



Arroyo Grande, California.

Current market data.

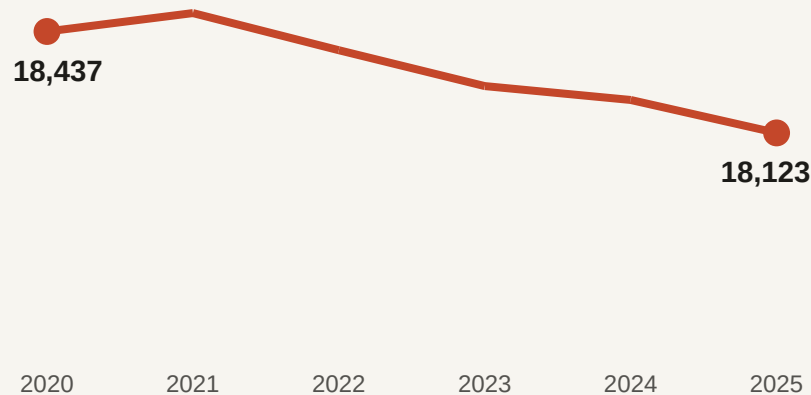
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.7% since 2020.

18,123

people, the 312th-largest of California's cities and towns.



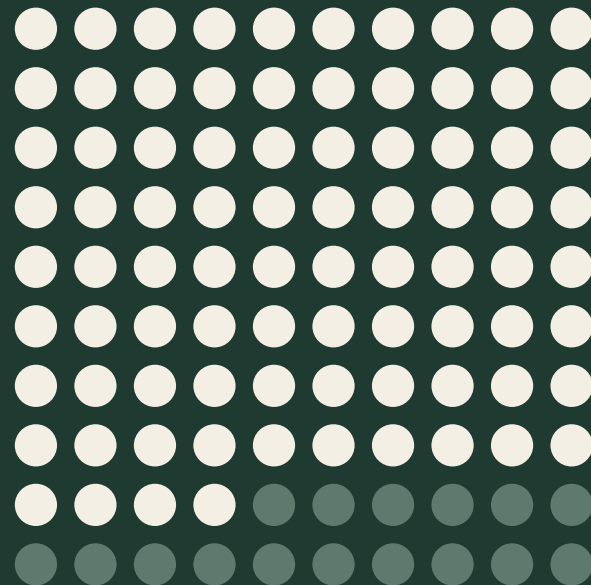
THE WORKDAY

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

84.4%

of 6,607 jobs located in Arroyo Grande are filled by
in-commuters.

Source: Census LEHD LODES, 2023



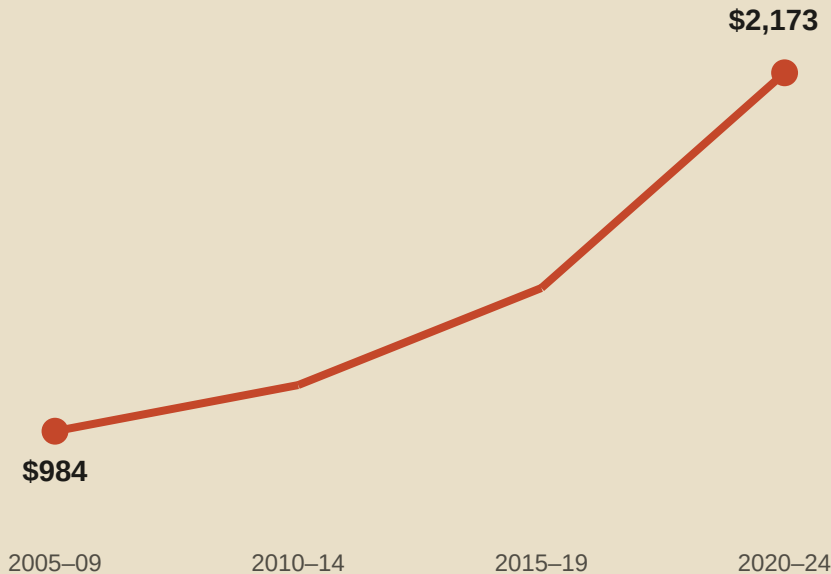
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 121%
since the 2005–2009
survey, before inflation.

\$2,173

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,912 gap between neighbors, the sharpest rent edge between adjacent tracts in San Luis Obispo County.

TRACT 101.03

\$1,521

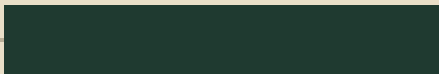
TRACT 102.06

\$3,433

ROOM TO BUILD

The median rent is above what local wages can carry.

\$961–\$1,442



\$2,173 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

101

homes permitted, 2022–2025

5%

of those were in multifamily
buildings

78%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.8% to the 8,138 homes here.

30–66

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



HOME VALUE

A median home costs **11%**
more than California's.

\$814,200

median home value in Arroyo Grande.

Arroyo Grande



\$814,200

California



\$734,700

U.S.



\$332,700

THAT WAS ARROYO GRANDE'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/arroyo-grande/

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