

# Yolo County Population and Housing Report

2026 Update

Produced by

National Economic Education Delegation

June 25, 2026

Jon Haveman, Executive Director

415-336-5705 or Jon@NEEDEcon.org

## Contents

1. Overall Regional Population Change Summary	2
2. Components of Regional Population Change	3
3. Long Term Population Change in the Region	4
4. Demographics of Population Change in the Region	6
5. International Migration	10
6. Housing Picture: Since 2010	11
7. Trends in the Growth of Housing by Housing Type	13
8. Documentation and Sources	15

# 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
Yolo County	225,059	0.42	1.45	3.93
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
Yolo County	225.6	225.9	0.16	-0.14	-0.14
Davis	65.7	66.0	0.44		
Woodland	61.7	61.3	-0.60		
West Sacramento	55.4	55.9	0.89		
Winters	8.0	8.0	0.26		

Source: CA DOF; Calculations by Marin Economic Consulting

## 2. Components of Regional Population Change

Figure 2 - 1: Decomposition of Population Changes

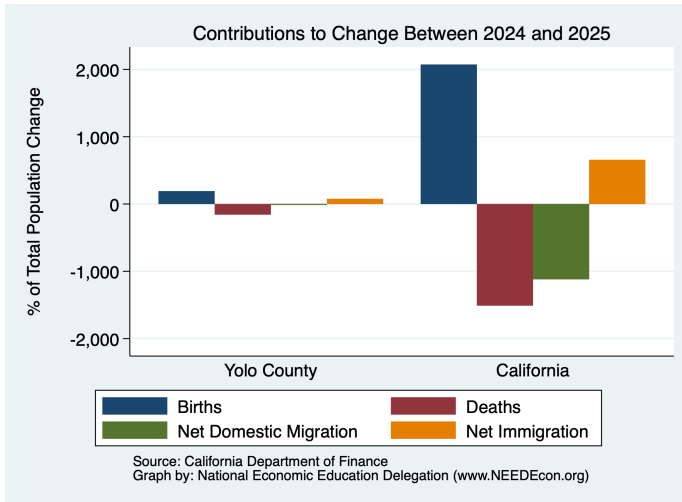


Figure 2 - 2: Population Change - Primary Components

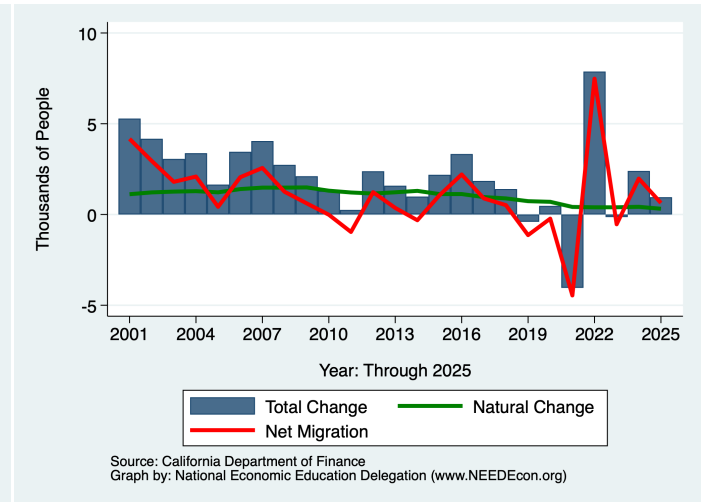


Figure 2 - 3: Natural Population Growth

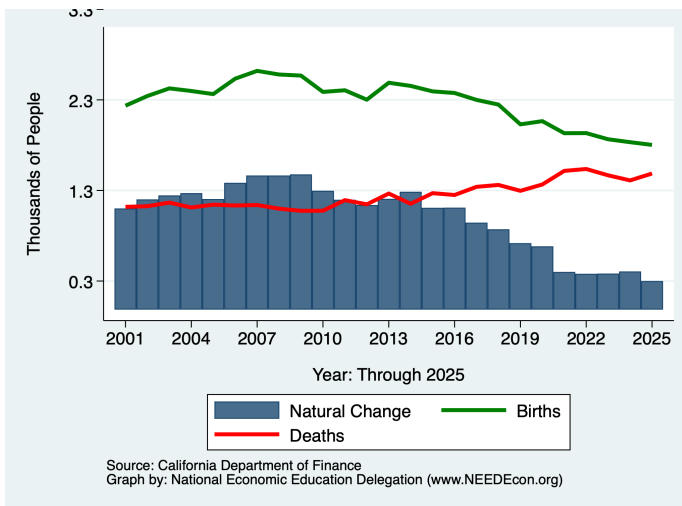
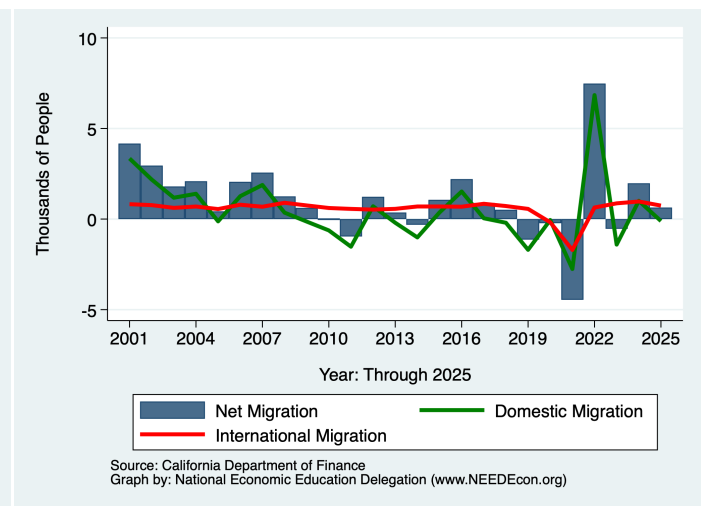


