



# Apple Valley, California.

Current market data.

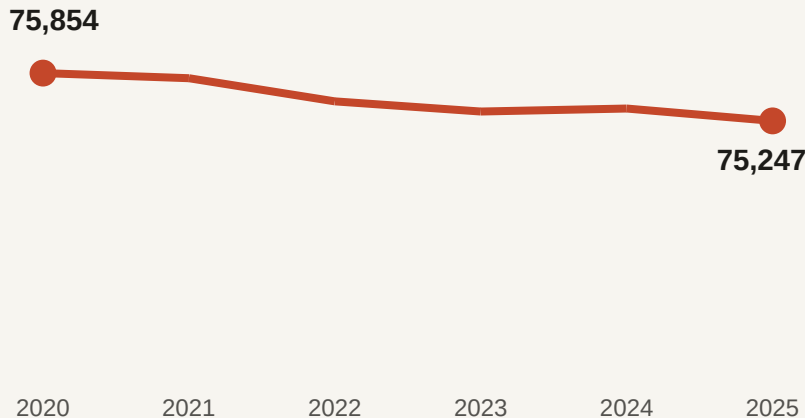
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,  
every year since.**

**75,247**

people, the 117th-largest of California's cities and towns.



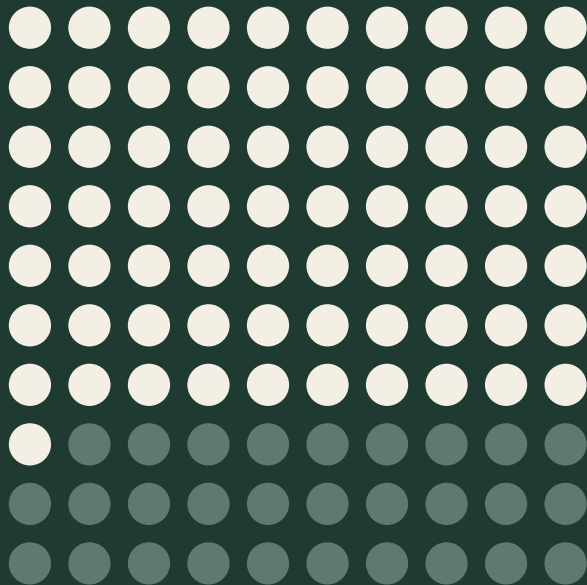
## THE WORKDAY

7 in 10 jobs here go to people who live somewhere else.

71.5%

of 15,979 jobs located in Apple Valley are filled by in-commuters.

Source: Census LEHD LODES, 2023



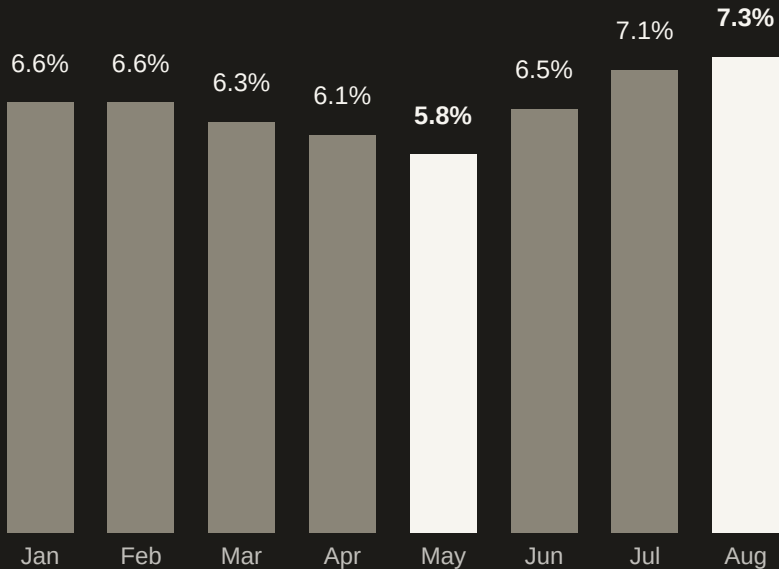
Each dot is 1% of jobs. Filled: held by in-commuters.

## UNEMPLOYMENT, 2026

The low came in May:  
5.8%.

7.3%

in August 2026, the latest month released. A year earlier it was 7.4%.

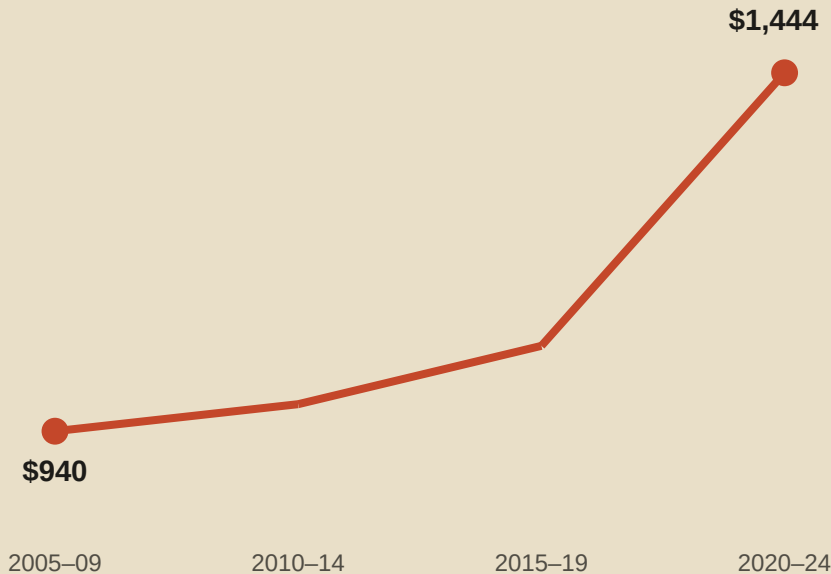


RENT

Median rent is up 54%  
since the 2005–2009  
survey, before inflation.

**\$1,444**

a month. California's median is \$2,036.



## THE SEAM

# Cross one tract line and median rent doubles.

A \$2,505 gap between neighbors, the sharpest rent edge between adjacent tracts in San Bernardino County.

TRACT 92.02

**\$996**

TRACT 20.14

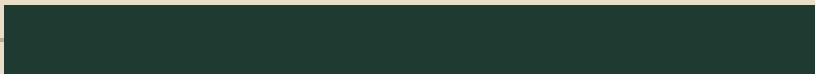
**\$3,501**



## ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$861–\$1,291**



**\$1,444 median**

is the monthly rent range local workforce wages support.

## BUILDING

# 73% of the housing here was built before 2000.

---

## 1,202

homes permitted in ten years,  
2016–2025

---

## 6%

of those were in multifamily  
buildings

---

## 73%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.4–0.6% to the 25,809 homes here.**

**94–160**

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



## HOME VALUE

A median home costs 45% less than California's.

**\$407,400**

median home value in Apple Valley.

Apple Valley



\$407,400

California



\$734,700

U.S.



\$332,700

THAT WAS APPLE VALLEY'S 2026

# Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [\*\*almanacdata.ai/e/ca/apple-valley/\*\*](https://almanacdata.ai/e/ca/apple-valley/)

The Almanac · your hyper-diligent research partner