

City of South San Francisco Population and Housing Report

2025 Update

Produced by

National Economic Education Delegation

February 1, 2026

Jon Haveman, Executive Director

415-336-5705 or Jon@NEEDEcon.org

Contents

1. Overall Population Change Summary	2
2. Housing Picture: Since 2010	4
3. Trends in the Growth of Housing by Housing Type	6

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
City				
South San Francisco	65,397	0.39	1.67	-3.44
County and Broader Regions				
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

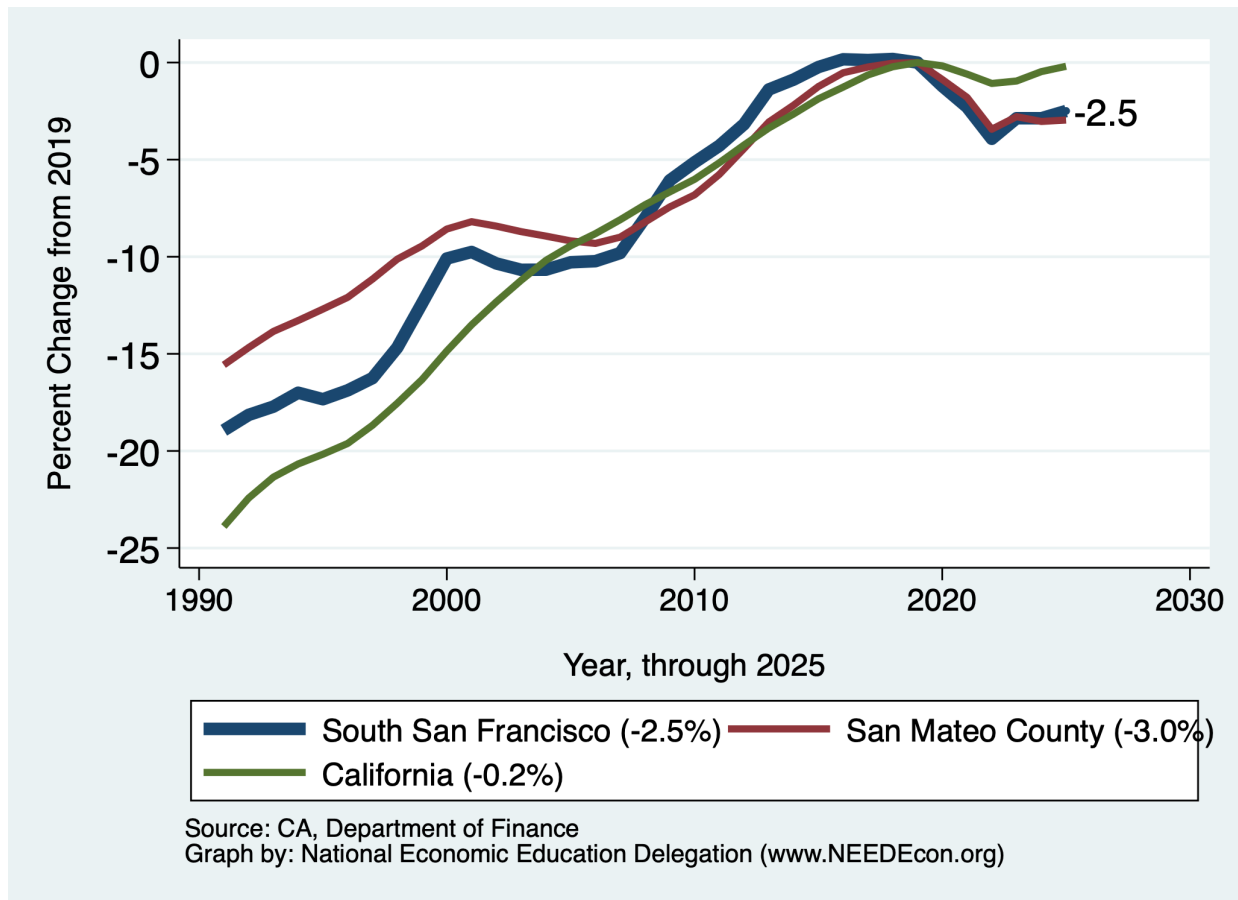
Source: CA DOF; Calculations by Marin Economic Consulting

