



Oakland, California.

Current market data.

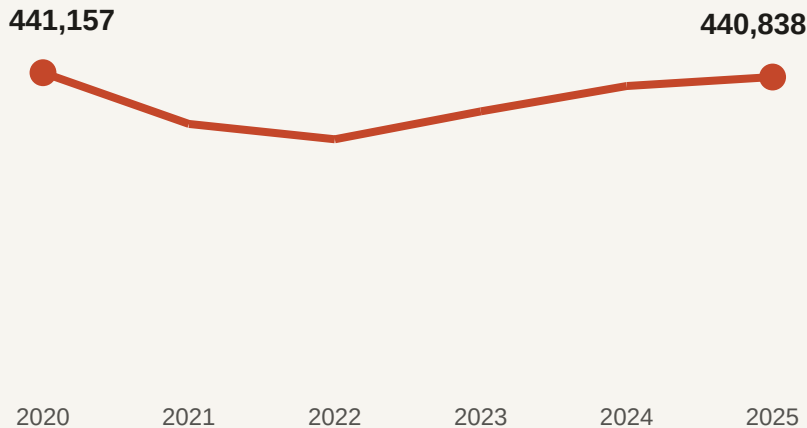
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.1% since 2020.

440,838

people, the 8th-largest of California's cities and towns.

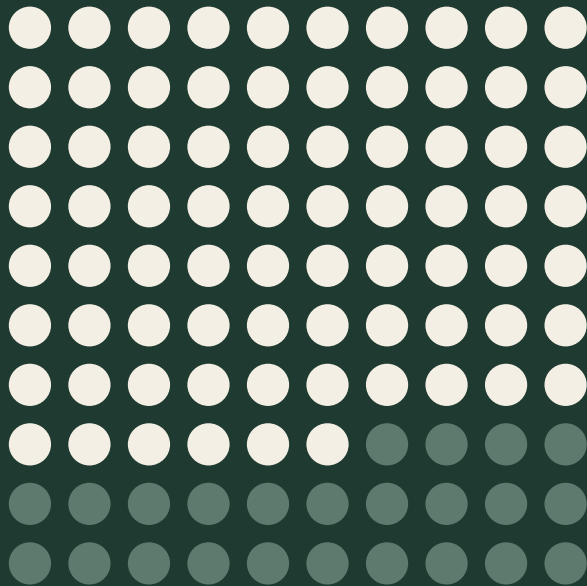


THE WORKDAY

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

76.0%

of 220,612 jobs located in Oakland are filled by in-commuters.



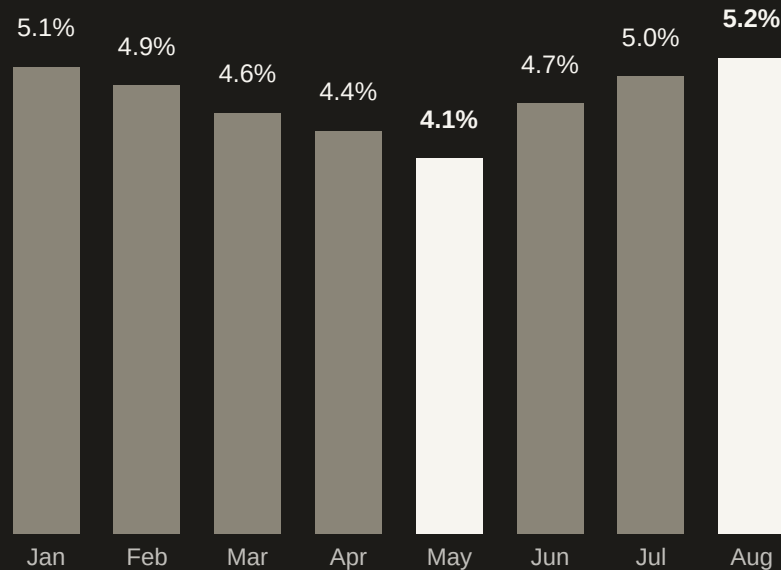
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
4.1%.

5.2%

in August 2026, the latest month released. A year earlier it was 5.5%.

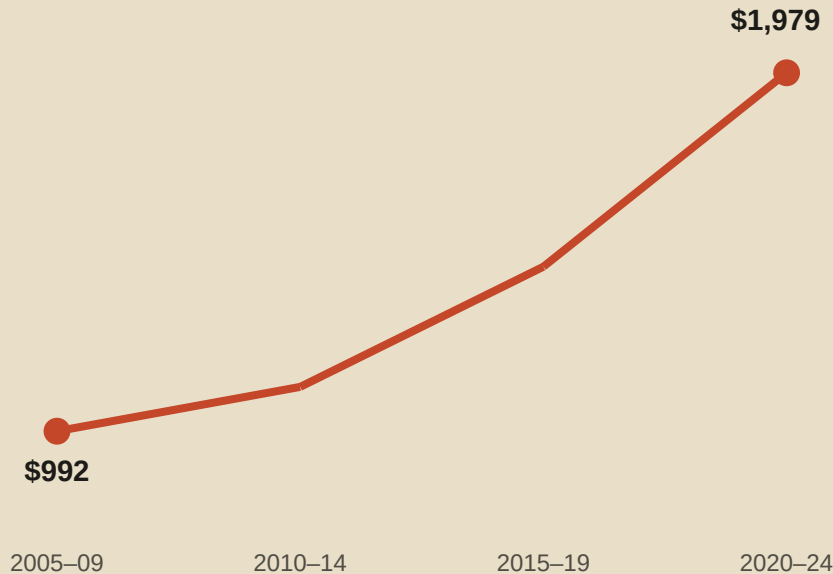


RENT

**Median rent is up 99%
since the 2005–2009
survey, before inflation.**

\$1,979

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,475 gap between neighbors, the sharpest rent edge between adjacent tracts in Alameda County.

TRACT 4026

\$1,026

TRACT 9832

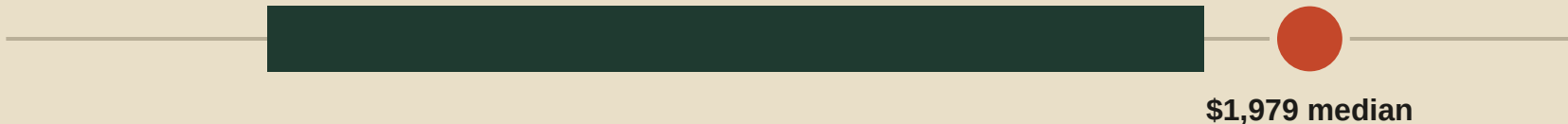
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,271–\$1,907



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

16,339

homes permitted in ten years,
2016–2025

92%

of those were in multifamily
buildings

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 191,713 homes here.

1,055–2,206

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



HOME VALUE

A median home costs 27% more than California's.

\$929,900

median home value in Oakland.

Oakland



\$929,900

California



\$734,700

U.S.



\$332,700

THAT WAS OAKLAND'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/oakland/

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