



Citrus Heights, California.

Current market data.

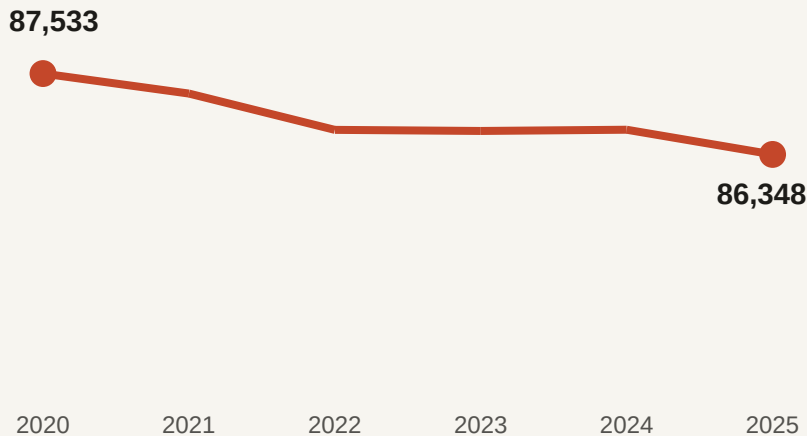
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.4% since 2020.

86,348

people, the 95th-largest of California's cities and towns.



THE WORKDAY

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

86.5%

of 17,384 jobs located in Citrus Heights are filled by in-commuters.



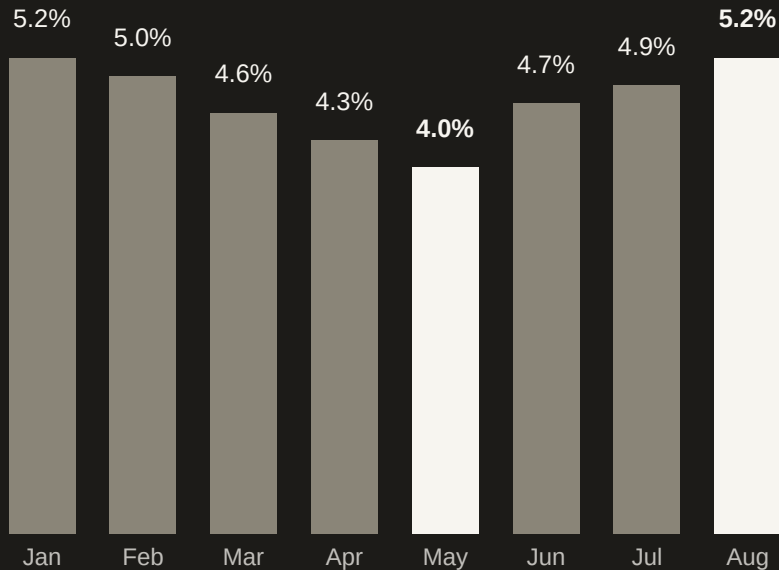
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
4.0%.

5.2%

in August 2026, the latest month released. A year earlier it was 5.4%.

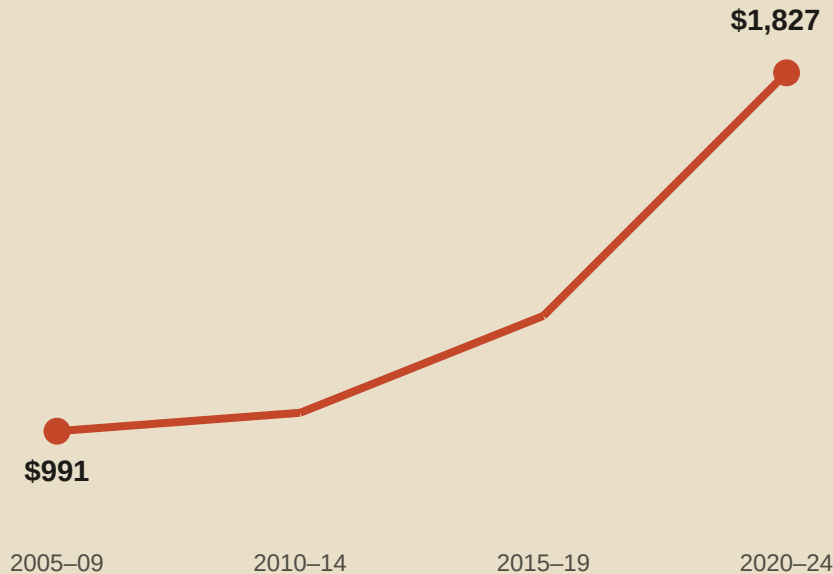


RENT

Median rent is up 84%
since the 2005–2009
survey, before inflation.

\$1,827

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,251 gap between neighbors, the sharpest rent edge between adjacent tracts in Sacramento County.

TRACT 94.03

\$1,250

TRACT 93.36

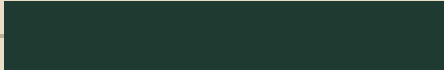
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$813–\$1,220



\$1,827 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

415

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

93%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.5% to the 34,946 homes here.

141–174

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



HOME VALUE

A median home costs 38%
less than California's.

\$454,600

median home value in Citrus Heights.

Citrus Heights



\$454,600

California



\$734,700

U.S.



\$332,700

THAT WAS CITRUS HEIGHTS'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/citrus-heights/**](https://almanacdata.ai/e/ca/citrus-heights/)

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