American Community Survey 2024 1-Year Estimates

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Highs, Lows, and Shocks: Key Housing and Economic Trends in Southern California

Alycia Cheng, Sol Price School of Public Policy, University of Southern California
Echo Zheng, PhD, Senior Regional Planner, Demographics and Growth Vision, SCAG
Kevin Kane, PhD, Supervisor, Demographics and Growth Vision, SCAG

Since 2005, the American Community Survey (ACS) has collected detailed data on social, demographic, economic, and housing conditions across the nation. The ACS is the premier source of detailed information about the nation's people and housing, informing the distribution of federal funds and serving as the most current and accessible data source for local statistics on planning topics. The U.S. Census Bureau surveys 3.5 million addresses to produce annual social, economic, housing, and demographic estimates for communities throughout the United States and Puerto Rico. The ACS one-year estimates provide consistent measures across time and space and are available for geographies of 65,000+ population, which include all Southern California counties.

With the release of 2024 data on Sept. 11, 2025, the ACS now includes 19 years of annually available data.[1] This allows for multiple points of comparison across nearly two decades. This year's report analyzes key trends across various topics at multiple time intervals, comparing the trends in the region and its six counties to California and the United States. With the inclusion of data from one, five, and ten years ago, and 2006 (just before the Great Recession), this report provides insights into how the region has fared across highs and lows in the economic cycle and compared to pre-pandemic conditions.

Some highlights include:

- New data suggest a new normal in work-from-home in Southern California. After spiking to 19.3 percent in 2021, the work-from-home share was 13.9 percent in 2024, just below the 14.1 percent share in 2023.
- After dipping in 2023, SoCal median home values (adjusted for inflation) were up again in the last year, from $789,000 to $808,000. Values increased in all six counties, but the real increase was by far the highest in Orange County (4.4 percent), which now has a median home value of $1.066 million.
- Rent appreciation, regionwide, is even higher than home value growth, with inflation-adjusted median rents increasing by 3.0 percent from $2,089 to $2,151 over the last year. Inland counties have experienced higher rent increases since the pandemic—Riverside County's median rent increased 6.2 percent over the last year, while San Bernardino County's median rent has increased 20.3 percent in the last five years.
- Homeownership rates amongst younger adults (aged 25-44) had been gradually increasing since their low point of 32.8 percent in 2016 (in 2006, this rate was as high as 44.7 percent). However, this growth has slowed in the past year—amidst strong accessory dwelling units and rental apartment production as well as high mortgage interest rates.

[1] The Census Bureau did not release its standard ACS 1-year estimates for 2020 due to disruptions of data collection operations during the initial months of the pandemic.

Median Household Income

Real household income growth in Southern California outpaced national growth over the last year and the last decade.

Real income has continued to grow in the region from a low in 2012. Across a 10-year period, the region has seen a 17.3 percent growth in real household income, far exceeding national growth (11.0 percent) and slightly below statewide increase (18.0 percent). San Bernardino, Riverside, and Los Angeles counties lead the region in terms of growth in the past decade. In the past year, Los Angeles, Orange, and Ventura counties continued to see household incomes grow.

In 2024, real median household income was highest in Orange County ($118,400) and Ventura County ($117,400), exceeding the state median ($102,900) and SCAG region median ($98,800). Imperial and Riverside counties saw a slight decrease in real median household income in the last year while the remaining SCAG counties showed small increases or little change. Los Angeles lagged behind the region by a gap of $5,500. The gap between Los Angeles and the region has narrowed since 2006 (when it was $7,500, adjusted to 2025 dollars); however, prior to the pandemic, that gap was slightly narrower at $5,100.

Figure 1 Median household income in thousands of dollars in SCAG region

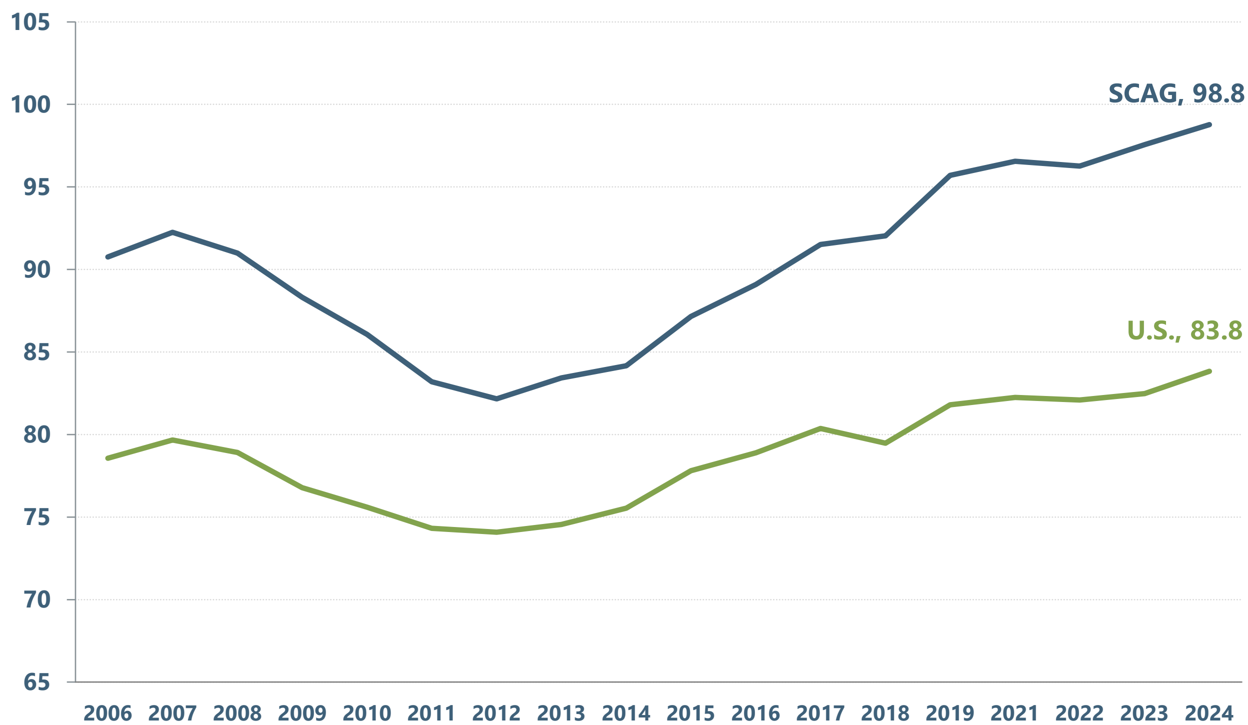
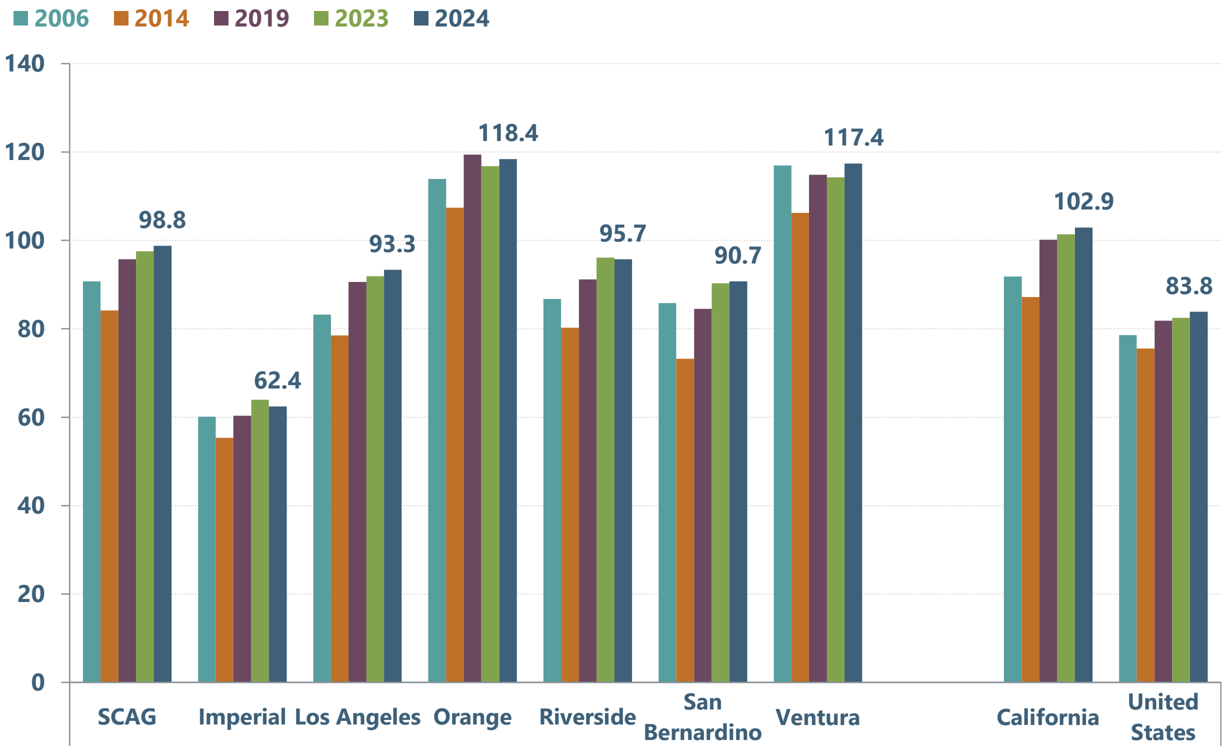


Figure 2 Median household income in thousands of 2024 U.S. dollars



	SCAG	Imperial	Los Angeles	Orange	Riverside	San Bernardino	Ventura	California	United States
2006	90.8	60.1	83.2	113.9	86.8	85.9	116.9	91.9	78.6
2014	84.2	55.3	78.5	107.4	80.2	73.3	106.2	87.2	75.5
2019	95.7	60.3	90.6	119.4	91.2	84.5	114.8	100.1	81.8
2023	97.6	63.9	91.9	116.8	96.1	90.3	114.3	101.4	82.5
2024	98.8	62.4	93.3	118.4	95.7	90.7	117.4	102.9	83.8

