Riverbank, California.

Current market data.

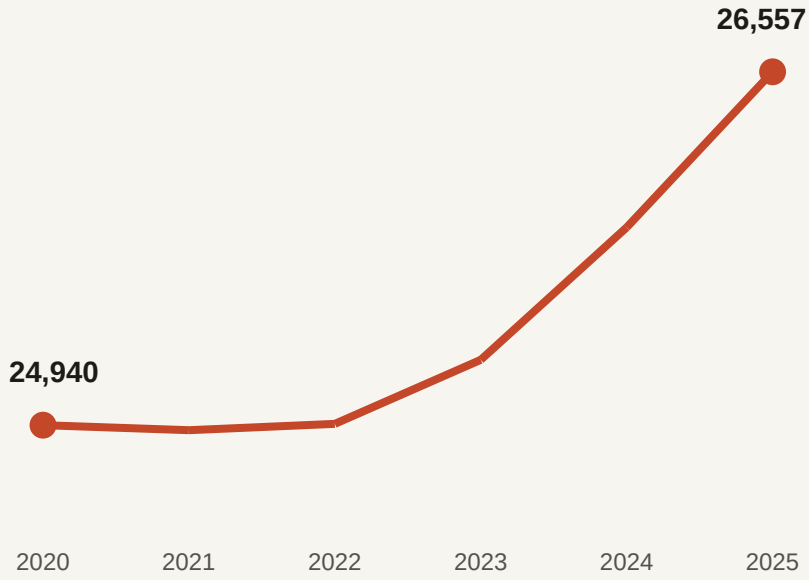
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.5% since 2020.

26,557

people, the 261st-largest of California's cities and towns.



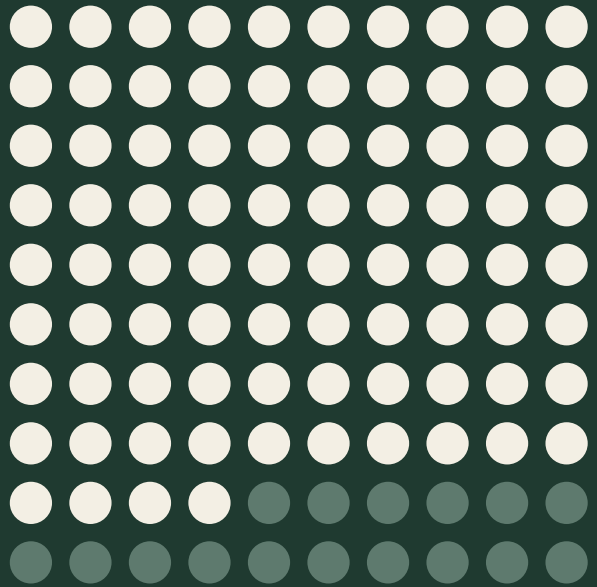
Source: Census Population Estimates, 2025

THE WORKDAY

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

84.1%

of 4,451 jobs located in Riverbank are filled by in-commuters.



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

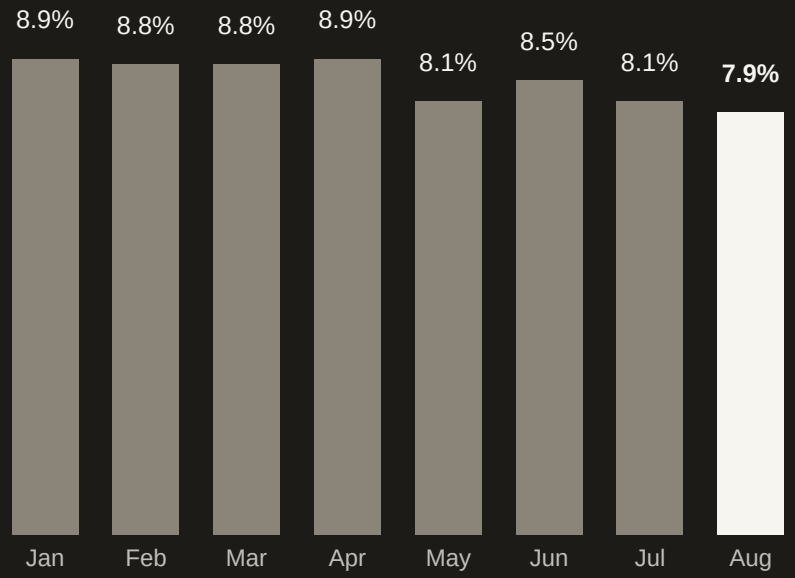
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in August: 7.9%.

7.9%

in August 2026, the latest month released. A year earlier it was 7.5%.



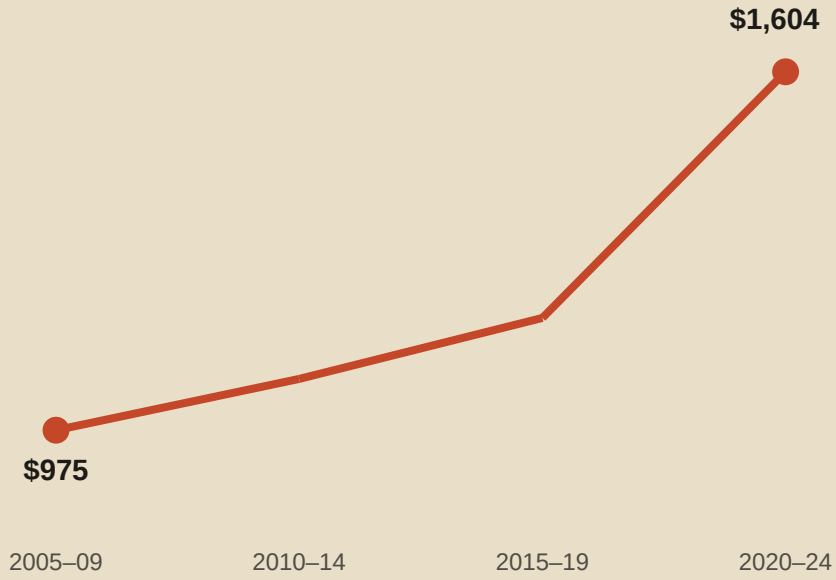
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 65% since the 2005–2009 survey, before inflation.

