



Duarte, California.

Current market data.

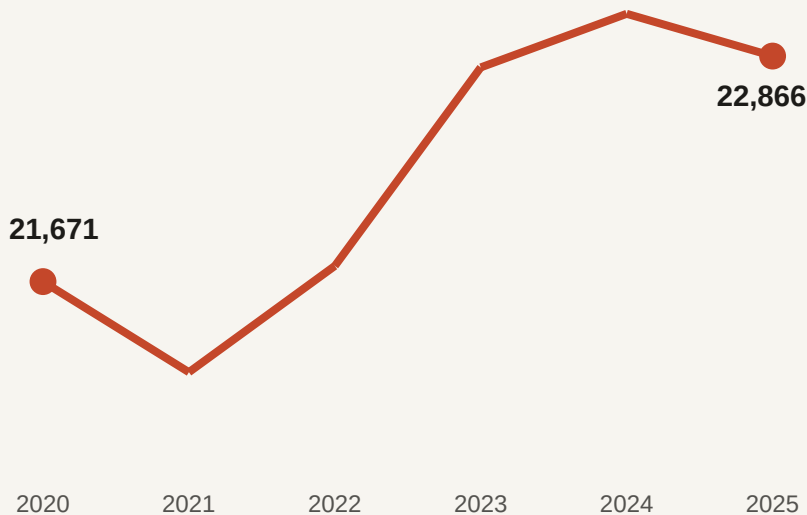
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.5% since 2020.

22,866

people, the 286th-largest of California's cities and towns.

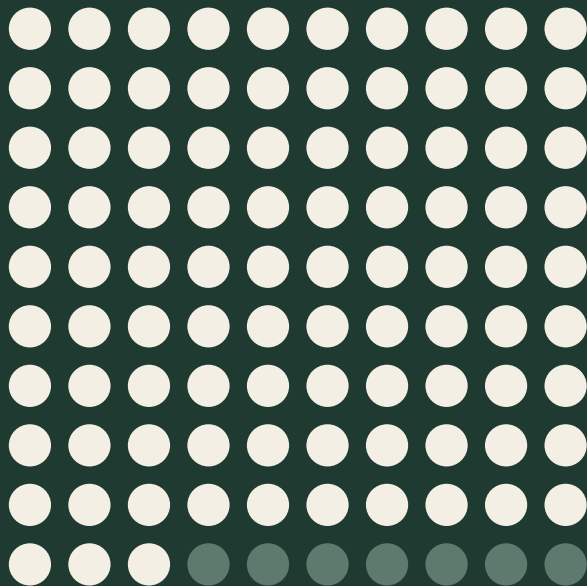


THE WORKDAY

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

93.5%

of 14,042 jobs located in Duarte are filled by in-commuters.



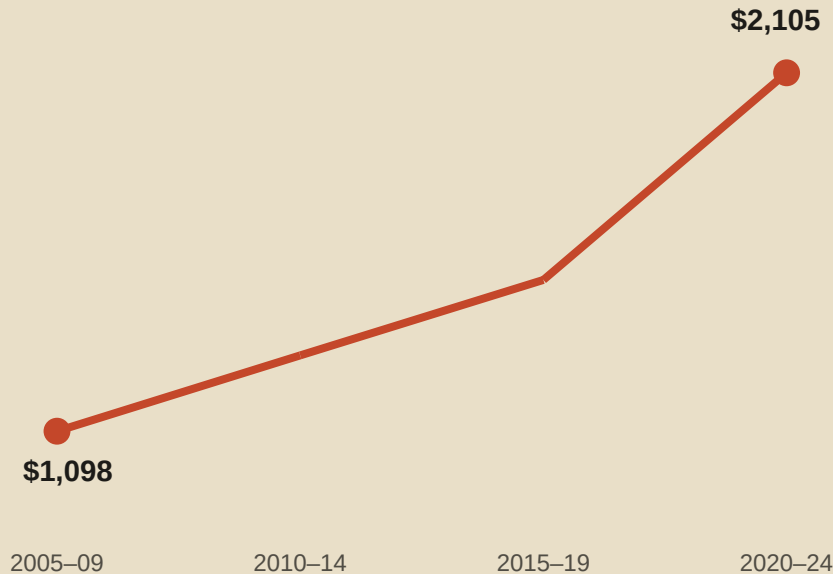
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 92%
since the 2005–2009
survey, before inflation.

\$2,105

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

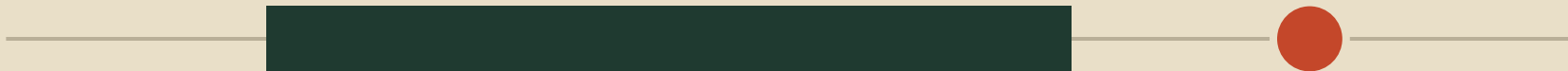
\$2,821



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,277–\$1,916



\$2,105 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

922

homes permitted in ten years,
2016–2025

88%

of those were in multifamily
buildings

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.8% to the 7,832 homes here.

37–140

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



HOME VALUE

A median home costs 6% more than California's.

\$779,400

median home value in Duarte.

Duarte



\$779,400

California



\$734,700

U.S.



\$332,700



THAT WAS DUARTE'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/duarte/

The Almanac · your hyper-diligent research partner