Figure 2 - 4: Migration



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

Figure 3 - 1: History of Population Growth

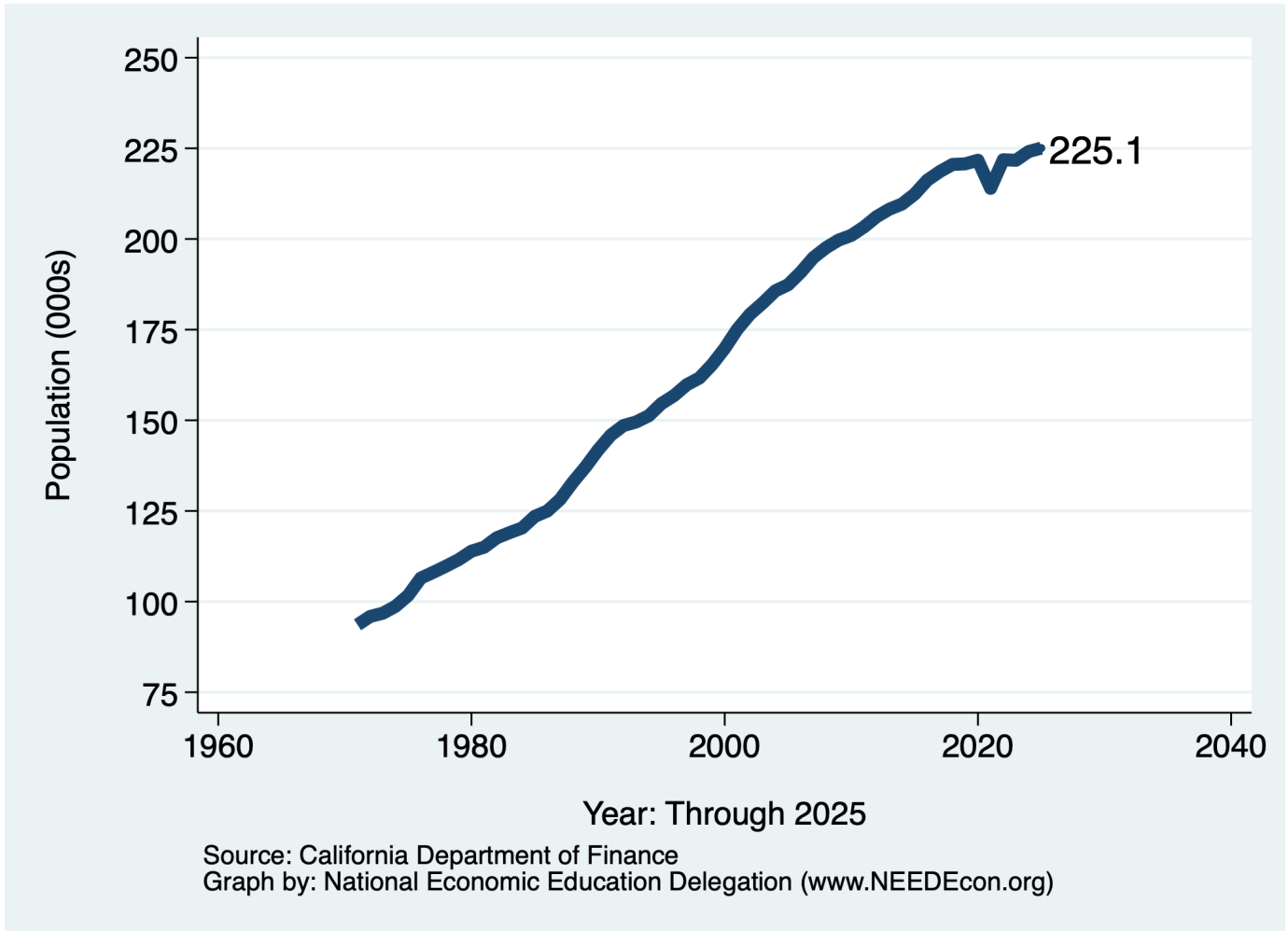


Figure 3 - 2: Population Growth w/ Projections

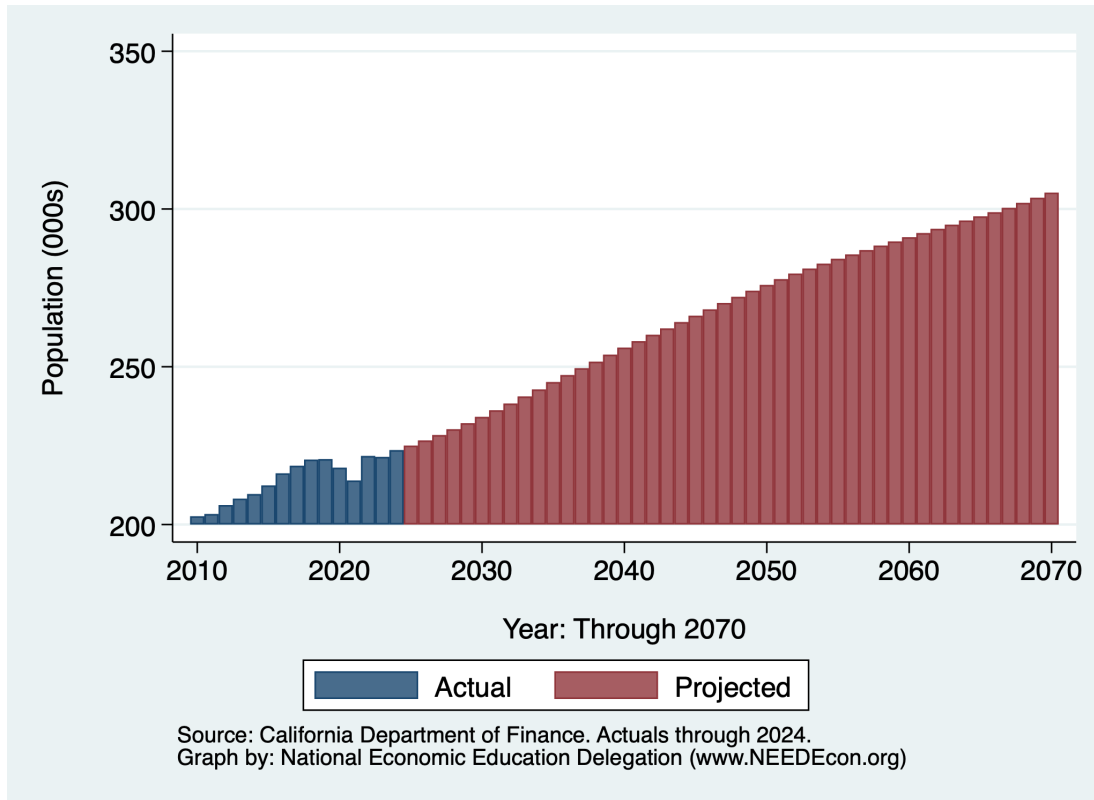
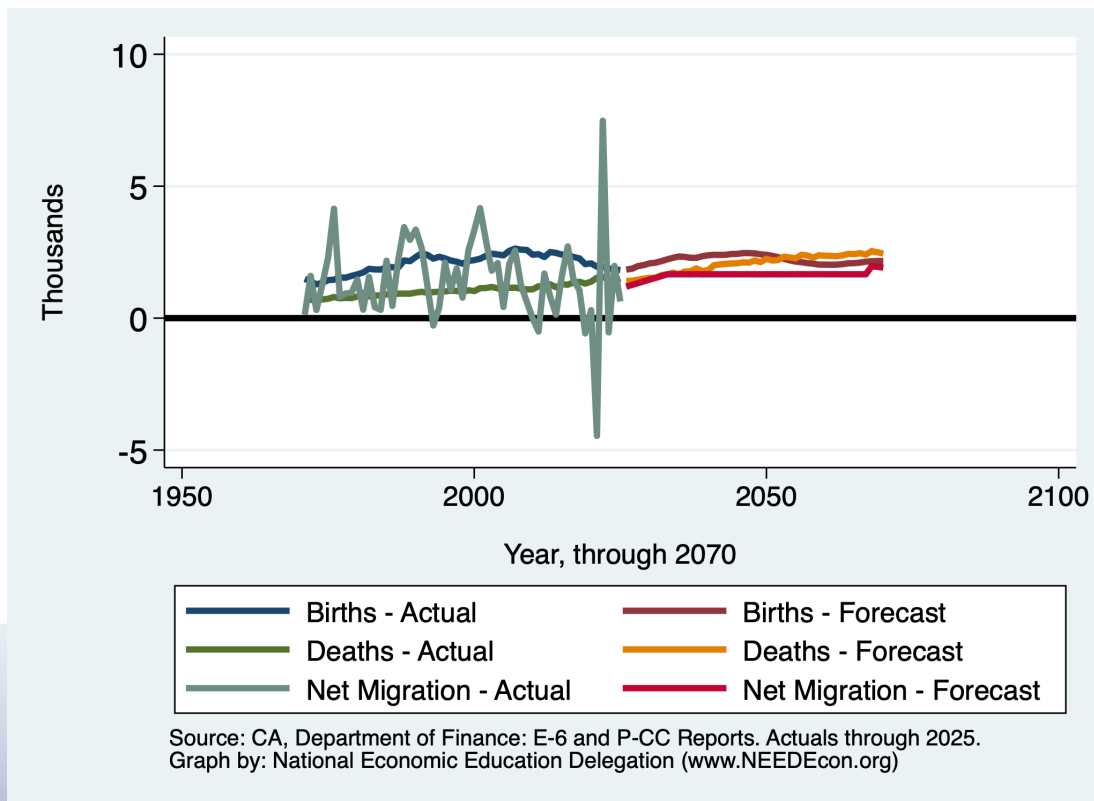


Figure 3 - 3: Projections of Components



## 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	27.0	19.9	21.4	21.2	18.8	18.1	19.2	19.2
15-24	24.1	26.0	21.9	23.2	23.3	24.1	13.2	13.2
25-34	13.6	18.0	17.5	13.2	13.8	13.2	15.0	15.0
35-44	10.9	10.4	14.3	14.0	11.9	12.0	13.6	13.6
45-54	10.3	8.9	8.8	12.1	12.3	10.3	12.5	12.5
55-64	7.2	8.2	6.7	6.9	10.1	10.0	12.0	12.0
65+	6.9	8.7	9.3	9.4	9.9	12.2	14.5	14.5