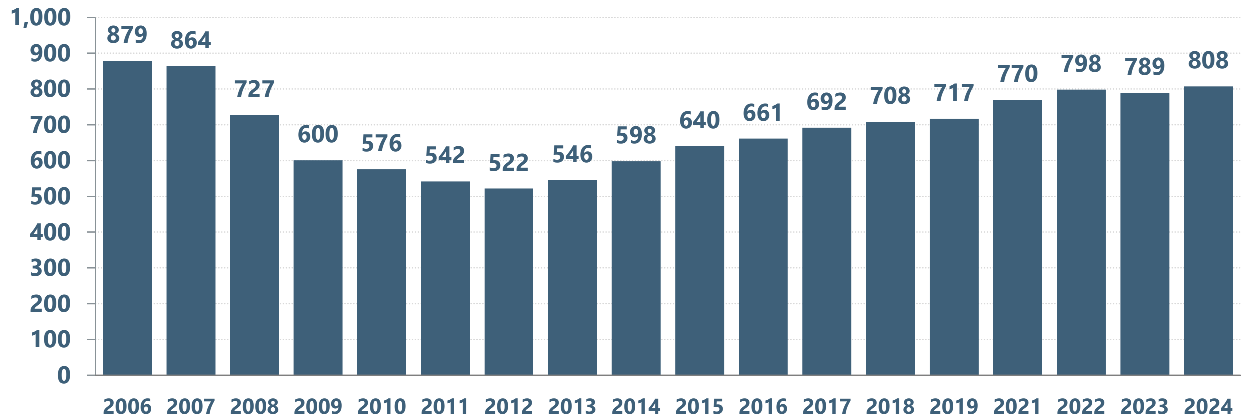
Notes: Chart reports data for 2006, 2014, 2019, 2023, and 2024 from ACS 1-year sample, Table B19013

Median Home Value

Southern California home values increased modestly last year.

After dipping slightly in 2023, SoCal median home values (adjusted for inflation) were up again in the last year, rising from $789,000 to $808,000. In the past 10 years, the region has seen a 35.1 percent growth in home values. In this same period, however, national growth in home value has been even greater at over 45.2 percent. This points to intensifying demand for housing and price pressure extending beyond historically high-cost regions such as Southern California.

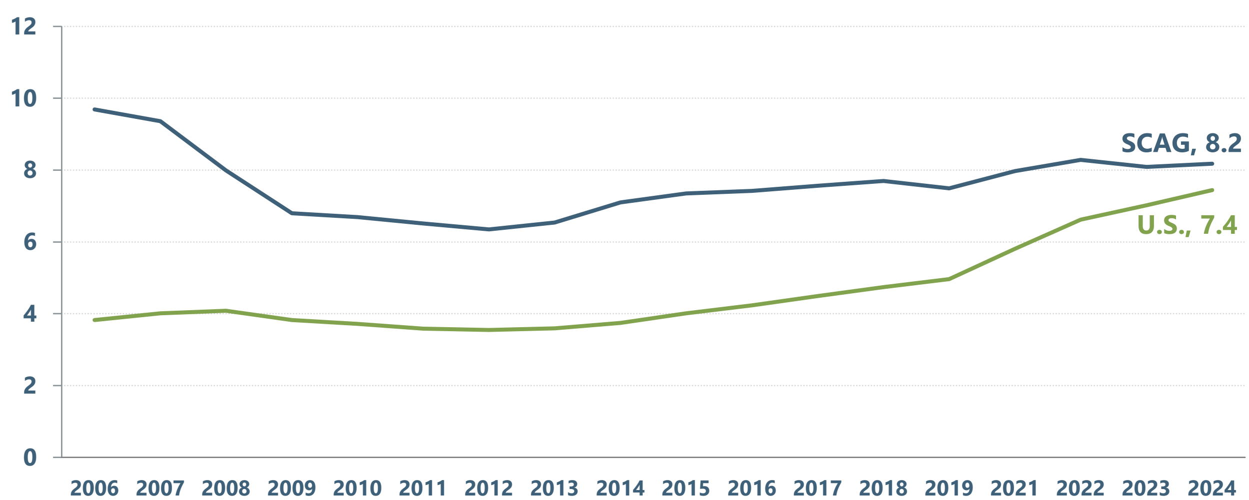
Figure 3 Median home values in thousands of 2024 U.S. dollars, SCAG region



Notes: Chart reports data from ACS 1-year sample, Table B25075

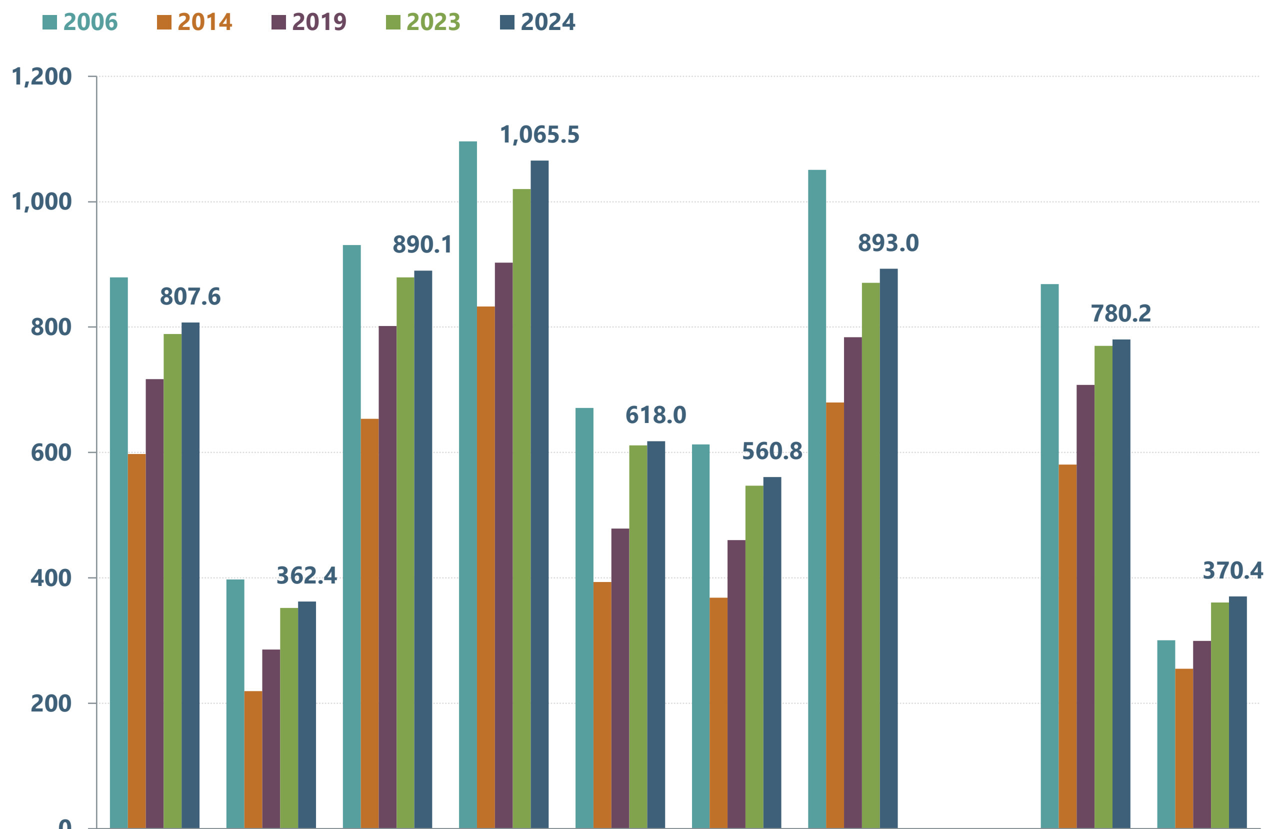
At its peak in 2006, the median home value in the SCAG region was about 9.7 times the median household income. Since then, this ratio has dropped to 8.2. Although it remained higher than the national figure, the gap has narrowed since the pandemic, with the national ratio rising to 7.4 in 2024. The ratio of median home value over median household income measures how expensive a typical home in an area is relative to a typical household's income. The narrowing gap between the regional and national figures suggests that affordability pressure has increasingly spread nationwide.

Figure 4 Ratio of Median Home Value to Median Household Income



Home values in the coastal counties remained the highest, with median values in Los Angeles, Orange, and Ventura counties exceeding the region and the state in 2024. In the past five years, however, the counties with the most growth were Riverside, Imperial, and San Bernardino, at 29.1 percent, 26.8 percent, and 21.8 percent growth, respectively, reflecting increased demand for for-sale housing in the Inland Empire.

