

# Sutter County Population and Housing Report

2026 Update

Produced by

National Economic Education Delegation

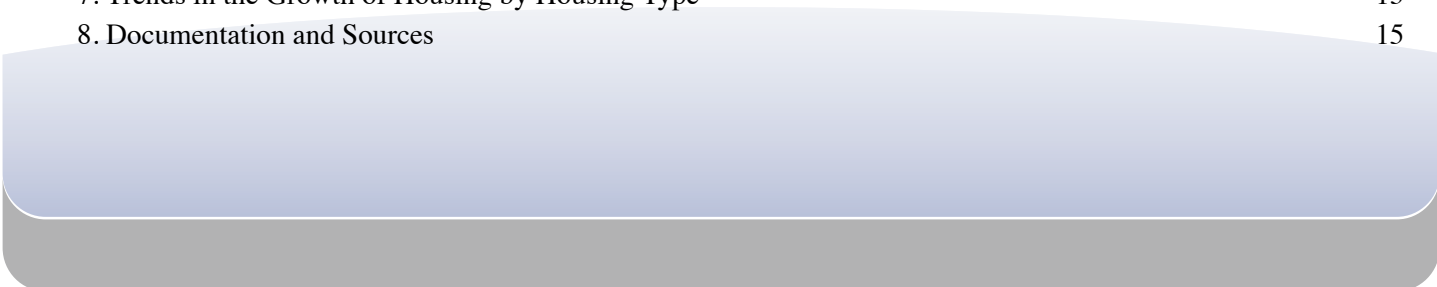
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Jon Haveman, Executive Director

415-336-5705 or Jon@NEEDEcon.org

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# 1. Overall Regional Population Change Summary

**Table 1.1. Population Change by Region**  
(Thousands, July to July)

Region	2025 Population	% Change		
		1 Year	3 Year	5 Year
Sutter County	101,052	0.62	1.81	0.30
California	79,057,798	0.05	0.79	-0.03

Source: CA DOF; Calculations by Marin Economic Consulting

**Table 1.2. Regional Population Change by City**  
(Thousands, January to January)

City	2025	2026	% Change		
			Local	Bay Area	California
Sutter County	101.3	101.7	0.40	-0.14	-0.14
Yuba City	71.2	71.6	0.52		
Live Oak	9.7	9.8	0.10		

