
20 to 24		0.0
Under 20	1.2	

Change in Share of Population

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 5: Population by Educational Attainment

Male and Female Educational Attainment, 2022
Palos Verdes Estates

	Males	Females
Doctorate degree	7	3
Professional school degree	18	
Master's degree	19	22
Bachelor's degree	41	44
Associate's degree		
Some college, 1 or more years, no degree		
Some college, less than 1 year		
High school graduate (includes equivalency)		
12th grade, no diploma		
11th grade		
10th grade		
9th grade		
7th and 8th grade		
5th and 6th grade		
Nursery to 4th grade		
No schooling completed		

Percent of Population 25 Years and Older

Male and Female Educational Attainment, 2022
Palos Verdes Estates

	Males	Females
(37%) Advanced Degree	43	32
(42%) Bachelor's degree	41	44
(13%) Some college or Associate's degree	10	15
(5%) High school graduate (includes equivalency)	4	6
(2%) Less than high school diploma	2	3

Percent of Population 25 Years and Older

Source: U.S. Census Bureau, 5-yr American Community Survey

Source: U.S. Census Bureau, 5-yr American Community Survey
The number in parenthesis is the share of the total population.

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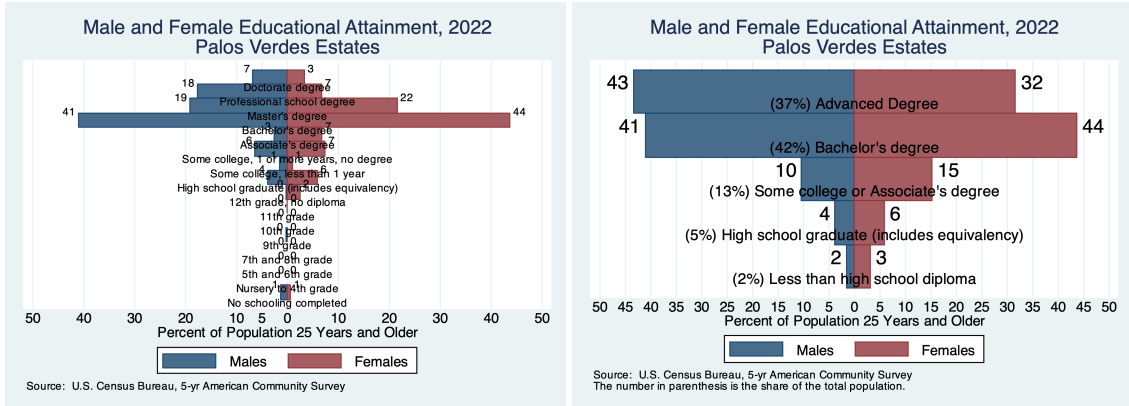
Table 2. County Population Change by City
(Thousands, January to January)

City	2022	2023	% Change Local	Southern California	California
Los Angeles County	9,834.5	9,761.2	−0.75	−0.41	−0.35
Los Angeles	3,802.7	3,766.1	−0.96		
Long Beach	460.2	458.2	−0.44		
Santa Clarita	229.0	230.7	0.71		
Glendale	192.9	191.3	−0.82		
Lancaster	174.6	173.4	−0.70		
Palmdale	167.0	165.9	−0.66		
Pomona	149.9	149.7	−0.12		
Torrance	144.3	143.1	−0.88		
Pasadena	137.8	137.0	−0.60		
Downey	112.1	111.3	−0.73		
West Covina	107.6	107.9	0.23		
El Monte	107.3	106.4	−0.84		
Inglewood	106.9	106.2	−0.64		
Burbank	105.0	104.5	−0.42		
Norwalk	101.8	101.2	−0.65		
Compton	94.3	93.7	−0.61		
South Gate	93.4	92.6	−0.78		
Carson	92.7	92.2	−0.60		
Santa Monica	91.7	91.7	−0.02		
Whittier	87.7	87.3	−0.47		
Hawthorne	86.5	85.7	−0.96		
Alhambra	81.6	81.3	−0.37		
Lakewood	80.9	80.2	−0.92		
Bellflower	77.6	76.9	−0.92		
Baldwin Park	70.8	70.4	−0.63		
Redondo Beach	69.1	68.4	−0.97		
Lynwood	66.6	66.2	−0.55		
Montebello	61.8	61.6	−0.26		
Pico Rivera	61.4	61.0	−0.77		
Gardena	60.1	59.8	−0.47		
Monterey Park	59.8	59.3	−0.90		
Arcadia	55.9	55.5	−0.74		
Diamond Bar	53.9	53.4	−1.03		
Huntington Park	53.8	53.3	−0.93		
Paramount	52.6	52.2	−0.72		
Glendora	51.6	51.2	−0.80		
Covina	50.7	50.4	−0.67		
Rosemead	50.1	50.0	−0.17		
Azusa	49.5	49.5	0.06		
La Mirada	48.4	47.9	−1.00		
Cerritos	48.4	47.9	−1.06		
Rancho Palos Verdes	41.5	41.0	−1.02		
Culver City	40.0	39.7	−0.73		
San Gabriel	38.7	38.5	−0.58		
Bell Gardens	38.8	38.4	−0.84		
Monrovia	37.8	37.5	−0.62		
La Puente	37.6	37.4	−0.63		
Claremont	37.0	36.8	−0.74		
Temple City	36.0	35.8	−0.55		
West Hollywood	34.9	34.8	−0.39		
Manhattan Beach	34.7	34.3	−1.24		
San Dimas	34.4	34.1	−0.95		
Bell	33.6	33.4	−0.72		
La Verne	32.3	32.1	−0.89		
Beverly Hills	31.9	31.7	−0.90		
Lawndale	31.2	30.9	−0.93		
Walnut	27.7	27.6	−0.61		
South Pasadena	26.4	26.3	−0.59		
Maywood	24.8	24.5	−0.94		
San Fernando	23.5	23.5	−0.20		
Calabasas	23.0	22.8	−0.99		
Duarte	21.4	22.8	6.60		
Cudahy	22.4	22.3	−0.52		
Lomita	20.3	20.1	−1.02		
La Canada Flintridge	20.1	19.9	−0.65		
Agoura Hills	19.8	19.8	−0.03		
South El Monte	19.6	19.5	−0.85		
Hermosa Beach	19.2	19.0	−0.98		
Santa Fe Springs	18.7	18.6	−0.88		
El Segundo	17.0	16.9	−0.67		
Artesia	16.2	16.1	−0.81		
Hawaiian Gardens	13.7	13.5	−0.94		
Palos Verdes Estates	13.1	12.9	−0.90		
San Marino	12.3	12.2	−0.62		
Commerce	12.2	12.0	−1.91		
Signal Hill	11.5	11.4	−0.84		
Sierra Madre	10.9	10.8	−0.81		
Malibu	10.5	10.5	−0.21		
Rolling Hills Estates	8.5	8.4	−0.40		
Westlake Village	8.0	7.9	−1.12		

Figure 6: Population by Race/Ethnicity

Palos Verdes Estates Race/Ethnicity, 2022

3.7%
5.7%

25.1%

62.6%

2.9%

■ White, Nonhispanic		■ Black, Nonhispanic	
■ Asian, Nonhispanic		■ Other, Nonhispanic	
■ Hispanic			
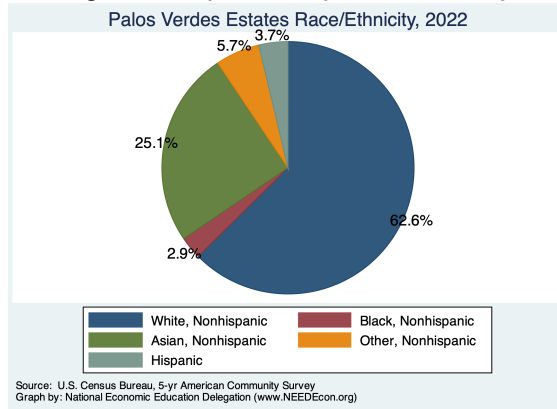
Figure 7: Population by Race/Ethnicity Over Time

Palos Verdes Estates Race/Ethnicity over Time

Percent (%) of Total Population

100
80
60
40
20
0

9   14   19

Year: Through 2022

■ White, Nonhispanic		■ Black, Nonhispanic	
■ Asian, Nonhispanic		■ Other Nonhispanic	
■ Hispanic			
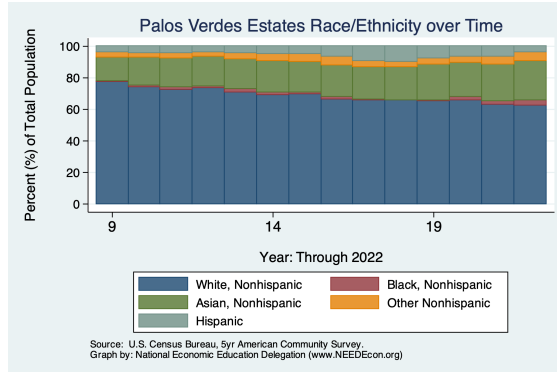
Employment Report

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 employment 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. Palos Verdes Estates Summary for March, 2024

| | | Change From: | | |
Category	Current Value	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

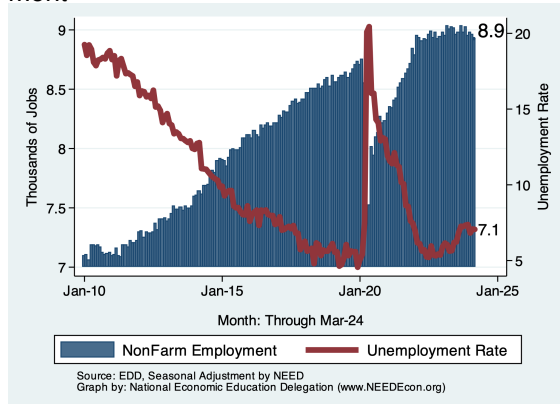Figure 8: Historical Employment and Unemployment

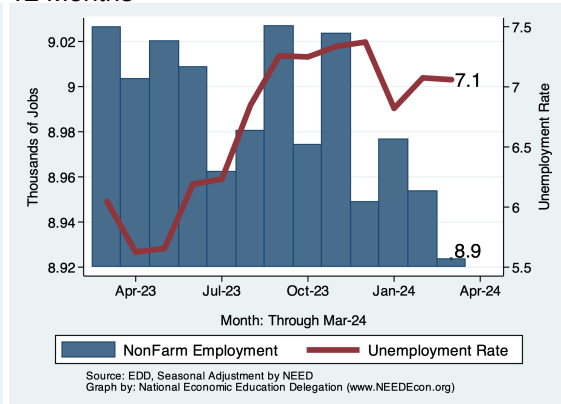

Figure 9: Employment and Unemployment - Last 12 Months

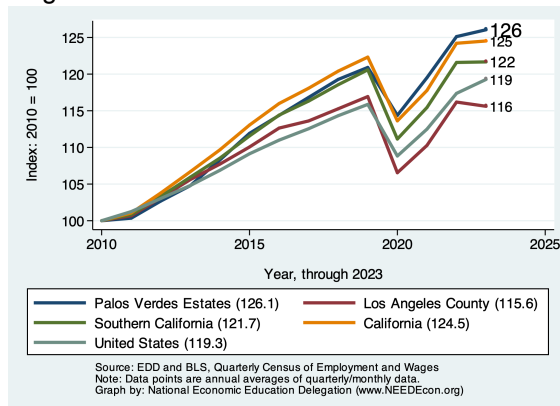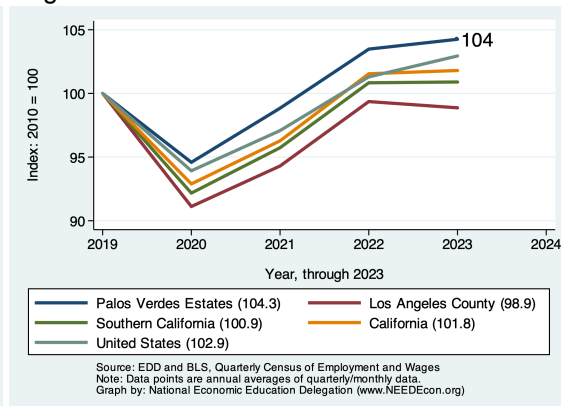Figure 10: Relative Employment Growth Across Regions - since 2010

Figure 11: Relative Employment Growth Across Regions - since 2019

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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 indsutry-level employment data for Los Angeles County. The following table provides the latest data for the County.

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

Industry	Employment	Share	Empl Growth	% Growth - Annualized Rate					
				Month	Qtr	6mo	1yr	3yr	5yr
Total Nonfarm	4,571,176	100.0	10,019.7	2.7	1.9	1.8	0.4	3.0	0.0
Total Private	3,980,116	87.1	10,298.0	3.2	1.8	1.7	0.2	3.1	0.1
Goods Producing	467,870	10.2	18.0	0.0	−2.8	−1.2	−0.8	0.4	−1.0
Mining, Logging and Construction	151,916	3.3	532.2	4.3	−5.0	−0.7	0.2	−0.0	0.2
Mining and Logging	1,600	0.0	0.0	0.0	0.0	0.0	−5.9	0.0	−3.2
Construction	149,974	3.3	383.7	3.1	−5.7	−1.3	0.3	0.0	0.3
Manufacturing	316,063	6.9	−223.5	−0.8	−2.1	−1.5	−1.4	0.5	−1.5
Durable Goods	190,266	4.2	126.6	0.8	−1.4	−0.8	−0.7	0.7	−1.1
Non-Durable Goods	125,955	2.8	−296.8	−2.8	−3.0	−2.5	−2.4	0.3	−2.2
Service Providing	4,101,400	89.7	9,377.4	2.8	2.1	2.0	0.6	3.4	0.2
Trade, Trans & Utilities	824,556	18.0	−680.6	−1.0	−1.1	−0.2	−0.3	0.7	−0.6
Wholesale Trade	198,134	4.3	−19.8	−0.1	−2.1	−1.6	−1.5	−0.4	−2.2
Retail Trade	406,837	8.9	88.1	0.3	−0.7	0.0	−0.2	1.3	−0.4
Trans & Warehousing	207,446	4.5	−739.7	−4.2	−0.3	0.8	0.6	0.5	0.9
Utilities	12,541	0.3	−4.9	−0.5	0.8	2.7	3.3	2.6	1.0
Information	178,723	3.9	2,431.1	17.9	3.5	0.4	−14.8	−2.7	−3.6
Financial Activities	210,643	4.6	−319.1	−1.8	4.2	0.5	−1.0	−0.2	−1.2
Finance & Insurance	122,234	2.7	82.9	0.8	1.2	−0.6	−1.2	−1.9	−2.0
Real Estate & Rental & Leasing	88,325	1.9	−180.4	−2.4	3.9	1.9	−0.8	2.5	−0.1
Professional & Business Srvcs	646,393	14.1	1,136.2	2.1	2.2	−0.4	−1.9	1.5	−0.1
Prof, Sci, & Tech	312,951	6.8	−1,162.7	−4.4	−0.3	−1.1	−1.1	2.1	0.9
Admin & Support Srvcs	258,283	5.7	2,442.0	12.1	8.3	0.7	−3.2	1.2	−1.0
Employment Srvcs	96,576	2.1	1,117.0	15.0	12.8	−0.7	−8.1	−0.7	−2.2
Educational & Health Srvcs	948,482	20.7	6,221.2	8.2	5.9	5.5	5.3	4.6	2.8
Education Srvcs	147,023	3.2	1,208.1	10.4	9.5	8.0	7.8	7.3	2.1
Health Care & Social Assistance	801,869	17.5	5,246.7	8.2	5.6	5.2	4.9	4.1	2.9
Leisure & Hospitality	539,744	11.8	−335.7	−0.7	1.3	1.4	1.3	13.8	−0.1
Arts, Entertainment & Recreation	93,094	2.0	−469.8	−5.9	−6.6	−7.9	−3.9	19.4	−0.5
Accommodation & Food Srvcs	444,463	9.7	−845.1	−2.3	−0.3	2.1	2.4	13.0	−0.1
Other Srvcs	160,653	3.5	−27.8	−0.2	0.8	3.0	2.9	9.1	0.4
Government	590,364	12.9	72.7	0.1	3.1	2.0	1.9	2.4	−0.1
Federal	48,700	1.1	0.0	0.0	0.8	2.9	2.3	0.7	0.8
State	97,915	2.1	−158.6	−1.9	0.1	0.1	−0.1	3.5	1.1
Local	443,641	9.7	146.6	0.4	3.1	2.8	2.3	2.3	−0.4
County	103,766	2.3	109.3	1.3	1.0	−0.5	0.0	−1.0	−0.7
City	92,291	2.0	55.4	0.7	0.6	1.5	2.4	1.9	−0.4
Local Government Education	225,880	4.9	−153.1	−0.8	4.4	4.2	3.6	4.2	−0.4

