

# **Sacramento, California**

## *Indicators Report*

by  
The National Economic Education Delegation (NEED)

April 20, 2024

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

This report was produced by the:

National Economic Education Delegation  
271 Arias St.  
San Rafael, CA 94903  
415-336-5705  
[www.NEEDEcon.org](http://www.NEEDEcon.org)  
Contact: [Jon@NEEDEcon.org](mailto:Jon@NEEDEcon.org)

# Executive Summary

## *Assessing the City with Indicators*

### **About this Report**

This report provides background or summary information for the city of Sacramento (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 Sacramento. These indicators are compared to Sacramento 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 Sacramento 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 Sacramento 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 Sacramento, 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 Sacramento, but do not necessarily live in Sacramento.
- **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.

# Contents

<b>Executive Summary</b>	<b>1</b>
Assessing the City with Indicators . . . . .	1
<b>Demographics</b>	<b>3</b>
A Demographic Snapshot . . . . .	3
Current Population . . . . .	5
<b>Employment Report</b>	<b>8</b>
Citywide Employment and Unemployment . . . . .	8
County Employment by Industry . . . . .	9
Some Employee Detail . . . . .	10
<b>Income and Earnings</b>	<b>16</b>
Per Capita Personal Income Growth . . . . .	16
Poverty and Inequality . . . . .	19
<b>Housing</b>	<b>21</b>
Housing Costs and Affordability . . . . .	21
Housing Picture . . . . .	25
Vintage of Residential Housing . . . . .	27
Occupation of Residential Housing . . . . .	29
Residential Permitting . . . . .	31
<b>Commute Patterns</b>	<b>34</b>
Mode of Transportation . . . . .	34
Commute Times for Employed Residents . . . . .	36
Commute Times for Those Employed in the City . . . . .	37
Place of Work . . . . .	38
Commute Mode by Income . . . . .	40
Commute Mode by Poverty Status . . . . .	41
<b>Migration</b>	<b>42</b>
Overall Migration Flows . . . . .	42
Demographics of Migration Flows . . . . .	44
<b>References and Sources</b>	<b>46</b>

# 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 Sacramento's population are fundamental indicators of the city's growth potential.

***A Demographic Snapshot***

Statistic	2022	2019
<b>POPULATION</b>		
Population Estimate (#)	528,026.0	513,620.0
Veterans (#)	19,071.0	22,010.0
Foreign born persons (% , 5yr)	21.3	22.2
Population age 25+ (#)	362,765.0	349,270.0
<b>AGE AND SEX</b>		
Persons under 5 years (%)	5.8	6.3
Persons under 18 years (%)	21.2	22.5
Persons 65 years and over (%)	14.9	14.2
Female persons (%)	50.8	50.4
<b>INCOME AND POVERTY</b>		
Median household income (\$)	80,254.0	69,134.0
Per capita income in past 12 months (\$)	40,502.0	34,659.0
Persons in poverty (%)	13.7	13.9
Children age less than 18 in poverty (#)	17,669.0	19,941.0
Children age less than 18 in poverty (%)	15.9	17.6
<b>RACE AND ETHNICITY</b>		
White alone (%)	34.1	44.2
African American alone (%)	11.8	11.7
American Indian or Alaska Native alone (% , 5yr)	0.8	0.7
Asian alone (%)	20.5	18.4
Native Hawaiian and Other Pacific Islander alone (% , 5yr)	1.8	1.7
Two or More Races (%)	15.8	8.2
Hispanic or Latino (%)	30.4	30.9
White alone, not Hispanic or Latino (%)	30.1	32.0
<b>HOUSING</b>		
Housing units (#)	212,260.0	200,079.0
Owner-occupied housing units (%)	52.6	48.7
Median value of owner-occupied housing units (\$)	520,200.0	380,600.0
Median selected monthly owner costs-with a mortgage (\$)	2,178.0	1,973.0
Median selected monthly owner costs-without a mortgage (\$)	637.0	545.0
Median gross rent (\$)	1,650.0	1,370.0
<b>FAMILIES AND LIVING ARRANGEMENTS</b>		
Households (#)	200,189.0	191,911.0
Persons per household (#)	2.6	2.6
Living in same house 1 year ago, % of persons age 1+	86.4	81.4
<b>EDUCATION</b>		
High school graduate or higher, % of persons age 25+	88.0	87.0
Bachelor's degree or higher, % of persons age 25+	36.9	33.7
<b>HEALTH</b>		
With a disability, under age 65 years (#)	41,553.0	31,353.0
Persons without health insurance, under age 65 years (%)	4.2	6.0
<b>LABOR FORCE</b>		
In civilian labor force, persons age 16+ (%)	64.4	65.5
In civilian labor force, women age 16+ (%)	60.0	62.6
Employed, persons age 16+ (%)	59.5	60.0
Self employed (%)	7.7	8.5
<b>TRANSPORTATION</b>		
Mean travel time to work, workers age 16+ (Mins.)	19.2	25.8
Drive alone in private vehicle (%)	66.2	75.2
Using public transportation (%)	1.4	4.8
Worked from home (%)	19.5	5.6

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
<b>City</b>				
Sacramento	518,161	0.23	0.88	3.48
<b>County and Broader Regions</b>				
Sacramento County	1,572,453	-0.06	1.24	2.76
North Central Valley	3,831,488	-0.02	0.99	2.03
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	North Central Valley	California
Sacramento County	1,573.4	1,572.5	-0.06	-0.02	-0.35
Sacramento	517.0	518.2	0.23		
Elk Grove	176.6	177.0	0.22		
Citrus Heights	86.2	85.8	-0.37		
Folsom	84.4	85.5	1.26		
Rancho Cordova	80.2	81.1	1.20		
Galt	25.2	25.6	1.48		
Isleton	0.8	0.8	-0.91		

Source: CA DOF; Calculations by National Economic Education Delegation

Figure 1: Population Growth (1)

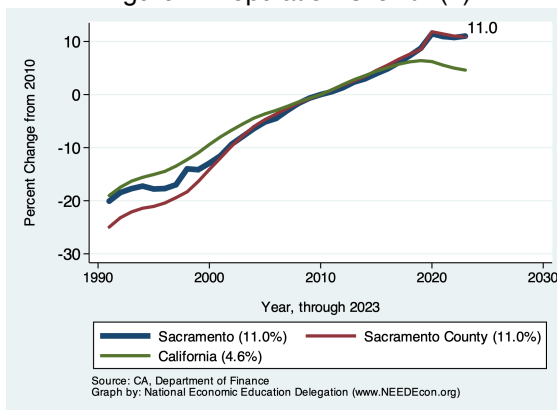


Figure 2: Population Growth (2)

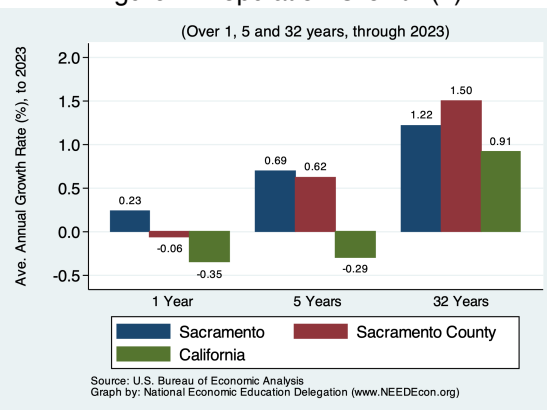


Figure 3: Population by Age - Detailed Age Categories

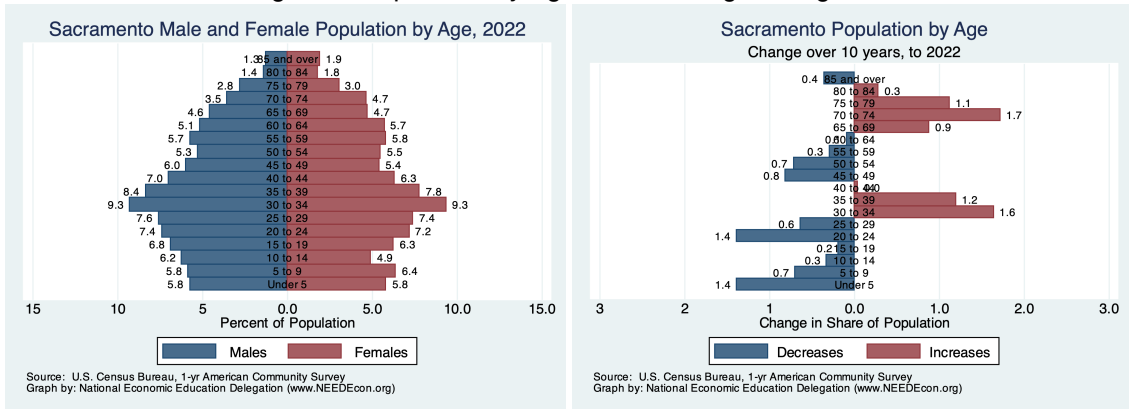


Figure 4: Population by Age - Broad Age Categories

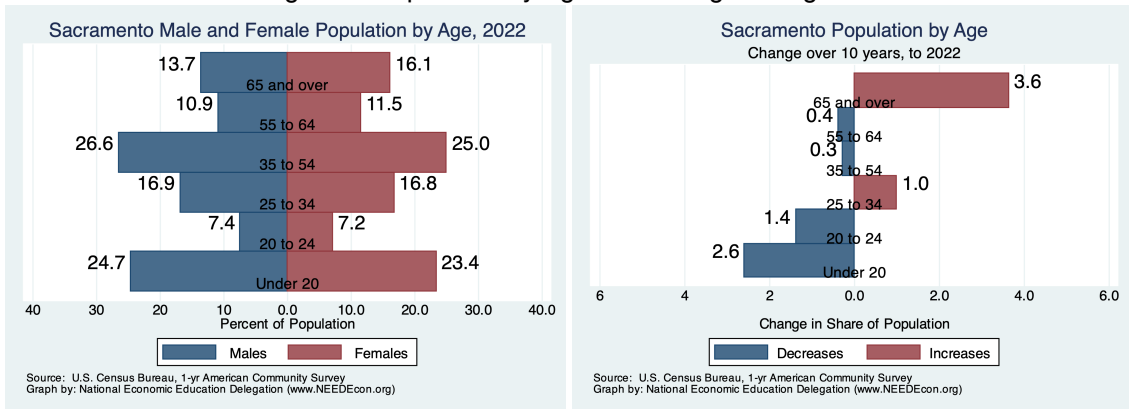


Figure 5: Population by Educational Attainment

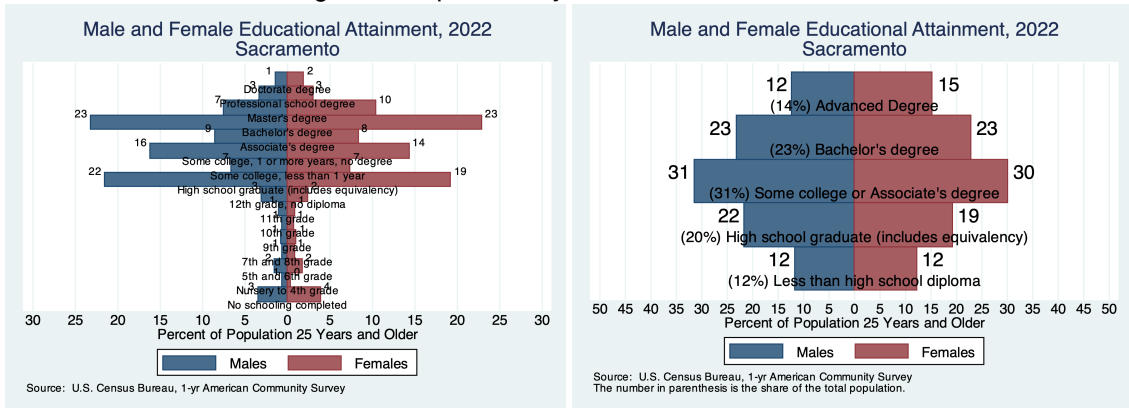


Figure 6: Population by Race/Ethnicity

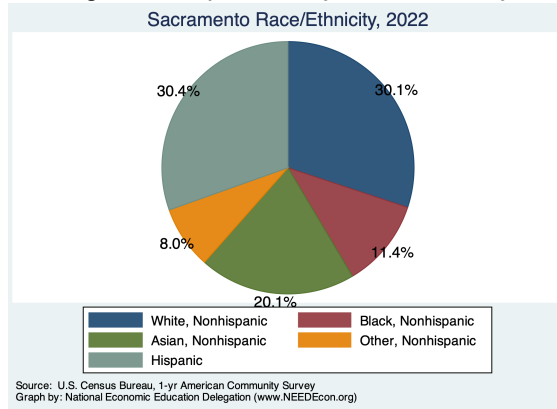
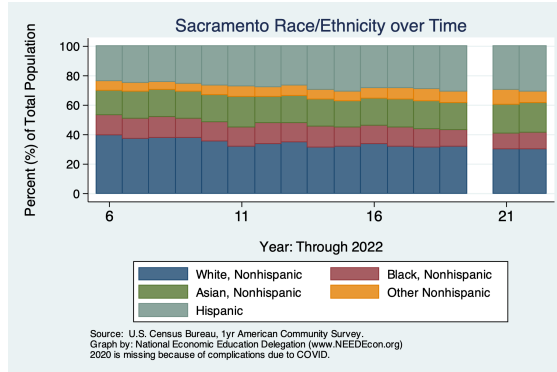


Figure 7: Population by Race/Ethnicity Over Time





# 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?

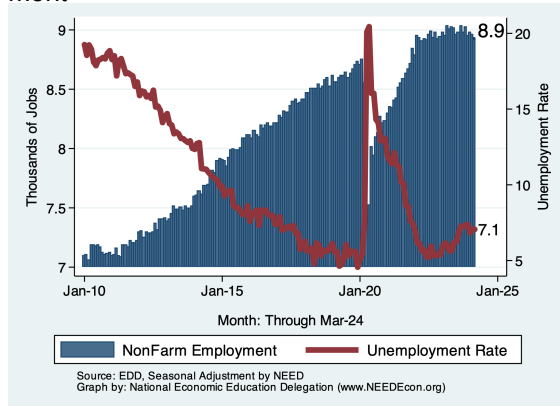
Employment growth is a fundamental indicator of the health of an economy.

Table 3. Sacramento 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

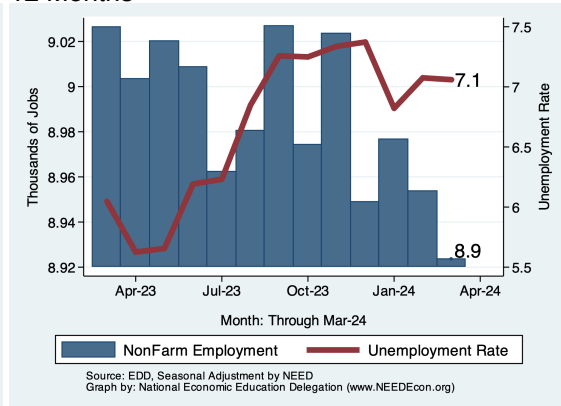
Source: EDD, National Economic Education Delegation

Figure 8: Historical Employment and Unemployment - Last 12 Months



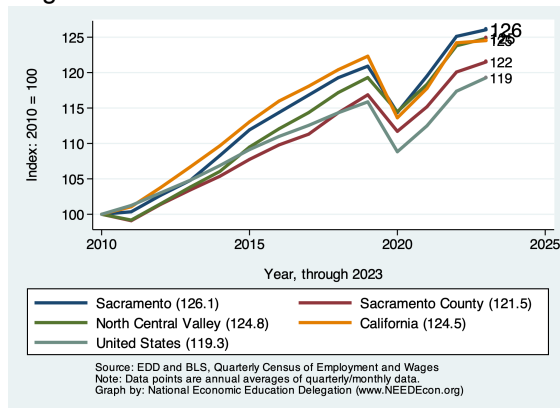
Source: EDD, Seasonal Adjustment by NEED  
Graph by: National Economic Education Delegation (www.NEEDecon.org)

Figure 9: Employment and Unemployment - Last 12 Months



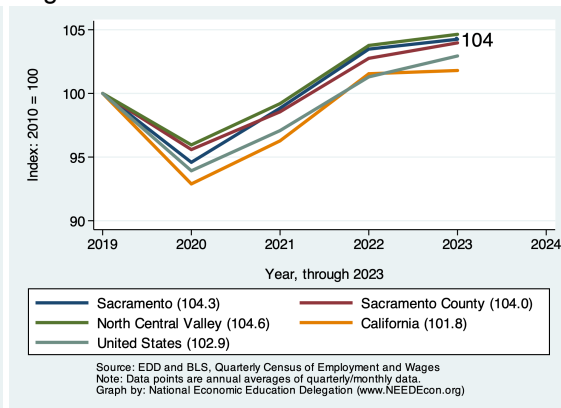
Source: EDD, Seasonal Adjustment by NEED  
Graph by: National Economic Education Delegation (www.NEEDecon.org)

Figure 10: Relative Employment Growth Across Regions - since 2010



Source: EDD and BLS, Quarterly Census of Employment and Wages  
Note: Data points are annual averages of quarterly/monthly data.  
Graph by: National Economic Education Delegation (www.NEEDecon.org)

Figure 11: Relative Employment Growth Across Regions - since 2019



Source: EDD and BLS, Quarterly Census of Employment and Wages  
Note: Data points are annual averages of quarterly/monthly data.  
Graph by: National Economic Education Delegation (www.NEEDecon.org)

## 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 Sacramento County. The following table provides the latest data for the County.