Figure 5 Median home values in thousands of 2024 U.S. dollars



	SCAG	Imperial	Los Angeles	Orange	Riverside	San Bernardino	Ventura	California	United States
2006	879	397	931	1,096	671	613	1,051	869	300
2014	598	220	654	833	393	368	680	581	255
2019	717	286	802	903	479	461	784	708	299
2023	789	352	879	1,020	611	547	870	770	361
2024	808	362	890	1,066	618	561	893	780	370

Notes: Chart reports data for 2006, 2014, 2019, 2023, and 2024 from ACS 1-year sample, Table B25077

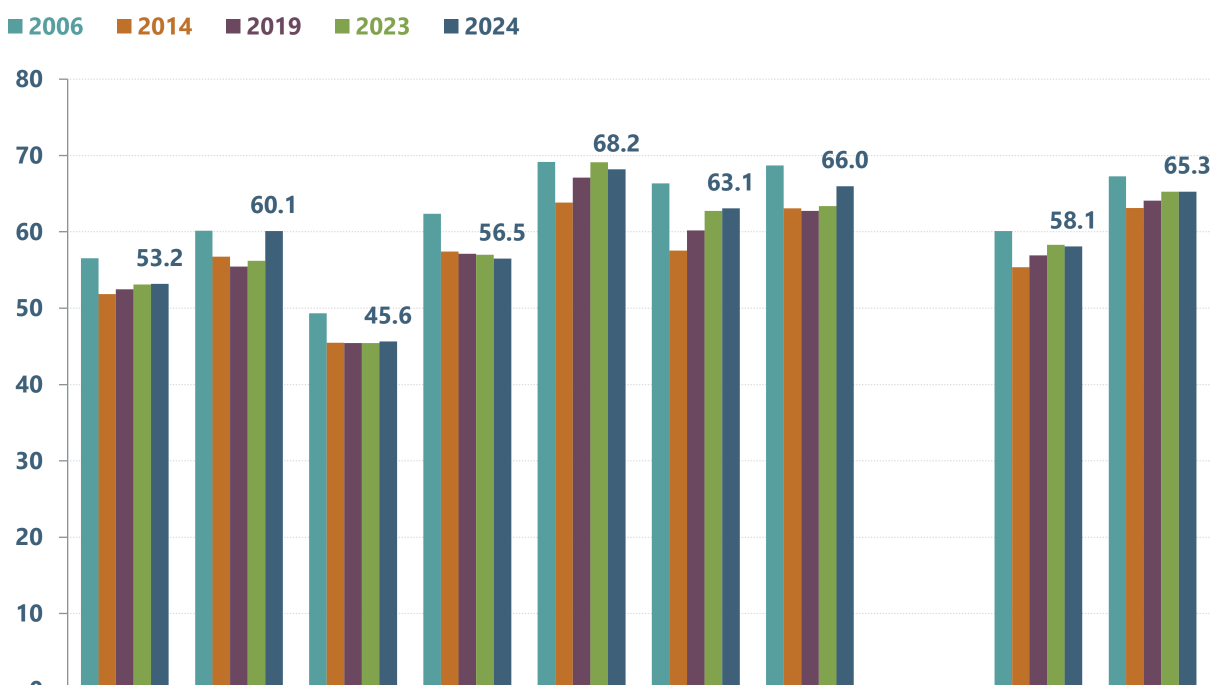
Homeownership

Southern California homeownership lagged behind California and the United States and saw a slight dip among younger households.

The regionwide homeownership rate showed virtually no change in the past year (53.2 percent compared to 53.1 in 2023). The regional homeownership rate of 53.2 percent lagged behind the U.S. rate (65.3 percent) by over 12 percentage points. Riverside County continued to have the highest homeownership rate in the region at 68.2 percent, but this is a slight decrease from a rate of 69.1 percent in 2023. Los Angeles has consistently had the lowest rate of homeownership in the region, remaining at around 45 percent throughout the past decade.

Homeownership opportunities accessible to middle-income households are crucial for boosting homeownership, especially in expensive housing markets. A *2024 Terner Center study* details several reasons for a lack of construction of for-sale multifamily housing (e.g., condominiums) in California in recent decades. Counties with higher multifamily shares—and higher growth in multifamily shares—tend to exhibit lower ownership rates, in part because this (potential) entry-point to homeownership has some institutional constraints.

Figure 6 Percent of homeowner households

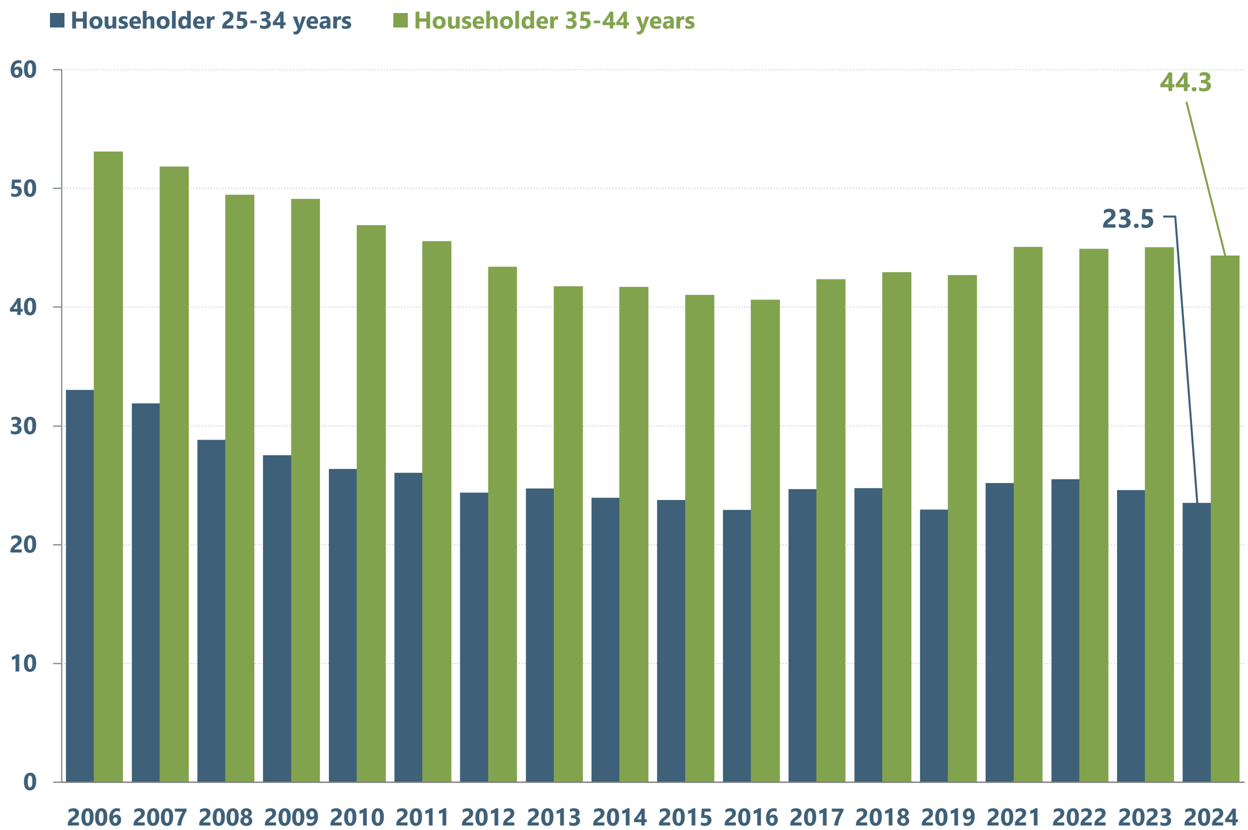


	SCAG	Imperial	Los Angeles	Orange	Riverside	San Bernardino	Ventura	California excluding SCAG	United States
2006	56.5	60.2	49.3	62.4	69.2	66.4	68.7	60.1	67.3
2014	51.8	56.7	45.5	57.4	63.8	57.5	63.1	55.4	63.1
2019	52.5	55.5	45.4	57.1	67.1	60.2	62.8	56.9	64.1
2023	53.1	56.2	45.4	57.0	69.1	62.8	63.4	58.3	65.2
2024	53.2	60.1	45.6	56.5	68.2	63.1	66.0	58.1	65.3

Notes: Chart reports data for 2006, 2014, 2019, 2023, and 2024 from ACS 1-year sample, Table B25003

In 2023, homeownership among younger households (age 25-44) appeared to be growing; in 2024, the homeownership rate for these age groups saw a slight decrease. The homeownership rate for these groups is only slightly higher than pre-pandemic levels. This most recent decrease may point to the mounting barriers to homeownership for new arrivals into these age groups (i.e., as the first Gen Zs entering homebuying age).

Figure 7 Homeownership rate by age of householder in the SCAG region



Notes: Chart reports data from ACS 1-year sample, Table B25007

Share of Housing in Structures of 5+ Units

The share of multifamily housing units has increased over the long term but more recently remained relatively stable across most areas.

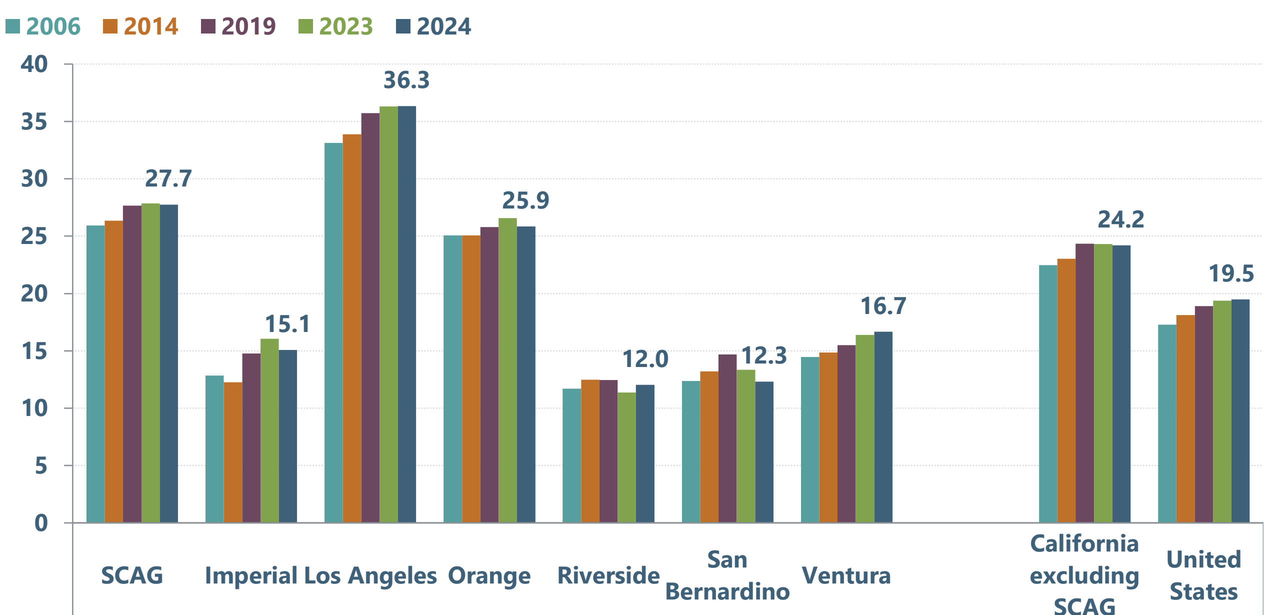
This measure provides a simple gauge of each area's housing stock—changes reflect the predominant type of new construction taking place over time.