$1,604

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

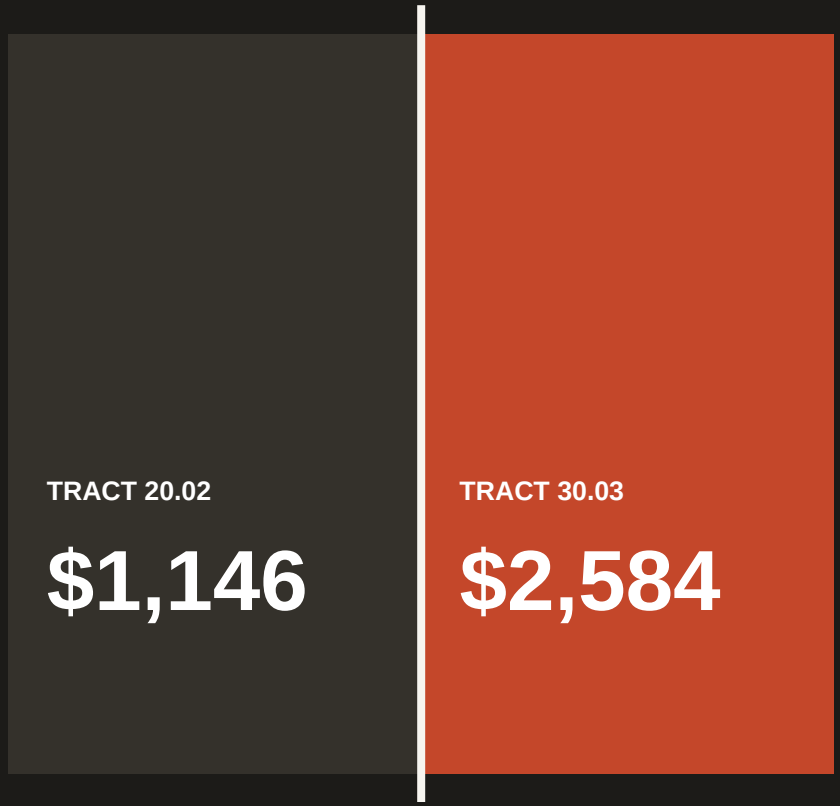


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

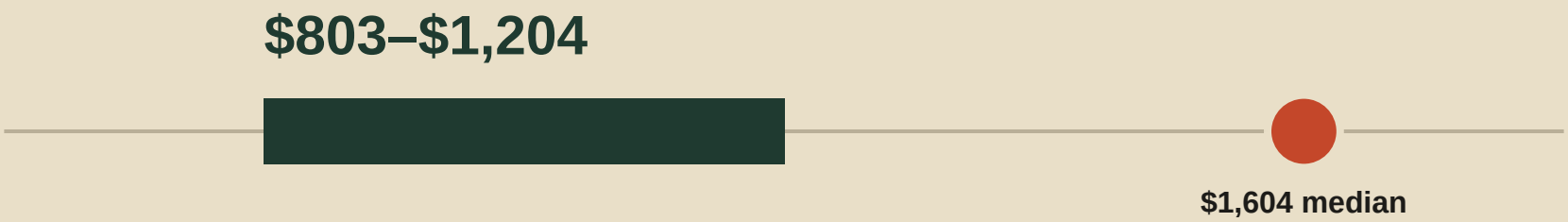
A $1,438 gap between neighbors, the sharpest rent edge between adjacent tracts in Stanislaus County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

60% of the housing here was built before 2000.

899

homes permitted in ten years, 2016–2025

0%

of those were in multifamily buildings

60%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.4–0.6% to the 7,762 homes here.

31–45

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

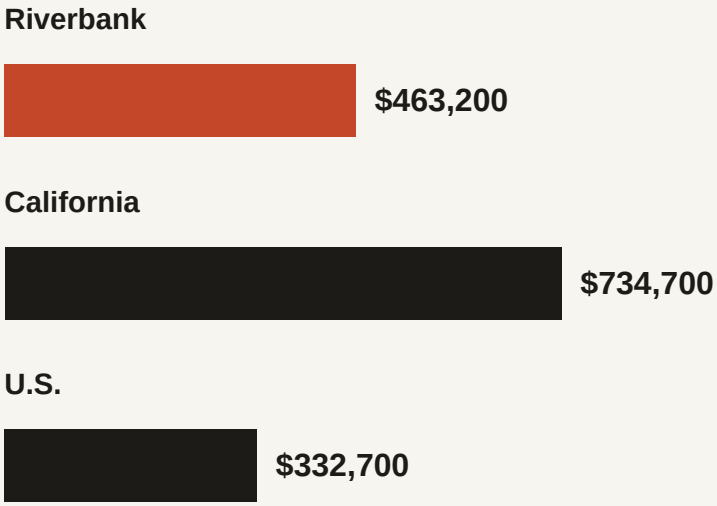
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 37% less than California's.

$463,200

median home value in Riverbank.



Source: Census ACS 5-year, 2020-2024

THAT WAS RIVERBANK'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/riverbank/**