



Escalon, California.

Current market data.

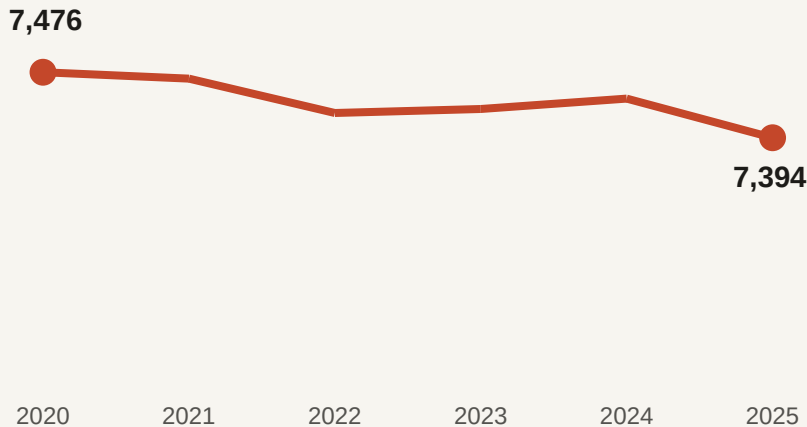
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.1% since 2020.

7,394

people, the 403rd-largest of California's cities and towns.

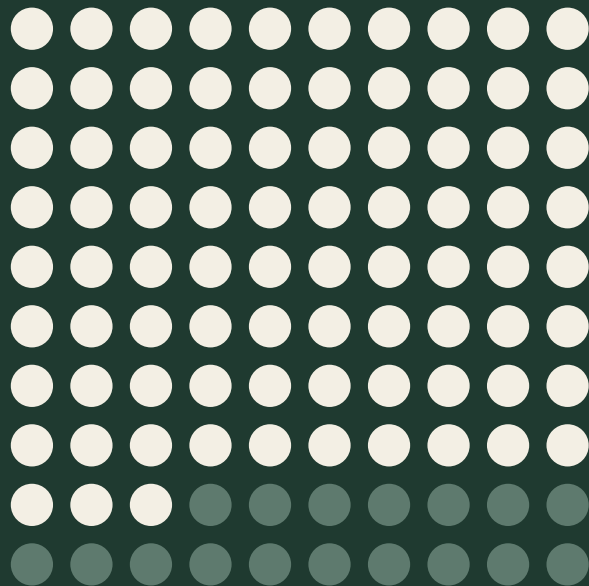


THE WORKDAY

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

82.6%

of 2,146 jobs located in Escalon are filled by in-commuters.



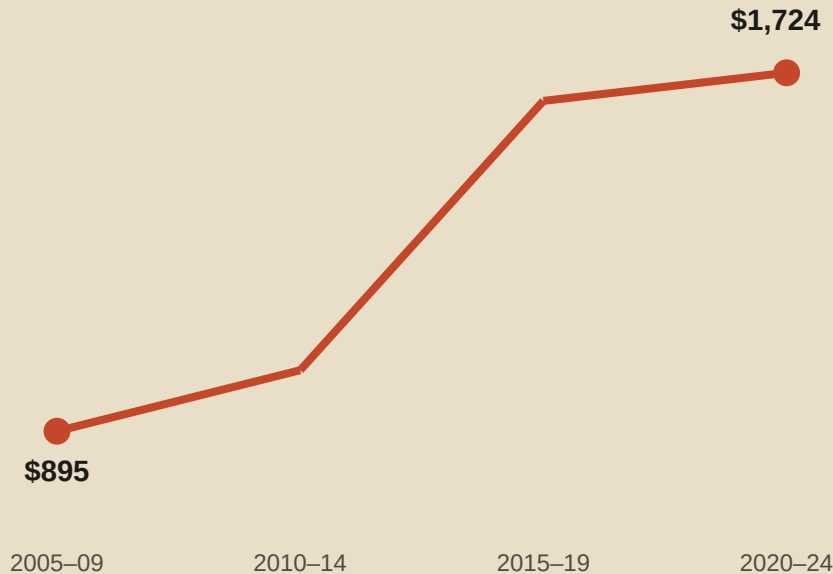
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 93%
since the 2005–2009
survey, before inflation.

\$1,724

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,566 gap between neighbors, the sharpest rent edge between adjacent tracts in San Joaquin County.

TRACT 39

\$935

TRACT 52.23

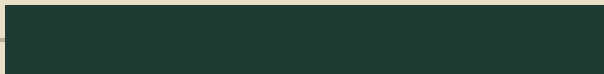
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$899–\$1,348



\$1,724 median

is the monthly rent range local workforce wages support.

BUILDING

75% of the housing here was built before 2000.

6

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 2,905 homes here.

8–21

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



HOME VALUE

A median home costs 36% less than California's.

\$471,200

median home value in Escalon.

Escalon



\$471,200

California



\$734,700

U.S.



\$332,700

THAT WAS ESCALON'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/escalon/

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