



Lathrop, California.

Current market data.

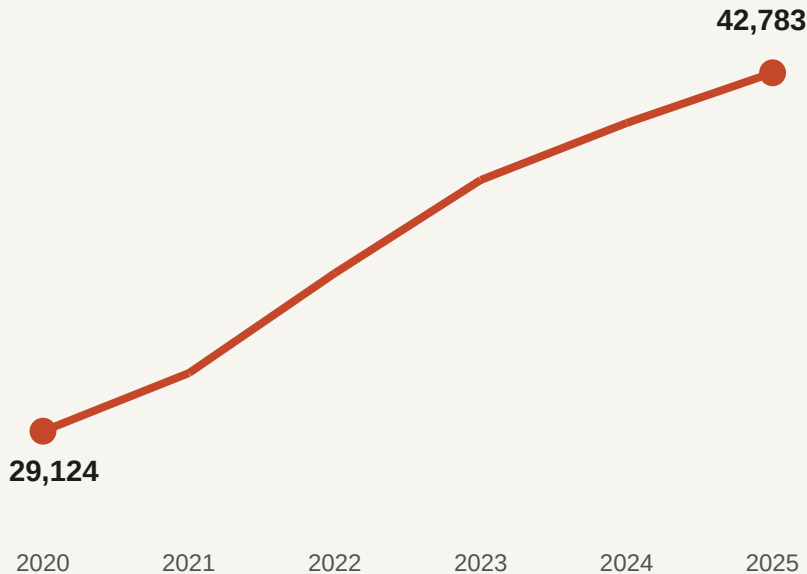
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 46.9% since 2020.

42,783

people, the 201st-largest of California's cities and towns.

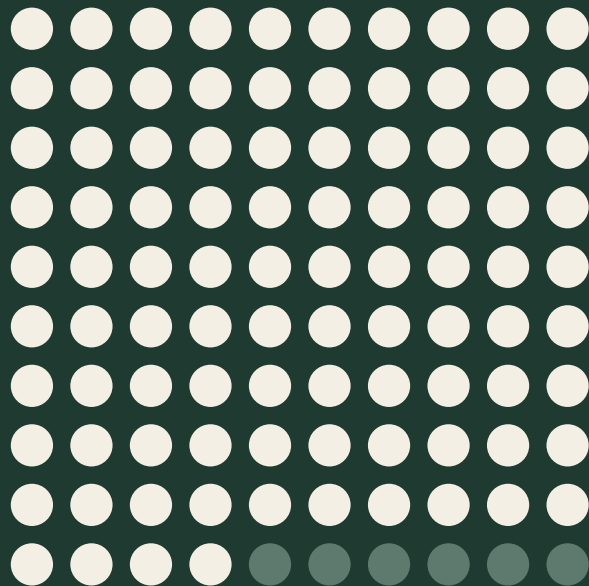


THE WORKDAY

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

93.5%

of 13,760 jobs located in Lathrop are filled by in-commuters.



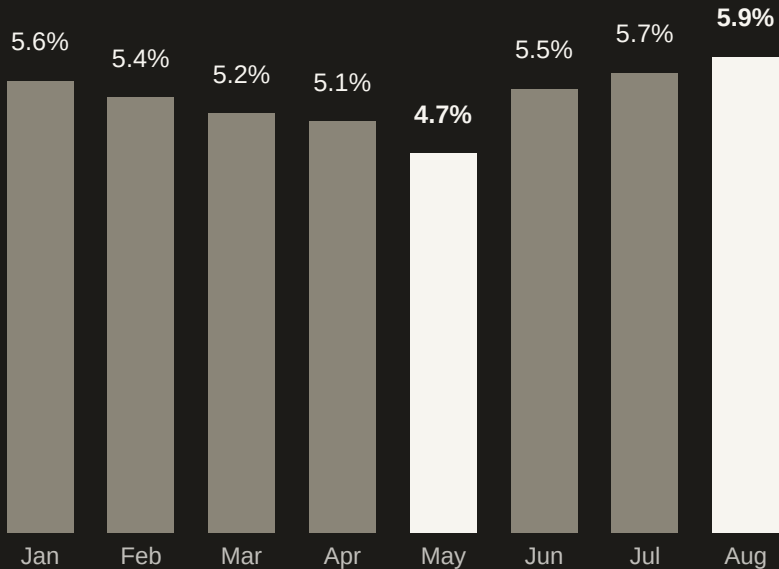
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
4.7%.

5.9%

in August 2026, the latest month released. A year earlier it was 5.9%.

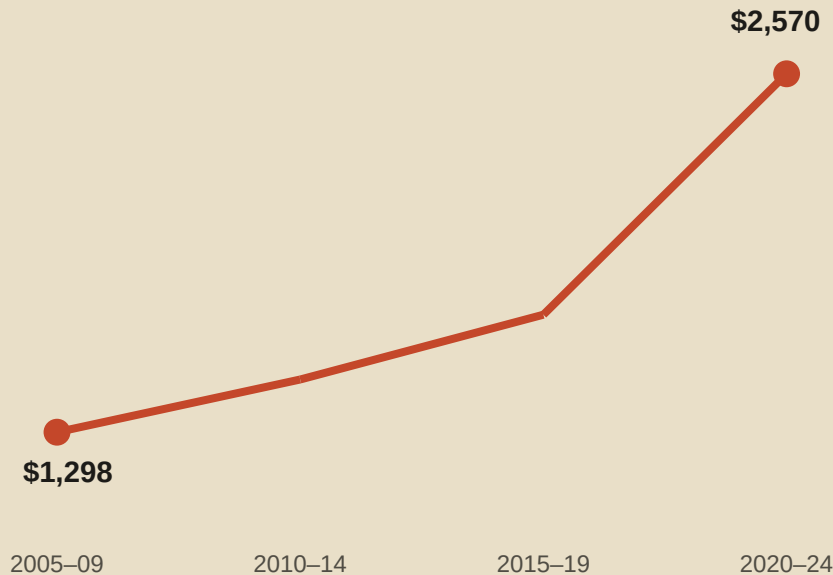


RENT

Median rent is up 98%
since the 2005–2009
survey, before inflation.

\$2,570

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,566 gap between neighbors, the sharpest rent edge between adjacent tracts in San Joaquin County.

TRACT 39

\$935

TRACT 52.23

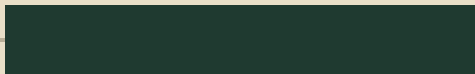
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,185–\$1,777



\$2,570 median

is the monthly rent range local workforce wages support.

BUILDING

32% of the housing here was built before 2000.

5,777

homes permitted in ten years,
2016–2025

4%

of those were in multifamily
buildings

32%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.5% to the 9,092 homes here.

26–138

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



HOME VALUE

A median home costs 12%
less than California's.

\$643,600

median home value in Lathrop.

Lathrop



\$643,600

California



\$734,700

U.S.



\$332,700

THAT WAS LATHROP'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/lathrop/**](https://almanacdata.ai/e/ca/lathrop/)

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