Source: EDD, National Economic Education Delegation (NEED)

Some Employee Detail

Employed in Palos Verdes Estates
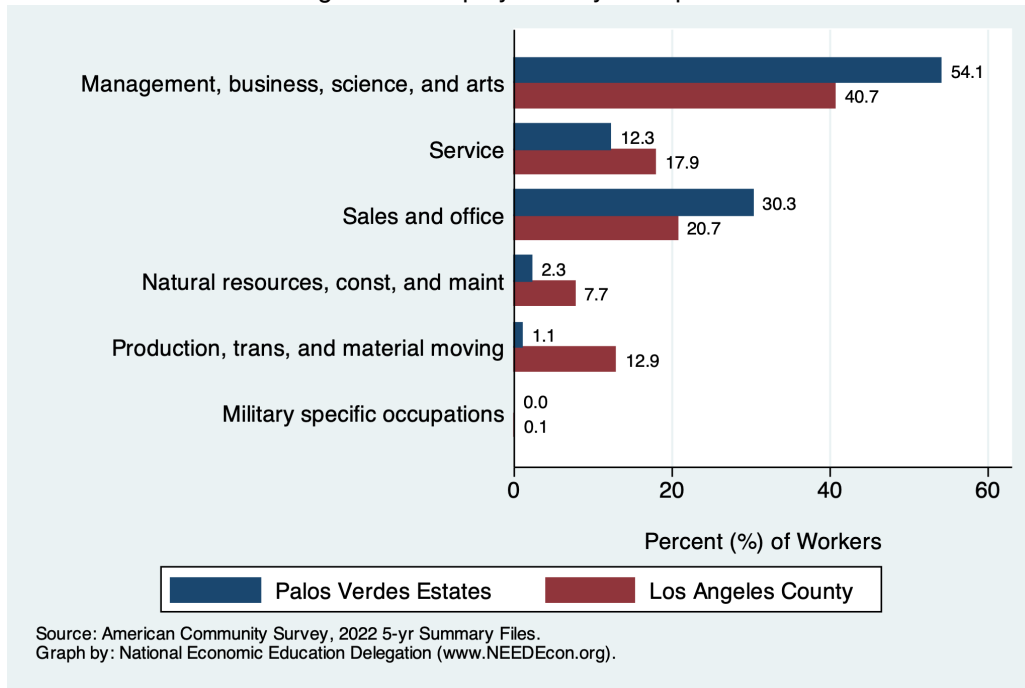
Figure 12: Employment by Occupation

Occupation	Palos Verdes Estates	Los Angeles County
Management, business, science, and arts	54.1	40.7
Service	12.3	17.9
Sales and office	30.3	20.7
Natural resources, const, and maint	2.3	7.7
Production, trans, and material moving	1.1	12.9
Military specific occupations	0.0	0.1

Percent (%) of Workers

■ Palos Verdes Estates ■ Los Angeles County

Source: American Community Survey, 2022 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org).

Figure 13: Employment by Industry

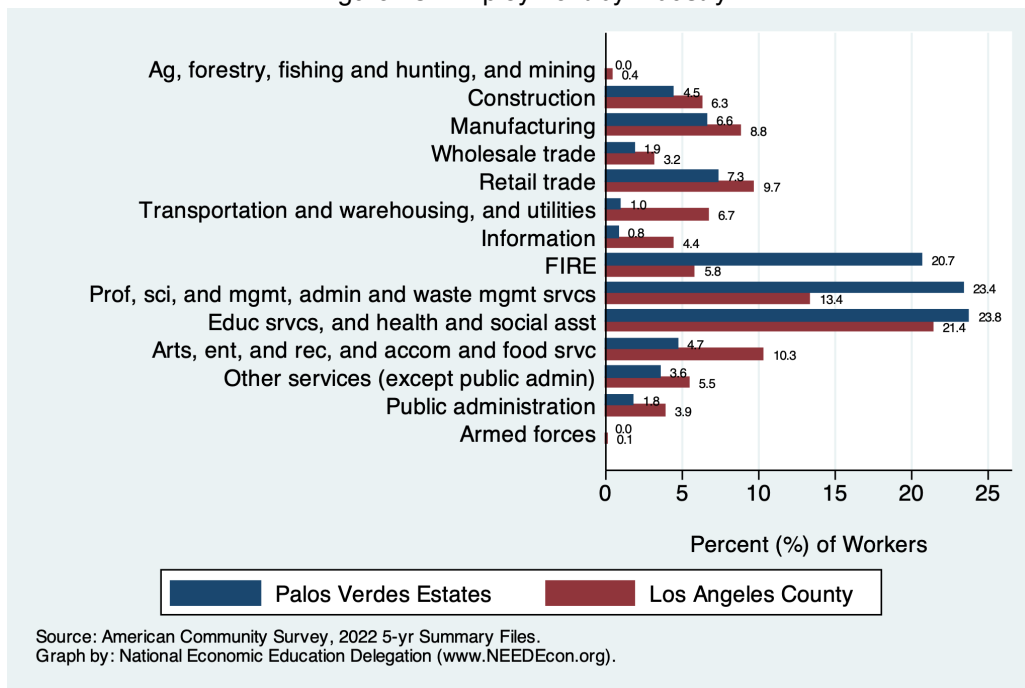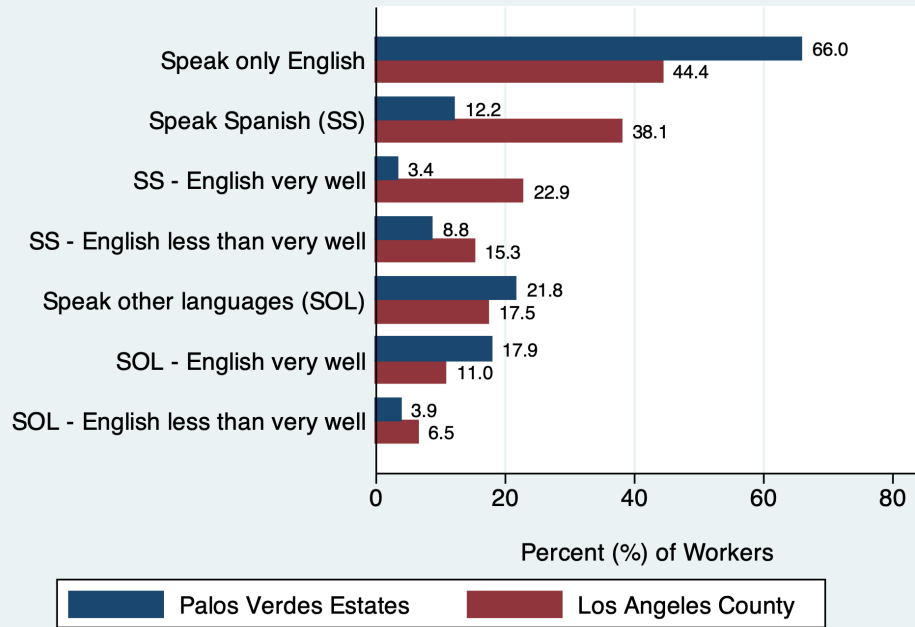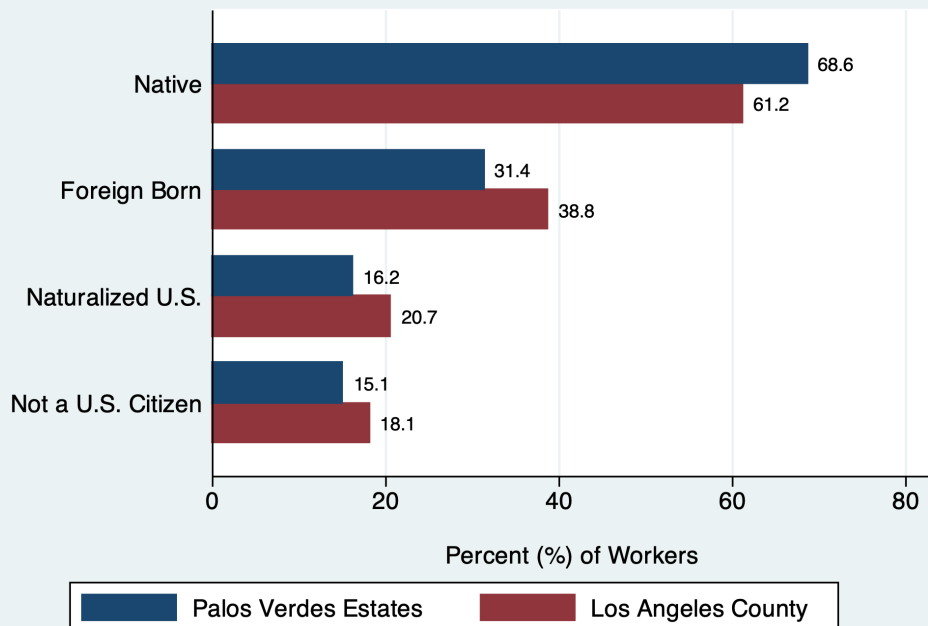| Industry	Palos Verdes Estates	Los Angeles County
Ag, forestry, fishing and hunting, and mining	0.0	0.4
Construction	4.5	6.3
Manufacturing	6.6	8.8
Wholesale trade	1.9	3.2
Retail trade	7.3	9.7
Transportation and warehousing, and utilities	1.0	6.7
Information	0.8	4.4
FIRE	20.7	5.8
Prof, sci, and mgmt, admin and waste mgmt srvcs	23.4	13.4
Educ srvcs, and health and social asst	23.8	21.4
Arts, ent, and rec, and accom and food srvc	4.7	10.3
Other services (except public admin)	3.6	5.5
Public administration	1.8	3.9
Armed forces	0.0	0.1

Percent (%) of Workers

■ Palos Verdes Estates ■ Los Angeles County

Source: American Community Survey, 2022 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org).

Figure 14: Language Spoken at Home

Category	Palos Verdes Estates	Los Angeles County
Speak only English	66.0	44.4
Speak Spanish (SS)	12.2	38.1
SS - English very well	3.4	22.9
SS - English less than very well	8.8	15.3
Speak other languages (SOL)	21.8	17.5
SOL - English very well	17.9	11.0
SOL - English less than very well	3.9	6.5

Percent (%) of Workers

■ Palos Verdes Estates ■ Los Angeles County

Source: American Community Survey, 2022 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org).

Figure 15: Citizenship

Category	Palos Verdes Estates	Los Angeles County
Native	68.6	61.2
Foreign Born	31.4	38.8
Naturalized U.S.	16.2	20.7
Not a U.S. Citizen	15.1	18.1

Percent (%) of Workers

■ Palos Verdes Estates ■ Los Angeles County

Source: American Community Survey, 2022 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org).

Employed Residents of Palos Verdes Estates
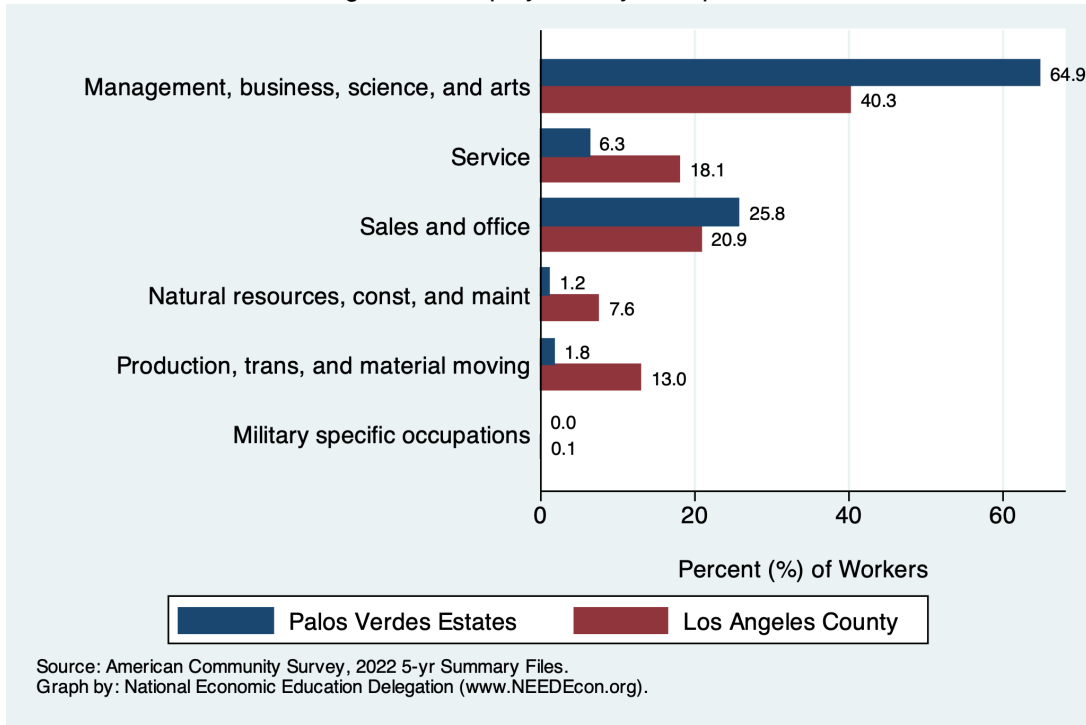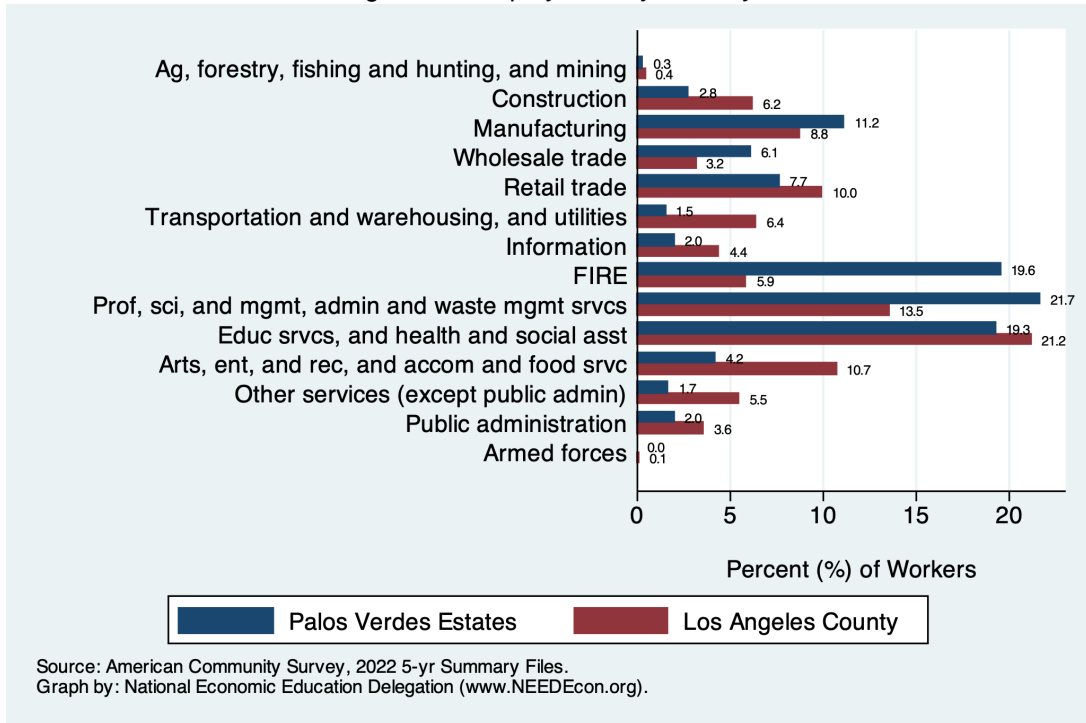
Figure 16: Employment by Occupation