Source: CA DOF; Calculations by Marin Economic Consulting

## 2. Components of Regional Population Change

Figure 2 - 1: Decomposition of Population Changes

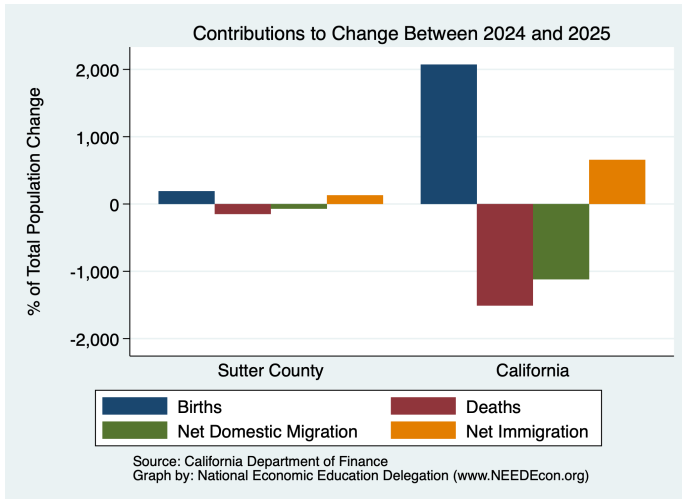


Figure 2 - 2: Population Change - Primary Components

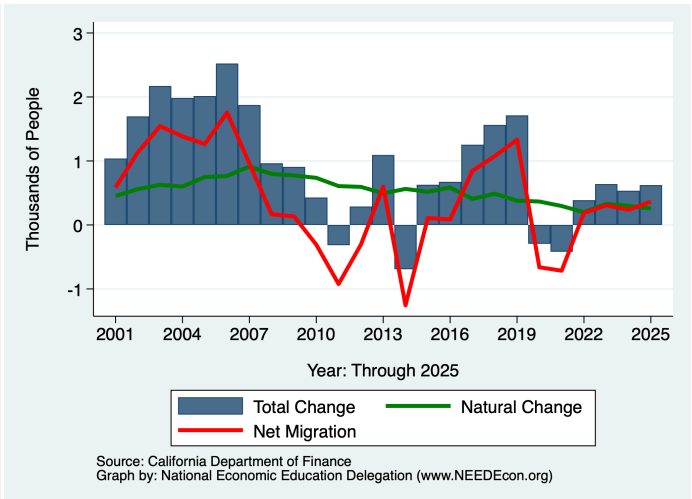


Figure 2 - 3: Natural Population Growth

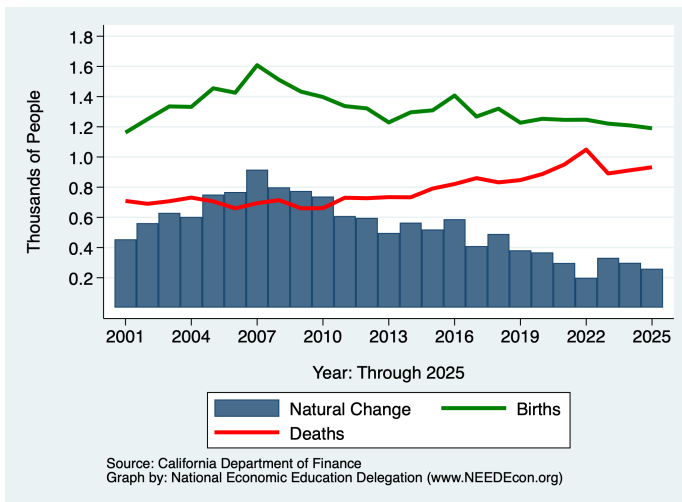
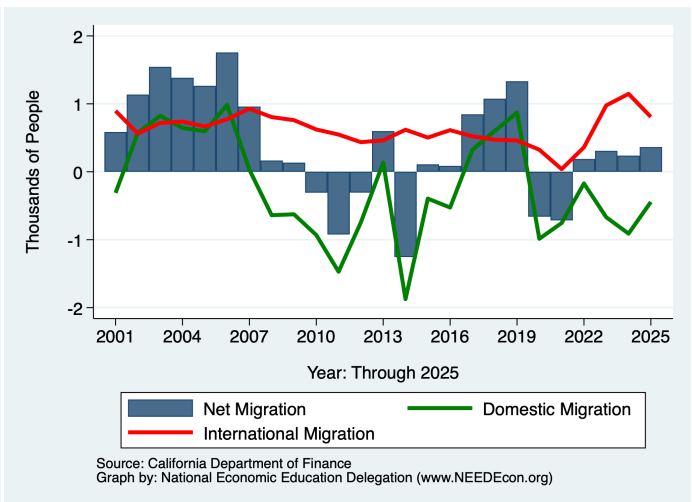


