



# Escondido, California.

Current market data.

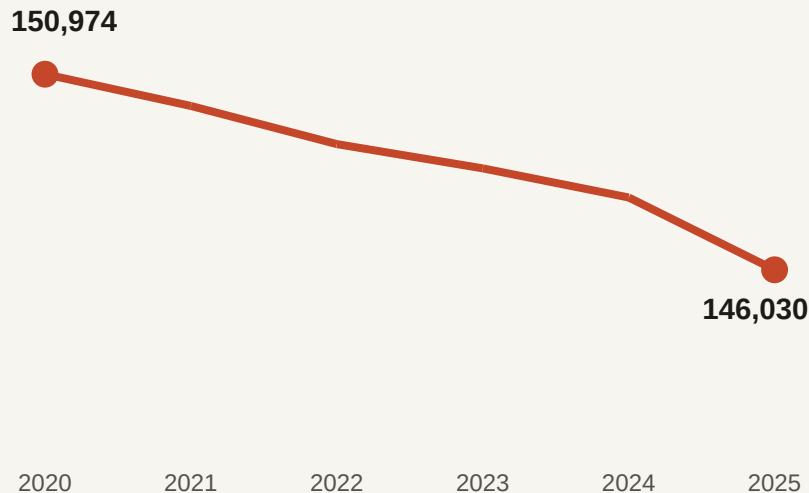
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.3% since 2020.

146,030

people, the 40th-largest of California's cities and towns.



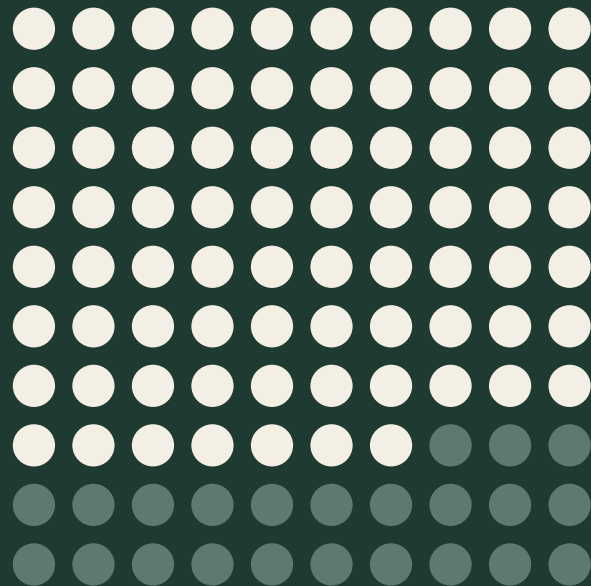
## THE WORKDAY

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

77.2%

of 54,325 jobs located in Escondido are filled by in-commuters.

Source: Census LEHD LODES, 2023



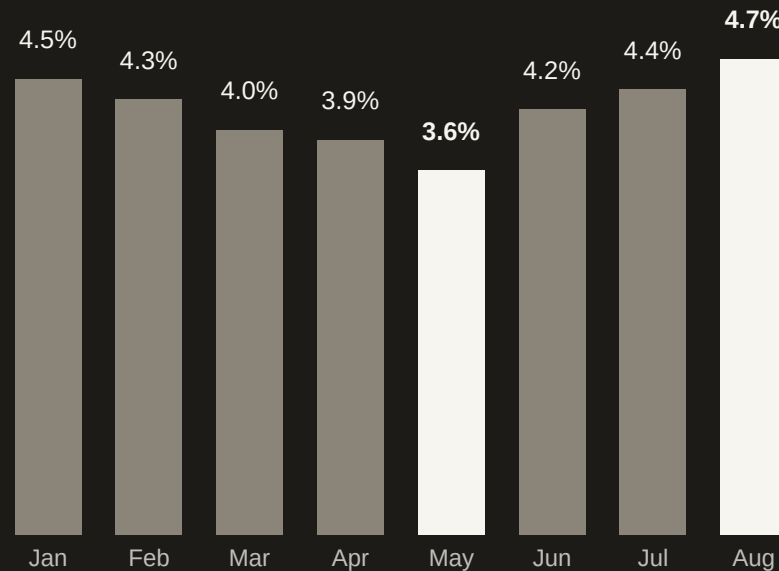
Each dot is 1% of jobs. Filled: held by in-commuters.

## UNEMPLOYMENT, 2026

The low came in May:  
3.6%.

4.7%

in August 2026, the latest month released. A year earlier it was 4.7%.

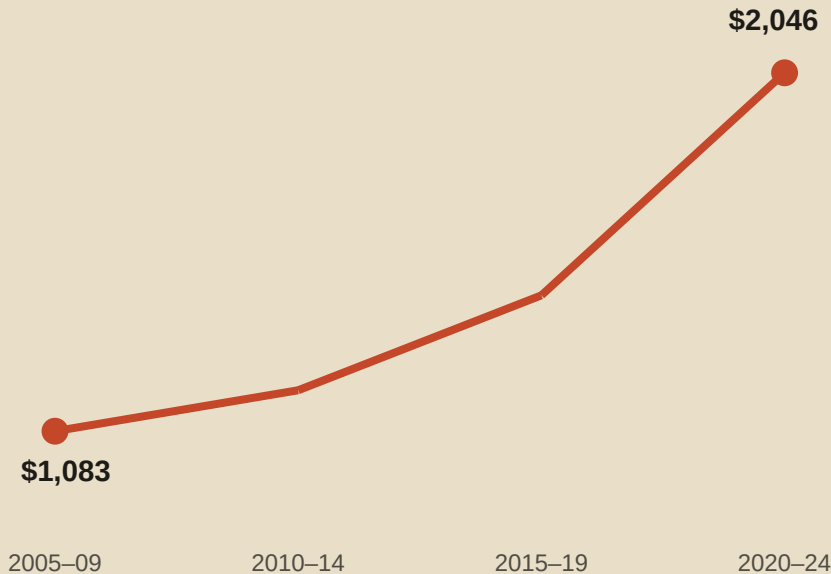


RENT

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

**\$2,046**

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

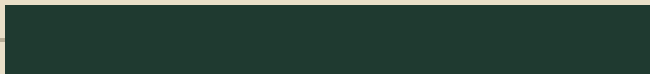
**\$3,435**



## ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$1,106–\$1,658**



**\$2,046 median**

is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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**3,169**

homes permitted in ten years,  
2016–2025

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**46%**

of those were in multifamily  
buildings

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**84%**

of all homes were built before 2000



UNITS NEEDED

**Closing the gap would add 1% to the 52,239 homes here.**

**282–543**

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



HOME VALUE

A median home costs 3% less than California's.

**\$714,500**

median home value in Escondido.

Escondido



California



U.S.



THAT WAS ESCONDIDO'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/escondido/\*\*](https://almanacdata.ai/e/ca/escondido/)

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