



Emeryville, California.

Current market data.

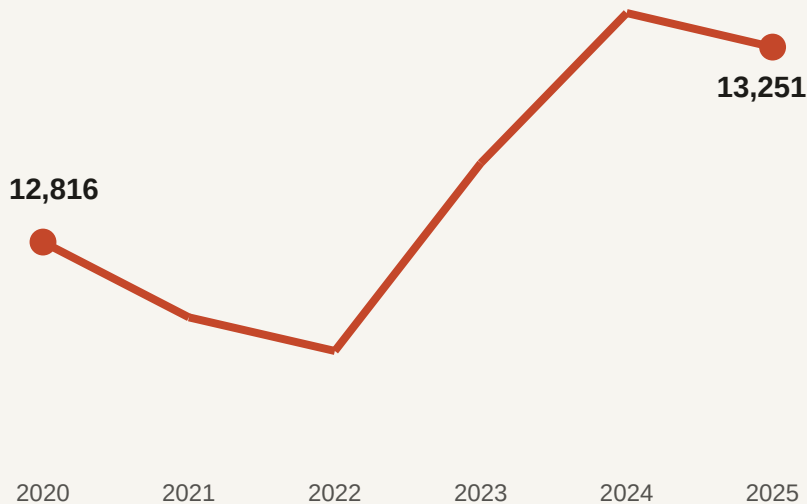
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.4% since 2020.

13,251

people, the 339th-largest of California's cities and towns.



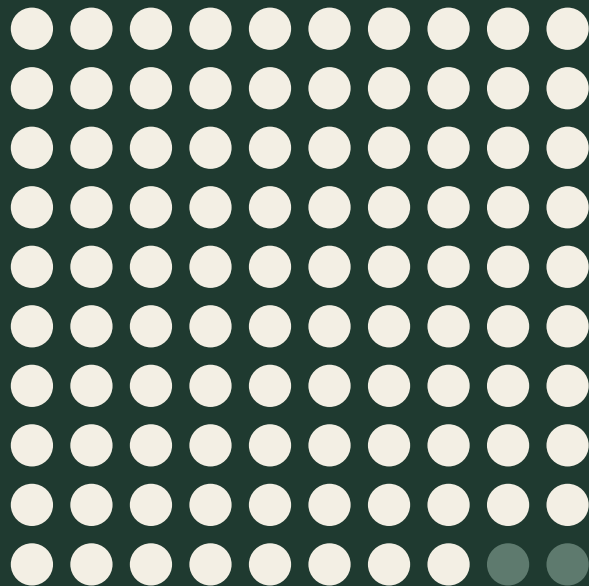
THE WORKDAY

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

97.8%

of 22,209 jobs located in Emeryville are filled by
in-commuters.

Source: Census LEHD LODES, 2023



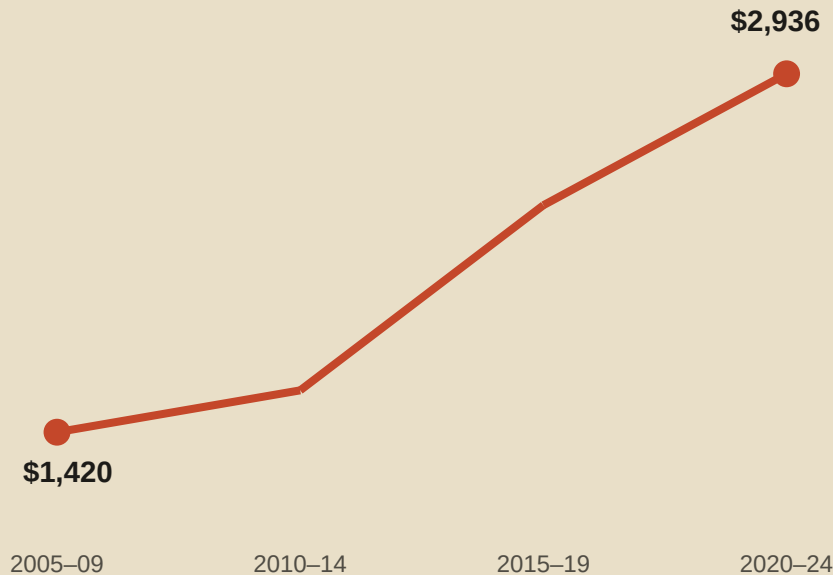
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 107%
since the 2005–2009
survey, before inflation.

\$2,936

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,475 gap between neighbors, the sharpest rent edge between adjacent tracts in Alameda County.

TRACT 4026

\$1,026

TRACT 9832

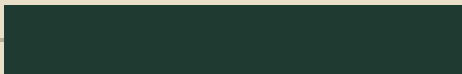
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,336–\$2,003



\$2,936 median

is the monthly rent range local workforce wages support.

BUILDING

59% of the housing here was built before 2000.

1,184

homes permitted in ten years,
2016–2025

99%

of those were in multifamily
buildings

59%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–2.6% to the 8,497 homes here.

42–222

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



HOME VALUE

A median home costs **18%**
less than California's.

\$604,800

median home value in Emeryville.

Emeryville



\$604,800

California



\$734,700

U.S.



\$332,700

THAT WAS EMERYVILLE'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/emeryville/

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