



Community Report: Impact of the Eaton Fire

This report provides a summary of the impacts of the Eaton Fire on the affected population and regional characteristics. It includes demographic insights, economic conditions, commuting patterns, and the status of special populations, with comparisons to Los Angeles County averages to contextualize the data. Findings include:

- The Eaton Fire area¹ has a smaller population but is relatively diverse, earns more, owns higher-value homes, and is heavily reliant on personal vehicles compared to the overall LA County population.
 - The Eaton Fire area has a total population of 175,223 and is demographically diverse, with a nearly even split between White (non-Hispanic) (33.94%), Hispanic (32.15%), and significant Asian (21.66%) and Black (9.98%) communities.
 - The average median household income in the Eaton Fire area is \$112,273, which is significantly higher than LA County’s \$83,411.
 - The average median home price² in the Eaton Fire area is \$1,033,167, making it a higher-value housing market compared to the county median of \$732,200.
- Despite the region’s economic strength, the fire’s destruction presents a major challenge for displaced residents and for recovery in an area where housing costs are already high.
 - A total of 6,899 residential buildings were damaged or destroyed. Without further data we are unable to say definitively how many individuals will be displaced long-term.
 - The widespread loss of homes in an area with already high property values poses significant long-term recovery and rebuilding challenges, not only in terms of displacement but also in overall economic impact and housing availability.
 - Reports indicate that Black residents were disproportionately hit by the damage from the fires.

Demographics

The Eaton Fire area has a total population of 175,223 individuals spread out over 62,763 households. Within this population there are 4,705 veterans and 17,447 individuals with disabilities, indicating unique community needs that could shape recovery efforts. The average median age of 43 years indicates a well-distributed demographic, with a substantial 59% of the population in the work working-age group.

Exhibit 1. Residential Population Estimates

	Eaton Fire Area		LA County	
Population	175,223		9,936,690	
Veterans	4,705	2.69%	230,282	2.3%
Disabled	17,447	9.96%	1,045,189	10.52%
Households	62,763		3,363,093	

Note: Data from Community Indicators

¹ The ZIP codes included in this analysis are 91001 (Altadena), 91104 (Pasadena), 91107 (Pasadena), 91006 (Arcadia), 91103 (Pasadena), and 91024 (Sierra Madre). These were selected based on the geographic boundaries of the Palisades Fire Impact Zone.

² The data collected represented the median value for each ZIP code. To summarize these values, the average (mean) of the medians was calculated, referred to here as the “average median.”

Race/Ethnicity

The Eaton Fire region exhibits significant diversity in its population. It has significant White (non-Hispanic, 33.94%) and Hispanic (32.15%) residents, with sizable Asian (21.66%) and Black (9.98) residents. The category for Other, including multiracial individuals, makes up 2.28% of the population. This racial composition more closely matches the demographics of the broader Los Angeles County area.

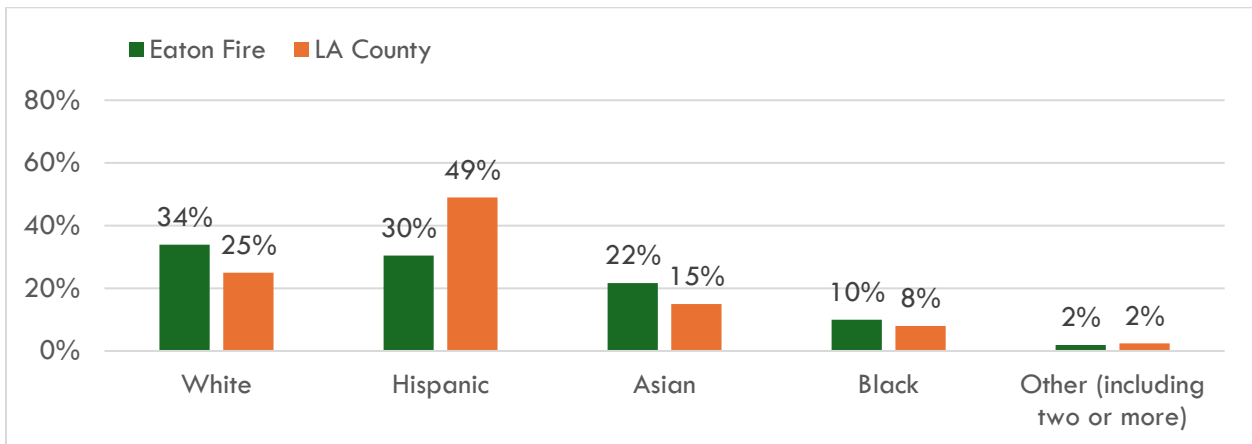
Additionally, while Black residents make up about 10% of the population, a study done by UCLA found that these residents were disproportionately damaged by the fires, further complicating recovery efforts (Ong., et al., 2025)³.

