



Morro Bay, California.

Current market data.

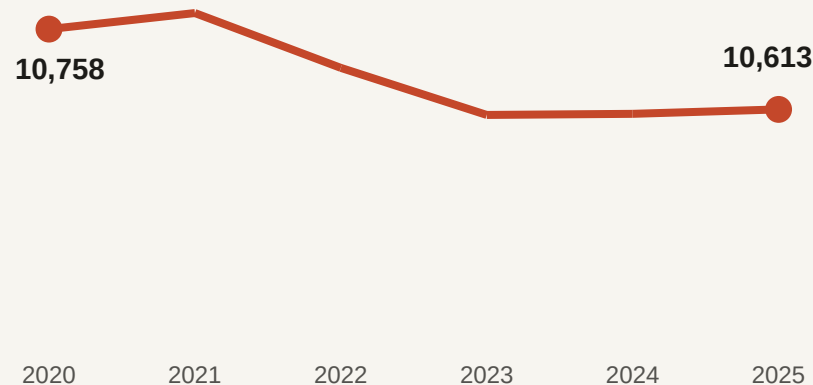
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.3% since 2020.

10,613

people, the 370th-largest of California's cities and towns.

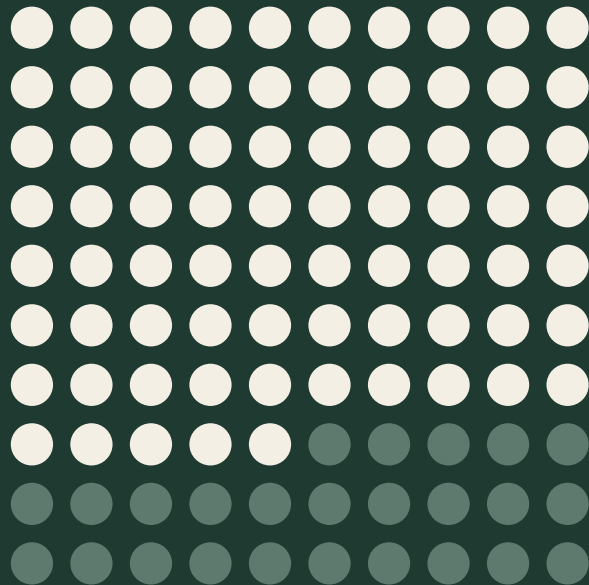


THE WORKDAY

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

75.0%

of 3,668 jobs located in Morro Bay are filled by in-commuters.



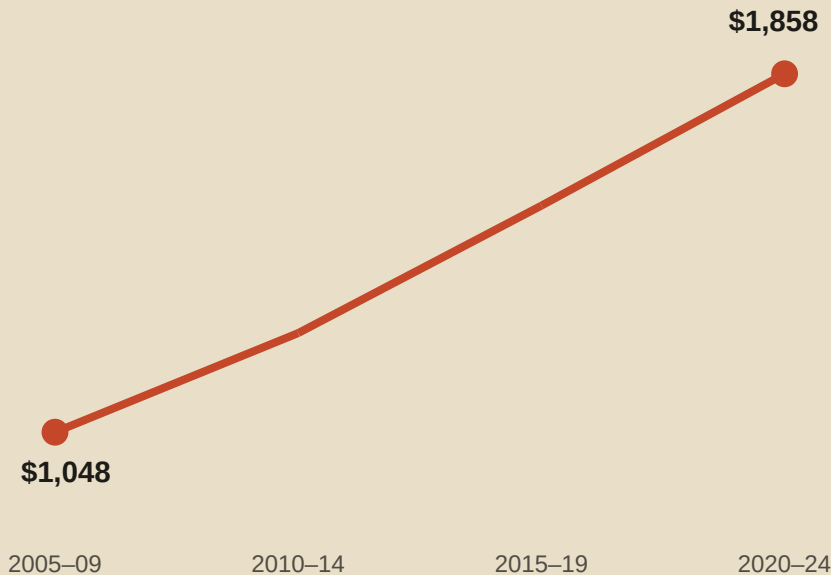
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$1,858

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,912 gap between neighbors, the sharpest rent edge between adjacent tracts in San Luis Obispo County.

TRACT 101.03

\$1,521

TRACT 102.06

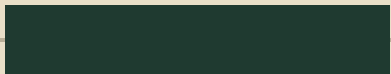
\$3,433



ROOM TO BUILD

The median rent is above what local wages can carry.

\$765–\$1,147



\$1,858 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

62

homes permitted, 2022–2025

13%

of those were in multifamily
buildings

78%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.6% to the 6,531 homes here.

15–37

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



HOME VALUE

A median home costs 25%
more than California's.

\$918,200

median home value in Morro Bay.

Morro Bay



\$918,200

California



\$734,700

U.S.



\$332,700

THAT WAS MORRO BAY'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/morro-bay/

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