



Community Profile

44756-River Oaks
 24235 Magic Mountain Pkwy
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 34.41882
 Longitude: -118.55916

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	8,846	67,184	140,511
2010 Total Population	14,020	89,783	188,561
2019 Total Population	14,057	97,667	202,772
2019 Group Quarters	7	587	8,687
2024 Total Population	14,044	100,400	208,281
2019-2024 Annual Rate	-0.02%	0.55%	0.54%
2019 Total Daytime Population	24,681	125,444	200,137
Workers	18,592	77,414	102,958
Residents	6,089	48,030	97,179
Household Summary			
2000 Households	3,881	23,241	44,999
2000 Average Household Size	2.28	2.87	2.94
2010 Households	6,008	31,709	60,648
2010 Average Household Size	2.33	2.81	2.97
2019 Households	5,931	33,993	64,458
2019 Average Household Size	2.37	2.86	3.01
2024 Households	5,892	34,734	65,885
2024 Average Household Size	2.38	2.87	3.03
2019-2024 Annual Rate	-0.13%	0.43%	0.44%
2010 Families	3,848	23,073	46,014
2010 Average Family Size	2.88	3.29	3.39
2019 Families	3,827	24,886	49,125
2019 Average Family Size	2.92	3.33	3.43
2024 Families	3,821	25,516	50,369
2024 Average Family Size	2.93	3.34	3.45
2019-2024 Annual Rate	-0.03%	0.50%	0.50%
Housing Unit Summary			
2000 Housing Units	4,164	24,022	46,482
Owner Occupied Housing Units	59.5%	73.4%	73.6%
Renter Occupied Housing Units	33.6%	23.3%	23.2%
Vacant Housing Units	6.8%	3.2%	3.2%
2010 Housing Units	6,359	32,929	63,135
Owner Occupied Housing Units	52.8%	65.8%	69.7%
Renter Occupied Housing Units	41.7%	30.5%	26.3%
Vacant Housing Units	5.5%	3.7%	3.9%
2019 Housing Units	6,380	35,430	67,119
Owner Occupied Housing Units	50.1%	66.0%	69.8%
Renter Occupied Housing Units	42.8%	30.0%	26.3%
Vacant Housing Units	7.0%	4.1%	4.0%
2024 Housing Units	6,387	36,255	68,633
Owner Occupied Housing Units	51.4%	67.2%	70.8%
Renter Occupied Housing Units	40.9%	28.6%	25.2%
Vacant Housing Units	7.8%	4.2%	4.0%
Median Household Income			
2019	\$101,671	\$107,723	\$107,499
2024	\$116,790	\$123,262	\$122,417
Median Home Value			
2019	\$618,728	\$608,835	\$592,998
2024	\$643,100	\$640,303	\$627,188
Per Capita Income			
2019	\$53,070	\$47,971	\$43,315
2024	\$62,071	\$55,727	\$50,529
Median Age			
2010	36.8	37.0	35.5
2019	38.2	38.4	36.6
2024	38.2	39.1	37.5

