Half Moon Bay, California.

Current market data.

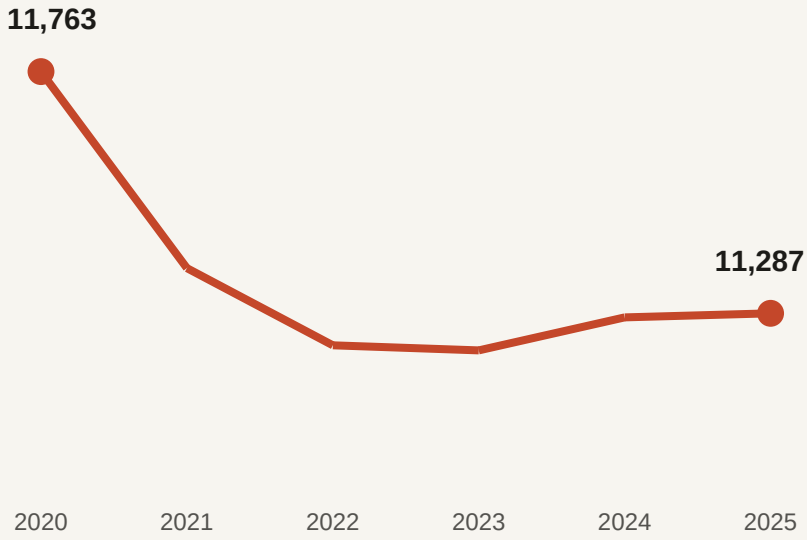
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.0% since 2020.

11,287

people, the 359th-largest of California's cities and towns.



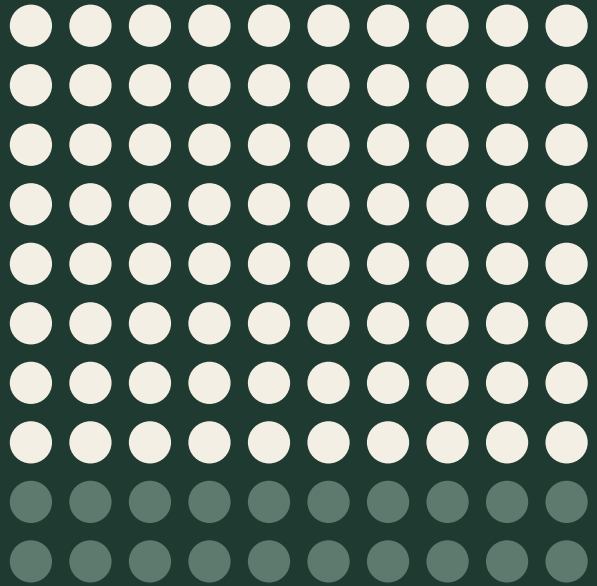
Source: Census Population Estimates, 2025

THE WORKDAY

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

79.7%

of 4,826 jobs located in Half Moon Bay are filled by in-commuters.



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

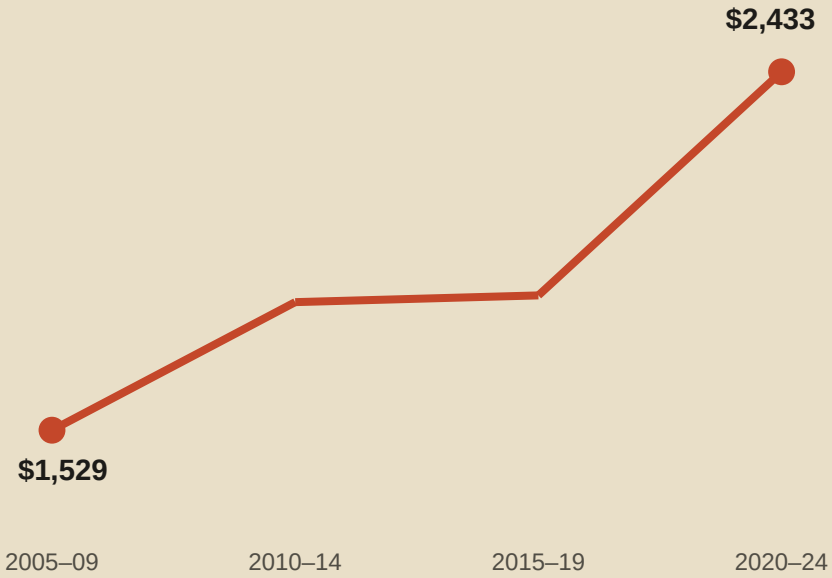
Source: Census LEHD LODES, 2023

RENT

Median rent is up 59% since the 2005–2009 survey, before inflation.

