



Corcoran, California.

Current market data.

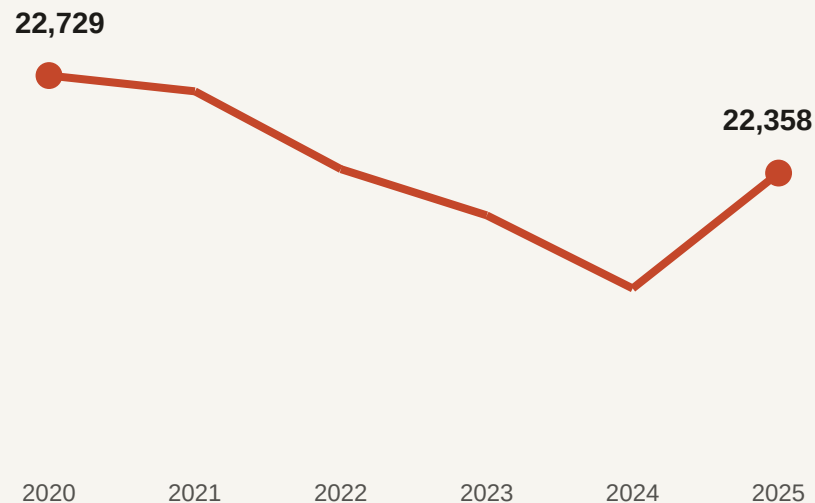
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.6% since 2020.

22,358

people, the 289th-largest of California's cities and towns.

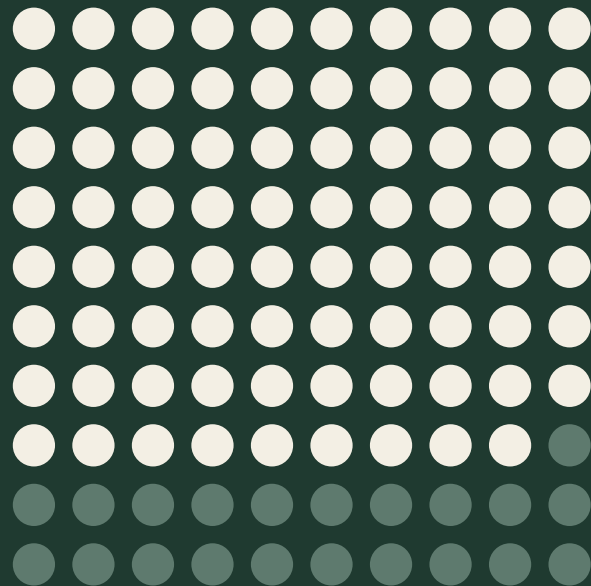


THE WORKDAY

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

78.8%

of 5,798 jobs located in Corcoran are filled by in-commuters.



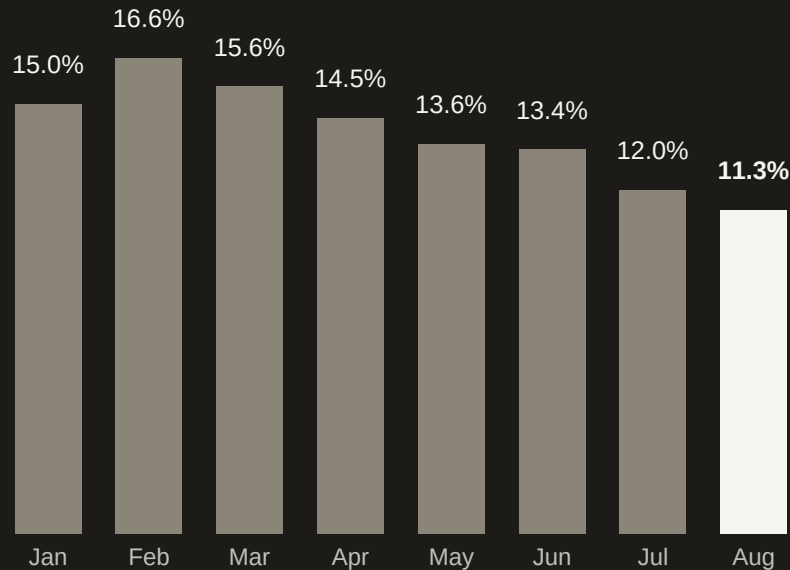
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in August:
11.3%.

