



Oakley, California.

Current market data.

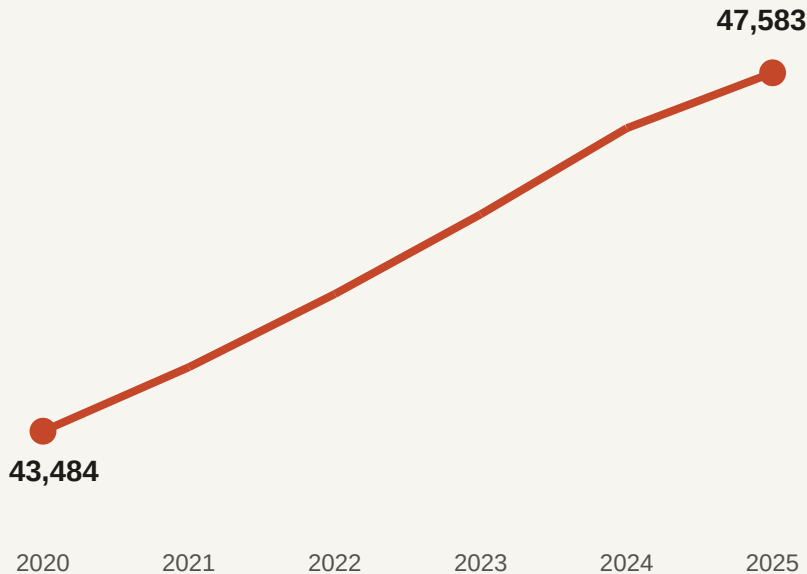
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 9.4% since 2020.

47,583

people, the 187th-largest of California's cities and towns.

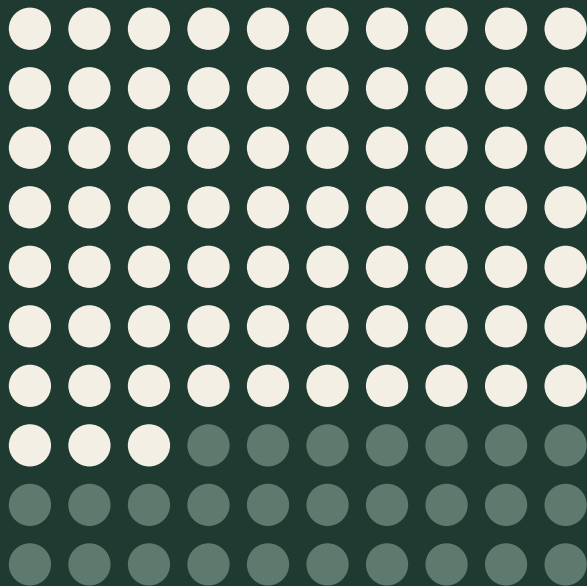


THE WORKDAY

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

72.6%

of 5,109 jobs located in Oakley are filled by in-commuters.



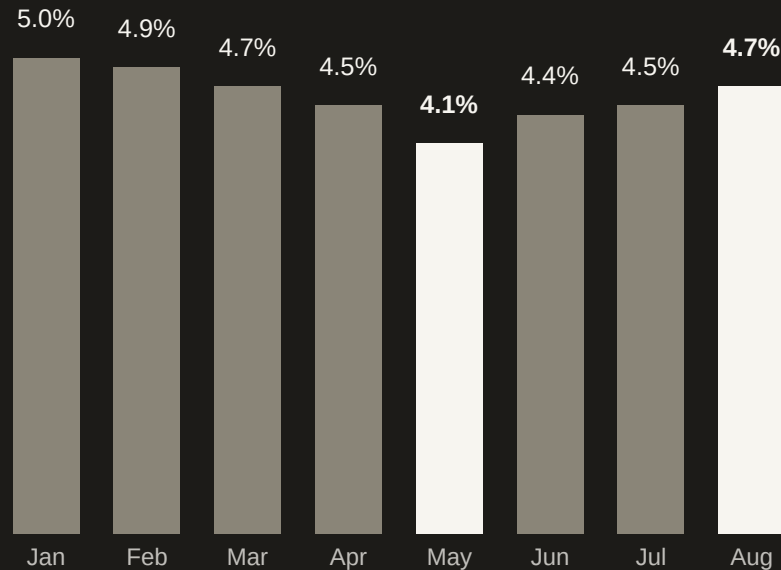
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
4.1%.

4.7%

in August 2026, the latest month released. A year earlier it was 5.1%.

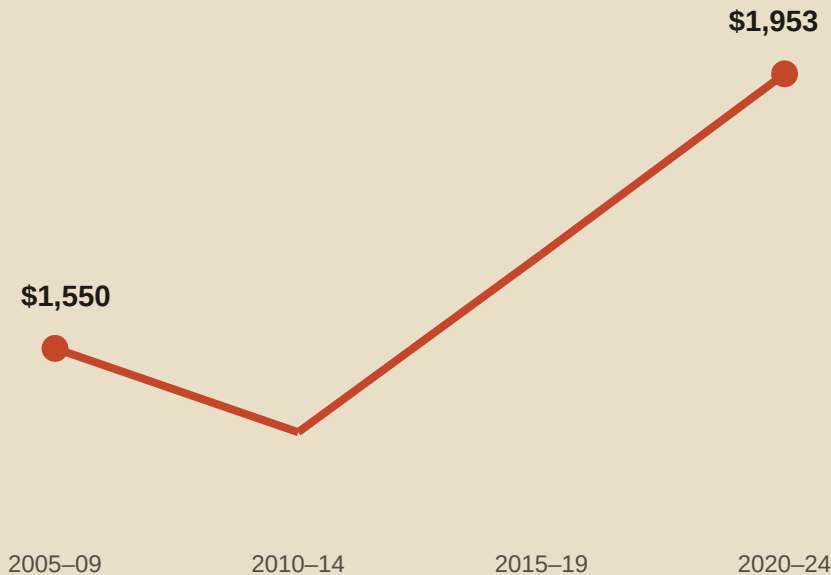


RENT

Median rent is up 26%
since the 2005–2009
survey, before inflation.

\$1,953

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





THE SEAM

Cross one tract line and median rent doubles.

A \$3,036 gap between neighbors, the sharpest rent edge between adjacent tracts in Contra Costa County.

TRACT 3540.02

\$465

TRACT 3530.02

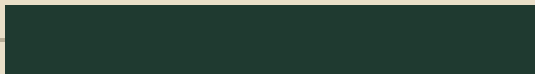
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$959–\$1,439



\$1,953 median

is the monthly rent range local workforce wages support.

BUILDING

60% of the housing here was built before 2000.

2,355

homes permitted in ten years,
2016–2025

6%

of those were in multifamily
buildings

60%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–0.4% to the 13,944 homes here.

42–51

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



HOME VALUE

A median home costs 10%
less than California's.

\$660,200

median home value in Oakley.

Oakley



\$660,200

California



\$734,700

U.S.



\$332,700

THAT WAS OAKLEY'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/oakley/

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