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	65,397.0	67,221.0	63,632.0	-2.7	2.8
Total # of Homes	23,545.0	22,059.0	21,814.0	6.7	7.9
# Occupied Units	22,632.0	21,048.0	20,938.0	7.5	8.1
Persons per Household	2.9	3.2	3.0	-9.5	-4.9
Vacancy Rate (%)	3.9	4.6	4.0	-15.4	-3.4

Source: CA DOF; Calculations by Marin Economic Consulting

Figure 2 - 1: Population Growth

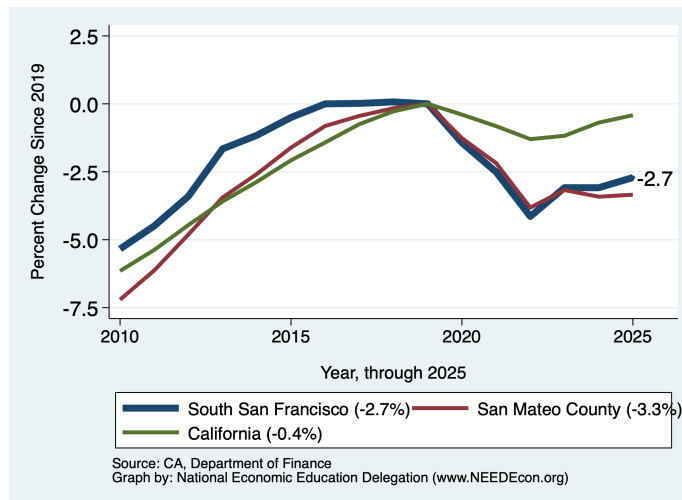


Figure 2 - 2: Housing Growth

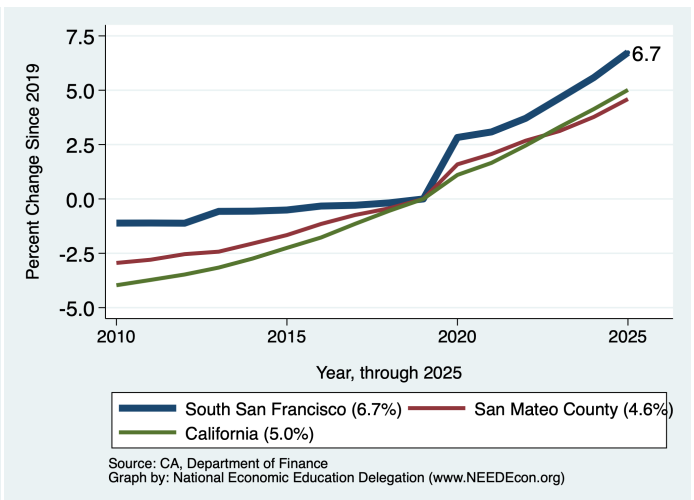


Figure 2 - 3: Vacancy Rates

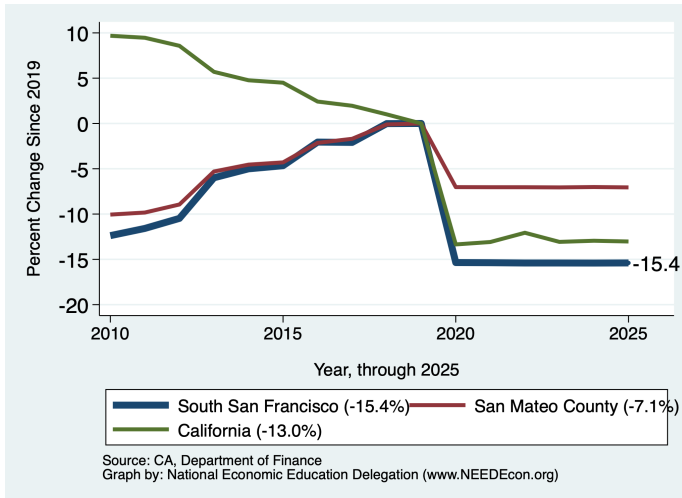


Figure 2 - 4: Occupancy Rates

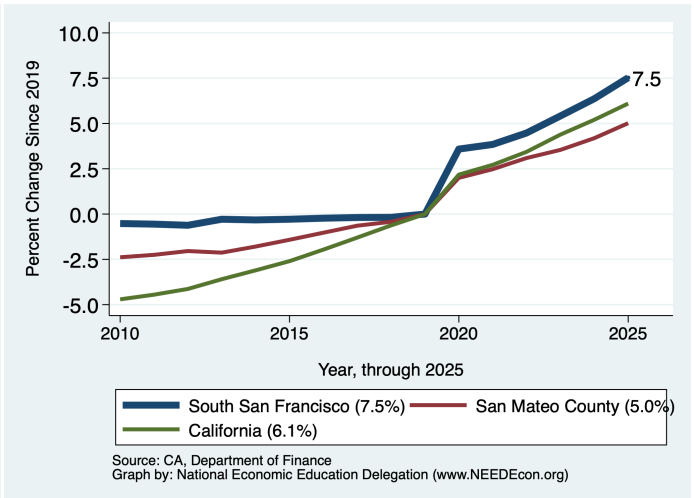
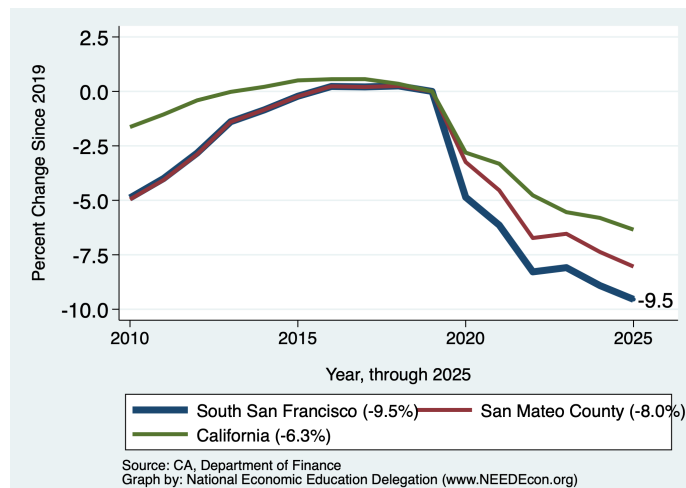


