



Encinitas, California.

Current market data.

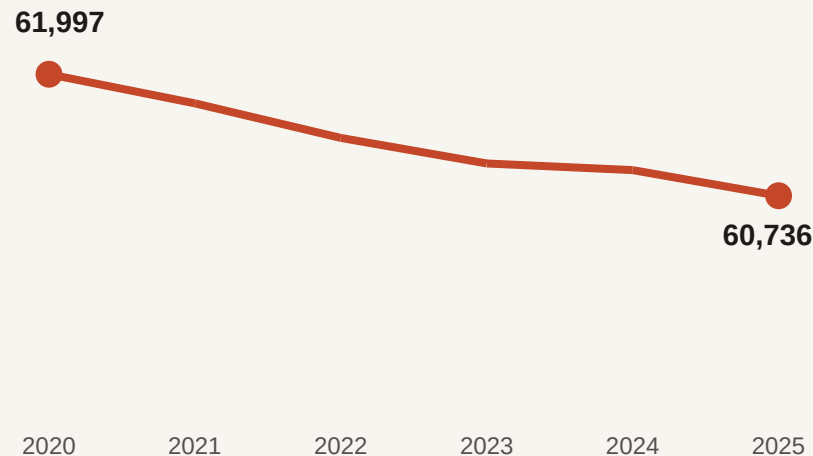
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.0% since 2020.

60,736

people, the 149th-largest of California's cities and towns.

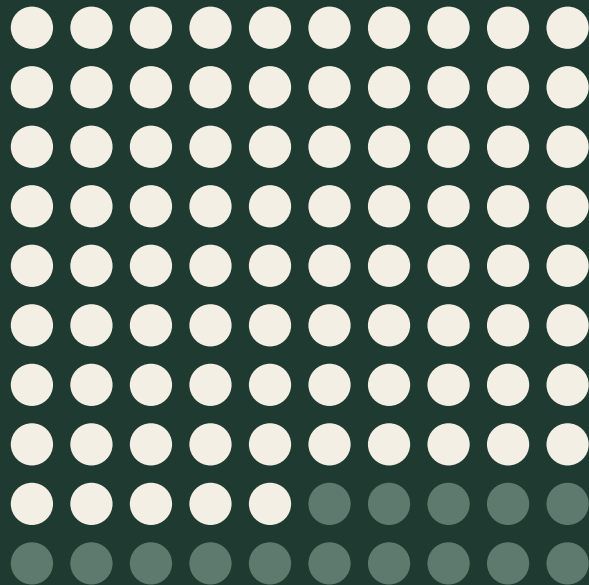


THE WORKDAY

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

84.9%

of 27,156 jobs located in Encinitas are filled by in-commuters.



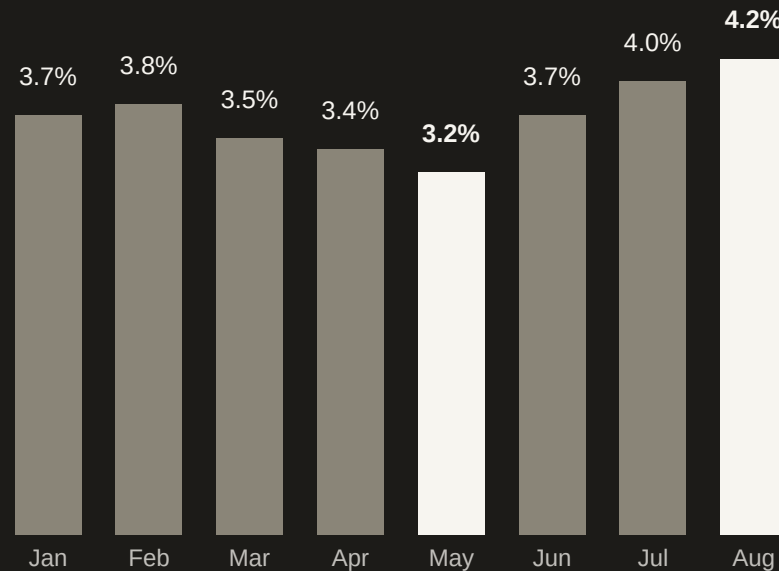
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.2%.

4.2%

in August 2026, the latest month released. A year earlier it was 4.1%.

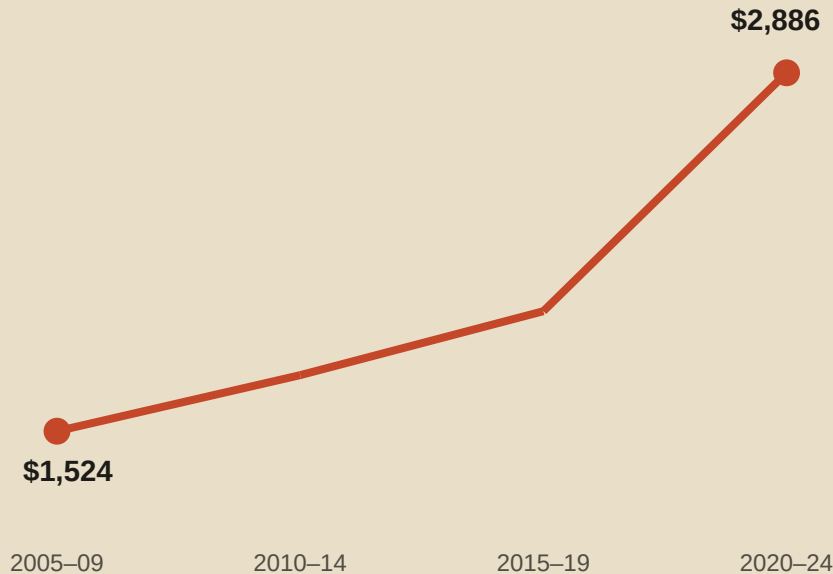


RENT

Median rent is up 89%
since the 2005–2009
survey, before inflation.

\$2,886

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,412 gap between neighbors, the sharpest rent edge between adjacent tracts in San Diego County.

TRACT 51.03

\$1,023

TRACT 216

\$3,435

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,098–\$1,646



\$2,886 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1,893

homes permitted in ten years,
2016–2025

20%

of those were in multifamily
buildings

84%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 26,230 homes here.

85–272

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



HOME VALUE

A median home costs
124% more than
California's.

\$1,646,800

median home value in Encinitas.

Encinitas



\$1,646,800

California



\$734,700

U.S.



\$332,700

THAT WAS ENCINITAS'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/encinitas/**](https://almanacdata.ai/e/ca/encinitas/)

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