Exhibit 2. Race/Ethnicity Composition of Residential Population

Race/Ethnicity	Population
White (non-Hispanic)	33.94%
Hispanic	32.15%
Asian	21.66%
Black	9.98%
Other (including two or more)	2.28%

Note: Data from Demographic Overview

Exhibit 3. Race/Ethnicity Comparison to LA County



Note: City data from Demographic Overview, County data from COE regional report

Age Distribution

The age demographics reveal a significant segment under 15 years old (15.61%), a robust working-age population (20-64 years, 59%), and a notable proportion over 64 years (20.73%). This distribution underscores the importance of considering childcare, workforce stability, and elder care in recovery strategies.

Exhibit 4. Age Distribution of Residential Population

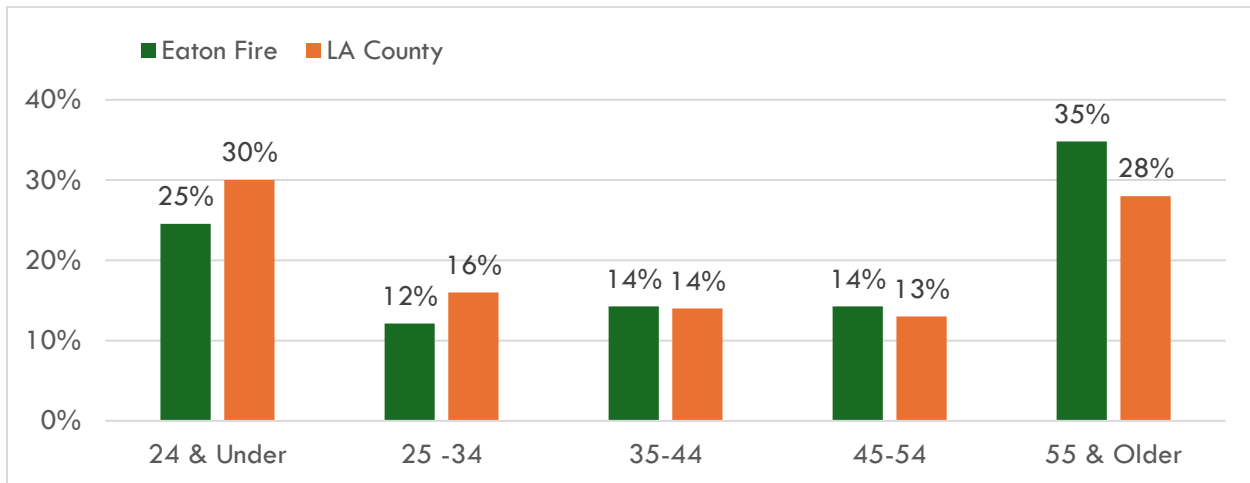
	Population (#)	Population (%)
Total Population	160,750	100.00%
Age (< 15)	25,093	15.61%
Age 15-19	7490	4.66%

³ Ong, P., Pech, C., Frasure, L., Comandur, S., Lee, E., González, S. R., (2025). LA Wildfires: Impacts on Altadena's Black Community. Bunch Center, UCLA.