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

Industry	Employment	Share	Empl Growth	% Growth - Annualized Rate					
				Month	Qtr	6mo	1yr	3yr	5yr
<b>Total Nonfarm</b>	738,719	100.0	2,297.8	3.8	3.6	3.8	3.1	3.9	1.9
<b>Goods Producing</b>	68,330	9.2	27.7	0.5	-0.0	3.4	4.6	0.7	1.8
Mining and Logging	102	0.0	0.0	0.0	0.0	0.0	50.0	3.9	-12.8
Construction	45,433	6.2	150.2	4.1	0.7	4.9	6.8	0.7	2.2
<b>Manufacturing</b>	22,930	3.1	-94.9	-4.8	-2.4	0.4	-0.2	1.1	1.4
Durable Goods	15,197	2.1	-51.5	-4.0	-2.1	-1.2	-1.9	1.9	1.8
Non-Durable Goods	7,616	1.0	-48.0	-7.3	-3.2	3.4	2.8	-0.7	0.6
<b>Service Providing</b>	669,452	90.6	1,939.2	3.5	3.5	3.5	2.9	4.2	1.9
Trade, Trans & Utilities	104,925	14.2	291.3	3.4	-1.3	-0.7	-0.4	1.5	1.2
Wholesale Trade	17,925	2.4	59.8	4.1	-0.3	-0.2	-0.4	3.3	0.5
Retail Trade	63,089	8.5	93.2	1.8	-1.9	1.4	0.8	0.2	-0.1
Information	6,442	0.9	-24.6	-4.5	-6.4	-10.1	-9.0	-1.6	-4.0
Financial Activities	32,168	4.4	-51.3	-1.9	-0.6	1.5	-0.2	-0.6	-0.6
Finance & Insurance	21,282	2.9	11.3	0.6	-2.7	-1.2	-1.6	-3.0	-2.0
Real Estate & Rental & Leasing	10,565	1.4	-66.8	-7.3	-3.0	4.8	2.1	4.5	2.4
Professional & Business Svcs	107,435	14.5	594.4	6.9	8.1	6.4	1.0	2.6	1.8
Prof, Sci, & Tech	53,206	7.2	239.6	5.6	4.7	5.5	1.5	6.2	5.5
Educational & Health Svcs	142,852	19.3	1,035.0	9.1	10.5	10.5	9.7	7.0	4.6
Leisure & Hospitality	66,643	9.0	-39.9	-0.7	-1.3	-0.1	0.2	11.2	-0.1
Arts, Entertainment & Recreation	9,276	1.3	117.3	16.5	2.4	1.6	1.6	26.7	0.5
Accommodation & Food Svcs	57,631	7.8	-151.7	-3.1	-0.3	-0.2	-0.2	9.5	-0.2
Other Svcs	26,415	3.6	-36.0	-1.6	0.9	1.2	2.6	8.3	2.1
<b>Government</b>	183,599	24.9	418.8	2.8	4.2	3.7	3.5	3.6	1.9
Federal	10,766	1.5	73.2	8.5	2.8	0.0	2.8	-0.3	0.6
State	105,758	14.3	425.6	5.0	5.1	6.6	3.4	3.3	3.0
Local	67,199	9.1	138.5	2.5	4.2	3.6	3.6	4.7	0.7

Source: EDD, National Economic Education Delegation (NEED)

## Some Employee Detail

### Employed in Sacramento

Figure 12: Employment by Occupation

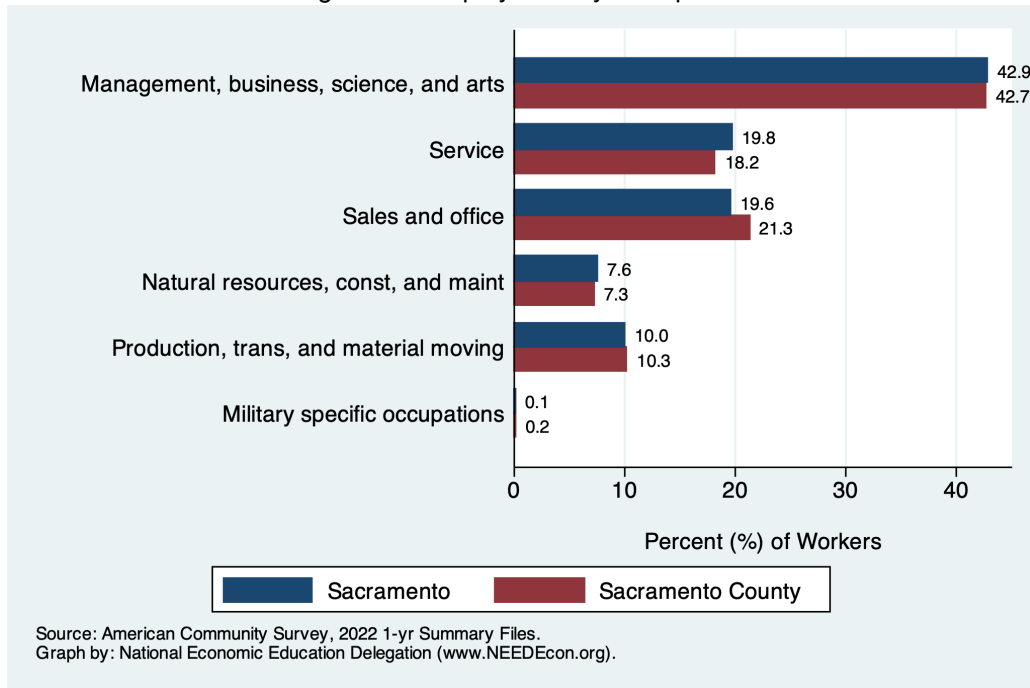


Figure 13: Employment by Industry

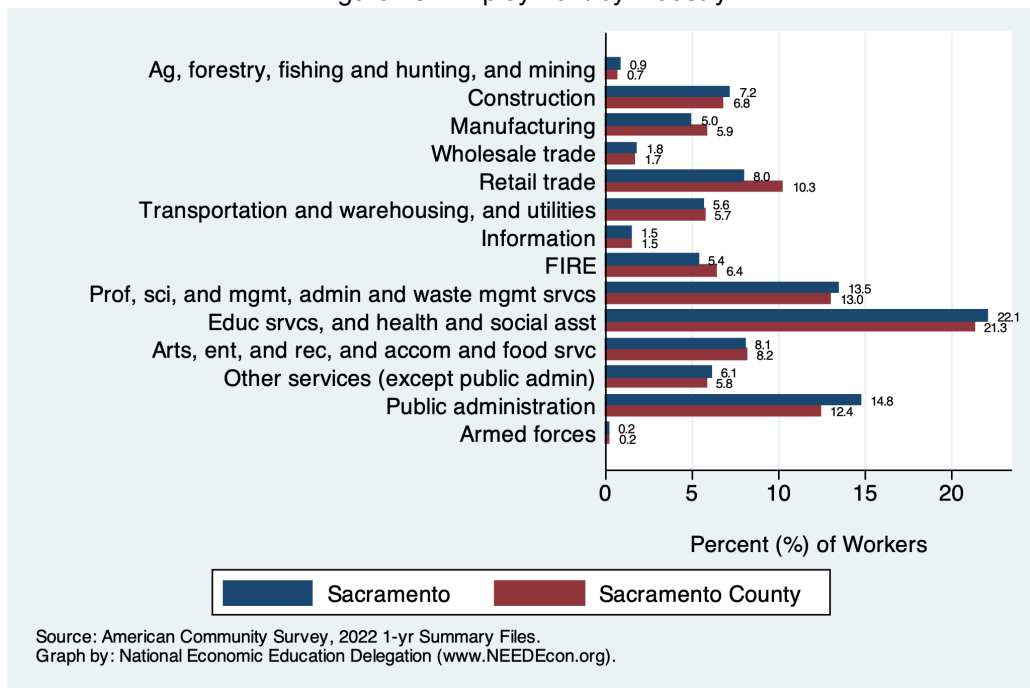
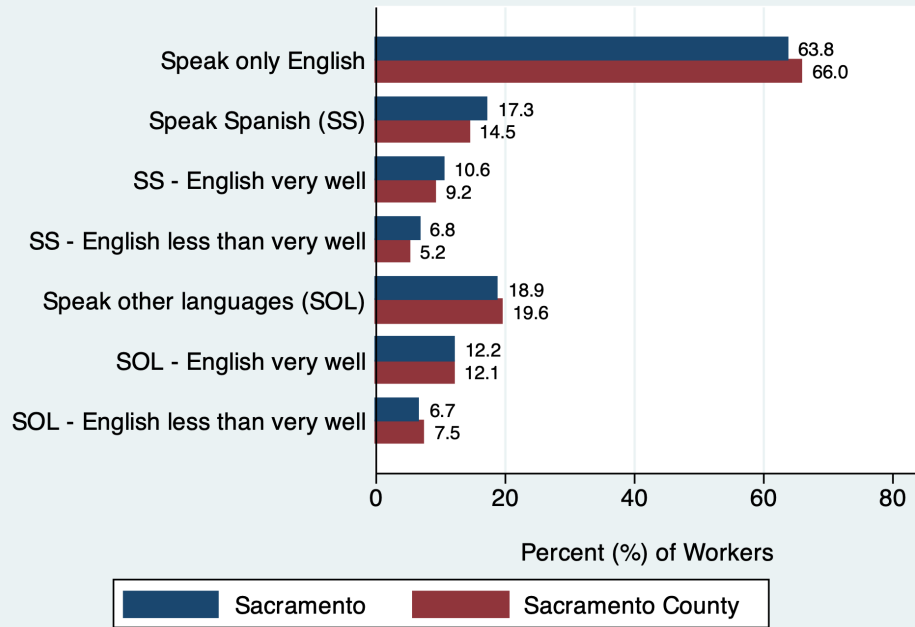
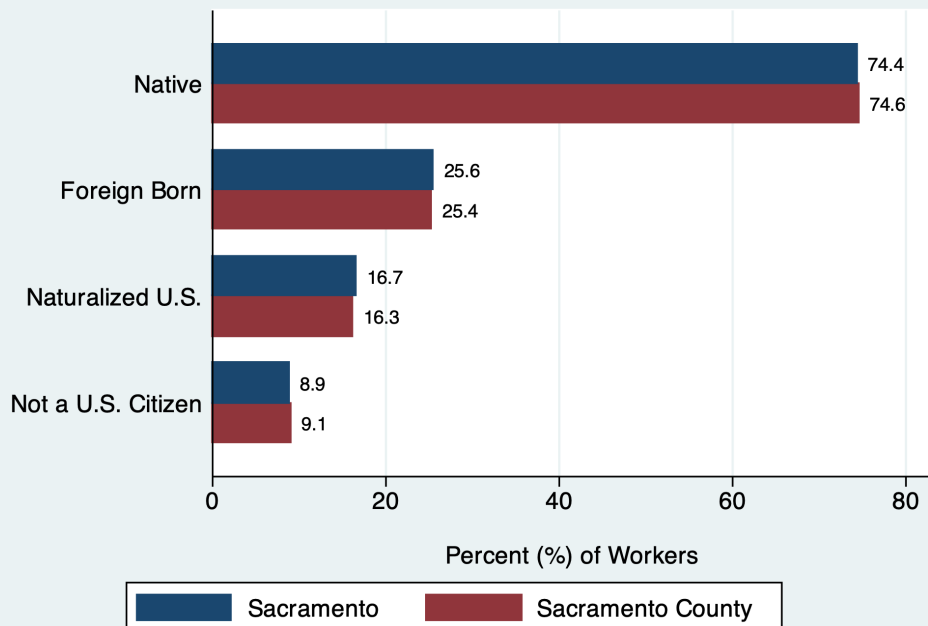


Figure 14: Language Spoken at Home



Source: American Community Survey, 2022 1-yr Summary Files.  
 Graph by: National Economic Education Delegation ([www.NEEDecon.org](http://www.NEEDecon.org)).

Figure 15: Citizenship



Source: American Community Survey, 2022 1-yr Summary Files.  
 Graph by: National Economic Education Delegation ([www.NEEDecon.org](http://www.NEEDecon.org)).

## Employed Residents of Sacramento

Figure 16: Employment by Occupation

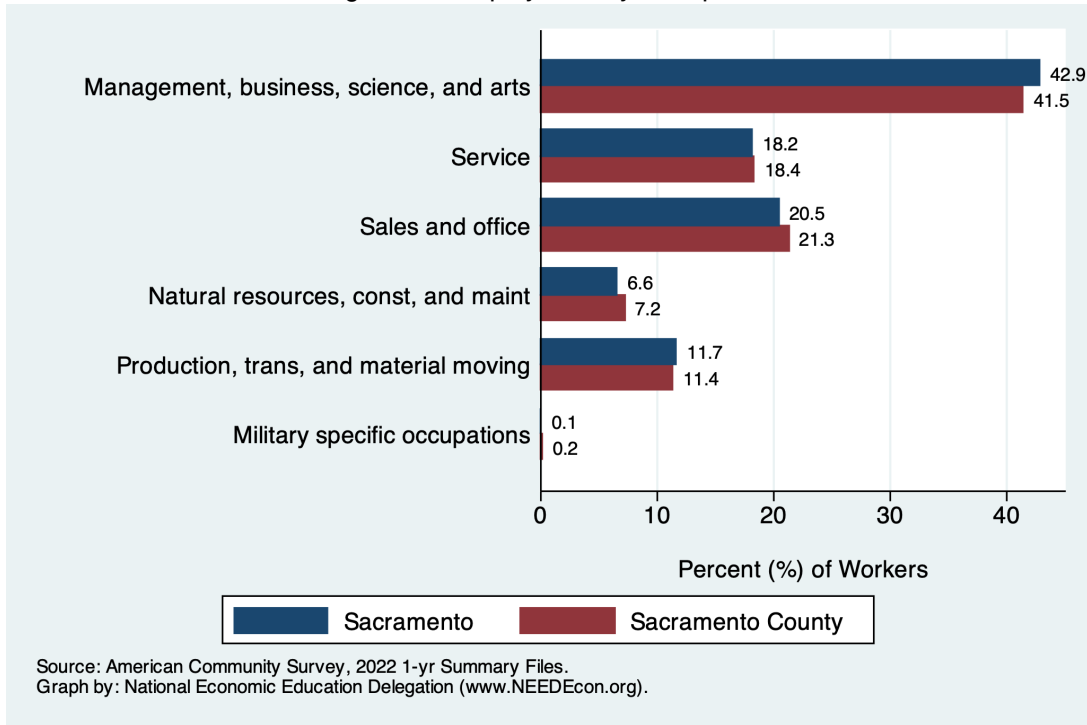


Figure 17: Employment by Industry

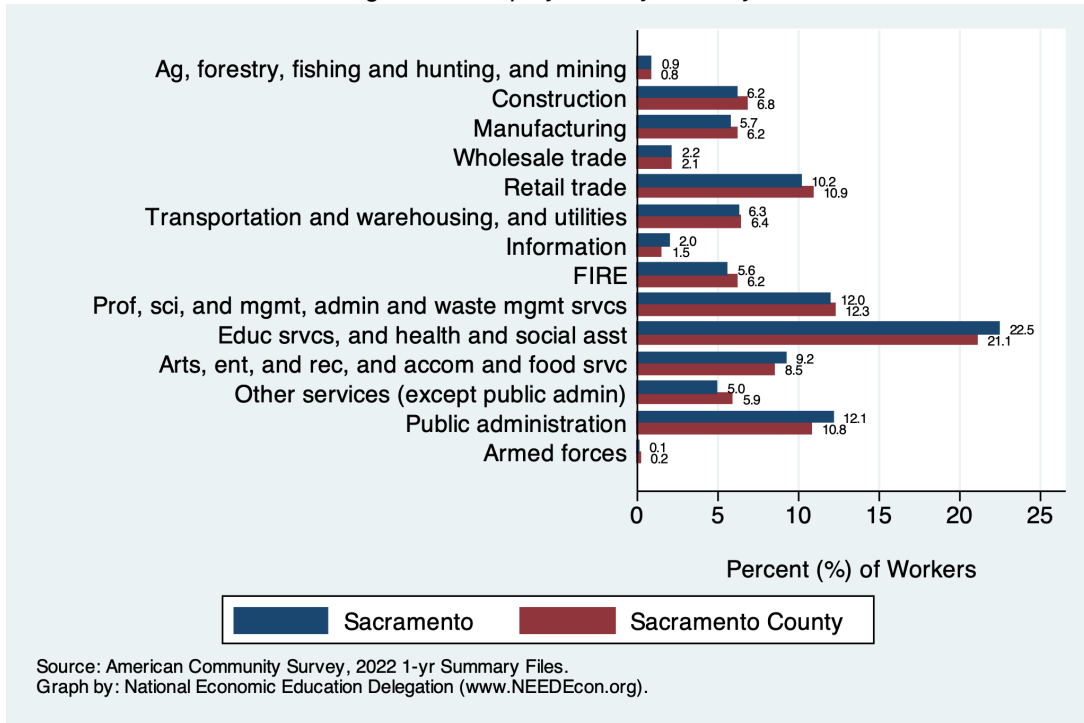


Figure 18: Language Spoken at Home

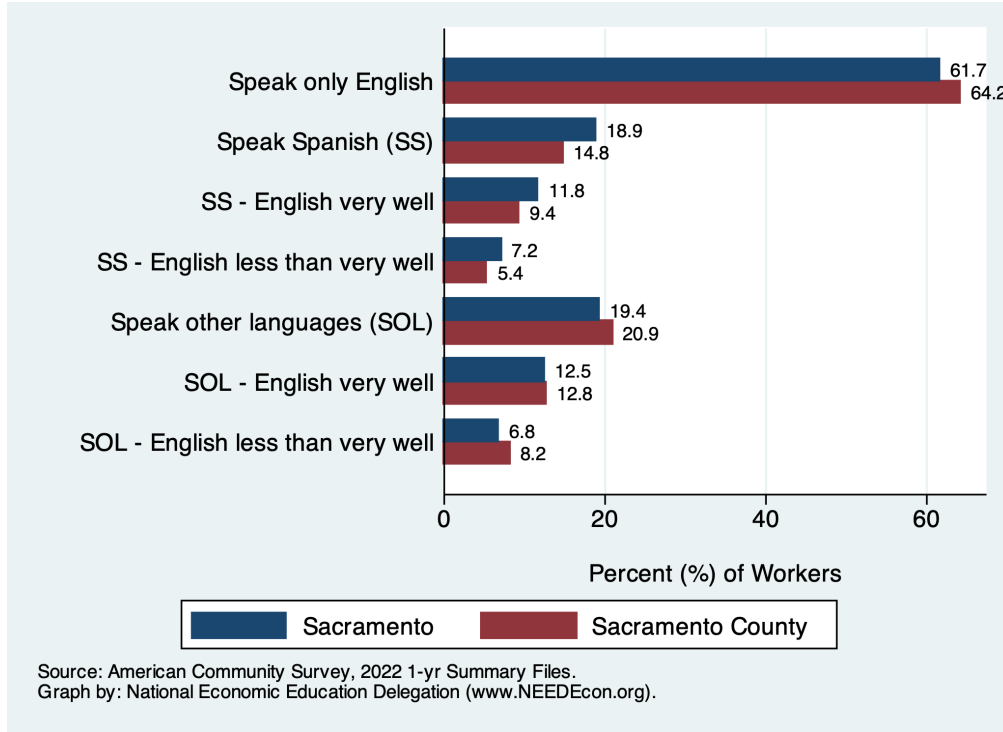
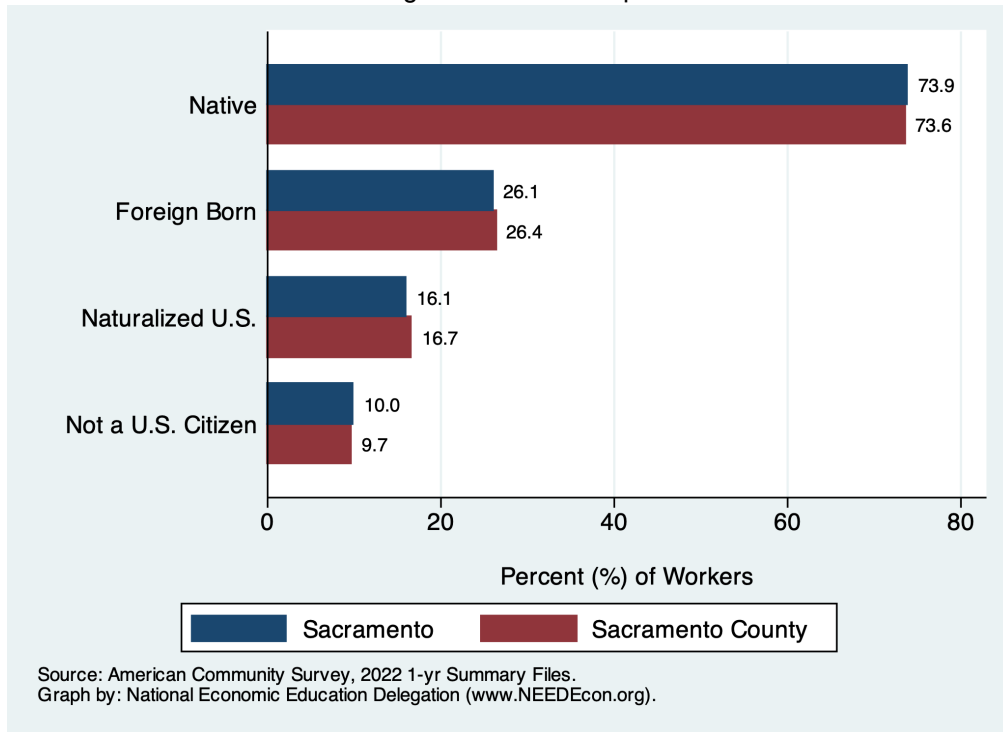