Figure 2 - 4: Migration



### 3. Long Term Population Change in the Region

Figure 3 - 1: History of Population Growth

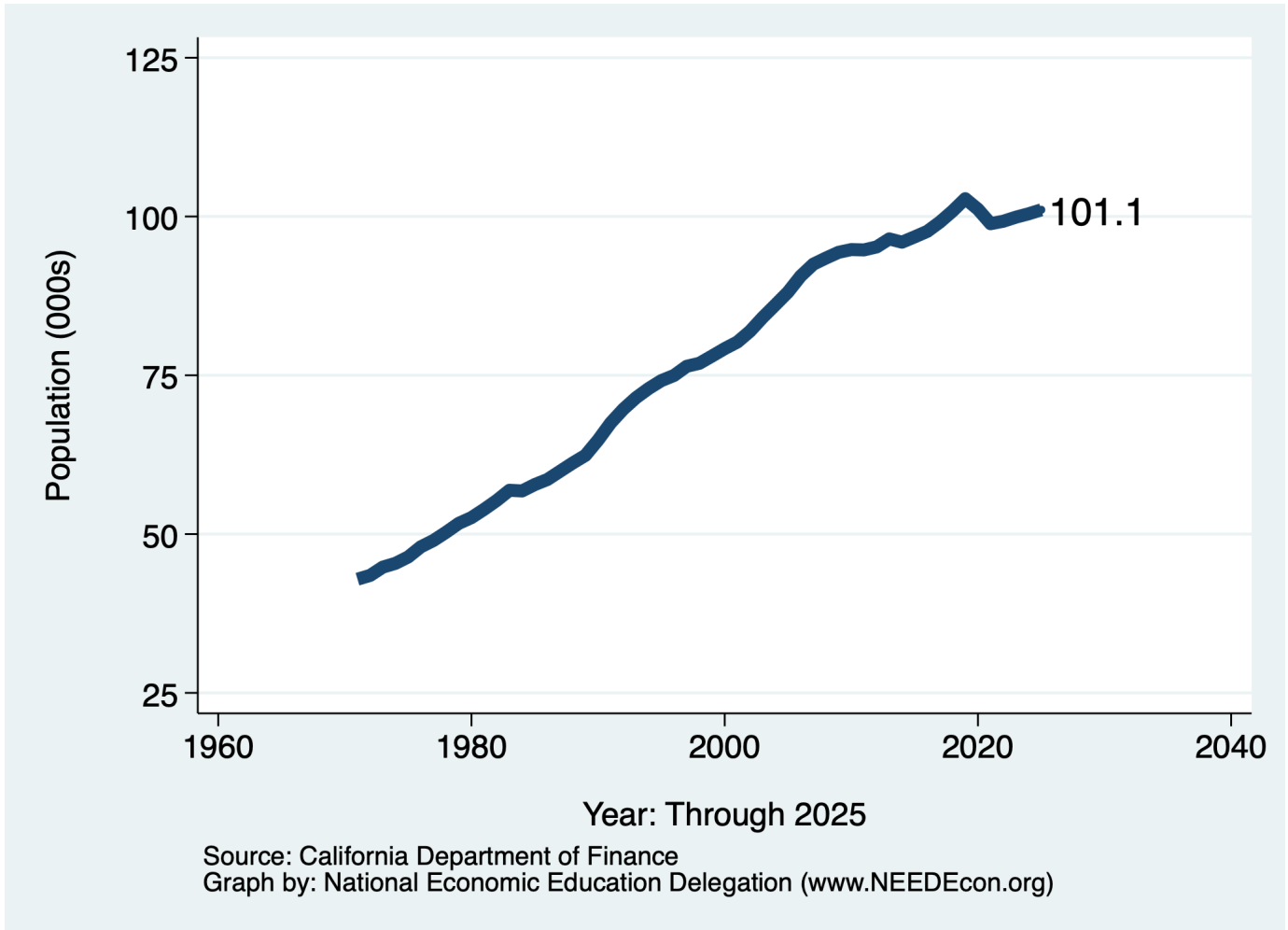


Figure 3 - 2: Population Growth w/ Projections

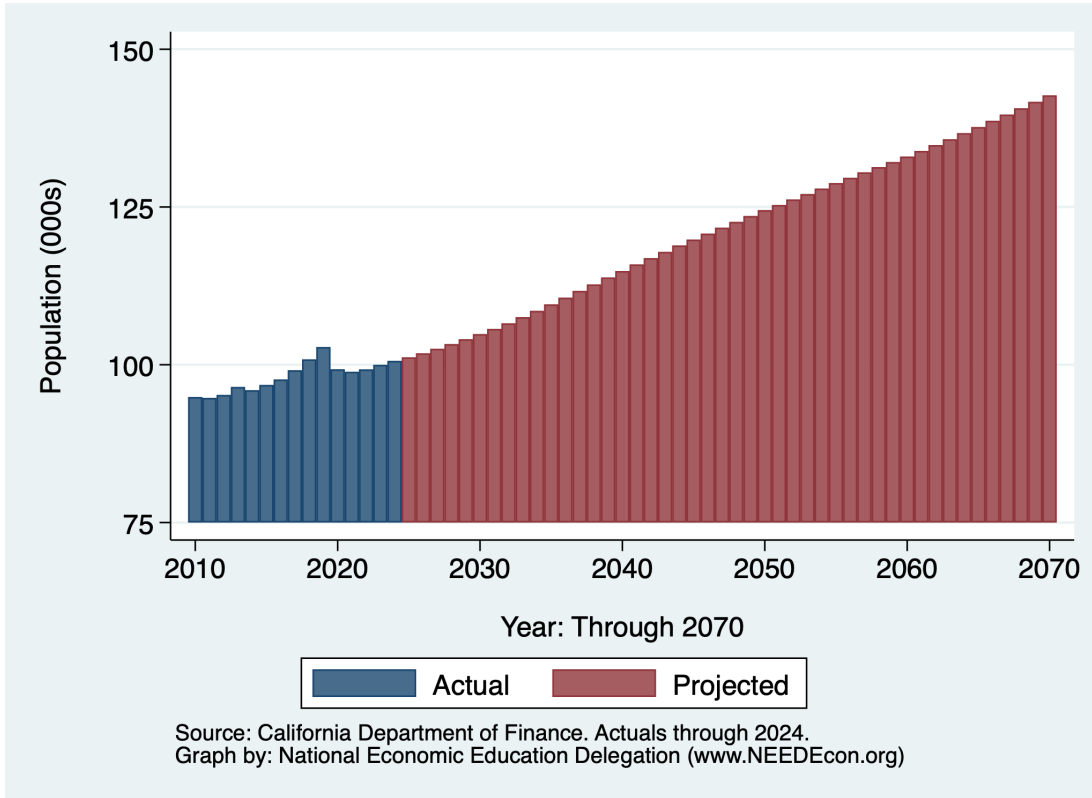
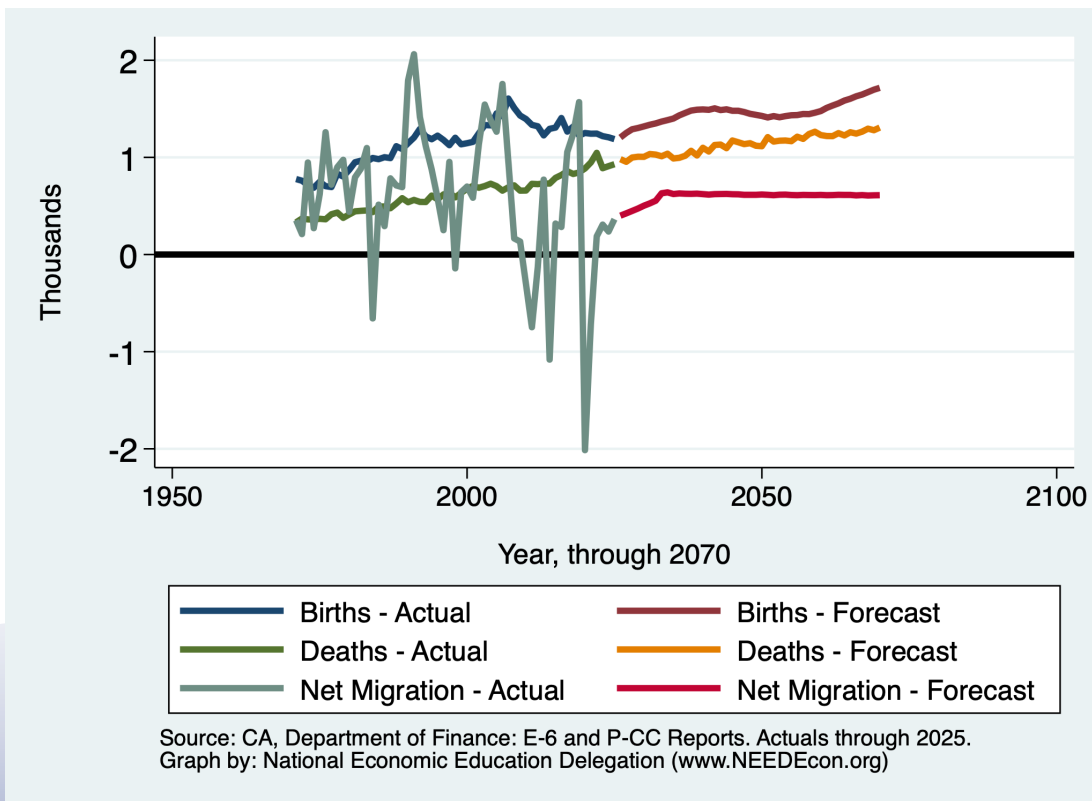


Figure 3 - 3: Projections of Components



## 4. Demographics of Population Change in the Region

Table 4.1. Regional Population Composition by Age

Category	1970	1980	1990	2000	2010	2020		
						Region	Bay Area	California
0-14	29.7	23.4	24.6	23.9	22.8	22.2	19.2	19.2
15-24	17.7	18.9	13.8	13.9	14.4	13.5	13.2	13.2
25-34	13.0	15.1	16.2	13.1	13.4	14.0	15.0	15.0
35-44	11.9	12.2	14.4	15.1	12.6	12.7	13.6	13.6
45-54	10.9	10.8	10.7	12.6	13.4	11.3	12.5	12.5
55-64	8.7	9.2	8.9	8.9	10.8	11.5	12.0	12.0
65+	8.1	10.3	11.4	12.4	12.7	14.7	14.5	14.5

