



Montebello, California.

Current market data.

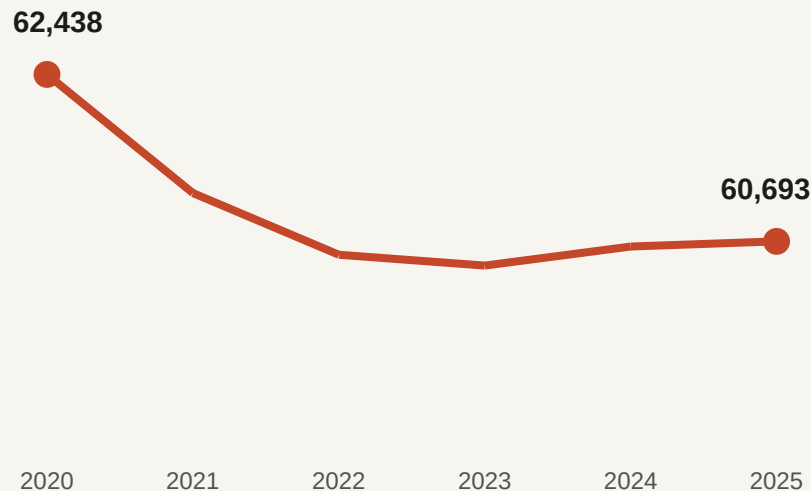
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.8% since 2020.

60,693

people, the 150th-largest of California's cities and towns.



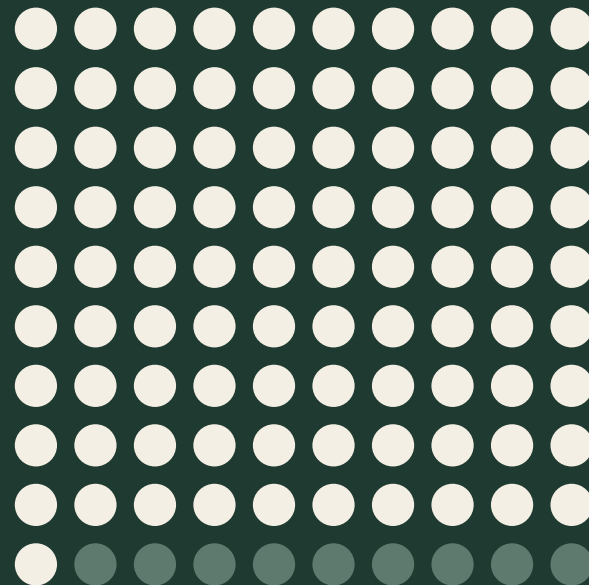
THE WORKDAY

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

91.1%

of 24,329 jobs located in Montebello are filled by in-commuters.

Source: Census LEHD LODES, 2023



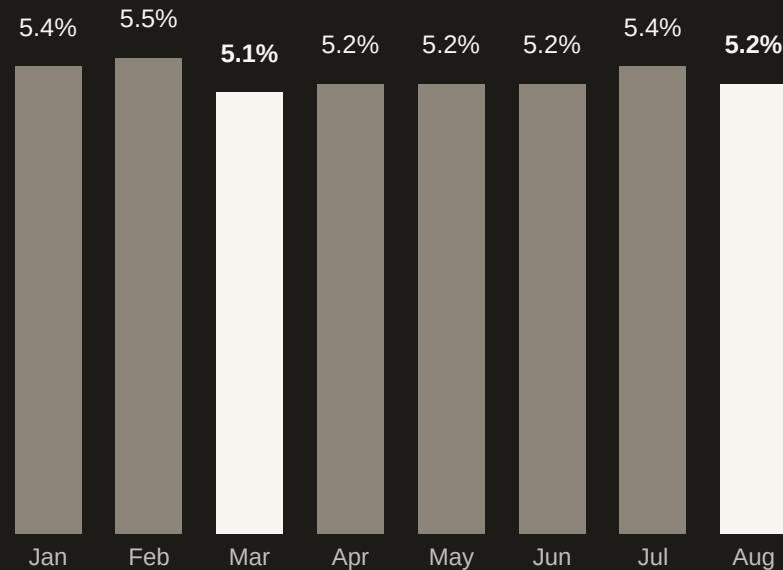
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
5.1%.

5.2%

in August 2026, the latest month released. A year earlier it was 6.0%.

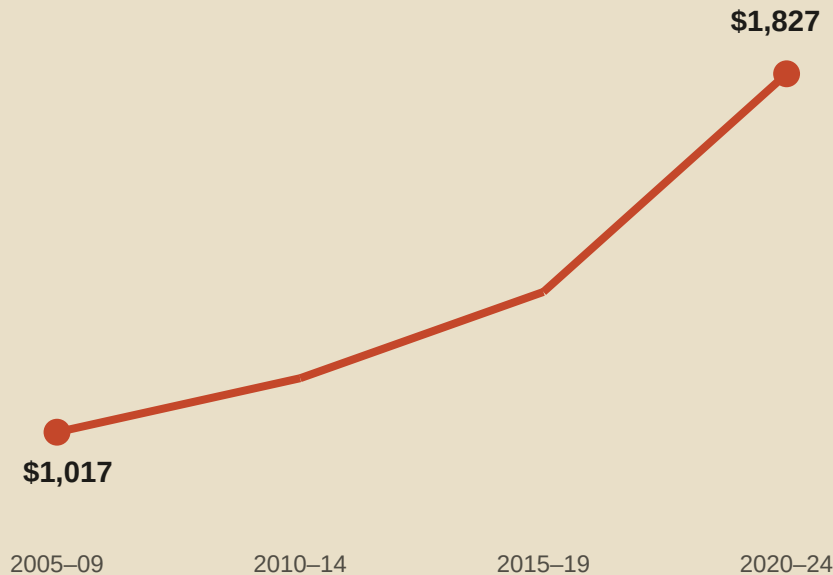


RENT

Median rent is up 80%
since the 2005–2009
survey, before inflation.

\$1,827

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

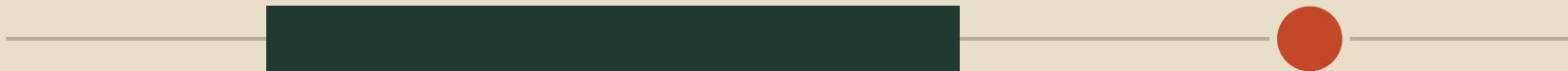
\$2,821



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,043–\$1,564



\$1,827 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

894

homes permitted in ten years,
2016–2025

66%

of those were in multifamily
buildings

95%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 1% to the 20,386 homes here.

136–243

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



HOME VALUE

A median home costs 5% less than California's.

\$697,900

median home value in Montebello.

Montebello



California



U.S.



THAT WAS MONTEBELLO'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/montebello/

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