



Newman, California.

Current market data.

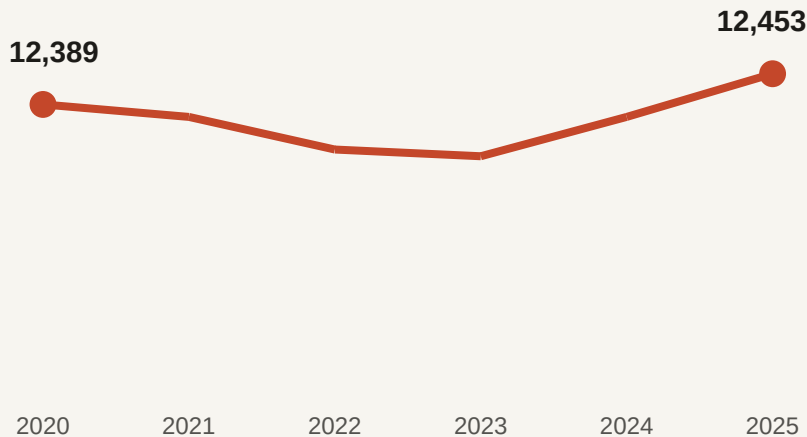
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

12,453

people, the 352nd-largest of California's cities and towns.

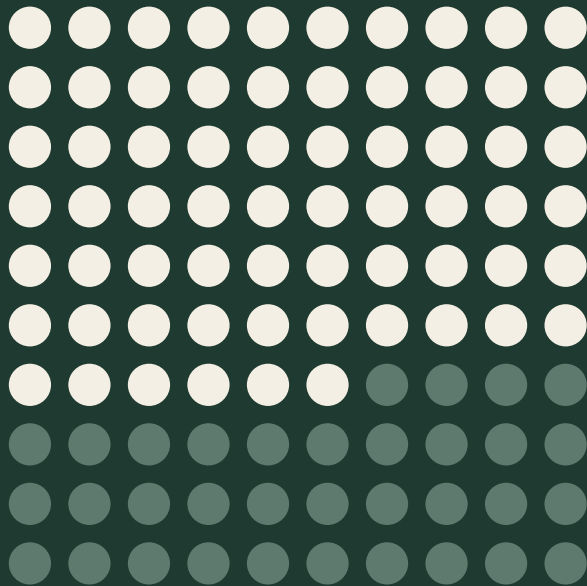


THE WORKDAY

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

65.9%

of 1,942 jobs located in Newman are filled by in-commuters.



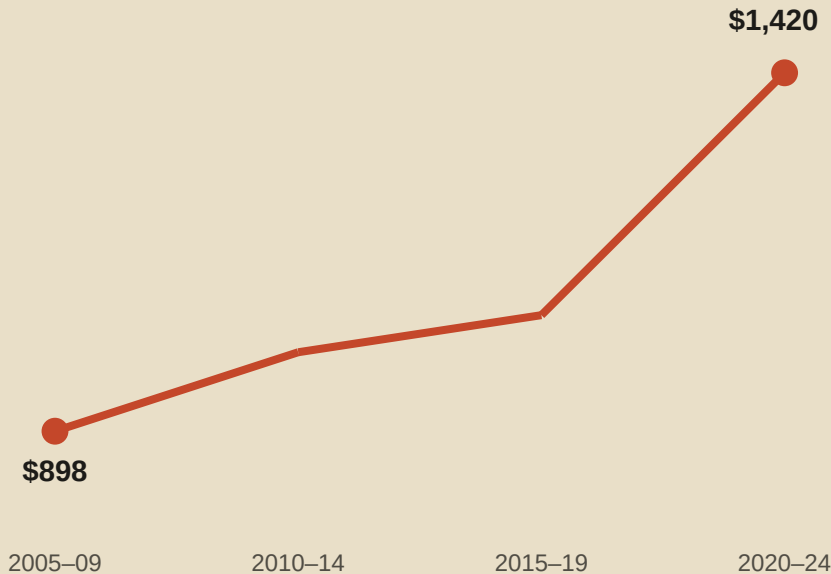
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 58%
since the 2005–2009
survey, before inflation.

\$1,420

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

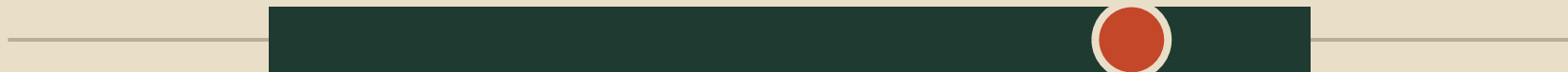
\$2,584



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,004–\$1,506



\$1,420 median

is the monthly rent range local workforce wages support.

BUILDING

51% of the housing here was built before 2000.

100

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

51%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5% to the 3,940 homes here.

18–20

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



HOME VALUE

A median home costs 44% less than California's.

\$412,700

median home value in Newman.

Newman



\$412,700

California



\$734,700

U.S.



\$332,700

THAT WAS NEWMAN'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/newman/

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