In most areas, the share of units in larger (5+ unit) multifamily buildings is higher than it was 10 or 18 years ago, reflecting a predominance of this kind of construction. Changes since 2019 are generally minimal.

Los Angeles County has the highest share of units in larger multifamily homes at 36.3 percent—far above the national share of 19.5 percent—which itself is above the Inland counties of Southern California.

Exceptions to the relative stability since 2019 are found in San Bernardino and Ventura Counties. Ventura County's Save Our Agricultural Resources initiative put certain limits on greenfield development, resulting in an increasing share of units in larger, multifamily buildings (an increase from 15.5 percent in 2019 to 16.7 percent in 2024). Conversely, San Bernardino County's newer developments are typically single-family or townhome, resulting in a decreasing share.

Figure 8 Percent of housing units in structures of 5+ units



	SCAG	Imperial	Los Angeles	Orange	Riverside	San Bernardino	Ventura	California excluding SCAG	United States
2006	25.9	12.8	33.1	25.1	11.7	12.4	14.5	22.5	17.3
2014	26.4	12.3	33.9	25.1	12.5	13.2	14.9	23.0	18.1
2019	27.7	14.8	35.7	25.8	12.4	14.7	15.5	24.3	18.9
2023	27.9	16.1	36.3	26.6	11.4	13.3	16.4	24.3	19.4
2024	27.7	15.1	36.3	25.9	12.0	12.3	16.7	24.2	19.5

Notes: Chart reports data for 2006, 2014, 2019, 2023, and 2024 from ACS 1-year sample, Table B25024

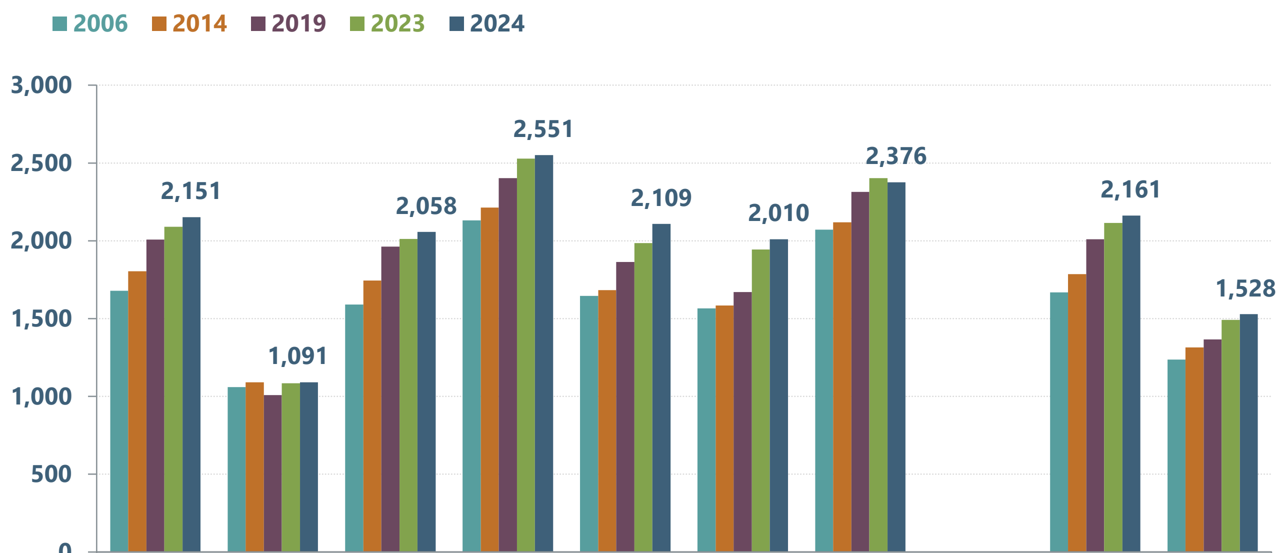
Median Gross Rent

Southern California's 2024 rent increase was the highest on record in the ACS; median rents are 20 percent higher than in 2014.

Inflation-adjusted median gross rent continues to rise across all geographies. In the past year, rents in the SCAG region rose by 3.0 percent compared to last year, outpacing statewide (2.2 percent) and national (2.4 percent) growth. Over the past five years, however, the national median gross rent grew faster (11.9 percent) than in SCAG (7.2 percent) and in California (7.6). Over the past year—and over a longer time horizon— rents in the region have consistently grown faster than the nation.

This seems to mirror relative changes in home values for this same post-pandemic time period. Notably, 2024 is the second consecutive year that median rent increases have exceeded median home value increases in the SCAG region.

Figure 9 Median gross rent in 2025 U.S. dollars

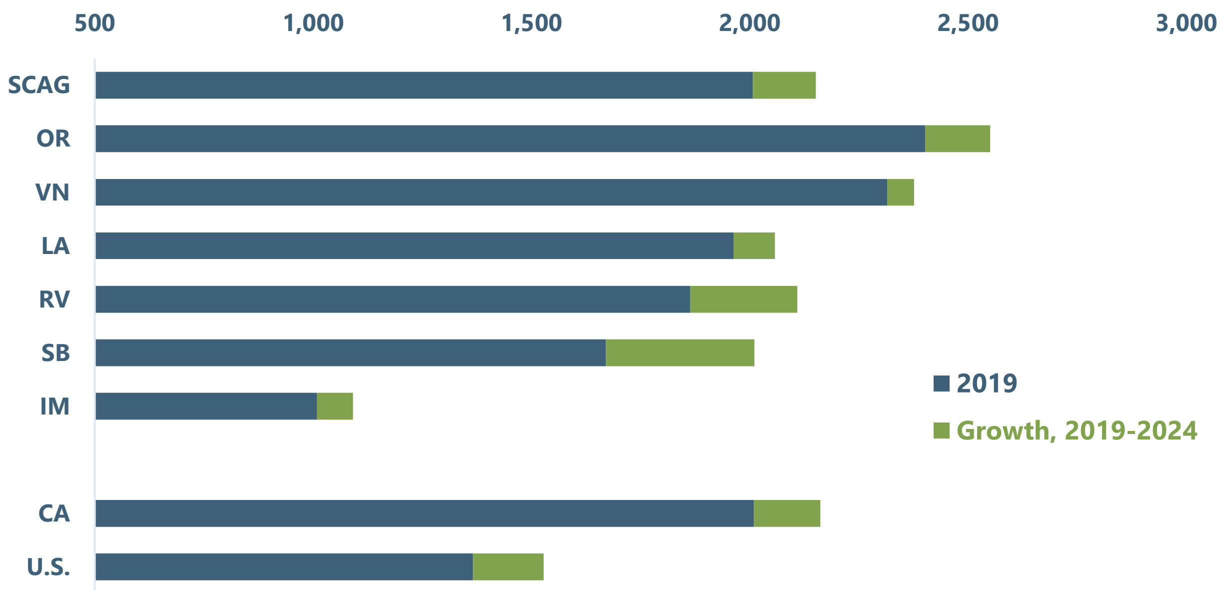


	SCAG	Imperial	Los Angeles	Orange	Riverside	San Bernardino	Ventura	California	United States
2006	1,680	1,061	1,589	2,131	1,646	1,565	2,071	1,669	1,237
2014	1,804	1,091	1,744	2,213	1,684	1,584	2,118	1,785	1,315
2019	2,007	1,008	1,963	2,402	1,864	1,671	2,314	2,009	1,366
2023	2,089	1,085	2,012	2,528	1,985	1,943	2,403	2,114	1,492
2024	2,151	1,091	2,058	2,551	2,109	2,010	2,376	2,161	1,528

Notes: Chart reports data for 2006, 2014, 2019, 2023, and 2024 from ACS 1-year sample, Table B19013

Median gross rents are highest in Orange County ($2,551). However, since 2019, the Inland Empire has seen the fastest rent growth. San Bernardino County median rent increased by $340 (20.3 percent) and Riverside County increased $245 (13.2 percent), which also overtook Los Angeles County to become the third most expensive rental market in the region. In this past year alone, Riverside County rents have grown 6.2 percent—more than double the region's 3.0 percent growth. Consistent with the growth in rent, Riverside and San Bernardino counties also showed the sharpest declines in rental vacancies since 2014.

Figure 10 Rent (2025 dollars)



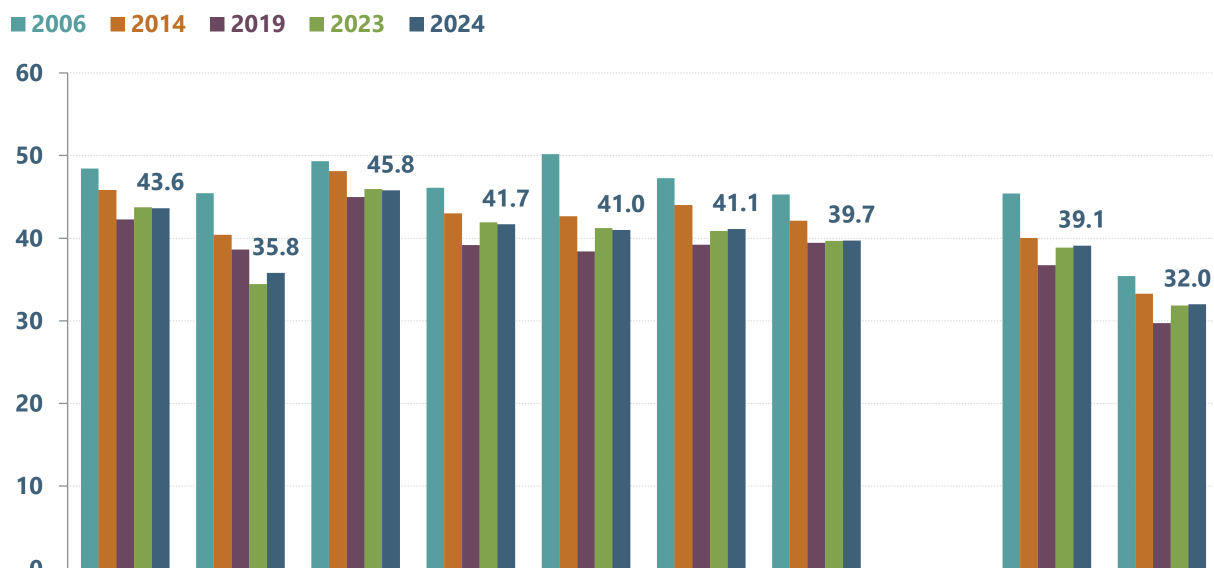
Housing Cost Burden

Housing cost burden eased slightly over the longer-term but has not improved much in recent years.

