



Community Report: Impact of the Palisades Fire

This report provides a summary of the impacts of the Palisades 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:

- Residents of the Palisades Fire area¹ are older and less diverse, earn significantly more, live in far more expensive homes, and rely much more on personal vehicles rather than public transit when compared to the overall LA County population.
 - The Palisades Fire area has a total population of 147,802 and is predominantly White (non-Hispanic) (75.30% of residents).
 - The median household income in the Palisades Fire is \$165,921, which is double that of LA County (\$80,952).
 - The median home price in the Palisades Fire area is \$1,730,515, placing the area among the highest valued real estate markets in the county.
- While the economic prosperity of the region is evident, the destruction caused by the fire presents a major challenge for displaced residents and for rebuilding efforts in an area where housing costs are already exceptionally high.
 - A total of 6,397 residential buildings were either damaged or destroyed. Without further data we are unable to say definitively how many individuals will be displaced long-term.
 - The destruction of so many homes in a region of such high property values underscores the severe economic impact of the fire, not just in terms of immediate displacement but also in long-term recovery and property loss.

Demographics

The Palisades Fire area has a total population of 147,802 individuals, with 3,811 veterans and 11,919 individuals with disabilities. These figures indicate a moderately sized community with a notable presence of both veterans and disabled individuals. The number of households stands at 59,051, suggesting an average density for a suburban region. The median age is 45 years, reflecting a balanced demographic structure, including a significant working-age population (54.62%).

Exhibit 1. Residential Population Estimates

	Palisades Fire Area		LA County	
Population	147,802		9,936,690	
Veterans	3,811	2.58%	230,282	2.3%
Disabled	11,919	8.06%	1,045,189	10.52%
Households	59,051		3,363,093	

Note: Data from Community Indicators

Race/Ethnicity

The Palisades fire area is predominantly White (non-Hispanic) at 75.29%, followed by Hispanic residents at 10.22%, Asian residents at 9.13%, and Black residents at 2.56%. The category for Other, including multiracial

¹ The ZIP codes included in this analysis are 90049 (Los Angeles), 91356 (Tarzana), 91302 (Calabasas), 90272 (Pacific Palisades), 90265 (Malibu), 90402 (Santa Monica), and 90290 (Topanga). These were selected based on the geographic boundaries of the Palisades Fire Impact Zone.

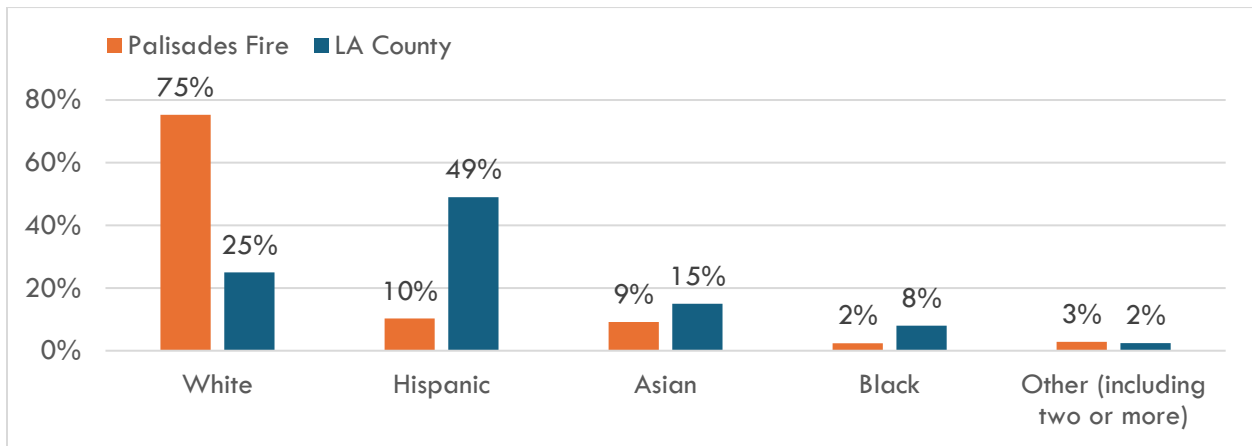
individuals, makes up 1.15% of the population. This racial composition differs significantly from the broader Los Angeles County area, which has a more diverse demographic profile.

Exhibit 2. Race/Ethnicity Composition of Residential Population

Race/Ethnicity	Population
White (non-Hispanic)	75.30%
Hispanic	10.31%
Asian	9.15%
Black	2.39%
Other (including two or more)	2.84%

