



Grass Valley, California.

Current market data.

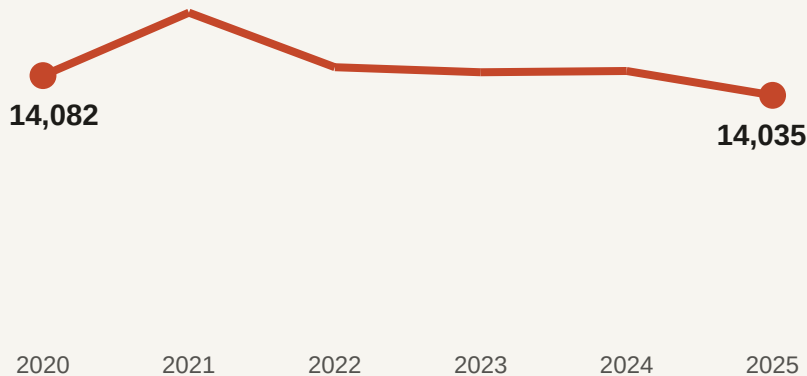
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.3% since 2020.

14,035

people, the 332nd-largest of California's cities and towns.



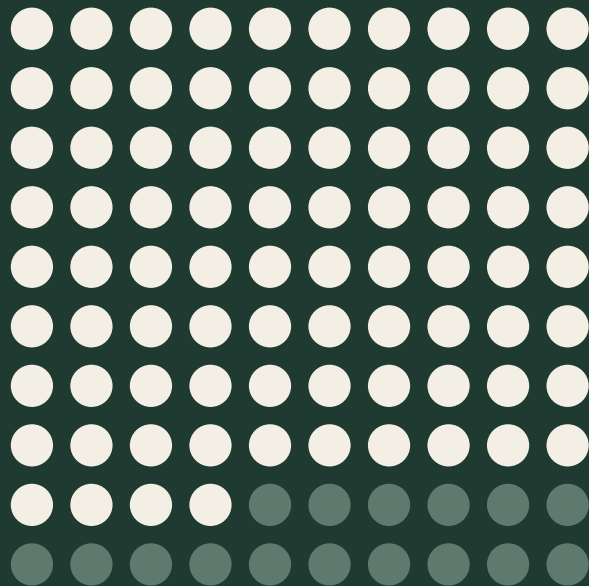
THE WORKDAY

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

83.8%

of 9,279 jobs located in Grass Valley are filled by in-commuters.

Source: Census LEHD LODES, 2023



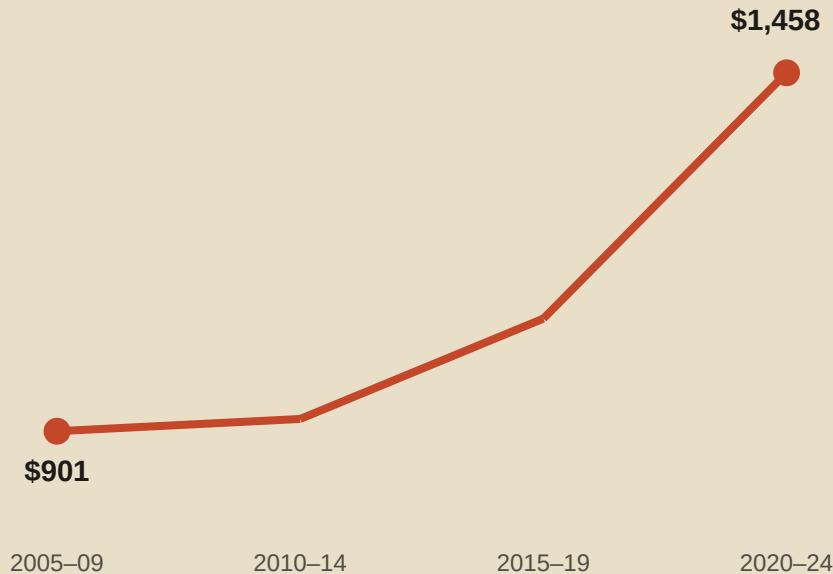
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 62%
since the 2005–2009
survey, before inflation.

\$1,458

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,201 gap between neighbors, the sharpest rent edge between adjacent tracts in Nevada County.

TRACT 9

\$1,078

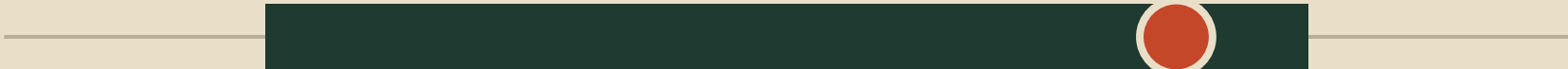
TRACT 12.10

\$3,279

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,015–\$1,522



\$1,458 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

75

homes permitted, 2022–2025

5%

of those were in multifamily
buildings

79%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.3% to the 7,281 homes here.

35–93

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



HOME VALUE

A median home costs 34% less than California's.

\$482,200

median home value in Grass Valley.

Grass Valley



\$482,200

California



\$734,700

U.S.



\$332,700

THAT WAS GRASS 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/grass-valley/

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