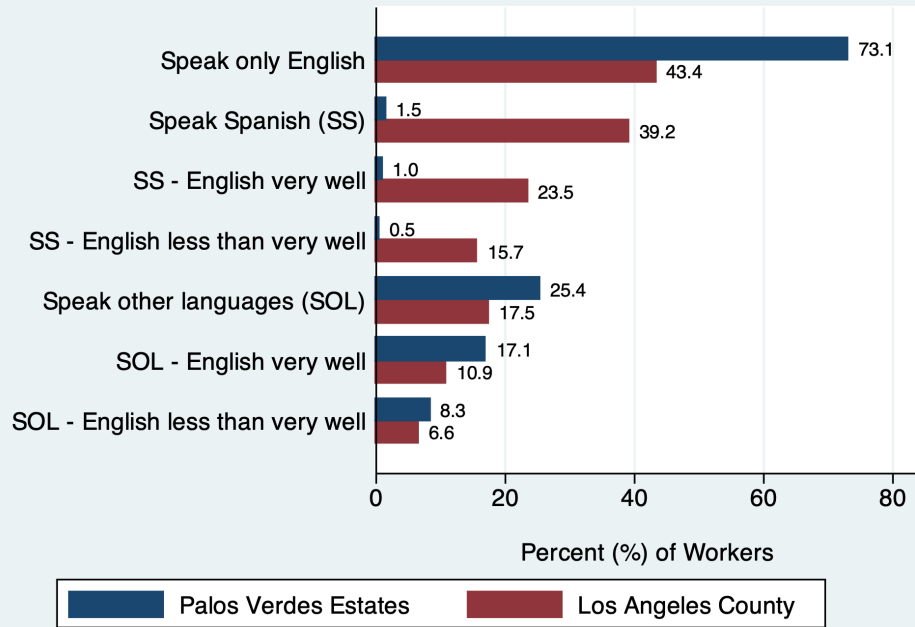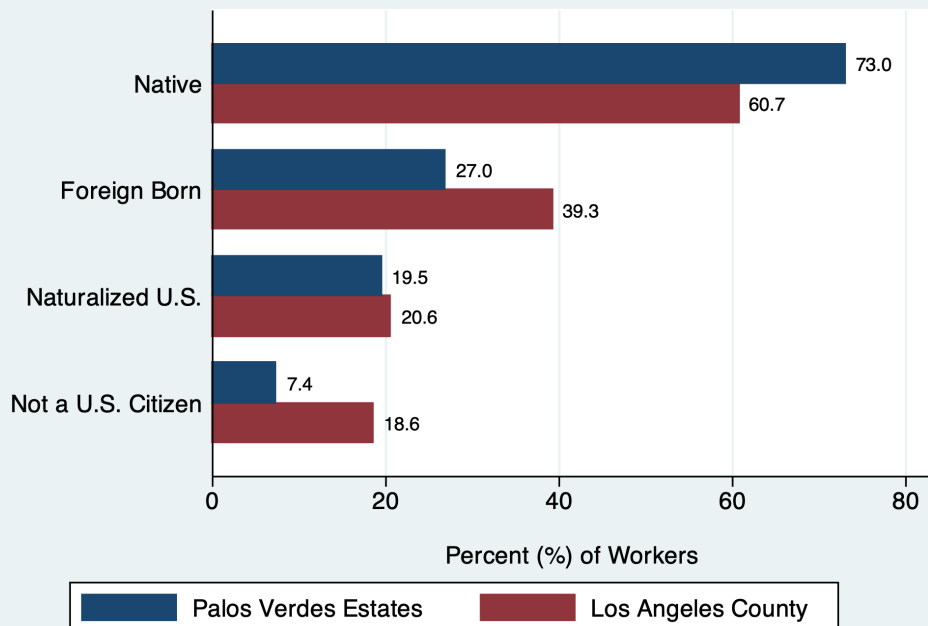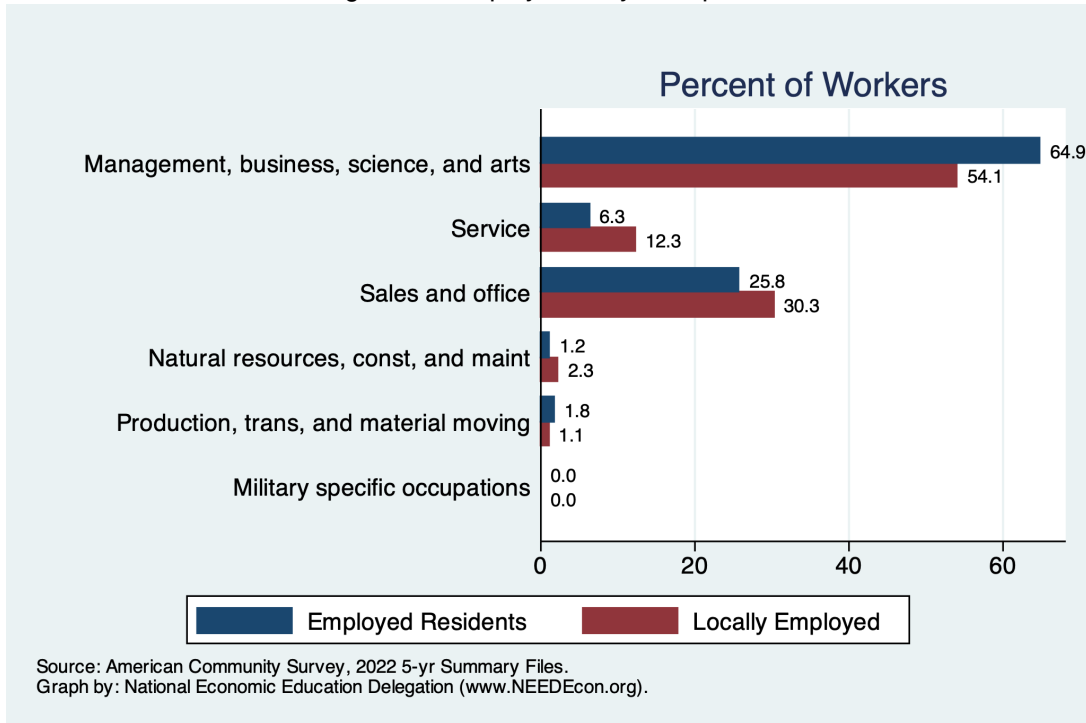| Occupation	Palos Verdes Estates	Los Angeles County
Management, business, science, and arts	64.9	40.3
Service	6.3	18.1
Sales and office	25.8	20.9
Natural resources, const, and maint	1.2	7.6
Production, trans, and material moving	1.8	13.0
Military specific occupations	0.0	0.1

Percent (%) of Workers

■ Palos Verdes Estates   ■ Los Angeles County

Source: American Community Survey, 2022 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org).

Figure 17: Employment by Industry

Industry	Palos Verdes Estates	Los Angeles County
Ag, forestry, fishing and hunting, and mining	0.3	0.4
Construction	2.8	6.2
Manufacturing	11.2	8.8
Wholesale trade	6.1	3.2
Retail trade	7.7	10.0
Transportation and warehousing, and utilities	1.5	6.4
Information	2.0	4.4
FIRE	19.6	5.9
Prof, sci, and mgmt, admin and waste mgmt srvcs	21.7	13.5
Educ srvcs, and health and social asst	19.3	21.2
Arts, ent, and rec, and accom and food srvc	4.2	10.7
Other services (except public admin)	1.7	5.5
Public administration	2.0	3.6
Armed forces	0.0	0.1

Percent (%) of Workers

■ Palos Verdes Estates   ■ Los Angeles County

Source: American Community Survey, 2022 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org).

Figure 18: Language Spoken at Home

Language Spoken at Home	Palos Verdes Estates	Los Angeles County
Speak only English	73.1	43.4
Speak Spanish (SS)	1.5	39.2
SS - English very well	1.0	23.5
SS - English less than very well	0.5	15.7
Speak other languages (SOL)	25.4	17.5
SOL - English very well	17.1	10.9
SOL - English less than very well	8.3	6.6

Percent (%) of Workers

Palos Verdes Estates   Los Angeles County

Figure 19: Citizenship

Citizenship	Palos Verdes Estates	Los Angeles County
Native	73.0	60.7
Foreign Born	27.0	39.3
Naturalized U.S.	19.5	20.6
Not a U.S. Citizen	7.4	18.6

Percent (%) of Workers

Palos Verdes Estates   Los Angeles County

Employed Residents vs Workers in Palos Verdes Estates

Figure 20: Employment by Occupation

Percent of Workers

Occupation	Employed Residents	Locally Employed
Management, business, science, and arts	64.9	54.1
Service	6.3	12.3
Sales and office	25.8	30.3
Natural resources, const, and maint	1.2	2.3
Production, trans, and material moving	1.8	1.1
Military specific occupations	0.0	0.0

Legend: Employed Residents | Locally Employed

Source: American Community Survey, 2022 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org).

Figure 21: Employment by Industry

Percent of Workers

Industry	Employed Residents	Locally Employed
Ag, forestry, fishing and hunting, and mining	0.3	0.0
Construction	2.8	4.5
Manufacturing	11.2	6.6
Wholesale trade	6.1	1.9
Retail trade	7.7	7.3
Transportation and warehousing, and utilities	1.5	1.0
Information	2.0	0.8
FIRE	19.6	20.7
Prof, sci, and mgmt, admin and waste mgmt srvcs	21.7	23.4
Educ srvcs, and health and social asst	19.3	23.8
Arts, ent, and rec, and accom and food srvc	4.2	4.7
Other services (except public admin)	1.7	3.6
Public administration	2.0	1.8
Armed forces	0.0	0.0

Legend: Employed Residents | Locally Employed

Source: American Community Survey, 2022 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org).

Figure 22: Language Spoken at Home

Percent of Workers

Category	Employed Residents	Locally Employed
Speak only English	73.1	66.0
Speak Spanish (SS)	1.5	12.2
SS - English very well	1.0	3.4
SS - English less than very well	0.5	8.8
Speak other languages (SOL)	25.4	21.8
SOL - English very well	17.1	17.9
SOL - English less than very well	8.3	3.9

Legend: ■ Employed Residents ■ Locally Employed

Figure 23: Citizenship

Percent of Workers

Category	Employed Residents	Locally Employed
Native	73.0	68.6
Foreign Born	27.0	31.4
Naturalized U.S.	19.5	16.2
Not a U.S. Citizen	7.4	15.1

Legend: ■ Employed Residents ■ Locally Employed

Income and Earnings

Per Capita Income Growth

Definition:

Per capita income is the average income per person in Palos Verdes Estates. 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

City	Per Capita Income
Rolling Hills (1)	187.4
Hillsborough (5)	168.5
Belvedere (6)	165.4
Monte Sereno (7)	157.9
Ross (8)	148.5
Woodside (9)	146.3
Los Altos (10)	142.2
Orinda (11)	141.7
Piedmont (12)	139.9
Del Mar (13)	135.8
Hidden Hills (14)	134.4
PALOS VERDES ESTATES (15)	133.0
Indian Wells (16)	127.1
Sausalito (17)	125.0
Tiburon (18)	124.1
Malibu (19)	120.8
Los Gatos (20)	120.6
Mill Valley (21)	120.2
Palo Alto (22)	117.5
Saratoga (23)	116.9
Menlo Park (24)	113.7
San Carlos (25)	113.6
Calipatria (482)	9.1

Per Capita Income in 2022
Thousands of Dollars

Source: U.S. Census Bureau, 5-yr American Community Survey
The # in parentheses is the ranking out of 482 geographies.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 25: Regional Comparison of Growth over Time

Palos Verdes Estates (%) — Los Angeles County (114.0%)
California (116.4%) — United States (112.5%)

Over the last 1, 5, and 10 years

	1 Year	5 Years	10 Years
Palos Verdes Estates	13.3	6.7	1.6
Los Angeles County	2.2	2.8	1.8
California	2.3	3.1	2.1
United States	1.5	2.2	1.5

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

Figure 26: Income Levels

Geography	Per Capita Income 2022 ($000s)
Mendota (349)	12.8
Avenal (338)	13.8
McFarland (334)	14.4
Parlier (329)	17.6
Livingston (331)	20.4
King City (337)	22.3
Tehachapi (344)	23.2
Hawaiian Gardens (333)	23.7
Marysville (348)	25.8
Grass Valley (335)	32.4
Red Bluff (330)	37.5
Grand Terrace (341)	38.3
Grover Beach (347)	40.2
Auburn (336)	51.0
Carpinteria (340)	52.3
Emeryville (345)	83.2
Solana Beach (343)	86.2
San Anselmo (346)	97.7
Larkspur (342)	100.6
Mill Valley (332)	120.2
PALOS VERDES ESTATES (339)	133.0

Figure 27: Growth over Time

Geography	Percent (%)
PALOS VERDES ESTATES (339)	13.3
Solana Beach (343)	12.4
Carpinteria (340)	10.8
King City (337)	9.8
Parlier (329)	9.2
McFarland (334)	5.5
Hawaiian Gardens (333)	4.5
Grand Terrace (341)	3.9
Marysville (348)	3.8
San Anselmo (346)	2.8
Red Bluff (330)	2.1
Tehachapi (344)	1.6
Avenal (338)	1.4
Mendota (349)	1.3
Mill Valley (332)	0.8
Grover Beach (347)	-0.0
Livingston (331)	-0.9
Auburn (336)	-0.9
Emeryville (345)	-1.8
Larkspur (342)	-1.9
Grass Valley (335)	-7.8

Real Per Capita Income Ranking Among Cities in Los Angeles County

Figure 28: Income Levels

City	Per Capita Income (Thousands $)
Burbank (28)	52.5
Claremont (27)	53.4
Arcadia (26)	54.0
Torrance (25)	54.7
Pasadena (24)	59.7
South Pasadena (23)	71.9
Redondo Beach (22)	73.3
El Segundo (21)	74.9
Culver City (20)	75.2
Agoura Hills (19)	75.4
West Hollywood (18)	79.6
Sierra Madre (17)	80.2
Rancho Palos Verdes (16)	81.3
Santa Monica (15)	86.9
San Marino (14)	88.3
La Habra Heights (13)	89.5
Rolling Hills Estates (12)	90.7
Bradbury (11)	92.4
Calabasas (10)	98.6
La Canada Flintridge (9)	99.7
Westlake Village (8)	99.9
Beverly Hills (7)	103.7
Hermosa Beach (6)	106.7
Manhattan Beach (5)	108.8
Malibu (4)	120.8
PALOS VERDES ESTATES (3)	133.0
Hidden Hills (2)	134.4
Rolling Hills (1)	187.4

Per Capita Income in 2022, Thousands of Dollars

Source: U.S. Census Bureau, 2022 5-yr American Community Survey
The # in parentheses is the ranking out of 88 geographies.
Geographies are selected and ranked based on population.
These are the cities in the same county as the target city.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 29: Growth over Time

City	Percent (%)
PALOS VERDES ESTATES (3)	13.3
Calabasas (10)	8.0
El Segundo (21)	7.7
San Marino (14)	6.8
Arcadia (26)	5.9
Beverly Hills (7)	5.8
La Canada Flintridge (9)	5.2
Pasadena (24)	4.8
Culver City (20)	4.5
Rolling Hills (1)	3.5
Rolling Hills Estates (12)	3.0
Torrance (25)	2.1
Burbank (28)	1.5
West Hollywood (18)	1.1
Manhattan Beach (5)	0.9
Hermosa Beach (6)	0.6
Redondo Beach (22)	0.6
Hidden Hills (2)	0.4
Santa Monica (15)	-0.5
Rancho Palos Verdes (16)	-0.7
South Pasadena (23)	-1.6
Agoura Hills (19)	-1.6
Sierra Madre (17)	-1.7
Claremont (27)	-2.3
Westlake Village (8)	-3.1
La Habra Heights (13)	-3.4
Malibu (4)	-7.1
Bradbury (11)	-42.1

Percent (%)

Source: U.S. Census Bureau, 2022 5-yr American Community Survey
The # in parentheses is the ranking out of 88 geographies.
Geographies are selected and ranked based on population.
These are the cities in the same county as the target city.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 30: Comparison with All Cities Nationwide

City	Per Capita Income (Thousands $)
Munsey Park village, NY (109)	136.14
Dune Acres, IN (110)	135.89
Del Mar, CA (111)	135.82
Glencoe village, IL (112)	135.546
Orono, MN (113)	135.383
Hidden Hills, CA (114)	134.423
Deephaven, MN (115)	134.031
Roslyn Estates village, NY (116)	133.703
Old Brookville village, NY (117)	133.486
Olmos Park, TX (118)	133.177
PALOS VERDES ESTATES, CA (119)	133.004
Bunker Hill Village, TX (120)	132.835
Southside Place, TX (121)	132.802
Woodway, WA (122)	131.771
Lac La Belle village, WI (123)	131.397
Nora village, NE (124)	130.884
Hedwig Village, TX (125)	130.254
Oak Hill, TN (126)	129.753
Bloomfield Hills, MI (127)	129.481
Pelham Manor village, NY (128)	128.831
Hinsdale village, IL (129)	128.458

Per Capita Income in 2022, Thousands of Dollars

Source: U.S. Census Bureau, 5-yr American Community Survey
The # in parentheses is the ranking out of 19,695 geographies.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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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