Source: CA DOF; Calculations by Marin Economic Consulting

Figure 4 - 1: Population Growth by Age Group

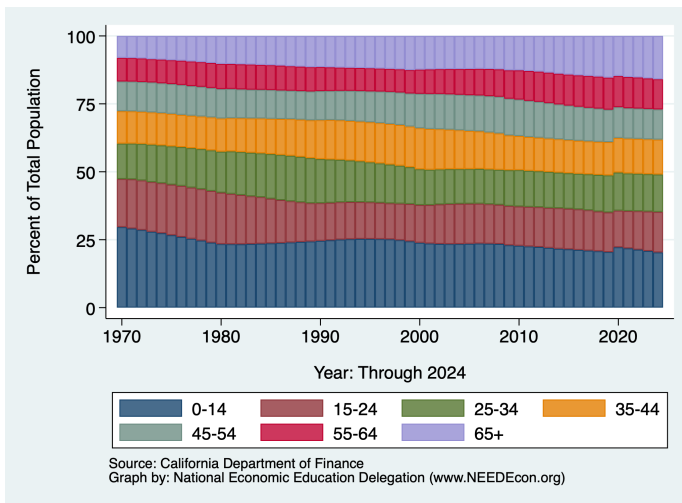
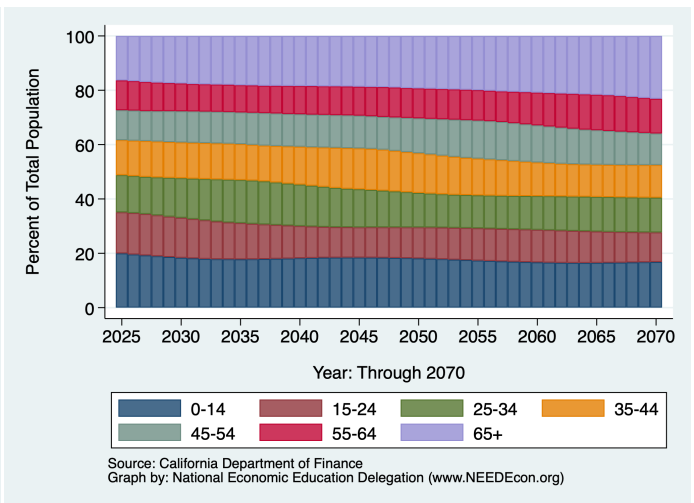


Figure 4 - 2: Forecast Population by Age Group



**Table 4.2. Regional Population Composition by Race**

Category	1970	1980	1990	2000	2010	2020		
						Region	Bay Area	California
White Non-Hispanic	88.2	79.1	71.4	59.8	50.4	37.8	34.8	34.8
Asian/Pacific Islander	4.2	7.0	9.1	12.4	14.9	17.3	15.9	15.9
Hispanic	6.6	11.8	16.6	22.8	28.8	38.5	39.6	39.6
Black Non-Hispanic	0.5	1.1	1.6	1.8	1.9	1.6	5.5	5.5
Native American	0.5	1.0	1.3	1.1	1.0	0.8	0.4	0.4
Multi-Race	0.0	0.0	0.0	2.1	2.9	4.0	3.9	3.9

Source: CA DOF; Calculations by Marin Economic Consulting

Figure 4 - 3: Population Composition by Race/Ethnicity

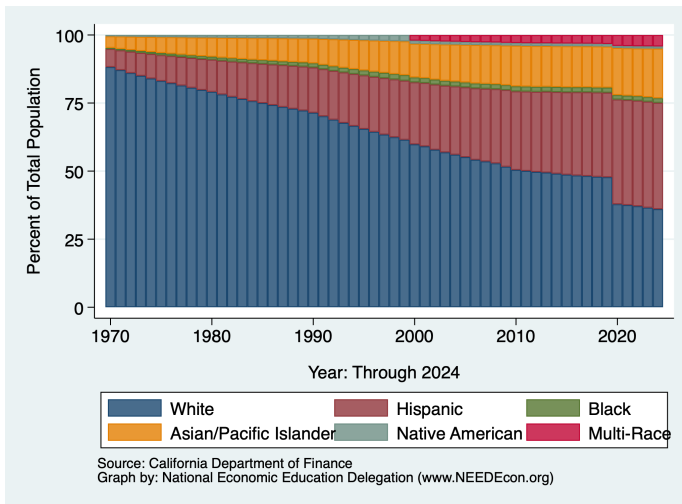
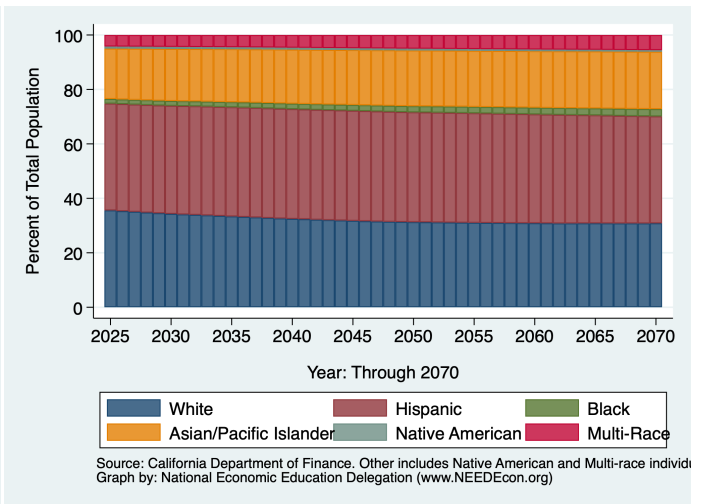


Figure 4 - 4: Forecast Population by Race/Ethnicity



Note: Race coding changed in 2000, with the addition of the multi-race category.