Figure 19: Citizenship



## Employed Residents vs Workers in Sacramento

Figure 20: Employment by Occupation

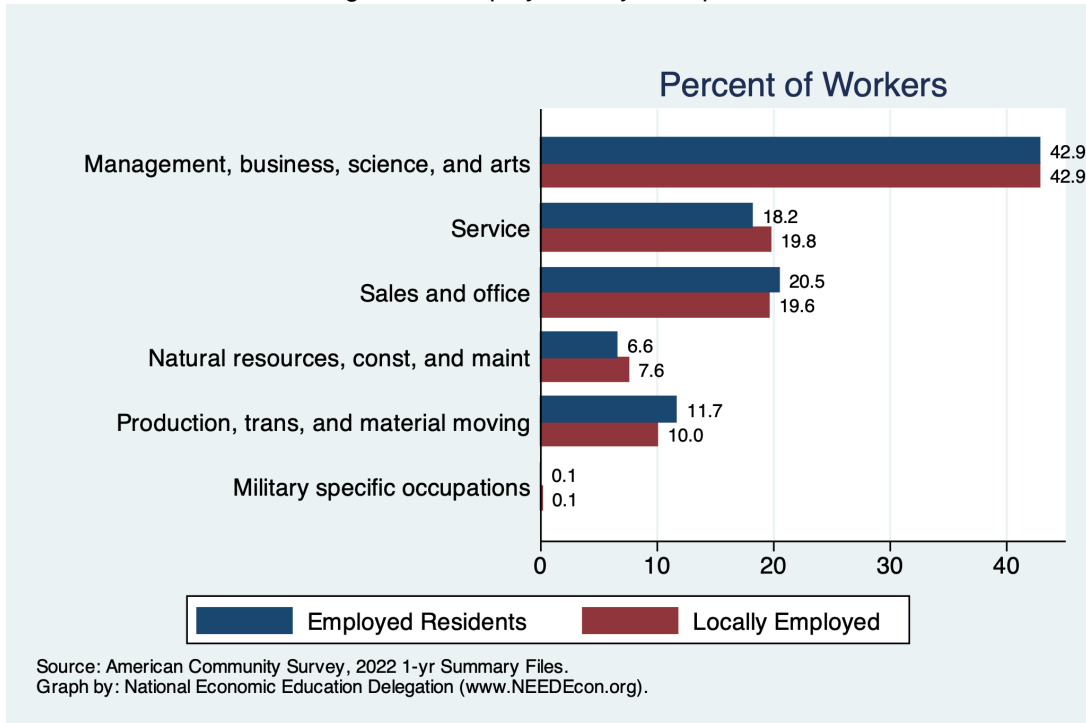


Figure 21: Employment by Industry

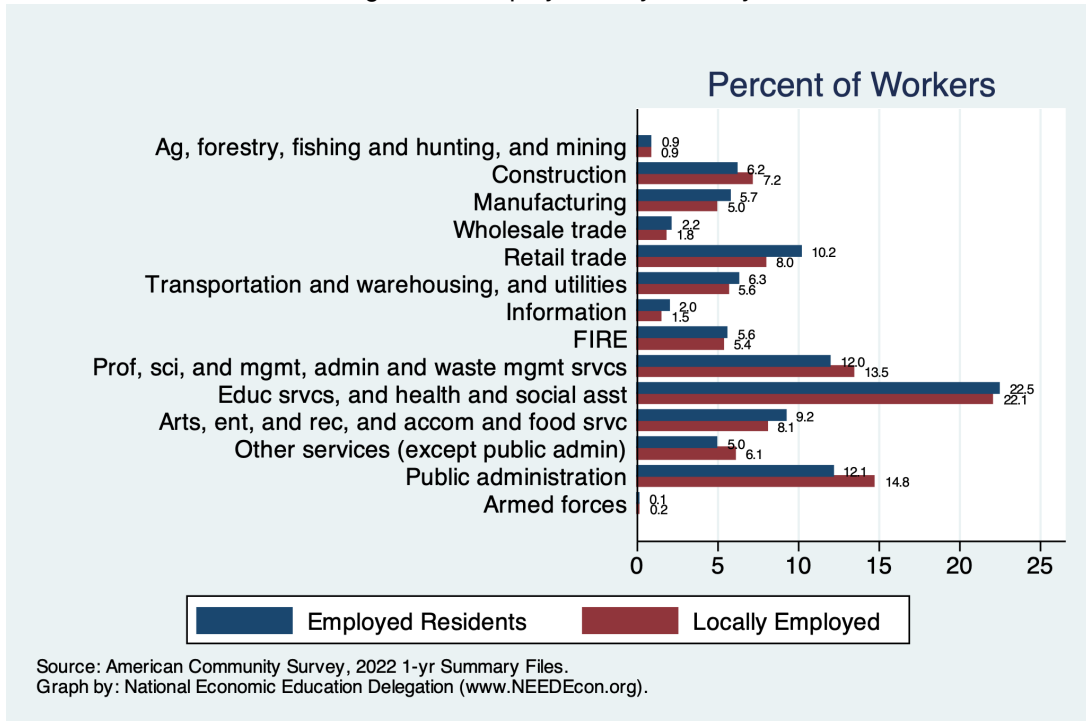


Figure 22: Language Spoken at Home

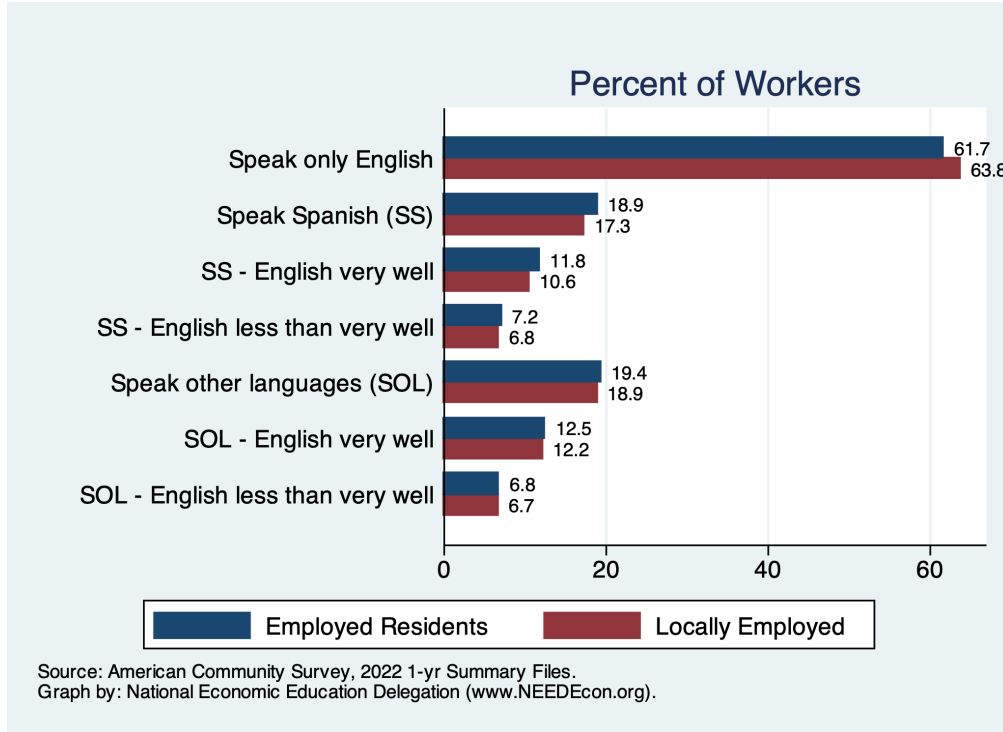
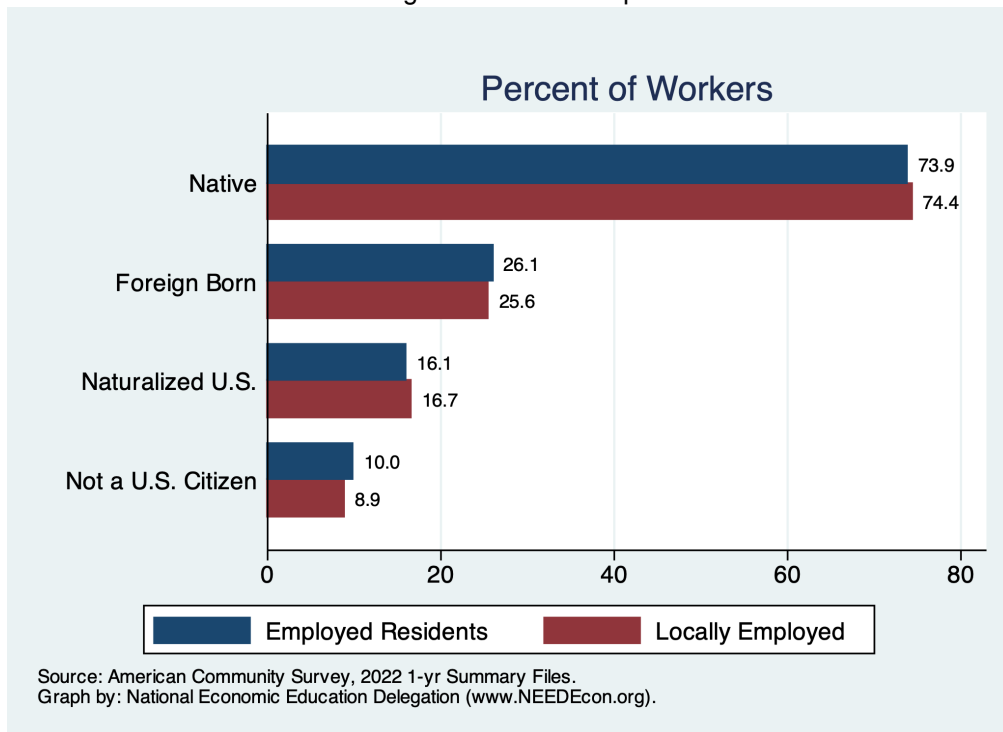


Figure 23: Citizenship





# Income and Earnings

## Per Capita Income Growth

**Definition:**

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

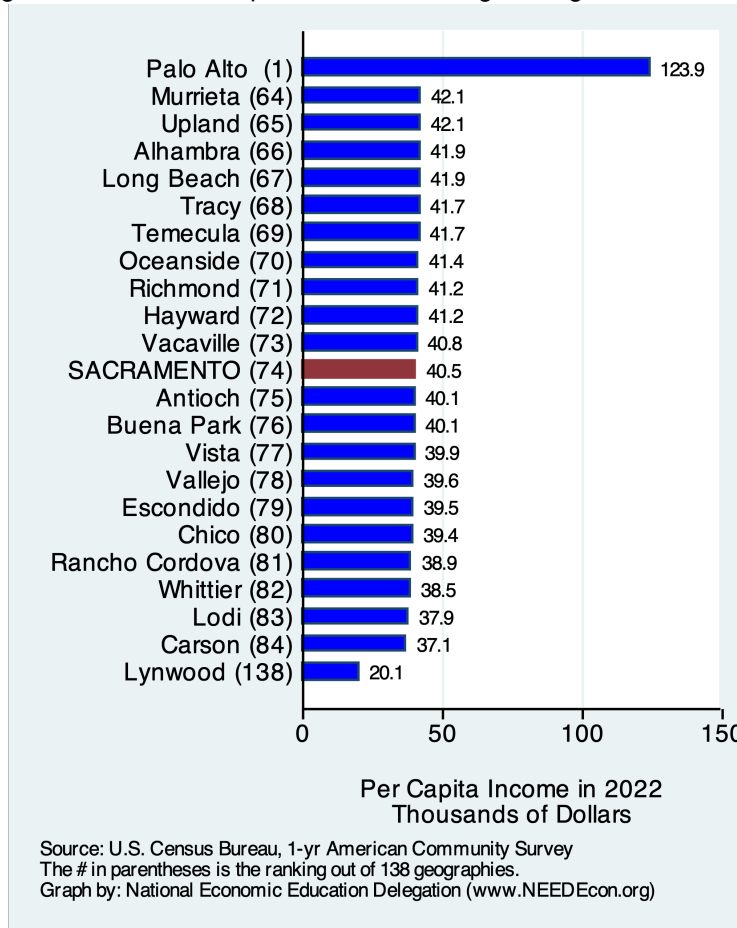
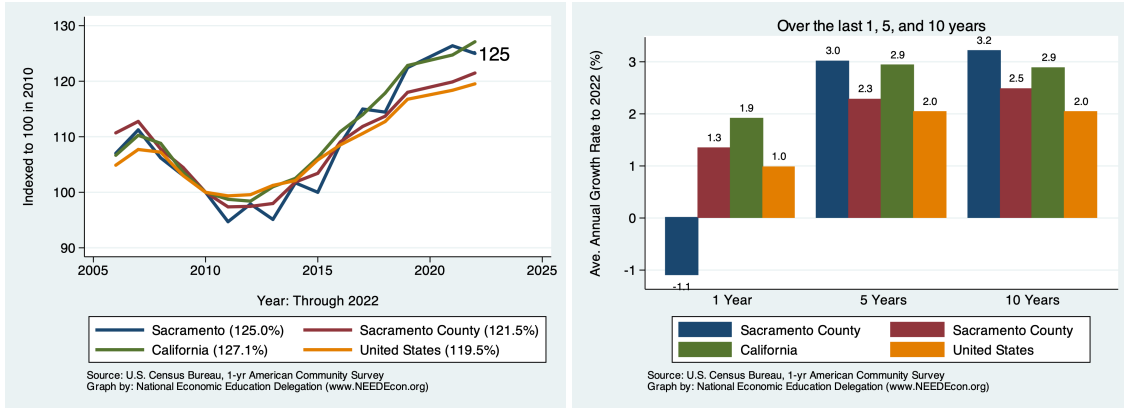


Figure 25: Regional Comparison of Growth over Time



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

Figure 26: Income Levels

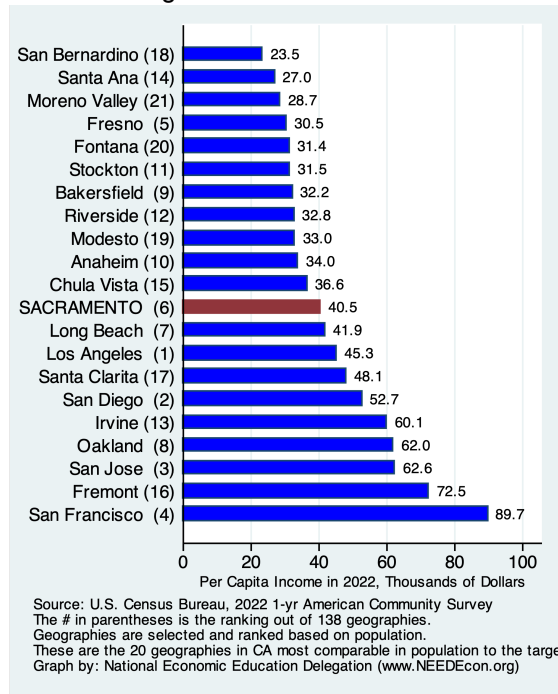
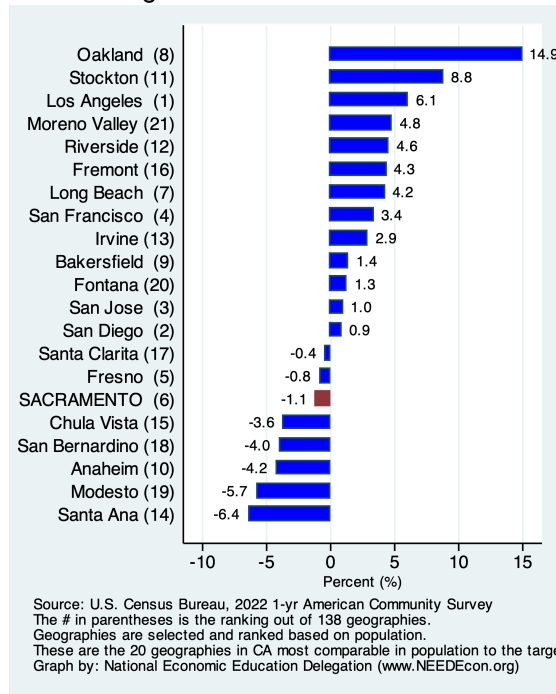
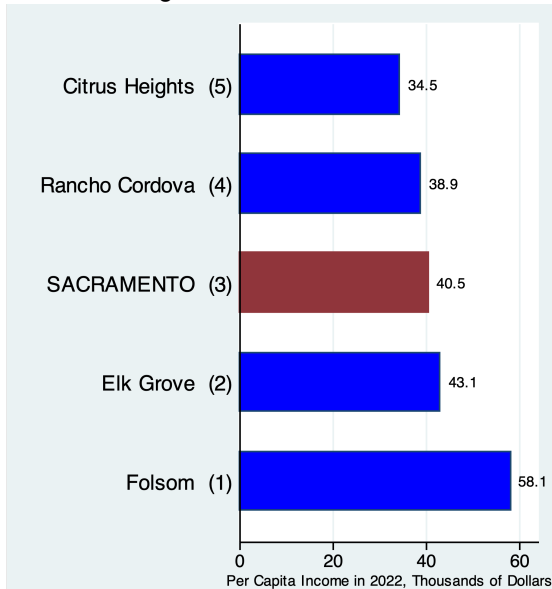


