



Hercules, California.

Current market data.

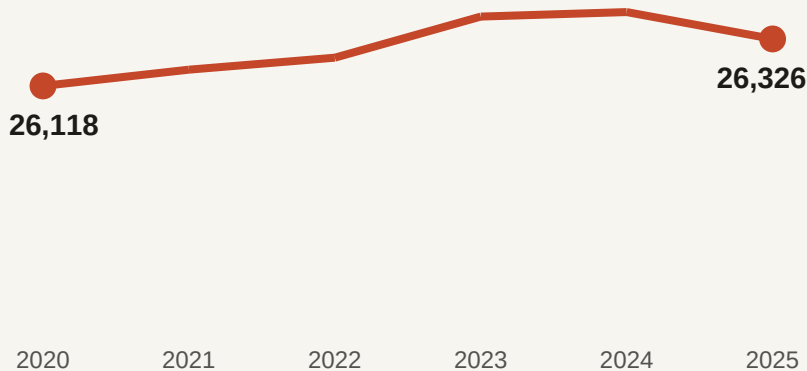
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.8% since 2020.

26,326

people, the 265th-largest of California's cities and towns.

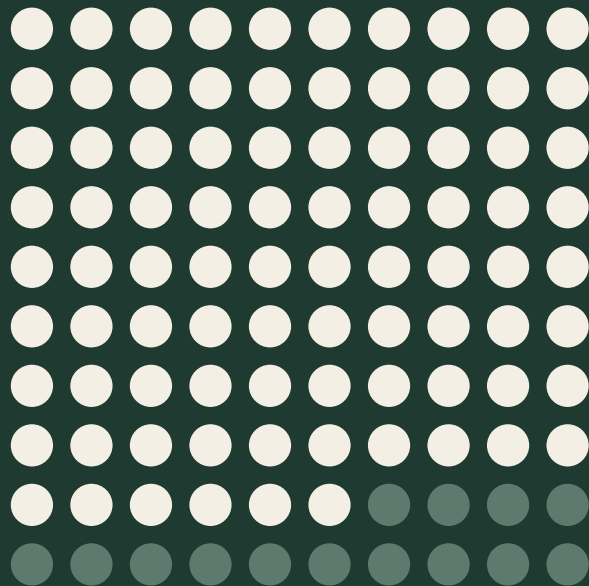


THE WORKDAY

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

85.8%

of 4,589 jobs located in Hercules are filled by in-commuters.



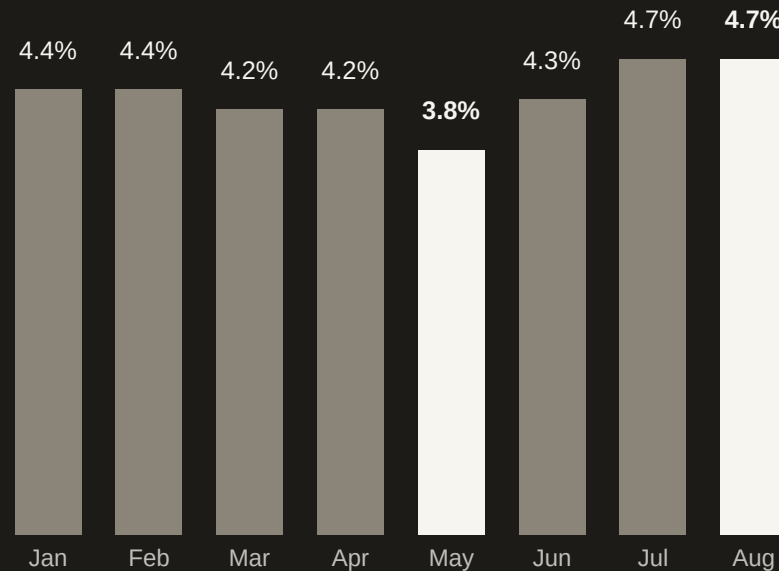
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.8%.

4.7%

in August 2026, the latest month released. A year earlier it was 5.2%.

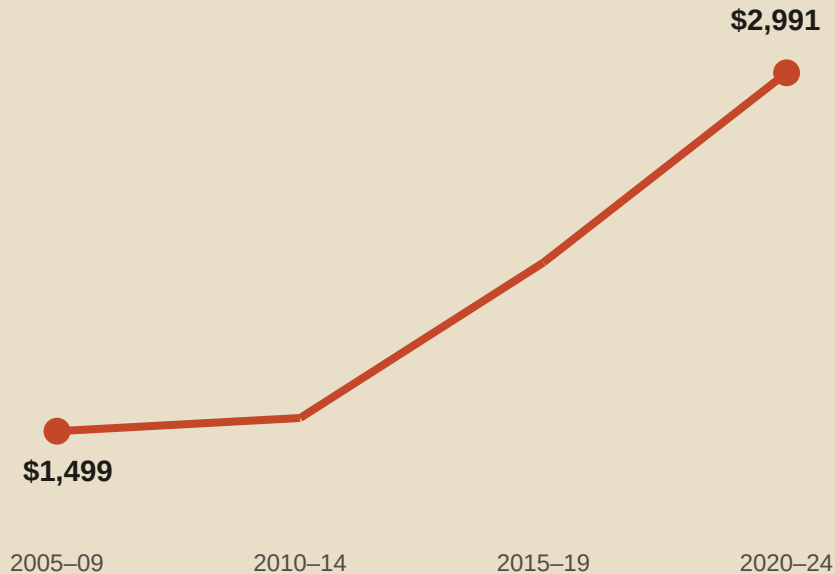


RENT

Median rent is up 100%
since the 2005–2009
survey, before inflation.

\$2,991

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





THE SEAM

Cross one tract line and median rent doubles.

A \$3,036 gap between neighbors, the sharpest rent edge between adjacent tracts in Contra Costa County.

TRACT 3540.02

\$465

TRACT 3530.02

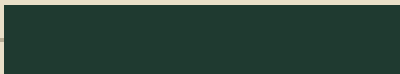
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,250–\$1,876



\$2,991 median

is the monthly rent range local workforce wages support.

BUILDING

73% of the housing here was built before 2000.

249

homes permitted, 2016–2018

69%

of those were in multifamily
buildings

73%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 9,581 homes here.

23–46

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



HOME VALUE

A median home costs 5% more than California's.

\$769,400

median home value in Hercules.

Hercules



\$769,400

California



\$734,700

U.S.



\$332,700

THAT WAS HERCULES'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/hercules/**](https://almanacdata.ai/e/ca/hercules/)

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