



Novato, California.

Current market data.

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

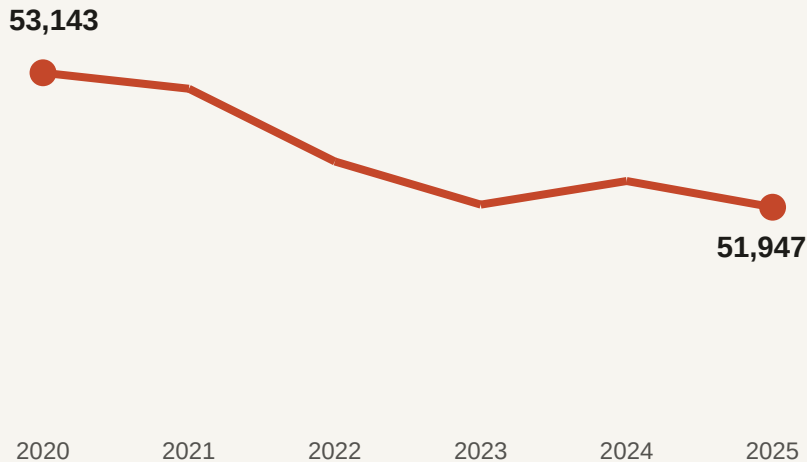


POPULATION

Down 2.3% since 2020.

51,947

people, the 172nd-largest of California's cities and towns.

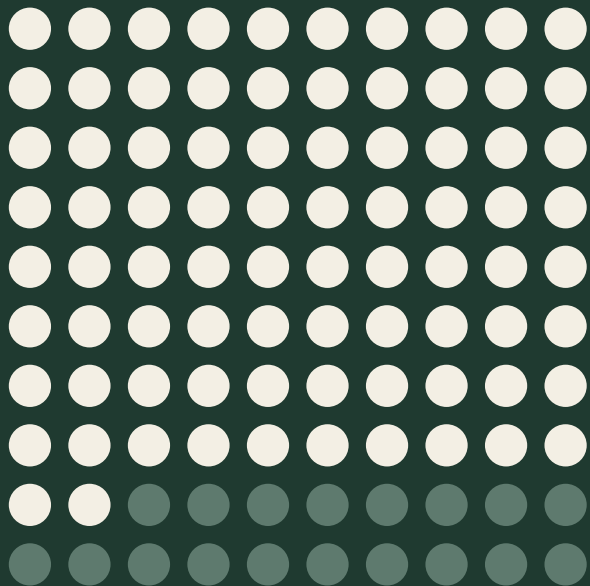


THE WORKDAY

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

82.1%

of 24,040 jobs located in Novato are filled by in-commuters.



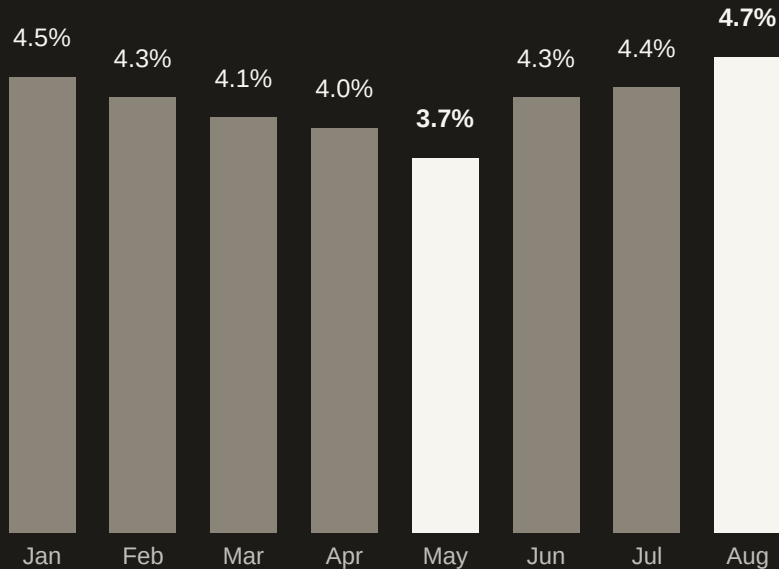
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.7%.

4.7%

in August 2026, the latest month released. A year earlier it was 5.3%.

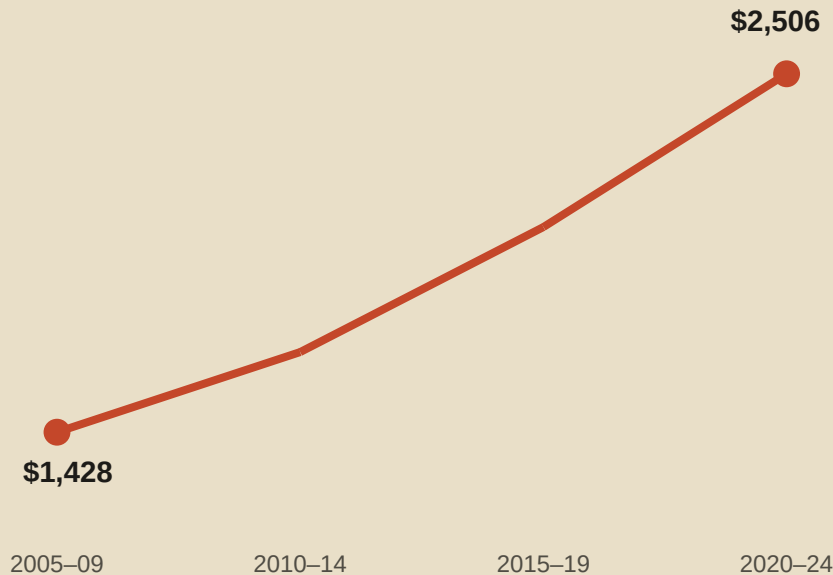


RENT

**Median rent is up 75%
since the 2005–2009
survey, before inflation.**

\$2,506

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,178 gap between neighbors, the sharpest rent edge between adjacent tracts in Marin County.

TRACT 1290

\$1,323

TRACT 1302.03

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,229–\$1,844



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

437

homes permitted in ten years,
2016–2025

42%

of those were in multifamily
buildings

85%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.1% to the 20,982 homes here.

73–240

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



HOME VALUE

A median home costs 41% more than California's.

\$1,032,500

median home value in Novato.

Novato



\$1,032,500

California



\$734,700

U.S.



\$332,700

THAT WAS NOVATO'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/novato/

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