Figure 27: Growth over Time



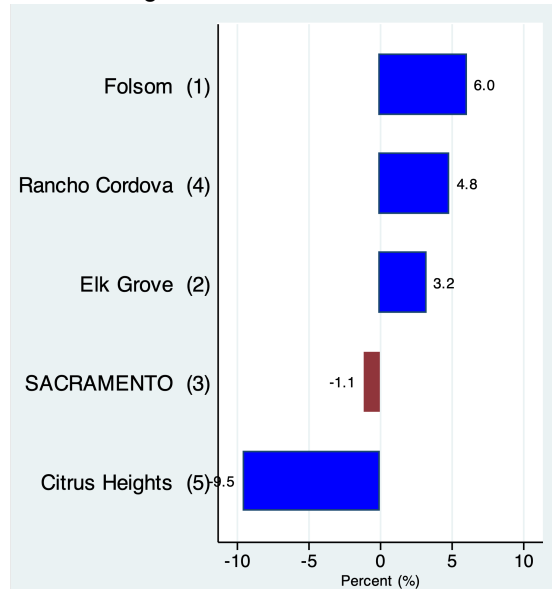
## Real Per Capita Income Ranking Among Cities in Sacramento County

Figure 28: Income Levels



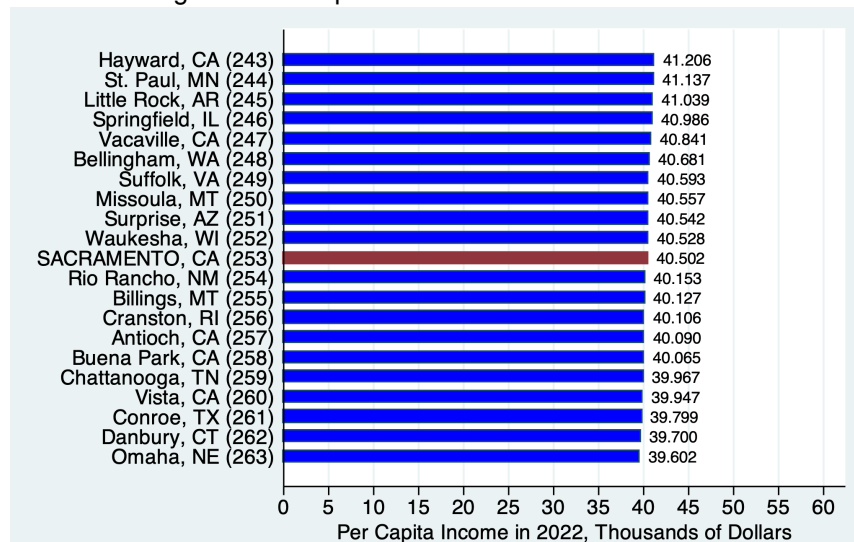
Source: U.S. Census Bureau, 2022 1-yr American Community Survey  
 The # in parentheses is the ranking out of 5 geographies.  
 Geographies are selected and ranked based on population.  
 These are the cities in the same county as the target city.  
 Graph by: National Economic Education Delegation (www.NEEDecon.org)

Figure 29: Growth over Time



Source: U.S. Census Bureau, 2022 1-yr American Community Survey  
 The # in parentheses is the ranking out of 5 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



Source: U.S. Census Bureau, 1-yr American Community Survey  
 The # in parentheses is the ranking out of 598 geographies.  
 Graph by: National Economic Education Delegation (www.NEEDecon.org)

## 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.

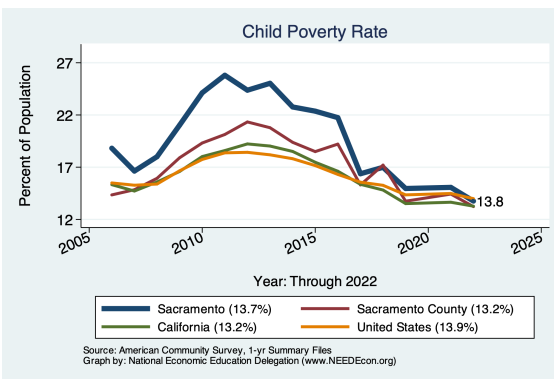
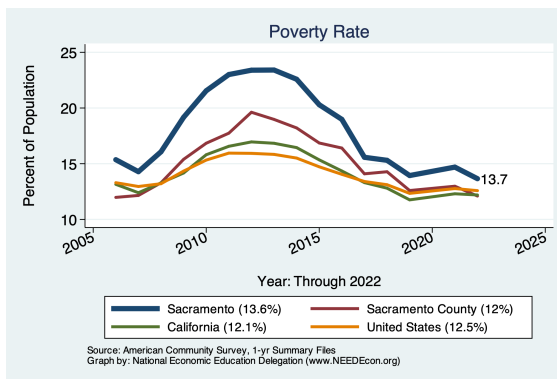


Figure 31: Inequality

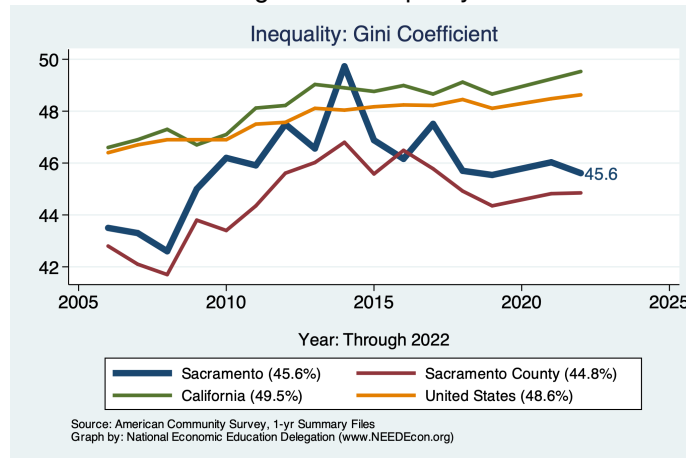


Figure 32: Shares Across the Income Distribution

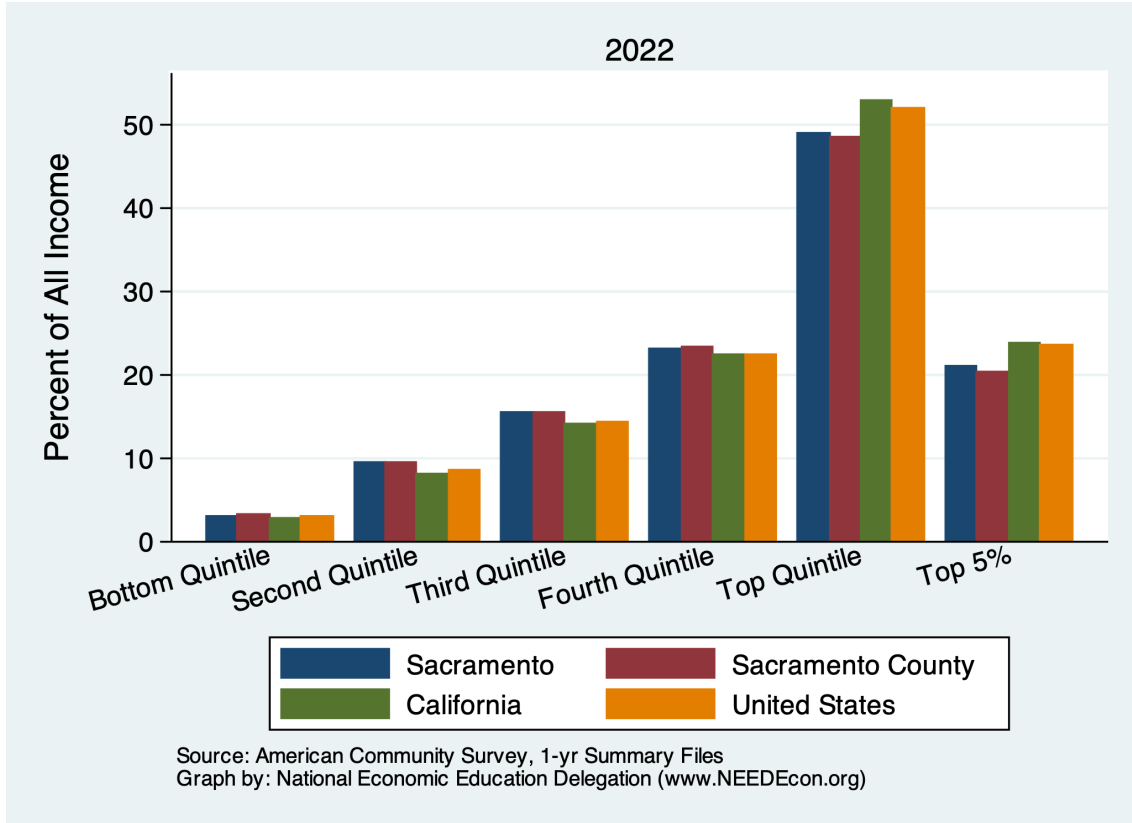
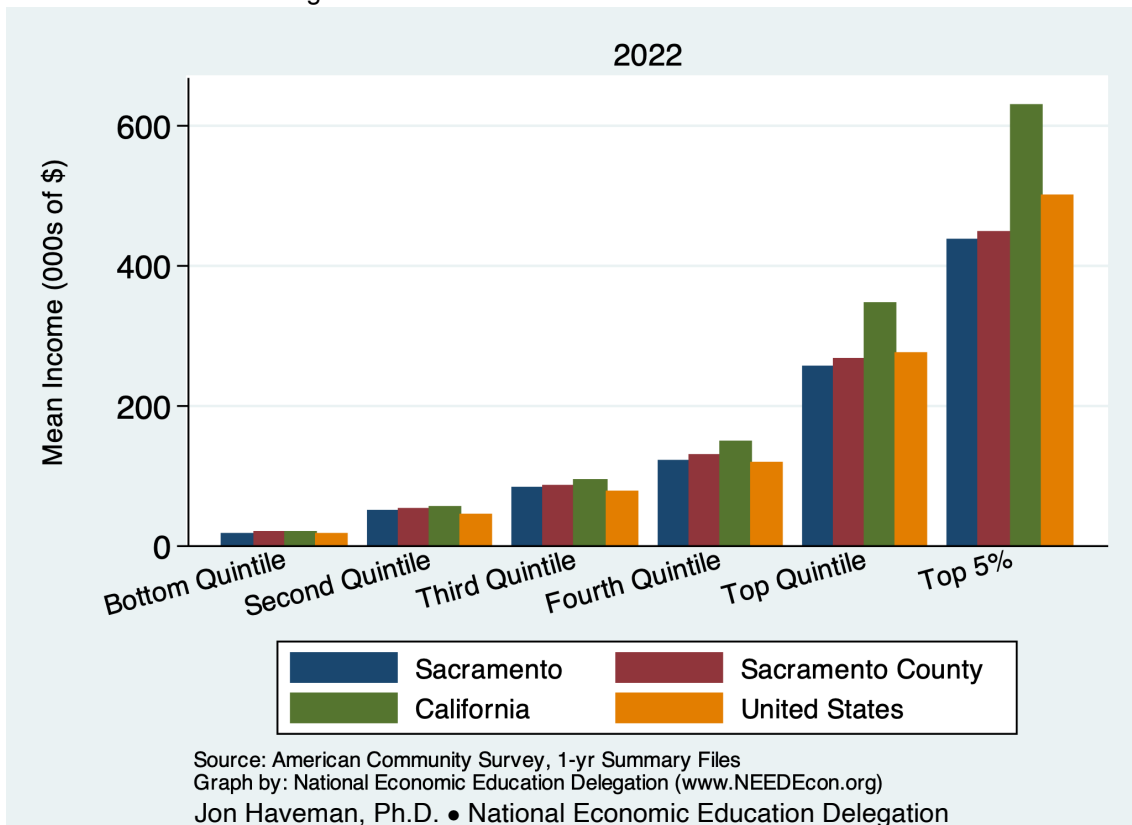


Figure 33: Means Across the Income Distribution



# 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 Sacramento and Broader Regions

Figure 34: Median Home Prices

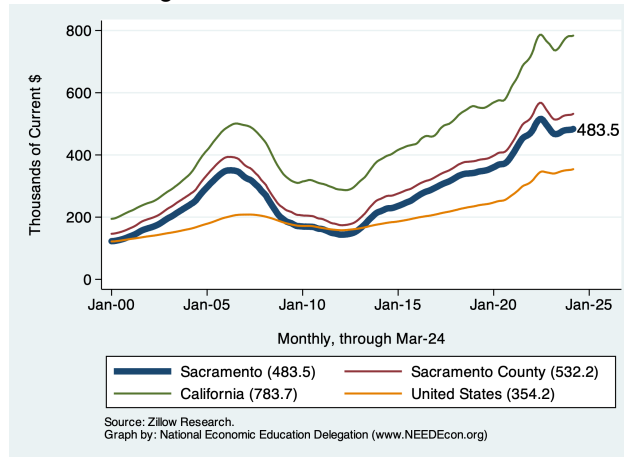
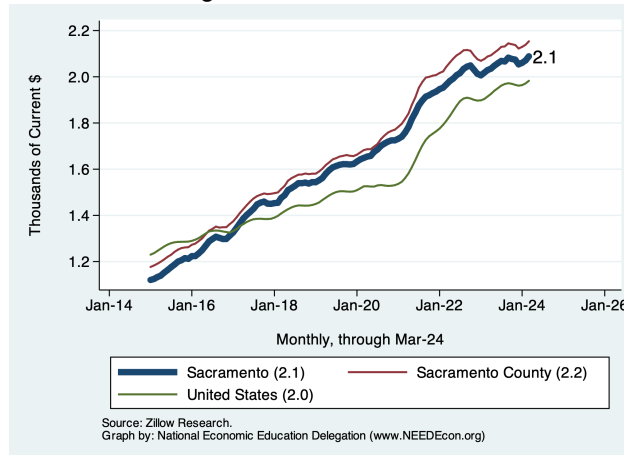


