East Palo Alto, California.

Current market data.

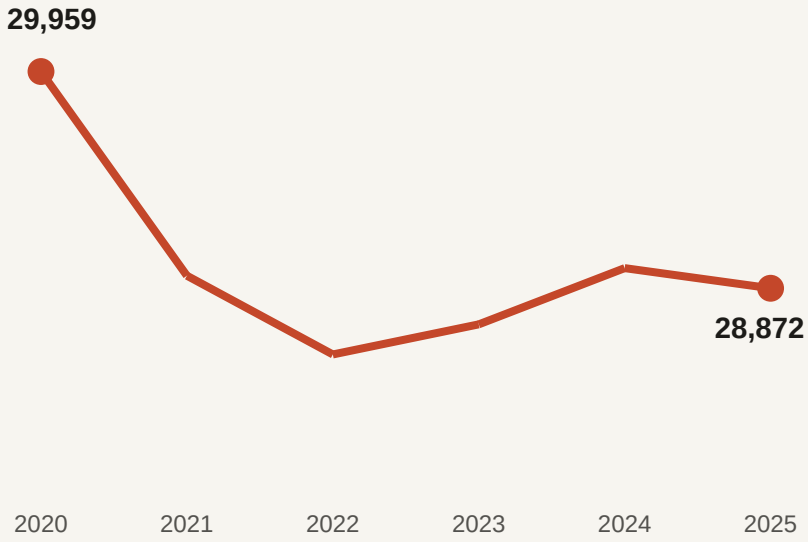
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.6% since 2020.

28,872

people, the 250th-largest of California's cities and towns.



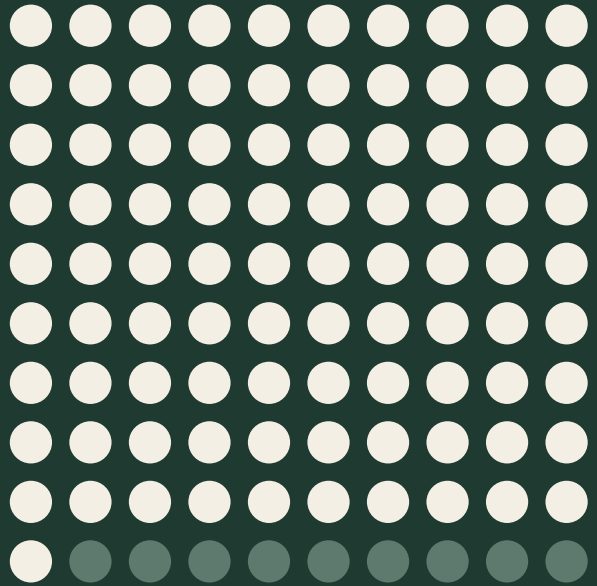
Source: Census Population Estimates, 2025

THE WORKDAY

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

91.5%

of 7,851 jobs located in East Palo Alto are filled by in-commuters.



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

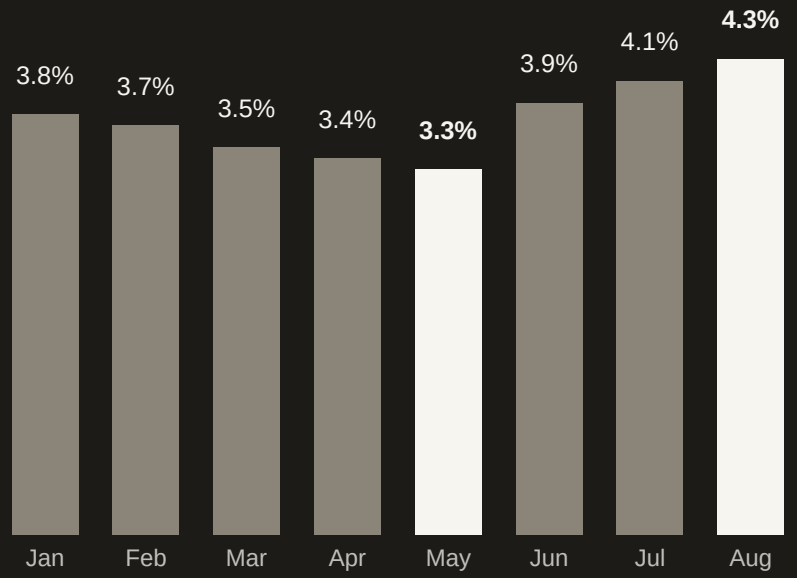
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in May: 3.3%.

4.3%

in August 2026, the latest month released. A year earlier it was 4.4%.



