



Avalon, California.

Current market data.

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

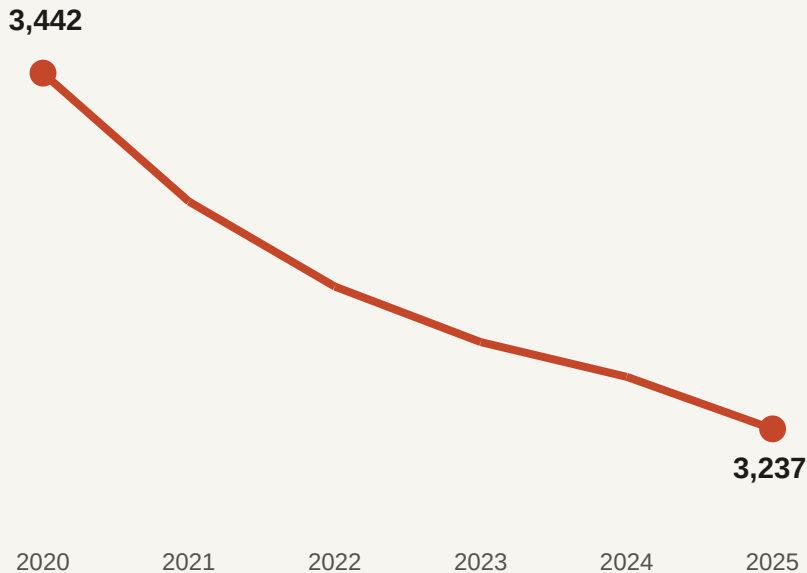


POPULATION

Down 6.0% since 2020.

3,237

people, the 443rd-largest of California's cities and towns.

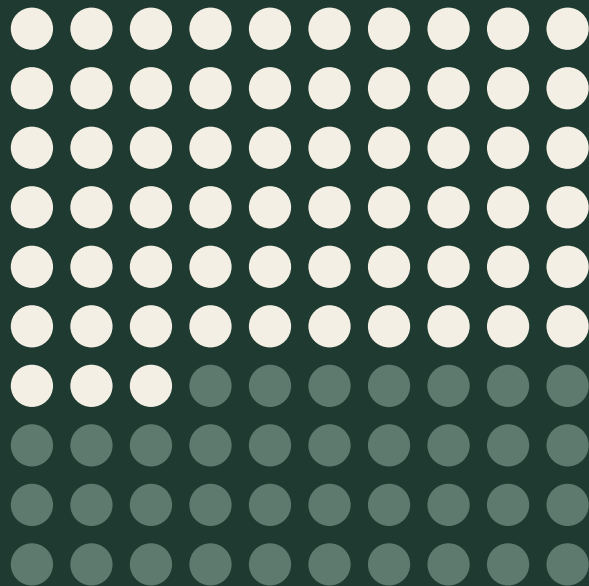


THE WORKDAY

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

62.9%

of 1,956 jobs located in Avalon are filled by in-commuters.



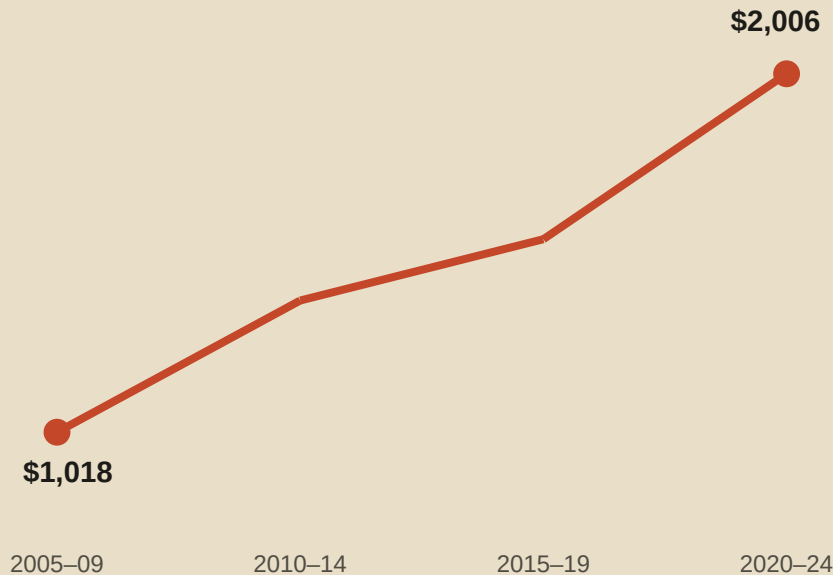
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 97%
since the 2005–2009
survey, before inflation.

\$2,006

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,493 gap between neighbors, the sharpest rent edge between adjacent tracts in Los Angeles County.

TRACT 2063.02

\$328

TRACT 2062.01

\$2,821

ROOM TO BUILD

The median rent is above what local wages can carry.

\$977–\$1,465



\$2,006 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

3

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

97%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.0% to the 2,014 homes here.

4–20

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



HOME VALUE

A median home costs 27% more than California's.

\$936,000

median home value in Avalon.

Avalon



\$936,000

California



\$734,700

U.S.



\$332,700

THAT WAS AVALON'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/avalon/**](https://almanacdata.ai/e/ca/avalon/)

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