



Eastvale, California.

Current market data.

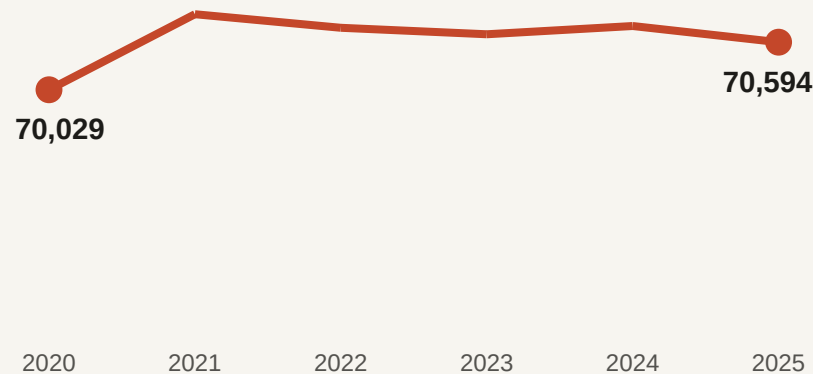
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 0.8% since
2020.**

70,594

people, the 125th-largest of California's cities and towns.



THE WORKDAY

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

92.1%

of 20,530 jobs located in Eastvale are filled by in-commuters.



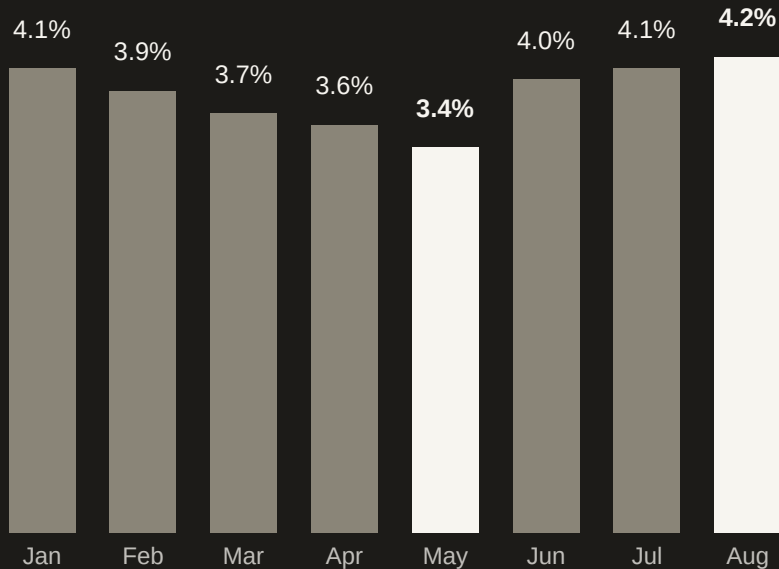
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.4%.

4.2%

in August 2026, the latest month released. A year earlier it was 4.3%.

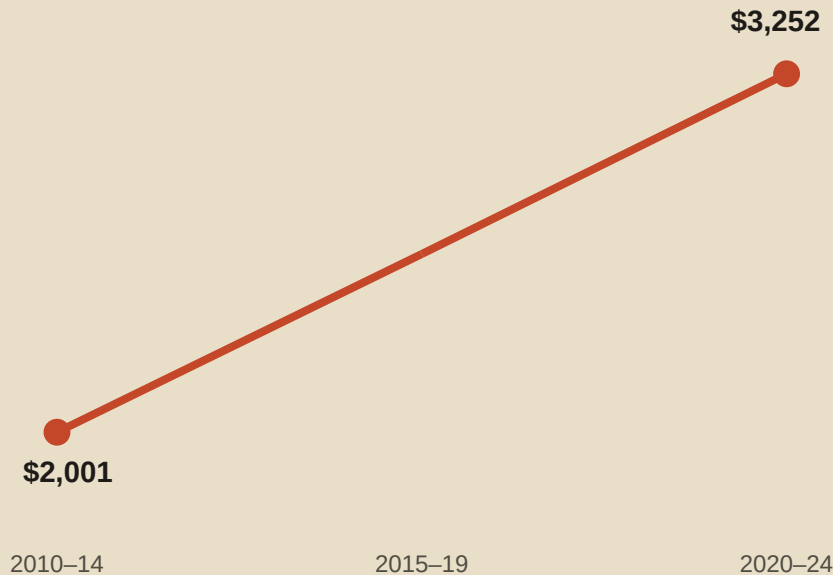


RENT

Median rent is up 63%
since the 2010–2014
survey, before inflation.

\$3,252

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,513 gap between neighbors, the sharpest rent edge between adjacent tracts in Riverside County.

TRACT 451.22

\$988

TRACT 451.25

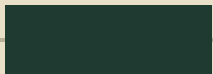
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$886–\$1,329



\$3,252 median

is the monthly rent range local workforce wages support.

BUILDING

7% of the housing here was built before 2000.

427

homes permitted, 2022–2025

67%

of those were in multifamily
buildings

7%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.1% to the 18,484 homes here.

64–205

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



HOME VALUE

A median home costs 13% more than California's.

\$831,900

median home value in Eastvale.

Eastvale



\$831,900

California



\$734,700

U.S.



\$332,700

THAT WAS EASTVALE'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/eastvale/

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