



Belmont, California.

Current market data.

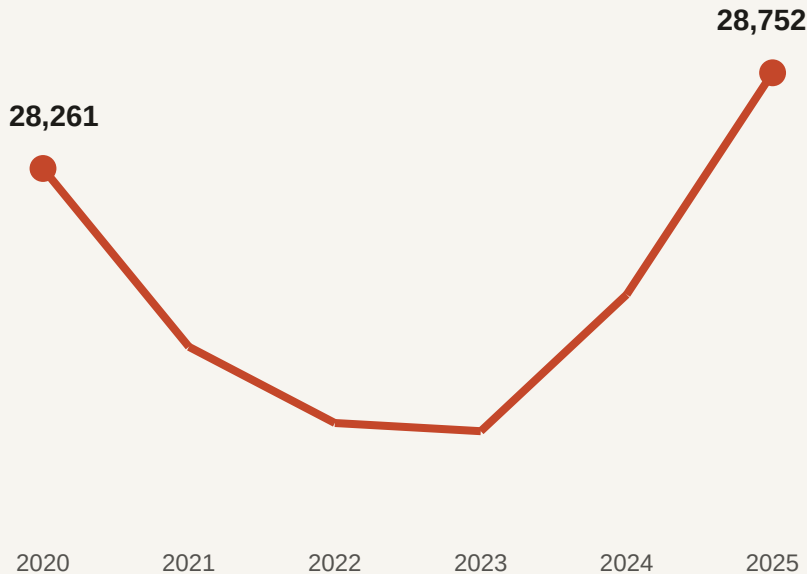
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.7% since 2020.

28,752

people, the 251st-largest of California's cities and towns.



THE WORKDAY

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

91.8%

of 6,844 jobs located in Belmont are filled by in-commuters.



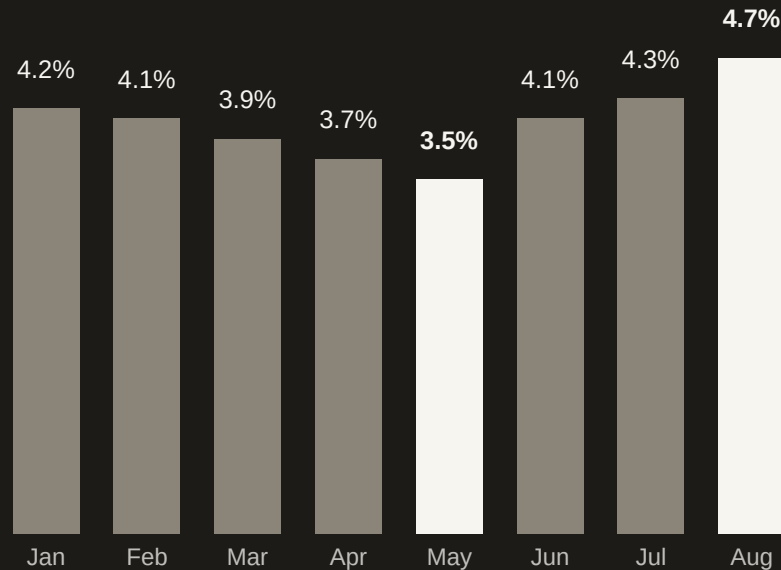
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.5%.

4.7%

in August 2026, the latest month released. A year earlier it was 4.8%.

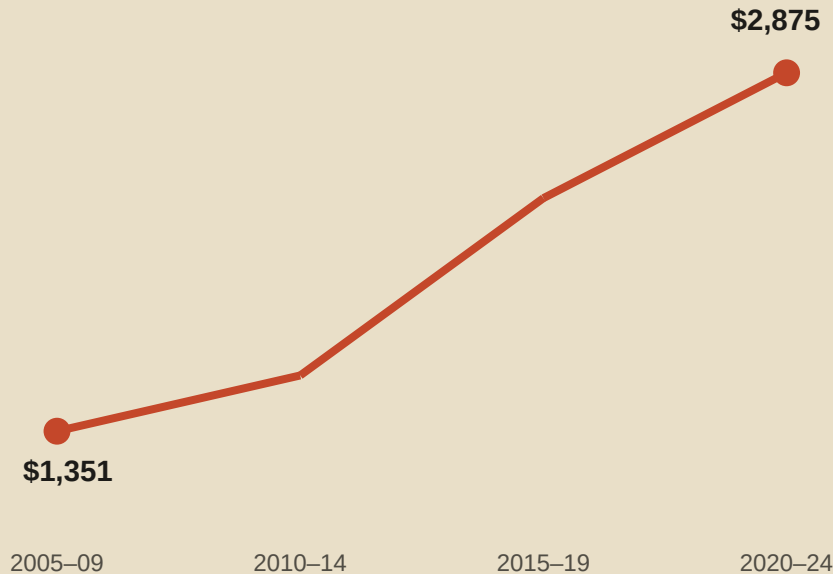


RENT

Median rent is up 113%
since the 2005–2009
survey, before inflation.

\$2,875

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,339 gap between neighbors, the sharpest rent edge between adjacent tracts in San Mateo County.

TRACT 6138

\$1,162

TRACT 6134

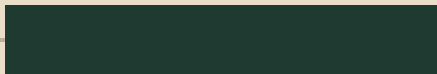
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,265–\$1,898



\$2,875 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

319

homes permitted in ten years,
2016–2025

83%

of those were in multifamily
buildings

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–0.6% to the 11,346 homes here.

54–68

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



HOME VALUE

**A median home costs
172% more than
California's.**

\$2,000,001

median home value in Belmont.

Belmont



\$2,000,001

California



\$734,700

U.S.



\$332,700

THAT WAS BELMONT'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/belmont/

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