



Laguna Woods, California.

Current market data.

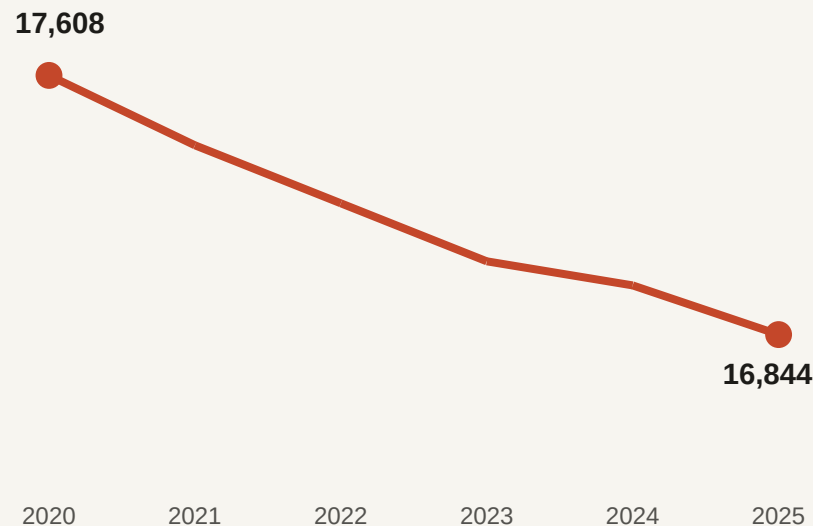
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.3% since 2020.

16,844

people, the 319th-largest of California's cities and towns.



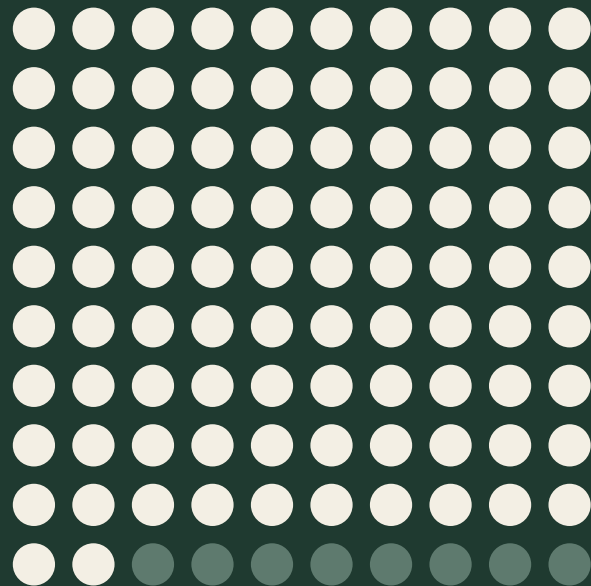
THE WORKDAY

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

92.2%

of 3,249 jobs located in Laguna Woods are filled by
in-commuters.

Source: Census LEHD LODES, 2023



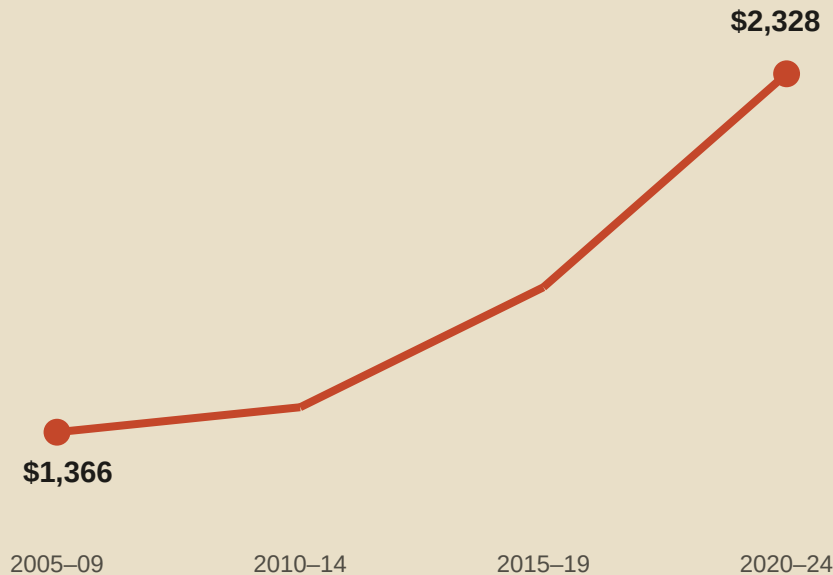
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 70%
since the 2005–2009
survey, before inflation.

\$2,328

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

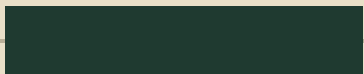
TRACT 995.04

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$916–\$1,374



\$2,328 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

0

homes permitted in ten years, 2016–2025

98%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.2% to the 13,336 homes here.

20–32

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



HOME VALUE

A median home costs 46% less than California's.

\$394,600

median home value in Laguna Woods.

Laguna Woods



\$394,600

California



\$734,700

U.S.



\$332,700

THAT WAS LAGUNA WOODS'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-woods/**](https://almanacdata.ai/e/ca/laguna-woods/)

The Almanac · your hyper-diligent research partner