

## 2026 Bay Area Population and Housing Trends

Bay Area Population		Land Area	Density
Density	2026	Sq. Mi.	/ Sq. Mi.
Alameda	1,666,136	737.6	2,258.9
Contra Costa	1,163,891	719.9	1,616.7
Marin	250,823	519.8	482.5
Napa	136,374	753.7	180.9
San Francisco	845,658	46.7	18,108.3
San Mateo	748,182	449.1	1,666.0
Santa Clara	1,932,468	1,290.7	1,497.2
Solano	452,050	829.2	545.2
Sonoma	484,022	1,575.9	307.1
<b>Totals</b>	<b>7,679,604</b>	<b>6,922.6</b>	<b>1,109.4</b>

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	2026	% Gro.	2025
Alameda	1,666,136	0.2%	1,662,482
Contra Costa	1,163,891	0.5%	1,158,225
Marin	250,823	-1.5%	254,550
Napa	136,374	0.2%	136,124
San Francisco	845,658	0.4%	842,027
San Mateo	748,182	0.0%	748,337
Santa Clara	1,932,468	0.5%	1,922,259
Solano	452,050	0.5%	449,839
Sonoma	484,022	0.2%	482,848
Bay Area Totals	7,679,604	0.3%	7,656,691
California	39,592,978	0.2%	39,529,101

Source: CA Department of Finance, E-5

Bay Area Population Growth			
Population	2026	% Gro.	2020
Alameda	1,666,136	-1.0%	1,682,353
Contra Costa	1,163,891	-0.2%	1,165,927
Marin	250,823	-4.4%	262,321
Napa	136,374	-1.2%	138,019
San Francisco	845,658	-3.2%	873,965
San Mateo	748,182	-2.1%	764,442
Santa Clara	1,932,468	-0.2%	1,936,259
Solano	452,050	-0.3%	453,491
Sonoma	484,022	-1.0%	488,863
Bay Area Totals	7,679,604	-1.1%	7,765,640
California	39,592,978	0.1%	39,538,223

Source: CA Department of Finance, E-5

Bay Area Persons Per Household			
Housing Units	2026	% Chg.	2010
Alameda	2.60	-3.8%	2.70
Contra Costa	2.74	-1.1%	2.77
Marin	2.33	-1.1%	2.36
Napa	2.53	-6.2%	2.69
San Francisco	2.11	-6.7%	2.26
San Mateo	2.65	-3.8%	2.75
Santa Clara	2.76	-4.8%	2.90
Solano	2.73	-3.6%	2.83
Sonoma	2.42	-5.1%	2.55
Bay Area Avg.	2.54	-4.0%	2.65
California	2.75	-5.2%	2.90

Source: CA Department of Finance, E-5

Bay Area Housing Growth			
Housing Units	2026	% Gro.	2010
Alameda	656,619	12.9%	581,372
Contra Costa	437,783	9.4%	400,263
Marin	113,305	1.9%	111,214
Napa	57,302	4.6%	54,759
San Francisco	423,517	12.6%	376,162
San Mateo	293,682	8.4%	271,031
Santa Clara	718,680	13.7%	631,920
Solano	168,679	10.5%	152,698
Sonoma	214,186	4.7%	204,572
Bay Area Totals	3,083,753	10.8%	2,783,991
California	15,064,131	10.2%	13,670,304

Source: CA Department of Finance, E-5

Bay Area Housing Vacancy Rate			
Housing Units	2026	% Chg.	2010
Alameda	5.3%	-17.1%	6.4%
Contra Costa	3.8%	-38.9%	6.2%
Marin	7.6%	5.0%	7.2%
Napa	10.0%	-6.7%	10.7%
San Francisco	8.6%	3.8%	8.2%
San Mateo	5.1%	4.3%	4.9%
Santa Clara	4.7%	7.9%	4.4%
Solano	4.0%	-43.6%	7.2%
Sonoma	8.1%	-12.0%	9.2%
Bay Area Avg.	6.4%	-11.3%	7.2%
California	6.5%	-19.0%	8.1%

Source: CA Department of Finance, E-5

Compiled by Joe Napoliello, MAI

