



Foster City, California.

Current market data.

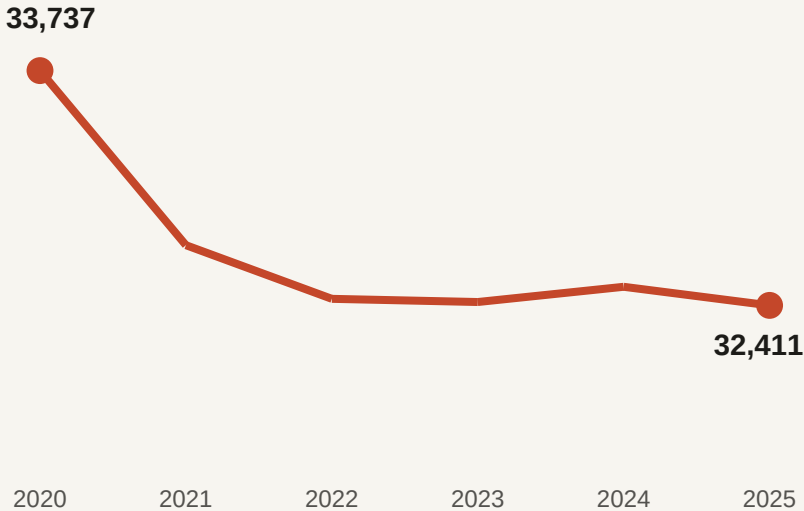
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.9% since 2020.

32,411

people, the 229th-largest of California's cities and towns.



Source: Census Population Estimates, 2025

THE WORKDAY

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

92.5%

of 20,494 jobs located in Foster City are filled by in-commuters.



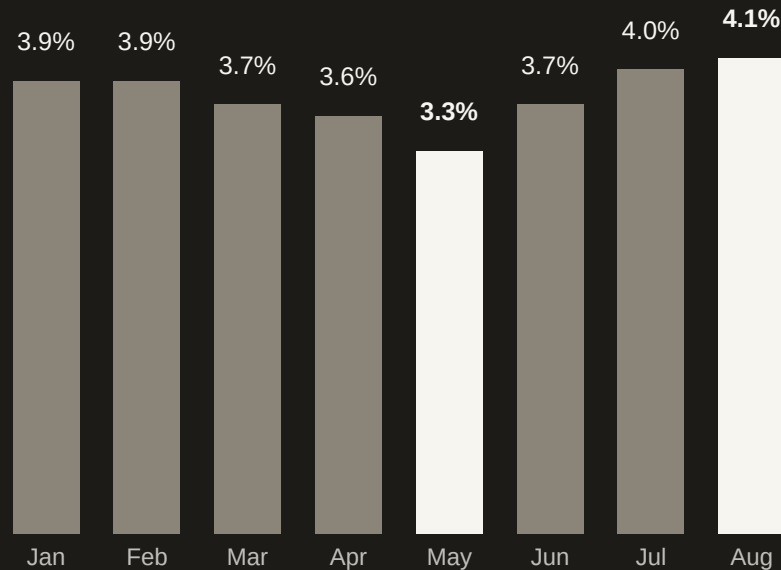
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.3%.

4.1%

in August 2026, the latest month released. A year earlier it was 4.4%.

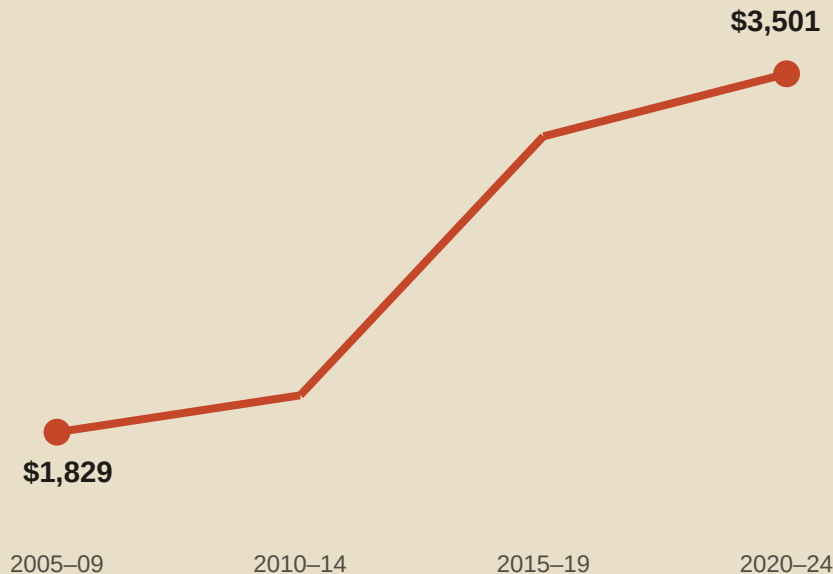


RENT

Median rent is up 91%
since the 2005–2009
survey, before inflation.

\$3,501

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,339 gap between neighbors, the sharpest rent edge between adjacent tracts in San Mateo County.

TRACT 6138

\$1,162

TRACT 6134

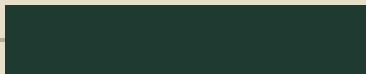
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,386–\$2,080



\$3,501 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

215

homes permitted in ten years,
2016–2025

52%

of those were in multifamily
buildings

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.5% to the 13,617 homes here.

66–205

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



HOME VALUE

**A median home costs
150% more than
California's.**

\$1,838,200

median home value in Foster City.

Foster City



\$1,838,200

California



\$734,700

U.S.



\$332,700

THAT WAS FOSTER CITY'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/foster-city/**](https://almanacdata.ai/e/ca/foster-city/)

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