Figure 35: Median Rents



## Housing Ownership in Sacramento and Broader Regions

Figure 36: Home Ownership Rates

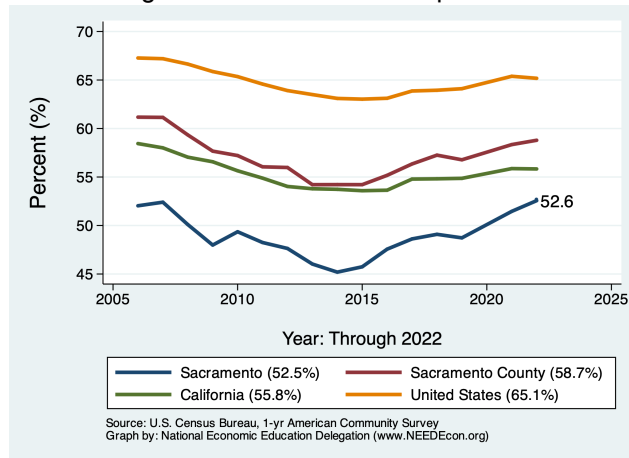


Figure 37: Home Ownership by Age

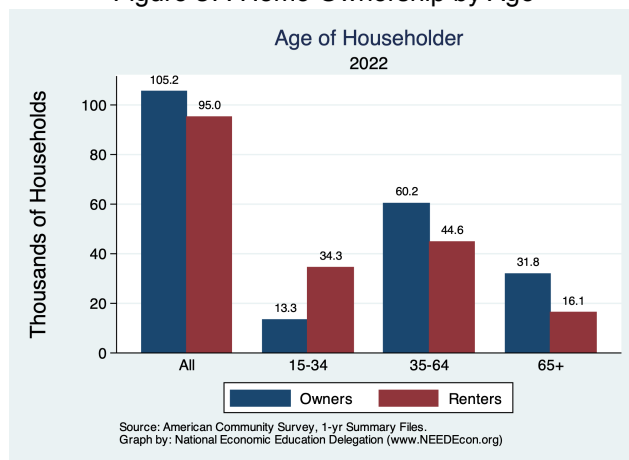


Figure 38: Income by Tenure

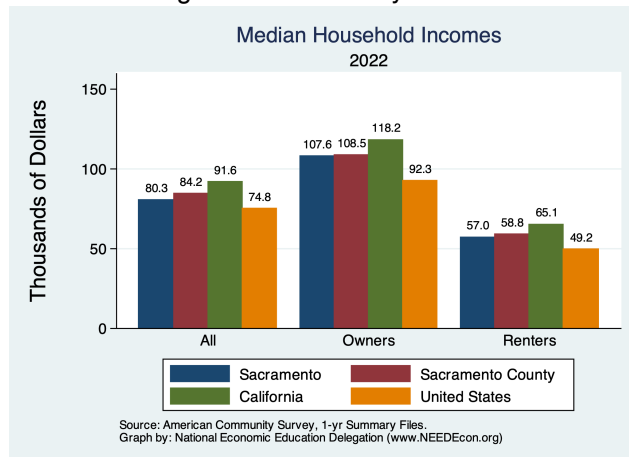


Figure 39: Income Distribution by Tenure

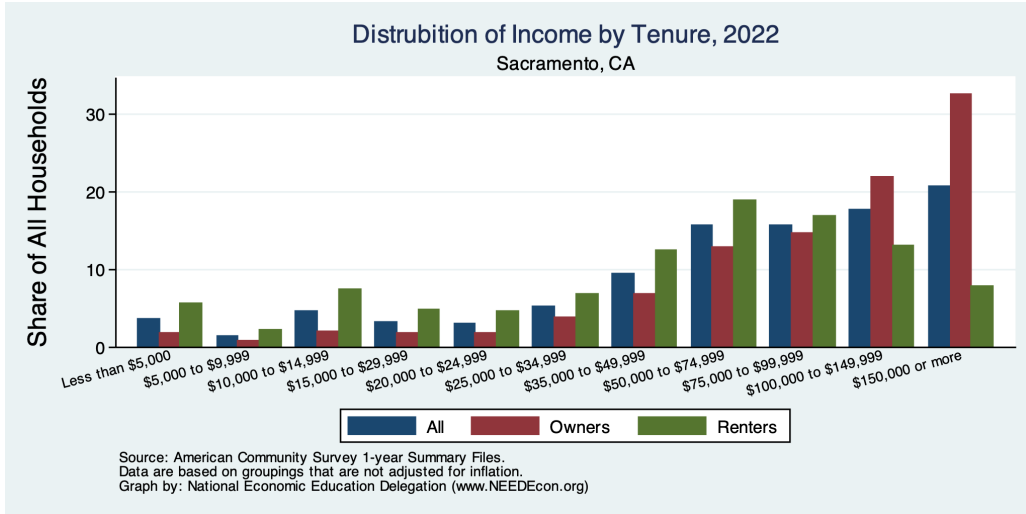


Figure 40: Income Distribution of Home Owners

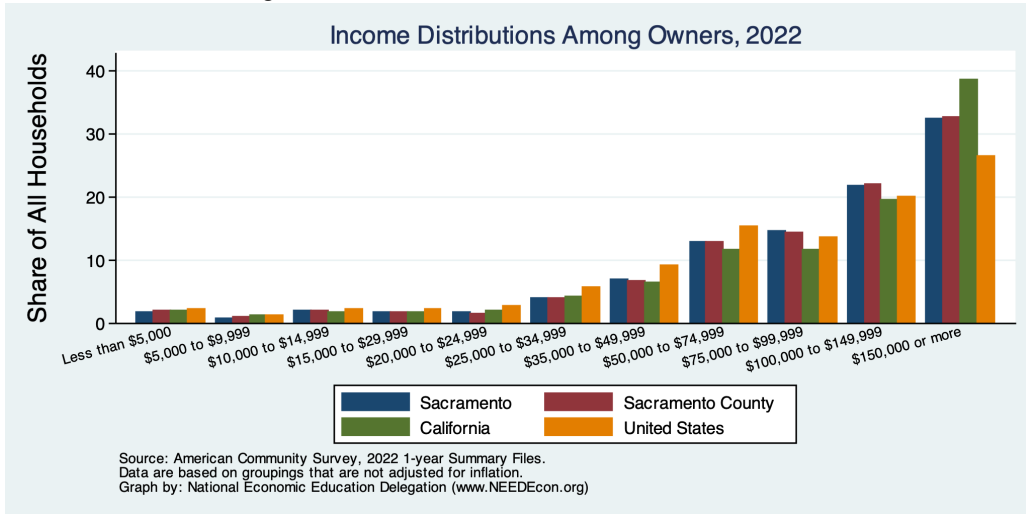
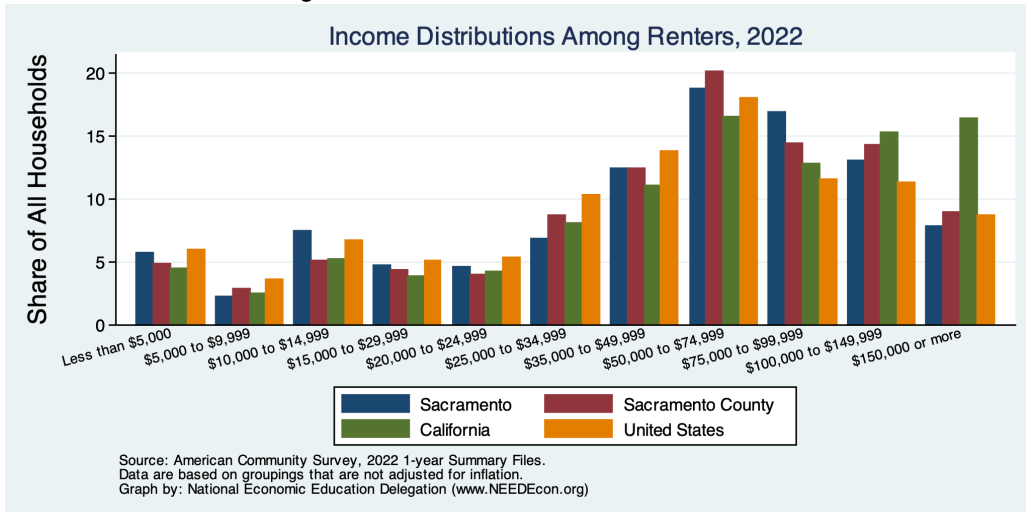


Figure 41: Income Distribution of Renters





## Housing Burden in Sacramento and Broader Regions

Figure 42: Home Owners w/ A Mortgage

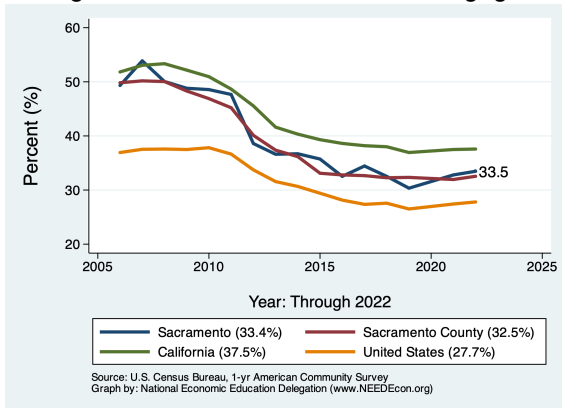


Figure 43: Home Owners w/o A Mortgage

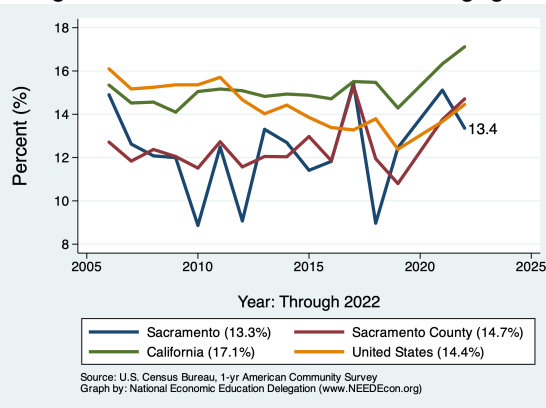


Figure 44: Renters

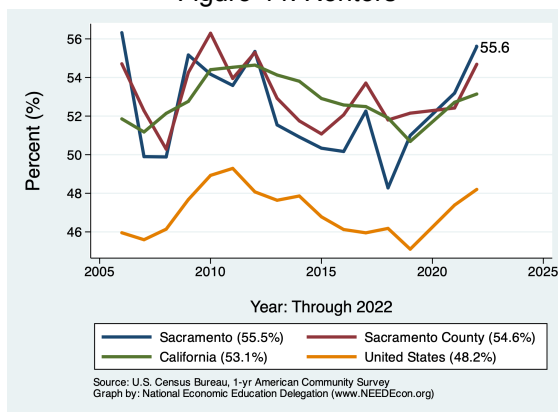
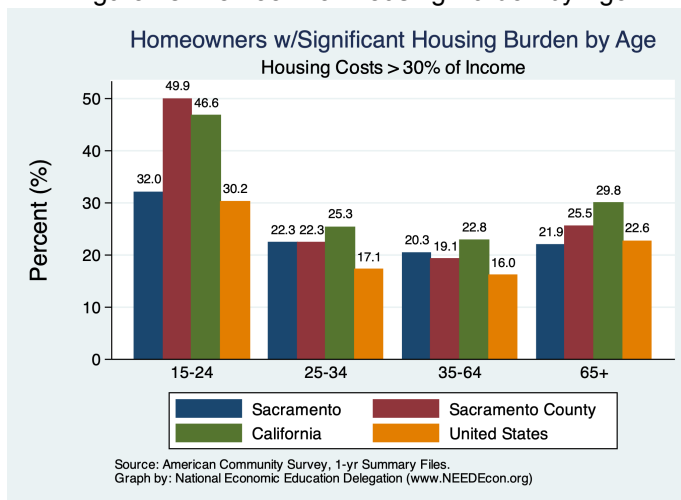


Figure 45: Homeowner Housing Burden by Age



# 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?

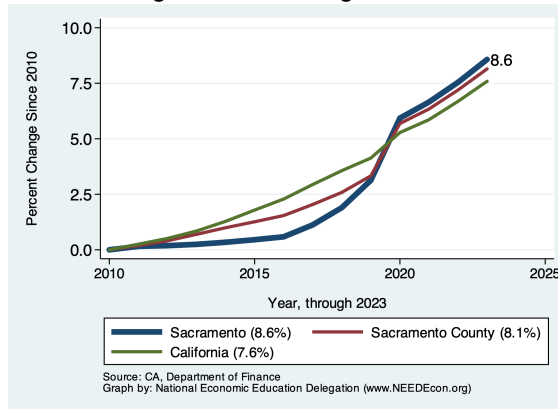
In areas where the rate of population growth exceeds the rate of housing growth, this is likely to reflect a tightening housing market. A tightening housing market will also likely be reflected in lower vacancy rates and higher occupancy rates. It may also be reflected in higher numbers of people per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

**Table 5. Housing Market Indicators**

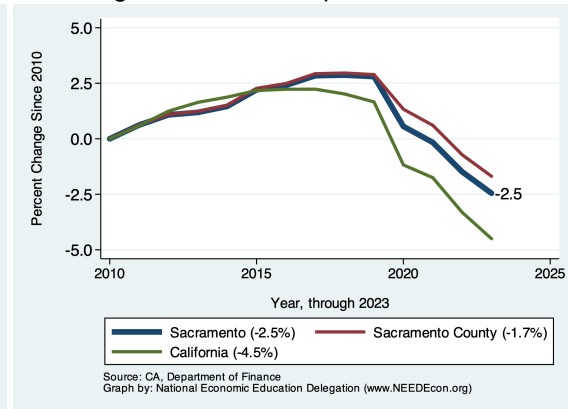
Indicator	2023	2019	2010	% Change from	
				2019	2010
Total Population	518,161.0	505,230.0	466,488.0	2.6	11.1
Total # of Homes	207,274.0	196,890.0	190,911.0	5.3	8.6
# Occupied Units	197,362.0	184,092.0	174,624.0	7.2	13.0
Persons per Household	2.6	2.7	2.6	-5.1	-2.5
Vacancy Rate (%)	4.8	6.5	8.5	-26.4	-43.9

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

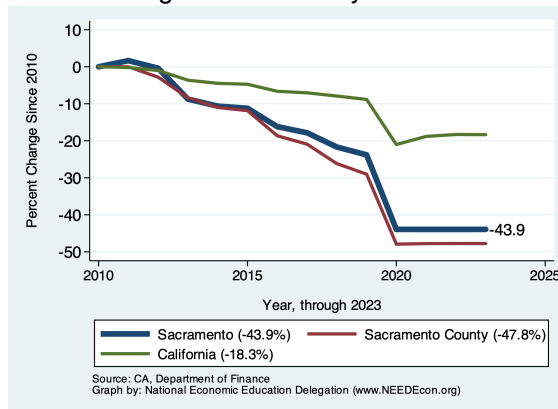
**Figure 46: Housing Growth**



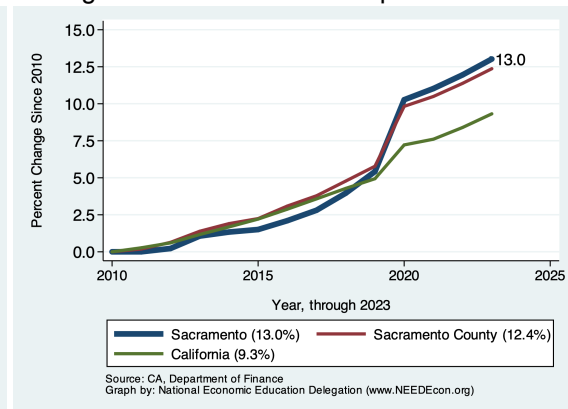
**Figure 47: Persons per Household**



**Figure 48: Vacancy Rates**



**Figure 49: Number of Occupanied Units**



## Trends in the Growth of Housing by Housing Type

Figure 50: Single Detached Homes

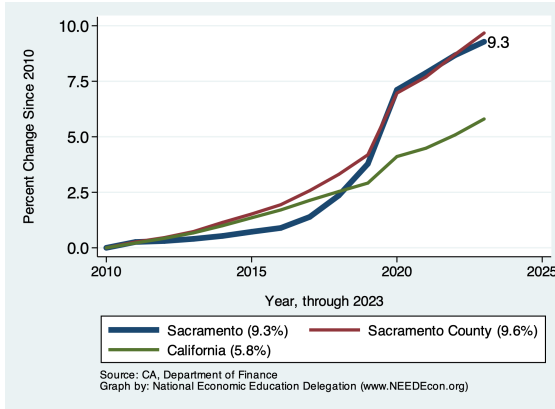


Figure 51: Single Attached Homes

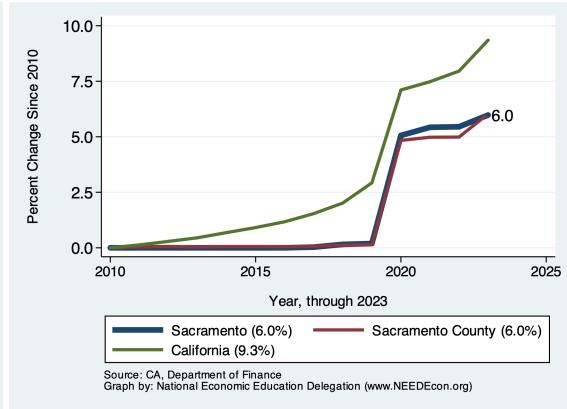


Figure 52: Housing in Buildings with Two to Four Units

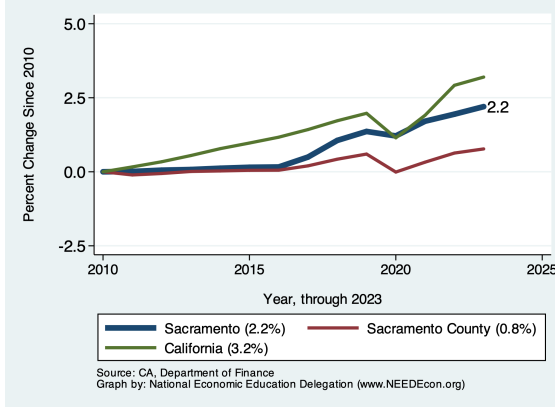
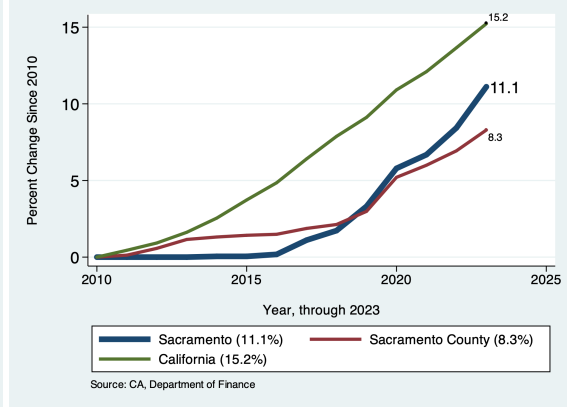


