



Lake Forest, California.

Current market data.

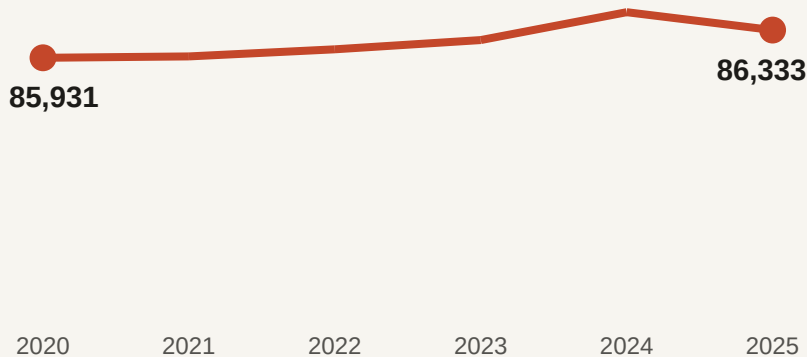
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

86,333

people, the 96th-largest of California's cities and towns.



THE WORKDAY

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

90.1%

of 36,843 jobs located in Lake Forest are filled by
in-commuters.



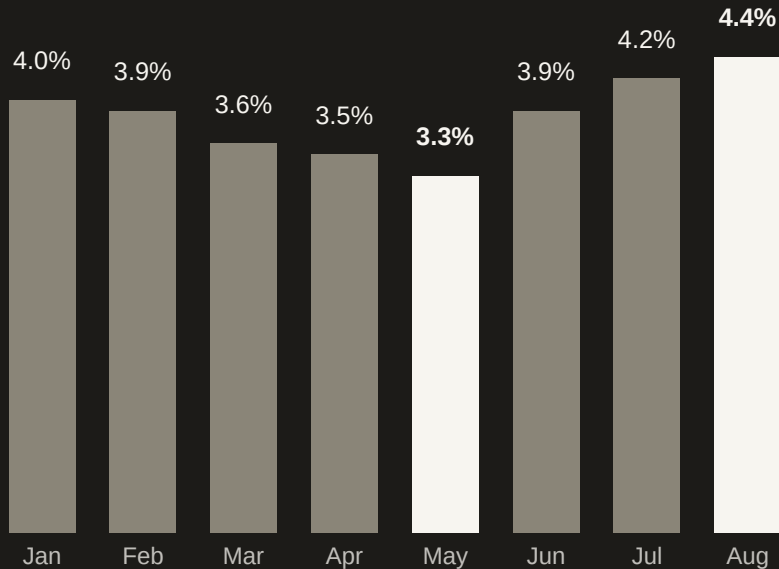
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.3%.

4.4%

in August 2026, the latest month released. A year earlier it was 4.4%.

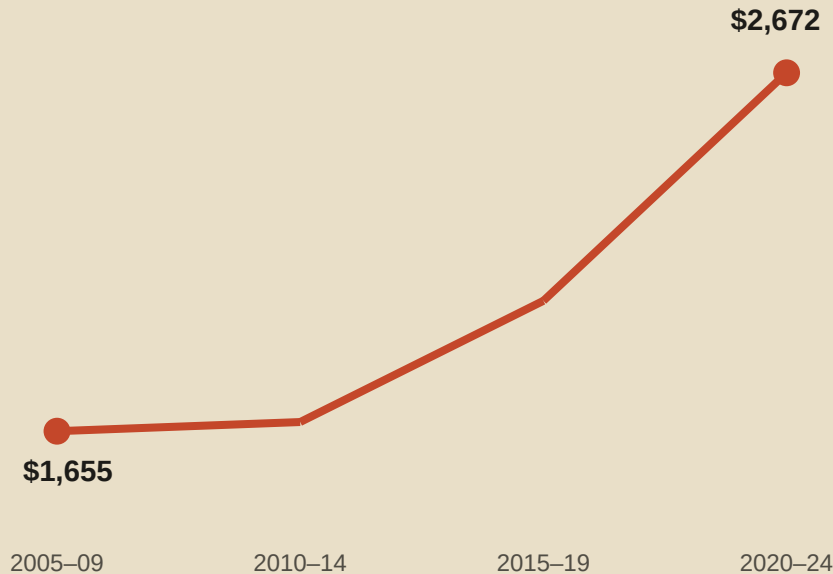


RENT

Median rent is up 61%
since the 2005–2009
survey, before inflation.

\$2,672

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.

\$1,190–\$1,786



\$2,672 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

3,487

homes permitted in ten years,
2016–2025

6%

of those were in multifamily
buildings

85%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–1.2% to the 31,821 homes here.

106–368

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



HOME VALUE

A median home costs 28%
more than California's.

\$937,000

median home value in Lake Forest.

Lake Forest



\$937,000

California



\$734,700

U.S.



\$332,700

THAT WAS LAKE FOREST'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/lake-forest/**](https://almanacdata.ai/e/ca/lake-forest/)

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