



Modesto, California.

Current market data.

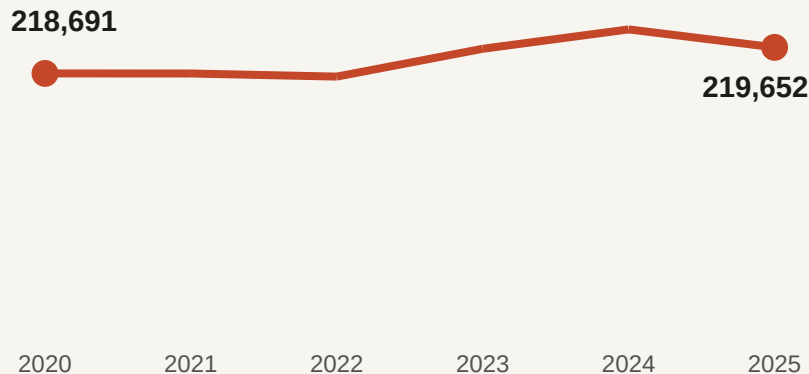
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

219,652

people, the 20th-largest of California's cities and towns.

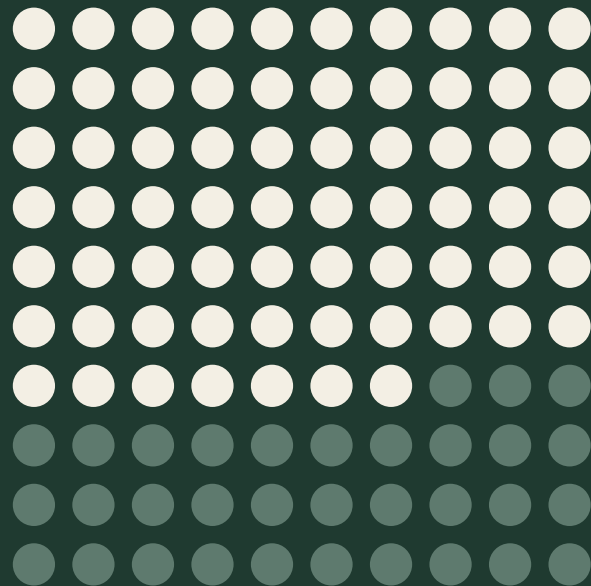


THE WORKDAY

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

66.7%

of 83,000 jobs located in Modesto are filled by in-commuters.



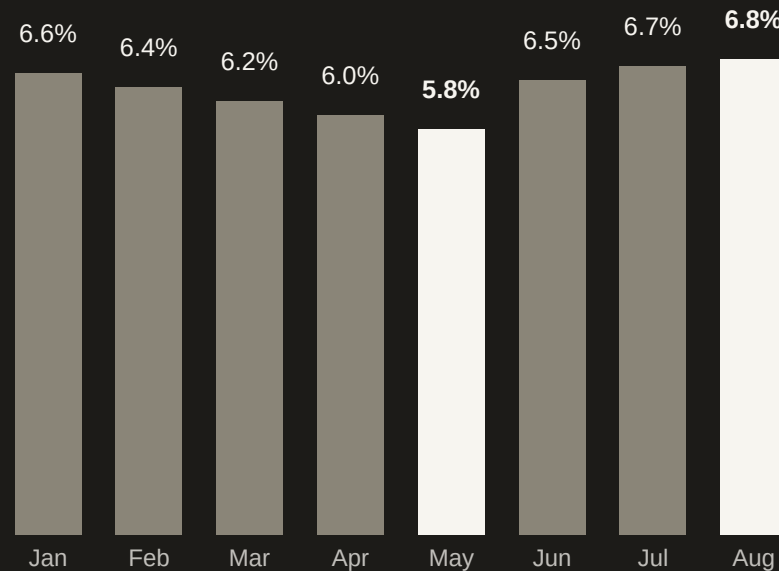
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
5.8%.

6.8%

in August 2026, the latest month released. A year earlier it was 6.8%.

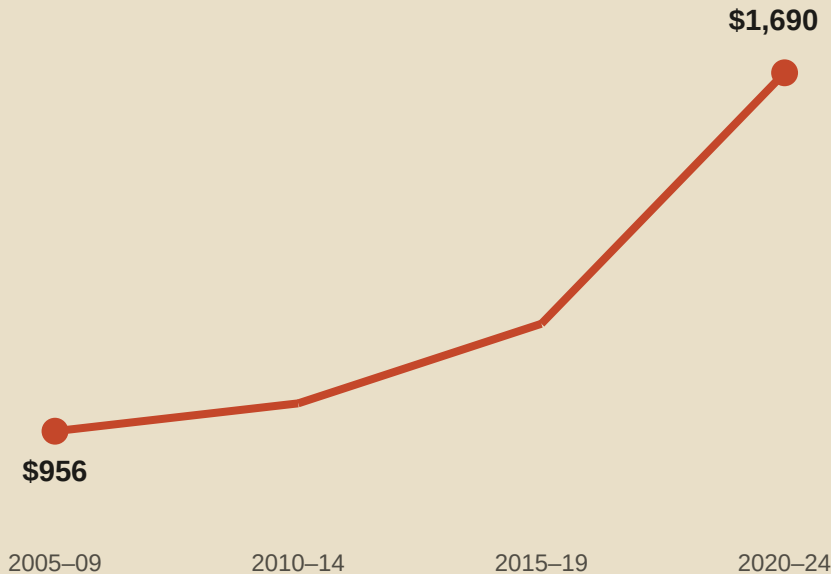


RENT

Median rent is up 77%
since the 2005–2009
survey, before inflation.

\$1,690

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,438 gap between neighbors, the sharpest rent edge between adjacent tracts in Stanislaus County.

TRACT 20.02

\$1,146

TRACT 30.03

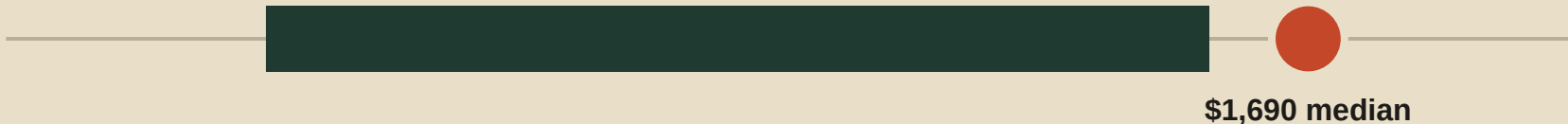
\$2,584



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,088–\$1,633



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1,224

homes permitted, 2022–2025

34%

of those were in multifamily
buildings

87%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–1.1% to the 75,752 homes here.

375–830

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



HOME VALUE

A median home costs 40% less than California's.

\$442,700

median home value in Modesto.

Modesto



California



U.S.



THAT WAS MODESTO'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/modesto/**](https://almanacdata.ai/e/ca/modesto/)

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