



Irvine, California.

Current market data.

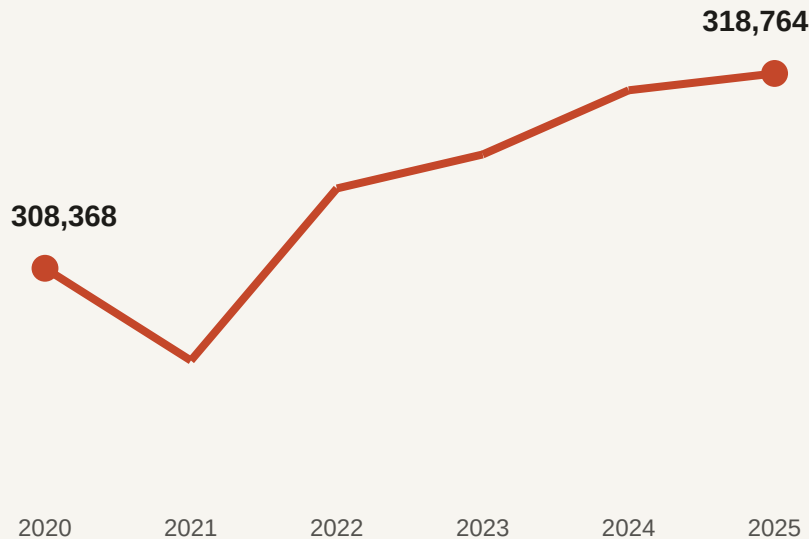
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.4% since 2020.

318,764

people, the 13th-largest of California's cities and towns.

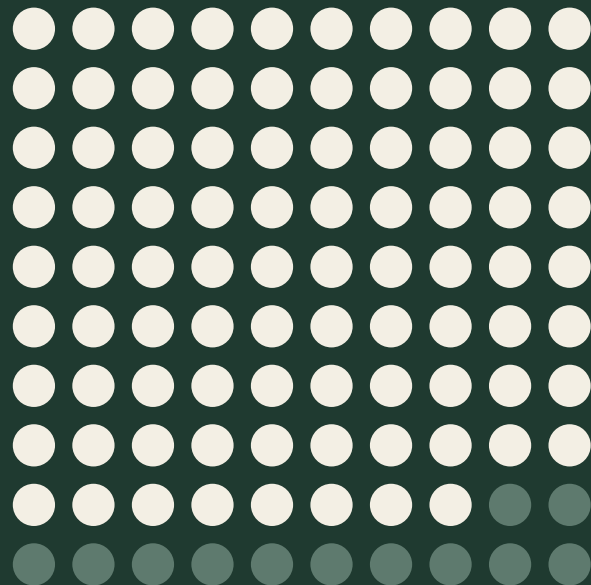


THE WORKDAY

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

87.8%

of 298,737 jobs located in Irvine are filled by in-commuters.



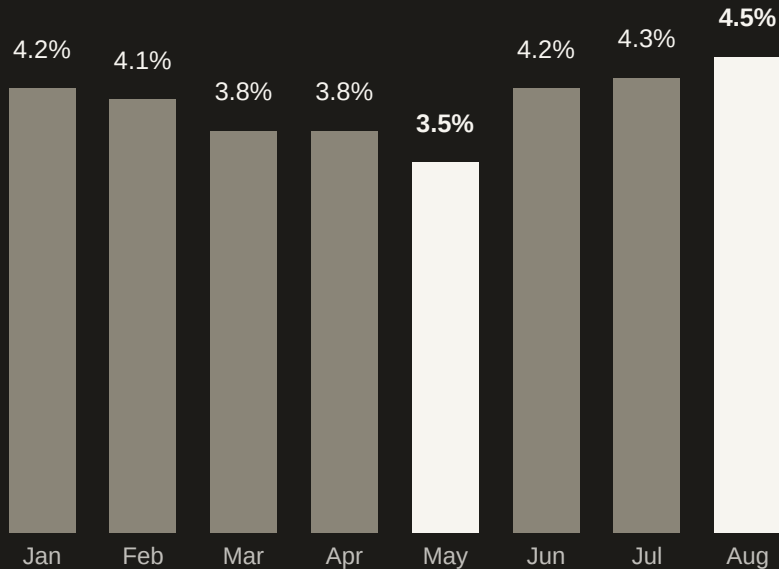
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.5%.

4.5%

in August 2026, the latest month released. A year earlier it was 4.6%.

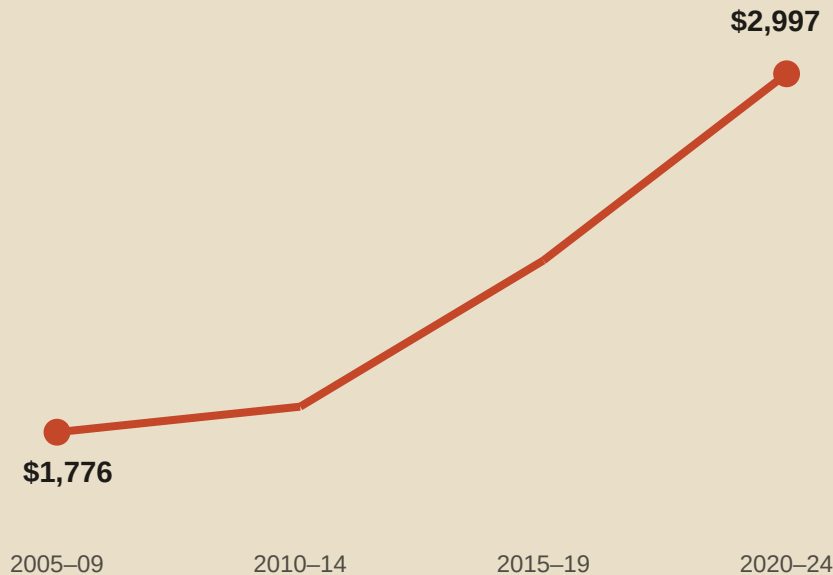


RENT

**Median rent is up 69%
since the 2005–2009
survey, before inflation.**

\$2,997

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,732 gap between neighbors, the sharpest rent edge between adjacent tracts in Orange County.

TRACT 995.10

\$769

TRACT 995.04

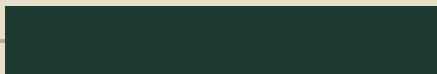
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,318–\$1,977



\$2,997 median

is the monthly rent range local workforce wages support.

BUILDING

47% of the housing here was built before 2000.

26,451

homes permitted in ten years,
2016–2025

61%

of those were in multifamily
buildings

47%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–2% to the 120,206 homes here.

735–2,987

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



HOME VALUE

A median home costs 62% more than California's.

\$1,191,500

median home value in Irvine.

Irvine



\$1,191,500

California



\$734,700

U.S.



\$332,700

THAT WAS IRVINE'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/irvine/**](https://almanacdata.ai/e/ca/irvine/)

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