**Table 4.3. Regional Population Composition by Gender**

Category	1970	1980	1990	2000	2010	2020		
						Region	Bay Area	California
Female	50.1	50.4	50.6	50.6	50.3	50.3	50.8	50.8
Male	49.9	49.6	49.4	49.4	49.7	49.7	49.2	49.2

Source: CA DOF; Calculations by Marin Economic Consulting

**Figure 4 - 5: Gender Composition of Population**

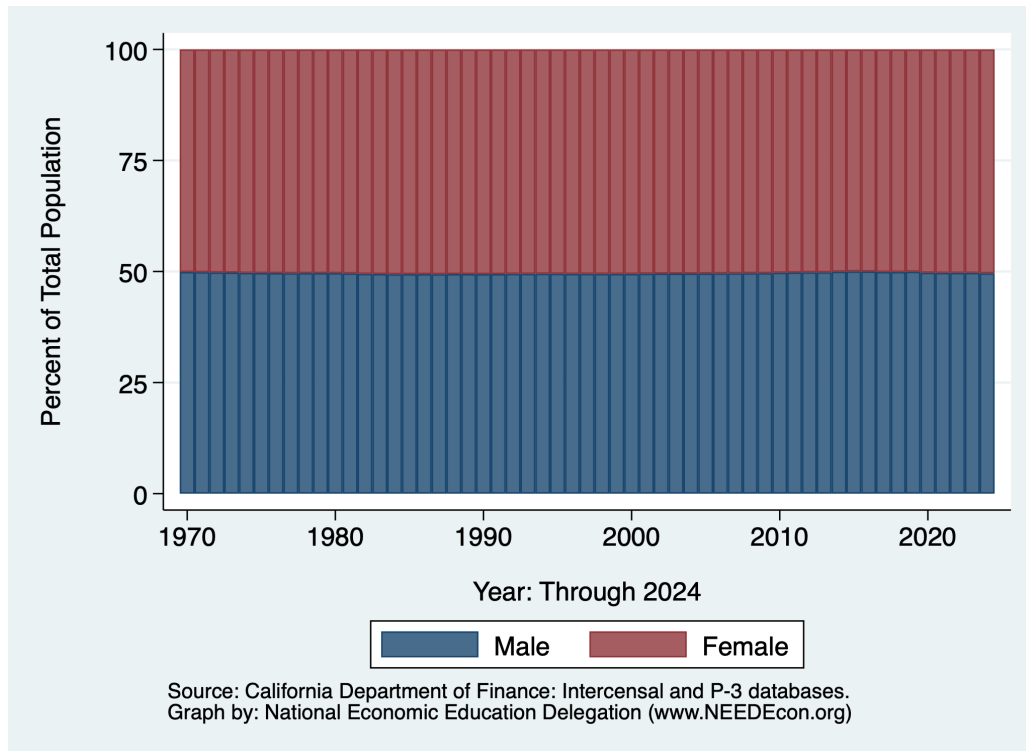


Figure 4 - 6: Household Projections

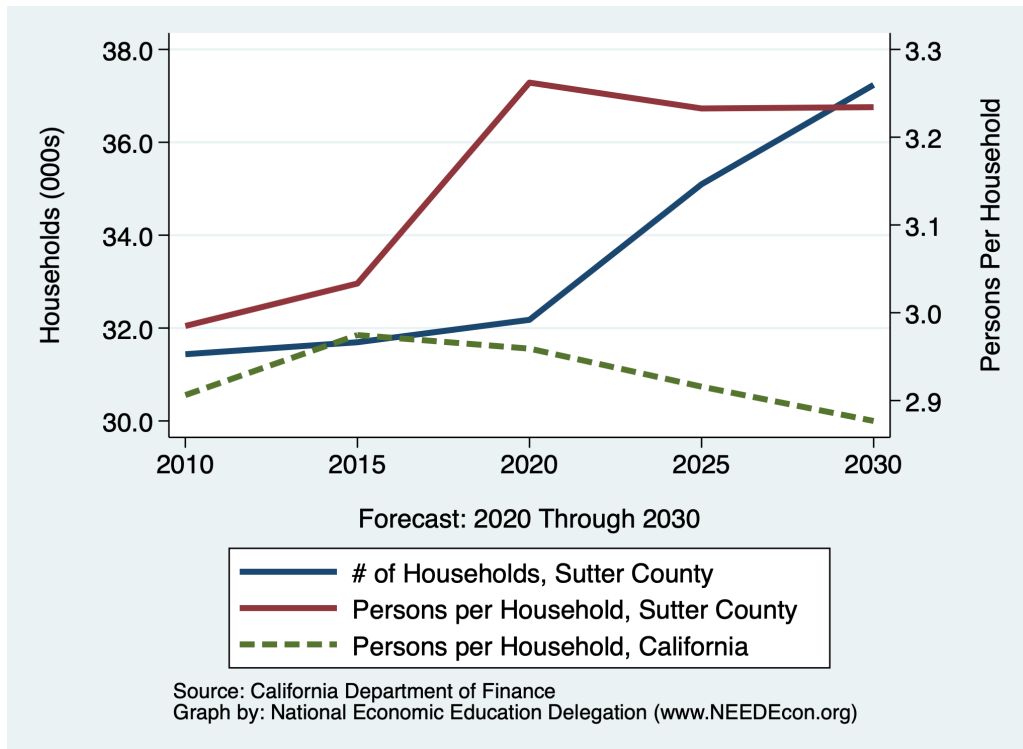
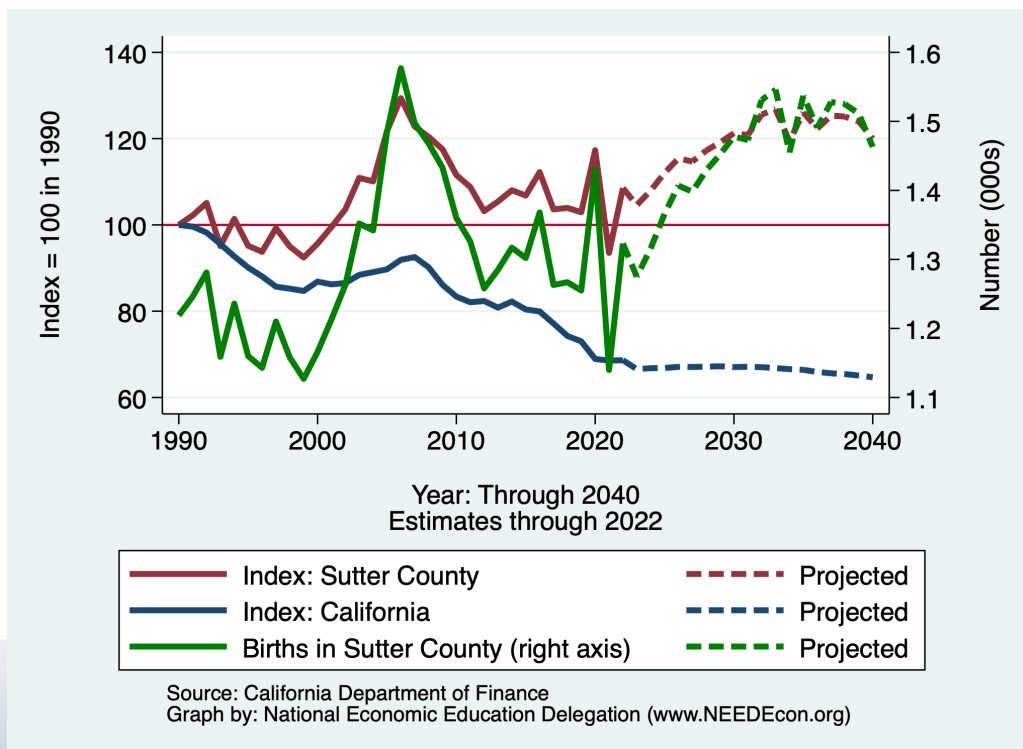
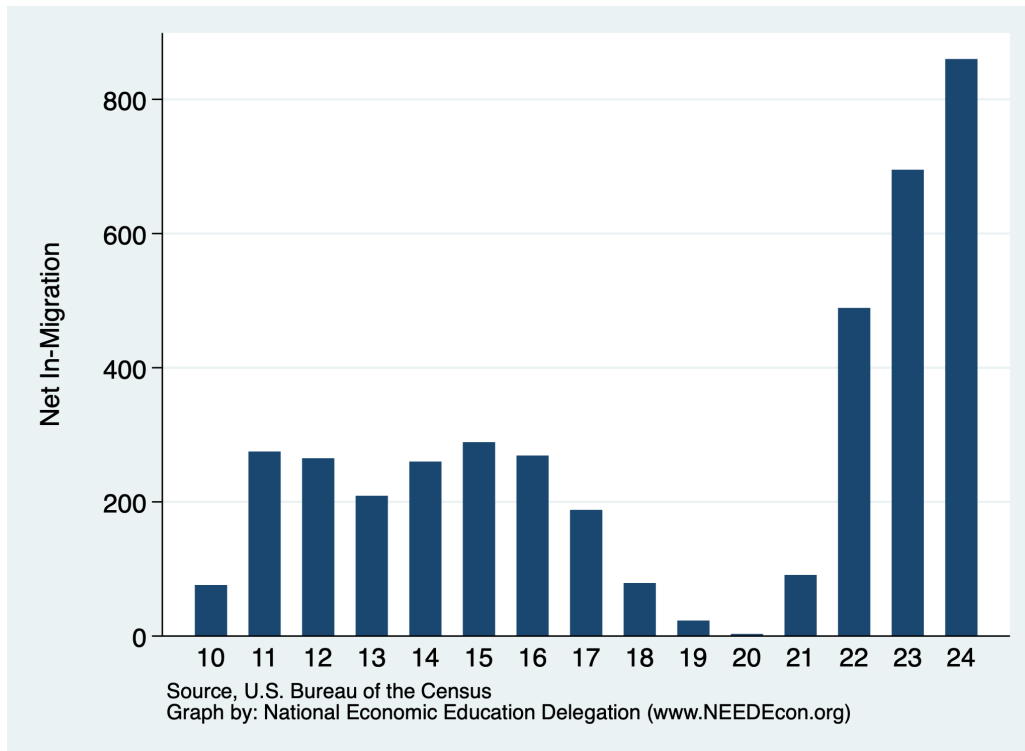


Figure 4 - 7: Birth Projections



## 5. International Migration

Figure 5 - 1: Net International In-Migration



## 6. Housing Picture: Since 2010

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 6.1. Housing Market Indicators**

Indicator	2026	2019	2010	% Change from	
				2019	2010
Total Population	101,679.0	102,914.0	94,737.0	-1.2	7.3
Total # of Homes	35,169.0	34,398.0	33,858.0	2.2	3.9
# Occupied Units	33,745.0	32,084.0	31,437.0	5.2	7.3
Persons per Household	3.0	3.2	3.0	-6.3	0.1
Vacancy Rate (%)	4.0	6.7	7.2	-39.8	-43.4