Housing cost burden describes households where 30 percent or more of the household income goes toward housing cost—either rent, mortgage, or other expenses. In 2006, over 48 percent of households in the region were cost burdened. In 2024, that proportion has dropped slightly to 43.6 percent; however, this is a rate that is over 4 percentage points higher than the state (39.1 percent) and nearly 12 percentage points higher than for the United States (32.0 percent).

In the past year, cost burden has remained largely unchanged in the region, except in Imperial County, where the percentage of cost burdened households rose slightly from 34.5 percent to 35.8 percent (a 3.9 percent increase). Across counties, the state, and the nation, the percentage of cost burdened households has decreased compared to 19 and 10 years ago. The data suggest that increases have been most concentrated in the past five years.

Figure 11 Percent of households cost-burdened



	SCAG	Imperial	Los Angeles	Orange	Riverside	San Bernardino	Ventura	California, excluding SCAG	United States
2006	48.4	45.4	49.3	46.1	50.2	47.2	45.3	45.4	35.4
2014	45.8	40.4	48.1	43.0	42.6	44.0	42.1	40.0	33.3
2019	42.3	38.6	45.0	39.2	38.4	39.2	39.4	36.7	29.7
2023	43.8	34.5	46.0	41.9	41.2	40.9	39.7	38.9	31.9
2024	43.6	35.8	45.8	41.7	41.0	41.1	39.7	39.1	32.0

Notes: Chart reports data for 2006, 2014, 2019, 2023, and 2024 from ACS 1-year sample, Table B25106

Household Overcrowding

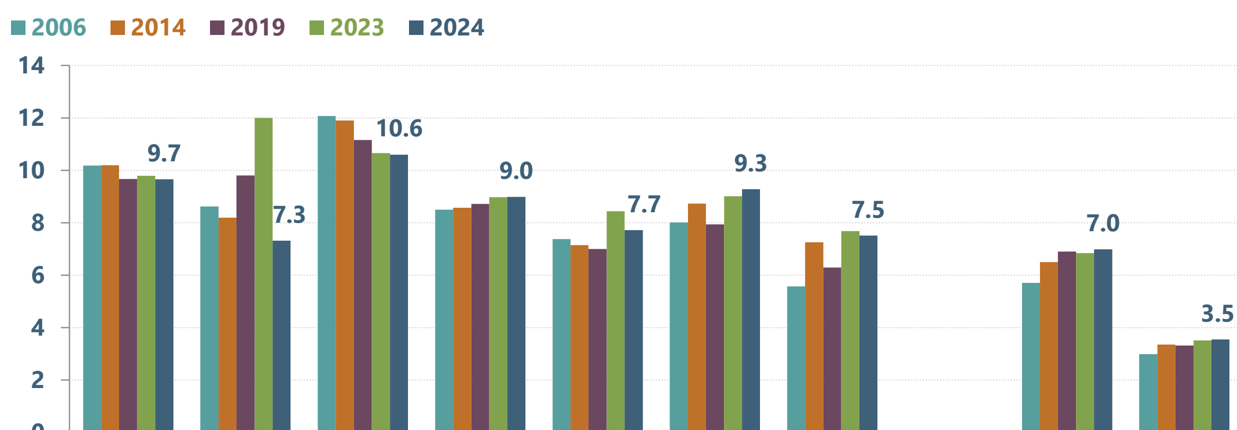
Overcrowding persists in Southern California, with uneven changes across counties.

Household overcrowding can occur when households double up to cope with high housing costs. Overcrowding is defined as households with more than one person per room. While the percentage of overcrowded households has decreased slightly in the region and currently sits at 9.7 percent, changes across counties have been uneven. Inland counties saw increases following the pandemic while the rate of overcrowding stayed nearly unchanged in coastal counties. Imperial County saw a sharp increase in overcrowding in 2023 followed by a sharp decrease in the past year. Overcrowding appears to have peaked in Imperial, Riverside, and Ventura counties in 2023 followed by a decrease in the past year. In Los Angeles and Orange counties, the data showed little change in the past year. For Los Angeles County, overcrowding seems to be levelling off from decreases in the past 19 years. In Orange County, the overcrowding rate is fairly stable, having increased very gradually since 2006.

The trend in Los Angeles County differs—nearly 20,000 fewer households were overcrowded in 2024 than in 2014. According to California Department of Finance data, the county's population dropped by 196,000 over that decade, yet a net 240,000 housing units were gained. The production of accessory dwelling units rapidly increased over this period, adding to the housing stock and—whether directly or indirectly—likely contributed to some degree to overcrowding relief.

The SCAG region has consistently had higher rates of overcrowding than the state and nearly triple that of the nation. In 2006, more than 10 percent of households in the region were living under overcrowded conditions. The rate of overcrowding has changed very little since then; however, there has been a slight decrease in Los Angeles County from out-migration and new construction. In other areas, overcrowding is increasing. This points to the longstanding nature of the region's housing challenges.

Figure 12 Percent of households living in overcrowded units (1+ persons per room)



	SCAG	Imperial	Los Angeles	Orange	Riverside	San Bernardino	Ventura	California excluding SCAG	United States
2006	10.2	8.6	12.1	8.5	7.4	8.0	5.6	5.7	3.0
2014	10.2	8.2	11.9	8.6	7.1	8.7	7.3	6.5	3.4
2019	9.7	9.8	11.2	8.7	7.0	7.9	6.3	6.9	3.3
2023	9.8	12.0	10.7	9.0	8.4	9.0	7.7	6.8	3.5
2024	9.7	7.3	10.6	9.0	7.7	9.3	7.5	7.0	3.5

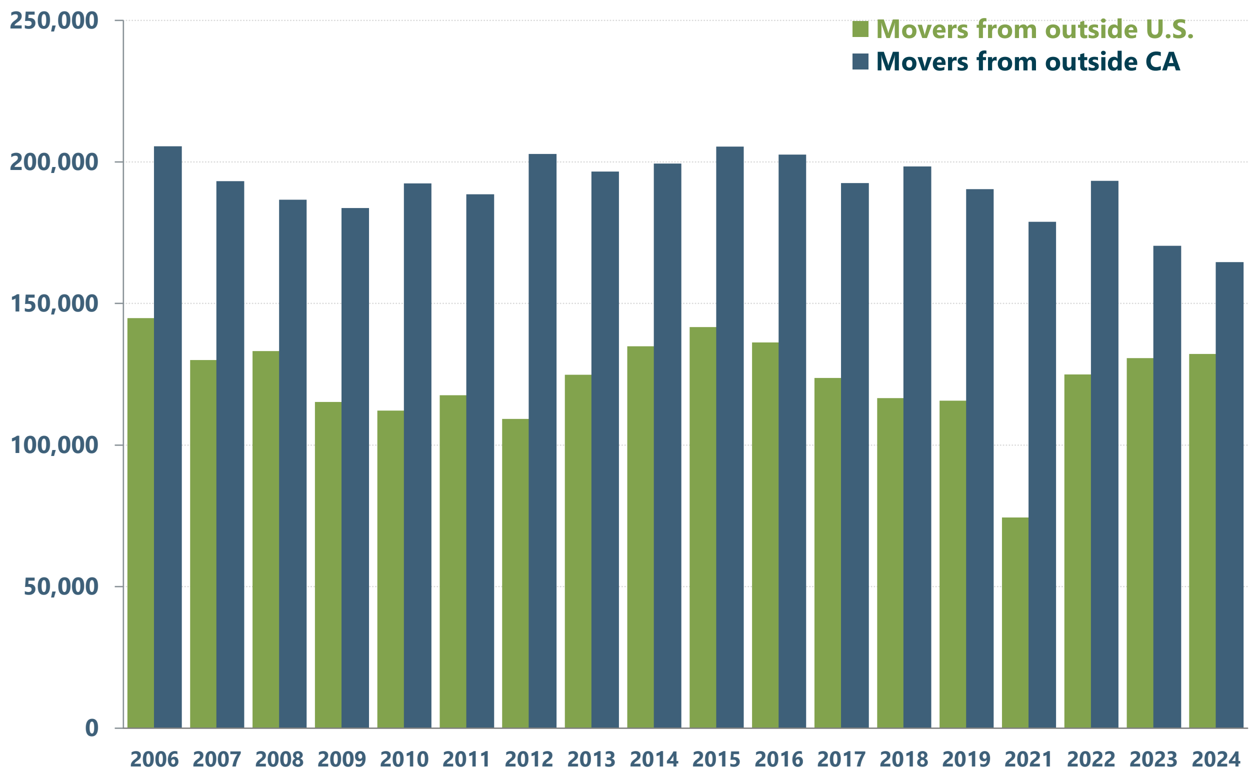
Notes: Chart reports data for 2006, 2014, 2019, 2023, and 2024 from ACS 1-year sample, Table B25014

Residential Mobility

Residential mobility declined in Southern California, highlighting the need for diverse housing options.

Residential mobility in Southern California has consistently decreased; in 2024 only 9.2 percent of people lived in a different home than they did the prior year, down from a high of (15.6 percent) in 2010. This is consistent with state and national decreases. In 2024, 9.2 percent of people in the SCAG region changed their addresses in the past year compared to 11.8 percent nationally. The past year saw over 164,000 people move into the region from outside of the state and about 132,000 from abroad.