Figure 53: Housing in Buildings with Five or More Units



## Vintage of Residential Housing

### Why is it important?

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

ing. 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

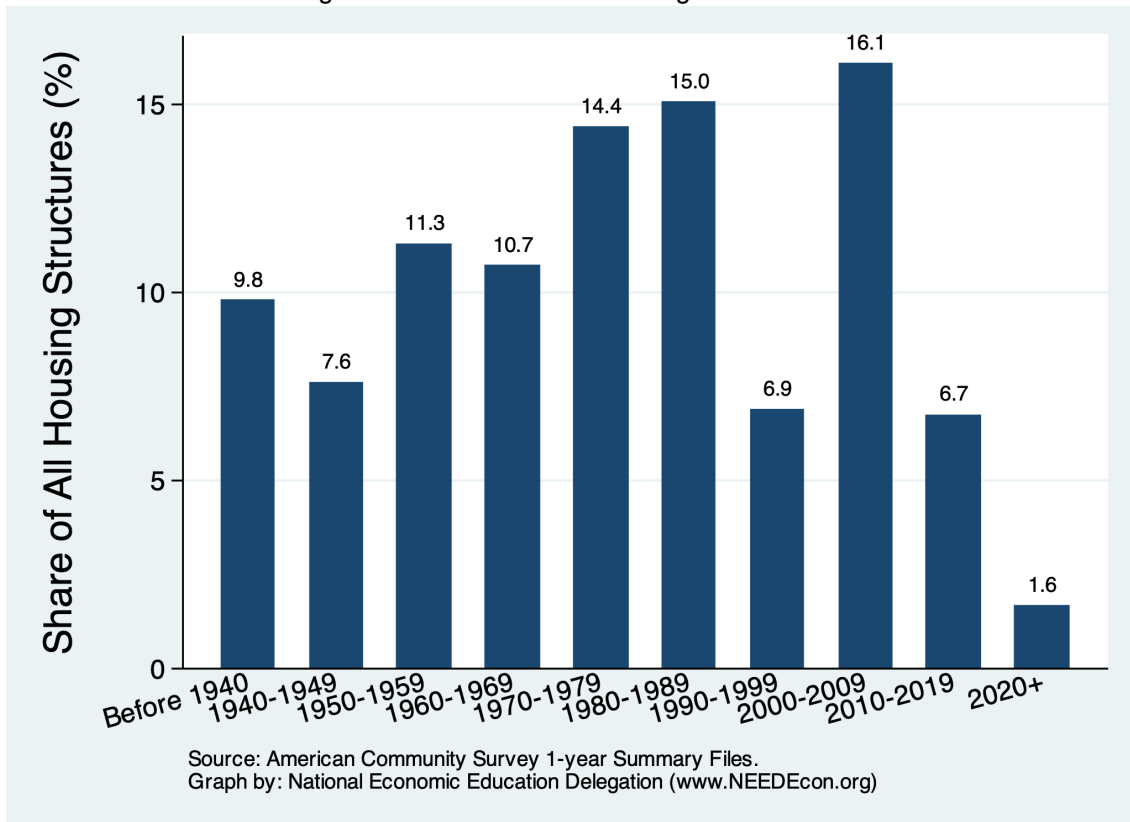


Figure 55: Housing Vintage across Regions

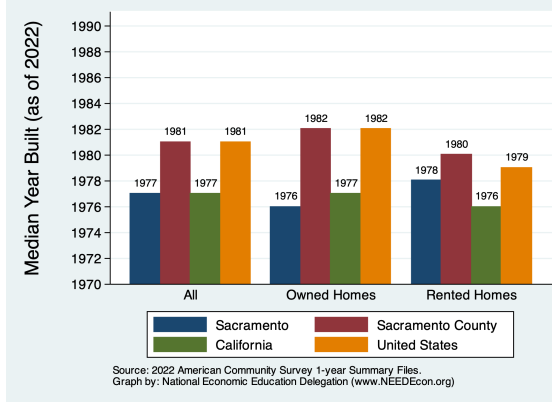


Figure 56: Housing Vintage by Tenure

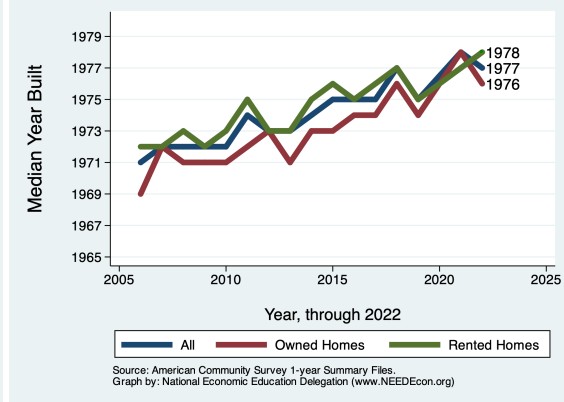


Figure 57: Vintage of Owned Residences

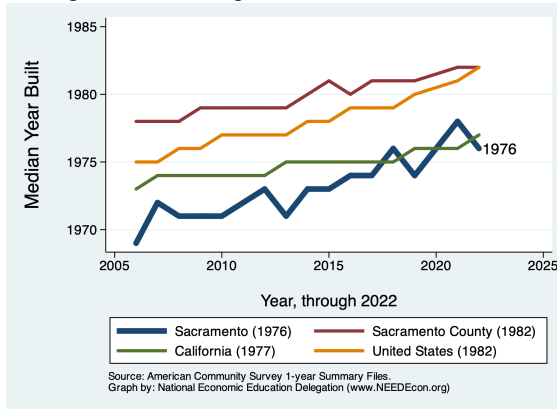


Figure 58: Vintage of Rented Residences

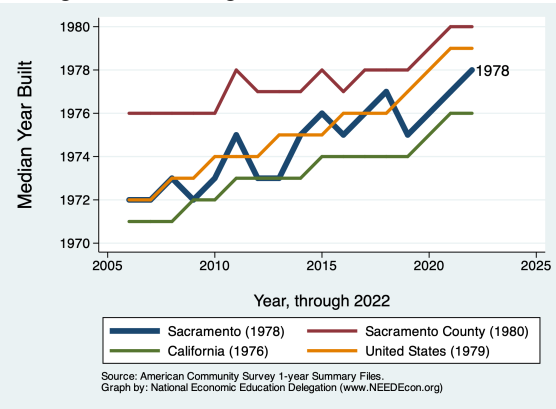
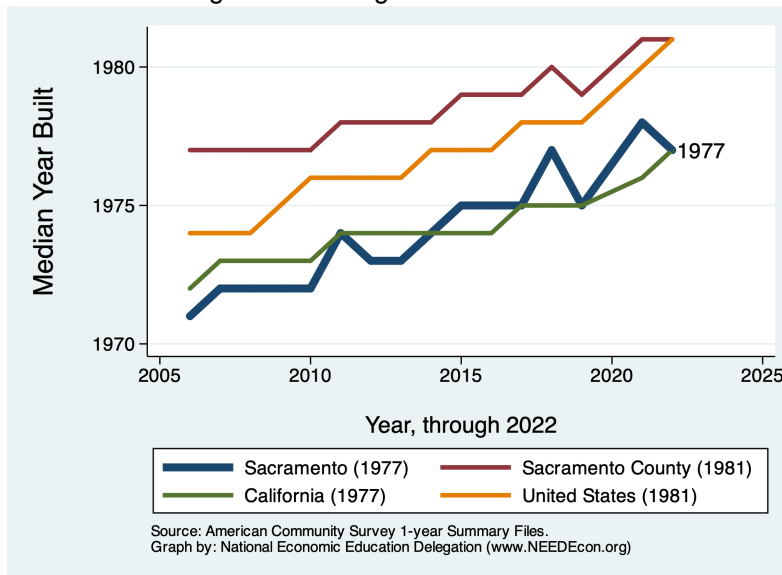


Figure 59: Vintage of All Residences



## 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

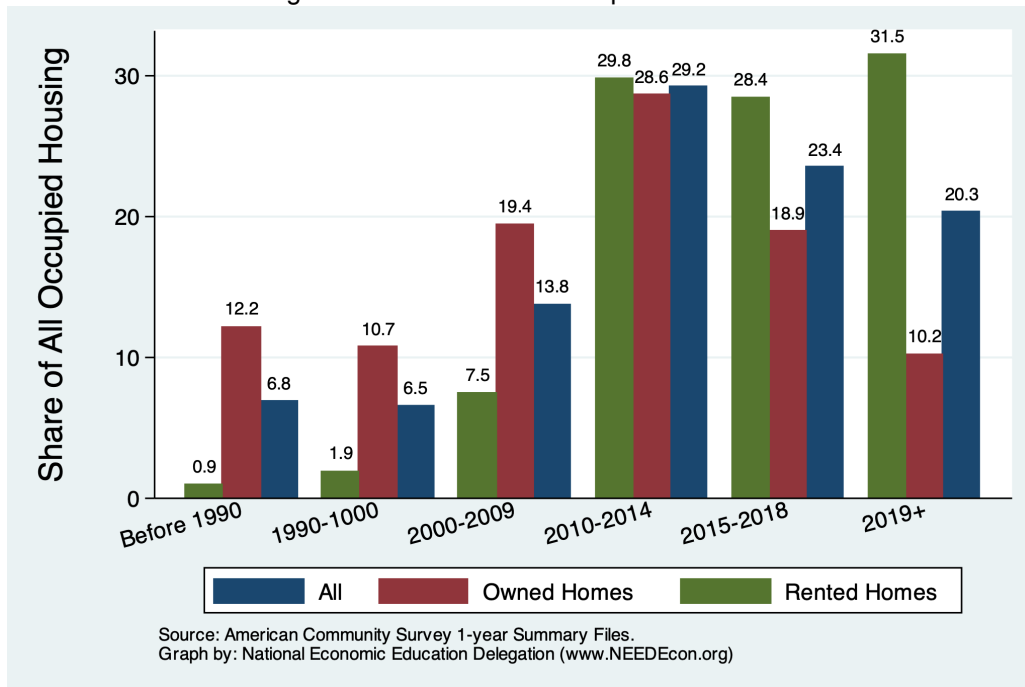


Figure 61: Year Occupied by Current Residents across Regions

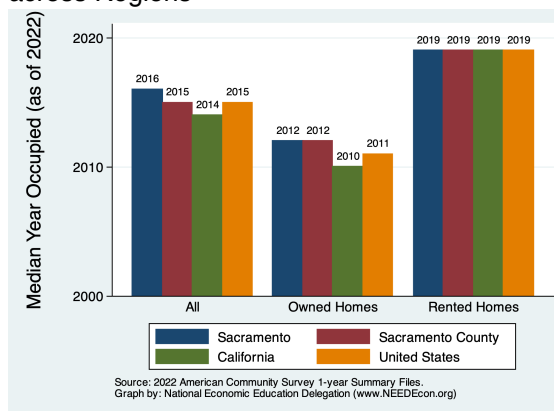


Figure 62: Year Occupied by Current Residents by Tenure

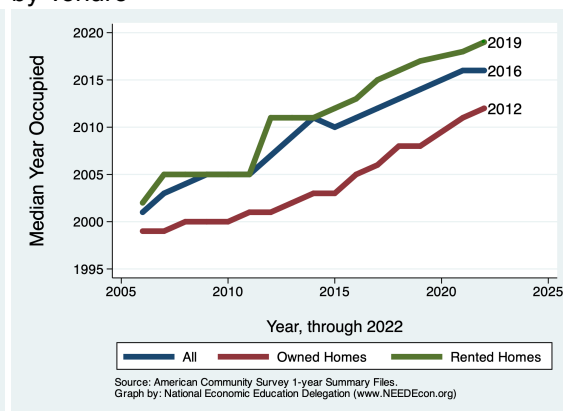


Figure 63: Year Occupied by Current Residents for Owned Housing

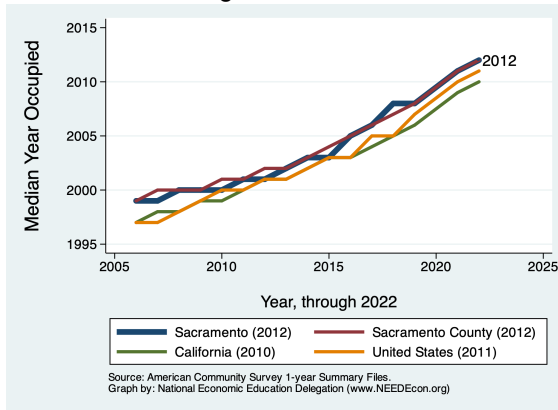


Figure 64: Year Occupied by Current Residents for Rented Housing

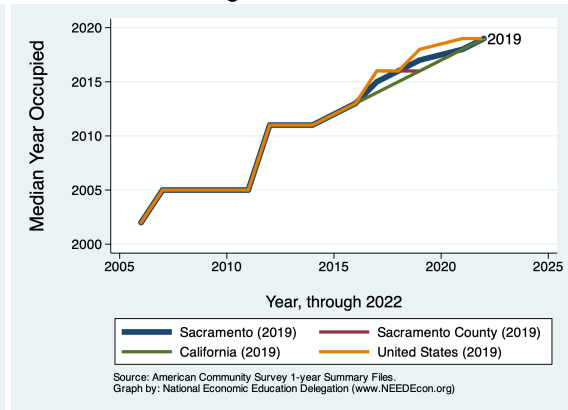
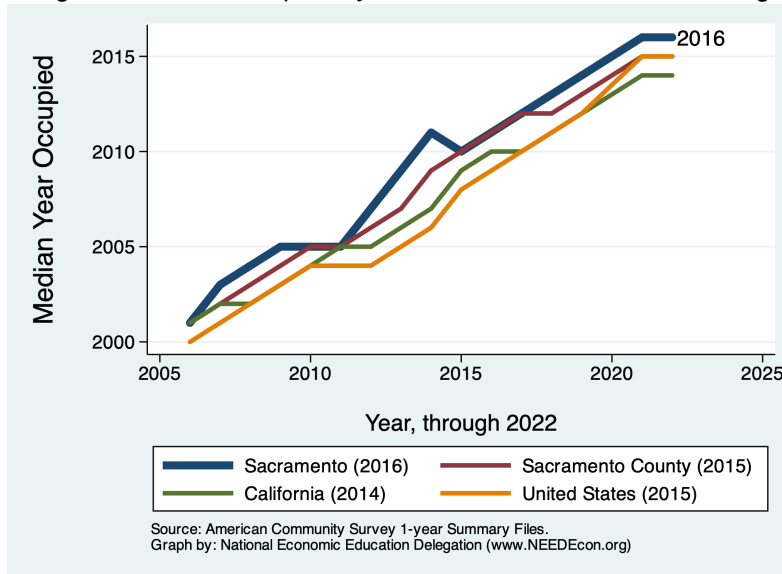


Figure 65: Year Occupied by Current Residents for All Housing



## Residential Permitting

### Definition:

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

### Sacramento - Ranking Among Comparables

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

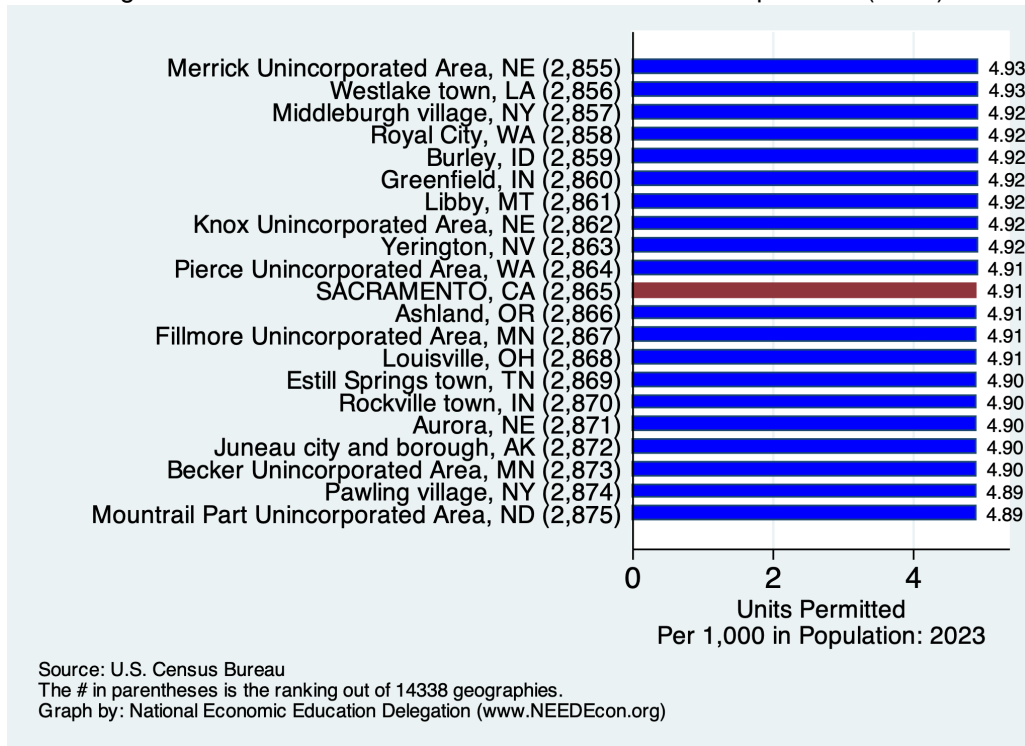
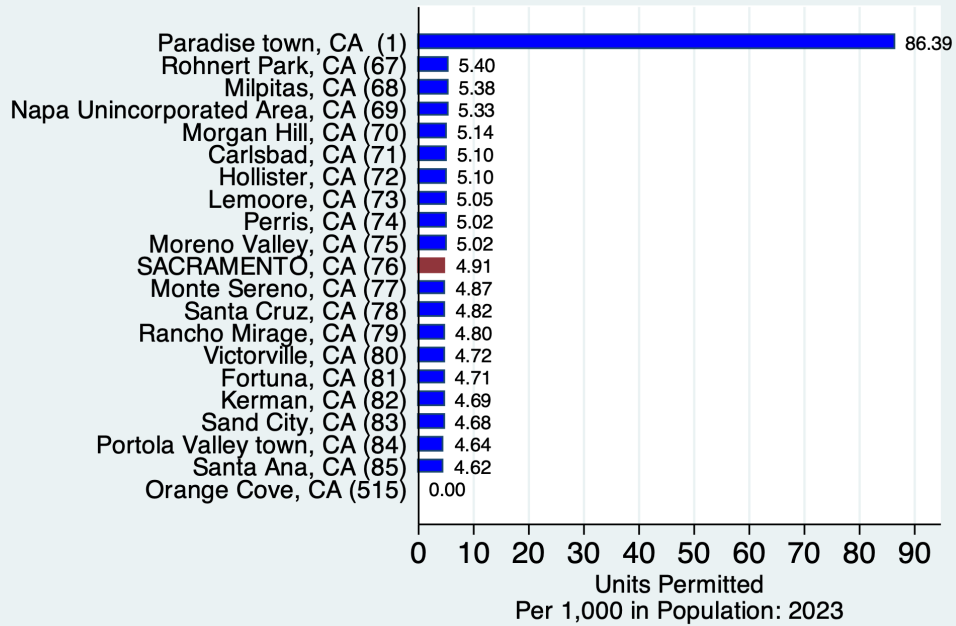


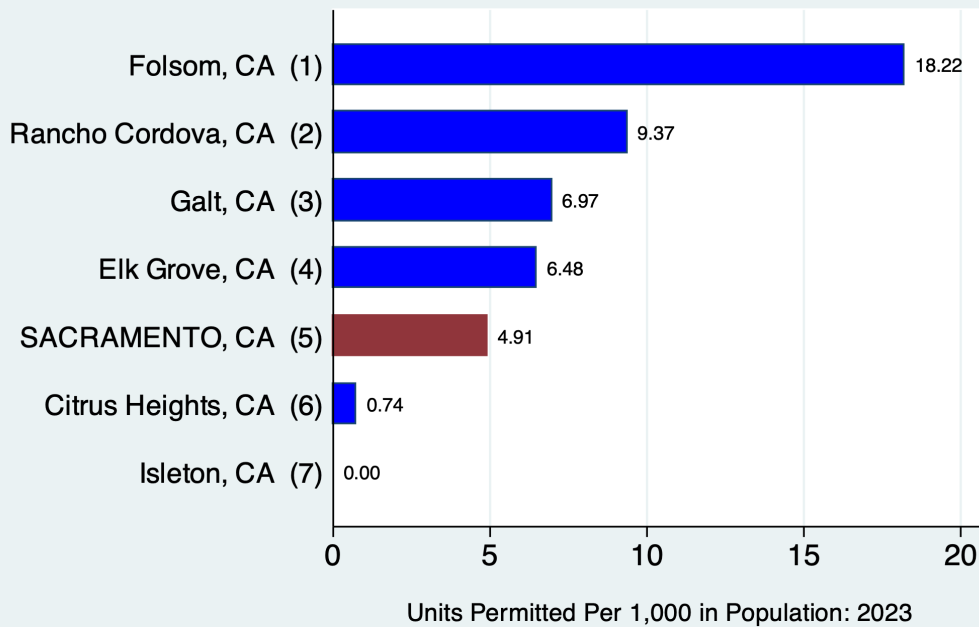


Figure 67: Number of Units Permitted - California Comparables (Rank)



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

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



Source: U.S. Census Bureau,  
 The # in parentheses is the ranking out of 7 geographies.  
 Graph by: National Economic Education Delegation ([www.NEEDecon.org](http://www.NEEDecon.org))

## Sacramento - Permitting Activity

### Annual Units Permitted - Per Capita in Sacramento

Figure 69: Units Permitted Each Year

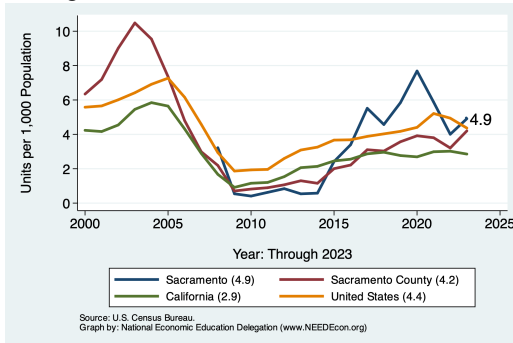
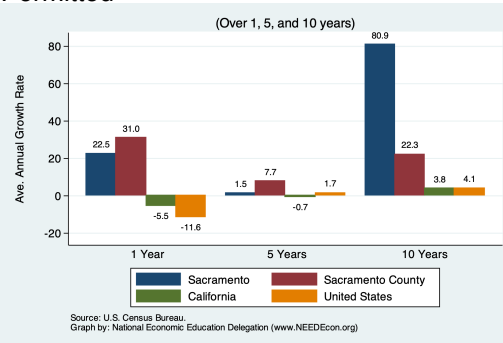


