



## Demographic and Socioeconomic Profile 2010

CPA: Carmel Mountain Ranch

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>12,976</b>	<b>100%</b>
White	7,341	57%
Asian	3,474	27%
Hispanic	1,158	9%
Two or More	568	4%
Black	335	3%
Pacific Islander	40	<1%
American Indian	31	<1%
Other	29	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>12,976</b>	<b>6,533</b>	<b>6,443</b>	<b>50%</b>
Under 5	968	547	421	43%
5 to 9	852	395	457	54%
10 to 14	724	406	318	44%
15 to 17	461	248	213	46%
18 and 19	162	94	68	42%
20 to 24	963	461	502	52%
25 to 29	1,138	567	571	50%
30 to 34	1,158	609	549	47%
35 to 39	1,002	500	502	50%
40 to 44	965	475	490	51%
45 to 49	1,042	442	600	58%
50 to 54	766	325	441	58%
55 to 59	607	287	320	53%
60 and 61	486	351	135	28%
62 to 64	446	300	146	33%
65 to 69	391	172	219	56%
70 to 74	235	111	124	53%
75 to 79	267	89	178	67%
80 to 84	171	88	83	49%
85 and Older	172	66	106	62%
Under 18	3,005	1,596	1,409	47%
65 and older	1,236	526	710	57%
<b>Median</b>	<b>35.3</b>	<b>34.5</b>	<b>36.2</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>10,432</b>	<b>100%</b>
Never Married	2,619	25%
Married, excluding separated	6,471	62%
Separated	150	1%
Widowed	391	4%
Divorced	801	8%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B12001

## Pop. by Household / Group Quarters Status

	Number	Percent
<b>Total population</b>	<b>12,976</b>	<b>100%</b>
Household	12,791	99%
Group Quarters - Other	185	1%
Group Quarters - College	0	0%
Group Quarters - Military	0	0%

Source: SANDAG, Current Estimates (2010)

## Population by Age and Race

	Total	Hispanic	White	Black	American Indian	Asian	Pacific Islander	Other	Two or More
<b>Total Pop.</b>	<b>12,976</b>	<b>1,158</b>	<b>7,341</b>	<b>335</b>	<b>31</b>	<b>3,474</b>	<b>40</b>	<b>29</b>	<b>568</b>
Under 5	968	127	461	15	1	270	0	0	94
5 to 9	852	106	392	18	1	232	0	3	100
10 to 14	724	80	340	18	1	218	1	14	52
15 to 17	461	49	275	6	0	95	2	0	34
18 and 19	162	19	96	6	1	28	1	0	11
20 to 24	963	109	616	26	1	173	1	6	31
25 to 29	1,138	105	644	47	0	297	0	2	43
30 to 34	1,158	117	568	29	10	394	11	0	29
35 to 39	1,002	99	442	19	8	411	0	2	21
40 to 44	965	87	504	26	2	310	12	0	24
45 to 49	1,042	55	685	70	0	197	6	0	29
50 to 54	766	43	500	10	3	170	0	2	38
55 to 59	607	38	382	15	0	140	2	0	30
60 and 61	486	27	245	4	0	208	1	0	1
62 to 64	446	11	342	9	1	78	1	0	4
65 to 69	391	33	240	9	2	100	0	0	7
70 to 74	235	21	150	7	0	54	0	0	3
75 to 79	267	8	204	0	0	50	2	0	3
80 to 84	171	21	113	1	0	32	0	0	4
85 and Older	172	3	142	0	0	17	0	0	10
Under 18	3,005	362	1,468	57	3	815	3	17	280
65 and older	1,236	86	849	17	2	253	2	0	27
<b>Median</b>		<b>29.2</b>	<b>38.2</b>	<b>35.7</b>	<b>35.3</b>	<b>35.4</b>	<b>41.7</b>	<b>14.1</b>	<b>18.7</b>

Source: SANDAG, Current Estimates (2010)

## Language Spoken at Home and Ability to Speak English

	Number	Percent
<b>Total population age 5 and over</b>	<b>12,008</b>	<b>100%</b>
Speak Only English	8,025	67%
Speak Spanish:	465	4%
Speak English "well" or "very well"	439	4%
Speak English "not well" or "not at all"	26	<1%
Speak Asian/Pacific Island language:	2,360	20%
Speak English "well" or "very well"	1,904	16%
Speak English "not well" or "not at all"	456	4%
Speak other language:	1,158	9%
Speak English "well" or "very well"	1,093	9%
Speak English "not well" or "not at all"	65	1%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B16004