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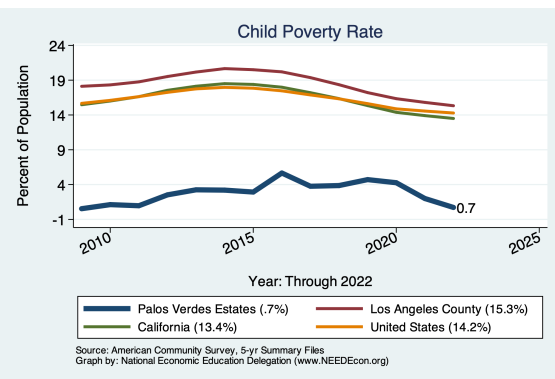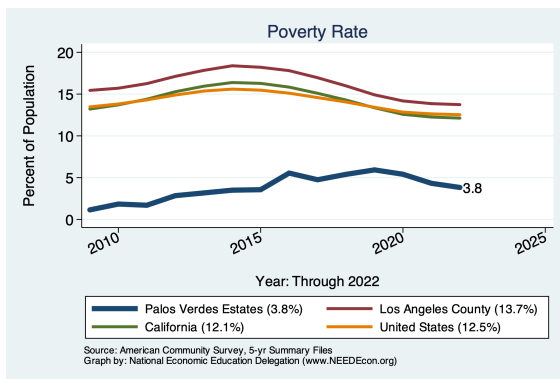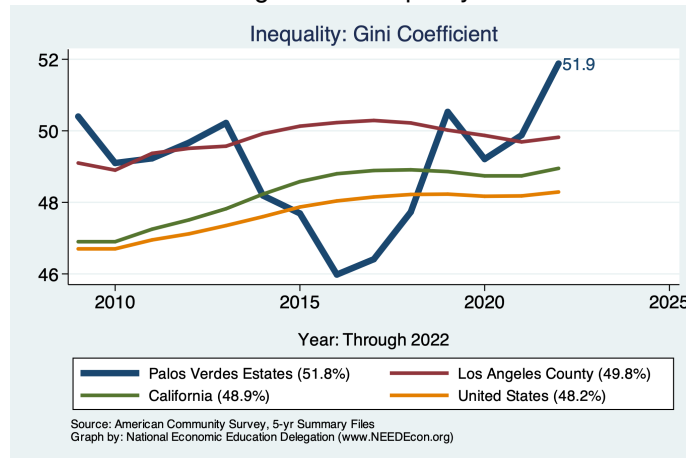
Figure 32: Shares Across the Income Distribution

2022

Source: American Community Survey, 5-yr Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
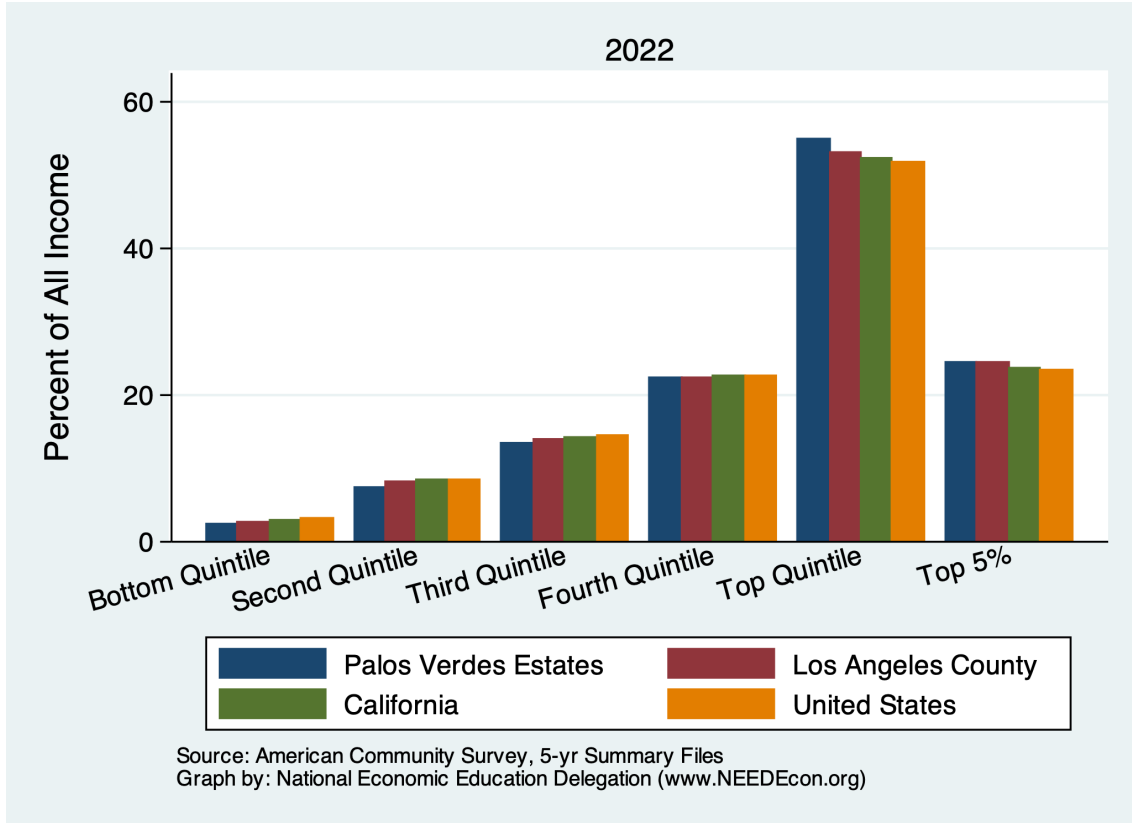
Figure 33: Means Across the Income Distribution

2022

Source: American Community Survey, 5-yr Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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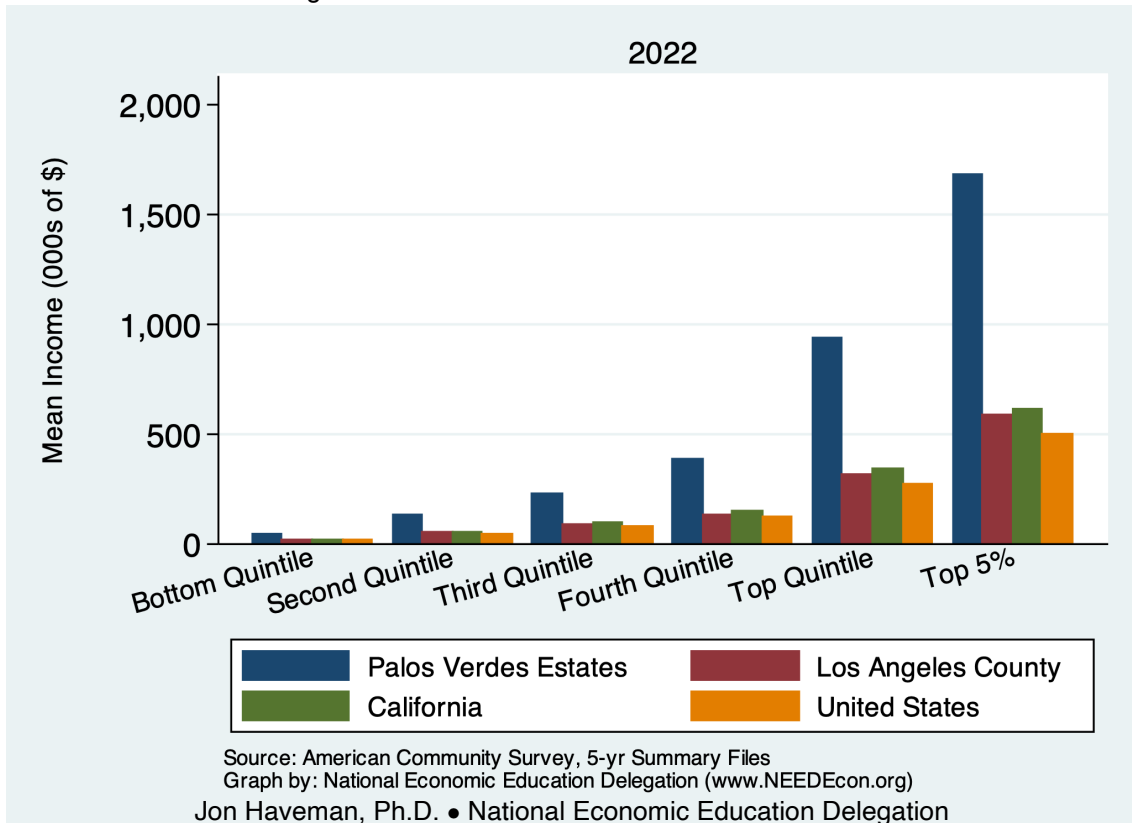
Housing

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 Palos Verdes Estates and Broader Regions

Figure 34: Median Home Prices

Monthly, through Mar-24

Palos Verdes Estates (2889)   Los Angeles County (889.6)
California (783.7)   United States (354.2)

Source: Zillow Research.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 35: Median Rents

Rents in Primary Palos Verdes Estates Zip Codes

Monthly, through Mar-24

90274 ($6.9)   Los Angeles County ($2.8)
United States ($2)

Source: Zillow Research.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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Housing Ownership in Palos Verdes Estates and Broader Regions

Figure 36: Home Ownership Rates

Year: Through 2022

Palos Verdes Estates (89%)   Los Angeles County (45.4%)
California (55.8%)   United States (65.1%)

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
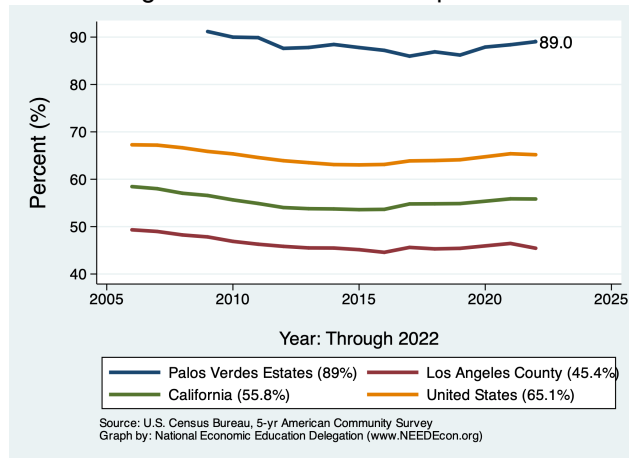
Figure 37: Home Ownership by Age

Source: American Community Survey, 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
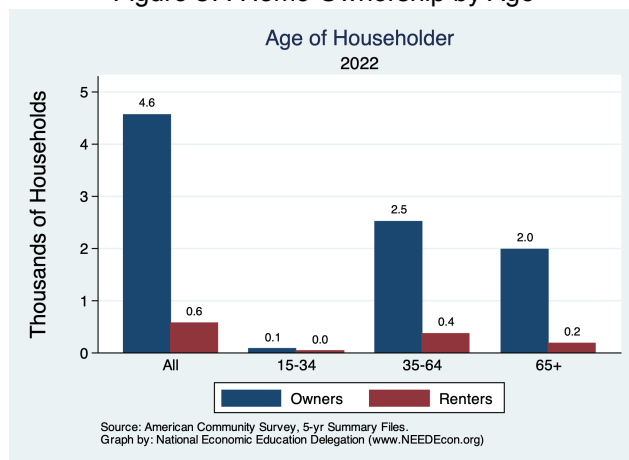
Figure 38: Income by Tenure

Source: American Community Survey, 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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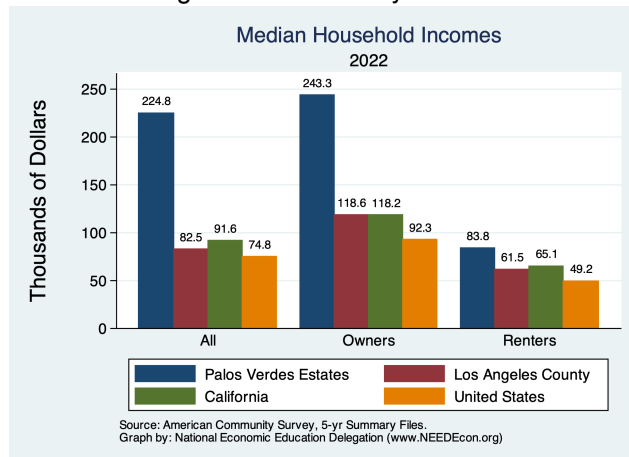
Figure 39: Income Distribution by Tenure

Distribution of Income by Tenure, 2022
Palos Verdes Estates, CA

Legend: All, Owners, Renters
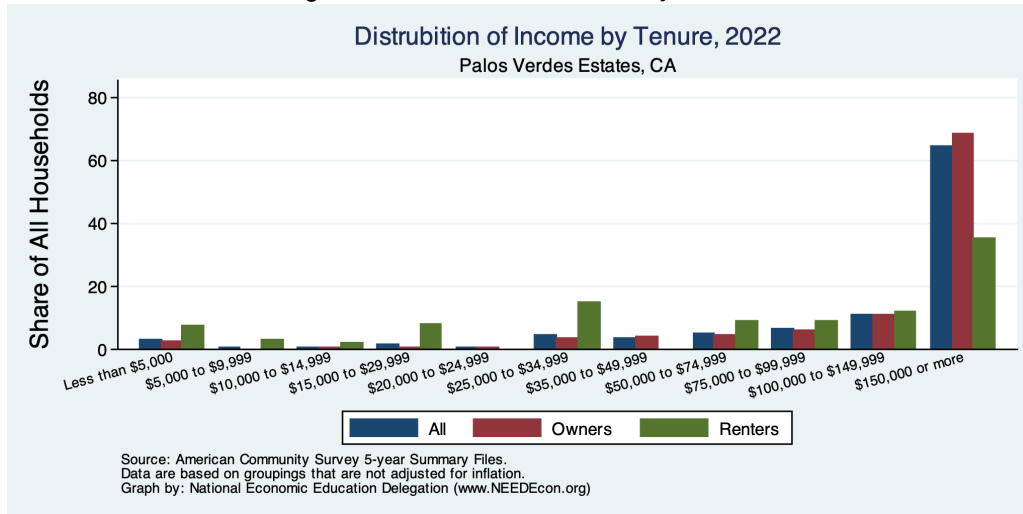
Figure 40: Income Distribution of Home Owners

Income Distributions Among Owners, 2022

Legend: Palos Verdes Estates, Los Angeles County, California, United States
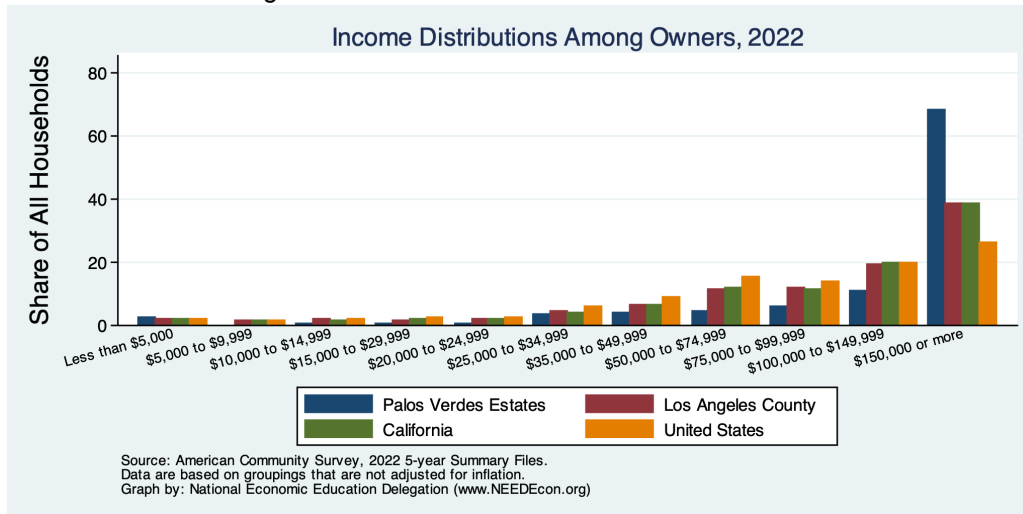
Figure 41: Income Distribution of Renters

Income Distributions Among Renters, 2022

Legend: Palos Verdes Estates, Los Angeles County, California, United States

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Jon@NEEDEcon.org ● 415-336-5705
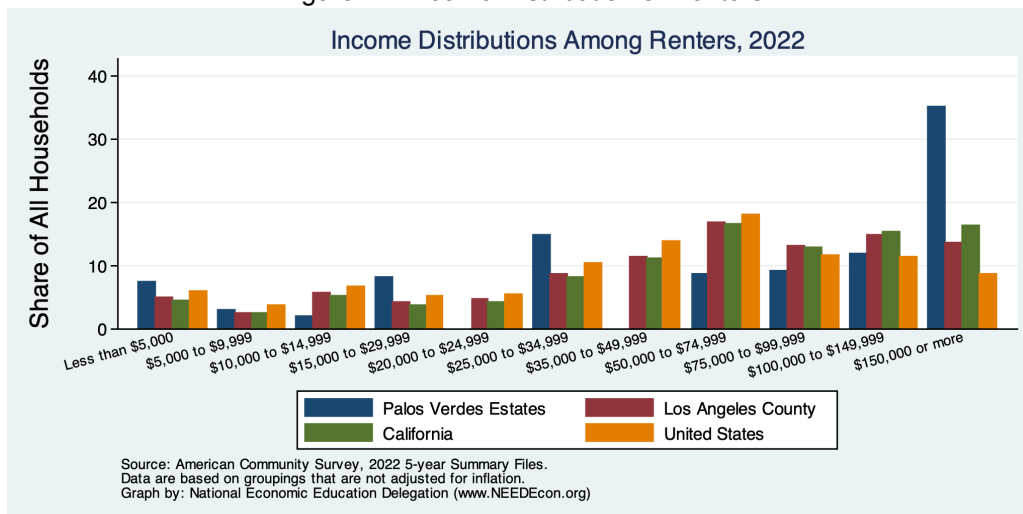
Housing Burden in Palos Verdes Estates and Broader Regions