Figure 70: Average Annual Growth in Units Permitted



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

Figure 71: Units Permitted Each Year

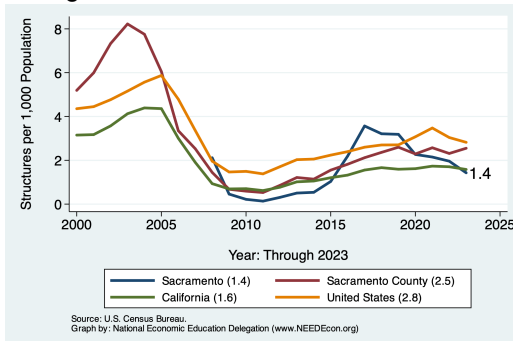
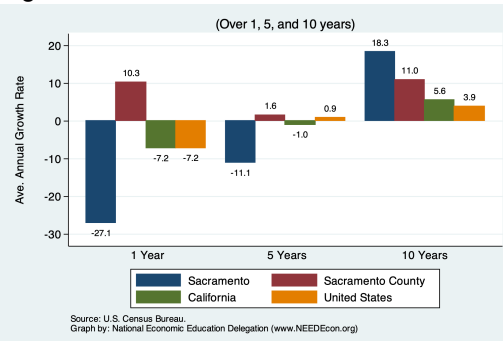


Figure 72: Average Annual Growth in Buildings Permitted



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

Figure 73: Value Permitted Each Year

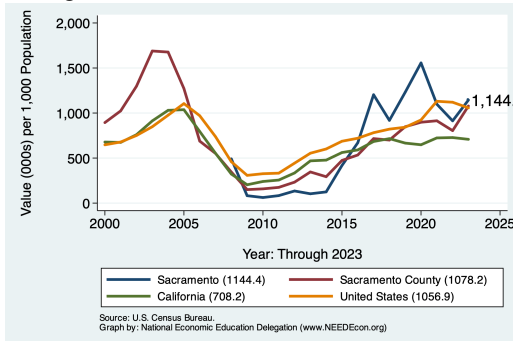
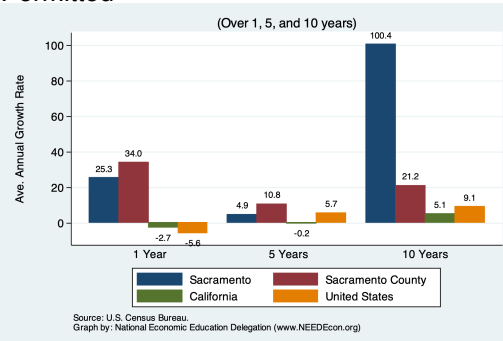


Figure 74: Average Annual Growth in Value Permitted



## Commute Patterns

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

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

### Mode of Transportation

Figure 75: Percent of Workers Commuting by Car Alone

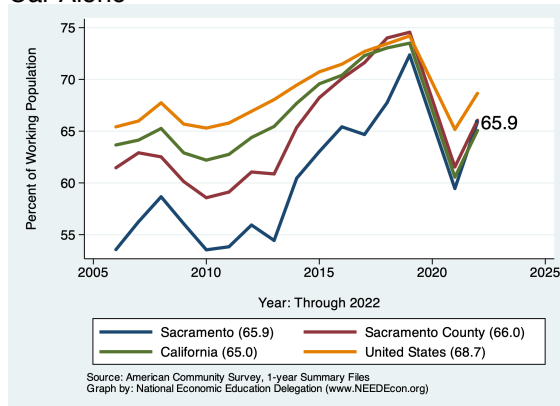


Figure 76: Percent of Workers Commuting by Carpool

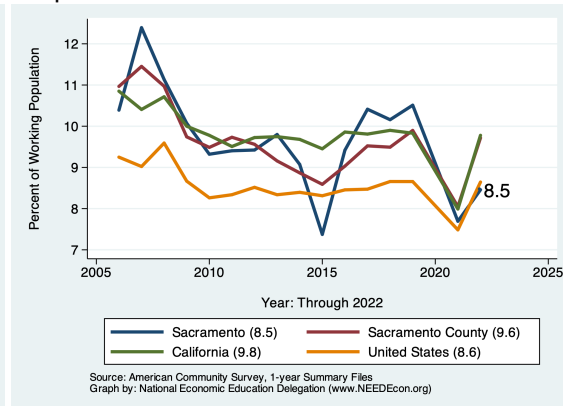


Figure 77: Percent of Workers using Public Transportation

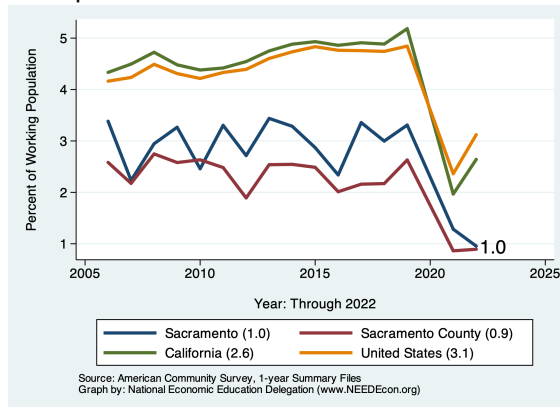
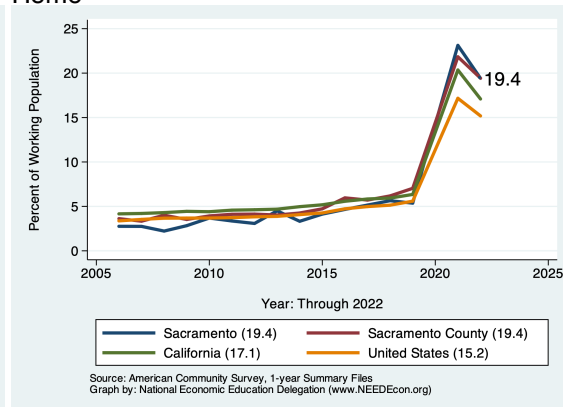


Figure 78: Percent of Workers Who Work From Home



The first table on this page presents data for those who LIVE in Sacramento. The second provides data on those who work, but do not necessarily live in Sacramento. 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:	102,071	76.6	88,491	71.9	190,562	74.4	75.3
Drove Alone	91,790	68.9	77,099	62.7	168,889	65.9	65.5
Carpooled:	10,281	7.7	11,392	9.3	21,673	8.5	9.8
In 2-person carpool	6,044	4.5	8,032	6.5	14,076	5.5	7.0
In 3-person carpool	2,071	1.6	1,337	1.1	3,408	1.3	1.7
In 4-or-more-person carpool	2,166	1.6	2,023	1.6	4,189	1.6	1.2
Public Transportation (excl Taxi):	1,188	0.9	1,258	1.0	2,446	1.0	2.7
Bus or Trolley Bus	818	0.6	609	0.5	1,427	0.6	1.8
Streetcar or Trolley Car	0	0.0	0	0.0	0	0.0	0.5
Subway or Elevated	127	0.1	70	0.1	197	0.1	0.2
Railroad	243	0.2	579	0.5	822	0.3	0.1
Ferryboat	0	0.0	0	0.0	0	0.0	0.1
Bicycle	1,222	0.9	1,422	1.2	2,644	1.0	0.7
Walked	2,684	2.0	3,035	2.5	5,719	2.2	2.4
Taxicab, Motorcycle, or other	2,622	2.0	2,514	2.0	5,136	2.0	1.7
Worked at Home	23,450	17.6	26,307	21.4	49,757	19.4	17.2
<b>Total:</b>	<b>133,237</b>	<b>100.0</b>	<b>123,027</b>	<b>100.0</b>	<b>256,264</b>	<b>100.0</b>	

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

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

Mode of Transit	Male		Female		All Workers		All of CA
	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van:	145,597	80.5	123,980	71.7	269,577	77.6	75.3
Drove Alone	132,097	73.1	107,058	61.9	239,155	68.9	65.5
Carpooled:	13,500	7.5	16,922	9.8	30,422	8.8	9.8
In 2-person carpool	10,193	5.6	12,483	7.2	22,676	6.5	7.0
In 3-person carpool	1,975	1.1	2,370	1.4	4,345	1.3	1.7
In 4-or-more-person carpool	1,332	0.7	2,069	1.2	3,401	1.0	1.2
Public Transportation (excl Taxi):	2,213	1.2	3,431	2.0	5,644	1.6	2.6
Bus or Trolley Bus	1,240	0.7	2,180	1.3	3,420	1.0	1.8
Streetcar or Trolley Car	121	0.1	80	0.0	201	0.1	0.5
Subway or Elevated	72	0.0	211	0.1	283	0.1	0.2
Railroad	780	0.4	840	0.5	1,620	0.5	0.1
Ferryboat	0	0.0	120	0.1	120	0.0	0.1
Bicycle	1,295	0.7	1,319	0.8	2,614	0.8	0.7
Walked	3,355	1.9	3,284	1.9	6,639	1.9	2.4
Taxicab, Motorcycle, or other	3,040	1.7	1,950	1.1	4,990	1.4	1.7
Worked at Home	23,450	13.0	26,307	15.2	49,757	14.3	17.2
<b>Total:</b>	<b>178,950</b>	<b>99.0</b>	<b>160,271</b>	<b>92.6</b>	<b>339,221</b>	<b>97.7</b>	

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

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

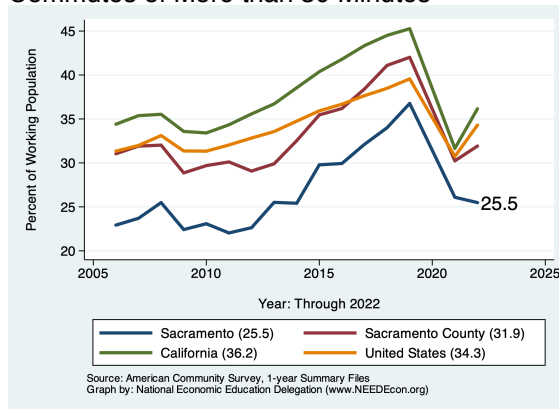
# Commute Times for Employed Residents

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

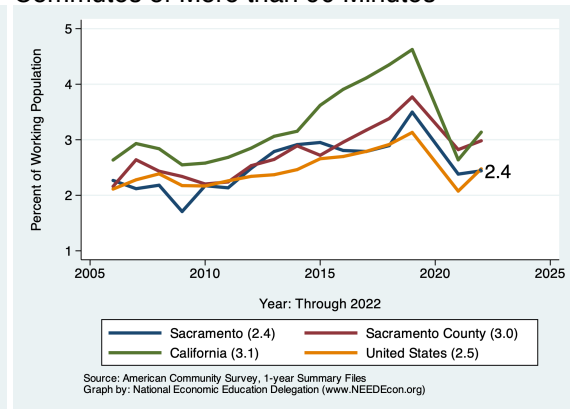
Mode of Transit	Male		Female		All Workers		All of CA
	#	(%)	#	(%)	#	(%)	(%)
Less than 5 minutes	1,675	1.4	2,131	1.9	3,806	1.6	2.1
5 to 9 minutes	6,663	5.5	8,146	7.1	14,809	6.3	7.8
10 to 14 minutes	14,527	12.0	17,939	15.6	32,466	13.8	12.4
15 to 19 minutes	20,948	17.3	22,234	19.3	43,182	18.3	15.4
20 to 24 minutes	21,536	17.8	15,779	13.7	37,315	15.8	14.8
25 to 29 minutes	8,295	6.9	6,465	5.6	14,760	6.3	6.4
30 to 34 minutes	16,657	13.8	13,225	11.5	29,882	12.7	15.2
35 to 39 minutes	2,962	2.4	2,880	2.5	5,842	2.5	2.9
40 to 44 minutes	3,095	2.6	3,321	2.9	6,416	2.7	4.1
45 to 59 minutes	4,983	4.1	2,255	2.0	7,238	3.1	8.2
60 to 89 minutes	4,193	3.5	835	0.7	5,028	2.1	7.2
90 or more minutes	4,253	3.5	1,510	1.3	5,763	2.4	3.6
<b>Total:</b>	<b>109,787</b>	<b>90.7</b>	<b>96,720</b>	<b>84.1</b>	<b>206,507</b>	<b>87.5</b>	

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

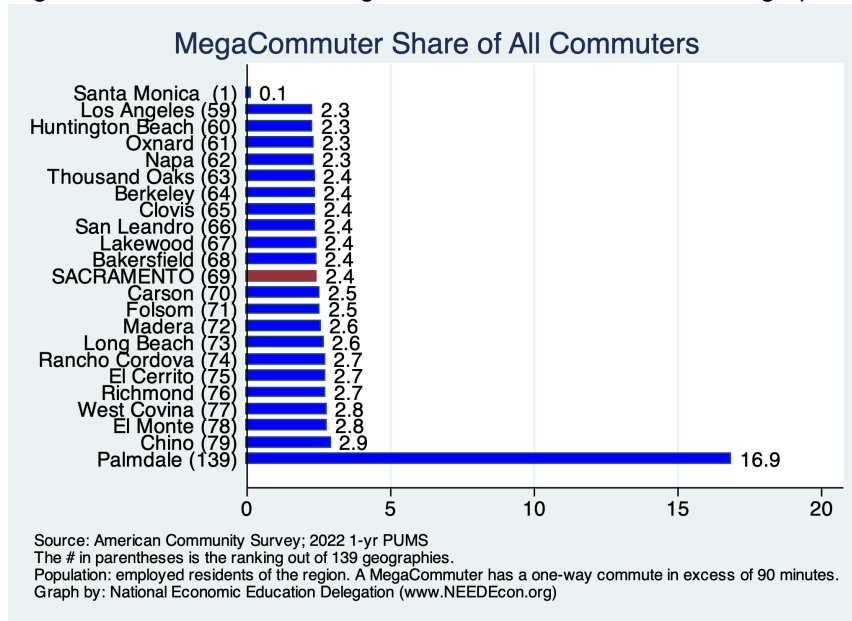
**Figure 79: Percent of Employed Population With Commutes of More than 30 Minutes**



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



**Figure 81: Rank: Share of MegaCommuters Across Similar Geographies**



## 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	2,925	1.7	2,433	1.5	5,358	1.6	2.1
5 to 9 minutes	7,760	4.5	8,915	5.4	16,675	5.0	7.8
10 to 14 minutes	15,604	9.0	18,273	11.0	33,877	10.2	12.4
15 to 19 minutes	25,161	14.6	25,130	15.2	50,291	15.1	15.3
20 to 24 minutes	25,600	14.8	22,209	13.4	47,809	14.3	14.8
25 to 29 minutes	11,300	6.5	9,333	5.6	20,633	6.2	6.4
30 to 34 minutes	25,855	15.0	22,473	13.6	48,328	14.5	15.2
35 to 39 minutes	4,571	2.6	5,150	3.1	9,721	2.9	2.9
40 to 44 minutes	7,504	4.3	4,504	2.7	12,008	3.6	4.1
45 to 59 minutes	13,632	7.9	8,826	5.3	22,458	6.7	8.2
60 to 89 minutes	8,685	5.0	4,290	2.6	12,975	3.9	7.2
90 or more minutes	6,903	4.0	2,428	1.5	9,331	2.8	3.6
<b>Total:</b>	155,500	90.1	133,964	81.0	289,464	86.8	

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

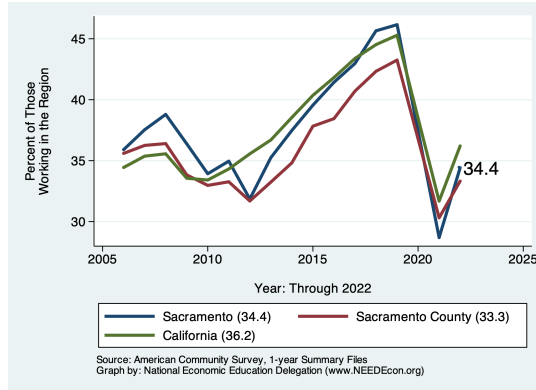


Figure 83: Percent of Local Employees With Commutes of More than 90 Minutes

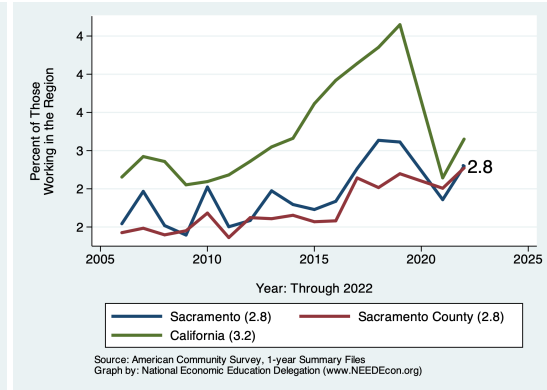
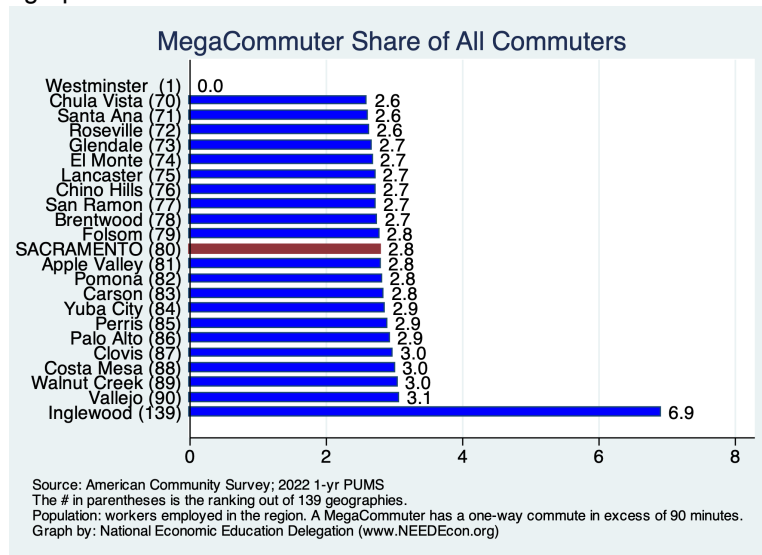


