



Cotati, California.

Current market data.

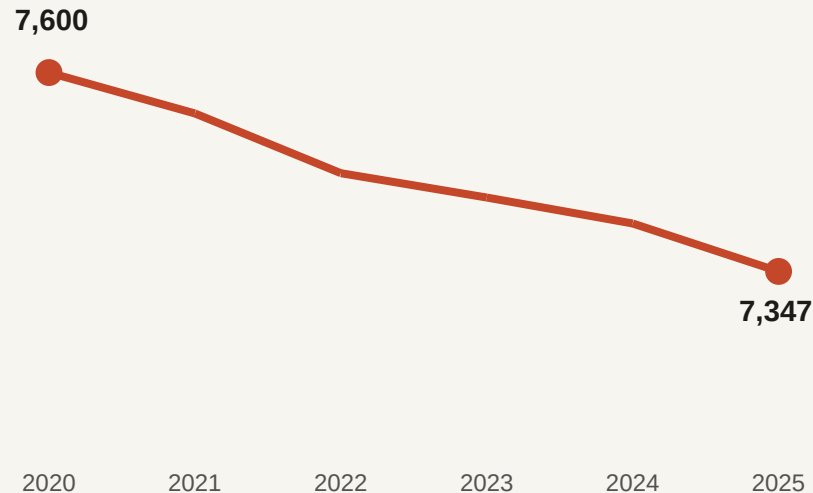
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.3% since 2020.

7,347

people, the 405th-largest of California's cities and towns.



THE WORKDAY

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

94.3%

of 3,002 jobs located in Cotati are filled by in-commuters.



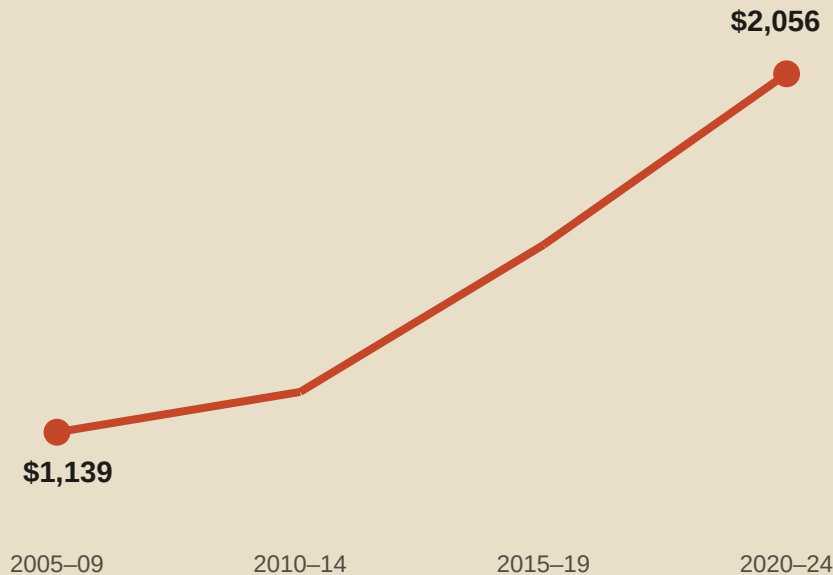
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 81%
since the 2005–2009
survey, before inflation.

\$2,056

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,996 gap between neighbors, the sharpest rent edge between adjacent tracts in Sonoma County.

TRACT 1505.01

\$1,505

TRACT 1515.03

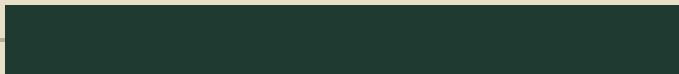
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,132–\$1,698



\$2,056 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

18

homes permitted, 2022–2025

67%

of those were in multifamily
buildings

84%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.9% to the 3,209 homes here.

12–30

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



HOME VALUE

A median home costs 2% more than California's.

\$746,800

median home value in Cotati.

Cotati



\$746,800

California



\$734,700

U.S.



\$332,700

THAT WAS COTATI'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/cotati/**](https://almanacdata.ai/e/ca/cotati/)

The Almanac · your hyper-diligent research partner