



Fountain Valley, California.

Current market data.

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

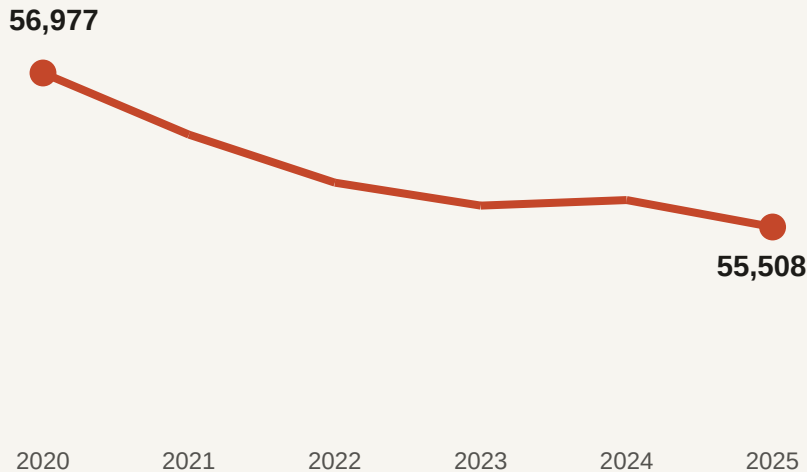


POPULATION

Down 2.6% since 2020.

55,508

people, the 164th-largest of California's cities and towns.



THE WORKDAY

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

92.4%

of 31,626 jobs located in Fountain Valley are filled by in-commuters.



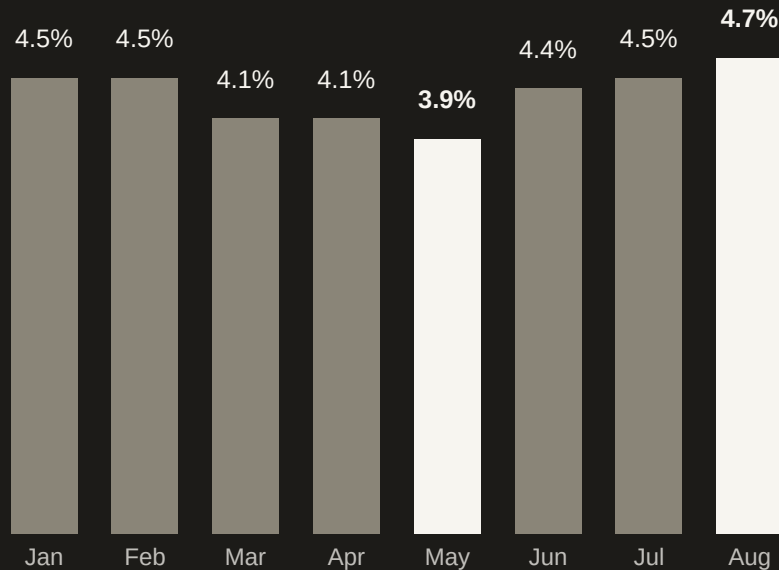
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.9%.

4.7%

in August 2026, the latest month released. A year earlier it was 5.0%.

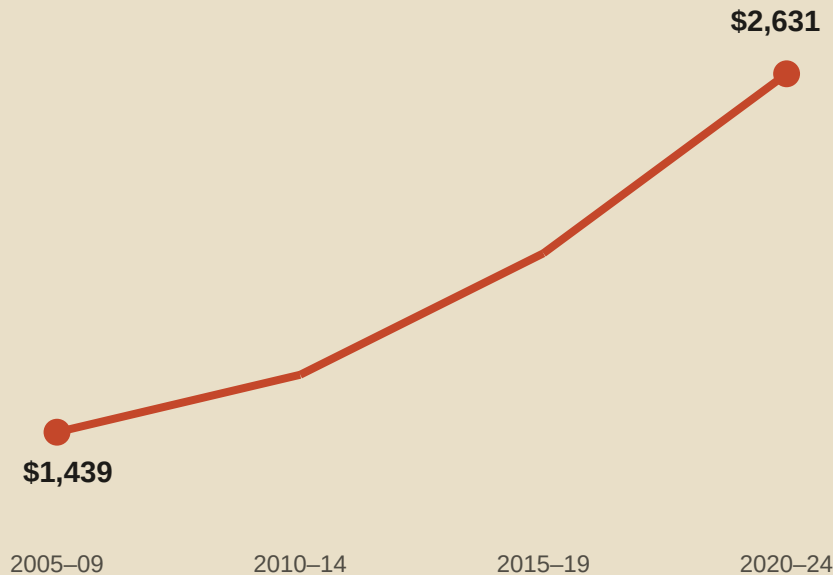


RENT

Median rent is up 83%
since the 2005–2009
survey, before inflation.

\$2,631

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,732 gap between neighbors, the sharpest rent edge between adjacent tracts in Orange County.

TRACT 995.10

\$769

TRACT 995.04

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,156–\$1,734



\$2,631 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

781

homes permitted in ten years,
2016–2025

55%

of those were in multifamily
buildings

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.6% to the 19,227 homes here.

81–316

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



HOME VALUE

A median home costs 46%
more than California's.

\$1,072,300

median home value in Fountain Valley.

Fountain Valley



\$1,072,300

California



\$734,700

U.S.



\$332,700

THAT WAS FOUNTAIN VALLEY'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/fountain-valley/**](https://almanacdata.ai/e/ca/fountain-valley/)

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