Community Profile

The UV
458 Howe Ave, Sacramento, California, 95825
Rings: 1, 2, 3 mile radii

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Population Summary	1 mile	2 miles	3 miles
2010 Total Population	17,863	58,220	119,251
2020 Total Population	21,036	68,479	137,348
2020 Group Quarters	2,995	4,924	6,191
2026 Total Population	19,337	67,194	136,762
2026 Group Quarters	1,237	3,364	4,722
2031 Total Population	19,428	67,544	138,389
2026-2031 Annual Rate	0.09%	0.10%	0.24%
2026 Total Daytime Population	27,300	88,083	181,903
Workers	18,225	55,053	114,282
Residents	9,075	33,030	67,621

Household Summary			
2010 Total Households	8,841	27,664	53,919
2010 Average Household Size	1.87	2.04	2.16
2020 Total Households	9,403	29,696	58,285
2020 Average Household Size	1.92	2.14	2.25
2026 Total Households	9,441	29,817	59,164
2026 Average Household Size	1.92	2.14	2.23
2031 Total Households	9,530	30,075	60,122
2031 Average Household Size	1.91	2.13	2.22
2026-2031 Annual Rate	0.19%	0.17%	0.32%
2026 Families	3,666	14,216	29,858
2026 Average Family Size	2.73	2.88	2.97
2031 Families	3,684	14,298	30,301
2031 Average Family Size	2.72	2.87	2.96
2026-2031 Growth Rate	0.10%	0.12%	0.29%

Median Household Income			
2026	$77,746	$85,174	$86,959
2031	$85,489	$95,005	$97,932

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	1 mile	2 miles	3 miles
2026	$58,559	$56,101	$56,029
2031	$65,326	$62,097	$62,296

2026 Households by Income			
Household Income Base	9,441	29,816	59,163
<$10,000	8.6%	6.4%	5.8%
$10,000-14,999	2.8%	3.1%	3.6%
$15,000-19,999	3.2%	3.2%	2.6%
$20,000-24,999	3.7%	3.2%	2.9%
$25,000-29,999	2.5%	2.3%	2.3%
$30,000-34,999	2.5%	2.4%	2.2%
$35,000-39,999	1.8%	2.6%	2.8%
$40,000-44,999	2.4%	2.5%	2.4%
$45,000-49,999	4.0%	3.7%	3.4%
$50,000-59,999	7.9%	6.7%	6.2%
$60,000-74,999	8.8%	8.3%	9.1%
$75000-99999	12.7%	11.8%	12.0%
$100,000-124,999	9.1%	10.7%	10.7%
$125,000-149,999	6.2%	7.3%	7.0%
$150000-199999	8.7%	9.1%	9.2%
$200,000-249,999	5.1%	5.8%	6.5%
$250,000-299,999	2.4%	2.9%	3.4%
$300,000-399,999	3.7%	3.8%	3.8%
$400,000-499,999	1.5%	1.5%	1.4%
$500,000+	2.5%	2.6%	2.6%
Average Household Income	$119,021	$128,249	$129,236

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	51	53	56
Percent of Income for Mortgage	47.0%	45.2%	43.1%
Wealth Index	93	101	101

Median Home Value			
2026	$620,796	$654,388	$637,165
2031	$680,566	$756,503	$744,842

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Home Value	1 mile	2 miles	3 miles
Total Owner Occupied Housing Units	3,495	12,585	27,093
<$50,000	1.1%	1.1%	1.1%
$50,000 - $99,999	0.4%	1.2%	0.8%
$100,000 - $149,999	0.3%	0.7%	0.6%
$150,000 - $199,999	3.0%	1.3%	1.0%
$200,000 - $249,999	7.6%	3.0%	2.3%
$250,000 - $299,999	4.1%	1.9%	2.1%
$300,000 - $399,999	4.9%	5.7%	8.2%
$400,000 - $499,999	10.2%	12.4%	15.7%
$500,000 - $749,999	38.3%	36.8%	33.3%
$750,000 - $999,999	17.4%	18.7%	18.8%
$1,000,000 - $1,499,999	10.6%	13.1%	11.9%
$1,500,000 - $1,999,999	2.0%	3.2%	3.1%
$2,000,000 +	0.2%	0.9%	1.2%
Average Home Value	$661,242	$726,153	$716,109

