

Belmont is a fairly affluent middle class residential community located in a major metropolitan area characterized by a high cost of living. The mean value of a single-family home in Belmont is \$418,021. Most residents (96.8%) are white or Asian. Most (75.3%) are family members, and an average of 2.34 persons reside in each household. Female persons account for 51.2% of the population.

Population

The current population of the City of Belmont is 24,127, according to the 1990 Census. Belmont's population has remained stable over the past 20 years, and is not expected to significantly increase between now and the year 2010, according to the Association of Bay Area Governments.

Table 2
POPULATION LEVEL - CITY OF BELMONT

Year	Population	Change During Preceding Decade
1970	23,667	-
1980	24,505	1.9% increase
1990	24,127	1.5% decrease
2000 (projected)	25,700	6.5% increase
2010 (projected)	25,700	no change

Sources: U.S. Census, 1970, 1980, 1990
Projections 90 by ABAG, December 1989

While the city-wide population has varied little over the past twenty years, the population level of several of the five neighborhood planning areas changed between 1980 and 1990. In general, the neighborhoods east of the railroad tracks experienced population growth, while the remainder of the City either declined or stabilized.

Table 3
CHANGES IN POPULATION LEVEL, 1980 to 1990

City of Belmont	East Belmont Sterling Downs Homeview	Central Country Club	Cipriani The Plateau Skymont	Carlmont W. Hills Hallmark	Chula Vista Sunnyslope
1980: 24,505 1990: 24,127	1980: 3,362 1990: 3,624	1980: 6,688 1990: 6,529	1980: 5,923 1990: 5,601	1980: 5,890 1990: 5,925	1980: 2,640 1990: 2,448
1.5% decrease	15.2% increase	2.3% decrease	5.4% decrease	0.5% increase	7.3% decrease

Source: U.S. Census, 1980 and 1990