

# City of East Palo Alto Population and Housing Report

2025 Update

Produced by

National Economic Education Delegation

February 1, 2026

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**Source:** 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.

# 1. Overall Population Change Summary

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

Region	2025 Population	% Change		
		1 Year	3 Year	5 Year
<b>City</b>				
East Palo Alto	29,133	-0.65	1.24	-4.89
<b>County and Broader Regions</b>				
San Mateo County	746,770	0.05	0.71	-2.19
Bay Area	7,668,566	0.05	0.85	-1.18
California	39,528,899	0.05	0.79	-0.03

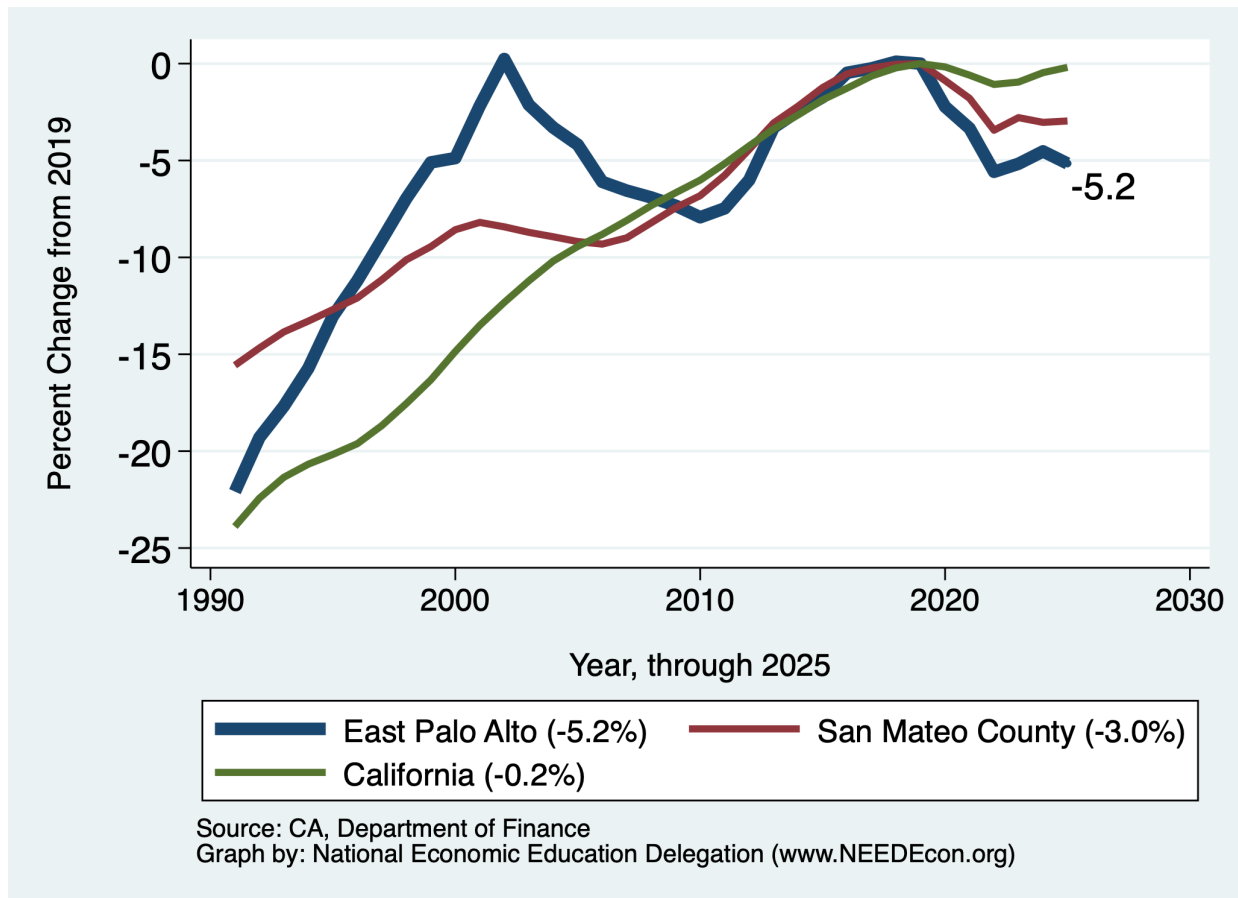
Source: CA DOF; Calculations by Marin Economic Consulting