Source: CA DOF; Calculations by Marin Economic Consulting

Figure 6 - 1: Population Growth

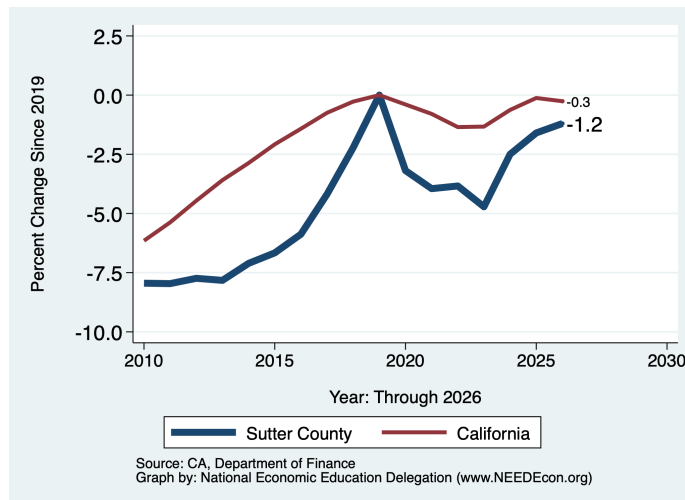


Figure 6 - 2: Housing Growth

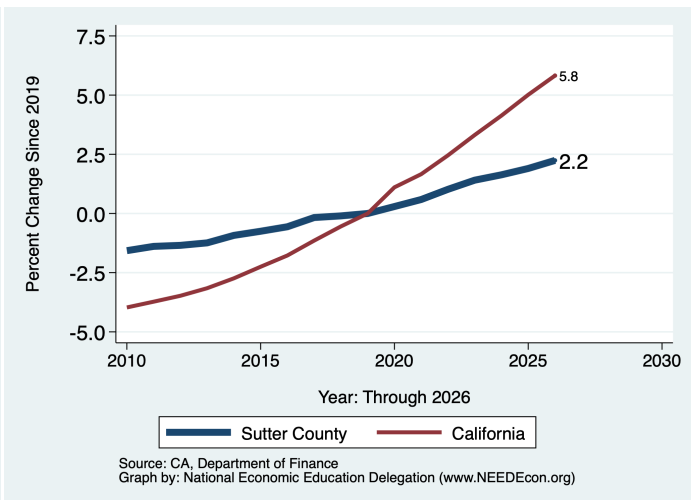


Figure 6 - 3: Vacancy Rates

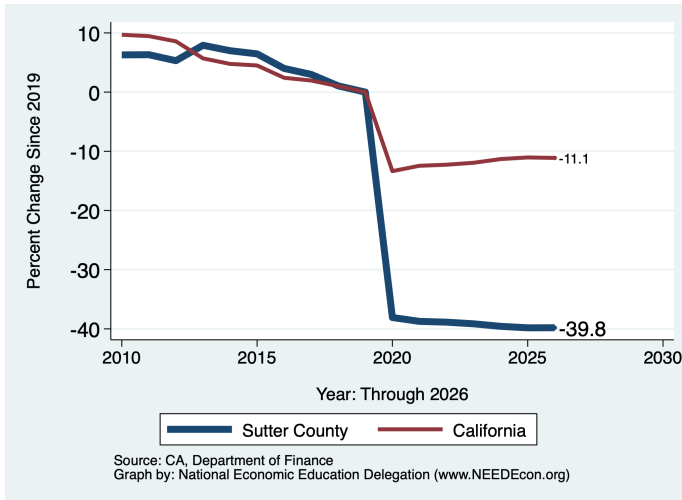


Figure 6 - 4: Occupancy Rates

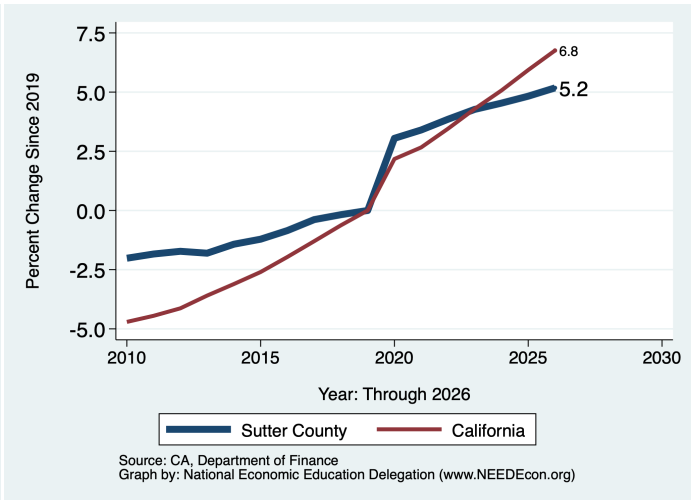
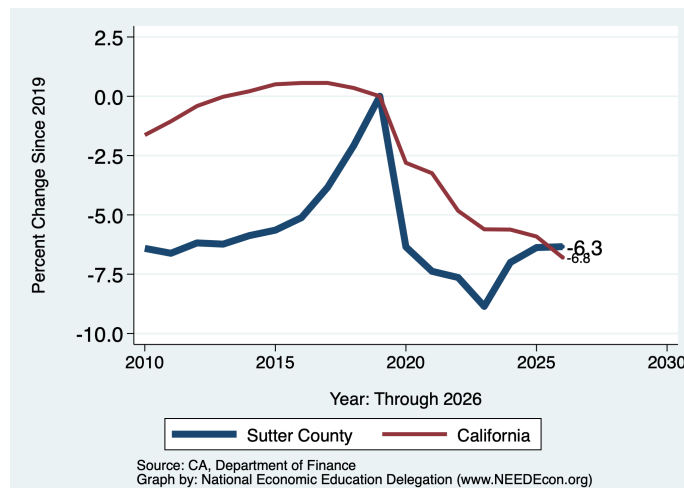