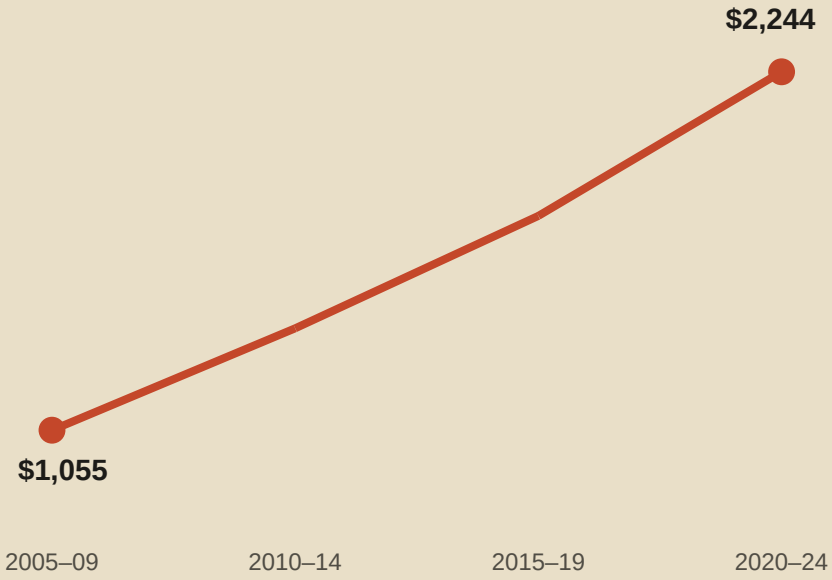
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 113% since the 2005–2009 survey, before inflation.

$2,244

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

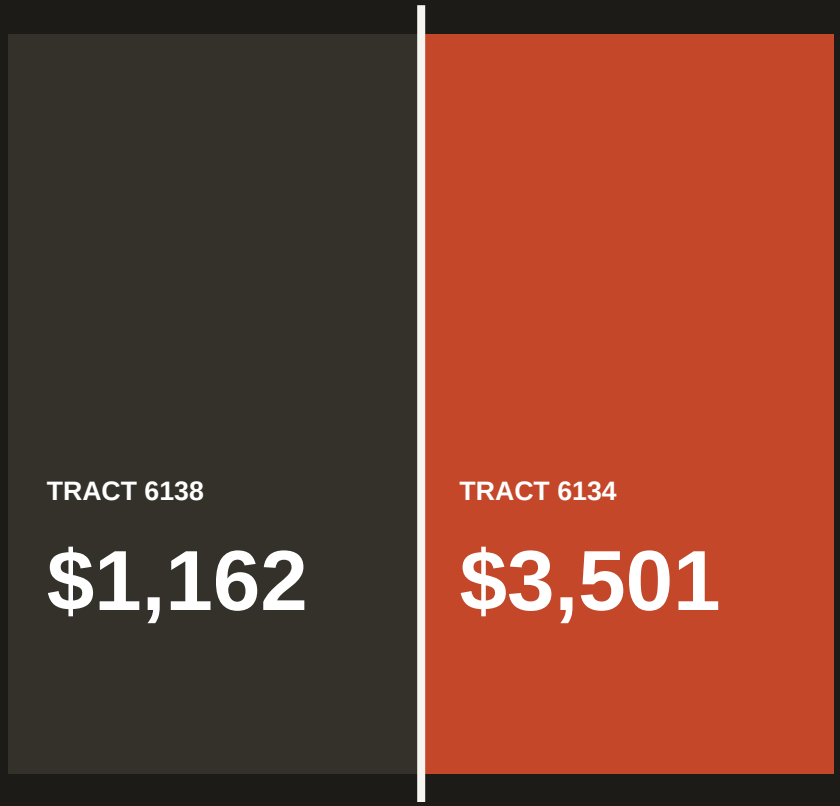


Source: Census ACS 5-year, 2020-2024

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.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

191

homes permitted in ten years, 2016–2025

42%

of those were in multifamily buildings

81%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.7–0.9% to the 9,160 homes here.

61–79

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

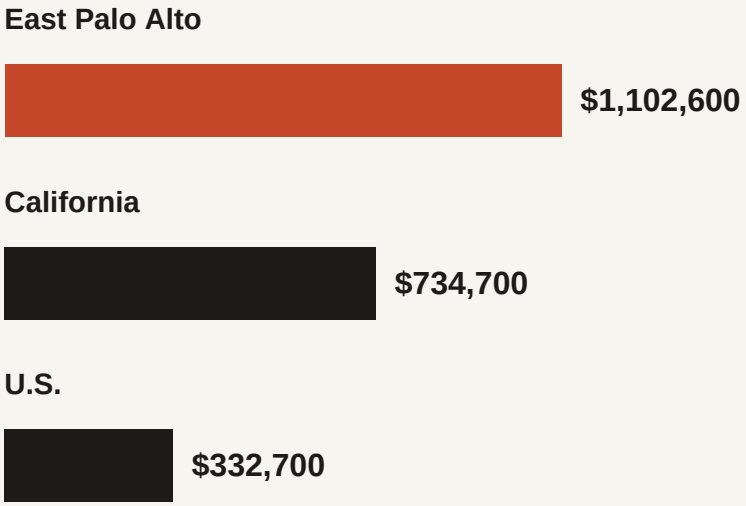
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 50% more than California's.

$1,102,600

median home value in East Palo Alto.



Source: Census ACS 5-year, 2020-2024

THAT WAS EAST PALO ALTO'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/east-palo-alto/**