



Benicia, California.

Current market data.

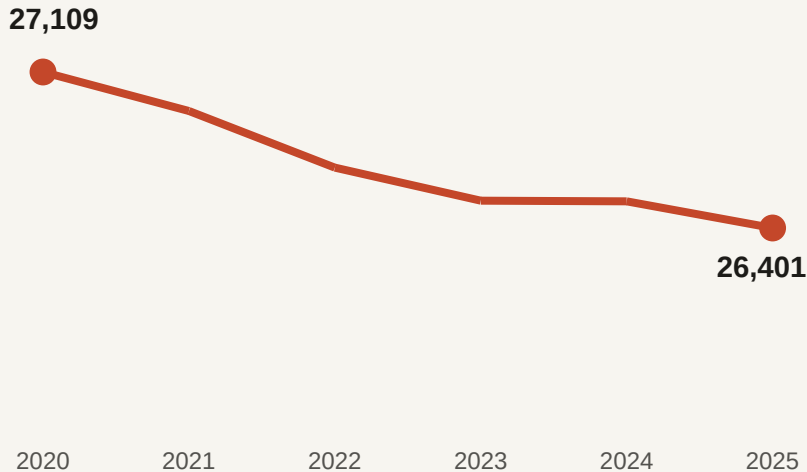
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.6% since 2020.

26,401

people, the 263rd-largest of California's cities and towns.

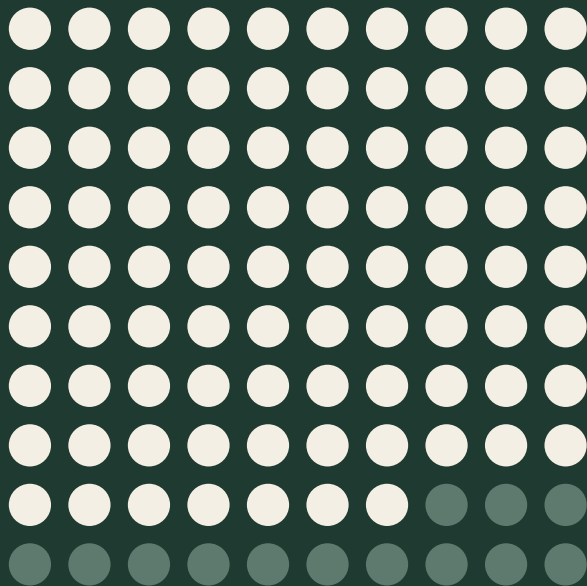


THE WORKDAY

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

86.9%

of 14,219 jobs located in Benicia are filled by in-commuters.



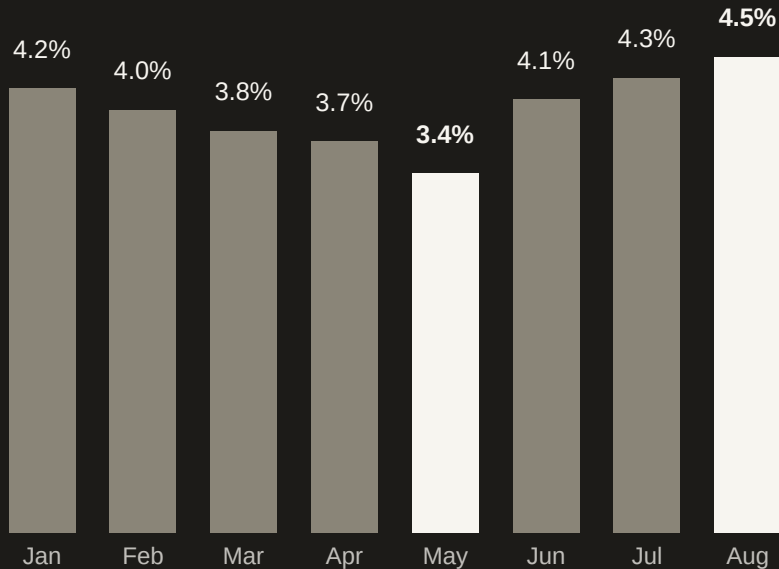
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.4%.

4.5%

in August 2026, the latest month released. A year earlier it was 4.9%.

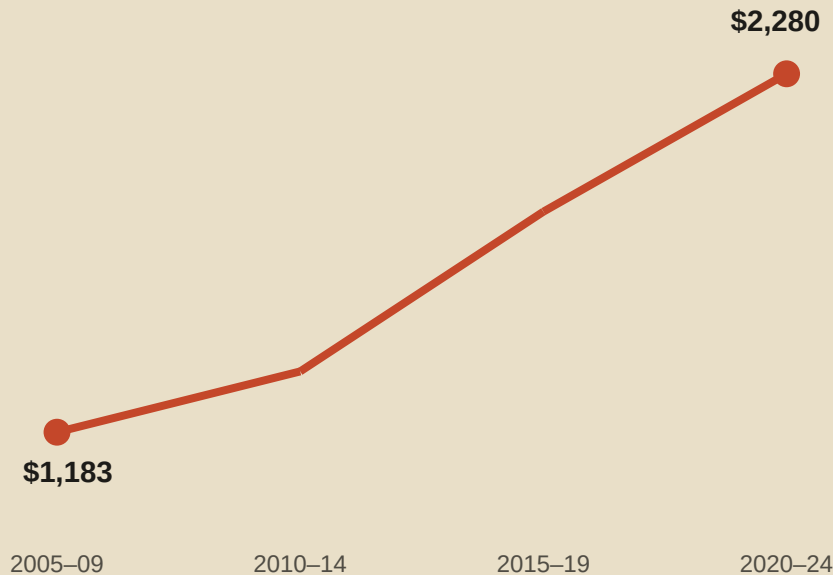


RENT

Median rent is up 93%
since the 2005–2009
survey, before inflation.

\$2,280

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,075 gap between neighbors, the sharpest rent edge between adjacent tracts in Solano County.

TRACT 2532.07

\$1,125

TRACT 2532.06

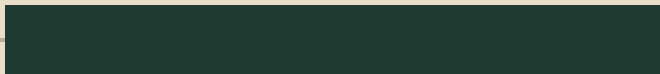
\$3,200



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,240–\$1,860



\$2,280 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

49

homes permitted in ten years,
2016–2025

4%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.2% to the 11,571 homes here.

33–142

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



HOME VALUE

A median home costs 10%
more than California's.

\$810,000

median home value in Benicia.

Benicia



\$810,000

California



\$734,700

U.S.



\$332,700

THAT WAS BENICIA'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/benicia/**](https://almanacdata.ai/e/ca/benicia/)

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