Figure 6 - 5: Persons per Household



## 7. Trends in the Growth of Housing by Housing Type

Figure 7 - 1: Single Detached Homes

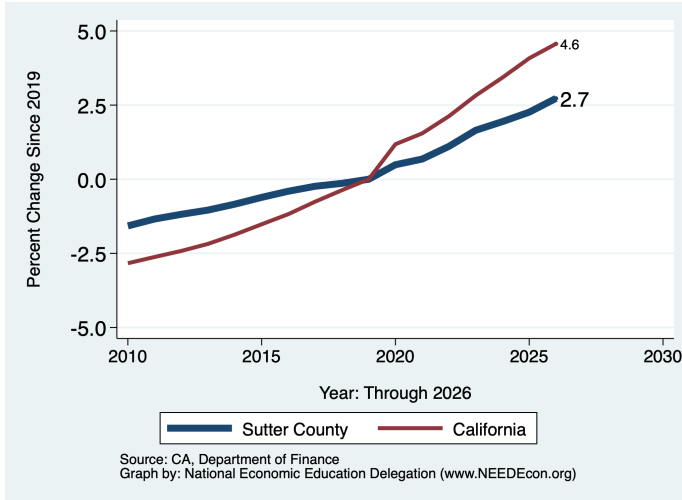


Figure 7 - 2: Single Attached Homes

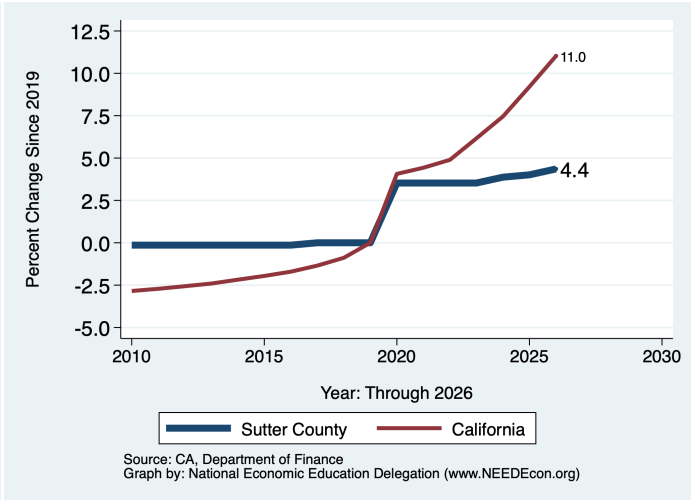


Figure 7 - 3: Housing in Buildings with Two to Four Units Figure 7 - 4: Housing in Buildings with Five or More Units

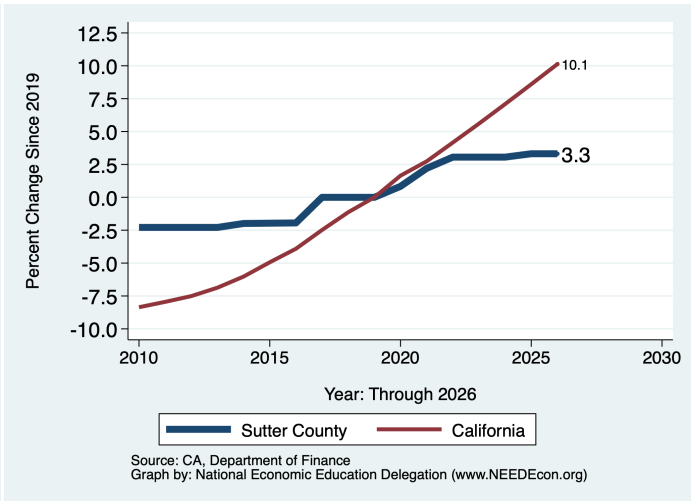
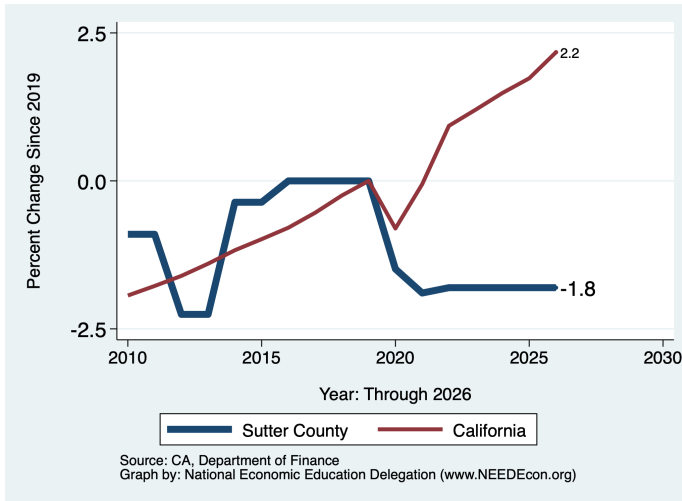
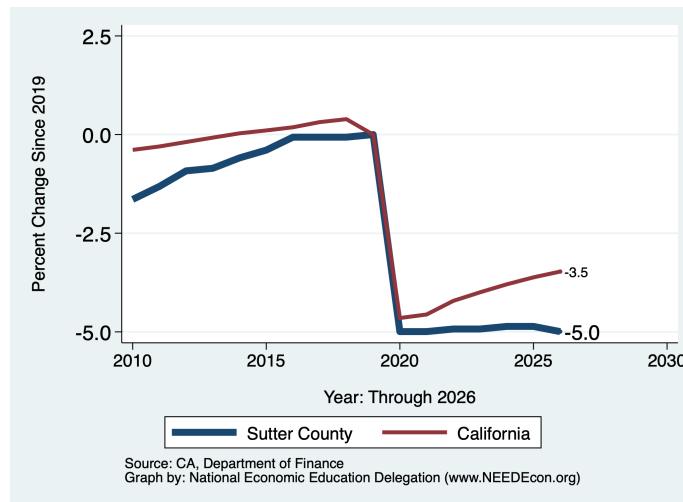


Figure 7 - 5: Mobile Homes



## 8. Documentation and Sources

### Sources:

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State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State □ January 1, 2011–2016. Sacramento, California, May 2016.

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