



Pacific Grove, California.

Current market data.

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

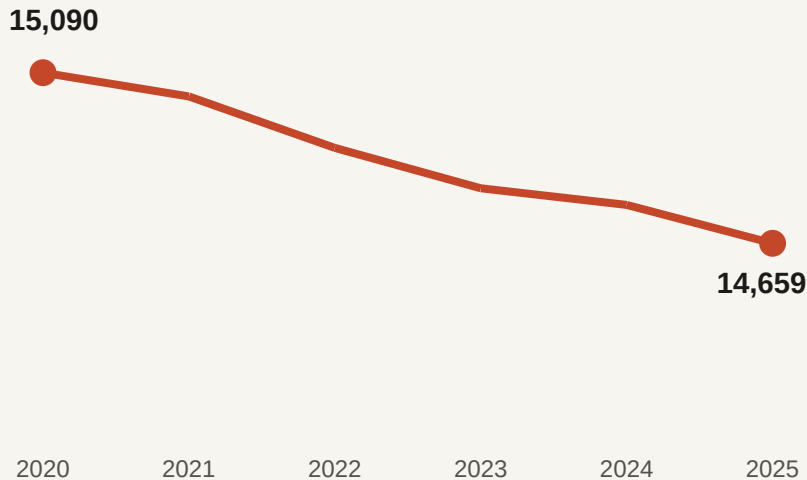


POPULATION

Down 2.9% since 2020.

14,659

people, the 329th-largest of California's cities and towns.



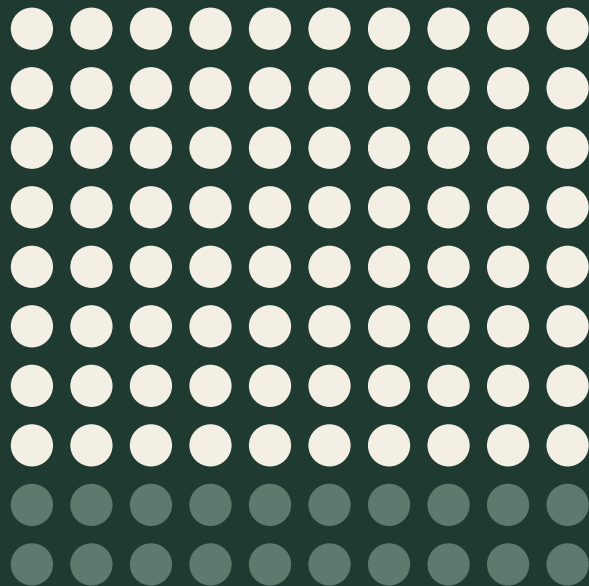
THE WORKDAY

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

79.8%

of 3,825 jobs located in Pacific Grove are filled by
in-commuters.

Source: Census LEHD LODES, 2023



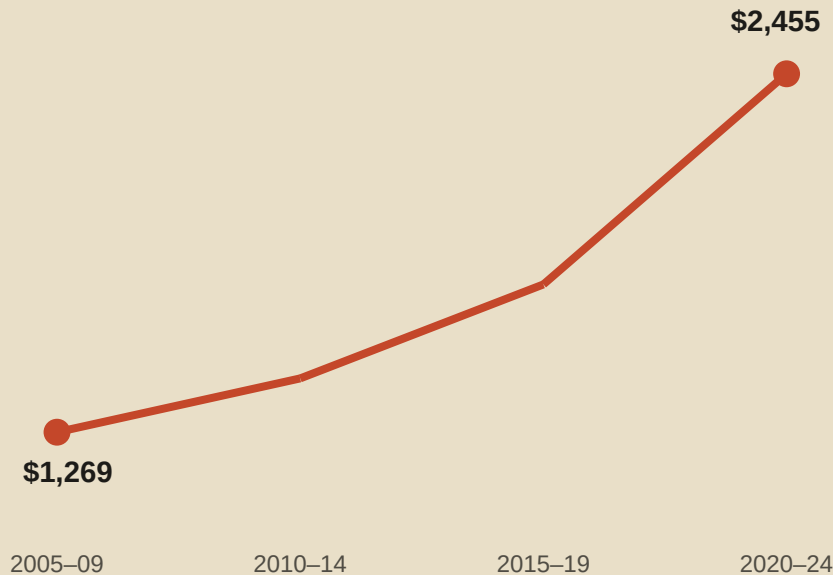
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 93%
since the 2005–2009
survey, before inflation.

\$2,455

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



THE SEAM

Cross one tract line and median rent jumps \$1,408.

A \$1,408 gap between neighbors, the sharpest rent edge between adjacent tracts in Monterey County.

TRACT 2

\$2,093

TRACT 1.05

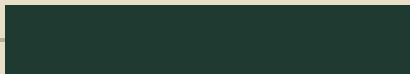
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,040–\$1,560



\$2,455 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

61

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

96%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.5% to the 8,286 homes here.

30–38

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



HOME VALUE

A median home costs 62% more than California's.

\$1,190,400

median home value in Pacific Grove.

Pacific Grove



\$1,190,400

California



\$734,700

U.S.



\$332,700

THAT WAS PACIFIC GROVE'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/pacific-grove/

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