## Educational Attainment

	Number	Percent
<b>Total population age 25 and older</b>	<b>8,846</b>	<b>100%</b>
Less than 9th grade	81	1%
9th through 12th grade, no diploma	169	2%
High school grad (incl. equivalency)	865	10%
Some college, no degree	1,695	19%
Associate degree	723	8%
Bachelor's degree	3,047	34%
Master's degree	1,377	16%
Professional school degree	342	4%
Doctorate degree	547	6%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B15002

## School Enrollment

	Total		Public School		Private School	
	Number	Percent	Number	Percent	Number	Percent
<b>Total population age 3 and older</b>	<b>12,391</b>	<b>100%</b>	---	---	---	---
Enrolled in school	3,606	29%	3,144	25%	462	4%
Nursery / Preschool	207	6%	101	3%	106	23%
Kindergarten to grade 4	1,047	29%	1,009	32%	38	8%
Grade 5 to grade 8	711	20%	651	21%	60	13%
Grade 9 to grade 12	674	19%	567	18%	107	23%
College, undergraduate	791	22%	744	24%	47	10%
Graduate or Professional school	176	5%	72	2%	104	23%
Not enrolled in school	8,785	71%	---	---	---	---

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B14002

## Households by Type and Presence of Children Under 18

	Total		With Persons Under 18		Without Persons Under 18	
	Number	Percent	Number	Percent	Number	Percent
<b>Total households</b>	<b>4,941</b>	<b>100%</b>	<b>2,129</b>	<b>100%</b>	<b>2,812</b>	<b>100%</b>
Family Households:	3,593	73%	2,129	100%	1,464	52%
Married couple family	2,905	59%	1,738	82%	1,167	42%
Other family:	688	14%	391	18%	297	11%
Male householder, no wife	139	3%	63	3%	76	3%
Female householder, no husband	549	11%	328	15%	221	8%
Nonfamily households:	1,348	27%	0	0%	1,348	48%
Householder living alone	1,039	21%	----	----	----	----
Other nonfamily households	309	6%	----	----	----	----

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B11005

## Housing Units by Type

	Number	Percent	Occupied	Unoccupied	Vacancy Rate	Persons per Household
<b>Total Housing Units</b>	<b>5,071</b>	<b>100%</b>	<b>4,941</b>	<b>130</b>	<b>3%</b>	<b>2.59</b>
Single family (detached)	2,484	49%	2,358	126	5%	2.78
Single family (attached)	443	9%	443	0	0%	2.52
2 to 4 units	336	7%	336	0	0%	2.61
5 to 9 units	498	10%	497	1	<1%	2.29
10 or more units	1,310	26%	1,307	3	<1%	2.38
Mobile home and Other	0	0%	0	0	0%	0.00

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25024

## Housing Value

	Number	Percent
<b>Total Owner-Occupied Units</b>	<b>2,946</b>	<b>100%</b>
Less than \$150,000	42	1%
\$150,000 to \$199,999	39	1%
\$200,000 to \$249,999	60	2%
\$250,000 to \$299,999	108	4%
\$300,000 to \$399,999	294	10%
\$400,000 to \$499,999	530	18%
\$500,000 to \$749,999	1,565	53%
\$750,000 to \$999,999	263	9%
\$1,000,000 or more	45	2%

**Median Value** **\$563,779**

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25075

## Year Structure Built

	Number	Percent
<b>Total Housing units</b>	<b>5,071</b>	<b>100%</b>
2005 or Later	58	1%
2000 to 2004	170	3%
1990 to 1999	2,553	50%
1980 to 1989	1,907	38%
1970 to 1979	357	7%
1960 to 1969	26	1%
1950 to 1959	0	0%
1940 to 1949	0	0%
1939 or earlier	0	0%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25034

## Housing Units by Tenure and Occupants per Room

	Total		Renter Occupied		Owner Occupied	
	Number	Percent	Number	Percent	Number	Percent
<b>Total occupied housing units</b>	<b>4,941</b>	<b>100%</b>	<b>1,995</b>	<b>100%</b>	<b>2,946</b>	<b>100%</b>
1.00 occupant housing per room or less	4,865	98%	1,927	97%	2,938	100%
1.01 to 1.50 occupants per room	68	1%	68	3%	0	0%
1.51 to 2.00 occupants per room	8	<1%	0	0%	8	<1%
2.01 or more occupants per room	0	0%	0	0%	0	0%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25014