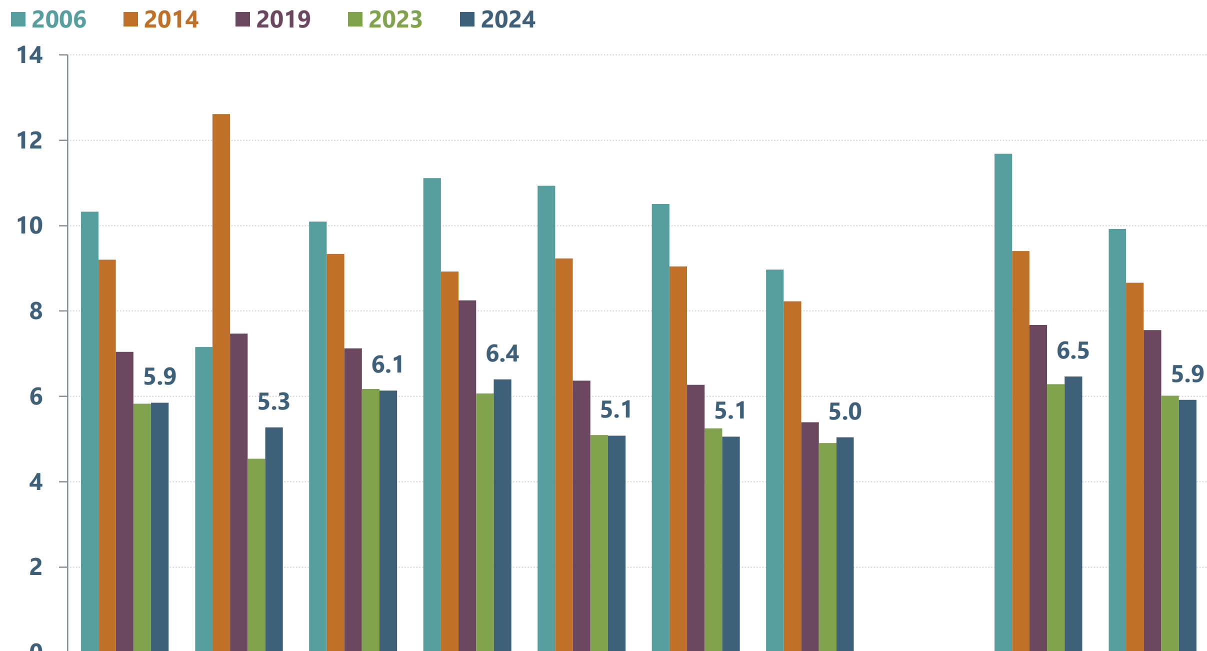
Figure 13 People living in a different home one year ago



Notes: Chart reports data from ACS 1-year sample, Table B07003

Housing cost and job availability dominate motivations for moving. A decline in residential mobility can signal either or both a tight housing market and changing job opportunities, locking households in place. The ACS provides details on moves by distance. While longer distance moves might be motivated by job or other considerations, shorter distance moves are more likely to be motivated by housing reasons. Since 2014, there has been a sharp downturn in moves within the same county. In the past year, local mobility increased slightly in Imperial, Orange, and Ventura counties. The rate of short distance moves for Los Angeles and Riverside counties remained the same and fell slightly in San Bernardino County.

Figure 14 Percent of people (age one and over) living in a different home within the same county one year ago



	SCAG	Imperial	Los Angeles	Orange	Riverside	San Bernardino	Ventura	California excluding SCAG	United States
2006	10.3	7.2	10.1	11.1	10.9	10.5	9.0	11.7	9.9
2014	9.2	12.6	9.3	8.9	9.2	9.0	8.2	9.4	8.7
2019	7.0	7.5	7.1	8.2	6.4	6.3	5.4	7.7	7.5
2023	5.8	4.5	6.2	6.1	5.1	5.3	4.9	6.3	6.0
2024	5.9	5.3	6.1	6.4	5.1	5.1	5.0	6.5	5.9

Notes: Chart reports data for 2006, 2014, 2019, 2023, and 2024 from ACS 1-year sample, Table B07003

Since moving is a major way by which households change their housing situation, declining local mobility and little improvement in overcrowding over the last five years point to the need to provide more housing and a wider range of options to improve quality of life in the region.

Work from Home

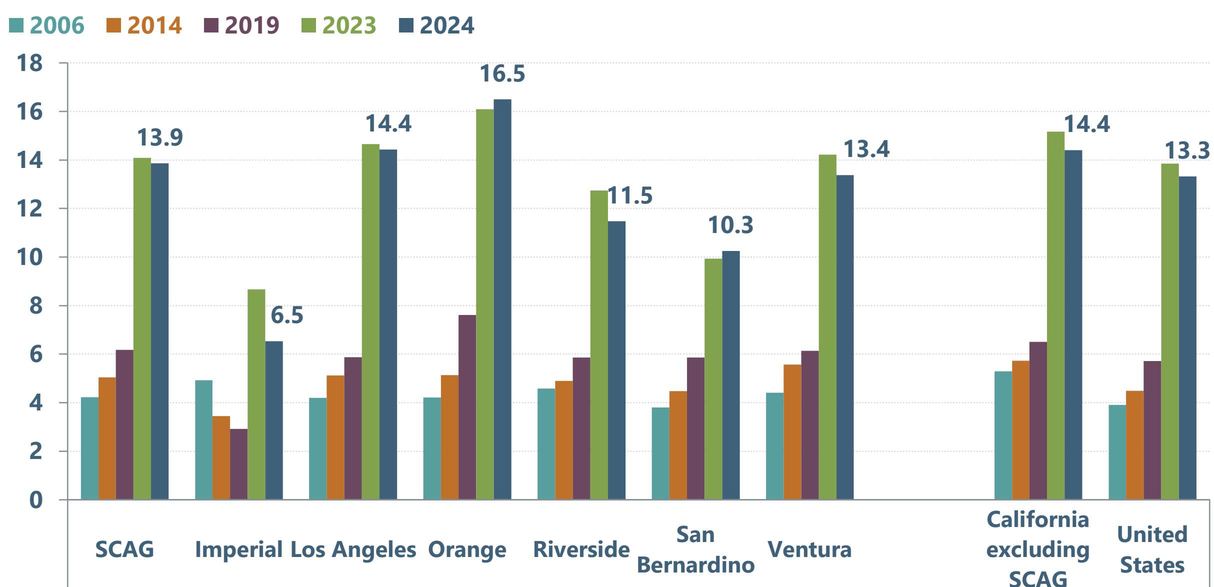
The work-from-home share stabilized in 2024, settling in at just over double its pre-pandemic level.

In 2019, the work-from-home rate was about 5.7 for the nation and 6.2 for the SCAG region. The pandemic led to a tripling of that rate, and in 2024 the region had a telecommuting rate of about 14 percent. The work-from-home share of workers appears to be reaching a more stable "new normal." Even amidst increasing calls for a return-to-office, in the past year, remote workers in the region fell by just 1.6 percent (i.e., about 3,000 fewer remote workers despite the region adding just over 120,000 jobs).

The ACS asks survey respondents to indicate their primary travel mode by distance. While it allows for tracking work from home as far back as 2006, it does not allow respondents to report details of increasingly common hybrid work arrangements, and it is possible that home-based work—which involves zero distance—is underreported. The separate Survey of Working Arrangements and Attitudes instead tracks the percentage of full workdays working from home, reporting between 30 to 35 percent of overall workdays in Southern California take place at home. The Current Population Survey, which added questions on telework in October 2022, indicated that the share of workers who worked fully remotely hovered between 10.1 to11.2 percent throughout 2023 and 2024 and hybrid worker rates increased gradually from 9.4 to near 12 percent.

In the past five years, Imperial, Los Angeles, and Ventura counties saw the biggest surge in remote work share. In 2024, Orange County has the highest rate of telecommuting at 16.5 percent. Orange and San Bernardino counties were the only counties to record an increase in their remote work share in the past year.

Figure 15 Percentage of workers working from home

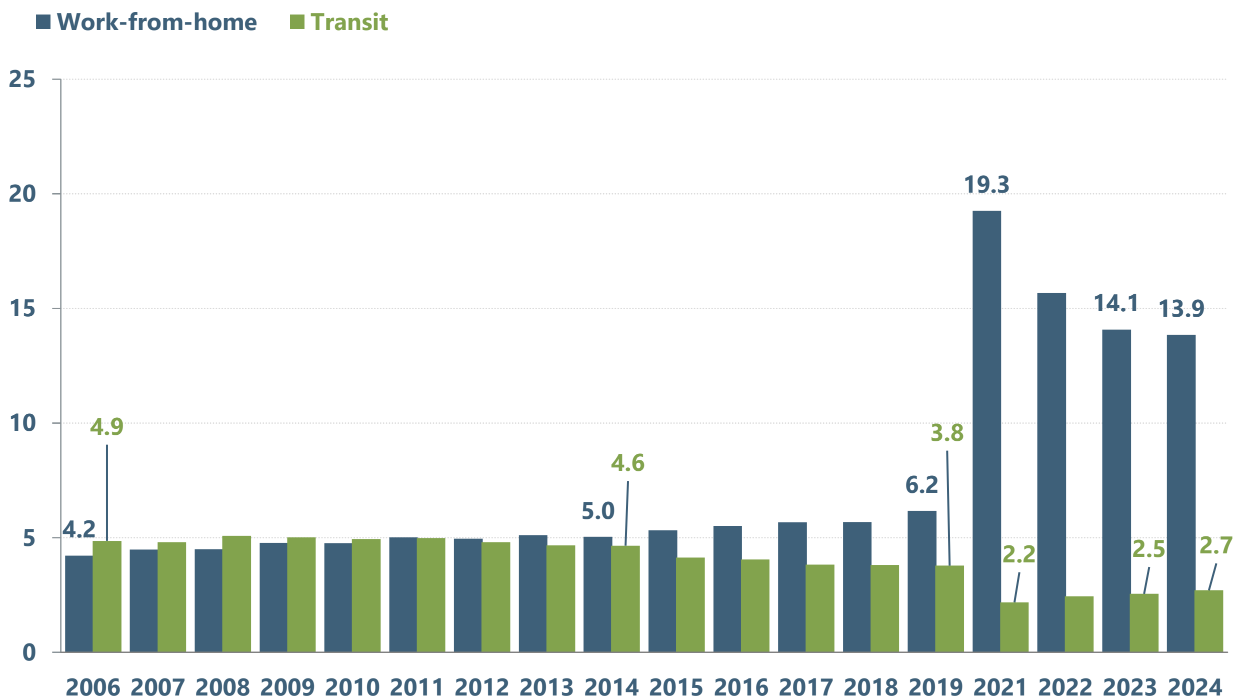


	SCAG	Imperial	Los Angeles	Orange	Riverside	San Bernardino	Ventura	California excluding SCAG	United States
2006	4.2	4.9	4.2	4.2	4.6	3.8	4.4	5.3	3.9
2014	5.0	3.5	5.1	5.1	4.9	4.5	5.6	5.7	4.5
2019	6.2	2.9	5.9	7.6	5.9	5.9	6.1	6.5	5.7
2023	14.1	8.7	14.7	16.1	12.7	9.9	14.2	15.2	13.8
2024	13.9	6.5	14.4	16.5	11.5	10.3	13.4	14.4	13.3