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

City	2024	2025	% Change		
			Local	Bay Area	California
San Mateo County	747.8	748.3	0.07	0.05	0.28
San Mateo	104.2	104.3	0.09		
Daly City	102.3	102.2	-0.16		
Redwood City	82.5	82.1	-0.57		
South San Francisco	65.1	65.4	0.39		
San Bruno	42.5	42.6	0.29		
Pacifica	37.4	37.2	-0.41		
Menlo Park	33.4	33.3	-0.31		
Foster City	32.9	32.7	-0.60		
Burlingame	30.8	31.6	2.55		
San Carlos	29.7	29.5	-0.45		
East Palo Alto	29.3	29.1	-0.65		
Belmont	27.1	28.2	3.90		
Millbrae	23.3	23.2	-0.53		
Half Moon Bay	11.3	11.3	-0.26		
Hillsborough	11.2	11.3	0.38		

Source: CA DOF; Calculations by Marin Economic Consulting

Figure 1 - 1: Populaton Growth, Since 2010



## 2. 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 2.1. Housing Market Indicators**

Indicator	2025	2019	2010	% Change from	
				2019	2010
Total Population	29,133.0	30,979.0	28,155.0	-6.0	3.5
Total # of Homes	8,273.0	7,908.0	7,819.0	4.6	5.8
# Occupied Units	7,827.0	7,266.0	6,940.0	7.7	12.8
Persons per Household	3.7	4.2	4.0	-12.7	-8.2
Vacancy Rate (%)	5.4	8.1	11.2	-33.6	-52.0

