



El Segundo, California.

Current market data.

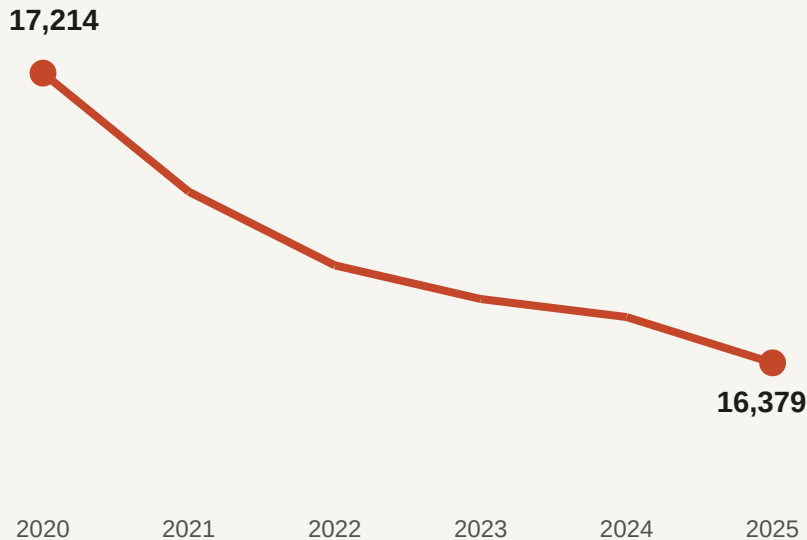
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.9% since 2020.

16,379

people, the 320th-largest of California's cities and towns.



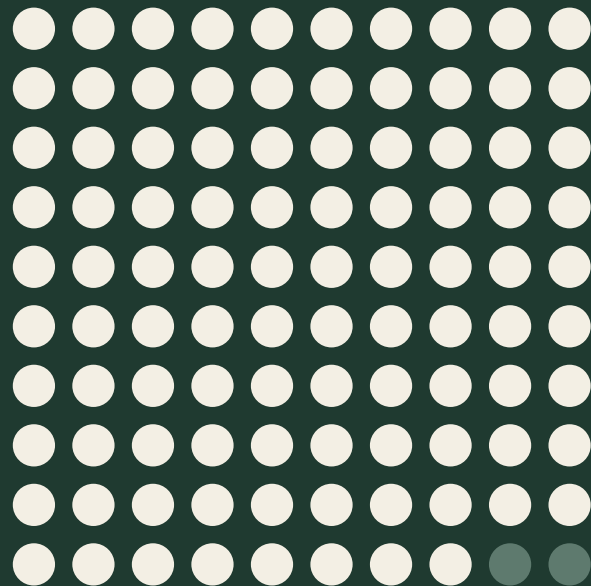
THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

97.7%

of 77,773 jobs located in El Segundo are filled by
in-commuters.

Source: Census LEHD LODES, 2023



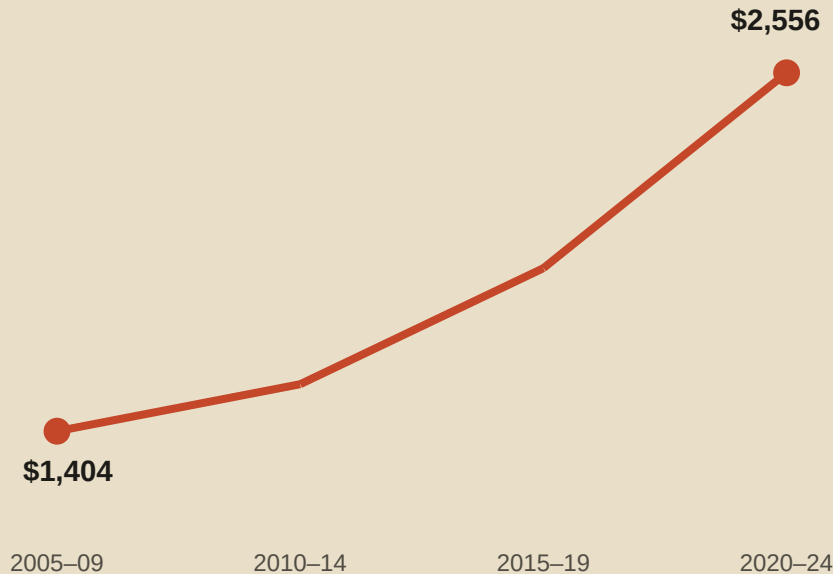
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 82%
since the 2005–2009
survey, before inflation.

\$2,556

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

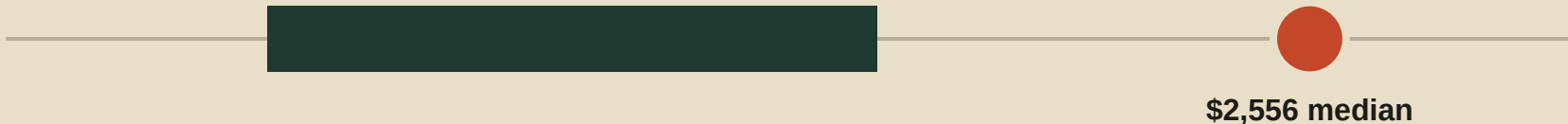
TRACT 2062.01

\$2,821

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,378–\$2,067



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

288

homes permitted in ten years,
2016–2025

15%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–9.9% to the 7,889 homes here.

39–778

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



HOME VALUE

**A median home costs
116% more than
California's.**

\$1,587,500

median home value in El Segundo.

El Segundo



\$1,587,500

California



\$734,700

U.S.



\$332,700

THAT WAS EL SEGUNDO'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/el-segundo/

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