## Contract Rent

Renter Occupied Housing Units	Number	Percent
<b>Total Units</b>	<b>1,995</b>	<b>100%</b>
Less than \$500	0	0%
\$500 to \$599	18	1%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	50	3%
\$900 to \$999	0	0%
\$1,000 to \$1,249	168	8%
\$1,250 to \$1,499	593	30%
\$1,500 to \$1,999	778	39%
\$2,000 or more	332	17%
No cash rent	56	3%
<b>Median contract rent</b>	<b>\$1,608</b>	

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25056

## Gross Rent as a Percentage of Household Income

Renter Occupied Housing Units	Number	Percent
<b>Total Units</b>	<b>1,995</b>	<b>100%</b>
Less than 20 percent	463	23%
20.0 to 24.9 percent	417	21%
25.0 to 29.9 percent	470	24%
30.0 to 34.9 percent	92	5%
35.0 to 39.9 percent	109	5%
40.0 to 49.9 percent	99	5%
50.0 percent or more	276	14%
Not computed	69	3%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25070

## Vehicle Availability

Occupied Housing Units	Number	Percent
<b>Total Availability</b>	<b>4,941</b>	<b>100%</b>
No vehicle	49	1%
1 vehicle	1,571	32%
2 vehicles	2,547	52%
3 vehicles	631	13%
4 or more vehicles	143	3%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25044

## Place of Work

Workers age 16 and older	Number	Percent
<b>Total Workers</b>	<b>7,129</b>	<b>100%</b>
Worked in state of residence	7,051	99%
Worked in county of residence	6,814	96%
Worked outside county of residence	237	3%
Worked outside state of residence	78	1%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B08007

## Employment Status

	Male		Female			
	Total	Percent	Number	Percent		
<b>Population age 16 and older</b>	<b>10,269</b>	<b>100%</b>	<b>5,100</b>	<b>50%</b>	<b>5,169</b>	<b>50%</b>
In labor force	7,811	76%	4,153	53%	3,658	47%
Armed forces	287	4%	219	76%	68	24%
Civilian (employed)	7,062	90%	3,664	52%	3,398	48%
Civilian (unemployed)	462	6%	270	58%	192	42%
Not in labor force	2,458	24%	947	39%	1,511	61%
Pct. of civilian labor force unemployed	6.1%		6.9%		5.3%	

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B23025

## Means of Transportation to Work

Workers age 16 and older	Number	Percent
<b>Total Workers</b>	<b>7,129</b>	<b>100%</b>
Car, truck or van:	6,469	91%
Drove Alone	5,852	82%
Carpooled	617	9%
Public Transportation:	123	2%
Bus	79	1%
Trolley / Streetcar	15	<1%
Railroad	29	<1%
Other public transportation	0	0%
Motorcycle	18	<1%
Bicycle	24	<1%
Walked	42	1%
Other means	61	1%
Worked at home	392	5%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B08301

## Travel Time to Work

Workers age 16 and older	Number	Percent
<b>Total Workers</b>	<b>7,129</b>	<b>100%</b>
Did not work at home	6,737	95%
Less than 10 minutes	457	6%
10 to 19 minutes	2,043	29%
20 to 29 minutes	2,009	28%
30 to 44 minutes	1,855	26%
45 to 59 minutes	158	2%
60 to 89 minutes	89	1%
90 minutes or more	126	2%
Worked at home	392	5%
<b>Average time to work (minutes)</b>	<b>27</b>	<b>--</b>

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B08303

## Industry

Employed civilian population age 16 and older	Number	Percent
<b>Total employed civilian age 16+</b>	<b>6,849</b>	<b>100%</b>
Agriculture, forestry, mining	4	<1%
Utilities	68	1%
Construction	270	4%
Manufacturing	851	12%
Wholesale trade	226	3%
Retail trade	377	6%
Transportation & warehousing	187	3%
Information & communications	242	4%
Finance, insurance, & real estate	674	10%
Professional, scientific, management, administration	573	8%
Educational, social, & health services	1,362	20%
Art, entertainment, recreation, accommodations, food	365	5%
Other services	214	3%
Public administration	1,436	21%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table C24030