Source: CA DOF; Calculations by Marin Economic Consulting

Figure 4 - 1: Population Growth by Age Group

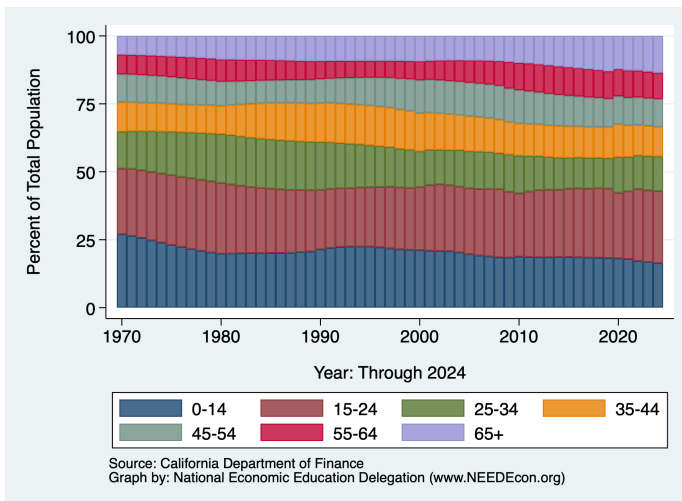


Figure 4 - 2: Forecast Population by Age Group

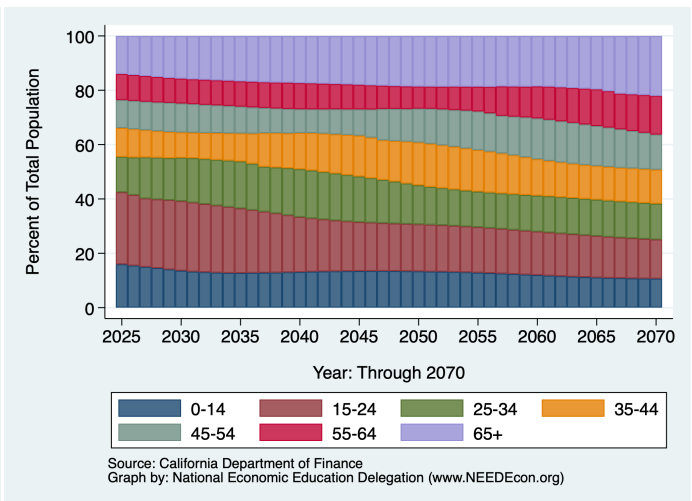


Table 4.2. Regional Population Composition by Race

Category	1970	1980	1990	2000	2010	2020		
						Region	Bay Area	California
White Non-Hispanic	82.4	76.0	68.5	58.2	50.1	40.9	34.8	34.8
Asian/Pacific Islander	3.3	4.3	8.2	10.5	13.4	13.9	15.9	15.9
Hispanic	12.7	17.2	20.1	26.3	30.4	38.1	39.6	39.6
Black Non-Hispanic	1.1	1.7	2.1	2.0	2.4	1.9	5.5	5.5
Native American	0.5	0.9	1.0	0.7	0.6	0.4	0.4	0.4
Multi-Race	0.0	0.0	0.0	2.3	3.2	4.8	3.9	3.9

Source: CA DOF; Calculations by Marin Economic Consulting

Figure 4 - 3: Population Composition by Race/Ethnicity

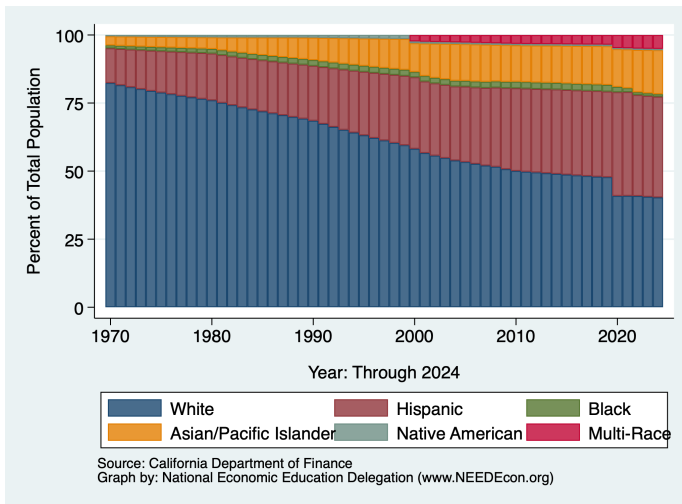
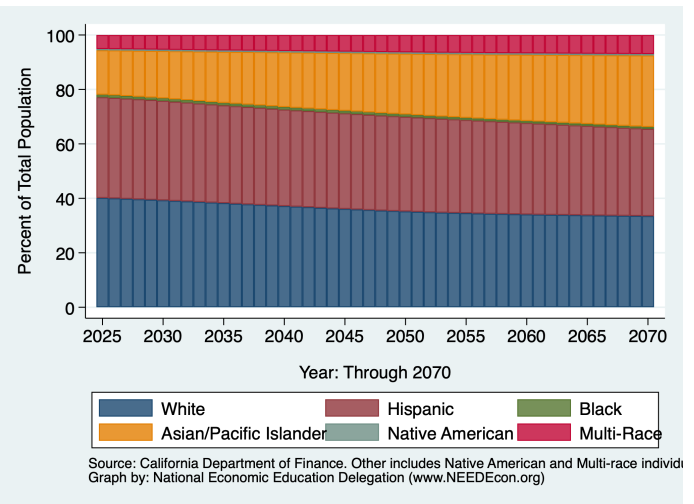


Figure 4 - 4: Forecast Population by Race/Ethnicity



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	50.2	50.1	50.3	51.1	51.3	52.3	50.8	50.8
Male	49.8	49.9	49.7	48.9	48.7	47.7	49.2	49.2

