



Atwater, California.

Current market data.

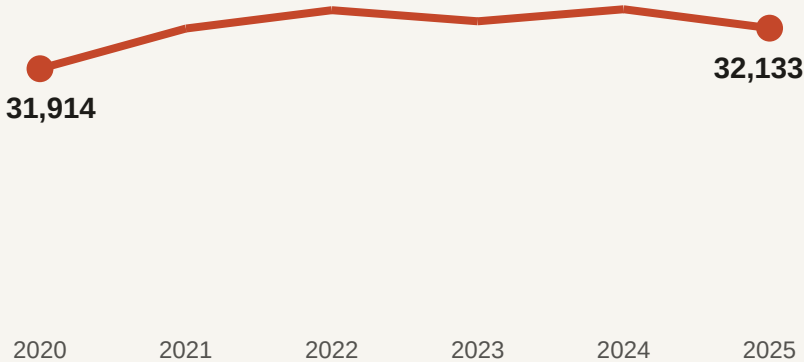
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.7% since 2020.

32,133

people, the 232nd-largest of California's cities and towns.



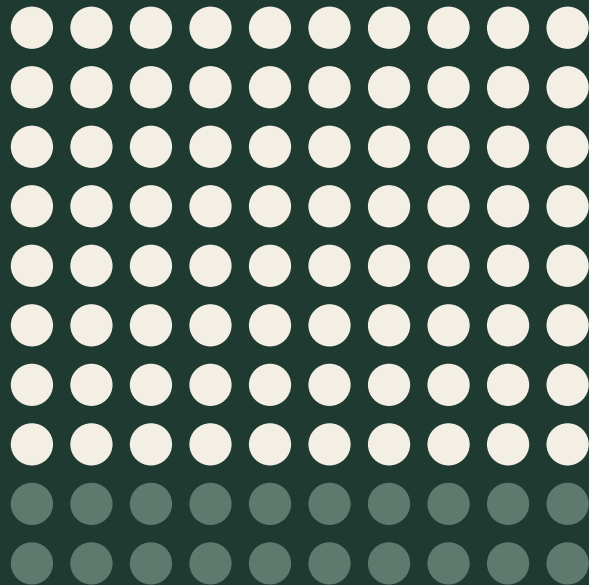
Source: Census Population Estimates, 2025

THE WORKDAY

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

79.5%

of 7,479 jobs located in Atwater are filled by in-commuters.



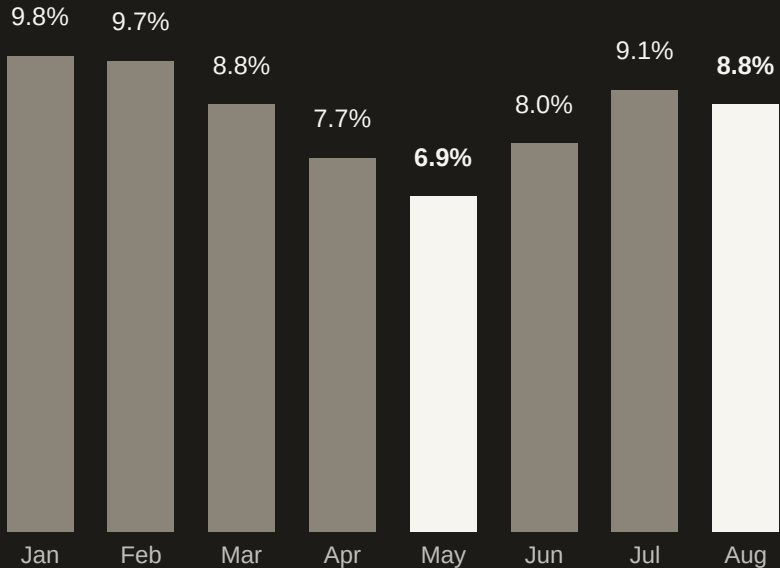
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
6.9%.

8.8%

in August 2026, the latest month released. A year earlier it was 9.5%.

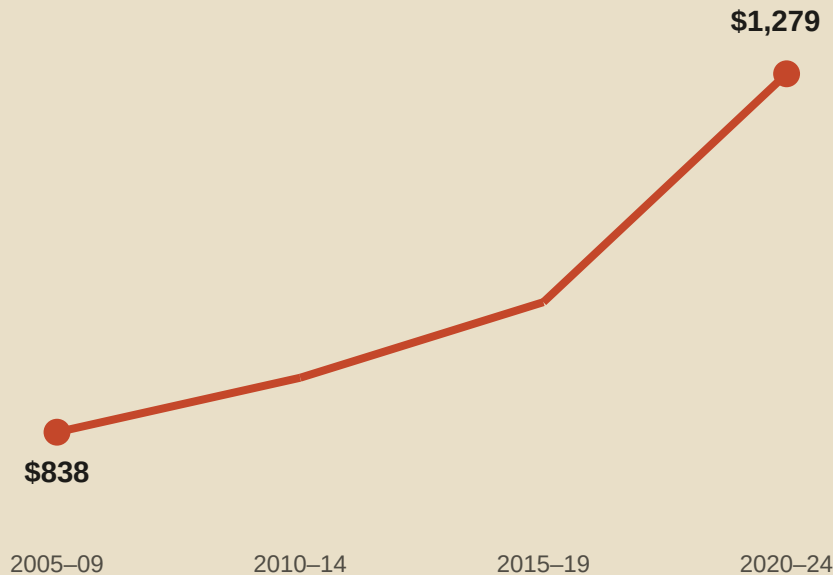


RENT

Median rent is up 53%
since the 2005–2009
survey, before inflation.

\$1,279

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,377 gap between neighbors, the sharpest rent edge between adjacent tracts in Merced County.

TRACT 25

\$1,090

TRACT 10.07

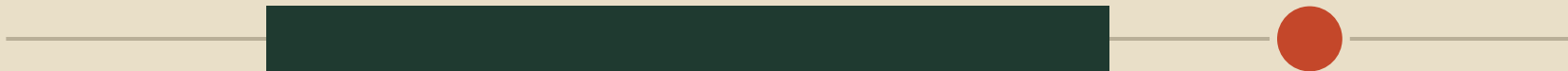
\$2,467



ROOM TO BUILD

The median rent is above what local wages can carry.

\$790–\$1,185



\$1,279 median

is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

93

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

74%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.6–0.8% to the 10,080 homes here.

64–77

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



HOME VALUE

A median home costs 51% less than California's.

\$363,400

median home value in Atwater.

Atwater



\$363,400

California



\$734,700

U.S.



\$332,700

THAT WAS ATWATER'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/atwater/**](https://almanacdata.ai/e/ca/atwater/)

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