Notes: Chart reports data for 2006, 2014, 2019, 2023, and 2024 from ACS 1-year sample, Table B08111

The ACS series also reports other commute modes. A common concern of the post-pandemic rise in home-based work has been the drop in transit ridership, especially during peak hours. While the region's transit commute share remains below its 2011 high of 5.0 percent, it has increased slightly alongside the gradual decline in remote work since 2021.

Figure 16 Percent of workers working from home or taking transit in the SCAG region



Notes: Chart reports data from ACS 1-year sample, Table B08111

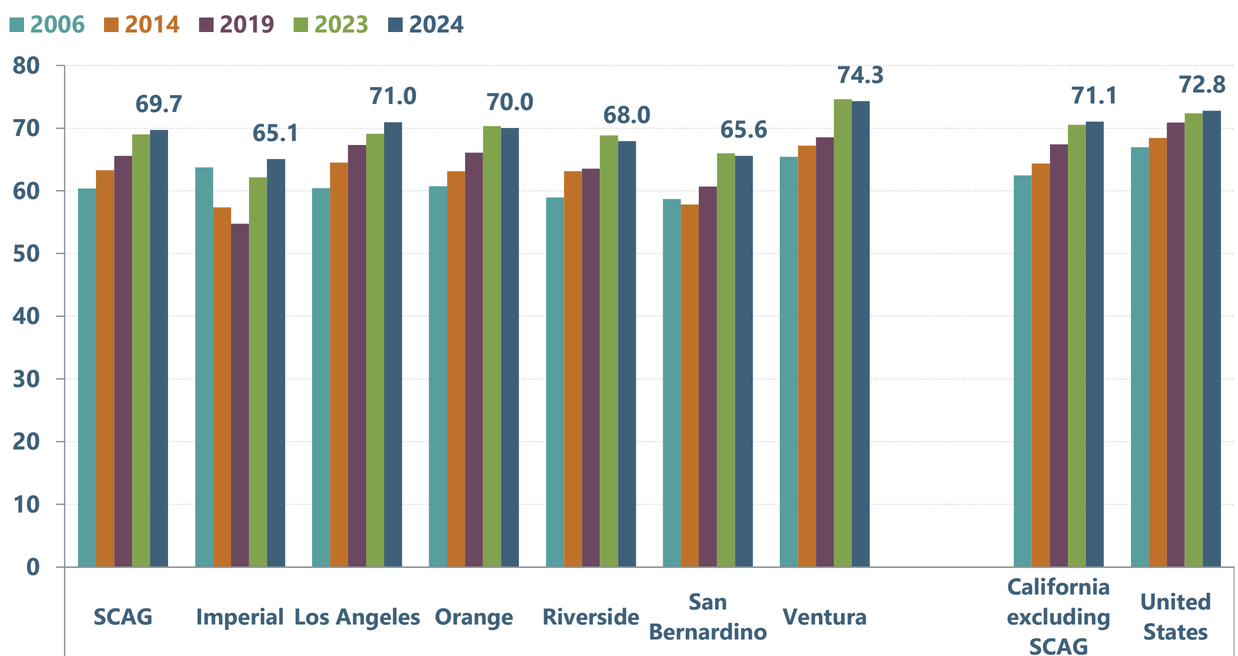
Labor Force Participation Rate of Parents

Labor force participation of parents continues to rise.

Since 2006, the share of children in the SCAG region with all parents working (whether single or both) has increased from 60.4 percent to 69.7 percent. The labor force participation rate of parents has been steadily increasing across the region's counties, and also across the state and nation. Parent labor force participation rate is consistently higher for the state and the nation. In 2024, California's children had a parent labor force participation rate of 71.1 percent; in the United States that figure was 72.8 percent.

Ventura, Los Angeles, and Orange counties had the higher parent labor force participation rates at 74.3 percent, 71.0 percent, and 70.0 percent, respectively. Imperial County saw the most significant leap in their parent labor force participation rate growing from 54.8 percent in 2019 to 65.1 percent in 2024, representing an increase of nearly 19 percent. In the past year, Riverside, San Bernardino, and Ventura counties saw declines of less than 1 percent, but, in the medium– and long–term, all counties have seen their parent labor force participation rates grow. This trend generally illustrates the need for affordable childcare and family-friendly workplace policies.

Figure 17 Percent of own children living in families where all parent(s) are in labor force



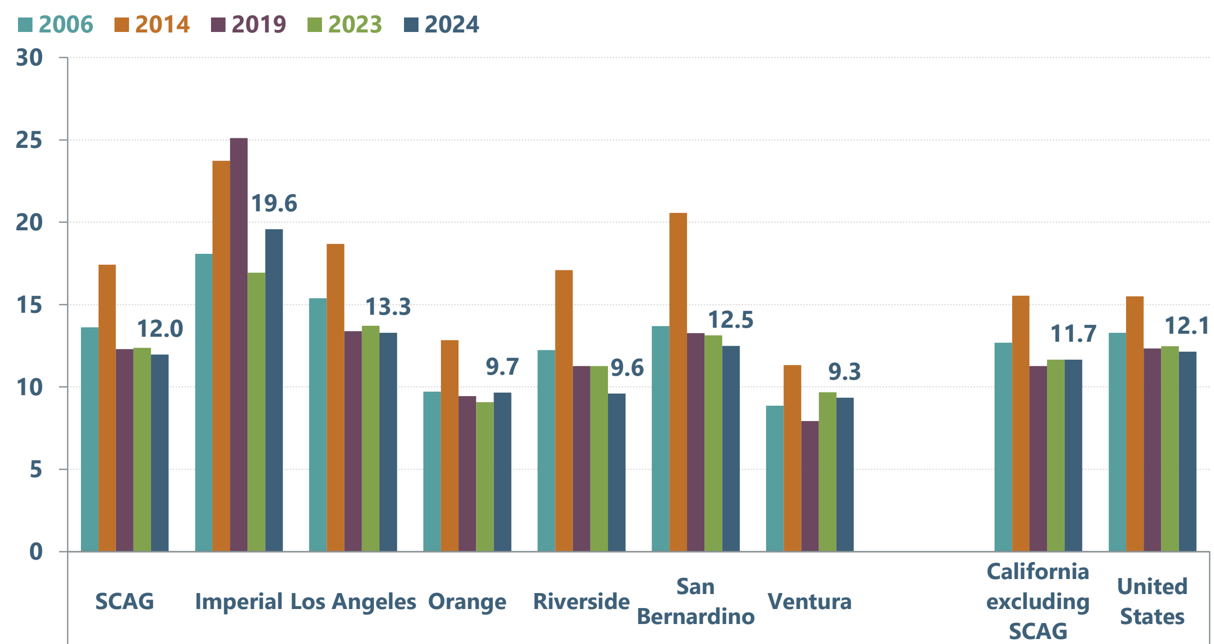
	SCAG	Imperial	Los Angeles	Orange	Riverside	San Bernardino	Ventura	California excluding SCAG	United States
2006	60.4	63.7	60.5	60.8	58.9	58.7	65.5	62.5	67.0
2014	63.3	57.4	64.5	63.1	63.1	57.8	67.2	64.4	68.4
2019	65.6	54.8	67.3	66.1	63.5	60.7	68.6	67.4	70.9
2023	69.0	62.1	69.1	70.3	68.9	66.0	74.6	70.5	72.4
2024	69.7	65.1	71.0	70.0	68.0	65.6	74.3	71.1	72.8

Notes: Chart reports data for 2006, 2014, 2019, 2023, and 2024 from ACS 1-year sample, Table C23008

Poverty Rate

In 2024, ACS data shows a poverty rate of 12.0 percent for the SCAG region. This is slightly higher than the poverty rate for the rest of the state. While the poverty rate across most SCAG counties remained largely stable, Imperial County saw an increase in its poverty rate from 16.9 percent to 19.6 percent in the past year. Currently, Ventura County has the lowest poverty rate at 9.3 percent.

