



Colma, California.

Current market data.

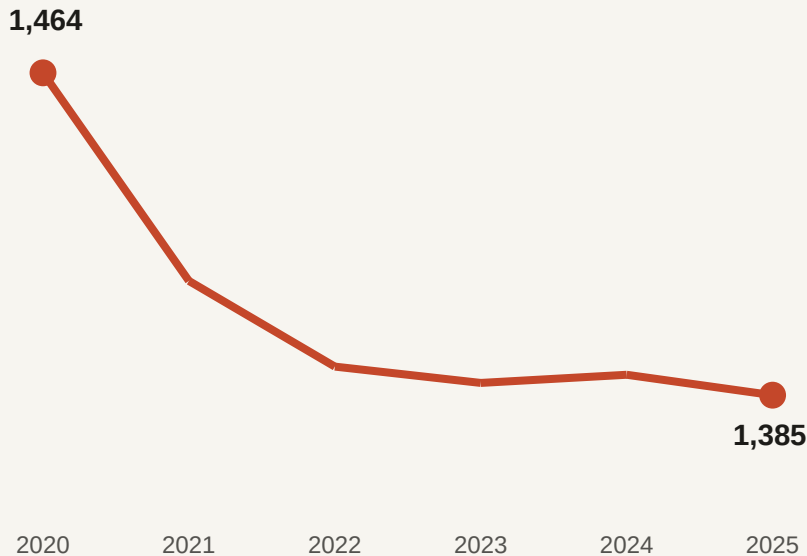
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 5.4% since 2020.

1,385

people, the 464th-largest of California's cities and towns.

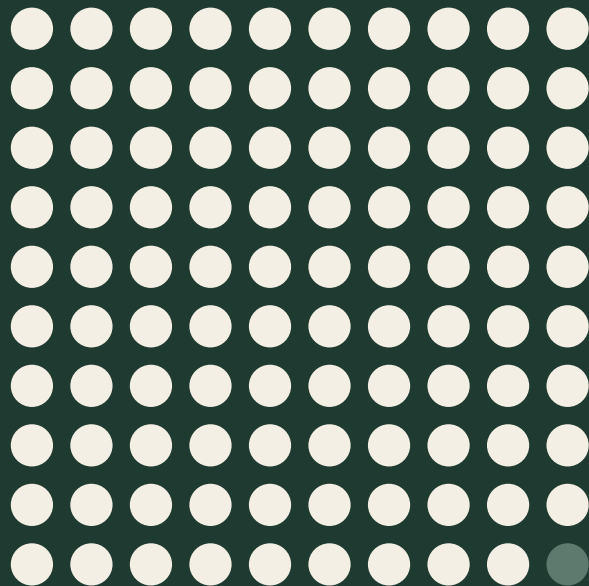


THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

99.3%

of 4,593 jobs located in Colma are filled by in-commuters.



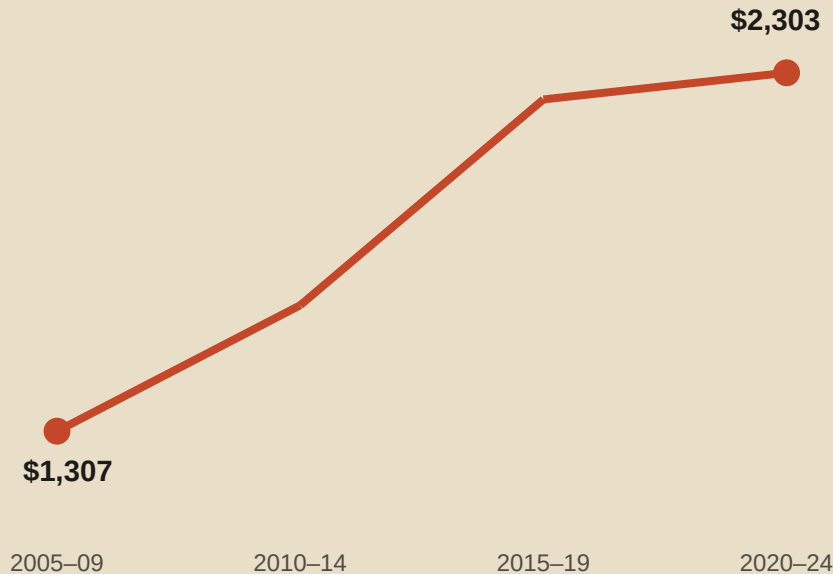
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 76%
since the 2005–2009
survey, before inflation.

\$2,303

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

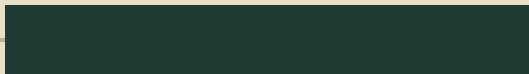
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,124–\$1,686



\$2,303 median

is the monthly rent range local workforce wages support.

BUILDING

59% of the housing here was built before 2000.

8

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

59%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–7.5% to the 615 homes here.

2–46

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



HOME VALUE

A median home costs 45% more than California's.

\$1,062,000

median home value in Colma.

Colma



\$1,062,000

California



\$734,700

U.S.



\$332,700

THAT WAS COLMA'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/colma/**](https://almanacdata.ai/e/ca/colma/)

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