Housing Unit Summary			
2010 Total Housing Units	9,938	30,401	59,175
Owner Occupied Housing Units	37.6%	43.6%	47.3%
Renter Occupied Housing Units	62.4%	56.4%	52.7%
Vacant Housing Units	11.0%	9.0%	8.9%
2020 Housing Units	10,015	31,378	61,466
Owner Occupied Housing Units	36.6%	41.5%	45.7%
Renter Occupied Housing Units	63.4%	58.5%	54.3%
Vacant Housing Units	6.1%	5.6%	5.2%
2026 Housing Units	10,078	31,557	62,721
Owner Occupied Housing Units	37.0%	42.2%	45.8%
Renter Occupied Housing Units	63.0%	57.8%	54.2%
Vacant Housing Units	6.3%	5.5%	5.7%
2031 Total Housing Units	10,224	31,990	63,803
Owner Occupied Housing Units	37.4%	42.7%	45.9%
Renter Occupied Housing Units	62.6%	57.3%	54.1%
Vacant Housing Units	6.8%	6.0%	5.8%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Population by Sex	1 mile	2 miles	3 miles
Males	9,080	32,543	66,296
Females	10,257	34,651	70,466

Median Age			
2010	34.5	34.3	36.4
2020	33.3	33.5	35.8
2026	38.4	35.5	37.5
2031	40.4	37.0	39.0

2026 Population by Age			
Total	19,337	67,193	136,764
0 - 4	3.5%	5.0%	5.3%
5 - 9	3.4%	4.9%	5.4%
10 - 14	3.7%	4.8%	5.1%
15 - 24	16.1%	17.9%	14.3%
25 - 34	19.1%	16.6%	15.9%
35 - 44	11.8%	13.1%	14.7%
45 - 54	9.1%	10.6%	11.4%
55 - 64	10.1%	9.8%	10.1%
65 - 74	10.2%	8.9%	9.6%
75 - 84	8.6%	6.3%	6.3%
85 +	4.9%	2.7%	2.5%
18 +	87.1%	82.3%	81.1%

2026 Population 15+ by Marital Status			
Total	17,306	57,297	115,140
Never Married	48.2%	45.5%	41.9%
Married	34.9%	39.5%	42.6%
Widowed	6.5%	5.2%	5.0%
Divorced	10.4%	9.8%	10.5%

2026 Pop 25+ by Educational Attainment	1 mile	2 miles	3 miles
Total	14,187	45,268	95,506
Less than 9th Grade	2.4%	3.3%	3.6%
9th - 12th Grade, No Diploma	1.7%	2.9%	3.9%
High School Graduate	14.4%	13.5%	14.0%
GED/Alternative Credential	2.2%	1.8%	2.0%
Some College, No Degree	17.9%	17.0%	17.1%
Associate Degree	9.1%	9.2%	9.1%
Bachelor's Degree	31.2%	31.6%	30.5%
Graduate/Professional Degree	21.2%	20.7%	19.8%

2020 Population by Race/Ethnicity			
Total	21,036	68,479	137,348
White Alone	58.0%	55.9%	55.7%
Black Alone	9.6%	8.6%	8.3%
American Indian Alone	0.8%	1.1%	1.1%
Asian Alone	9.7%	10.0%	9.8%
Pacific Islander Alone	1.1%	0.8%	0.7%
Some Other Race Alone	9.5%	10.1%	10.2%
Two or More Races	9.5%	10.1%	10.2%
Hispanic Origin	19.1%	21.7%	22.5%
Diversity Index	73.9	76.3	76.7

2026 Population by Race/Ethnicity			
Total	19,337	67,193	136,761
White Alone	56.2%	53.6%	53.1%
Black Alone	9.9%	8.6%	8.2%
American Indian Alone	0.7%	1.0%	1.1%
Asian Alone	10.3%	10.7%	10.5%
Pacific Islander Alone	0.8%	0.8%	0.7%
Some Other Race Alone	9.2%	10.7%	11.1%
Two or More Races	12.8%	14.7%	15.3%
Hispanic Origin	19.7%	22.9%	24.0%
Diversity Index	75.3	78.1	78.7

2026 Employed Pop 16+ by Occupation	1 mile	2 miles	3 miles
Total	11,193	37,775	74,997
White Collar	68.8%	70.4%	69.8%
Management/Business/Financial	17.3%	17.1%	17.6%
Professional	29.6%	32.3%	32.7%
Sales	8.4%	8.2%	8.1%
Administrative Support	13.3%	12.8%	11.3%
Services	19.9%	17.5%	17.3%