Source: CA DOF; Calculations by Marin Economic Consulting

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

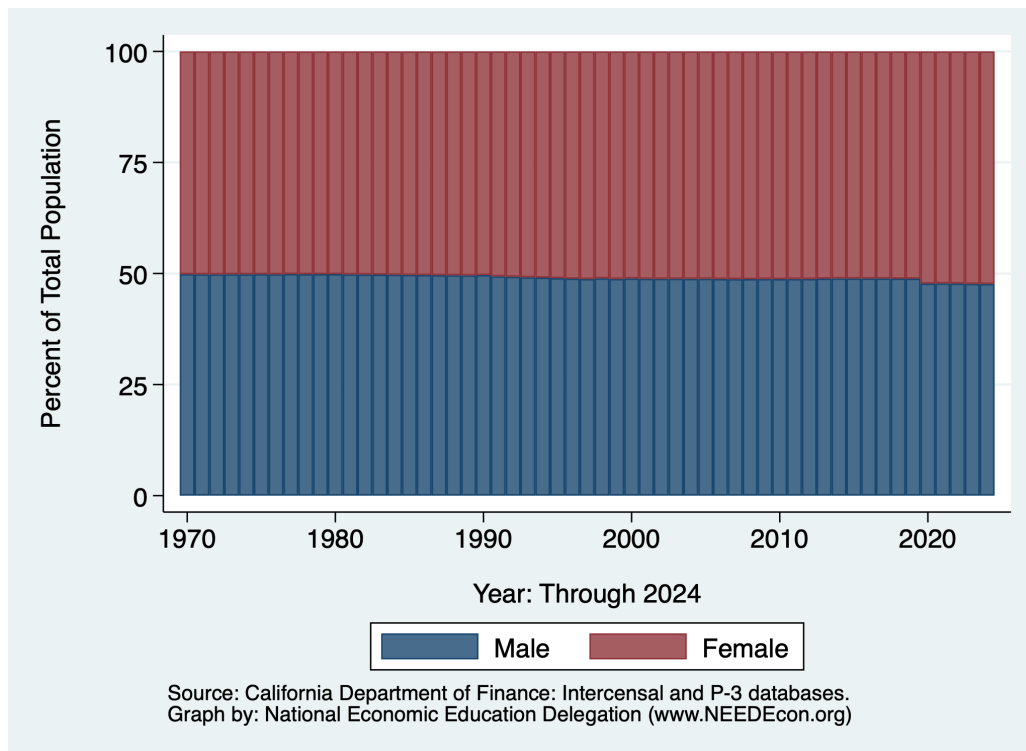


