



Rancho Santa Margarita, California.

Current market data.

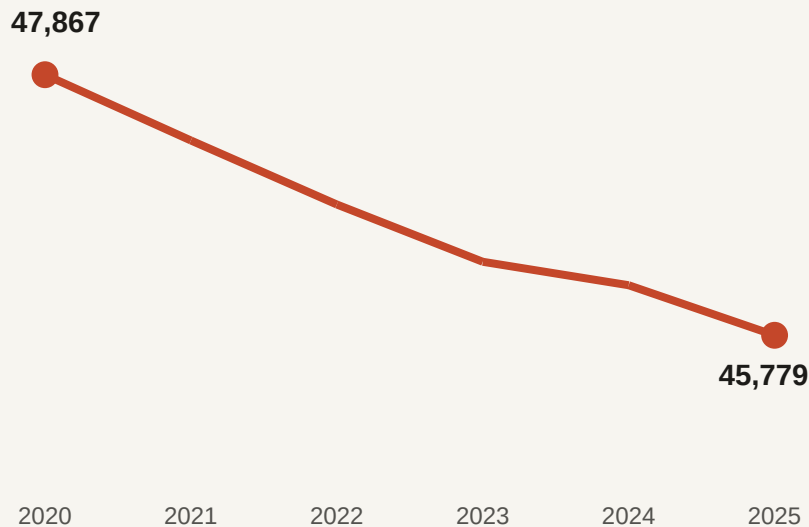
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.4% since 2020.

45,779

people, the 192nd-largest of California's cities and towns.

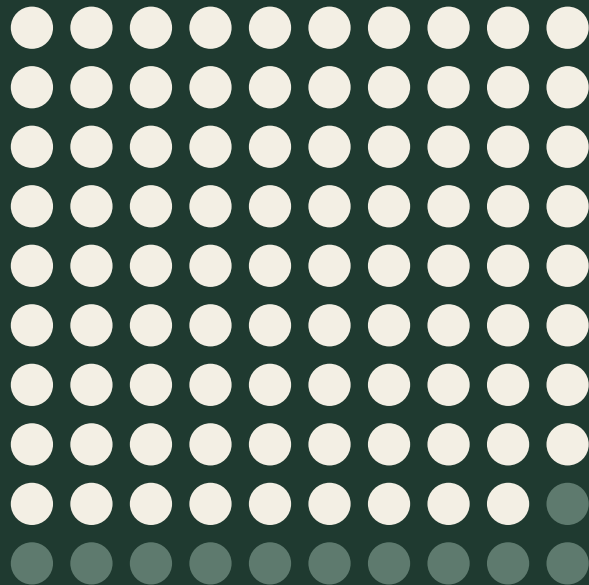


THE WORKDAY

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

88.7%

of 15,437 jobs located in Rancho Santa Margarita are filled by in-commuters.



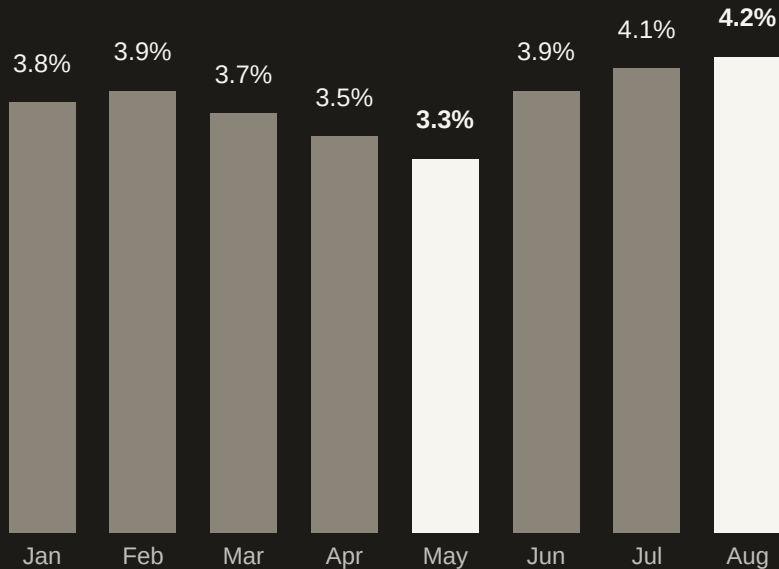
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.3%.

4.2%

in August 2026, the latest month released. A year earlier it was 4.3%.

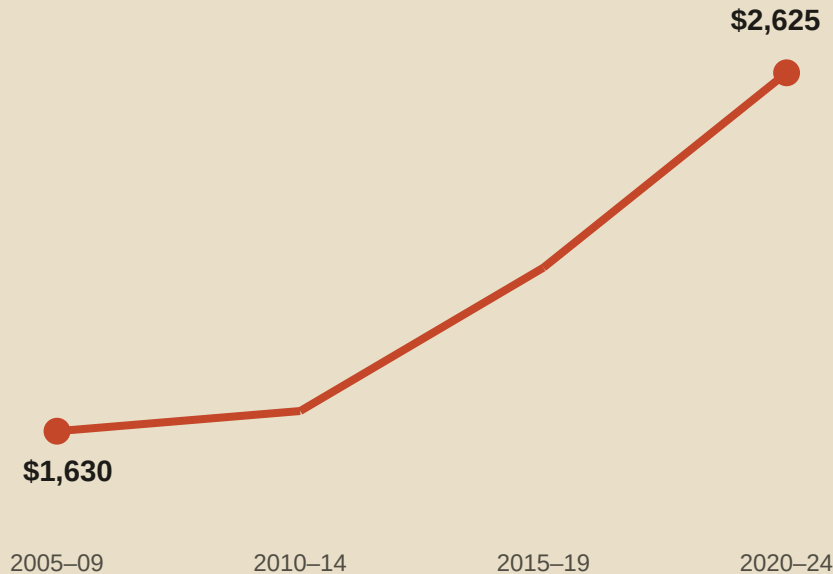


RENT

Median rent is up 61%
since the 2005–2009
survey, before inflation.

\$2,625

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,732 gap between neighbors, the sharpest rent edge between adjacent tracts in Orange County.

TRACT 995.10

\$769

TRACT 995.04

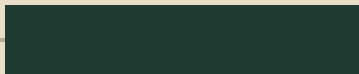
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,027–\$1,540



\$2,625 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

33

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.9% to the 17,498 homes here.

52–154

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



HOME VALUE

A median home costs 32% more than California's.

\$971,200

median home value in Rancho Santa Margarita.

Rancho Santa Margarita



\$971,200

California



\$734,700

U.S.



\$332,700

THAT WAS RANCHO SANTA MARGARITA'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/rancho-santa-margarita/**](https://almanacdata.ai/e/ca/rancho-santa-margarita/)

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