	Population (#)	Population (%)
Working Age All	94,839	59.00%
Working Age (20-34)	26,353	16.39%
Working Age (35-49)	34,091	21.21%
Working Age (50-64)	34,396	21.40%
Age (> 64)	33,327	20.73%

Note: Data from Demographic Overview

Exhibit 5. Age Distribution Comparison to LA County



Note: City data from Demographic Overview, County data from COE regional report

Household and Economic Conditions

The Eaton Fire region is relatively affluent compared to overall Los Angeles County averages. The average median household income stands at \$112,273, with a per capita income of \$58,903. Housing values are similarly elevated, with an average median house value of \$1,033,167. Within this region, 6,899 residential buildings were damaged or destroyed. Additional information is needed to determine an estimate for the number of long-term displaced individuals, current estimates would be speculative.

These economic characteristics highlight a community with significant resources yet facing substantial challenges in recovery due to the widespread impact on housing.

Exhibit 6. Household Employment and Income

	Eaton Fire Area	LA County
Population	175,223	9,721,138
Households	62,763	3,339,544
Avg. Household Size	2.7	2.9
Median Household Income	\$112,273	\$83,411
Per Capita Income	\$58,903	\$41,847
Total Jobs	82,784	5,217,897
Median House Value	\$1,033,167	\$732,200

Note: Data from Community Indicators

Commuting and Remote Work

The area features varied commuting patterns with 69,470 total commuters. Among these the majority, 56,822, drive alone to work, with 5,785 participating in carpools, 2,733 using public transportation, a smaller group of 1,536 who walk, and another 2,594 who rely on other means to commute. These figures suggest a community heavily reliant on individual car transportation, emphasizing the importance of restoring roads and transport infrastructure.

Furthermore, there are an estimated 16,105 individuals working remotely, a notable figure that could influence post-disaster recovery planning.

Exhibit 7. Commuting and Remote Work

	Eaton Fire Area	LA County
Remote Workers	16,105	626,181
Commuters Walking to Work	1,536	116,287
Commuters (Driving Carpool)	5,785	440,344
Commuters (Driving Alone)	56,822	3,220,537
Commuters (Other)	2,594	117,001
Commuters (public transport)	2,733	217,371
Commuters ALL	69,470	4,111,540

Note: Data from Community Indicators

Comparison to Los Angeles County

When compared to Los Angeles County averages, the Eaton Fire area stands out with higher incomes, greater property values, and a smaller average household size. However, these advantages are counterbalanced by the fire's extensive damage to residential infrastructure, emphasizing the need for targeted aid and recovery efforts. The Eaton Fire area exhibits notable economic and demographic distinctions compared to Los Angeles County as a whole.

Demographics & Population Characteristics

Demographically, the Eaton Fire region has a comparable racial composition to the county, with a nearly even split between White (non-Hispanic) and Hispanic populations, alongside significant Asian and Black communities. The area has a slightly older average median age (43.4 years), reflecting a well-established population with a notable proportion of working-age individuals (59%) and seniors (20.73%).

Economic & Housing Differences

The region is characterized by a smaller overall population but a higher average median household income (\$112,273 vs. \$83,411) and greater per capita income (\$58,903 vs. \$41,847). Property values in the Eaton Fire area are also higher, with an average median home value of \$1,033,167 compared to \$732,200 in Los Angeles County. These high property values heighten the damage done in the area and represent an exceptionally costly setback for homeowners and the broader local economy.

Commuting & Workforce Trends

The Eaton Fire region shows a strong dependence on personal vehicles, with 81.8% of commuters driving alone or in carpools. Additionally, the region has a higher percentage of remote workers (16,105 individuals), reflecting a professional workforce in industries that allow greater flexibility.

Conclusion

While these socioeconomic advantages provide a strong foundation for recovery, the Eaton Fire's destruction of nearly 7,000 residential buildings has directly impacted an estimated 18,627 residents. This damage poses significant challenges, particularly given the area's higher cost of living and reliance on personal transportation. Recovery efforts should balance economic resilience with targeted aid to address housing shortages and infrastructure restoration.