

2025 Bay Area Population and Housing Trends

Bay Area Population		Land Area	Density
Density	2025	Sq. Mi.	/ Sq. Mi.
Alameda	1,662,482	737.6	2,253.9
Contra Costa	1,158,225	719.9	1,608.9
Marin	254,550	519.8	489.7
Napa	136,124	753.7	180.6
San Francisco	842,027	46.7	18,030.6
San Mateo	748,337	449.1	1,666.3
Santa Clara	1,922,259	1,290.7	1,489.3
Solano	449,839	829.2	542.5
Sonoma	482,848	1,575.9	306.4
Totals	7,656,691	6,922.6	1,106.0

Source: State of California, Department of Finance,
E-5 Population and Housing Estimates for
Cities, Counties and the State; County Profiles

Bay Area Population Growth			
Population	2025	% Gro.	2024
Alameda	1,662,482	0.3%	1,658,061
Contra Costa	1,158,225	0.0%	1,158,249
Marin	254,550	-0.1%	254,743
Napa	136,124	0.5%	135,415
San Francisco	842,027	-0.4%	845,355
San Mateo	748,337	0.1%	747,777
Santa Clara	1,922,259	0.0%	1,921,406
Solano	449,839	0.0%	449,966
Sonoma	482,848	0.2%	482,050
Bay Area Totals	7,656,691	0.0%	7,653,022
California	39,529,101	0.3%	39,420,663
Source: CA Department of Finance, E-5			

Bay Area Population Growth			
Population	2025	% Gro.	2020
Alameda	1,662,482	-1.2%	1,682,353
Contra Costa	1,158,225	-0.7%	1,165,927
Marin	254,550	-3.0%	262,321
Napa	136,124	-1.4%	138,019
San Francisco	842,027	-3.7%	873,965
San Mateo	748,337	-2.1%	764,442
Santa Clara	1,922,259	-0.7%	1,936,259
Solano	449,839	-0.8%	453,491
Sonoma	482,848	-1.2%	488,863
Bay Area Totals	7,656,691	-1.4%	7,765,640
California	39,529,101	0.0%	39,538,223
Source: CA Department of Finance, E-5			

Bay Area Persons Per Household			
Housing Units	2025	% Chg.	2010
Alameda	2.60	-3.8%	2.70
Contra Costa	2.74	-1.0%	2.77
Marin	2.35	-0.3%	2.36
Napa	2.54	-5.6%	2.69
San Francisco	2.10	-7.0%	2.26
San Mateo	2.66	-3.3%	2.75
Santa Clara	2.78	-4.1%	2.90
Solano	2.73	-3.5%	2.83
Sonoma	2.43	-4.7%	2.55
Bay Area Avg.	2.55	-3.7%	2.65
California	2.76	-4.7%	2.90
Source: CA Department of Finance, E-5			

Bay Area Housing Growth			
Housing Units	2025	% Gro.	2010
Alameda	652,678	12.3%	581,372
Contra Costa	435,790	8.9%	400,263
Marin	113,062	1.7%	111,214
Napa	56,839	3.8%	54,759
San Francisco	422,007	12.2%	376,162
San Mateo	292,078	7.8%	271,031
Santa Clara	709,914	12.3%	631,920
Solano	167,815	9.9%	152,698
Sonoma	212,457	3.9%	204,572
Bay Area Totals	3,062,640	10.0%	2,783,991
California	14,949,001	9.4%	13,670,304
Source: CA Department of Finance, E-5			

Bay Area Housing Vacancy Rate			
Housing Units	2025	% Chg.	2010
Alameda	4.9%	-23.7%	6.4%
Contra Costa	3.9%	-37.3%	6.2%
Marin	6.8%	-5.5%	7.2%
Napa	10.0%	-6.9%	10.7%
San Francisco	8.6%	4.4%	8.2%
San Mateo	5.0%	2.7%	4.9%
Santa Clara	4.7%	7.2%	4.4%
Solano	4.0%	-44.2%	7.2%
Sonoma	8.1%	-11.6%	9.2%
Bay Area Avg.	6.2%	-13.0%	7.2%
California	6.4%	-20.6%	8.1%
Source: CA Department of Finance, E-5			

Compiled by Joe Napoliello, MAI