## Occupation

Employed civilian population age 16 and older	Number	Percent
<b>Total employed civilian age 16+</b>	<b>6,849</b>	<b>100%</b>
Management, professional & related:	4,216	62%
Management (incl. farm managers)	1,056	15%
Business & financial	698	10%
Computer & mathematical	645	9%
Architecture & engineering	416	6%
Life, physical & social science	273	4%
Community & social service	90	1%
Legal	64	1%
Education, training, & library	289	4%
Art, entertainment, sports & media	101	1%
Healthcare practitioners	584	9%
Service:	643	9%
Healthcare support	38	1%
Protective service	183	3%
Food preparation & serving	184	3%
Building & grounds cleaning / maintenance	38	1%
Personal care & service	200	3%
Sales & office	1,533	22%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	171	2%
Production, transport & material moving	286	4%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table C24010

## Household Income

	Number	Percent
<b>Total Households</b>	<b>4,941</b>	<b>100%</b>
Less than \$15,000	192	4%
\$15,000 to \$29,999	232	5%
\$30,000 to \$44,999	354	7%
\$45,000 to \$59,999	257	5%
\$60,000 to \$74,999	592	12%
\$75,000 to \$99,999	789	16%
\$100,000 to \$124,999	932	19%
\$125,000 to \$149,999	422	9%
\$150,000 to \$199,999	718	15%
\$200,000 or more	453	9%
<b>Median Income</b>	<b>\$101,462</b>	<b>--</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>4,941</b>	<b>100%</b>
With earnings	4,544	92%
With wage and salary income	4,484	91%
With self-employment income	449	9%
With interest, dividend, or net rental income	1,612	33%
With Social Security income	587	12%
With Supplemental Security income	55	1%
With public assistance income	35	1%
With retirement income	600	12%
With other types of income	429	9%

Note: "Earnings" is the sum of households with wage and salary income and/or self-employment income. Also, a household may have more than one income. Therefore, subsets will not sum to the total.

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B19051 - B19060

## Ratio of Income to Poverty Level

Population for whom poverty status is determined

	Number	Percent
<b>Total</b>	<b>12,887</b>	<b>100%</b>
Under .50	320	2%
.50 to .99	152	1%
1.00 to 1.24	158	1%
1.25 to 1.49	231	2%
1.50 to 1.84	197	2%
1.85 to 1.99	114	1%
2.00 and over	11,715	91%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table C17002

## Poverty Status

Population for whom poverty status is determined

	Number	Percent
<b>Total</b>	<b>12,887</b>	<b>100%</b>
Above Poverty	12,415	96%
Below Poverty	472	4%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

