



Berkeley, California.

Current market data.

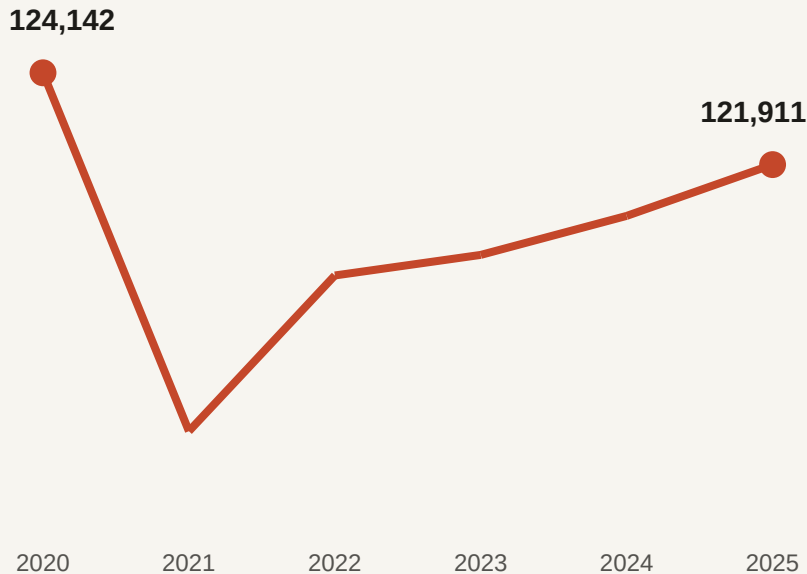
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.8% since 2020.

121,911

people, the 53rd-largest of California's cities and towns.

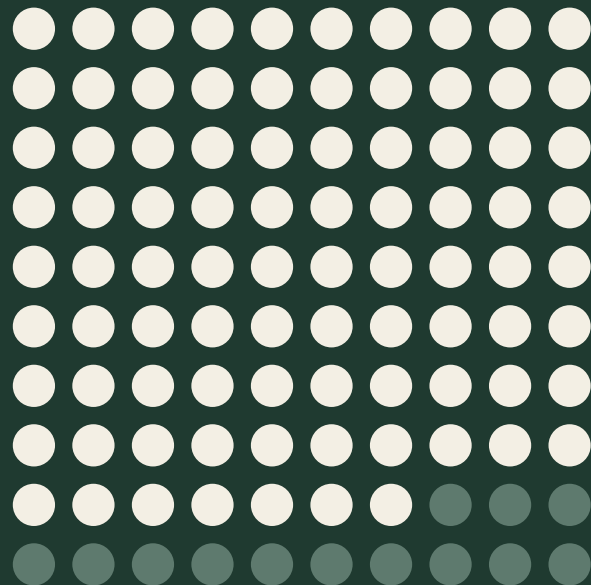


THE WORKDAY

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

86.7%

of 73,292 jobs located in Berkeley are filled by in-commuters.



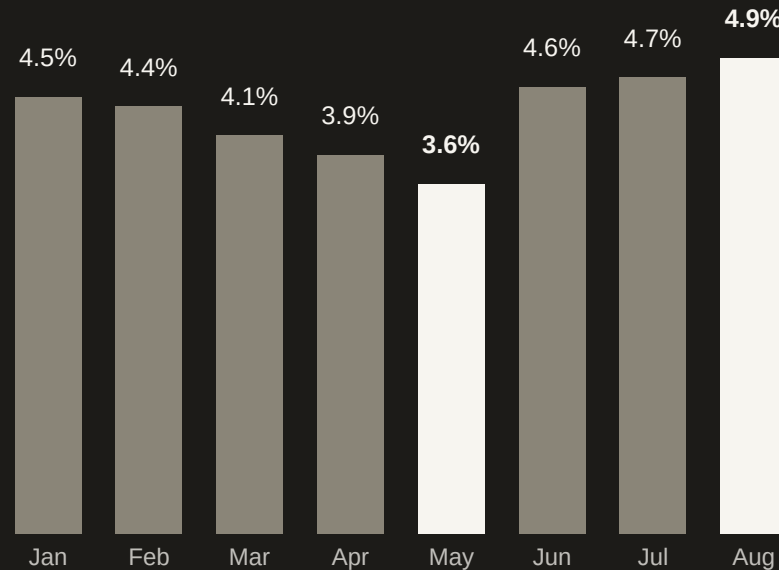
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.6%.

4.9%

in August 2026, the latest month released. A year earlier it was 5.1%.

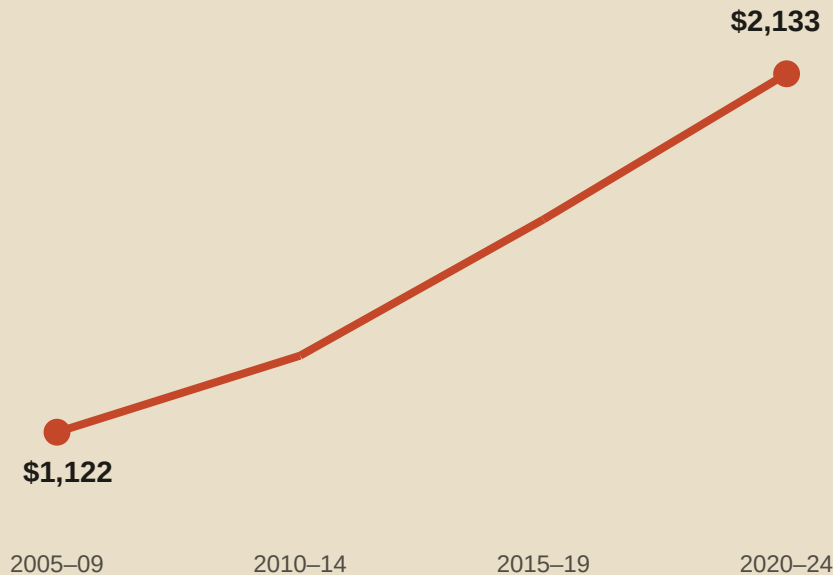


RENT

Median rent is up 90%
since the 2005–2009
survey, before inflation.

\$2,133

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,475 gap between neighbors, the sharpest rent edge between adjacent tracts in Alameda County.

TRACT 4026

\$1,026

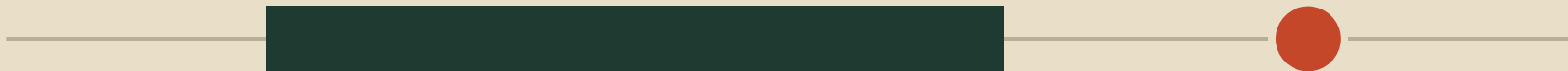
TRACT 9832

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,250–\$1,875



\$2,133 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

3,594

homes permitted in ten years,
2016–2025

80%

of those were in multifamily
buildings

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 53,145 homes here.

282–733

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



HOME VALUE

**A median home costs 92%
more than California's.**

\$1,413,900

median home value in Berkeley.

Berkeley



\$1,413,900

California



\$734,700

U.S.



\$332,700



THAT WAS BERKELEY'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/berkeley/

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