Figure 4 - 6: Household Projections

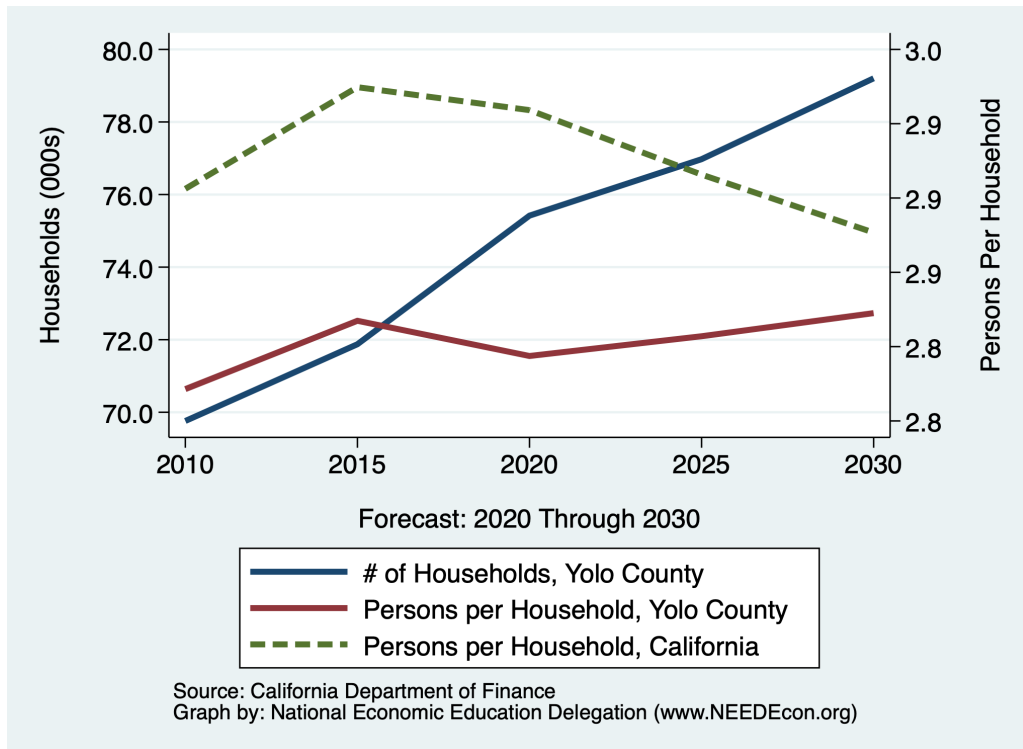
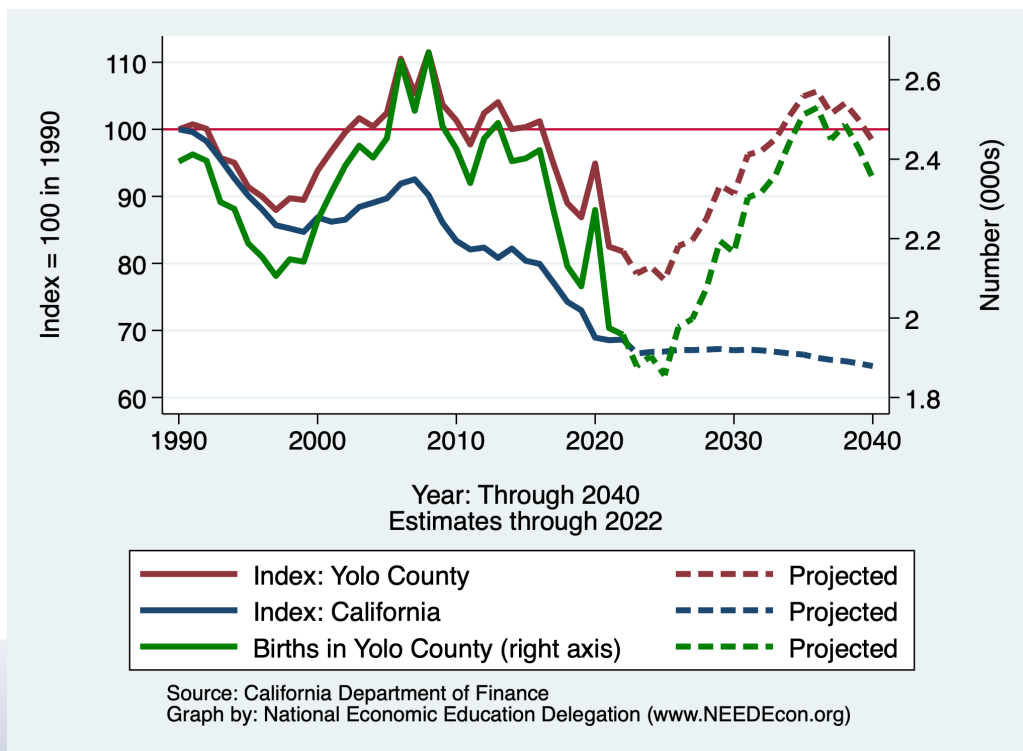
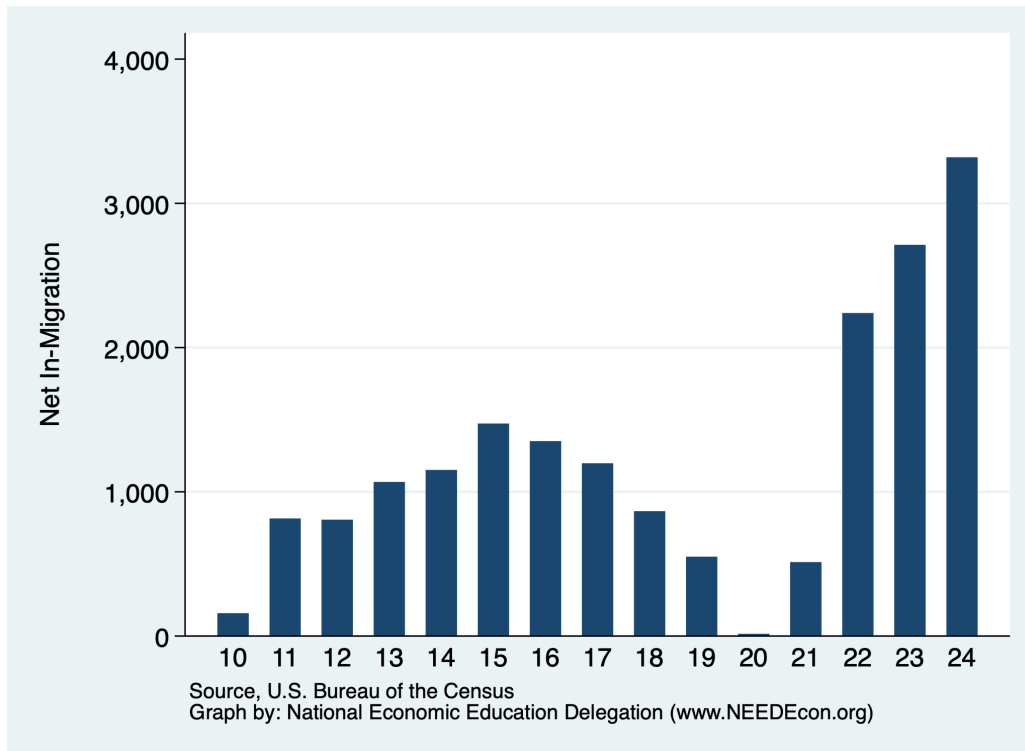