2026 Employed Pop 16+ by Occupation			
Total	11,193	37,775	74,997
Blue Collar	11.3%	12.2%	13.0%
Farming/Forestry/Fishing	0.0%	0.3%	0.4%
Construction/Extraction	2.0%	2.5%	2.8%
Installation/Maintenance/Repair	1.4%	2.2%	2.3%
Production	2.4%	1.8%	1.9%
Transportation/Material Moving	5.5%	5.5%	5.6%
White Collar	68.8%	70.4%	69.8%
Management/Business/Financial	17.3%	17.1%	17.6%
Professional	29.6%	32.3%	32.7%
Sales	8.4%	8.2%	8.1%
Administrative Support	13.3%	12.8%	11.3%
Services	19.9%	17.5%	17.3%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	11,193	37,775	74,997
Population 16+ Employed	93.5%	92.3%	93.6%
Population 16+ Unemployment rate	6.5%	7.7%	6.4%
Population 16-24 Employed	15.3%	17.0%	13.8%
Population 16-24 Unemployment rate	12.5%	13.7%	12.2%
Population 25-54 Employed	57.6%	57.2%	60.7%
Population 25-54 Unemployment rate	5.8%	6.8%	5.7%
Population 55-64 Employed	13%	13%	13%
Population 55-64 Unemployment rate	5.2%	5.9%	5.1%
Population 65+ Employed	7%	5%	6%
Population 65+ Unemployment rate	0.9%	1.4%	1.3%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Population 16+ by Industry	1 mile	2 miles	3 miles
Total	10,465	34,859	70,206
Agriculture/Mining	0.4%	0.6%	0.8%
Construction	3.8%	4.9%	5.2%
Manufacturing	2.7%	3.1%	3.6%
Wholesale Trade	0.9%	1.1%	1.1%
Retail Trade	9.3%	9.4%	9.4%
Transportation/Utilities	6.2%	5.8%	5.3%
Information	1%	1%	1%
Finance/Insurance/Real Estate	6.7%	5.7%	5.7%
Services	59.9%	59.4%	58.2%
Public Administration	9.5%	8.9%	9.5%

2026 Consumer Spending			
Apparel & Services: Total $	$24,509,912	$82,327,767	$163,626,247
Average Spent	$2,596.11	$2,761.10	$2,765.64
Spending Potential Index	102	108	108
Education: Total $	$18,920,407	$66,333,363	$131,503,541
Average Spent	$2,004.07	$2,224.68	$2,222.70
Spending Potential Index	100	111	111
Entertainment/Recreation: Total $	$38,492,662	$131,031,680	$261,976,008
Average Spent	$4,077.18	$4,394.53	$4,427.96
Spending Potential Index	95	102	103
Food at Home: Total $	$74,655,769	$249,113,311	$493,613,934
Average Spent	$7,907.61	$8,354.74	$8,343.15
Spending Potential Index	100	106	106
Food Away from Home: Total $	$42,505,281	$143,257,656	$284,122,089
Average Spent	$4,502.20	$4,804.56	$4,802.28
Spending Potential Index	101	108	108
Health Care: Total $	$69,116,875	$232,619,094	$463,139,668
Average Spent	$7,320.93	$7,801.56	$7,828.07
Spending Potential Index	91	97	98
HH Furnishings & Equipment: Total $	$25,509,434	$87,110,232	$173,407,239
Average Spent	$2,701.98	$2,921.50	$2,930.96
Spending Potential Index	95	103	103
Personal Care Products & Services: Total $	$10,820,193	$36,562,662	$72,428,898
Average Spent	$1,146.09	$1,226.24	$1,224.21
Spending Potential Index	100	108	107

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Consumer Spending	1 mile	2 miles	3 miles
Shelter: Total $	$269,202,981	$907,205,303	$1,805,613,083
Average Spent	$28,514.24	$30,425.77	$30,518.78
Spending Potential Index	103	110	111
Support Payments/Gifts in Kind: Total $	$25,659,982	$87,509,323	$174,963,814
Average Spent	$2,717.93	$2,934.88	$2,957.27
Spending Potential Index	89	96	97
Travel: Total $	$32,056,521	$110,352,124	$224,392,797
Average Spent	$3,395.46	$3,700.98	$3,792.73
Spending Potential Index	93	101	104
Vehicle Maintenance & Repairs: Total $	$11,367,615	$38,698,756	$76,251,111
Average Spent	$1,204.07	$1,297.88	$1,288.81
Spending Potential Index	97	105	104

Top Tapestry Segment

1 mile

Emerging Hub (D1):

This segment is characterized by young, high-earning, mobile urban professionals.

Learn more about this segment...

2 miles

Urban Chic (H4):

This segment is characterized by affluent, educated families in the suburbs of coastal metropolises.

Learn more about this segment...

3 miles

Urban Chic (H4):

This segment is characterized by affluent, educated families in the suburbs of coastal metropolises.

Learn more about this segment...

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.