11.3%

in August 2026, the latest month released. A year earlier it was 12.2%.

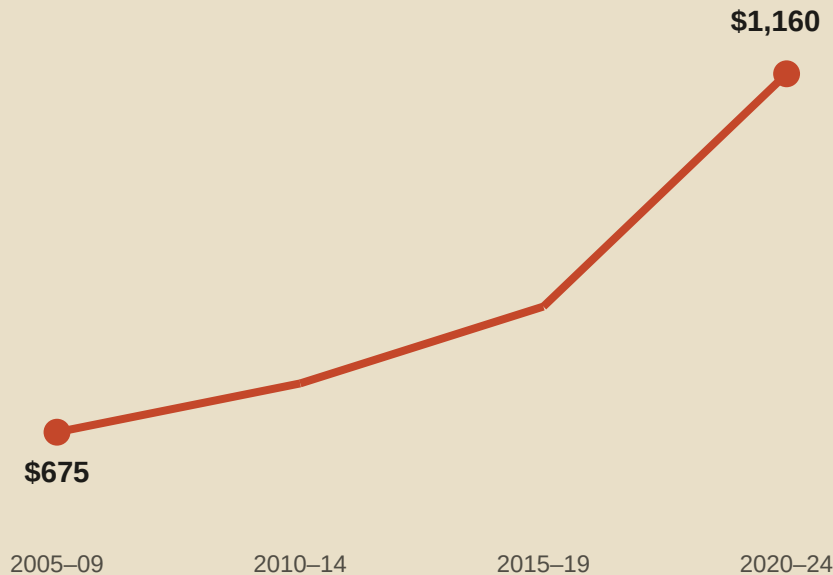


RENT

Median rent is up 72%
since the 2005–2009
survey, before inflation.

\$1,160

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



THE SEAM

Cross one tract line and median rent jumps \$1,052.

A \$1,052 gap between neighbors, the sharpest rent edge between adjacent tracts in Kings County.

TRACT 5

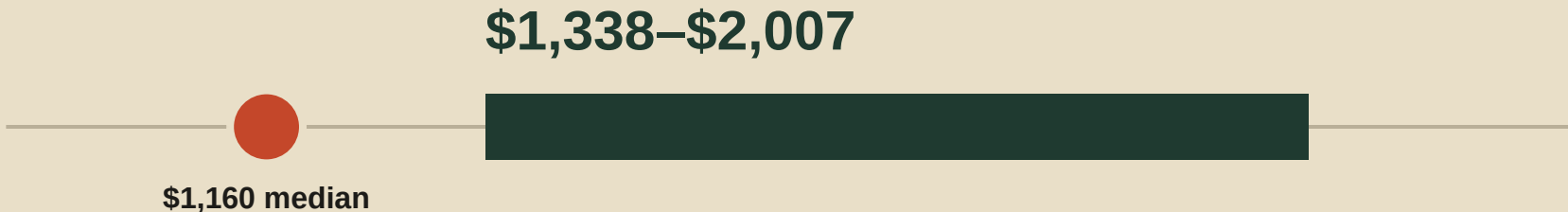
\$1,278

TRACT 6.03

\$2,330

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

74

homes permitted, 2022–2025

3%

of those were in multifamily
buildings

77%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 4,537 homes here.

44–58

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



HOME VALUE

A median home costs 68% less than California's.

\$236,100

median home value in Corcoran.

Corcoran



\$236,100

California



\$734,700

U.S.



\$332,700

THAT WAS CORCORAN'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/corcoran/**](https://almanacdata.ai/e/ca/corcoran/)

The Almanac · your hyper-diligent research partner