



Pinole, California.

Current market data.

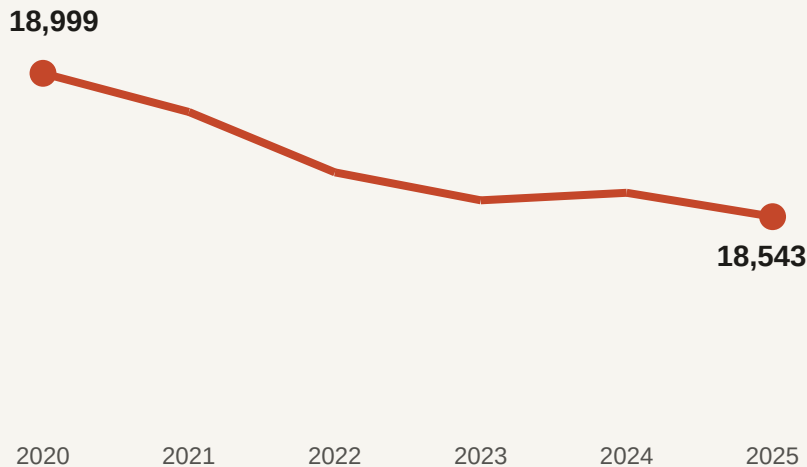
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.4% since 2020.

18,543

people, the 310th-largest of California's cities and towns.



THE WORKDAY

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

92.3%

of 5,233 jobs located in Pinole are filled by in-commuters.



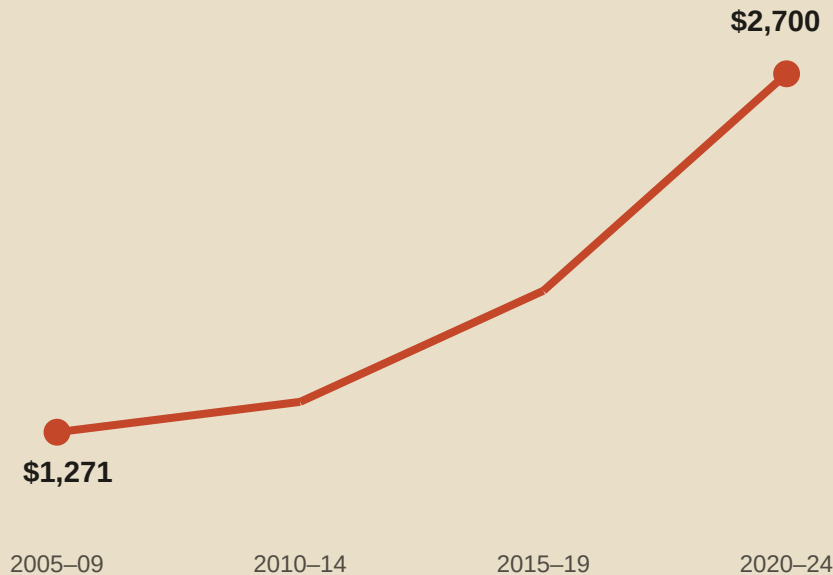
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 112%
since the 2005–2009
survey, before inflation.

\$2,700

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

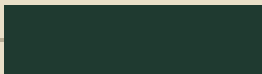
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$860–\$1,291



\$2,700 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

45

homes permitted in ten years,
2016–2025

31%

of those were in multifamily
buildings

92%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 7,056 homes here.

16–52

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



HOME VALUE

A median home costs 2% less than California's.

\$718,600

median home value in Pinole.

Pinole



California



U.S.





THAT WAS PINOLE'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/pinole/

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