Source: CA DOF; Calculations by Marin Economic Consulting

Figure 2 - 1: Population Growth

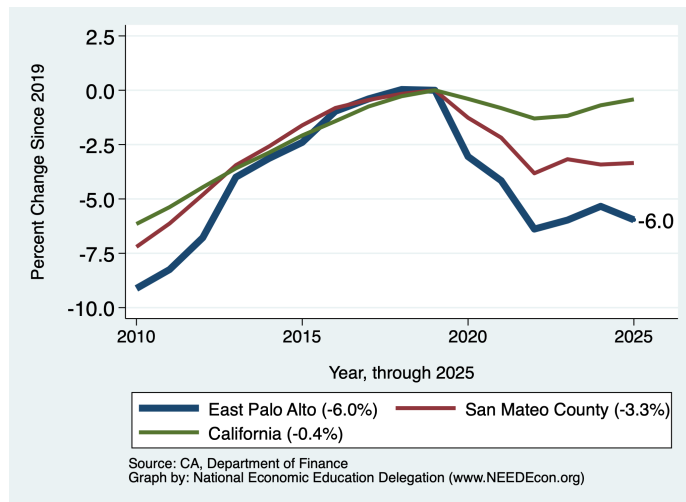


Figure 2 - 2: Housing Growth

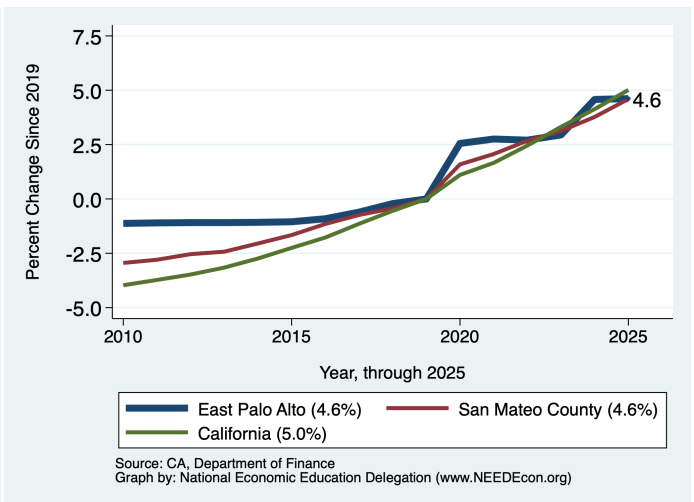


Figure 2 - 3: Vacancy Rates

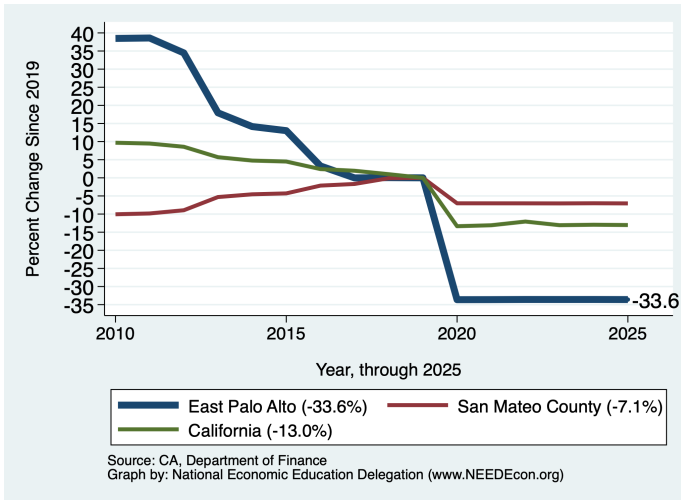


Figure 2 - 4: Occupancy Rates

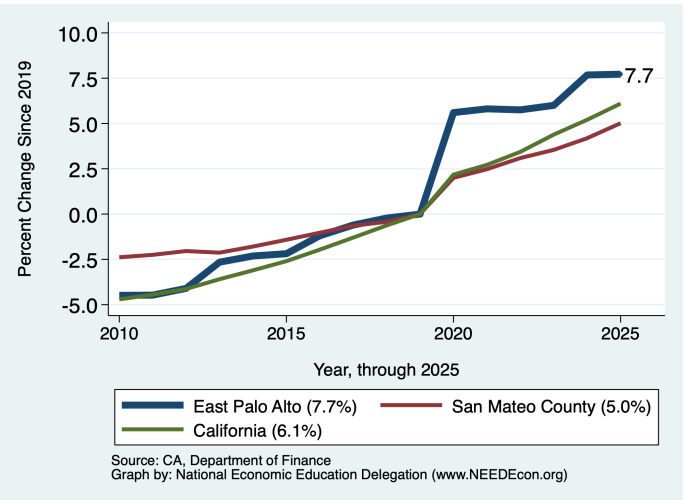
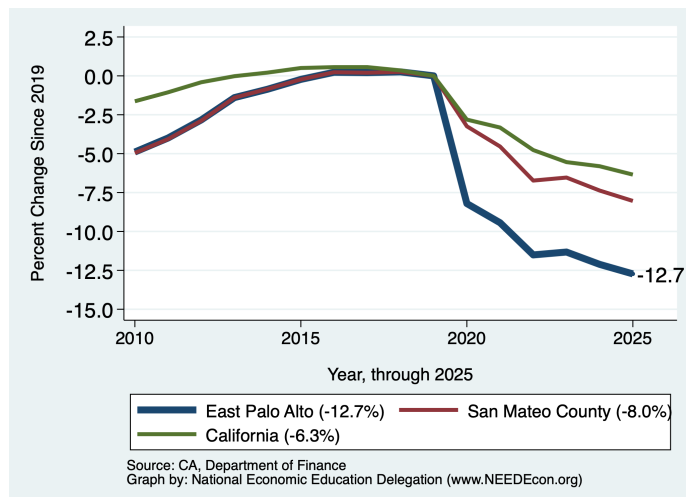