Figure 42: Home Owners w/ A Mortgage

Year: Through 2022

Palos Verdes Estates (41.1%) — Los Angeles County (42.4%)
California (37.5%) — United States (27.7%)

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
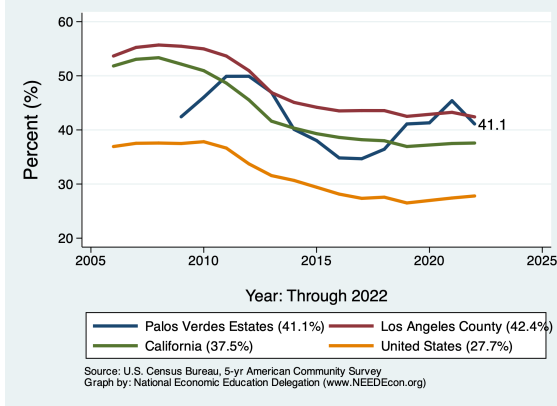
Figure 43: Home Owners w/o A Mortgage

Year: Through 2022

Palos Verdes Estates (23.9%) — Los Angeles County (18.1%)
California (17.1%) — United States (14.4%)

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 44: Renters

Year: Through 2022

Palos Verdes Estates (51.7%) — Los Angeles County (55.3%)
California (53.1%) — United States (48.2%)

Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 45: Homeowner Housing Burden by Age

Homeowners w/Significant Housing Burden by Age
Housing Costs > 30% of Income

Palos Verdes Estates | Los Angeles County
California | United States

Source: American Community Survey, 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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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	% Change from 2010
Total Population	12,935.0	13,230.0	13,438.0	-2.2	-3.7
Total # of Homes	5,307.0	5,299.0	5,283.0	0.2	0.5
# Occupied Units	4,999.0	4,952.0	5,066.0	0.9	-1.3
Persons per Household	2.6	2.7	2.6	-3.2	-2.5
Vacancy Rate (%)	5.8	6.5	4.1	-11.4	41.3

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

Figure 46: Housing Growth
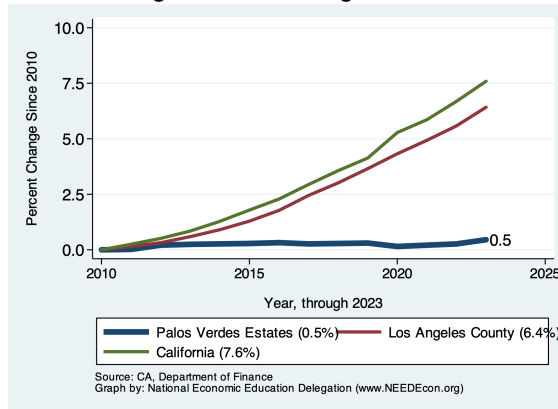
Figure 47: Persons per Household
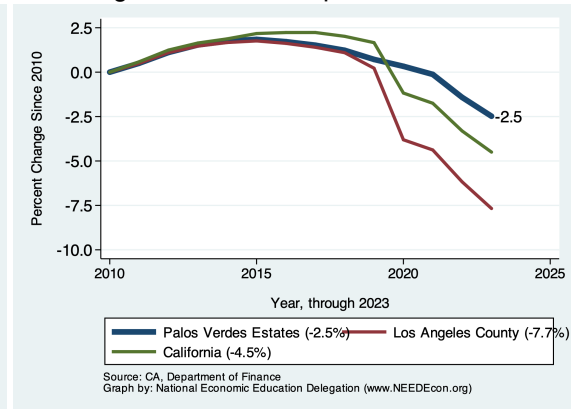
Figure 48: Vacancy Rates
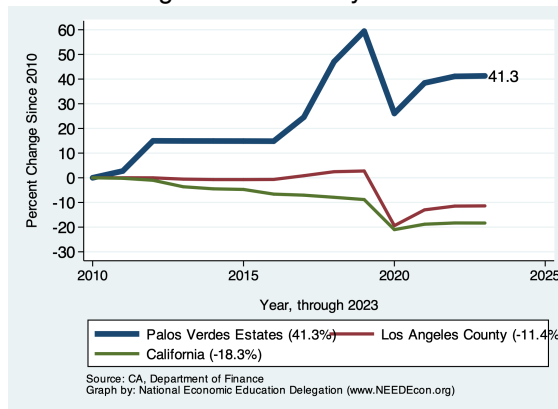
Figure 49: Number of Occupanied Units

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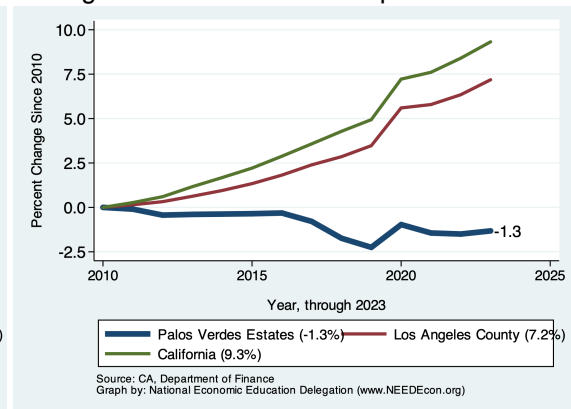
Trends in the Growth of Housing by Housing Type

Figure 50: Single Detached Homes

Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
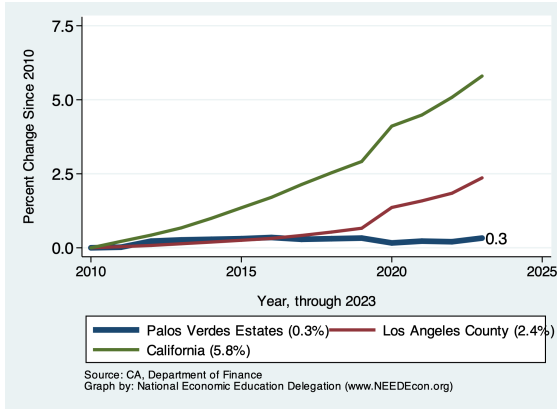
Figure 51: Single Attached Homes

Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
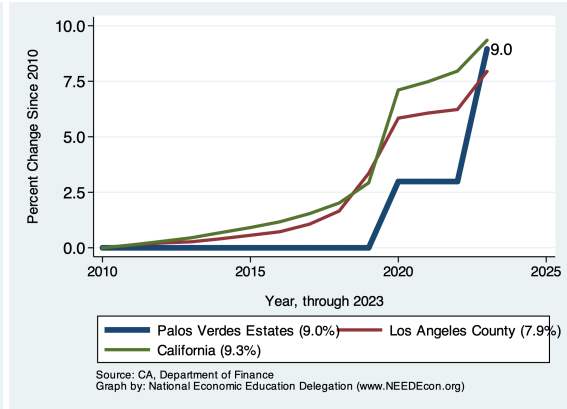
Figure 52: Housing in Buildings with Two to Four Units

Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
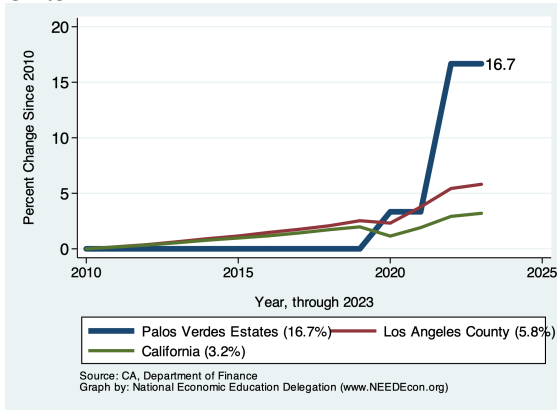
Figure 53: Housing in Buildings with Five or More Units

Source: CA, Department of Finance

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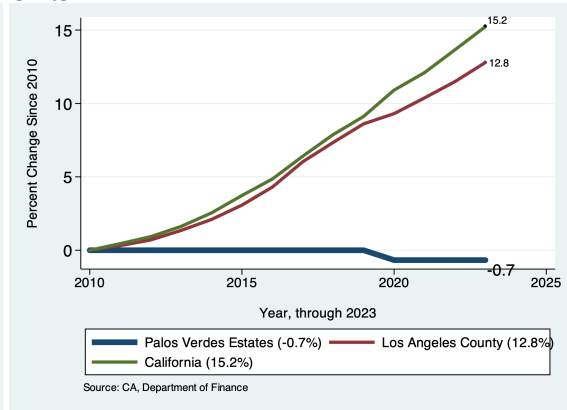
Vintage of Residential Housing

Why is it important?

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

Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
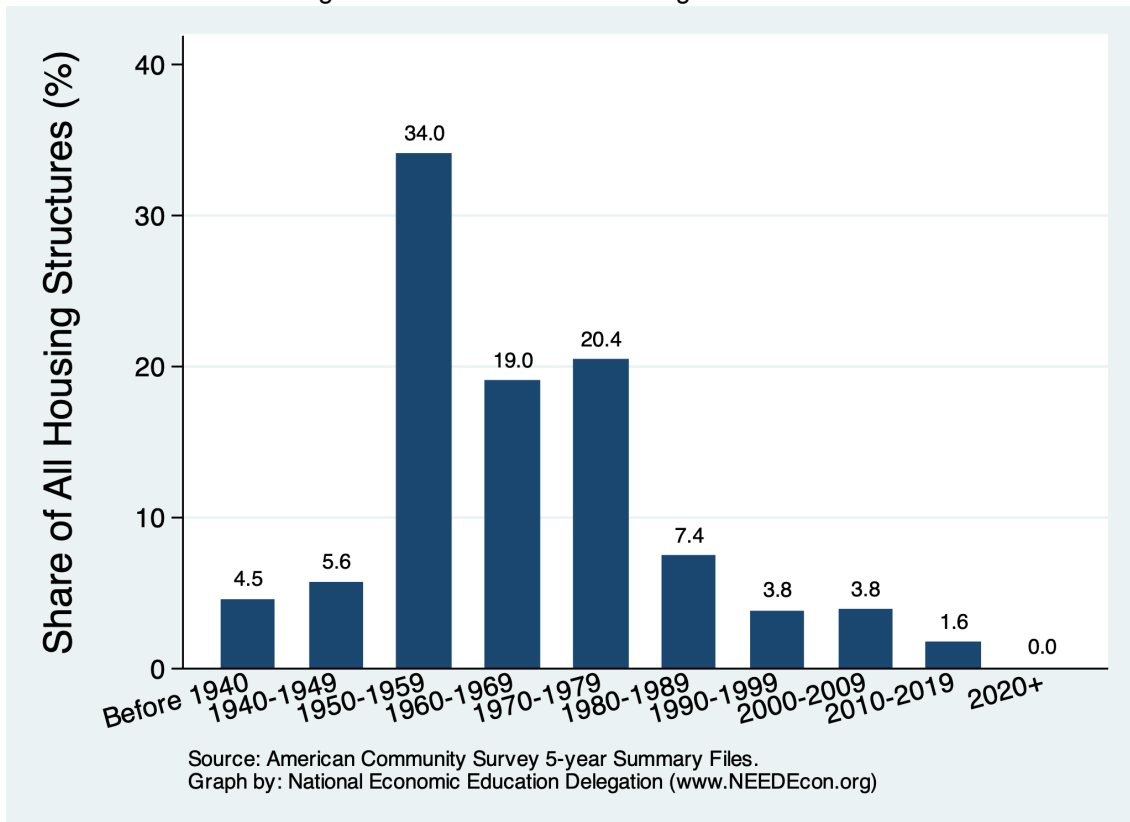
Figure 55: Housing Vintage across Regions

Median Year Built (as of 2022)

1963, 1964, 1976, 1979 (All)
1963, 1960, 1976, 1980 (Owned Homes)
1965, 1968, 1975, 1978 (Rented Homes)

Legend: Palos Verdes Estates, Los Angeles County, California, United States

Source: 2022 American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
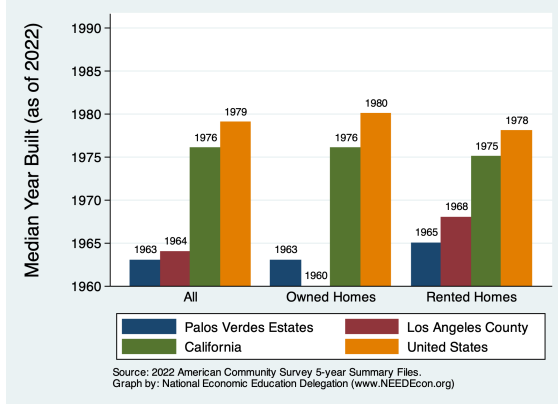
Figure 56: Housing Vintage by Tenure

Median Year Built

1965, 1963

Year, through 2022

Legend: All, Owned Homes, Rented Homes

Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
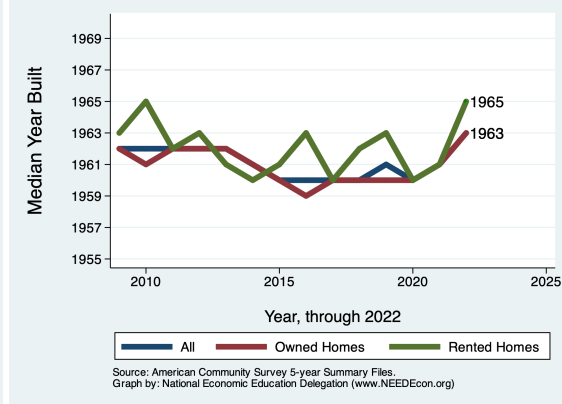
Figure 57: Vintage of Owned Residences

Median Year Built

1963

Year, through 2022

Legend: Palos Verdes Estates (1963), Los Angeles County (1960), California (1976), United States (1980)

Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
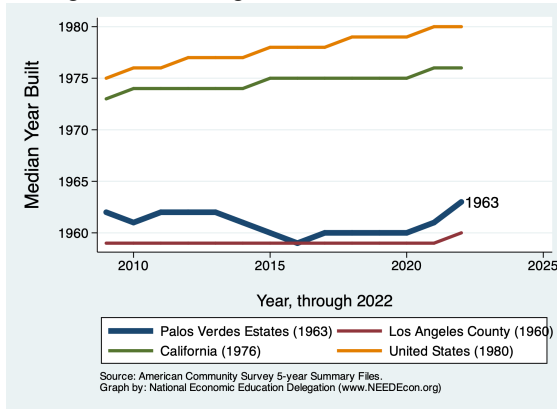
Figure 58: Vintage of Rented Residences

Median Year Built

1965

Year, through 2022

Legend: Palos Verdes Estates (1965), Los Angeles County (1968), California (1975), United States (1978)

Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
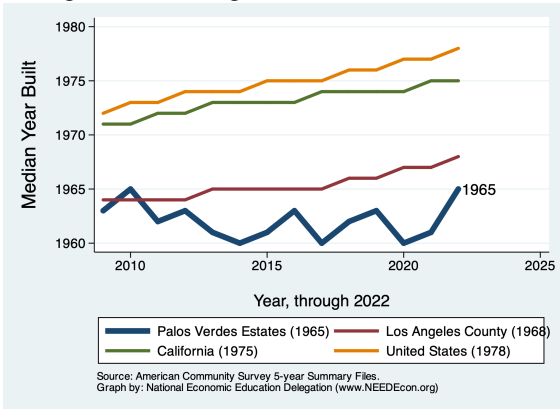
Figure 59: Vintage of All Residences

Median Year Built

1963

Year, through 2022

Legend: Palos Verdes Estates (1963), Los Angeles County (1964), California (1976), United States (1979)

Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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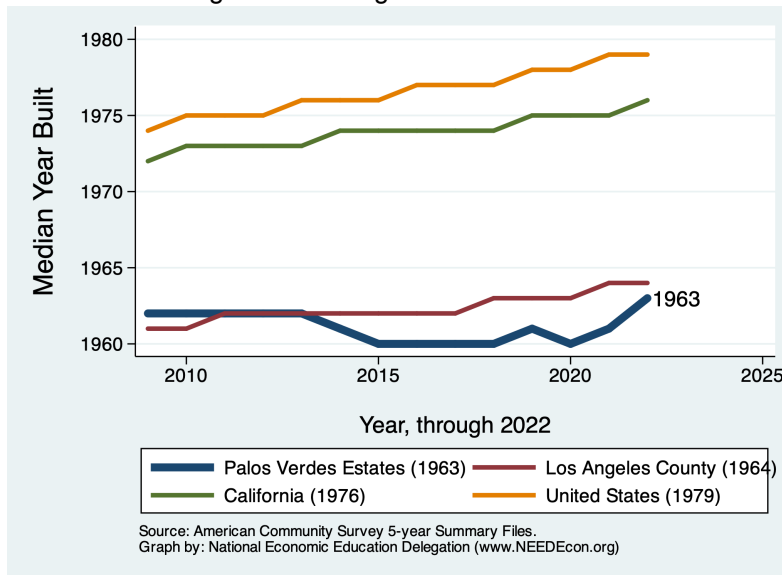
Occupation of Residential Housing

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

Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
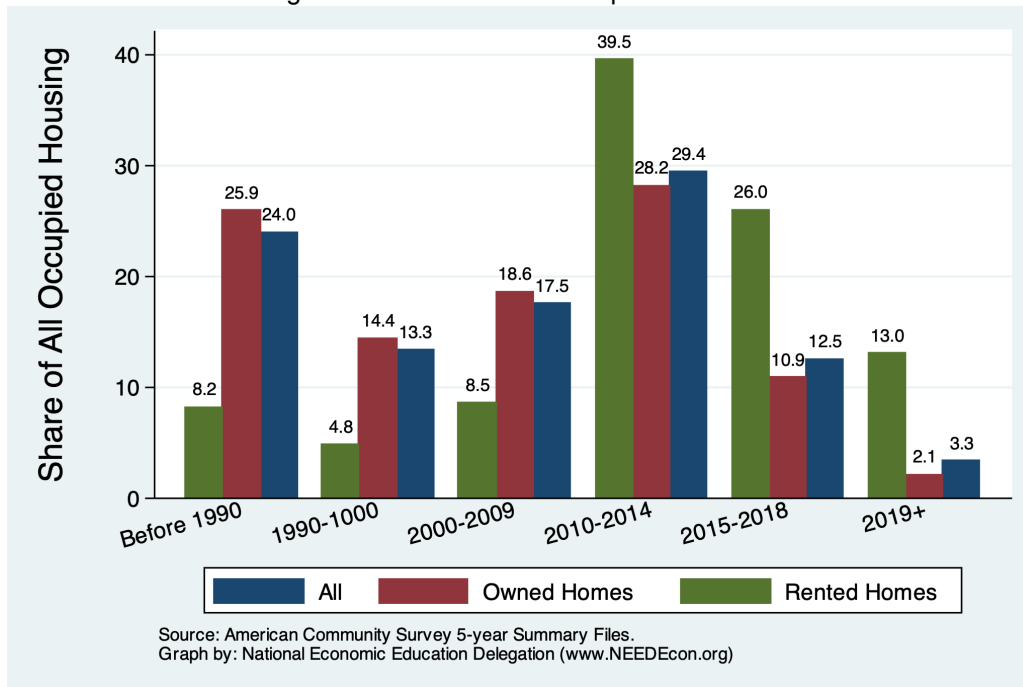
Figure 61: Year Occupied by Current Residents across Regions

Source: 2022 American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
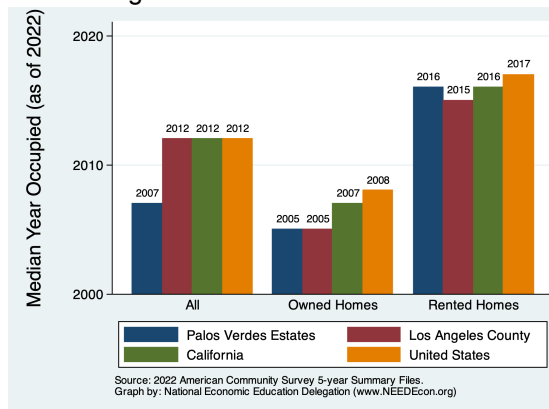
Figure 62: Year Occupied by Current Residents by Tenure

Source: American Community Survey 5-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
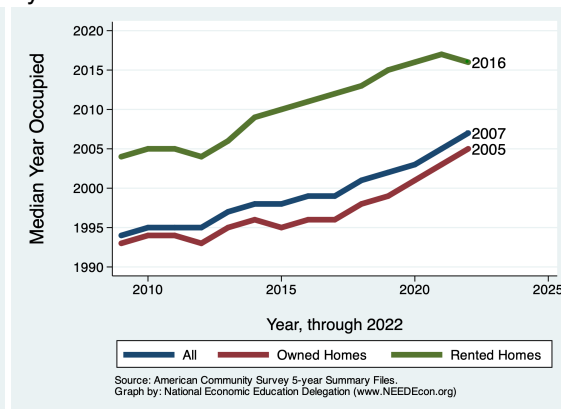
Figure 63: Year Occupied by Current Residents Figure 64: Year Occupied by Current Residents
for Owned Housing for Rented Housing
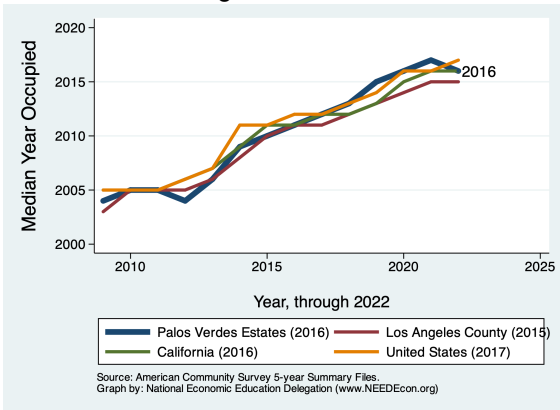
Figure 65: Year Occupied by Current Residents for All Housing
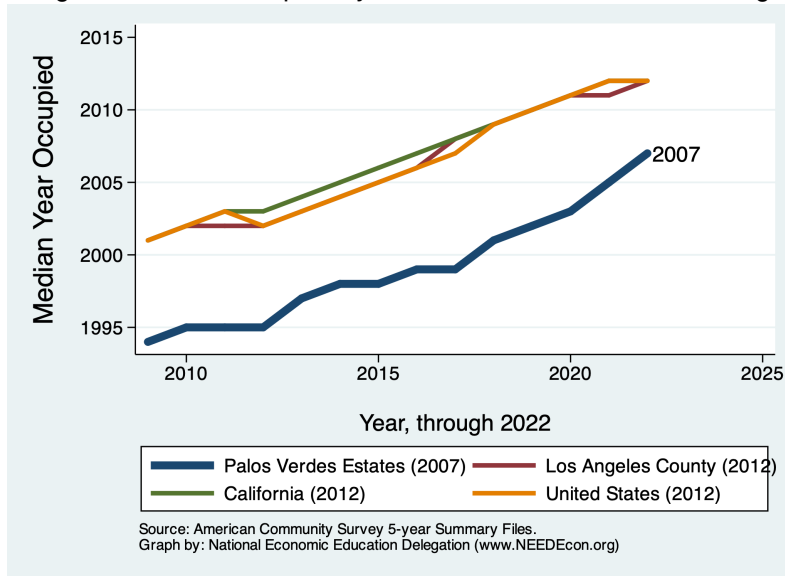
Residential Permitting

Definition:

This indicator provides evidence on the number of residential buildings that are permitted for construction each year. Permit data for Palos Verdes Estates is compared with data from Los Angeles 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.

Palos Verdes Estates - Ranking Among Comparables

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

Geography	Value
Wickliffe, OH (8,720)	0.16
Allentown, PA (8,721)	0.16
Norwalk, CA (8,722)	0.16
Dunmore borough, PA (8,723)	0.16
Streator, IL (8,724)	0.16
Hawthorne, CA (8,725)	0.16
Washington borough, NJ (8,726)	0.15
Stickney village, IL (8,727)	0.15
Chino Hills, CA (8,728)	0.15
Catahoula Parish Unincorporated Area, LA (8,729)	0.15
PALOS VERDES ESTATES, CA (8,730)	0.15
Milton borough, PA (8,731)	0.15
University Park village, IL (8,732)	0.15
Normandy Park, WA (8,733)	0.15
Litchfield Park, AZ (8,734)	0.15
Lyndhurst, OH (8,735)	0.15
Tamaqua borough, PA (8,736)	0.15
Roeland Park, KS (8,737)	0.15
Cottonwood Heights, UT (8,738)	0.15
Spring Lake Park, MN (8,739)	0.15
Warwick village, NY (8,740)	0.15

Units Permitted
Per 1,000 in Population: 2023

Source: U.S. Census Bureau
The # in parentheses is the ranking out of 14338 geographies.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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

City (Rank)	Units Permitted Per 1,000 in Population: 2023
Paradise town, CA (1)	86.39
Williams, CA (438)	0.19
Goleta, CA (439)	0.18
Los Alamitos, CA (440)	0.18
Suisun City, CA (441)	0.17
Fullerton, CA (442)	0.16
Mendota, CA (443)	0.16
Norwalk, CA (444)	0.16
Hawthorne, CA (445)	0.16
Chino Hills, CA (446)	0.15
PALOS VERDES ESTATES, CA (447)	0.15
Red Bluff, CA (448)	0.14
Escalon, CA (449)	0.13
Westlake Village, CA (450)	0.12
Gonzales, CA (451)	0.12
Eastvale, CA (452)	0.12
Taft, CA (453)	0.12
San Mateo, CA (454)	0.12
Bell, CA (455)	0.12
Claremont, CA (456)	0.11
Colfax, CA (515)	0.00

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

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

City (Rank)	Units Permitted Per 1,000 in Population: 2023
Lakewood, CA (55)	0.59
Baldwin Park, CA (56)	0.58
La Habra Heights, CA (57)	0.58
La Puente, CA (58)	0.56
Monterey Park, CA (59)	0.56
San Marino, CA (60)	0.55
Signal Hill, CA (61)	0.53
West Hollywood, CA (62)	0.46
Carson, CA (63)	0.42
Paramount, CA (64)	0.41
Pasadena, CA (65)	0.40
Santa Fe Springs, CA (66)	0.40
Bell Gardens, CA (67)	0.39
Rancho Palos Verdes, CA (68)	0.37
South El Monte, CA (69)	0.29
Avalon, CA (70)	0.27
Agoura Hills, CA (71)	0.25
Hawaiian Gardens, CA (72)	0.21
Calabasas, CA (73)	0.21
Norwalk, CA (74)	0.16
Hawthorne, CA (75)	0.16
PALOS VERDES ESTATES, CA (76)	0.15
Westlake Village, CA (77)	0.12
Bell, CA (78)	0.12
Claremont, CA (79)	0.11
Sierra Madre, CA (80)	0.09
Commerce, CA (81)	0.08
Huntington Park, CA (82)	0.00
Rolling Hills Estates, CA (83)	0.00
Cerritos, CA (84)	0.00
Covina, CA (85)	0.00
Bradbury, CA (86)	0.00
La Mirada, CA (87)	0.00
Vernon, CA (88)	0.00

Source: U.S. Census Bureau,
The # in parentheses is the ranking out of 88 geographies.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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Palos Verdes Estates - Permitting Activity

Annual Units Permitted - Per Capita in Palos Verdes Estates

Figure 69: Units Permitted Each Year
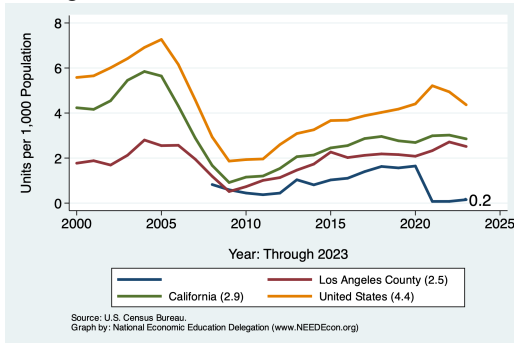
Figure 70: Average Annual Growth in Units Permitted
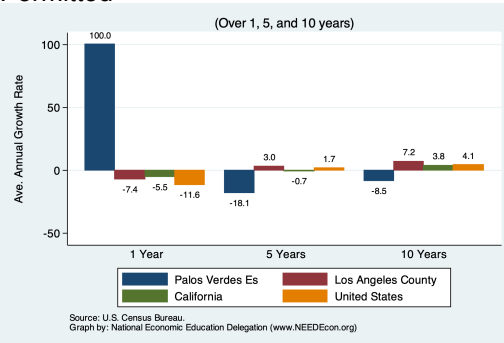
Annual Number of Buildings Permitted - Per Capita in Palos Verdes Estates

Figure 71: Units Permitted Each Year
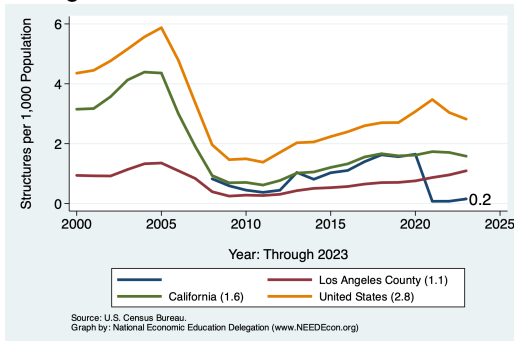
Figure 72: Average Annual Growth in Buildings Permitted
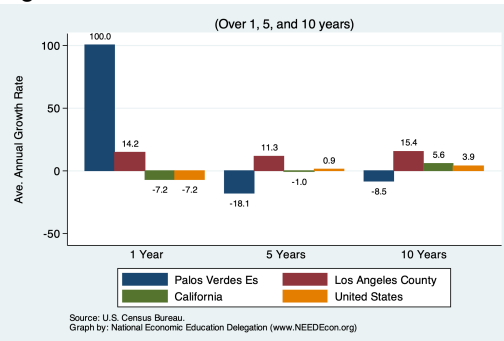
Annual Value of Property Permitted - Per Capita in Palos Verdes Estates

Figure 73: Value Permitted Each Year
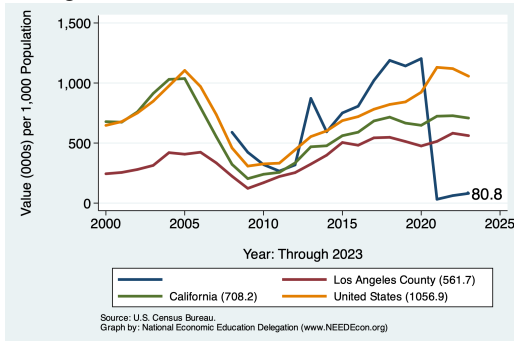
Figure 74: Average Annual Growth in Value Permitted
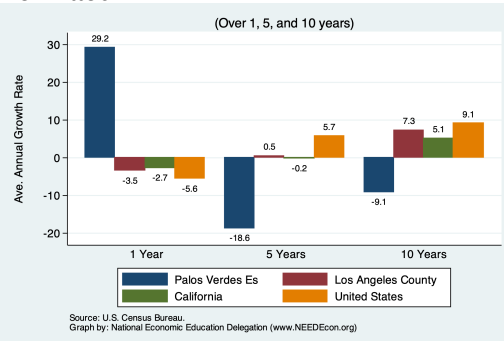
Commute Patterns

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 housing 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

Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
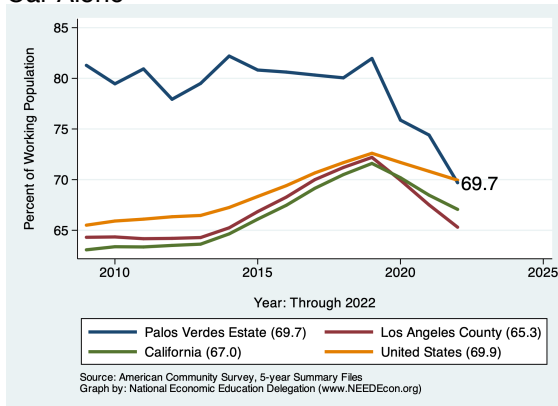
Figure 76: Percent of Workers Commuting by Carpool

Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
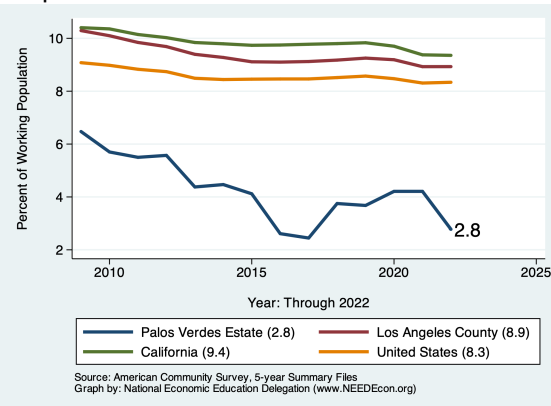
Figure 77: Percent of Workers using Public Transportation

Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
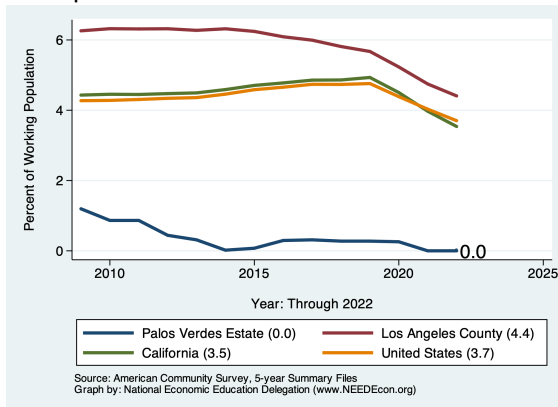
Figure 78: Percent of Workers Who Work From Home

Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
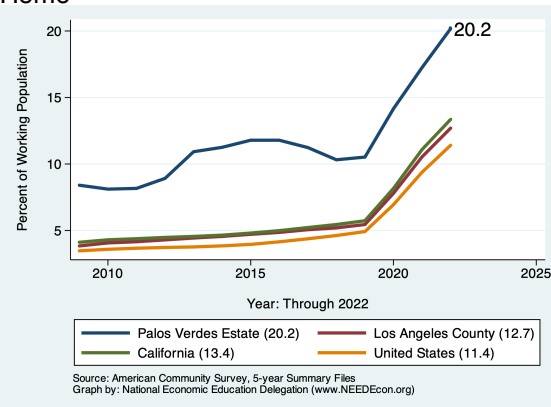
The first table on this page presents data for those who LIVE in Palos Verdes Estates. The second provides data on those who work, but do not necessarily live in Palos Verdes Estates. The final two columns provide for a comparison of commute mode choices of people locally with those in California more broadly.

