



Glendale, California.

Current market data.

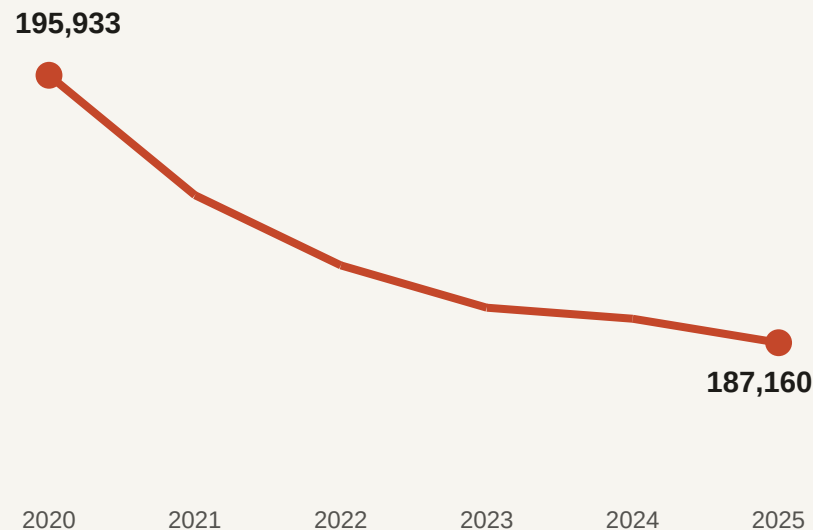
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.5% since 2020.

187,160

people, the 24th-largest of California's cities and towns.

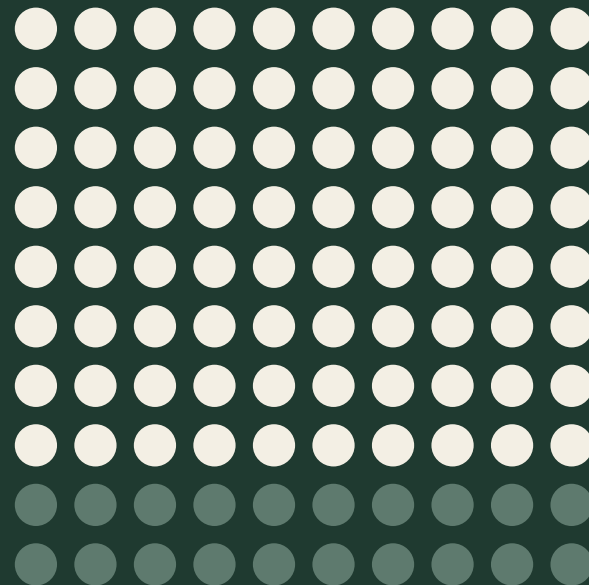


THE WORKDAY

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

79.6%

of 109,520 jobs located in Glendale are filled by in-commuters.



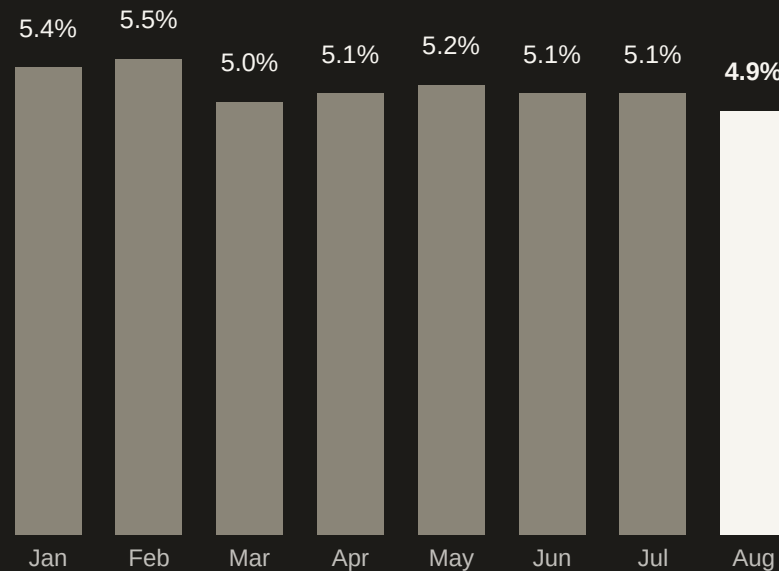
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in August:
4.9%.

4.9%

in August 2026, the latest month released. A year earlier it was 6.1%.

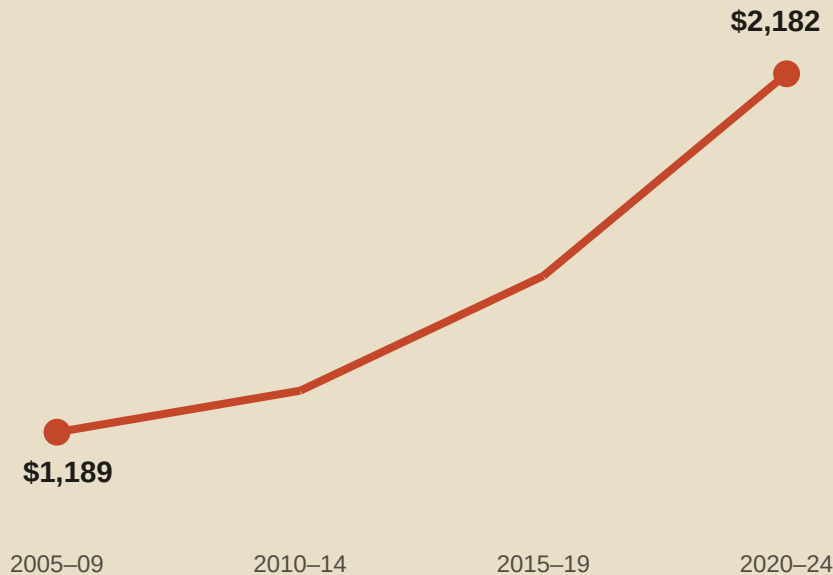


RENT

Median rent is up 84%
since the 2005–2009
survey, before inflation.

\$2,182

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,493 gap between neighbors, the sharpest rent edge between adjacent tracts in Los Angeles County.

TRACT 2063.02

\$328

TRACT 2062.01

\$2,821

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,002–\$1,504



\$2,182 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

3,485

homes permitted in ten years,
2016–2025

73%

of those were in multifamily
buildings

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 77,783 homes here.

503–1,095

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



HOME VALUE

A median home costs 50% more than California's.

\$1,102,300

median home value in Glendale.

Glendale



\$1,102,300

California



\$734,700

U.S.



\$332,700

THAT WAS GLENDALE'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/glendale/

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