



Laguna Niguel, California.

Current market data.

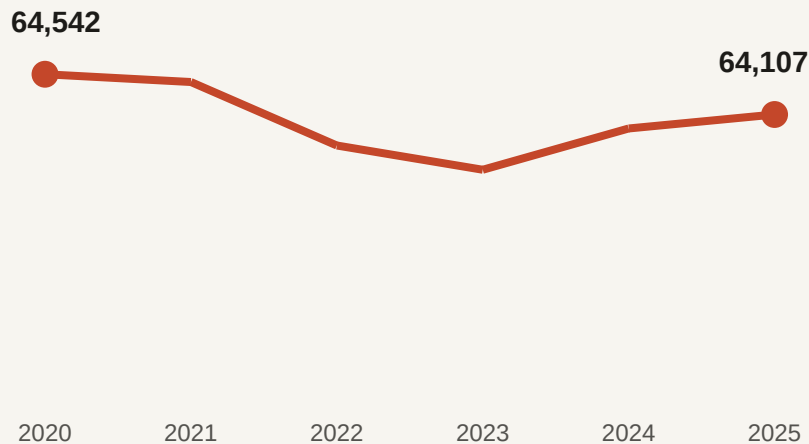
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.7% since 2020.

64,107

people, the 139th-largest of California's cities and towns.



THE WORKDAY

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

87.6%

of 15,454 jobs located in Laguna Niguel are filled by in-commuters.



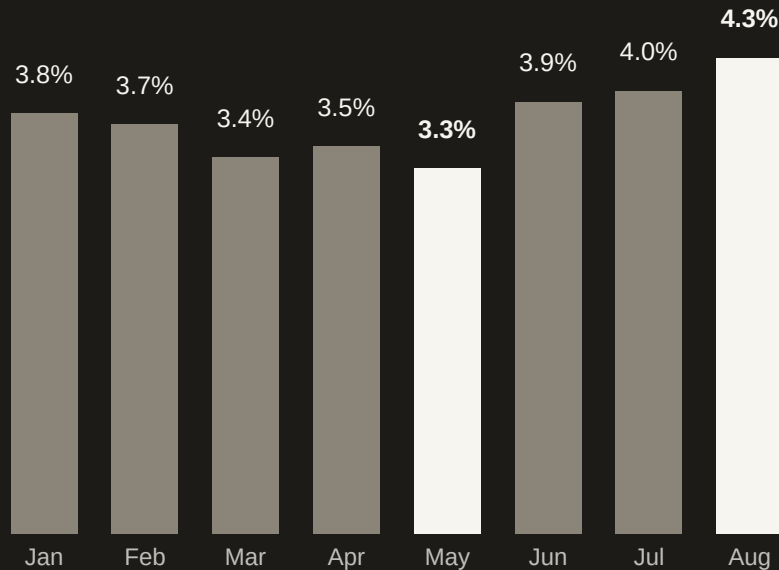
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.3%.

4.3%

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

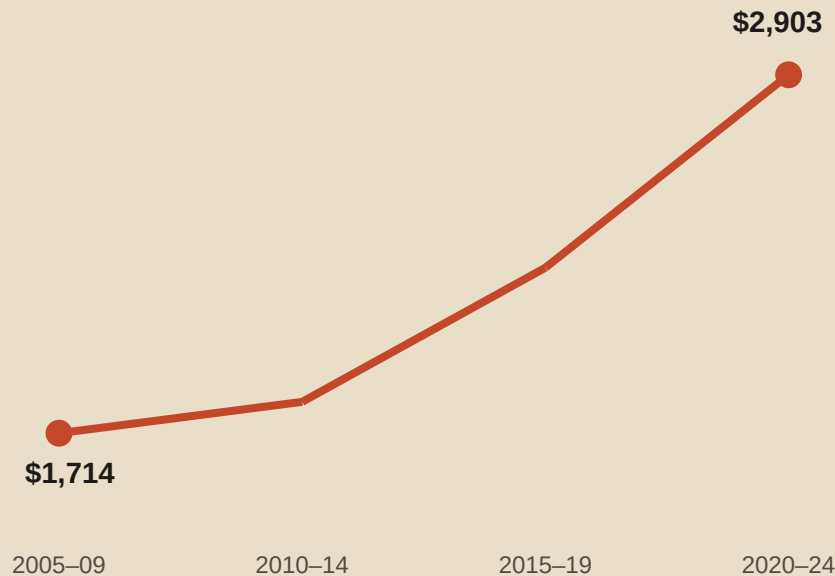


RENT

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

\$2,903

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

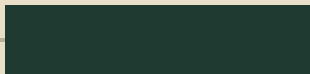
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,036–\$1,554



\$2,903 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

2,319

homes permitted in ten years,
2016–2025

98%

of those were in multifamily
buildings

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.6% to the 27,643 homes here.

87–155

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.

\$1,190,900

median home value in Laguna Niguel.

Laguna Niguel



\$1,190,900

California



\$734,700

U.S.



\$332,700

THAT WAS LAGUNA NIGUEL'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/laguna-niguel/

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