



Grover Beach, California.

Current market data.

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

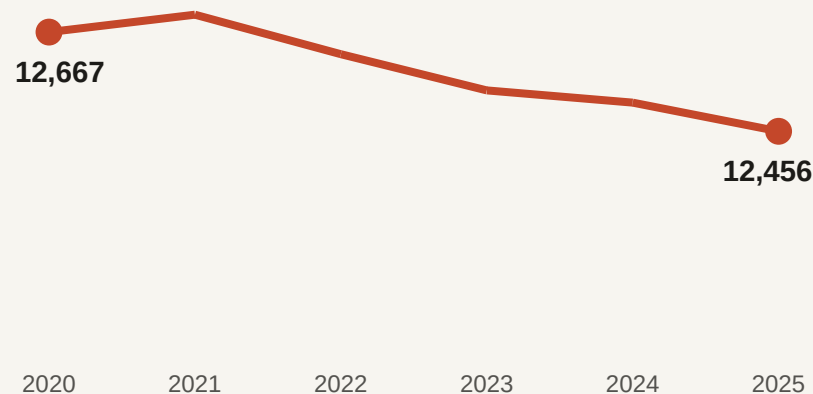


POPULATION

Down 1.7% since 2020.

12,456

people, the 351st-largest of California's cities and towns.



THE WORKDAY

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

85.6%

of 3,119 jobs located in Grover Beach are filled by
in-commuters.



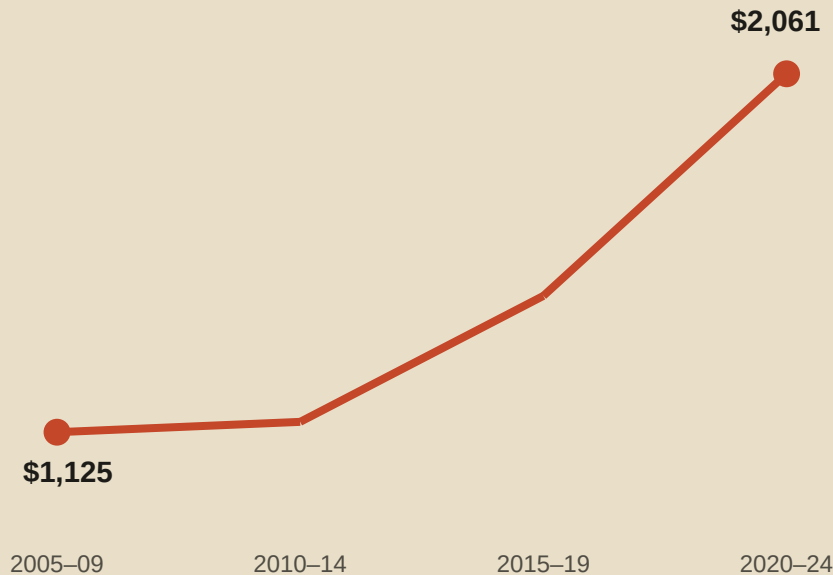
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$2,061

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,912 gap between neighbors, the sharpest rent edge between adjacent tracts in San Luis Obispo County.

TRACT 101.03

\$1,521

TRACT 102.06

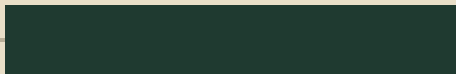
\$3,433



ROOM TO BUILD

The median rent is above what local wages can carry.

\$929–\$1,394



\$2,061 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

200

homes permitted, 2022–2025

68%

of those were in multifamily
buildings

85%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.5% to the 5,872 homes here.

26–31

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



HOME VALUE

A median home costs 1%
less than California's.

\$727,500

median home value in Grover Beach.

Grover Beach



\$727,500

California



\$734,700

U.S.



\$332,700

THAT WAS GROVER BEACH'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/grover-beach/**](https://almanacdata.ai/e/ca/grover-beach/)

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