



Patterson, California.

Current market data.

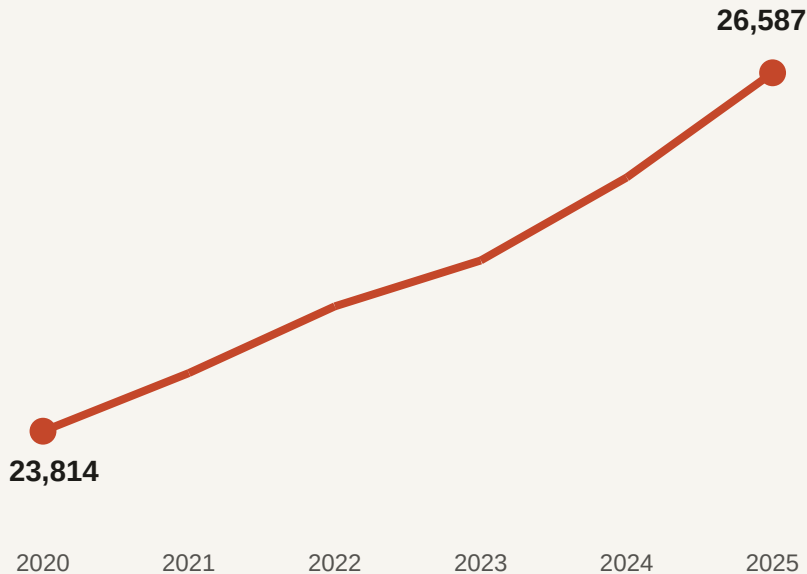
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 11.6% since 2020.

26,587

people, the 260th-largest of California's cities and towns.

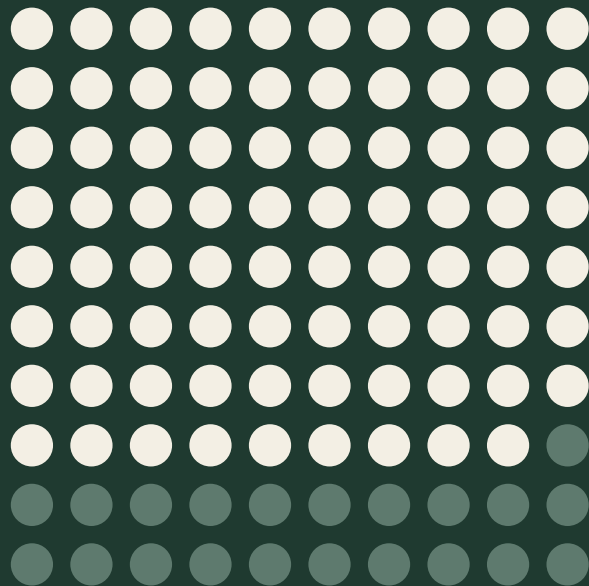


THE WORKDAY

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

78.9%

of 7,508 jobs located in Patterson are filled by in-commuters.



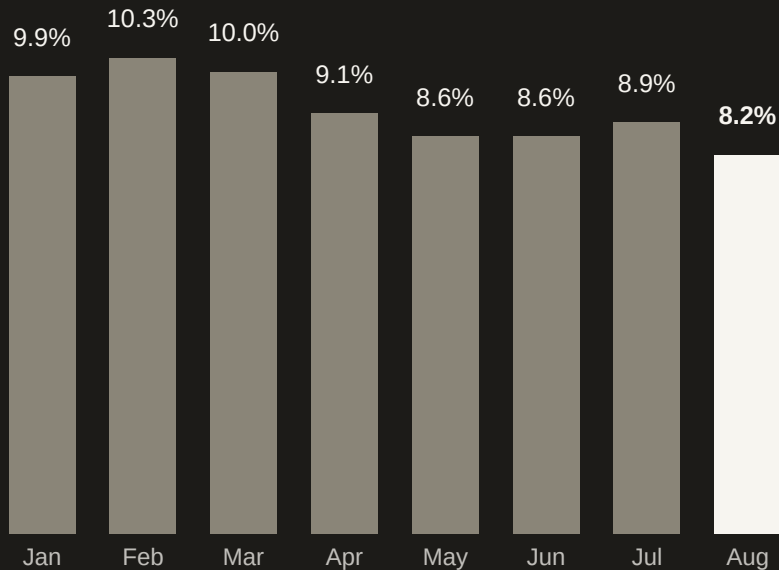
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in August:
8.2%.

8.2%

in August 2026, the latest month released. A year earlier it was 8.2%.

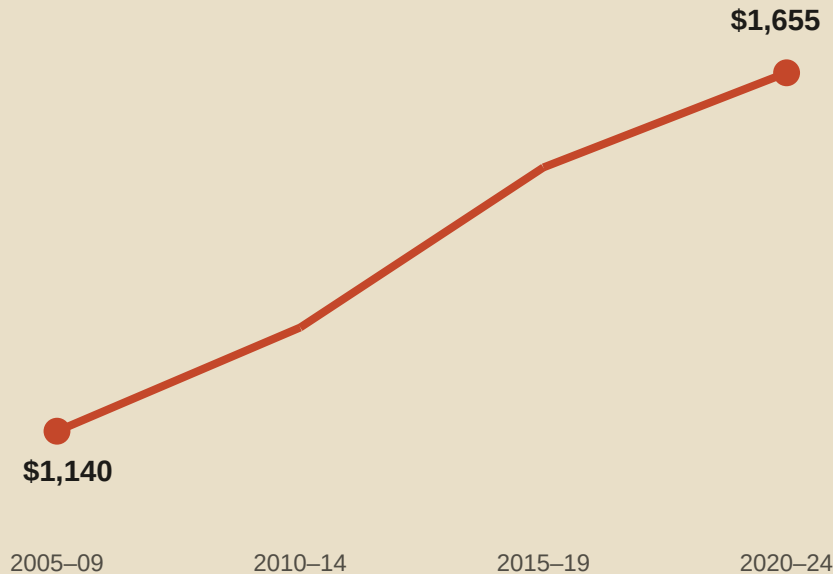


RENT

Median rent is up 45%
since the 2005–2009
survey, before inflation.

\$1,655

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

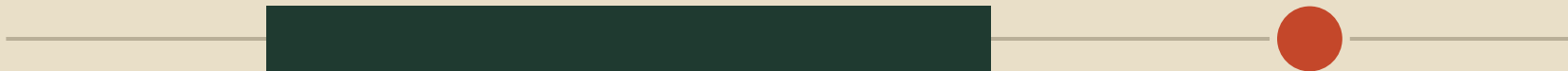
\$2,584



ROOM TO BUILD

The median rent is above what local wages can carry.

\$962–\$1,443



\$1,655 median

is the monthly rent range local workforce wages support.

BUILDING

50% of the housing here was built before 2000.

180

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

50%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.1% to the 6,898 homes here.

32–75

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



HOME VALUE

A median home costs 39%
less than California's.

\$450,200

median home value in Patterson.

Patterson



\$450,200

California



\$734,700

U.S.



\$332,700

THAT WAS PATTERSON'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/patterson/

The Almanac · your hyper-diligent research partner