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

Mode of Transit	Male #	Male (%)	Female #	Female (%)	All Workers #	All Workers (%)	All of CA (%)
Car, Truck, or Van:	2,550	75.4	1,391	63.3	3,941	72.5	78.0
Drove Alone	2,477	73.3	1,313	59.7	3,790	69.7	68.4
Carpooled:	73	2.2	78	3.5	151	2.8	9.5
In 2-person carpool	58	1.7	78	3.5	136	2.5	6.9
In 3-person carpool	0	0.0	0	0.0	0	0.0	1.5
In 4-or-more-person carpool	15	0.4	0	0.0	15	0.3	1.1
Public Transportation (excl Taxi):	0	0.0	0	0.0	0	0.0	3.6
Bus or Trolley Bus	0	0.0	0	0.0	0	0.0	2.3
Streetcar or Trolley Car	0	0.0	0	0.0	0	0.0	0.8
Subway or Elevated	0	0.0	0	0.0	0	0.0	0.3
Railroad	0	0.0	0	0.0	0	0.0	0.2
Ferryboat	0	0.0	0	0.0	0	0.0	0.1
Bicycle	10	0.3	0	0.0	10	0.2	0.7
Walked	38	1.1	9	0.4	47	0.9	2.4
Taxicab, Motorcycle, or other	5	0.1	20	0.9	25	0.5	1.7
Worked at Home	578	17.1	519	23.6	1,097	20.2	13.6
Total:	3,181	94.1	1,939	88.2	5,120	94.2	

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

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

Mode of Transit	Male #	Male (%)	Female #	Female (%)	All Workers #	All Workers (%)	All of CA (%)
Car, Truck, or Van:	1,047	63.0	1,103	65.6	2,150	65.2	78.0
Drove Alone	949	57.1	972	57.8	1,921	58.2	68.5
Carpooled:	98	5.9	131	7.8	229	6.9	9.5
In 2-person carpool	62	3.7	90	5.4	152	4.6	6.9
In 3-person carpool	36	2.2	30	1.8	66	2.0	1.5
In 4-or-more-person carpool	0	0.0	11	0.7	11	0.3	1.1
Public Transportation (excl Taxi):	0	0.0	0	0.0	0	0.0	3.6
Bus or Trolley Bus	0	0.0	0	0.0	0	0.0	2.3
Streetcar or Trolley Car	0	0.0	0	0.0	0	0.0	0.8
Subway or Elevated	0	0.0	0	0.0	0	0.0	0.3
Railroad	0	0.0	0	0.0	0	0.0	0.2
Ferryboat	0	0.0	0	0.0	0	0.0	0.1
Bicycle	14	0.8	0	0.0	14	0.4	0.7
Walked	22	1.3	9	0.5	31	0.9	2.4
Taxicab, Motorcycle, or other	0	0.0	8	0.5	8	0.2	1.7
Worked at Home	578	34.8	519	30.9	1,097	33.2	13.6
Total:	1,661	100.0	1,639	97.4	3,300	100.0	

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.
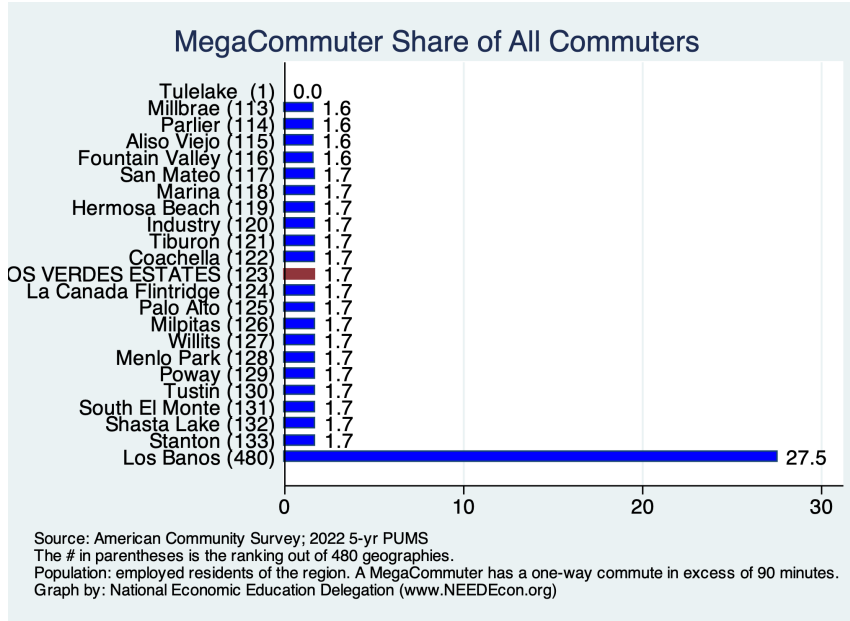
Commute Times for Employed Residents

Table 8. SEX OF WORKERS BY TRAVEL TIME TO WORK

	Male		Female		All Workers		All of CA
Mode of Transit	#	(%)	#	(%)	#	(%)	(%)
Less than 5 minutes	42	1.4	9	0.5	51	1.0	2.0
5 to 9 minutes	117	3.8	99	5.1	216	4.3	7.5
10 to 14 minutes	334	10.8	173	9.0	507	10.2	12.2
15 to 19 minutes	221	7.2	90	4.7	311	6.3	15.0
20 to 24 minutes	236	7.6	49	2.5	285	5.7	14.3
25 to 29 minutes	192	6.2	75	3.9	267	5.4	6.3
30 to 34 minutes	427	13.8	264	13.7	691	13.9	15.0
35 to 39 minutes	126	4.1	110	5.7	236	4.7	2.9
40 to 44 minutes	174	5.6	134	6.9	308	6.2	4.3
45 to 59 minutes	265	8.6	263	13.6	528	10.6	8.6
60 to 89 minutes	401	13.0	138	7.1	539	10.8	7.9
90 or more minutes	68	2.2	16	0.8	84	1.7	4.0
Total:	2,603	84.3	1,420	73.5	4,023	81.0	

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

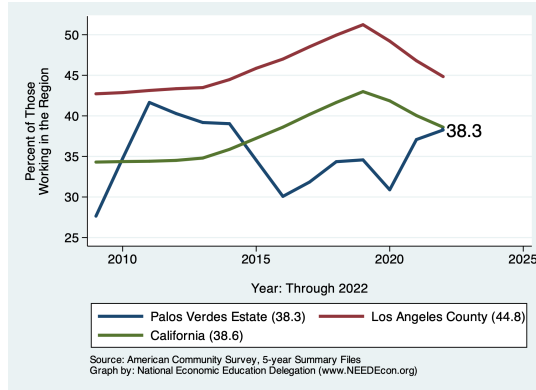Figure 79: Percent of Employed Population With Commutes of More than 30 Minutes
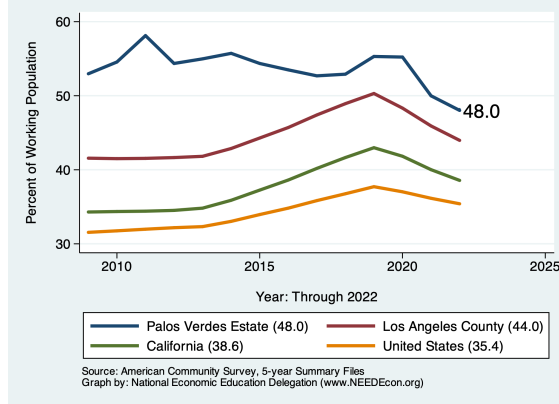
Figure 80: Percent of Employed Population With Commutes of More than 90 Minutes
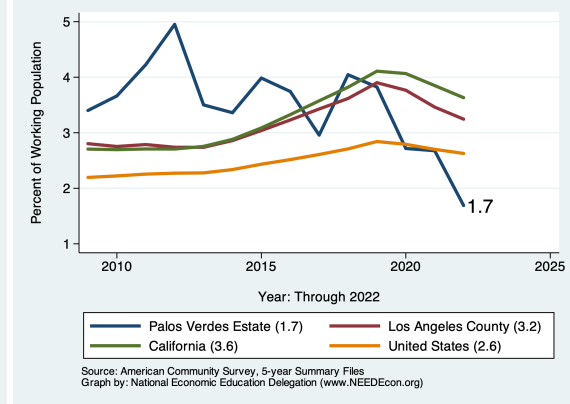
Figure 81: Rank: Share of MegaCommuters Across Similar Geographies

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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 #	Male (%)	Female #	Female (%)	All Workers #	All Workers (%)	All of CA (%)
Less than 5 minutes	20	1.5	16	1.1	36	1.3	2.0
5 to 9 minutes	64	4.9	107	7.5	171	6.3	7.5
10 to 14 minutes	262	20.2	151	10.6	413	15.2	12.2
15 to 19 minutes	57	4.4	143	10.1	200	7.4	15.0
20 to 24 minutes	77	5.9	87	6.1	164	6.0	14.3
25 to 29 minutes	73	5.6	108	7.6	181	6.7	6.3
30 to 34 minutes	113	8.7	288	20.3	401	14.8	15.0
35 to 39 minutes	112	8.6	20	1.4	132	4.9	2.9
40 to 44 minutes	46	3.6	65	4.6	111	4.1	4.3
45 to 59 minutes	129	10.0	48	3.4	177	6.5	8.6
60 to 89 minutes	85	6.6	56	3.9	141	5.2	7.9
90 or more minutes	45	3.5	31	2.2	76	2.8	4.0
Total:	1,083	83.6	1,120	78.9	2,203	81.2	

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.

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

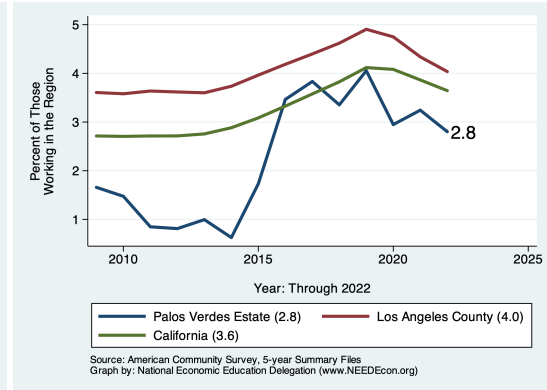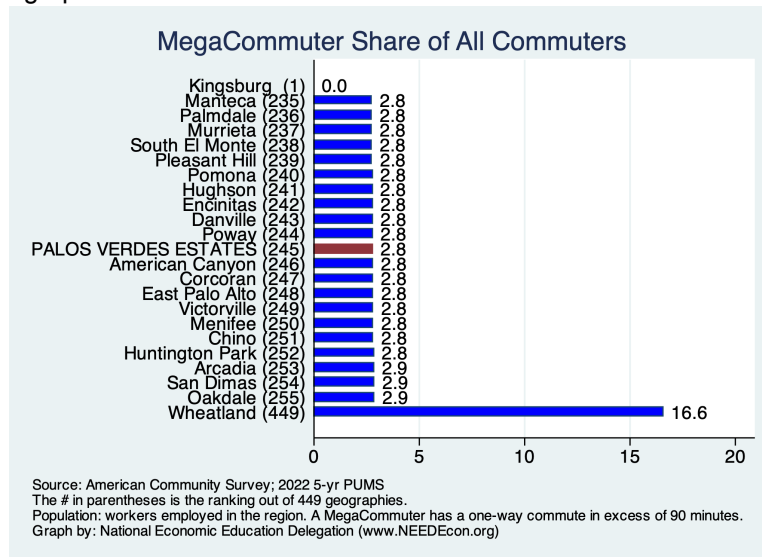Figure 83: Percent of Local Employees With Commutes of More than 90 Minutes

Figure 84: Rank: Share of MegaCommuters Across Similar Geographies

Source: American Community Survey; 2022 5-yr PUMS
The # in parentheses is the ranking out of 449 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 Palos Verdes Estates work. As evidenced in the first table, some of Palos Verdes Estates'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 Palos Verdes Estates city boundary.

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

Place of Work	Male #	Male (%)	Female #	Female (%)	All Workers #	All Workers (%)	All of CA (%)
Worked in state of residence:	3,136	92.8	1,926	87.6	5,062	93.1	99.6
Worked in county of residence	3,076	91.0	1,799	81.8	4,875	89.6	84.1
worked outside of county of residence	60	1.8	127	5.8	187	3.4	15.4
Worked outside state of residence	45	1.3	13	0.6	58	1.1	0.4
Total:	**3,181**	**94.1**	**1,939**	**88.2**	**5,120**	**94.2**	