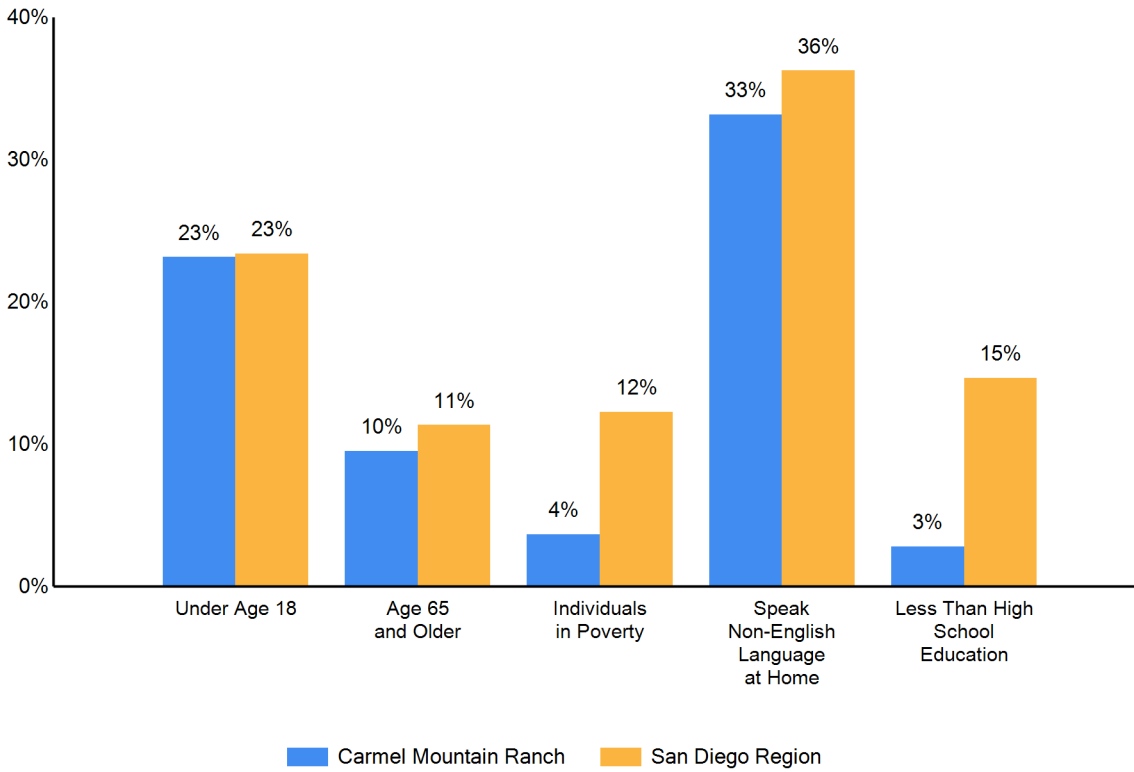
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	Total Families			Above Poverty			Below Poverty		
	Total	With Children	No Children	Total	With Children	No Children	Total	With Children	No Children
<b>Total Families</b>	<b>3,593</b>	<b>2,129</b>	<b>1,464</b>	<b>3,511</b>	<b>2,076</b>	<b>1,435</b>	<b>82</b>	<b>53</b>	<b>29</b>
Married couple family	2,905	1,738	1,167	2,853	1,698	1,155	52	40	12
Male householder, no wife present	139	63	76	139	63	76	0	0	0
Female householder, no husband present	549	328	221	519	315	204	30	13	17

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

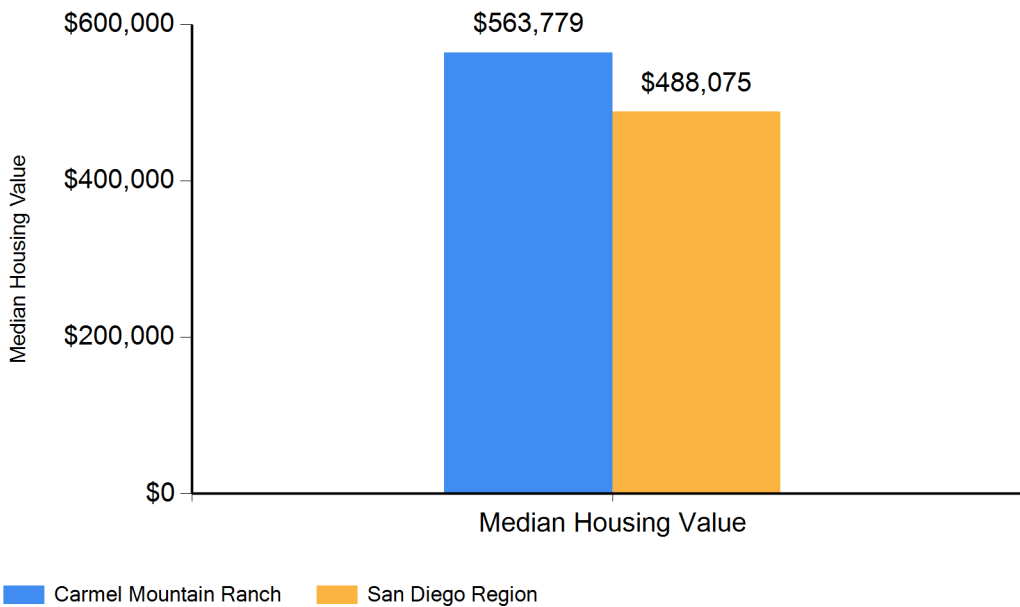


## Demographic and Socioeconomic Characteristics



Source: SANDAG, Current Estimates (2010) and constructed from U.S. Census Bureau's American Community survey 2010 5 - year file

## Median Housing Value



Source: SANDAG, Constructed from U.S. Census Bureau's American Community survey 2010 5 - year file, Table B25075