Figure 18 Poverty Rate



	SCAG	Imperial	Los Angeles	Orange	Riverside	San Bernardino	Ventura	California excluding SCAG	United States
2006	13.6	18.1	15.4	9.7	12.2	13.7	8.9	12.7	13.3
2014	17.4	23.7	18.7	12.8	17.1	20.6	11.3	15.5	15.5
2019	12.3	25.1	13.4	9.4	11.3	13.3	7.9	11.3	12.3
2023	12.4	16.9	13.7	9.1	11.3	13.1	9.7	11.6	12.5
2024	12.0	19.6	13.3	9.7	9.6	12.5	9.3	11.7	12.1

Notes: Chart reports data for 2006, 2014, 2019, 2023, and 2024 from ACS 1-year sample, Table B17001

The ACS provides data on poverty rates as a ratio of income relative to the federal poverty level. It is important to note that, while the ACS offers annual data that can be used for smaller geographies, the poverty rate calculated using these data does not take into account local housing costs. The U.S. Census Bureau offers a Supplement Poverty Measure (SPM) that accounts for local differences in housing costs alongside income and the value of benefits and expenses. These data are collected from a smaller sample size through the Current Population Survey and are meant to be representative at the national level, not for smaller areas (Census Bureau on data and methods for poverty data). For 2024, the SPM for the United States was 12.9 percent, unchanged from last year.

The California Budget & Policy Center's recent analysis of data showed California's poverty rate tied with Louisiana at 17.7 percent. The gap between the Budget Center's analysis and tabulations from the most recent ACS underscores the consequential impact of high housing costs on households. The region's poverty rate is higher than that of the rest of the state. Imperial and Los Angeles counties have the highest poverty rates within the region. These two counties also have the lowest homeownership rates, with Los Angeles County showing the highest rates of rent cost burden in the region.

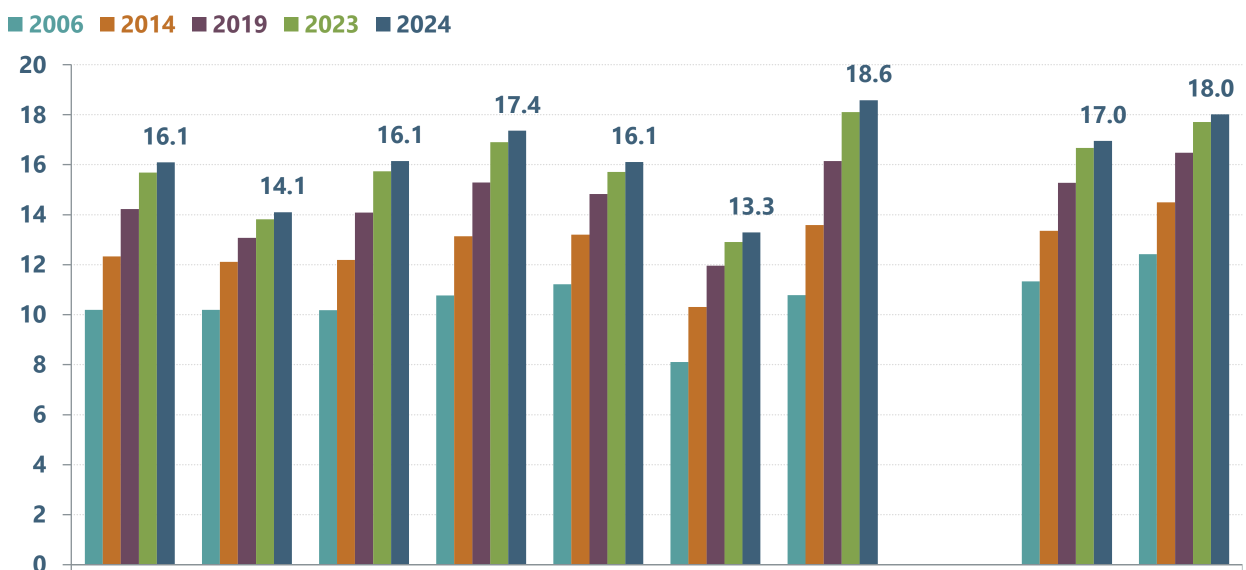
Population Age 65 and Over

Southern California remained slightly younger than California and United States; aging trends in 2024 are similar across all areas.

The first of the Baby Boom Generation turned 65 in 2006. By 2014, the percentage of people over 65 years of age began to climb and has been increasing at a steady rate since. The SCAG region, where 16.1 percent of the population is aged 65 or more, remains younger than the state and the nation, with rates of 17.0 percent and 18.0 percent, respectively.

The populations of Ventura (18.6 percent) and Orange (17.4) counties are slightly older than the state and have the highest percentage of seniors in the region. Currently, Imperial and San Bernardino counties have a younger age composition than their SCAG counterparts. Aging is a universal trend, but the rate of change is uneven locally. In the past decade, Los Angeles, Orange, and Ventura counties have seen a faster increase in senior population than the region, state, and nation. Local housing dynamics and the presence of (or barriers to) housing opportunities for younger households might also be contributing to an increasingly older age composition.

Figure 19 Percent of people 65 years and over



	SCAG	Imperial	Los Angeles	Orange	Riverside	San Bernardino	Ventura	California excluding SCAG	United States
2006	10.2	10.2	10.2	10.8	11.2	8.1	10.8	11.3	12.4
2014	12.3	12.1	12.2	13.1	13.2	10.3	13.6	13.4	14.5
2019	14.2	13.1	14.1	15.3	14.8	12.0	16.1	15.3	16.5
2023	15.7	13.8	15.7	16.9	15.7	12.9	18.1	16.7	17.7
2024	16.1	14.1	16.1	17.4	16.1	13.3	18.6	17.0	18.0

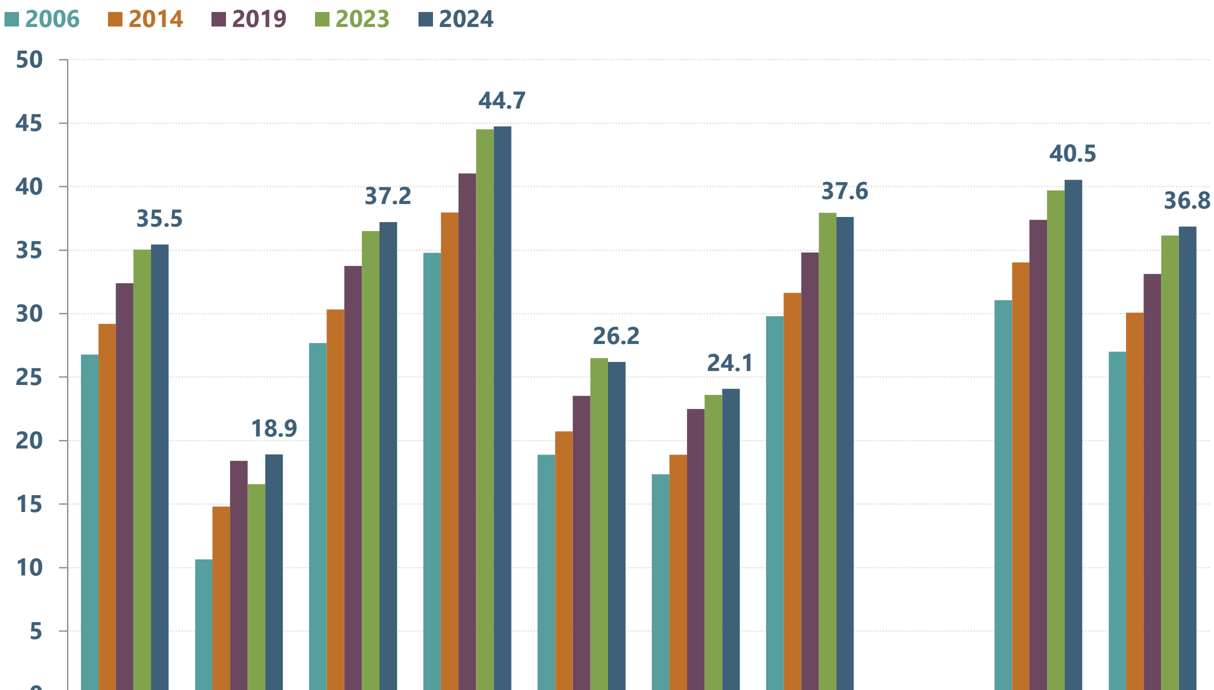
Notes: Chart reports data for 2006, 2014, 2019, 2023, and 2024 from ACS 1-year sample, Table B01001

College Education Rates

Educational attainment continued to rise.

Educational attainment continues to increase across the SCAG region. In the past decade, the percentage of adults with a college degree or higher has risen from 29.2 percent in the region to 35.5 in 2024. Imperial, Riverside, and San Bernardino—where the college educated share has been lower than the region—showed significant increases in the past decade, growing by more one-fourth percent since 2014. Orange County (44.7 percent) has the highest share of those holding a bachelor's degree or higher, followed by Ventura County (37.6 percent) and Los Angeles County (37.2 percent). The SCAG region has a slightly lower rate of educational attainment than the rest of the state but is on par with the nation.

Figure 20 Percent of people 25 years and over with a bachelor's degree or higher



	SCAG	Imperial	Los Angeles	Orange	Riverside	San Bernardino	Ventura	California excluding SCAG	United States
2006	26.8	10.6	27.7	34.8	18.9	17.4	29.8	31.1	27.0
2014	29.2	14.8	30.3	38.0	20.7	18.9	31.6	34.0	30.1
2019	32.4	18.4	33.8	41.0	23.5	22.5	34.8	37.4	33.1
2023	35.1	16.6	36.5	44.5	26.5	23.6	37.9	39.7	36.2
2024	35.5	18.9	37.2	44.7	26.2	24.1	37.6	40.5	36.8

Notes: Chart reports data for 2006, 2014, 2019, 2023, and 2024 from ACS 1-year sample, Table B15002

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MAIN OFFICE

LOS ANGELES COUNTY

900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017
Tel: (213) 236-1800
www.scag.ca.gov

REGIONAL OFFICES

IMPERIAL COUNTY

1503 N. Imperial Ave., Ste. 104
El Centro, CA 92243
Tel: (213) 236-1967

INLAND EMPIRE

3403 10th St., Ste. 805
Riverside, CA 92501
Tel: (951) 784-1513

ORANGE COUNTY

OCTA Building
600 S. Main St., Ste. 1108
Orange, CA 92868
Tel: (213) 630-1599

VENTURA COUNTY

4001 Mission Oaks Blvd., Ste. L
Camarillo, CA 93012
Tel: (213) 236-1960

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