Figure 4 - 7: Birth Projections



## 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	225,904.0	220,896.0	200,849.0	2.3	12.5
Total # of Homes	86,085.0	77,679.0	73,908.0	10.8	16.5
# Occupied Units	82,251.0	74,788.0	69,761.0	10.0	17.9
Persons per Household	2.5	2.8	2.7	-8.6	-7.6
Vacancy Rate (%)	4.5	3.7	5.6	19.7	-20.6

Source: CA DOF; Calculations by Marin Economic Consulting

Figure 6 - 1: Population Growth

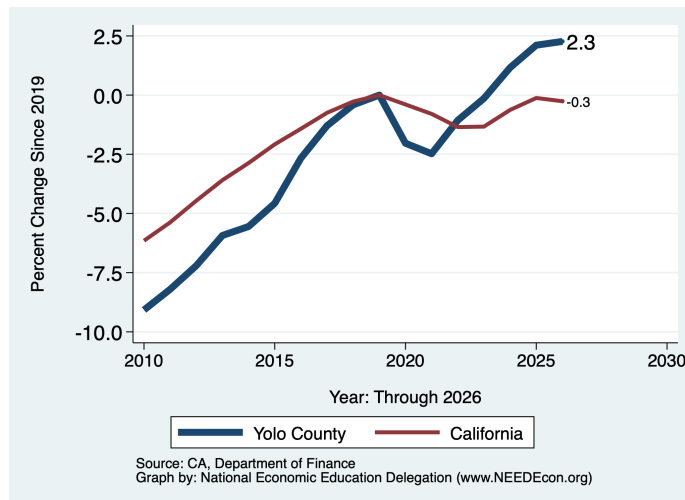


Figure 6 - 2: Housing Growth

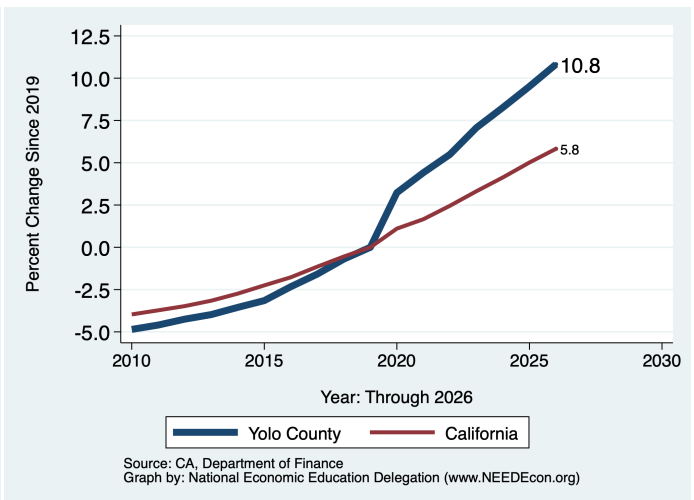


Figure 6 - 3: Vacancy Rates

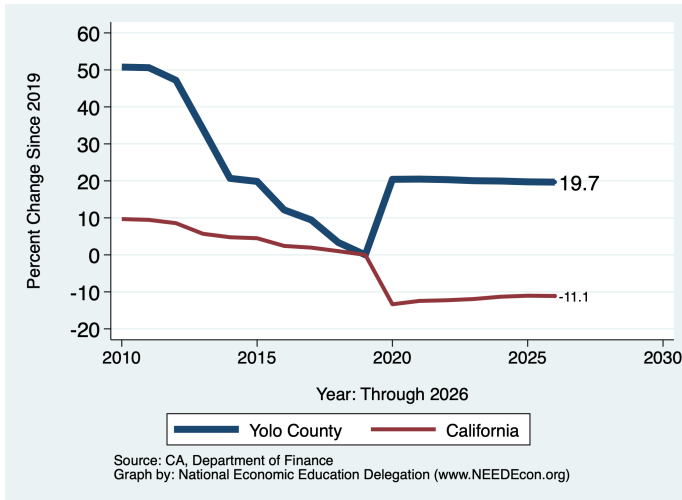


Figure 6 - 4: Occupancy Rates

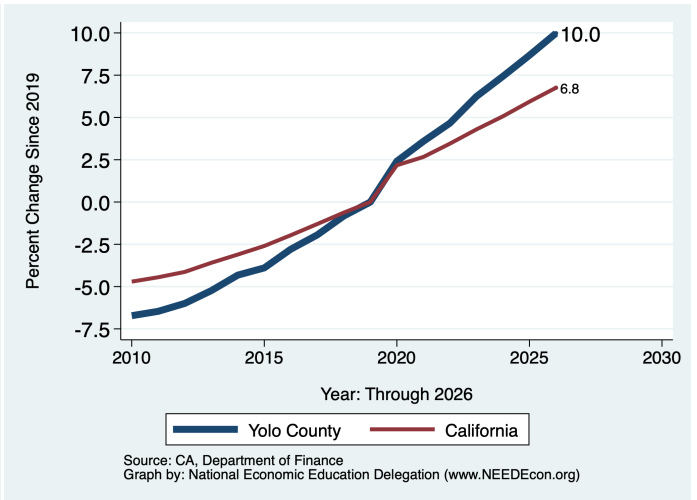
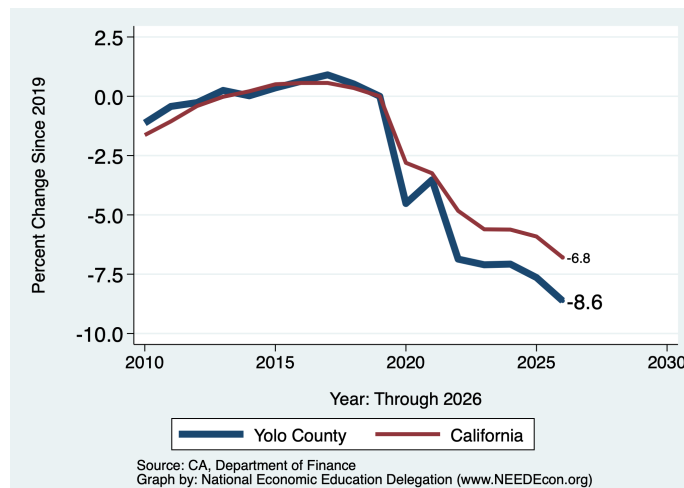


