



Monrovia, California.

Current market data.

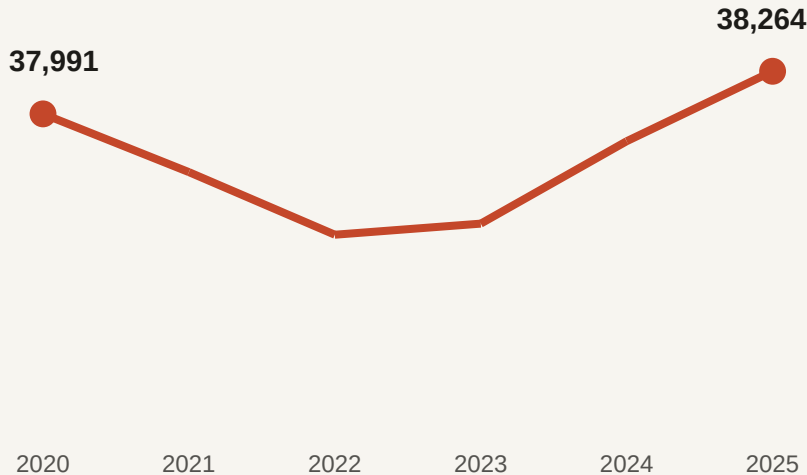
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.7% since 2020.

38,264

people, the 210th-largest of California's cities and towns.



THE WORKDAY

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

92.2%

of 19,712 jobs located in Monrovia are filled by in-commuters.



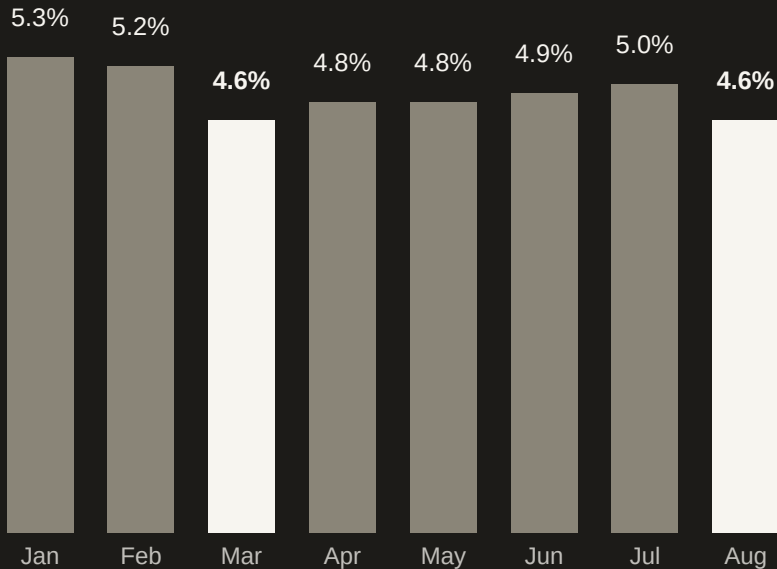
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
4.6%.

4.6%

in August 2026, the latest month released. A year earlier it was 5.6%.

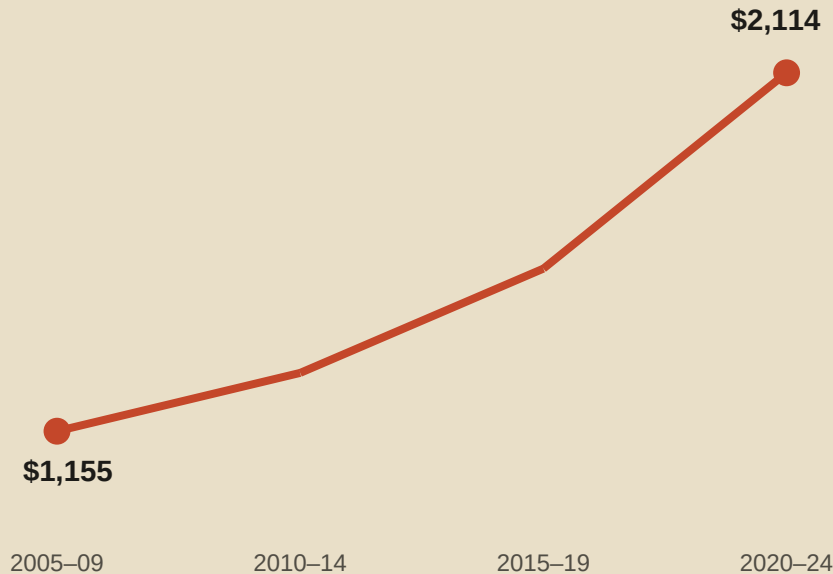


RENT

Median rent is up 83%
since the 2005–2009
survey, before inflation.

\$2,114

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,493 gap between neighbors, the sharpest rent edge between adjacent tracts in Los Angeles County.

TRACT 2063.02

\$328

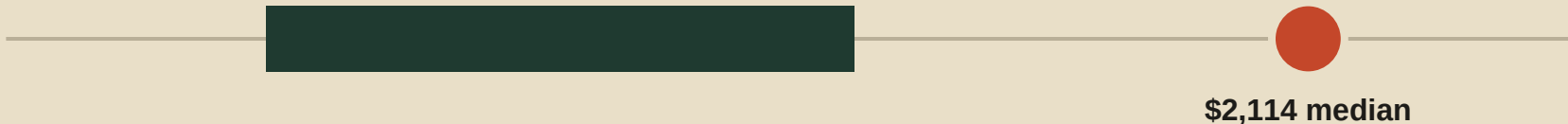
TRACT 2062.01

\$2,821

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,122–\$1,682



is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

1,411

homes permitted in ten years,
2016–2025

70%

of those were in multifamily
buildings

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 14,855 homes here.

85–197

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

HOME VALUE

A median home costs 24% more than California's.

\$909,400

median home value in Monrovia.

Monrovia



California



U.S.



THAT WAS MONROVIA'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/monrovia/**](https://almanacdata.ai/e/ca/monrovia/)

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