Figure 2 - 5: Persons per Household



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

Figure 3 - 1: Single Detached Homes

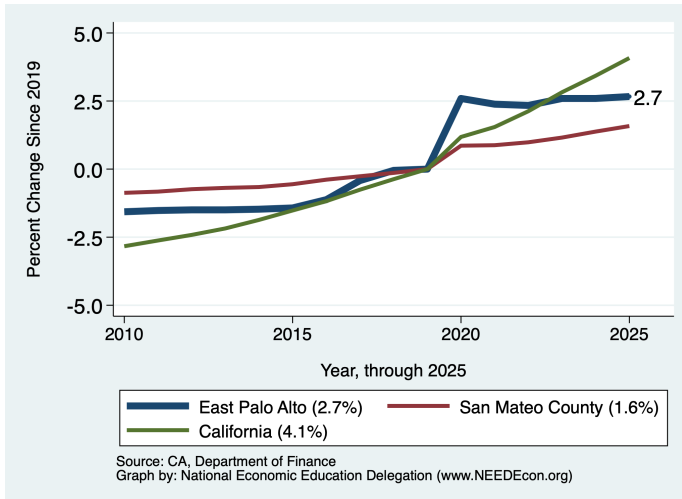


Figure 3 - 2: Single Attached Homes

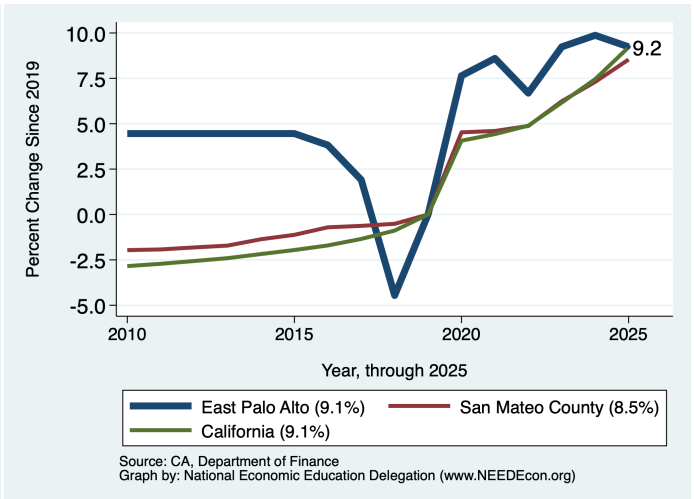


Figure 3 - 3: Housing in Buildings with Two to Four Units Figure 3 - 4: Housing in Buildings with Five or More Units

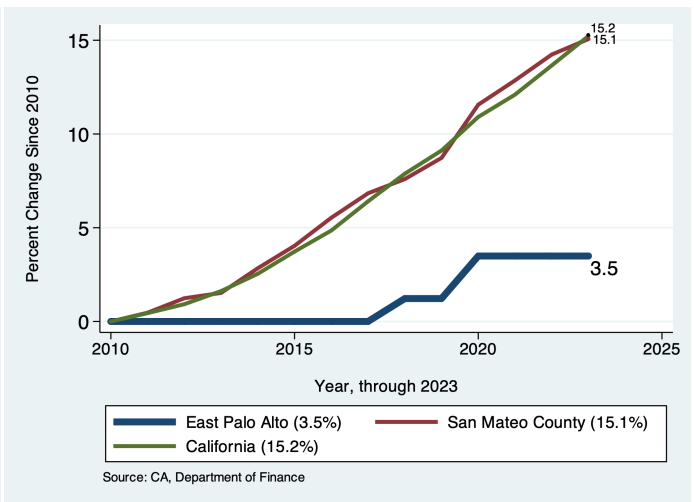
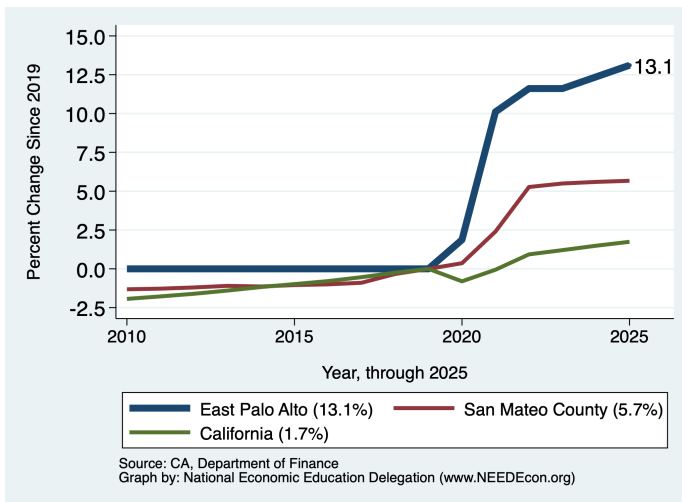


Figure 3 - 5: Mobile Homes

