



Newport Beach, California.

Current market data.

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

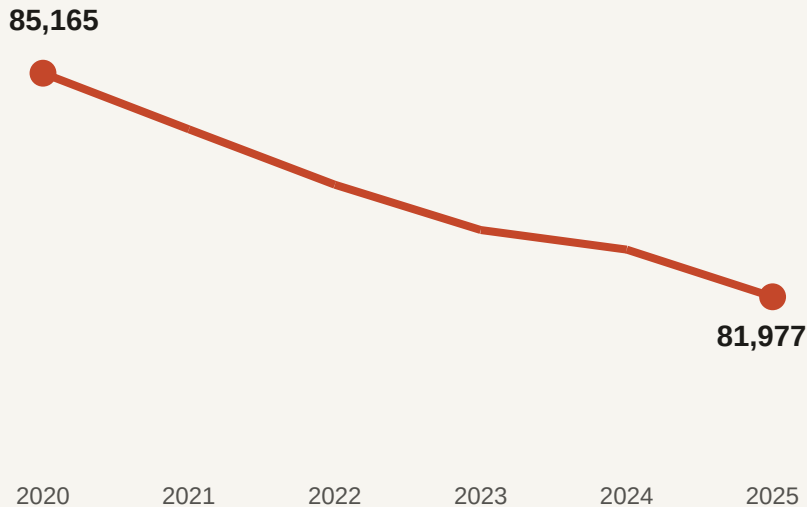


POPULATION

Down 3.7% since 2020.

81,977

people, the 105th-largest of California's cities and towns.

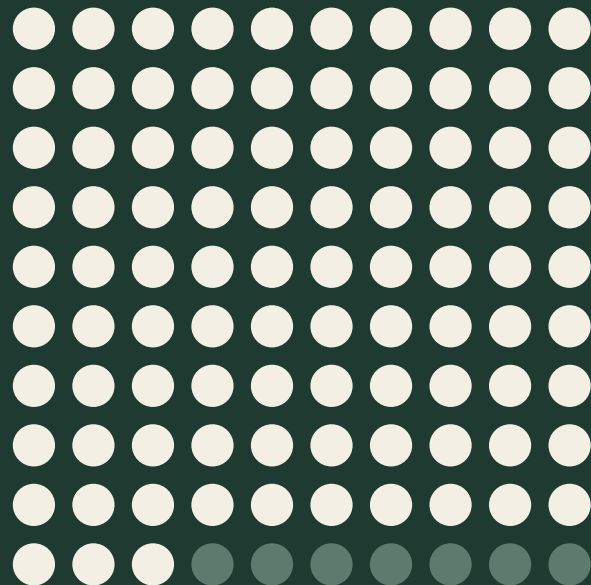


THE WORKDAY

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

93.3%

of 88,731 jobs located in Newport Beach are filled by
in-commuters.



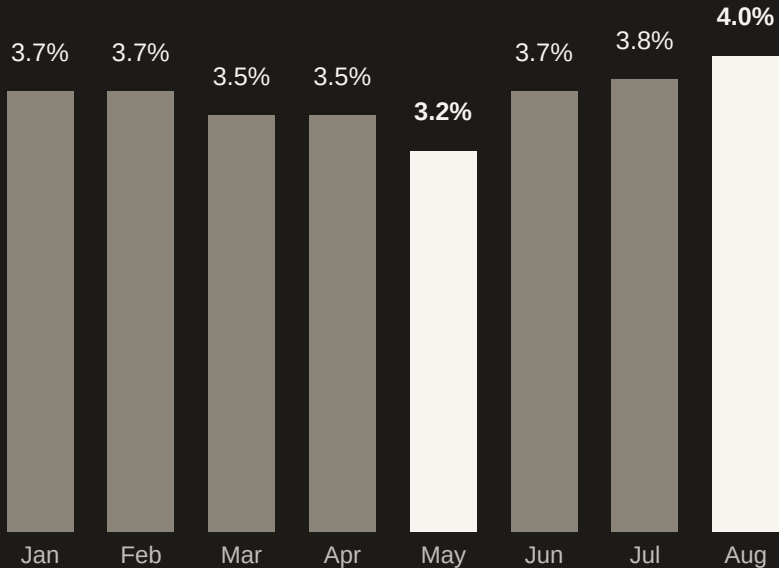
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.2%.

4.0%

in August 2026, the latest month released. A year earlier it was 4.1%.

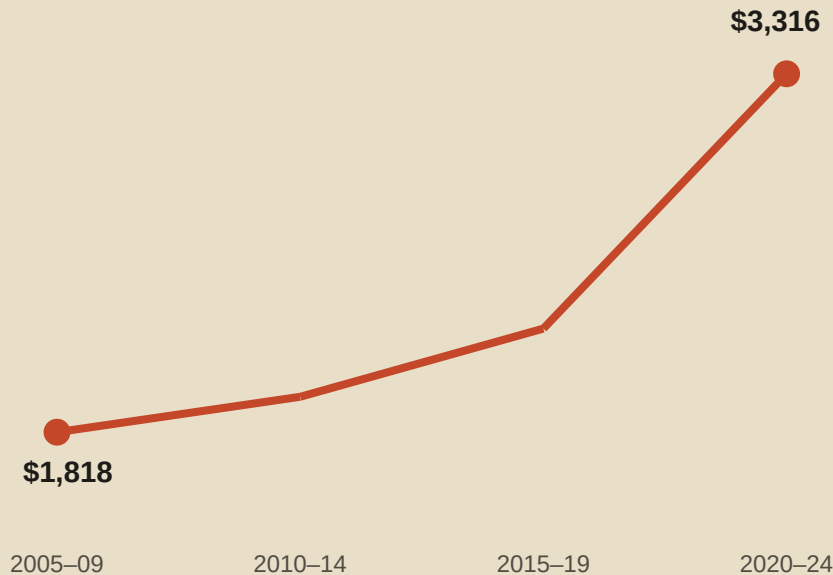


RENT

Median rent is up 82%
since the 2005–2009
survey, before inflation.

\$3,316

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,732 gap between neighbors, the sharpest rent edge between adjacent tracts in Orange County.

TRACT 995.10

\$769

TRACT 995.04

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,260–\$1,890



\$3,316 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1,704

homes permitted in ten years,
2016–2025

28%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–2.0% to the 45,185 homes here.

163–887

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



HOME VALUE

**A median home costs
172% more than
California's.**

\$2,000,001

median home value in Newport Beach.

Newport Beach



\$2,000,001

California



\$734,700

U.S.



\$332,700

THAT WAS NEWPORT BEACH'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/newport-beach/

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