



Oakdale, California.

Current market data.

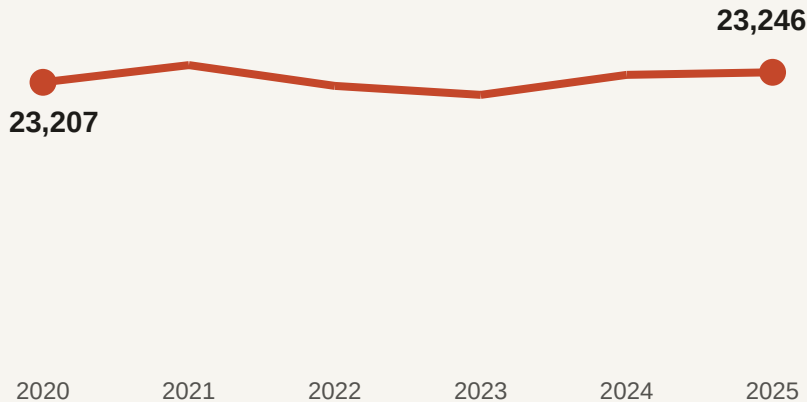
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

23,246

people, the 284th-largest of California's cities and towns.



THE WORKDAY

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

75.4%

of 7,008 jobs located in Oakdale are filled by in-commuters.



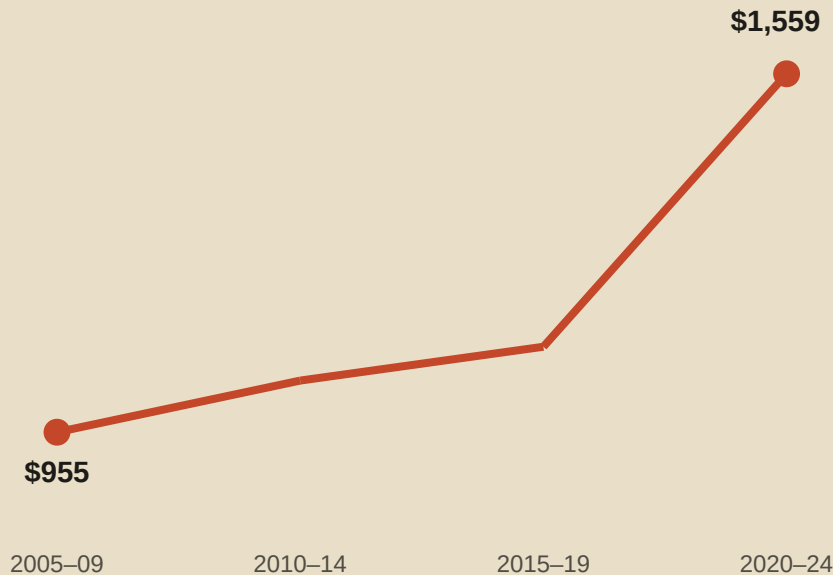
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 63%
since the 2005–2009
survey, before inflation.

\$1,559

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

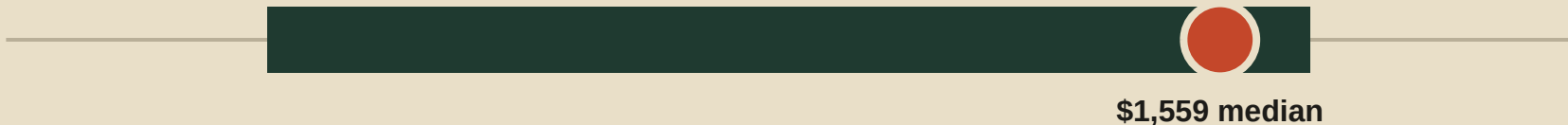
\$2,584



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,070–\$1,605



is the monthly rent range local workforce wages support.

BUILDING

67% of the housing here was built before 2000.

200

homes permitted, 2022–2025

25%

of those were in multifamily
buildings

67%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.8% to the 8,540 homes here.

36–70

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



HOME VALUE

A median home costs 38% less than California's.

\$457,900

median home value in Oakdale.

Oakdale



California



U.S.



THAT WAS OAKDALE'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/oakdale/

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