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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Households by Income			
Household Income Base	5,931	33,993	64,458
<\$15,000	4.5%	4.7%	4.4%
\$15,000 - \$24,999	3.0%	3.5%	3.7%
\$25,000 - \$34,999	3.6%	4.1%	4.0%
\$35,000 - \$49,999	5.1%	6.5%	7.0%
\$50,000 - \$74,999	14.6%	12.6%	12.4%
\$75,000 - \$99,999	18.1%	13.6%	13.4%
\$100,000 - \$149,999	21.9%	22.3%	22.9%
\$150,000 - \$199,999	12.9%	13.9%	14.2%
\$200,000+	16.3%	18.9%	17.9%
Average Household Income	\$129,570	\$137,439	\$135,250
2024 Households by Income			
Household Income Base	5,892	34,734	65,885
<\$15,000	3.7%	3.9%	3.5%
\$15,000 - \$24,999	2.3%	2.6%	2.7%
\$25,000 - \$34,999	2.8%	3.2%	3.1%
\$35,000 - \$49,999	4.0%	5.3%	5.6%
\$50,000 - \$74,999	11.8%	10.7%	10.7%
\$75,000 - \$99,999	15.8%	12.0%	12.1%
\$100,000 - \$149,999	22.1%	21.7%	22.3%
\$150,000 - \$199,999	16.2%	16.6%	16.8%
\$200,000+	21.4%	24.0%	23.2%
Average Household Income	\$152,407	\$160,615	\$158,724
2019 Owner Occupied Housing Units by Value			
Total	3,198	23,367	46,829
<\$50,000	0.3%	0.6%	0.9%
\$50,000 - \$99,999	0.0%	0.4%	0.9%
\$100,000 - \$149,999	0.0%	1.7%	1.1%
\$150,000 - \$199,999	0.2%	0.4%	0.4%
\$200,000 - \$249,999	0.7%	0.3%	0.6%
\$250,000 - \$299,999	1.0%	0.6%	1.0%
\$300,000 - \$399,999	6.2%	4.9%	7.0%
\$400,000 - \$499,999	16.2%	17.9%	19.2%
\$500,000 - \$749,999	53.6%	53.2%	51.2%
\$750,000 - \$999,999	12.9%	13.7%	11.6%
\$1,000,000 - \$1,499,999	6.0%	4.3%	4.0%
\$1,500,000 - \$1,999,999	2.2%	0.9%	1.0%
\$2,000,000 +	0.7%	0.9%	1.3%
Average Home Value	\$676,854	\$647,508	\$635,048
2024 Owner Occupied Housing Units by Value			
Total	3,281	24,357	48,570
<\$50,000	0.1%	0.4%	0.4%
\$50,000 - \$99,999	0.0%	0.3%	0.5%
\$100,000 - \$149,999	0.0%	1.5%	0.9%
\$150,000 - \$199,999	0.1%	0.3%	0.3%
\$200,000 - \$249,999	0.2%	0.1%	0.3%
\$250,000 - \$299,999	0.4%	0.3%	0.8%
\$300,000 - \$399,999	3.4%	2.5%	3.8%
\$400,000 - \$499,999	12.6%	13.6%	15.2%
\$500,000 - \$749,999	58.3%	55.1%	54.7%
\$750,000 - \$999,999	17.2%	19.3%	16.4%
\$1,000,000 - \$1,499,999	5.3%	4.8%	4.4%
\$1,500,000 - \$1,999,999	2.0%	0.8%	1.0%
\$2,000,000 +	0.6%	0.9%	1.3%
Average Home Value	\$699,231	\$682,004	\$673,654

Data Note: 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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Age			
Total	14,019	89,786	188,561
0 - 4	6.2%	6.3%	6.3%
5 - 9	6.3%	7.4%	7.3%
10 - 14	6.1%	7.9%	8.0%
15 - 24	13.1%	13.8%	15.3%
25 - 34	15.4%	11.7%	12.4%
35 - 44	16.3%	16.1%	16.2%
45 - 54	17.1%	16.6%	16.3%
55 - 64	11.4%	10.5%	9.8%
65 - 74	5.0%	5.6%	4.8%
75 - 84	2.4%	2.9%	2.5%
85 +	0.7%	1.2%	1.1%
18 +	77.2%	73.6%	73.4%
2019 Population by Age			
Total	14,058	97,665	202,773
0 - 4	5.5%	5.7%	5.8%
5 - 9	5.6%	6.4%	6.4%
10 - 14	5.7%	7.0%	7.0%
15 - 24	11.5%	12.8%	14.1%
25 - 34	16.8%	13.5%	14.5%
35 - 44	14.5%	13.5%	13.8%
45 - 54	14.3%	14.7%	14.3%
55 - 64	13.7%	13.0%	12.3%
65 - 74	8.5%	8.2%	7.3%
75 - 84	2.9%	3.8%	3.2%
85 +	1.0%	1.5%	1.3%
18 +	79.7%	76.7%	76.6%
2024 Population by Age			
Total	14,044	100,402	208,280
0 - 4	5.7%	5.8%	5.9%
5 - 9	5.4%	6.1%	6.1%
10 - 14	5.1%	6.4%	6.4%
15 - 24	10.0%	11.5%	12.6%
25 - 34	18.3%	13.7%	14.9%
35 - 44	15.5%	14.9%	15.2%
45 - 54	12.5%	13.0%	12.7%
55 - 64	12.8%	12.7%	11.9%
65 - 74	9.4%	9.3%	8.4%
75 - 84	4.2%	4.9%	4.2%
85 +	1.0%	1.6%	1.5%
18 +	80.8%	78.0%	77.7%
2010 Population by Sex			
Males	6,822	44,036	96,045
Females	7,198	45,747	92,516
2019 Population by Sex			
Males	6,847	47,773	103,012
Females	7,209	49,894	99,759
2024 Population by Sex			
Males	6,823	49,018	105,622
Females	7,221	51,382	102,659

