



Portola Valley, California.

Current market data.

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

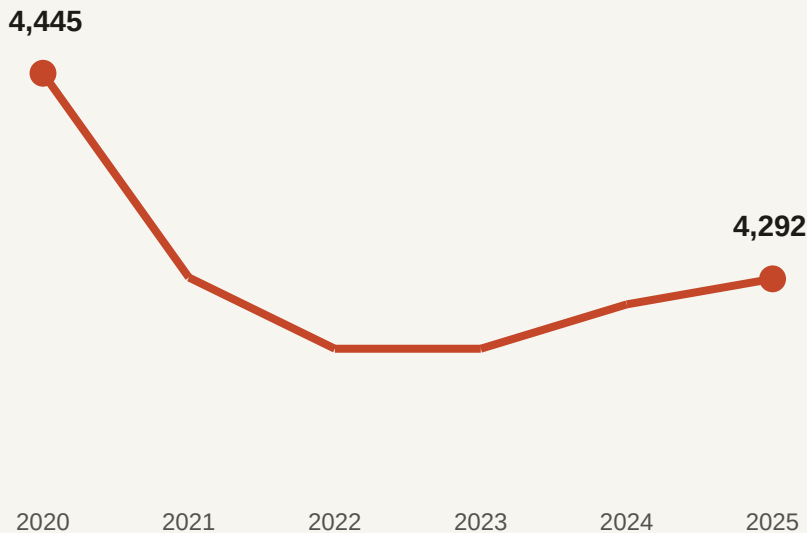


POPULATION

Down 3.4% since 2020.

4,292

people, the 436th-largest of California's cities and towns.



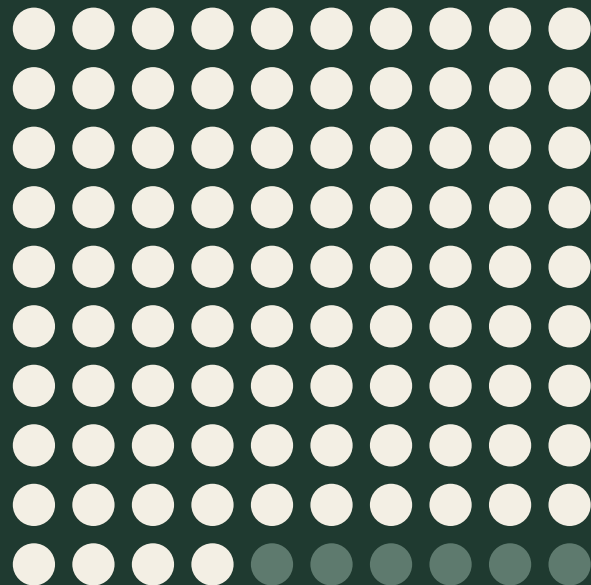
THE WORKDAY

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

94.1%

of 1,290 jobs located in Portola Valley are filled by in-commuters.

Source: Census LEHD LODES, 2023



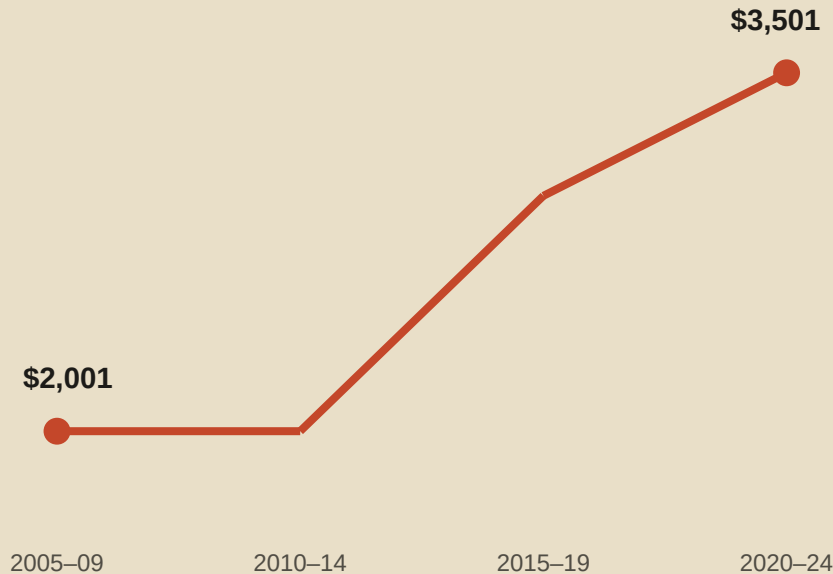
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 75%
since the 2005–2009
survey, before inflation.

\$3,501

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,339 gap between neighbors, the sharpest rent edge between adjacent tracts in San Mateo County.

TRACT 6138

\$1,162

TRACT 6134

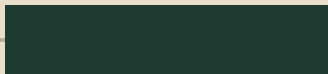
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,294–\$1,940



\$3,501 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

114

homes permitted in ten years,
2016–2025

15%

of those were in multifamily
buildings

93%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.7% to the 1,894 homes here.

2–13

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



HOME VALUE

**A median home costs
172% more than
California's.**

\$2,000,001

median home value in Portola Valley.

Portola Valley



\$2,000,001

California



\$734,700

U.S.



\$332,700

THAT WAS PORTOLA VALLEY'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/portola-valley/**](https://almanacdata.ai/e/ca/portola-valley/)

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