Figure 6 - 5: Persons per Household



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

Figure 7 - 1: Single Detached Homes

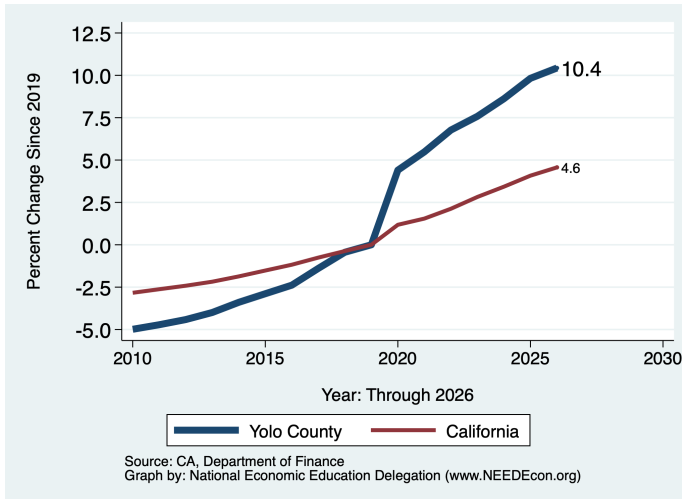


Figure 7 - 2: Single Attached Homes

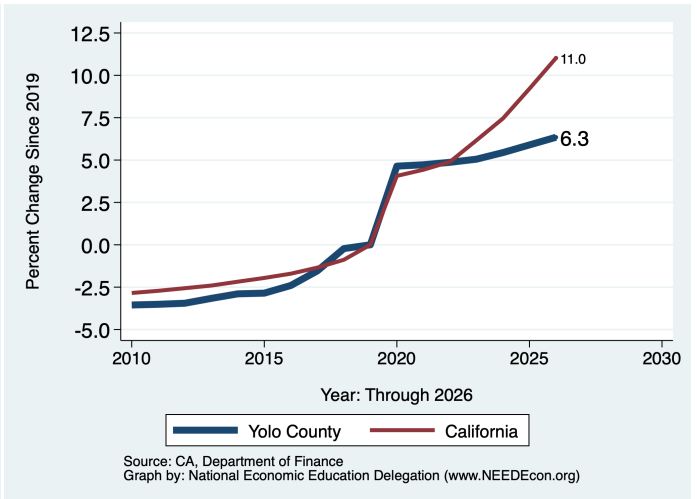


Figure 7 - 3: Housing in Buildings with Two to Four Units Figure 7 - 4: Housing in Buildings with Five or More Units

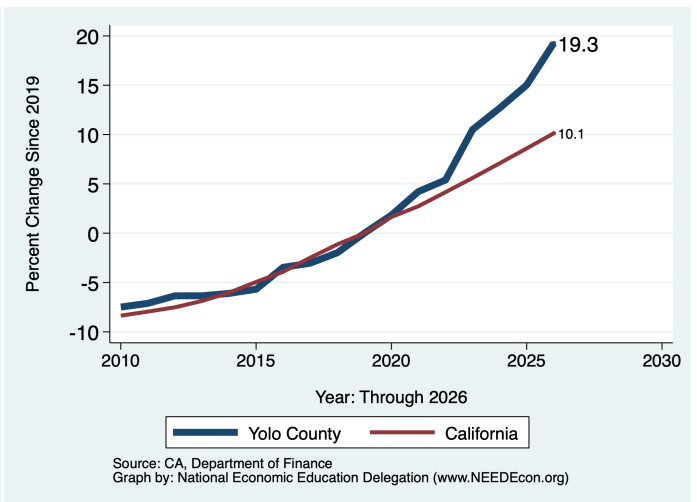
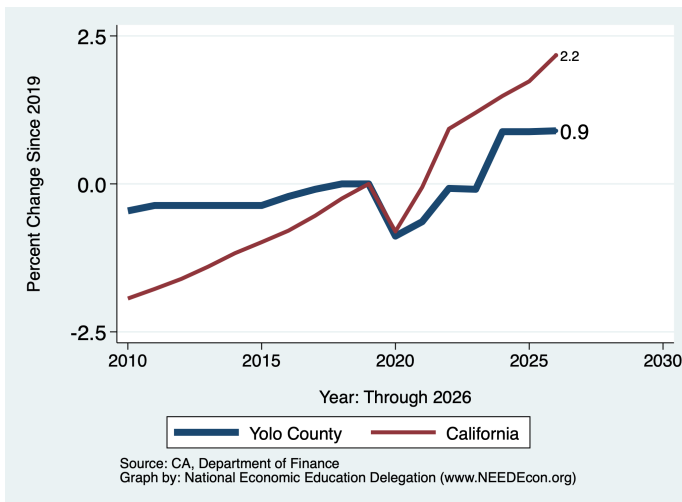
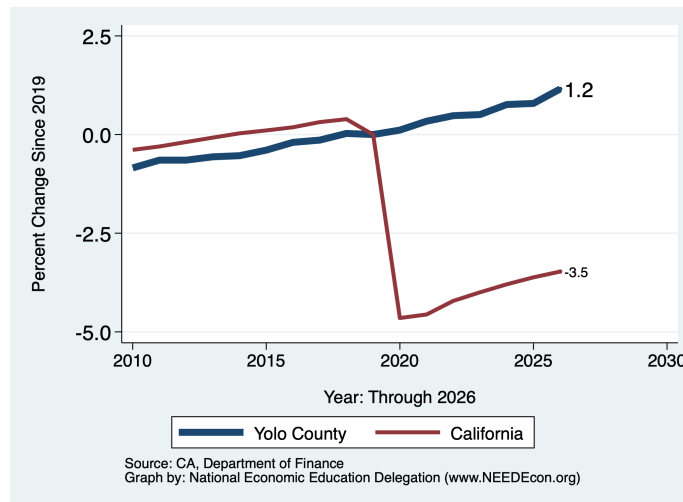


Figure 7 - 5: Mobile Homes



## 8. Documentation and Sources

### Sources:

State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change □ January 1, 2015 and 2016. Sacramento, California, May 2016.

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.

State of California, Department of Finance, *Population Estimates and Components of Change by County, July 1, 2010–2015*. Sacramento, California, December 2015.

State of California, Department of Finance, *Revised Race/Ethnic Population Estimates: Components of Change for California Counties, July 1970 – July 1990*. Sacramento, California, September 2007.

State of California, Department of Finance, *California County Population Estimates and Components of Change by Year, July 1, 2010–2015*. Sacramento, California, December 2015.

State of California, Department of Finance, *California County Population Estimates and Components of Change by Year, July 1, 2000–2010*. Sacramento, California, December 2011.

State of California, Department of Finance, *Race/Hispanics Population with Age and Gender Detail, 2000–2010*. Sacramento, California, September 2012.

State of California, Department of Finance, *Race/Ethnic Population with Age and Sex Detail, 1990–1999*. Sacramento, CA, Revised May 2009.

State of California, Department of Finance, *Race/Ethnic Population with Age and Sex Detail, 1970–1989*. Sacramento, CA, December 1998.

State of California, Department of Finance, *Population Projections for California and its Counties, 2016 Baseline Series..* Sacramento, California, March, 2017.