



Arvin, California.

Current market data.

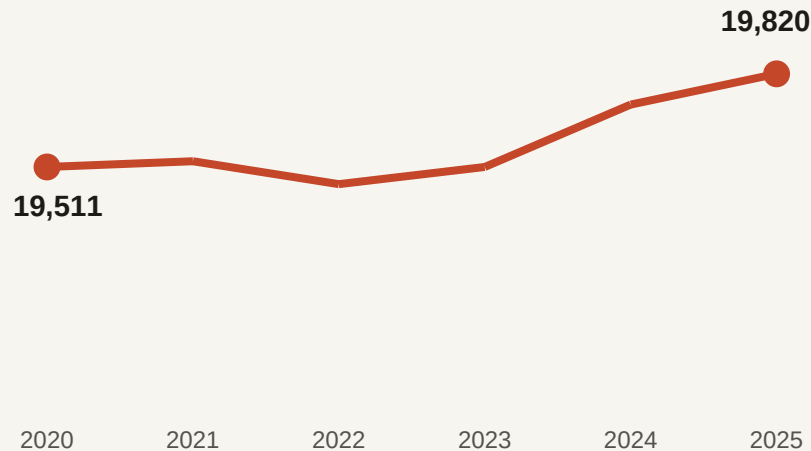
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.6% since 2020.

19,820

people, the 300th-largest of California's cities and towns.

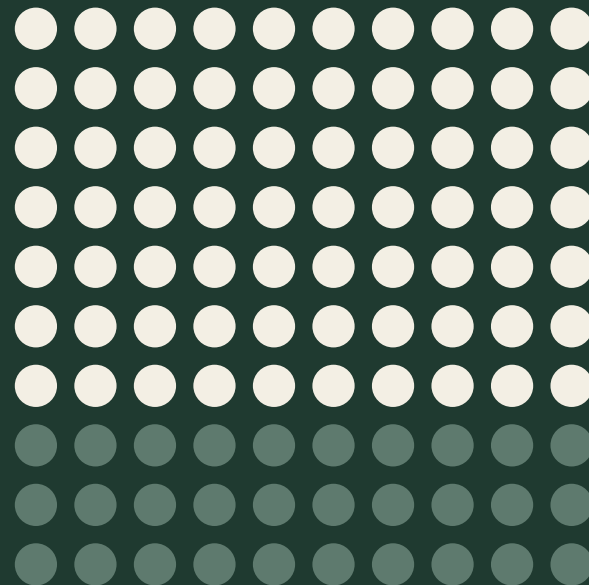


THE WORKDAY

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

70.4%

of 2,530 jobs located in Arvin are filled by in-commuters.



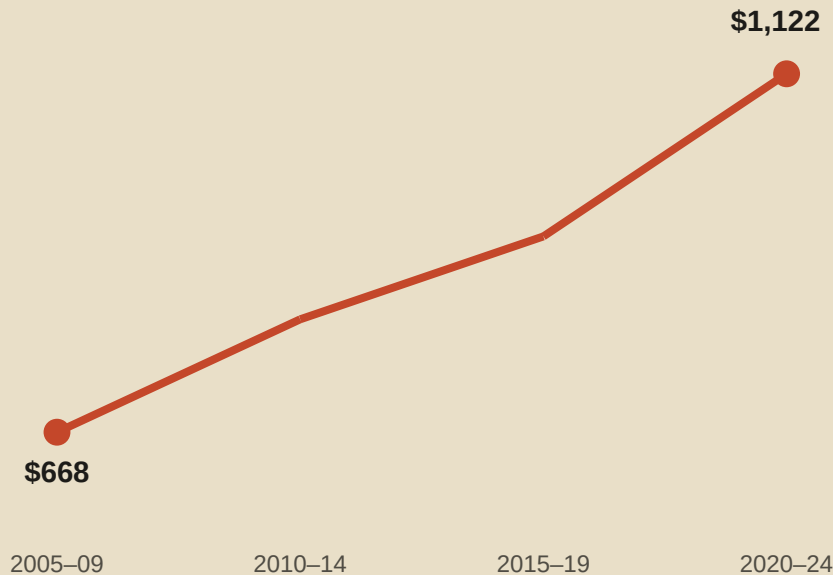
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 68%
since the 2005–2009
survey, before inflation.

\$1,122

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,044 gap between neighbors, the sharpest rent edge between adjacent tracts in Kern County.

TRACT 5.10

\$1,457

TRACT 5.09

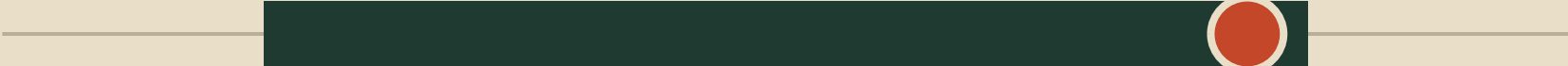
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$763–\$1,144



\$1,122 median

is the monthly rent range local workforce wages support.

BUILDING

63% of the housing here was built before 2000.

8

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

63%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–0.9% to the 4,896 homes here.

25–42

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



HOME VALUE

A median home costs 64% less than California's.

\$262,700

median home value in Arvin.

Arvin



\$262,700

California



\$734,700

U.S.



\$332,700

THAT WAS ARVIN'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/arvin/**](https://almanacdata.ai/e/ca/arvin/)

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