$2,433

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

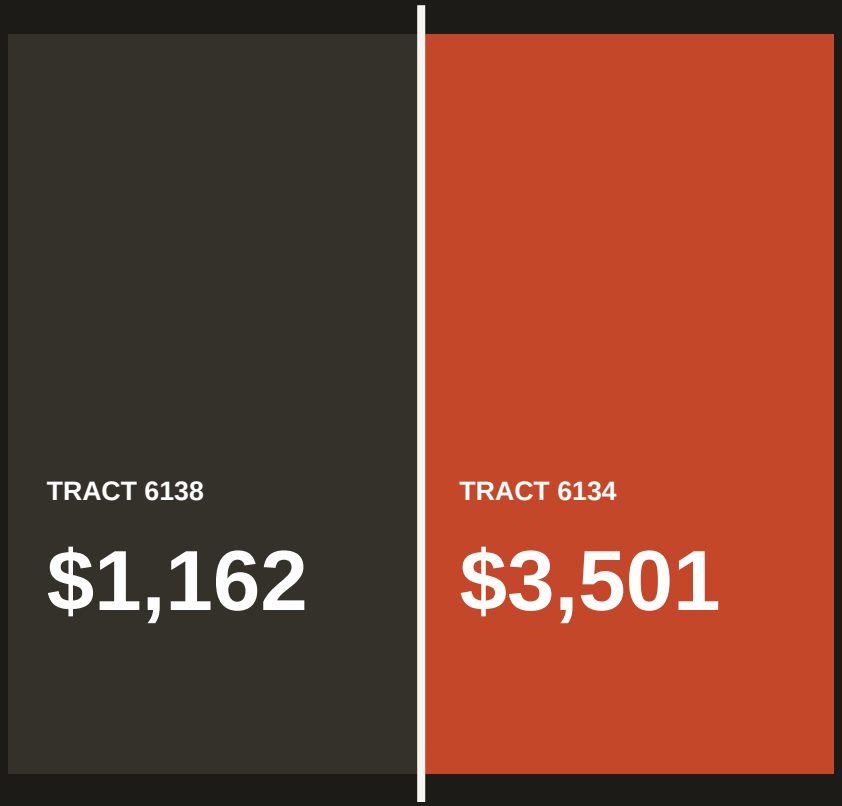


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

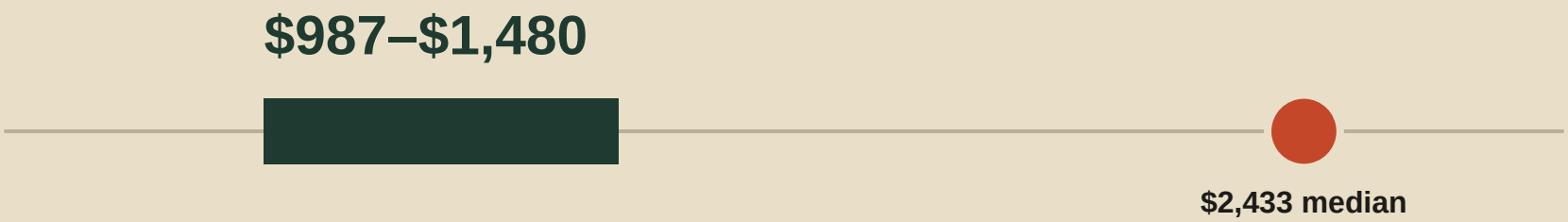
A $2,339 gap between neighbors, the sharpest rent edge between adjacent tracts in San Mateo County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

205

homes permitted in ten years, 2016–2025

52%

of those were in multifamily buildings

80%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3–1.1% to the 4,473 homes here.

14–48

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

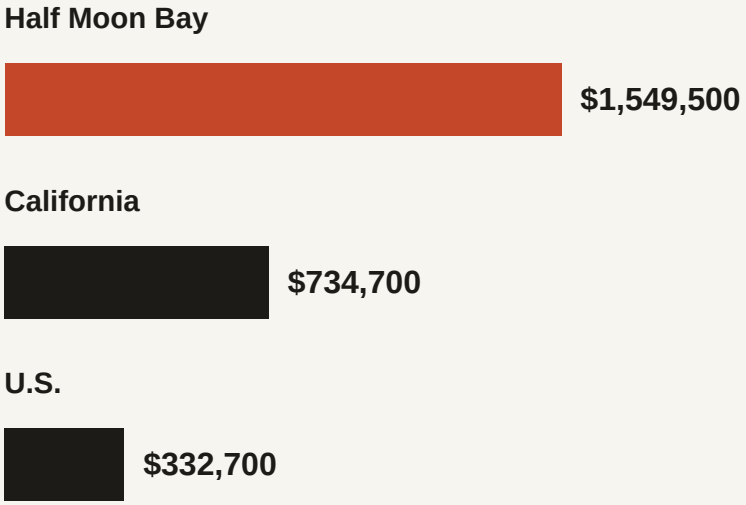
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 111% more than California's.

$1,549,500

median home value in Half Moon Bay.



Source: Census ACS 5-year, 2020-2024

THAT WAS HALF MOON BAY'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/half-moon-bay/**