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity			
Total	14,022	89,783	188,562
White Alone	73.5%	72.0%	68.7%
Black Alone	3.3%	2.7%	4.1%
American Indian Alone	0.4%	0.5%	0.5%
Asian Alone	13.3%	12.8%	11.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.7%	7.5%	11.1%
Two or More Races	4.7%	4.4%	4.5%
Hispanic Origin	16.6%	21.8%	26.8%
Diversity Index	59.5	64.7	70.5
2019 Population by Race/Ethnicity			
Total	14,056	97,668	202,770
White Alone	70.2%	68.3%	65.5%
Black Alone	3.2%	2.7%	3.9%
American Indian Alone	0.4%	0.5%	0.5%
Asian Alone	15.5%	15.0%	12.9%
Pacific Islander Alone	0.1%	0.2%	0.1%
Some Other Race Alone	5.2%	8.4%	11.9%
Two or More Races	5.5%	5.0%	5.1%
Hispanic Origin	18.3%	23.8%	28.7%
Diversity Index	63.7	68.8	73.6
2024 Population by Race/Ethnicity			
Total	14,044	100,400	208,281
White Alone	68.5%	66.5%	64.0%
Black Alone	3.1%	2.6%	3.8%
American Indian Alone	0.4%	0.5%	0.5%
Asian Alone	16.7%	16.3%	14.1%
Pacific Islander Alone	0.1%	0.2%	0.1%
Some Other Race Alone	5.4%	8.7%	12.1%
Two or More Races	5.8%	5.2%	5.4%
Hispanic Origin	19.6%	25.0%	29.9%
Diversity Index	65.9	70.7	75.0
2010 Population by Relationship and Household Type			
Total	14,020	89,783	188,561
In Households	100.0%	99.4%	95.5%
In Family Households	80.7%	86.8%	85.2%
Householder	26.6%	25.8%	24.4%
Spouse	20.3%	20.5%	19.4%
Child	29.2%	34.1%	34.4%
Other relative	3.0%	4.1%	4.5%
Nonrelative	1.7%	2.4%	2.5%
In Nonfamily Households	19.2%	12.5%	10.3%
In Group Quarters	0.0%	0.6%	4.5%
Institutionalized Population	0.0%	0.0%	3.8%
Noninstitutionalized Population	0.0%	0.6%	0.7%