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

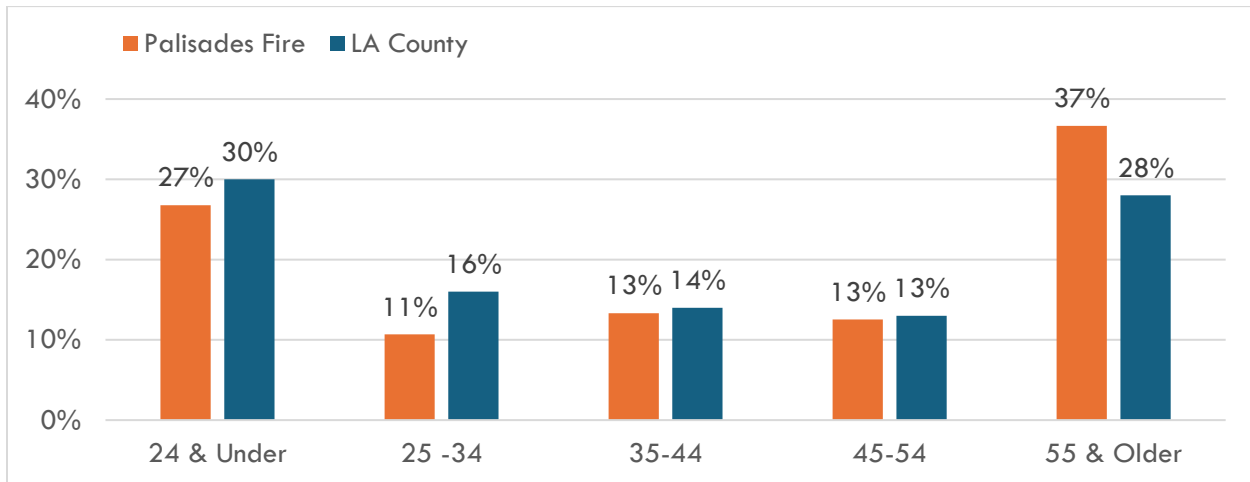
The age distribution of the community reveals an established working-age population, with over 55% of residents falling between 20 and 64 years old. Among them, the largest subgroup consists of individuals aged 50 to 64, slightly outnumbering the younger workforce. A sizable senior population, making up nearly 23% of residents, indicates that the area is home to many retirees or older adults. Meanwhile, children under 15 represent about 15% of the population, showing a relatively smaller presence of young families compared to some other regions.

Exhibit 4. Age Distribution of Residential Population

	Population (#)	Population (%)
Total Population	137,235	100.00%
Age (< 15)	21,650	15.78%
Age 15-19	8,604	6.27%
Working Age All	74,954	54.62%
Working Age (20-34)	21,166	15.42%
Working Age (35-49)	26,511	19.32%
Working Age (50-64)	27,277	19.88%
Age (> 64)	32,027	23.34%

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

Economically, the Palisades Fire area stands out as an affluent community. With a median household income of \$164,934, it far surpasses the Los Angeles County median of \$80,952. The wealth of the region is further emphasized by a per capita income of \$105,994, nearly three times the countywide average. This prosperity is reflected in housing values, where the median home price exceeds \$1.7 million, placing the area among the highest valued real estate markets in the county.

However, the devastation caused by the Palisades Fire left a significant mark on the community. A total of 6,168 residential buildings were either damaged or destroyed. Additional information is needed to determine an estimate for the number of long-term displaced individuals, current estimates would be speculative. The destruction of so many homes in a region of such high property values underscores the severe economic impact of the fire, not just in terms of immediate displacement but also in long-term recovery and property loss.

Exhibit 6. Household Employment and Income

	Palisades Fire Area	LA County
Population	147,802	9,721,138
Households	59,051	3,339,544
Avg. Household Size	2.5	2.9
Median Household Income	\$164,934	\$83,411
Per Capita Income	\$105,994	\$41,847
Total Jobs	147,802	5,217,897
Median House Value	\$1,730,515	\$732,200

Note: Data from Community Indicators

Commuting and Remote Work

In terms of commuting, the Palisades Fire area differs markedly from Los Angeles County. Among those who do commute, car dependency is high, with 39,924 individuals driving alone to work. Carpooling is far less common, with only 3,429 people sharing rides, while a mere 793 residents rely on public transportation. This data may suggest that public transit infrastructure in the area is either underutilized or insufficient to meet the needs of the community.

A substantial portion of residents (17,477), work remotely, a number that reflects both high-income professions that allow for remote flexibility and a potential shift away from traditional commuting patterns.

Exhibit 7. Commuting and Remote Work

	Palisades Fire Area	LA County
Remote Workers	18,892	626,181
Commuters Walking to Work	1,747	116,287
Commuters (Driving Carpool)	3,597	440,344
Commuters (Driving Alone)	43,089	3,220,537
Commuters (Other)	1,978	117,001
Commuters (public transport)	819	217,371
Commuters ALL	51,230	4,111,540

Note: Data from Community Indicators

Comparison to Los Angeles County

The Palisades Fire area presents a striking contrast to Los Angeles County across multiple dimensions, including demographics, economic conditions, and commuting patterns.

Demographics & Population Characteristics

The Palisades Fire area is smaller and less diverse than Los Angeles County. With a total population of 147,802 compared to the county's nearly 10 million, the area has a significantly higher proportion of White (non-Hispanic) residents and fewer Hispanic and Black residents.

Economic & Housing Differences

Economically, the Palisades Fire area stands out as one of the wealthiest regions in the county. The median household income of \$164,934 is nearly double that of Los Angeles County (\$83,411), and per capita income is over 2.5 times higher (\$105,994 vs. \$41,847). Home values in the Palisades area reflect this affluence, with a median price of \$1.7 million, more than double the county median of \$732,200. These high property values amplify the financial devastation caused by the fire, as the loss of over 6,000 homes represents an exceptionally costly setback for homeowners and the broader local economy.

Commuting & Workforce Trends

Commuting behavior further distinguishes the two areas. The Palisades Fire region has a much higher percentage of remote workers (12.8% vs. 6.4% in LA County), reflecting a professional workforce in industries that allow greater flexibility. Meanwhile, public transit usage is significantly lower, with just 1.6% of Palisades commuters relying on public transportation, compared to 5.3% in the county. Car dependence is high at 84% of workers driving alone to work, but similar when compared to 78% in the county. These commuting patterns suggest a great reliance on personal vehicles and potential transportation challenges in the aftermath of the fire.

Conclusion

The Palisades Fire area differs significantly from Los Angeles County in wealth, demographics, and infrastructure. While it is an affluent region with high home values and incomes, the fire's destruction poses unique recovery challenges due to the scale of property loss, displacement costs, and limited public transit access. The rebuilding process will require careful planning to address both immediate housing needs and long-term economic recovery.