



Gilroy, California.

Current market data.

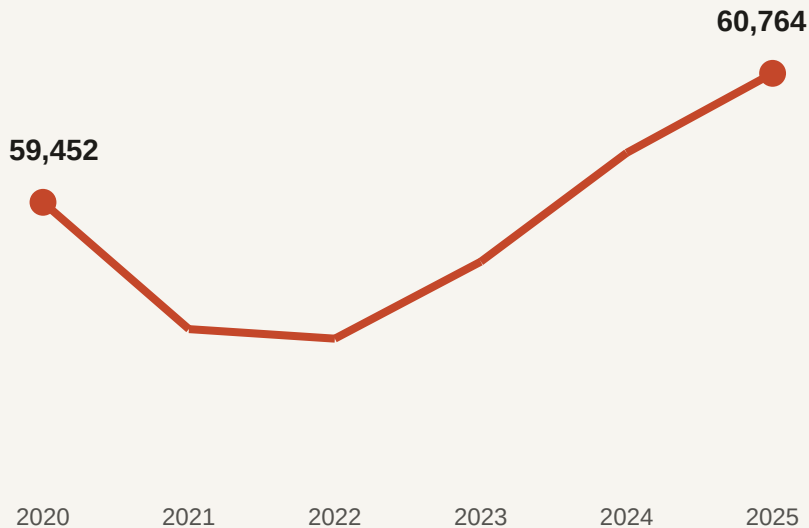
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.2% since 2020.

60,764

people, the 148th-largest of California's cities and towns.

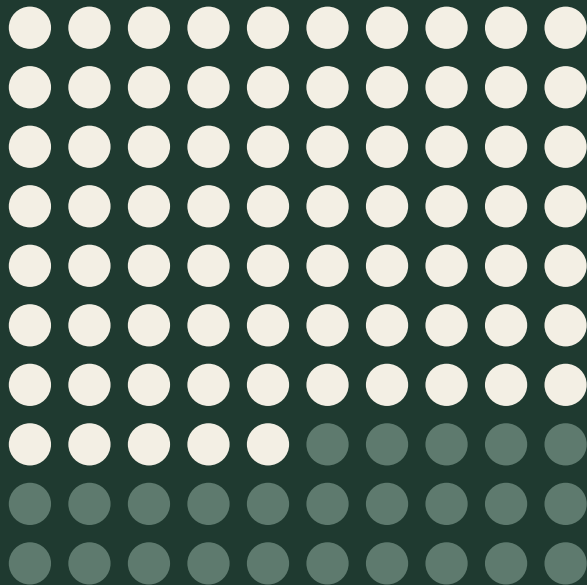


THE WORKDAY

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

74.6%

of 18,255 jobs located in Gilroy are filled by in-commuters.



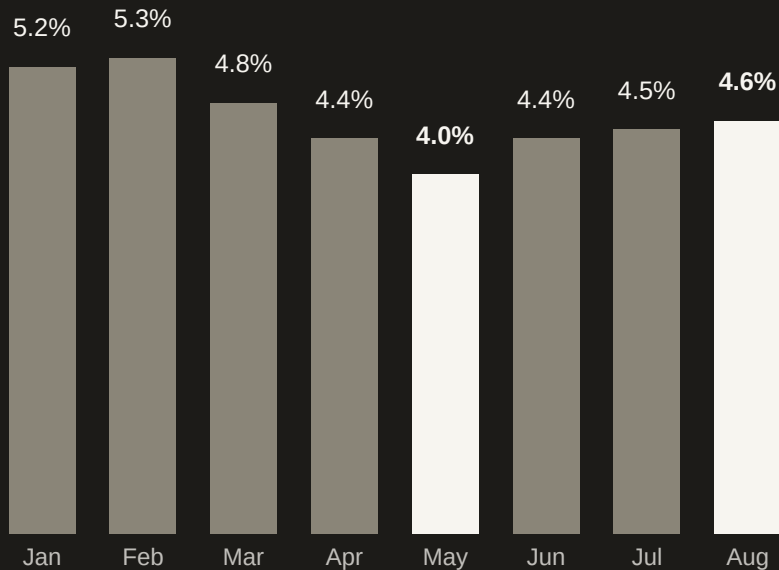
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
4.0%.

4.6%

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

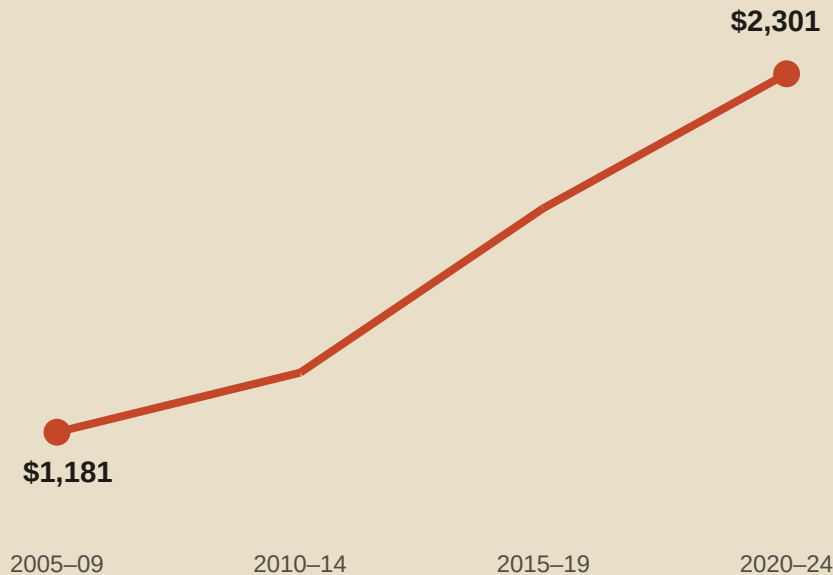


RENT

Median rent is up 95%
since the 2005–2009
survey, before inflation.

\$2,301

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,515 gap between neighbors, the sharpest rent edge between adjacent tracts in Santa Clara County.

TRACT 5031.22

\$986

TRACT 5032.11

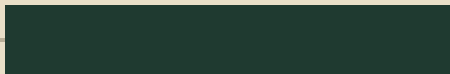
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,030–\$1,545



\$2,301 median

is the monthly rent range local workforce wages support.

BUILDING

65% of the housing here was built before 2000.

3,138

homes permitted in ten years,
2016–2025

53%

of those were in multifamily
buildings

65%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 1% to the 18,054 homes here.

95–183

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



HOME VALUE

A median home costs 40% more than California's.

\$1,027,400

median home value in Gilroy.

Gilroy



\$1,027,400

California



\$734,700

U.S.



\$332,700

THAT WAS GILROY'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/gilroy/**](https://almanacdata.ai/e/ca/gilroy/)

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