



Coachella, California.

Current market data.

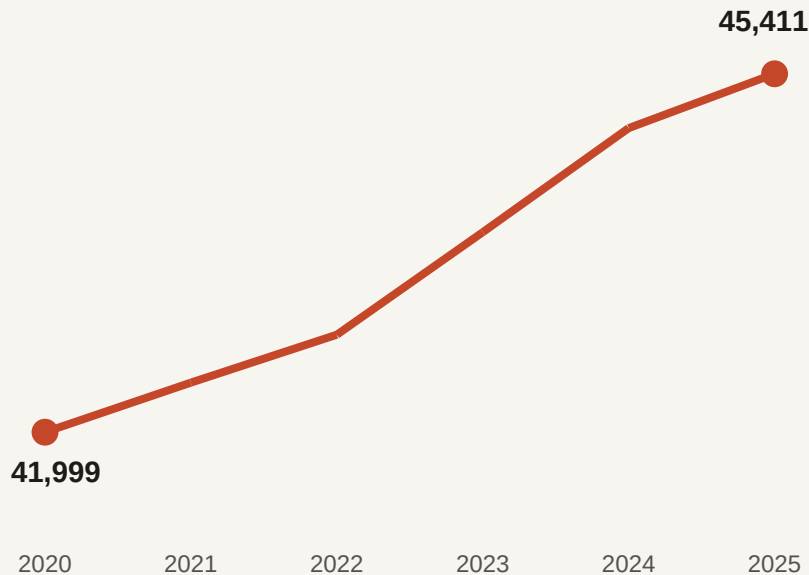
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.1% since 2020.

45,411

people, the 195th-largest of California's cities and towns.

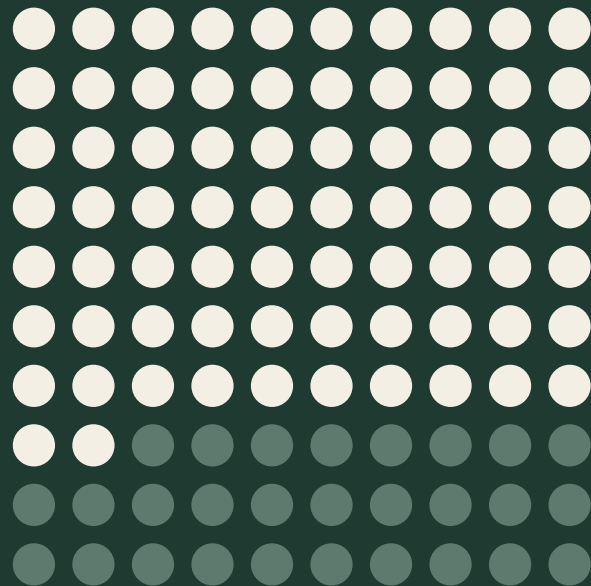


THE WORKDAY

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

71.5%

of 7,798 jobs located in Coachella are filled by in-commuters.



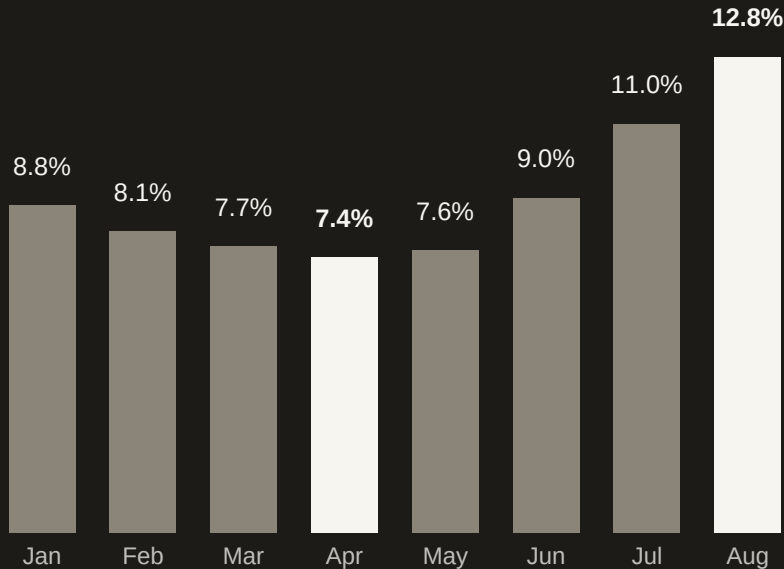
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
7.4%.

12.8%

in August 2026, the latest month released. A year earlier it was 12.5%.

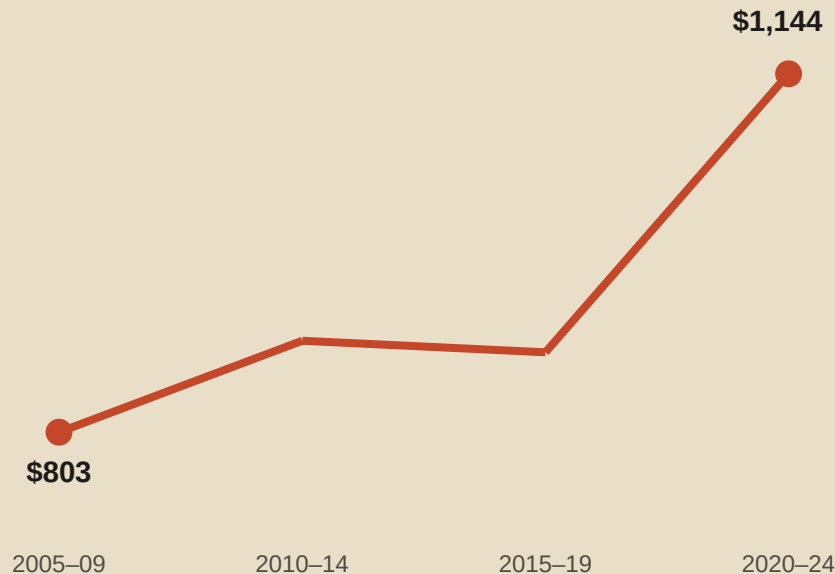


RENT

Median rent is up 42%
since the 2005–2009
survey, before inflation.

\$1,144

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,513 gap between neighbors, the sharpest rent edge between adjacent tracts in Riverside County.

TRACT 451.22

\$988

TRACT 451.25

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$931–\$1,396



\$1,144 median

is the monthly rent range local workforce wages support.

BUILDING

50% of the housing here was built before 2000.

646

homes permitted in ten years,
2016–2025

20%

of those were in multifamily
buildings

50%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–0.6% to the 12,683 homes here.

68–82

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



HOME VALUE

A median home costs 50% less than California's.

\$367,600

median home value in Coachella.

Coachella



\$367,600

California



\$734,700

U.S.



\$332,700

THAT WAS COACHELLA'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/coachella/**](https://almanacdata.ai/e/ca/coachella/)

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