



Imperial Beach, California.

Current market data.

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

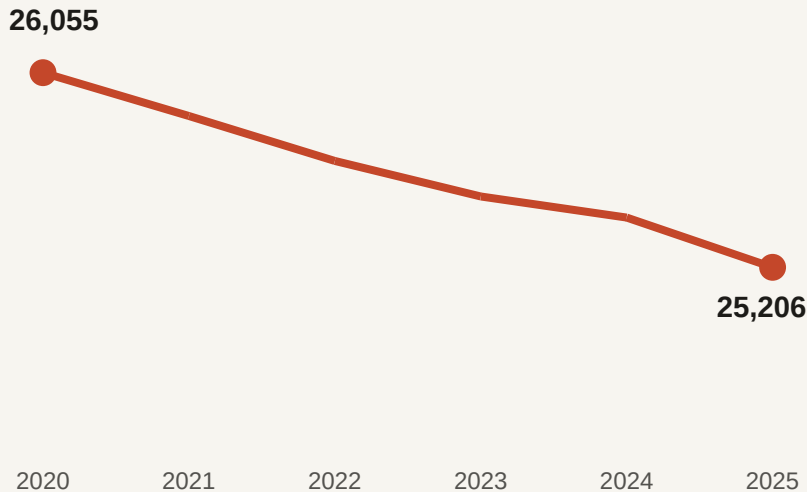


POPULATION

Down 3.3% since 2020.

25,206

people, the 275th-largest of California's cities and towns.



THE WORKDAY

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

79.5%

of 3,179 jobs located in Imperial Beach are filled by
in-commuters.



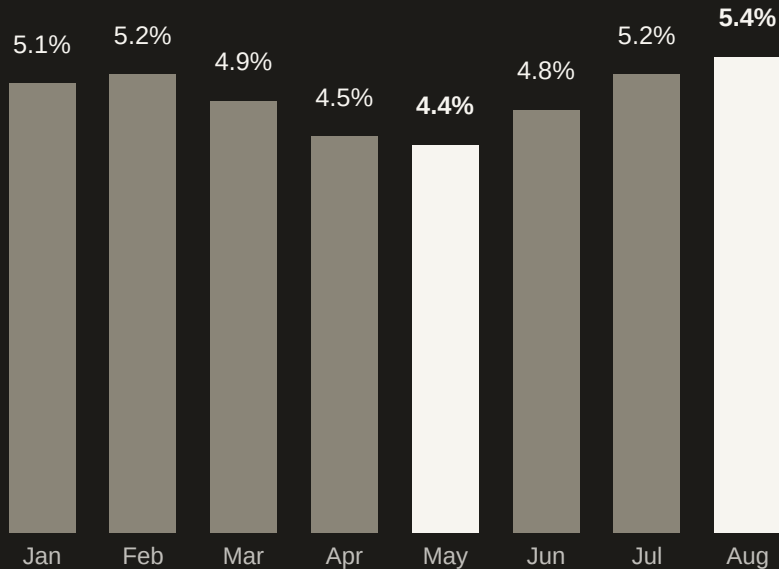
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
4.4%.

5.4%

in August 2026, the latest month released. A year earlier it was 5.5%.

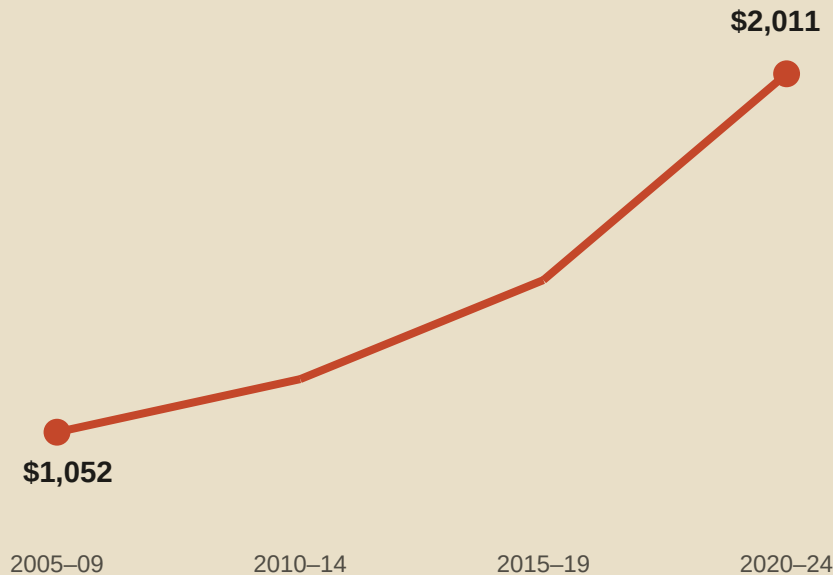


RENT

Median rent is up 91%
since the 2005–2009
survey, before inflation.

\$2,011

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,412 gap between neighbors, the sharpest rent edge between adjacent tracts in San Diego County.

TRACT 51.03

\$1,023

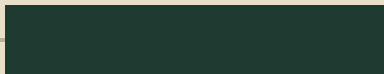
TRACT 216

\$3,435

ROOM TO BUILD

The median rent is above what local wages can carry.

\$819–\$1,229



\$2,011 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

548

homes permitted in ten years,
2016–2025

42%

of those were in multifamily
buildings

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.8% to the 10,299 homes here.

32–86

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



HOME VALUE

A median home costs 17% more than California's.

\$857,000

median home value in Imperial Beach.

Imperial Beach



\$857,000

California



\$734,700

U.S.



\$332,700

THAT WAS IMPERIAL 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/imperial-beach/**](https://almanacdata.ai/e/ca/imperial-beach/)

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