Figure 84: Rank: Share of MegaCommuters Across Similar Geographies



## Place of Work

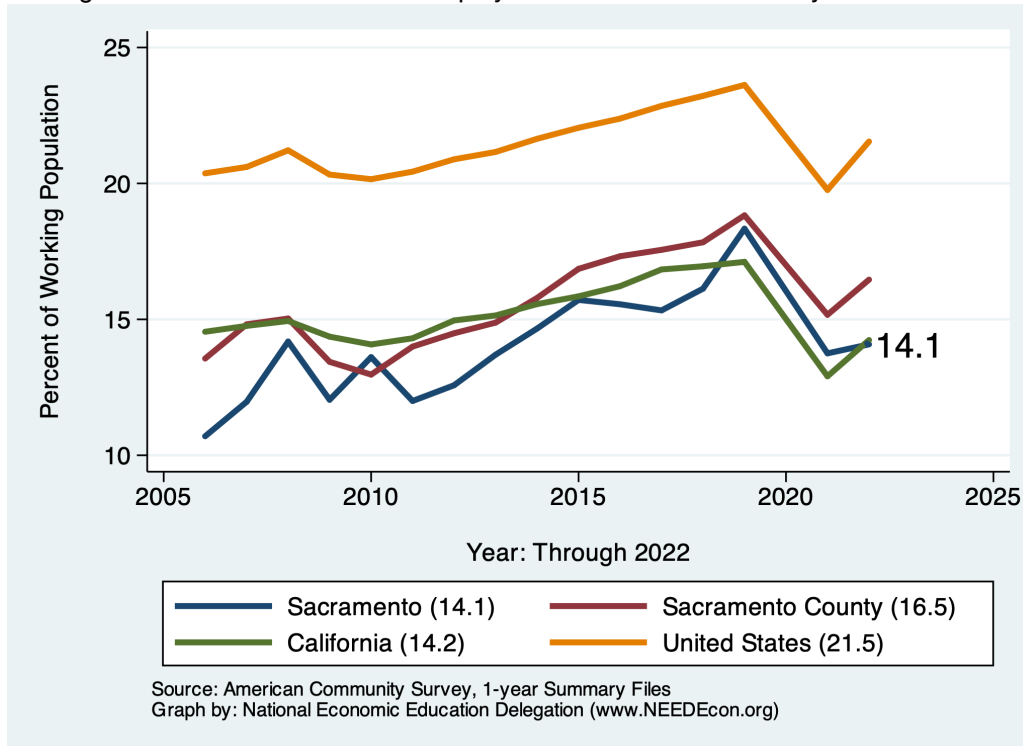
This section provides evidence on where workers living in Sacramento work. As evidenced in the first table, some of Sacramento's employed workers work in the City, but many do not. The first table and graph pair provide evidence at the county level while the second provide evidence with regard to working outside of the Sacramento 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:	132,660	99.6	122,421	99.5	255,081	99.5	99.6
Worked in county of residence	111,619	83.8	107,381	87.3	219,000	85.5	85.3
worked outside of county of residence	21,041	15.8	15,040	12.2	36,081	14.1	14.3
Worked outside state of residence	577	0.4	606	0.5	1,183	0.5	0.4
<b>Total:</b>	133,237	100.0	123,027	100.0	256,264	100.0	

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

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

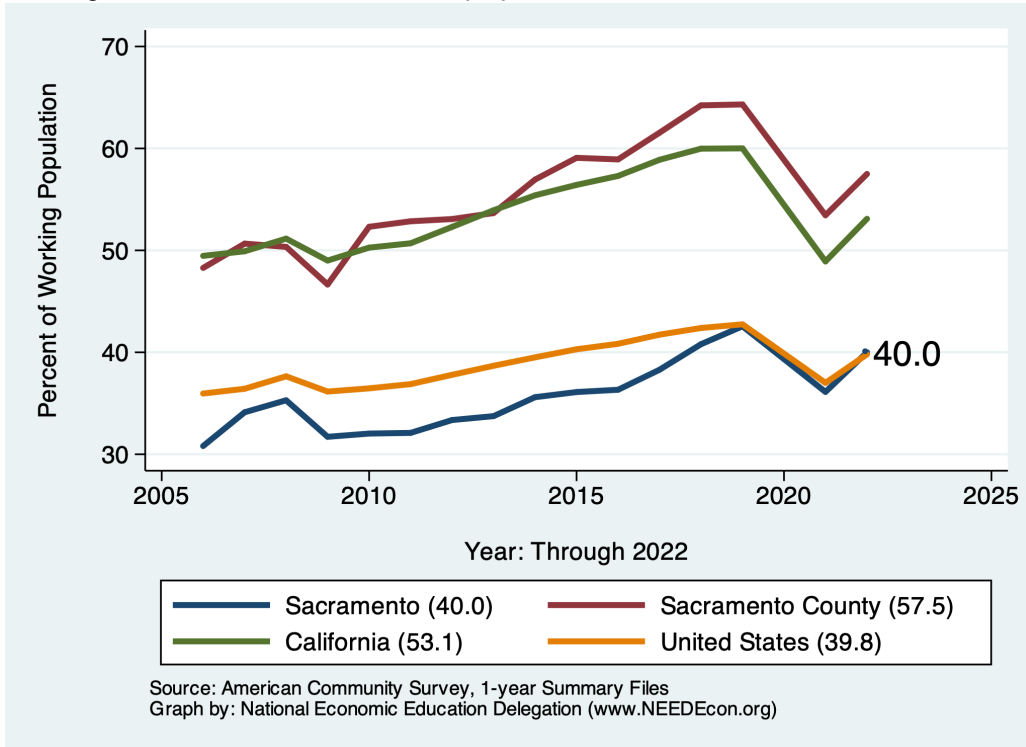


**Table 11. SEX OF WORKERS BY PLACE OF WORK—PLACE LEVEL**

Place of Work	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Living in a place:	133,237	100.0	123,027	100.0	256,264	100.0	95.8
Worked in place of residence	74,969	56.3	78,785	64.0	153,754	60.0	42.3
Worked outside place of residence	58,268	43.7	44,242	36.0	102,510	40.0	53.4
Not living in a place	0	0.0	0	0.0	0	0.0	4.2
<b>Total:</b>	133,237	100.0	123,027	100.0	256,264	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**

	City	California	Ratio	United States	
	Median	Median		Median	Ratio
Car, truck, or van - drove alone	46,604	48,335	99.0	45,677	97.5
Car, truck, or van - carpooled	35,579	35,926	101.7	34,518	98.5
Public transportation (excluding taxicab)	32,061	34,625	95.1	41,443	73.9
Walked	40,464	30,552	136.0	27,247	141.9
Taxicab, motorcycle, bicycle, or other means	40,081	40,631	101.3	36,218	105.7
Worked from home	70,765	79,738	91.1	69,180	97.7
<b>Total:</b>	48,528	49,818	97.4	46,365	104.7

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	39,527	48.7	62,027	65.9	45,181	61.5	168,148	65.6	68.4
Car, Truck, or Van: Carpooled	8,231	10.1	7,403	7.9	3,568	4.9	22,612	8.8	9.5
Public Transportation (excl Taxi)	1,856	2.3	1,538	1.6	1,424	1.9	5,568	2.2	3.6
Walked	2,619	3.2	2,276	2.4	1,717	2.3	7,342	2.9	2.4
Taxicab, Motorcycle, or other	2,199	2.7	2,420	2.6	2,280	3.1	7,677	3.0	2.4
Worked at Home	6,488	8.0	12,052	12.8	16,022	21.8	37,507	14.6	13.6
<b>Total:</b>	60,920	75.0	87,716	93.2	70,192	95.5	248,854	97.1	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	48,446	47.5	82,562	67.3	81,012	71.6	237,295	68.3	68.5
Car, Truck, or Van: Carpooled	9,590	9.4	9,773	8.0	8,207	7.3	31,550	9.1	9.5
Public Transportation (excl Taxi)	2,743	2.7	3,203	2.6	3,171	2.8	10,289	3.0	3.6
Walked	2,713	2.7	2,181	1.8	1,754	1.6	7,419	2.1	2.4
Taxicab, Motorcycle, or other	2,776	2.7	2,746	2.2	2,944	2.6	9,453	2.7	2.4
Worked at Home	6,488	6.4	12,052	9.8	16,022	14.2	37,507	10.8	13.6
<b>Total:</b>	72,756	71.4	112,517	91.7	113,110		333,513	96.0	

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 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	9,158	39.7	9,417	48.1	149,955	65.6	168,530	65.9	65.8
Car, Truck, or Van: Carpooled	1,874	8.1	1,459	7.4	18,340	8.0	21,673	8.5	9.8
Public Transportation (excl Taxi)	264	1.1	52	0.3	2,130	0.9	2,446	1.0	2.6
Walked	600	2.6	516	2.6	4,429	1.9	5,545	2.2	2.1
Taxicab, Motorcycle, or other	799	3.5	296	1.5	6,613	2.9	7,708	3.0	2.4
Worked at Home	1,671	7.3	903	4.6	47,183	20.6	49,757	19.5	17.2
<b>Total:</b>	14,366	62.3	12,643	64.5	228,650		255,659		

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	13,655	53.4	11,986	50.6	213,225	68.2	238,866	68.9	65.8
Car, Truck, or Van: Carpooled	2,085	8.2	2,857	12.0	25,480	8.2	30,422	8.8	9.8
Public Transportation (excl Taxi)	575	2.3	248	1.0	4,821	1.5	5,644	1.6	2.6
Walked	759	3.0	548	2.3	5,158	1.7	6,465	1.9	2.1
Taxicab, Motorcycle, or other	756	3.0	198	0.8	6,635	2.1	7,589	2.2	2.4
Worked at Home	1,671	6.5	903	3.8	47,183	15.1	49,757	14.3	17.2
<b>Total:</b>	19,501	76.3	16,740	70.6	302,502	96.8	338,743	97.7	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 Sacramento is a net recipient (migration inflows) or donor (migration outflows) of population is very im-

portant 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

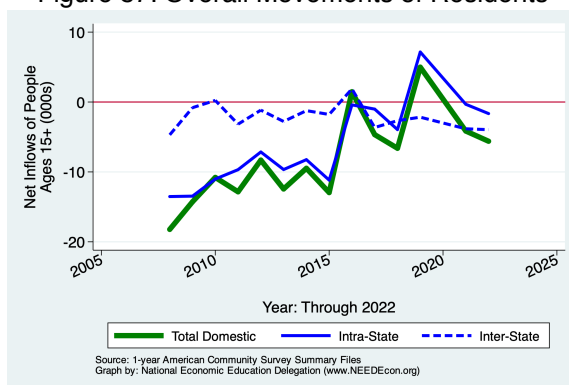


Table 17: Migration by Income

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
No income	63,066	-1,437	-1,035	-487	-568	653
With income	372,744	-1,788	-5,157	5,024	-3,391	1,736
\$1 to \$9,999 or loss	50,896	-825	-1,179	795	-1,105	664
\$10,000 to \$14,999	32,188	-36	367	152	-692	137
\$15,000 to \$24,999	40,038	2,164	-481	2,578	-152	219
\$25,000 to \$34,999	41,183	-1,157	-1,296	821	-682	0
\$35,000 to \$49,999	55,839	862	29	336	311	186
\$50,000 to \$64,999	39,906	-1,201	-82	-552	-643	76
\$65,000 to \$74,999	21,326	-80	-87	556	-549	0
\$75,000 or more	91,368	-1,515	-2,428	338	121	454
<b>All:</b>	435,810	-3,225	-6,192	4,537	-3,959	2,389

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

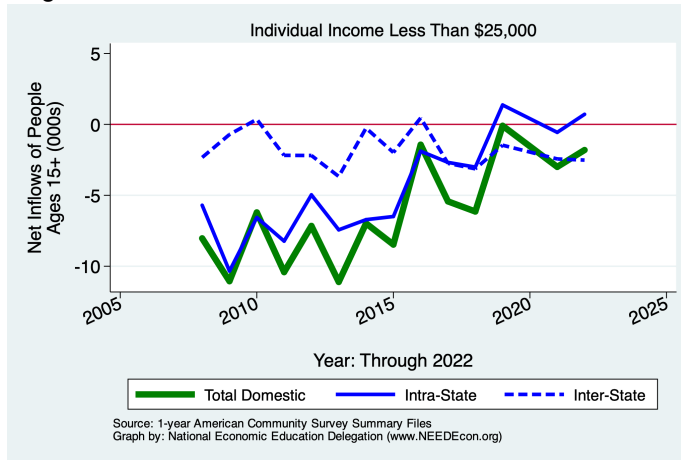


Figure 89: Overall Movements of Middle Income Residents

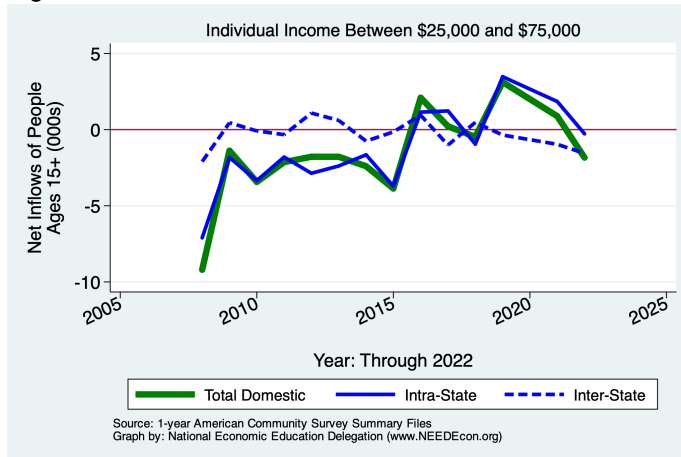
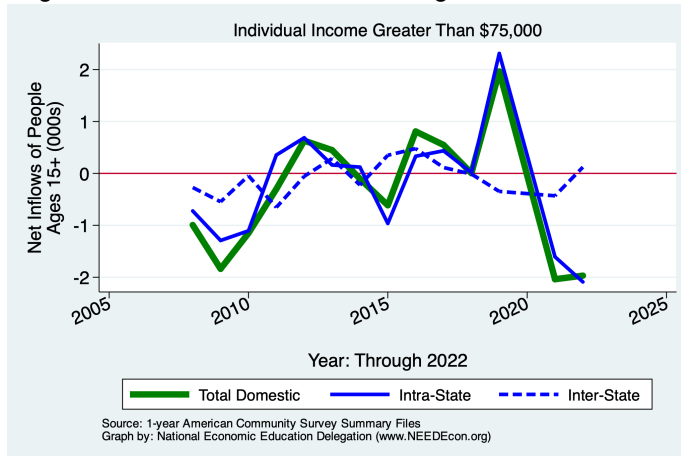


Figure 90: Overall Movements of High Income Residents



## 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	185,432	-3,947	-2,229	2,084	-4,314	512
Now married, except separated	177,319	903	-3,244	2,085	308	1,754
Divorced	43,100	104	-340	239	82	123
Separated	7,460	-594	-629	-81	116	0
Widowed	22,499	309	250	210	-151	0
<b>Total:</b>	435,810	-3,225	-6,192	4,537	-3,959	2,389

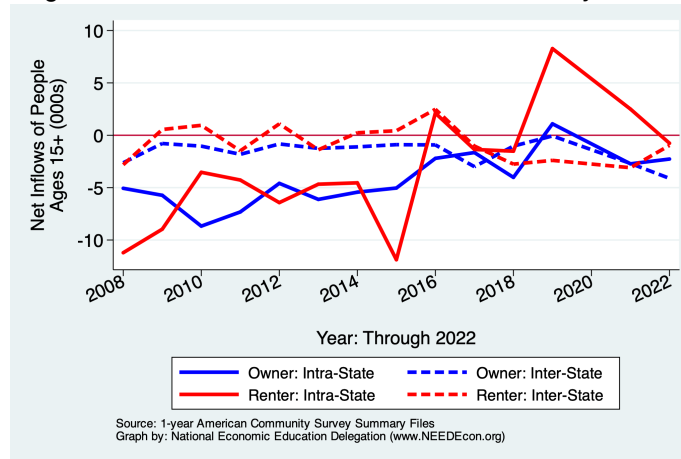
Source: 2022 1-year American Community Survey, Summary File

**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	290,323	-5,339	-4,809	2,540	-4,115	1,045
Householder lived in renter-occupied housing units	222,976	-141	-4,084	3,323	-966	1,586
<b>Total:</b>	513,299	-5,480	-8,893	5,863	-5,081	2,631

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					From Abroad
		All Migration	Same State		Across States		
			W/in County	Between Counties			
1 to 4 years	25,075	-535	-906	652	-379	98	
5 to 17 years	81,318	-3,570	-3,113	436	-1,262	369	
18 and 19 years	14,898	1,355	327	1,058	-274	244	
20 to 24 years	38,465	3,372	179	3,385	-241	49	
25 to 29 years	39,576	-4,307	-2,331	-335	-2,068	427	
30 to 34 years	49,174	-485	-487	-582	104	480	
35 to 39 years	42,639	-321	-753	446	-353	339	
40 to 44 years	35,058	-1,460	-931	241	-884	114	
45 to 49 years	30,013	-723	-374	-353	-74	78	
50 to 54 years	28,438	746	-129	467	222	186	
55 to 59 years	30,511	-489	-653	-5	-30	199	
60 to 64 years	28,641	68	125	0	-131	74	
65 to 69 years	24,605	-68	-96	75	-192	145	
70 to 74 years	21,662	-287	-97	49	-239	0	
75 years and over	32,448	692	60	297	335	0	
<b>Total Population:</b>	522,521	-6,012	-9,179	5,831	-5,466	2,802	

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

**Table 21: Migration by Educational Attainment**

Category	Population	Net Inflows					From Abroad
		All Migration	Same State		Across States		
			W/in County	Between Counties			
Less than high school graduate	43,444	250	-449	-155	304	550	
High school graduate (includes equiv)	73,968	-2,409	-2,040	-201	-1,058	890	
Some college or assoc. degree	111,483	-577	-579	921	-1,131	212	
Bachelor's degree	83,628	-3,710	-1,292	-1,304	-1,387	273	
Graduate or professional degree	50,242	-188	-1,306	1,039	-38	117	
<b>Total:</b>	362,765	-6,634	-5,666	300	-3,310	2,042	

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	41,668	41,668
Moved Within Same County	35,345	35,290
Moved to Different County, Same State	30,511	42,083
Moved Between States	39,993	34,549
Moved from Abroad	16,537	
<b>Total Population:</b>	40,579	40,973

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	37.9	37.9
Moved Within Same County	30.9	29.8
Moved to Different County, Same State	25.6	29.7
Moved Between States	34.7	29.1
Moved from Abroad	32.3	
<b>Total Population:</b>	36.3	36.1

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

## References and Sources

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

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

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

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

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

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/>