



Pismo Beach, California.

Current market data.

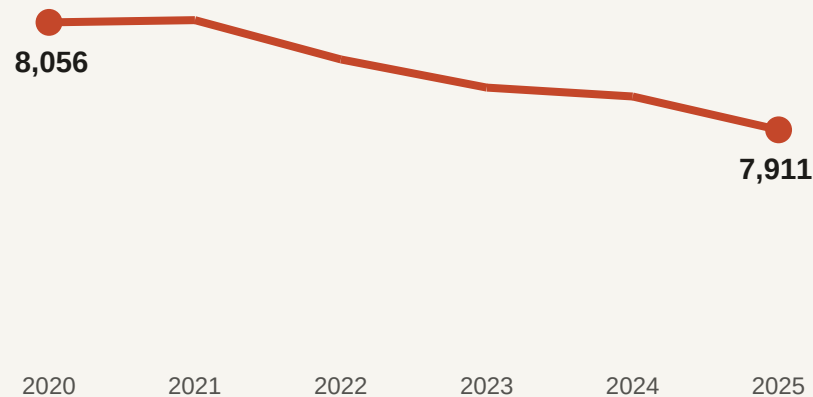
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.8% since 2020.

7,911

people, the 396th-largest of California's cities and towns.



THE WORKDAY

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

91.9%

of 4,659 jobs located in Pismo Beach are filled by in-commuters.



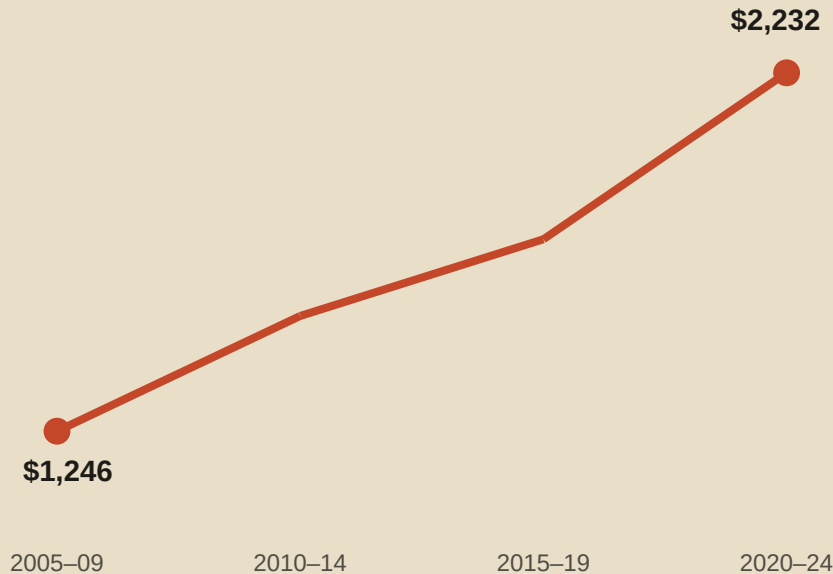
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 79%
since the 2005–2009
survey, before inflation.

\$2,232

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,912 gap between neighbors, the sharpest rent edge between adjacent tracts in San Luis Obispo County.

TRACT 101.03

\$1,521

TRACT 102.06

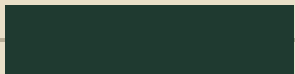
\$3,433



ROOM TO BUILD

The median rent is above what local wages can carry.

\$768–\$1,152



\$2,232 median

is the monthly rent range local workforce wages support.

BUILDING

72% of the housing here was built before 2000.

89

homes permitted, 2022–2025

6%

of those were in multifamily
buildings

72%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.8% to the 6,147 homes here.

11–47

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



HOME VALUE

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

\$1,021,300

median home value in Pismo Beach.

Pismo Beach



\$1,021,300

California



\$734,700

U.S.



\$332,700

THAT WAS PISMO BEACH'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/pismo-beach/**](https://almanacdata.ai/e/ca/pismo-beach/)

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