



Avenal, California.

Current market data.

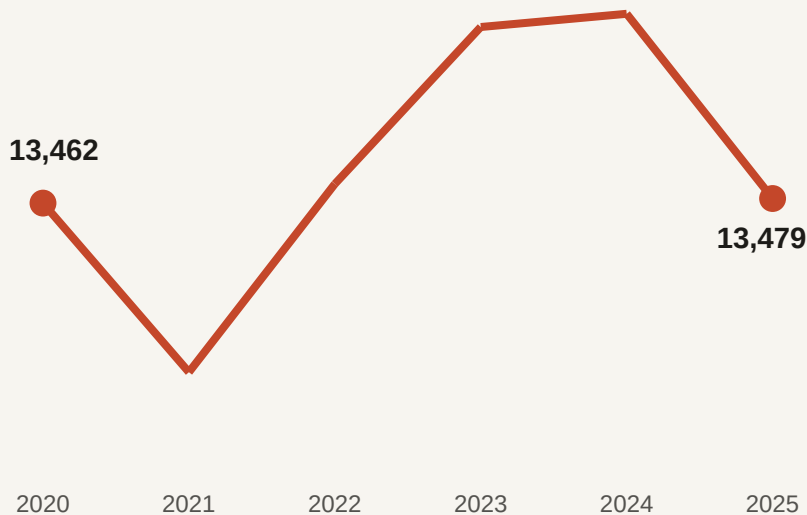
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.1% since 2020.

13,479

people, the 336th-largest of California's cities and towns.

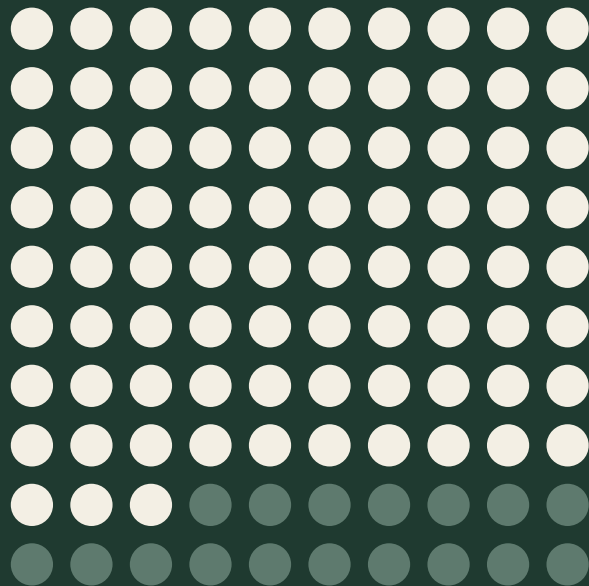


THE WORKDAY

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

83.2%

of 2,959 jobs located in Avenal are filled by in-commuters.



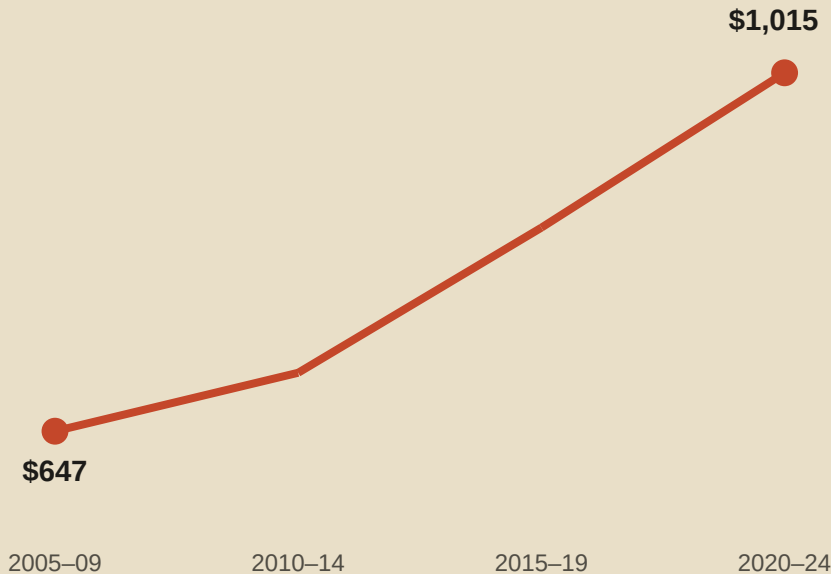
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 57%
since the 2005–2009
survey, before inflation.

\$1,015

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



THE SEAM

Cross one tract line and median rent jumps \$1,052.

A \$1,052 gap between neighbors, the sharpest rent edge between adjacent tracts in Kings County.

TRACT 5

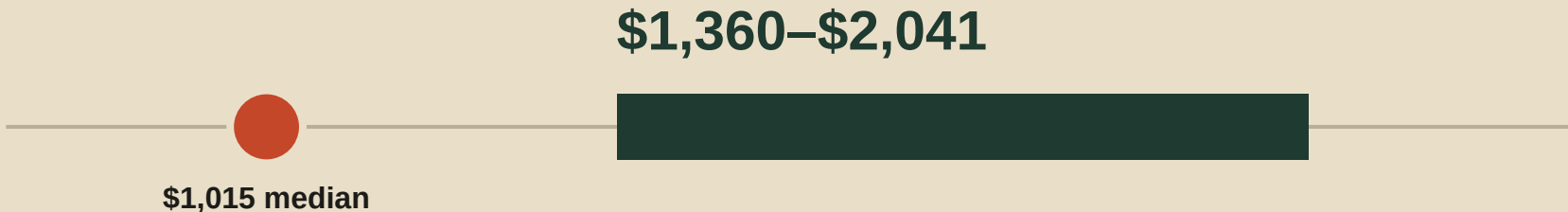
\$1,278

TRACT 6.03

\$2,330

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

75% of the housing here was built before 2000.

69

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 2,916 homes here.

30–34

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



HOME VALUE

A median home costs 69% less than California's.

\$228,900

median home value in Avenal.

Avenal



\$228,900

California



\$734,700

U.S.



\$332,700

THAT WAS AVENAL'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/avenal/**](https://almanacdata.ai/e/ca/avenal/)

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