



# National City, California.

Current market data.

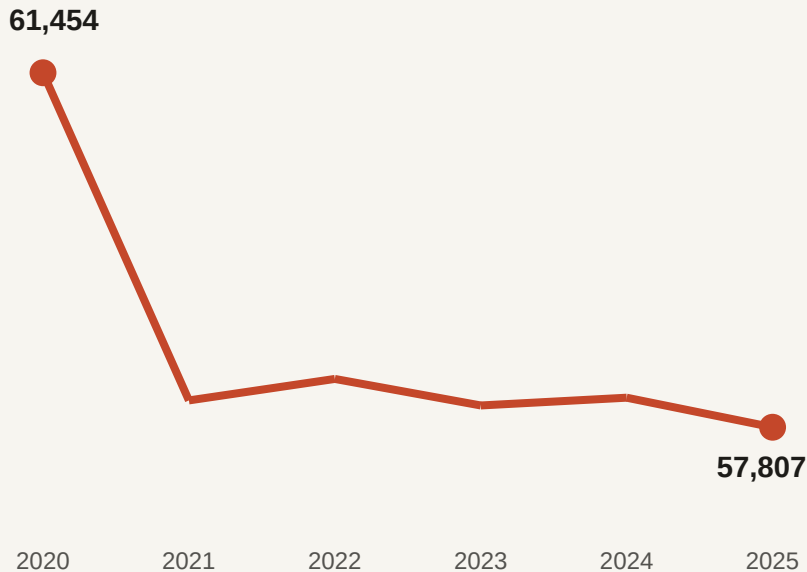
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 5.9% since 2020.

57,807

people, the 158th-largest of California's cities and towns.



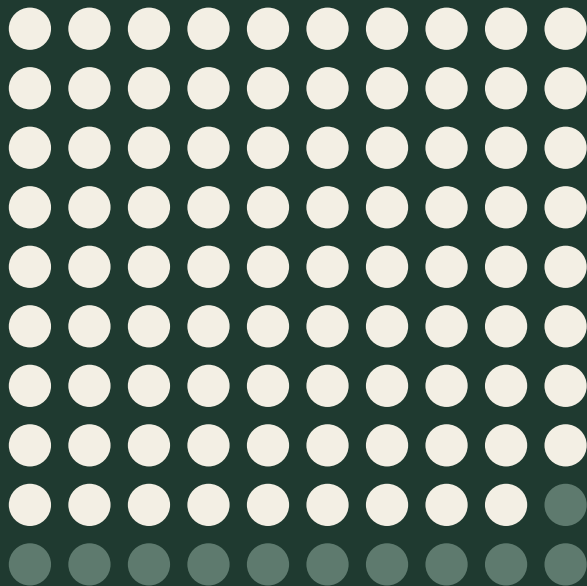
THE WORKDAY

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

88.8%

of 23,336 jobs located in National City are filled by  
in-commuters.

Source: Census LEHD LODES, 2023



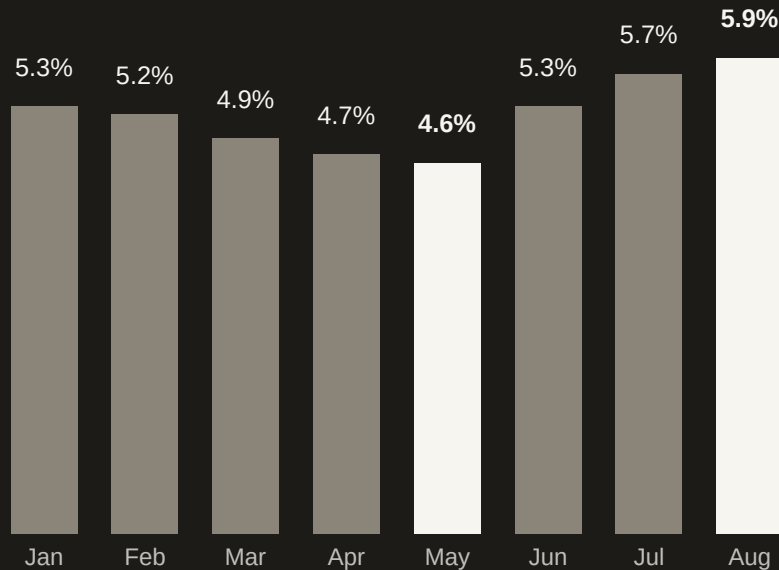
Each dot is 1% of jobs. Filled: held by in-commuters.

## UNEMPLOYMENT, 2026

The low came in May:  
4.6%.

5.9%

in August 2026, the latest month released. A year earlier it was 5.9%.

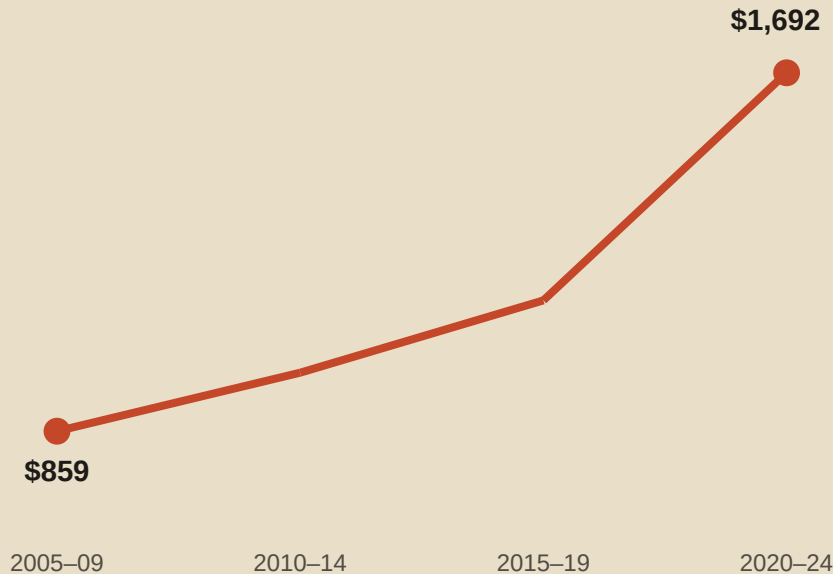


RENT

Median rent is up 97%  
since the 2005–2009  
survey, before inflation.

**\$1,692**

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



## THE SEAM

# Cross one tract line and median rent doubles.

A \$2,412 gap between neighbors, the sharpest rent edge between adjacent tracts in San Diego County.

TRACT 51.03

**\$1,023**

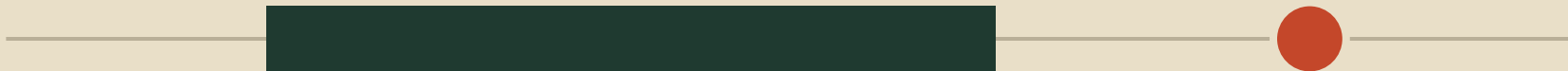
TRACT 216

**\$3,435**

ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$987–\$1,480**



**\$1,692 median**

is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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**1,042**

homes permitted in ten years,  
2016–2025

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**88%**

of those were in multifamily  
buildings

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**88%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 1% to the 19,414 homes here.**

**157–233**

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



## HOME VALUE

A median home costs 17%  
less than California's.

**\$612,200**

median home value in National City.

National City



\$612,200

California



\$734,700

U.S.



\$332,700

THAT WAS NATIONAL CITY'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/national-city/](https://almanacdata.ai/e/ca/national-city/)

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