



Livingston, California.

Current market data.

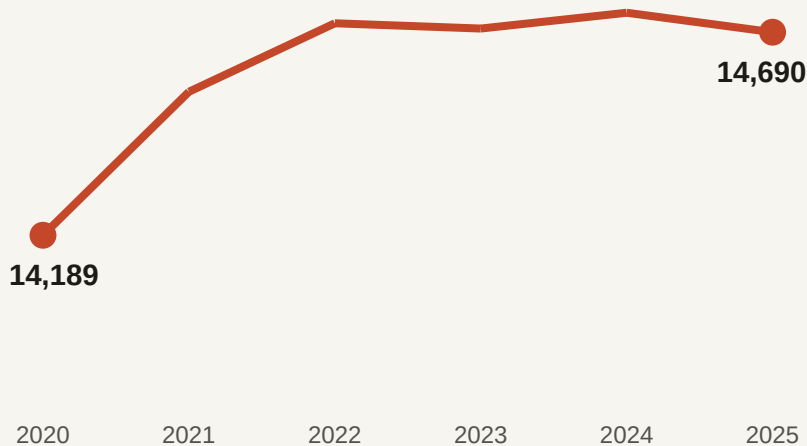
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.5% since 2020.

14,690

people, the 328th-largest of California's cities and towns.

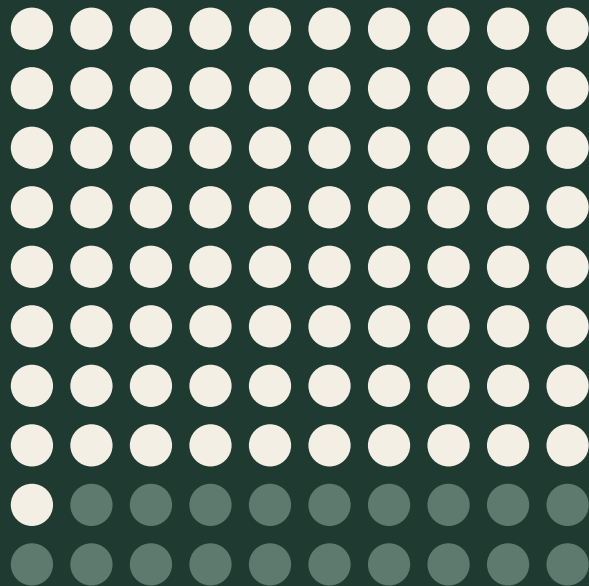


THE WORKDAY

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

81.4%

of 5,831 jobs located in Livingston are filled by in-commuters.



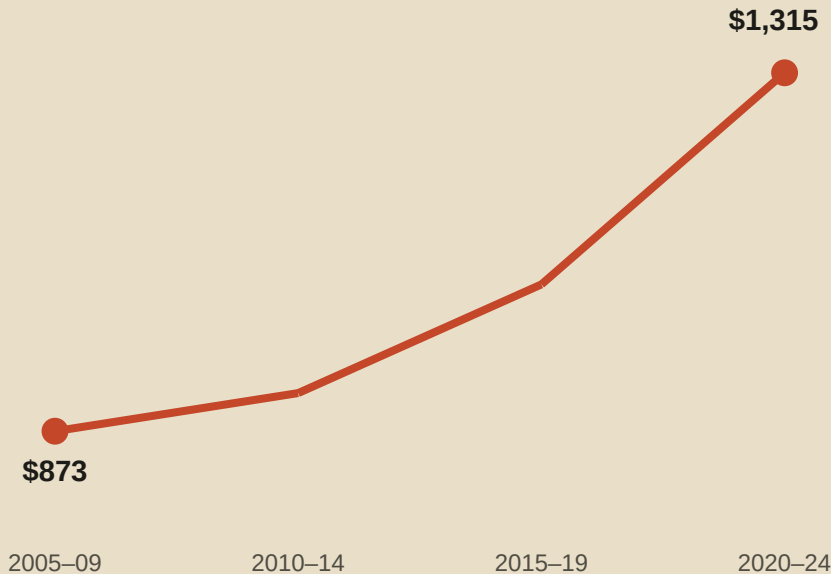
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 51%
since the 2005–2009
survey, before inflation.

\$1,315

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,377 gap between neighbors, the sharpest rent edge between adjacent tracts in Merced County.

TRACT 25

\$1,090

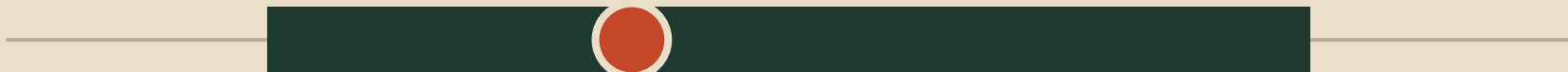
TRACT 10.07

\$2,467

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,119–\$1,679



\$1,315 median

is the monthly rent range local workforce wages support.

BUILDING

60% of the housing here was built before 2000.

492

homes permitted in ten years,
2016–2025

19%

of those were in multifamily
buildings

60%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–2% to the 3,633 homes here.

23–58

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



HOME VALUE

A median home costs 49%
less than California's.

\$372,700

median home value in Livingston.

Livingston



\$372,700

California



\$734,700

U.S.



\$332,700

THAT WAS LIVINGSTON'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/livingston/**](https://almanacdata.ai/e/ca/livingston/)

The Almanac · your hyper-diligent research partner