Figure 2 - 5: Persons per Household



3. Trends in the Growth of Housing by Housing Type

Figure 3 - 1: Single Detached Homes

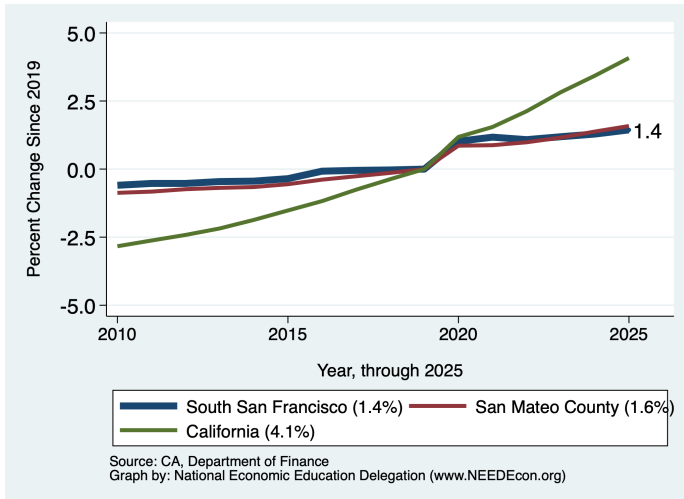


Figure 3 - 2: Single Attached Homes

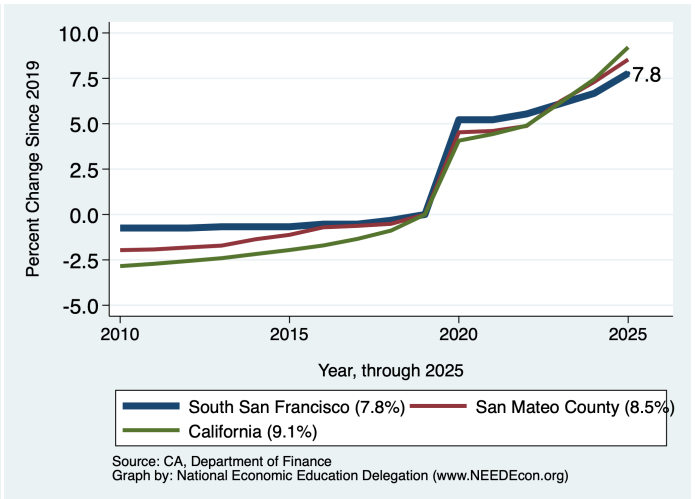


Figure 3 - 3: Housing in Buildings with Two to Four Units Figure 3 - 4: Housing in Buildings with Five or More Units

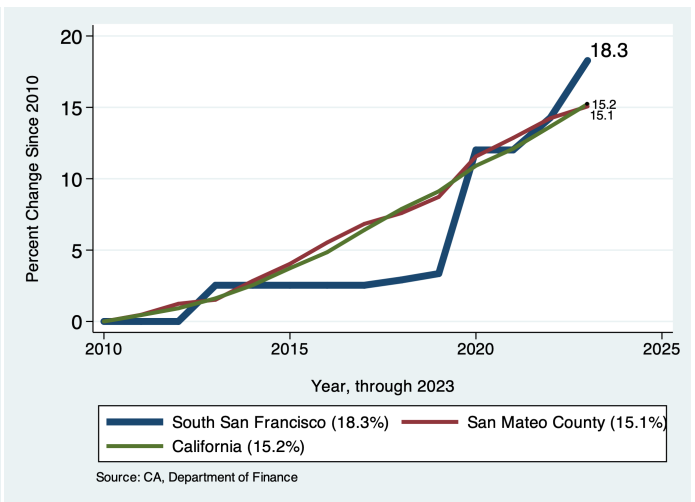
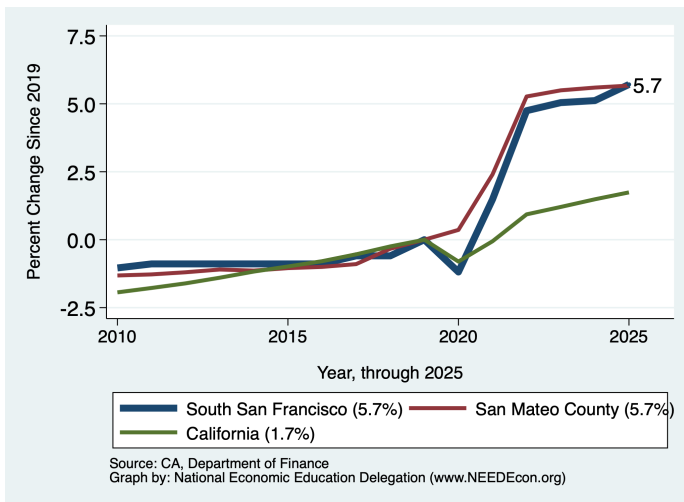


Figure 3 - 5: Mobile Homes

