



Reedley, California.

Current market data.

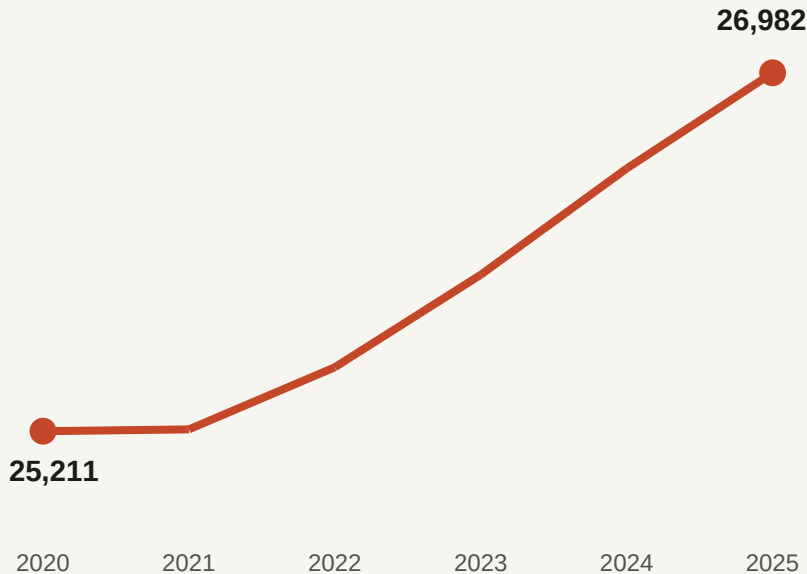
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.0% since 2020.

26,982

people, the 258th-largest of California's cities and towns.

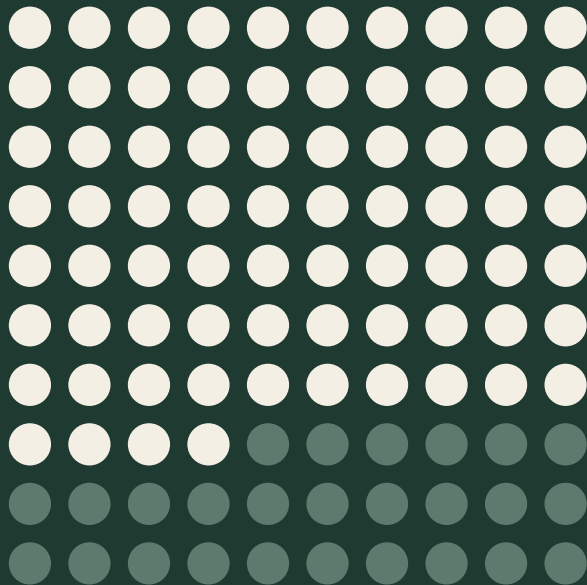


THE WORKDAY

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

74.4%

of 8,350 jobs located in Reedley are filled by in-commuters.



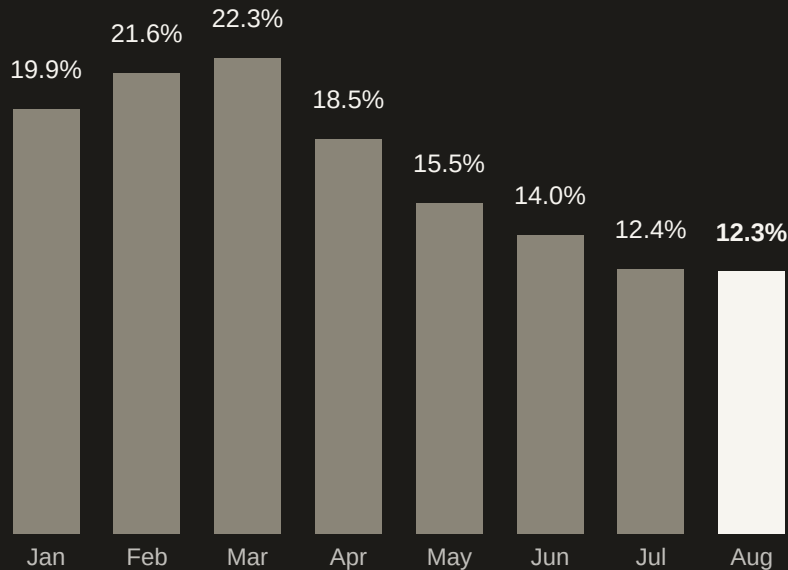
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in August:
12.3%.

12.3%

in August 2026, the latest month released. A year earlier it was 11.9%.



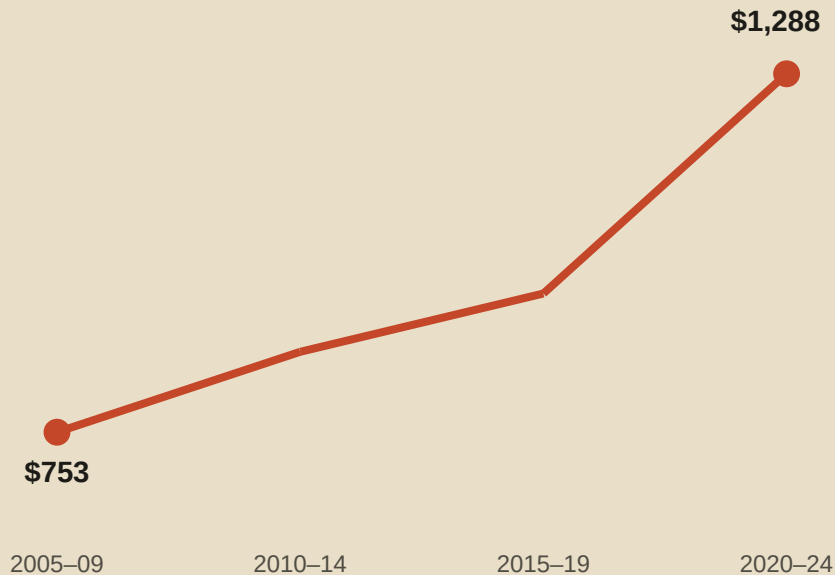


RENT

Median rent is up 71%
since the 2005–2009
survey, before inflation.

\$1,288

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,418 gap between neighbors, the sharpest rent edge between adjacent tracts in Fresno County.

TRACT 41

\$1,320

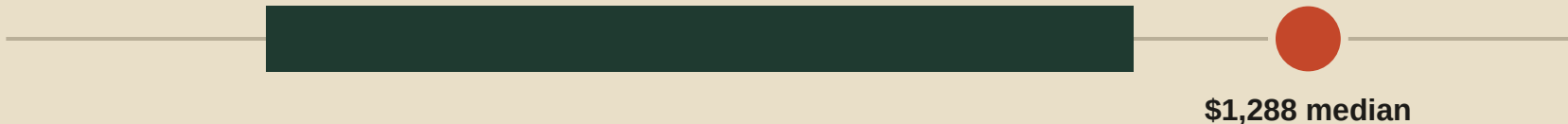
TRACT 42.18

\$2,738

ROOM TO BUILD

The median rent is above what local wages can carry.

\$805–\$1,207



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

632

homes permitted in ten years,
2016–2025

21%

of those were in multifamily
buildings

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 7,619 homes here.

49–84

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



HOME VALUE

A median home costs 54% less than California's.

\$334,800

median home value in Reedley.

Reedley



\$334,800

California



\$734,700

U.S.



\$332,700

THAT WAS REEDLEY'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/reedley/**](https://almanacdata.ai/e/ca/reedley/)

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