



Covina, California.

Current market data.

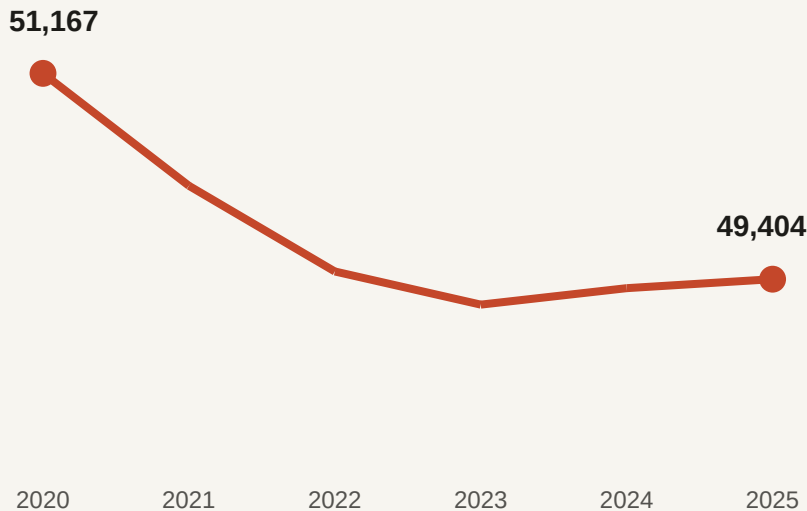
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.4% since 2020.

49,404

people, the 182nd-largest of California's cities and towns.



THE WORKDAY

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

92.7%

of 22,198 jobs located in Covina are filled by in-commuters.



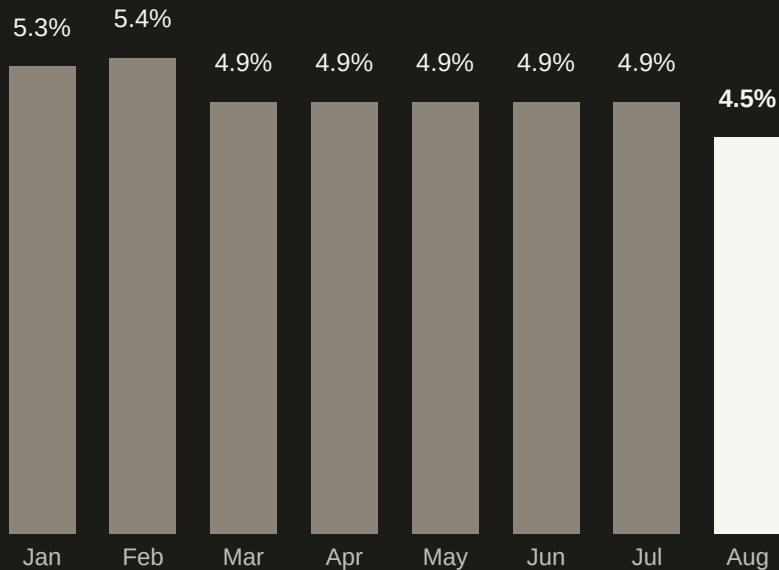
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in August:
4.5%.

4.5%

in August 2026, the latest month released. A year earlier it was 5.9%.

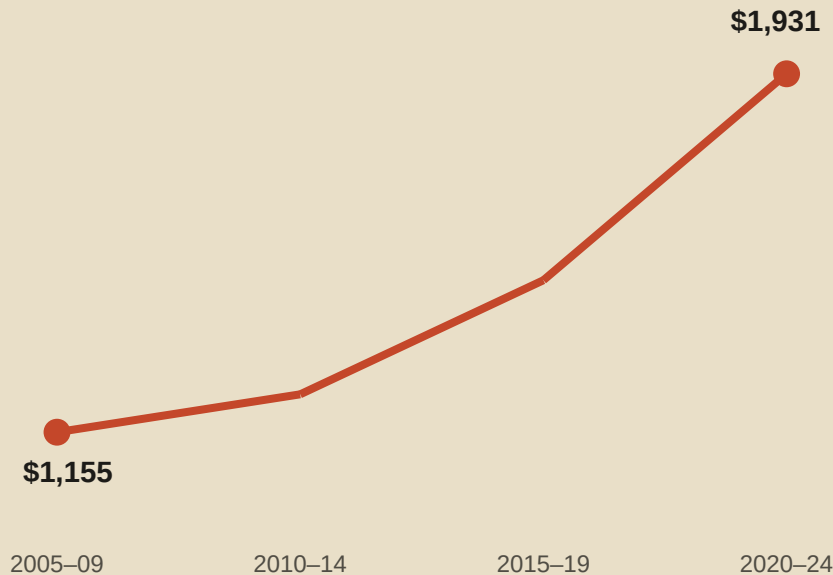


RENT

Median rent is up 67%
since the 2005–2009
survey, before inflation.

\$1,931

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,493 gap between neighbors, the sharpest rent edge between adjacent tracts in Los Angeles County.

TRACT 2063.02

\$328

TRACT 2062.01

\$2,821

ROOM TO BUILD

The median rent is above what local wages can carry.

\$990–\$1,485



\$1,931 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

201

homes permitted in ten years,
2016–2025

26%

of those were in multifamily
buildings

95%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 16,978 homes here.

85–222

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



HOME VALUE

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

\$718,900

median home value in Covina.

Covina



\$718,900

California



\$734,700

U.S.



\$332,700

THAT WAS COVINA'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/covina/**](https://almanacdata.ai/e/ca/covina/)

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