Data Note: 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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Population 25+ by Educational Attainment			
Total	10,068	66,488	135,311
Less than 9th Grade	1.5%	3.4%	3.8%
9th - 12th Grade, No Diploma	1.6%	3.3%	5.2%
High School Graduate	11.8%	13.8%	15.2%
GED/Alternative Credential	1.6%	1.7%	2.1%
Some College, No Degree	22.8%	23.9%	24.5%
Associate Degree	9.2%	9.6%	9.2%
Bachelor's Degree	32.6%	28.9%	26.5%
Graduate/Professional Degree	18.8%	15.4%	13.5%
2019 Population 15+ by Marital Status			
Total	11,684	78,988	163,838
Never Married	33.1%	30.8%	34.0%
Married	54.4%	56.1%	53.4%
Widowed	2.1%	3.9%	3.7%
Divorced	10.3%	9.1%	8.9%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	95.7%	94.9%	94.7%
Civilian Unemployed (Unemployment Rate)	4.3%	5.1%	5.3%
2019 Employed Population 16+ by Industry			
Total	8,121	50,612	100,452
Agriculture/Mining	0.2%	0.2%	0.3%
Construction	6.4%	5.1%	5.6%
Manufacturing	9.6%	9.4%	9.1%
Wholesale Trade	2.3%	2.4%	2.3%
Retail Trade	8.6%	8.7%	8.6%
Transportation/Utilities	4.0%	4.7%	5.1%
Information	7.7%	6.3%	6.0%
Finance/Insurance/Real Estate	7.9%	8.1%	7.9%
Services	48.0%	49.9%	49.5%
Public Administration	5.4%	5.2%	5.5%
2019 Employed Population 16+ by Occupation			
Total	8,122	50,611	100,452
White Collar	76.0%	74.2%	71.1%
Management/Business/Financial	22.6%	21.2%	19.8%
Professional	31.5%	28.6%	26.6%
Sales	12.4%	11.3%	11.0%
Administrative Support	9.5%	13.0%	13.7%
Services	14.1%	14.9%	16.1%
Blue Collar	10.0%	11.0%	12.8%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	2.5%	2.7%	3.1%
Installation/Maintenance/Repair	1.5%	2.2%	2.4%
Production	3.6%	3.3%	4.0%
Transportation/Material Moving	2.4%	2.8%	3.2%
2010 Population By Urban/ Rural Status			
Total Population	14,020	89,783	188,561
Population Inside Urbanized Area	100.0%	98.3%	98.3%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	1.7%	1.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type			
Total	6,008	31,708	60,649
Households with 1 Person	27.5%	21.2%	18.4%
Households with 2+ People	72.5%	78.8%	81.6%
Family Households	64.0%	72.8%	75.9%
Husband-wife Families	49.0%	57.9%	60.2%
With Related Children	24.6%	31.7%	34.3%
Other Family (No Spouse Present)	15.1%	14.9%	15.6%
Other Family with Male Householder	4.5%	4.6%	5.0%
With Related Children	2.3%	2.7%	3.0%
Other Family with Female Householder	10.6%	10.3%	10.6%
With Related Children	6.6%	6.1%	6.4%
Nonfamily Households	8.4%	6.1%	5.8%
All Households with Children	33.7%	40.8%	44.1%
Multigenerational Households	2.4%	4.0%	4.9%
Unmarried Partner Households	6.5%	5.6%	5.7%
Male-female	5.7%	4.8%	4.9%
Same-sex	0.8%	0.8%	0.8%
2010 Households by Size			
Total	6,009	31,707	60,648
1 Person Household	27.5%	21.2%	18.4%
2 Person Household	33.5%	29.0%	27.5%
3 Person Household	17.8%	18.3%	18.6%
4 Person Household	14.8%	19.1%	20.5%
5 Person Household	4.6%	7.9%	9.2%
6 Person Household	1.3%	2.9%	3.5%
7 + Person Household	0.4%	1.7%	2.3%
2010 Households by Tenure and Mortgage Status			
Total	6,008	31,709	60,648
Owner Occupied	55.9%	68.3%	72.6%
Owned with a Mortgage/Loan	50.3%	60.5%	64.4%
Owned Free and Clear	5.6%	7.8%	8.2%
Renter Occupied	44.1%	31.7%	27.4%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	6,359	32,929	63,135
Housing Units Inside Urbanized Area	100.0%	98.2%	98.1%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	1.8%	1.9%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Enterprising Professionals (2D)	Enterprising Professionals	Boomburbs (1C)
2.	Pleasantville (2B)	Pleasantville (2B)	Enterprising Professionals
3.	Exurbanites (1E)	Savvy Suburbanites (1D)	Pleasantville (2B)
2019 Consumer Spending			
Apparel & Services: Total \$	\$18,954,873	\$112,922,646	\$212,053,681
Average Spent	\$3,195.90	\$3,321.94	\$3,289.80
Spending Potential Index	149	155	154
Education: Total \$	\$14,833,773	\$92,173,449	\$169,642,203
Average Spent	\$2,501.06	\$2,711.54	\$2,631.83
Spending Potential Index	157	170	165
Entertainment/Recreation: Total \$	\$27,556,058	\$169,936,214	\$317,233,982
Average Spent	\$4,646.11	\$4,999.15	\$4,921.56
Spending Potential Index	142	153	151
Food at Home: Total \$	\$43,407,796	\$261,071,763	\$490,062,034
Average Spent	\$7,318.80	\$7,680.16	\$7,602.81
Spending Potential Index	141	148	147
Food Away from Home: Total \$	\$32,511,458	\$192,355,111	\$361,595,887
Average Spent	\$5,481.61	\$5,658.67	\$5,609.79
Spending Potential Index	149	154	153
Health Care: Total \$	\$46,523,101	\$294,803,721	\$551,351,167
Average Spent	\$7,844.06	\$8,672.48	\$8,553.65
Spending Potential Index	132	146	144
HH Furnishings & Equipment: Total \$	\$18,018,222	\$111,550,901	\$209,777,465
Average Spent	\$3,037.97	\$3,281.58	\$3,254.48
Spending Potential Index	142	154	153
Personal Care Products & Services: Total \$	\$7,683,342	\$46,826,716	\$88,066,909
Average Spent	\$1,295.45	\$1,377.54	\$1,366.27
Spending Potential Index	146	155	154
Shelter: Total \$	\$168,373,658	\$997,512,935	\$1,859,832,611
Average Spent	\$28,388.75	\$29,344.66	\$28,853.40
Spending Potential Index	153	159	156
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$19,565,473	\$127,153,875	\$237,182,152
Average Spent	\$3,298.85	\$3,740.59	\$3,679.64
Spending Potential Index	133	151	148
Travel: Total \$	\$20,349,158	\$124,879,532	\$232,487,092
Average Spent	\$3,430.98	\$3,673.68	\$3,606.80
Spending Potential Index	153	164	161
Vehicle Maintenance & Repairs: Total \$	\$9,112,744	\$56,937,788	\$107,273,206
Average Spent	\$1,536.46	\$1,674.99	\$1,664.23
Spending Potential Index	134	146	145

Data Note: 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: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.