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

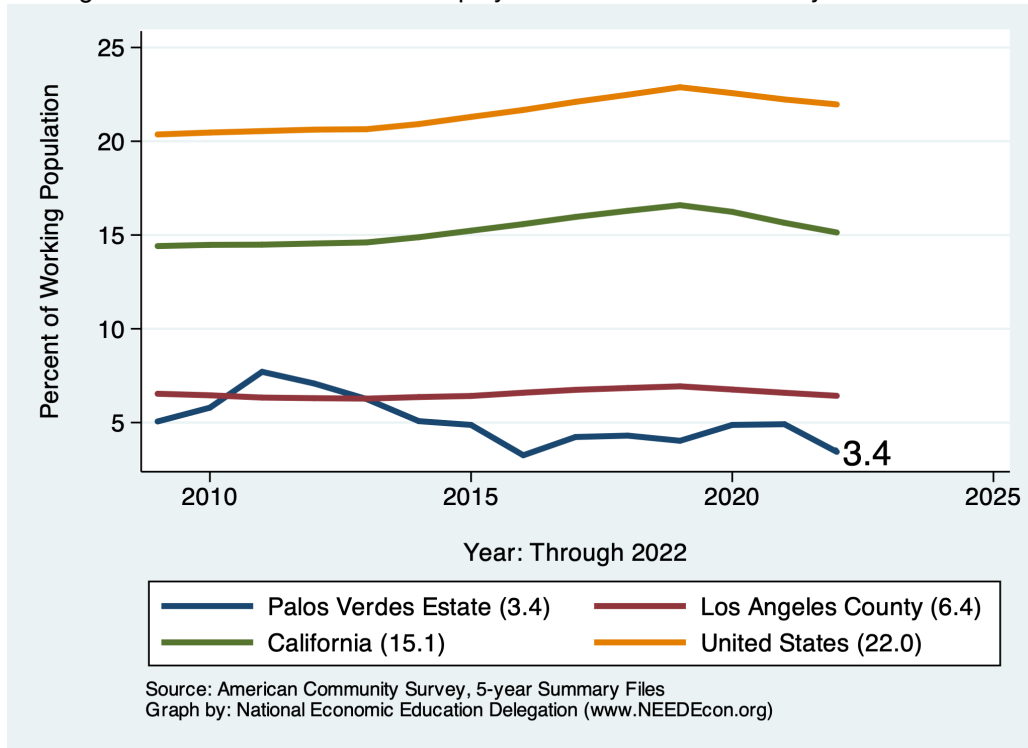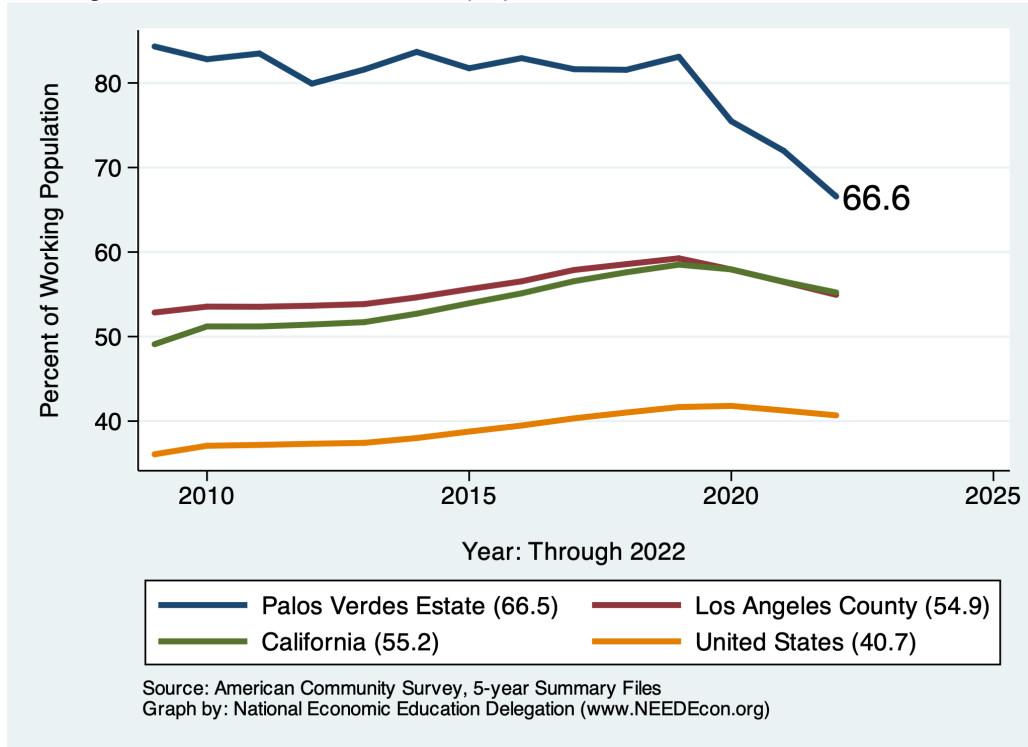Figure 85: Percent of Workers Employed Outside of Their County of Residence

Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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

Place of Work	Male #	Male (%)	Female #	Female (%)	All Workers #	All Workers (%)	All of CA (%)
Living in a place:	3,181	94.1	1,939	88.2	5,120	94.2	95.9
Worked in place of residence	830	24.6	670	30.5	1,500	27.6	39.5
Worked outside place of residence	2,351	69.6	1,269	57.7	3,620	66.6	56.4
Not living in a place	0	0.0	0	0.0	0	0.0	4.1
Total:	3,181	94.1	1,939	88.2	5,120	94.2	

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

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

Source: American Community Survey, 5-year Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Commute Mode by Income

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

	City	California		United States	
	Median	*Median*	*Ratio*	*Median*	*Ratio*
Car, truck, or van - drove alone	136,413	48,566	100.9	46,171	100.4
Car, truck, or van - carpooled	114,844	36,463	113.1	34,487	113.1
Public transportation (excluding taxicab)		40,179		45,100	
Walked		29,366		27,142	
Taxicab, motorcycle, bicycle, or other means		40,433		36,140	
Worked from home	147,375	75,153	70.4	67,180	74.5
Total:	135,694	48,747	278.4	46,099	294.4

Source: 2022 5-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

	< $25,000		$25,000-$74,999		$75,000+		All		All of CA
Mode of Transit	#	(%)	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van: Drove Alone	551	56.8	477	38.3	2,574	75.9	3,790	69.7	68.4
Car, Truck, or Van: Carpooled	29	3.0	39	3.1	83	2.4	151	2.8	9.5
Public Transportation (excl Taxi)	0	0.0	0	0.0	0	0.0	0	0.0	3.6
Walked	11	1.1	5	0.4	31	0.9	47	0.9	2.4
Taxicab, Motorcycle, or other	22	2.3	5	0.4	8	0.2	35	0.6	2.4
Worked at Home	239	24.6	113	9.1	695	20.5	1,097	20.2	13.6
Total:	852	87.8	639	51.3	3,391		5,120	94.2	100.0

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

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

	< $25,000		$25,000-$74,999		$75,000+		All		All of CA
Mode of Transit	#	(%)	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van: Drove Alone	461	34.2	640	69.9	661	45.8	1,921	58.2	68.5
Car, Truck, or Van: Carpooled	24	1.8	32	3.5	72	5.0	229	6.9	9.5
Public Transportation (excl Taxi)	0	0.0	0	0.0	0	0.0	0	0.0	3.6
Walked	11	0.8	5	0.5	15	1.0	31	0.9	2.4
Taxicab, Motorcycle, or other	8	0.6	0	0.0	0	0.0	22	0.7	2.4
Worked at Home	239	17.7	113	12.3	695	48.2	1,097	33.2	13.6
Total:	743	55.1	790	86.3	1,443		3,300		

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 #	In Poverty (%)	100-149% of Pov #	100-149% of Pov (%)	>150% of Pov #	>150% of Pov (%)	All #	All (%)	All of CA (%)
Car, Truck, or Van: Drove Alone	53	59.6	73	83.9	3,664	67.6	3,790	69.7	68.7
Car, Truck, or Van: Carpooled	0	0.0	14	16.1	137	2.5	151	2.8	9.5
Public Transportation (excl Taxi)	0	0.0	0	0.0	0	0.0	0	0.0	3.6
Walked	0	0.0	0	0.0	47	0.9	47	0.9	2.1
Taxicab, Motorcycle, or other	0	0.0	0	0.0	35	0.6	35	0.6	2.4
Worked at Home	4	4.5	0	0.0	1,093	20.2	1,097	20.2	13.6
Total:	57	64.0	87		4,976	91.8	5,120	94.2	

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

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

Mode of Transit	In Poverty #	In Poverty (%)	100-149% of Pov #	100-149% of Pov (%)	>150% of Pov #	>150% of Pov (%)	All #	All (%)	All of CA (%)
Car, Truck, or Van: Drove Alone	64	38.6	20	6.9	1,837	57.2	1,921	58.2	68.7
Car, Truck, or Van: Carpooled	0	0.0	0	0.0	229	7.1	229	6.9	9.5
Public Transportation (excl Taxi)	0	0.0	0	0.0	0	0.0	0	0.0	3.6
Walked	0	0.0	0	0.0	31	1.0	31	0.9	2.1
Taxicab, Motorcycle, or other	0	0.0	0	0.0	22	0.7	22	0.7	2.4
Worked at Home	4	2.4	0	0.0	1,093	34.0	1,097	33.2	13.6
Total:	68	41.0	20	6.9	3,212		3,300		

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.

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 Palos Verdes Estates is a net recipient (migration inflows) or donor (migration 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.
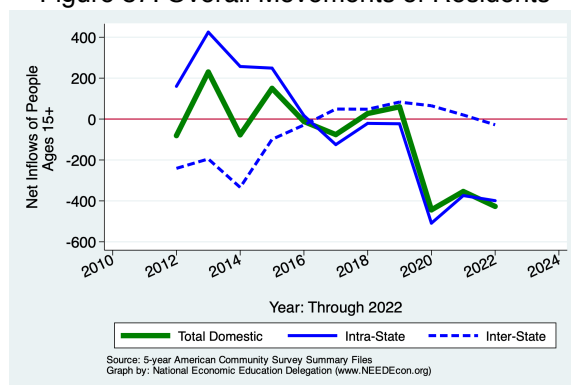
Figure 87: Overall Movements of Residents

Source: 5-year American Community Survey Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Table 17: Migration by Income

			Net Inflows			
			Same State			
			W/in	Between	Across	From
Category	Population	All Migration	County	Counties	States	Abroad
No income	1,825	−94	−60	−47	−36	49
With income	9,021	−135	−109	−183	8	149
$1 to $9,999 or loss	1,082	−134	−88	−66	20	0
$10,000 to $14,999	498	66	−58	−11	7	128
$15,000 to $24,999	589	−65	−58	0	−7	0
$25,000 to $34,999	447	39	50	0	−11	0
$35,000 to $49,999	659	−30	−2	−28	0	0
$50,000 to $64,999	406	−79	−79	0	0	0
$65,000 to $74,999	213	−50	−62	−2	14	0
$75,000 or more	5,127	118	188	−76	−15	21
All:	10,846	−229	−169	−230	−28	198

Source: 2022 5-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.

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Figure 88: Overall Movements of Low Income Residents

Individual Income Less Than $25,000

Source: 5-year American Community Survey Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
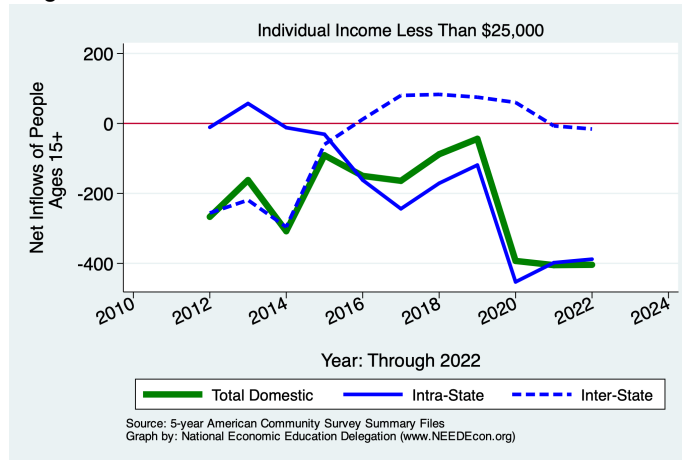
Figure 89: Overall Movements of Middle Income Residents

Individual Income Between $25,000 and $75,000

Source: 5-year American Community Survey Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
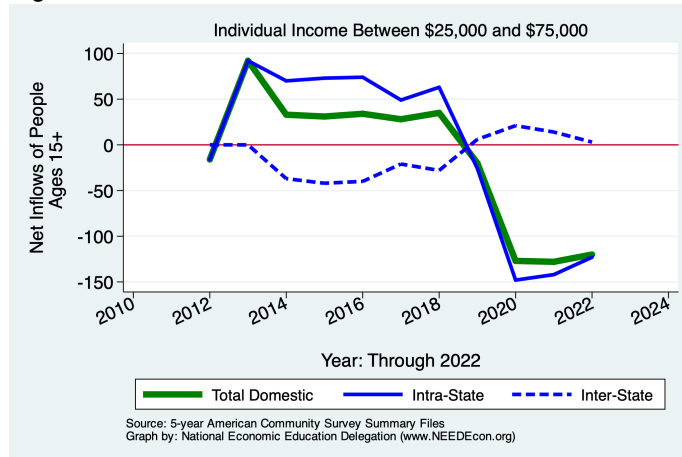
Figure 90: Overall Movements of High Income Residents

Individual Income Greater Than $75,000

Source: 5-year American Community Survey Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
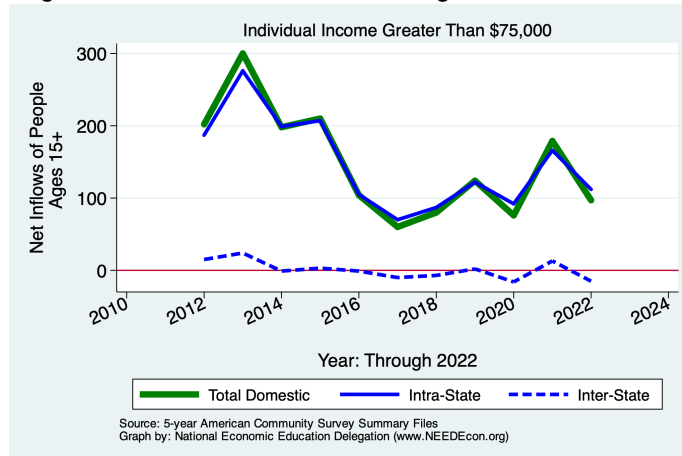
Demographics of Migration Flows

Table 18: Migration by Marital Status

		Net Inflows				
			Same State			
			W/in	Between	Across	From
Category	Population	All Migration	County	Counties	States	Abroad
Never married	1,960	−344	−150	−200	−7	13
Now married, except separated	7,246	−136	−125	−30	−38	57
Divorced	897	254	110	0	16	128
Separated	38	1	0	0	1	0
Widowed	705	−4	−4	0	0	0
Total:	10,846	−229	−169	−230	−28	198

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

Table 19: Migration by Tenure

		Net Inflows				
			Same State			
			W/in	Between	Across	From
Category	Population	All Migration	County	Counties	States	Abroad
Householder lived in owner-occupied housing units	11,887	211	170	−77	−89	207
Householder lived in renter-occupied housing units	1,238	−141	−141	−92	92	0
Total:	13,125	70	29	−169	3	207

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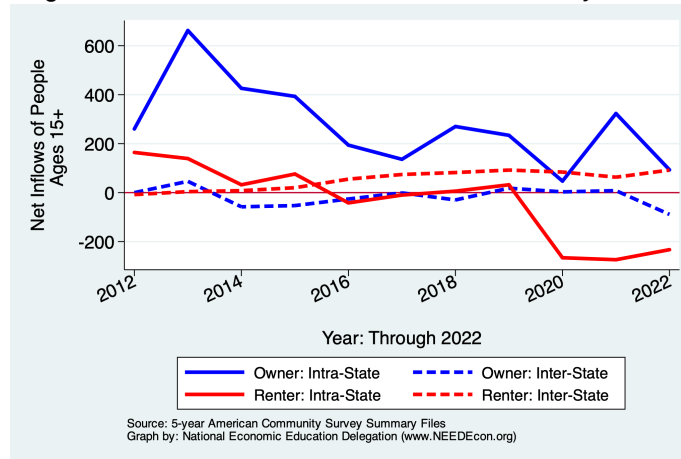

Figure 91: Domestic Movements of Residents by Tenure

Source: 5-year American Community Survey Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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Table 20: Migration by Age

Category	Population	Net Inflows All Migration	Same State W/in County	Same State Between Counties	Across States	From Abroad
1 to 4 years	420	40	41	0	−1	0
5 to 17 years	2,565	73	62	0	2	9
18 and 19 years	163	−92	−17	−45	−30	0
20 to 24 years	332	−131	−59	−78	6	0
25 to 29 years	207	−68	−58	−10	0	0
30 to 34 years	320	−26	−35	0	9	0
35 to 39 years	295	−75	−75	−12	−1	13
40 to 44 years	627	16	78	−40	−22	0
45 to 49 years	656	14	24	0	−10	0
50 to 54 years	1,322	137	12	−11	0	136
55 to 59 years	1,218	−155	−168	0	13	0
60 to 64 years	1,314	152	114	0	8	30
65 to 69 years	1,007	82	98	−16	0	0
70 to 74 years	823	−33	−15	−18	0	0
75 years and over	1,885	11	−8	0	0	19
Total Population:	13,154	−55	−6	−230	−26	207

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

Table 21: Migration by Educational Attainment

Category	Population	Net Inflows All Migration	Same State W/in County	Same State Between Counties	Across States	From Abroad
Less than high school graduate	233	4	4	0	0	0
High school graduate (includes equiv)	471	14	0	0	14	0
Some college or assoc. degree	1,245	−25	−49	−8	17	15
Bachelor's degree	4,103	71	127	−67	−23	34
Graduate or professional degree	3,622	−9	−115	−32	−11	149
Total:	9,674	55	−33	−107	−3	198

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

Table 22: Median Income of Migration Flows

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	100,781	100,781
Moved Between States	85,179	129,412
Moved from Abroad	11,455	
Total Population:	101,281	91,223

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

Table 23: Median Age of Migration Flows

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	54.0	54.0
Moved Within Same County	46.3	37.7
Moved Between States	34.2	34.3
Moved from Abroad	52.6	
Total Population:	53.4	53.1

Source: 2022 5-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 relased 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

State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1. Sacramento, California, May. https://dof.ca.gov/forecasting/demographics/estimates/

State of California, Department of Finance, E-2. California County Population Estimates and Components of Change by Year, July 1, 2010-2021. Sacramento, California, December. https://dof.ca.gov/forecasting/demographics/

State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1. Sacramento, California, May. https://dof.ca.gov/forecasting/demographics/