# San Clemente, California.

Current market data.

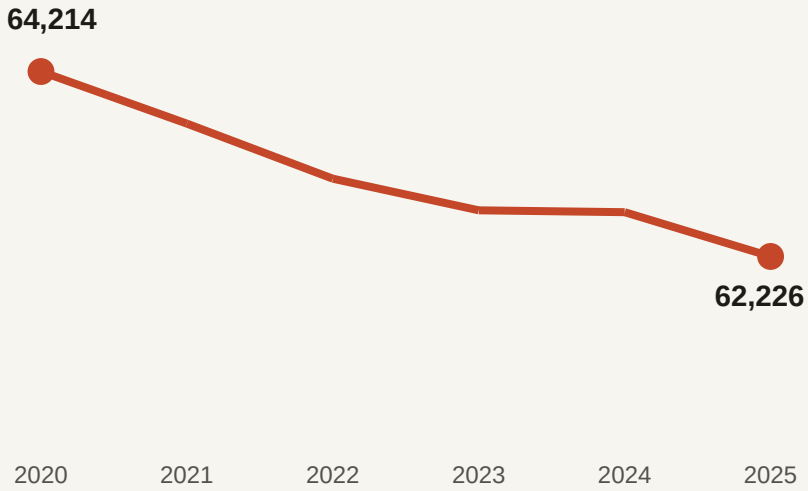
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

# Down 3.1% since 2020.

**62,226**

people, the 144th-largest of California's cities and towns.



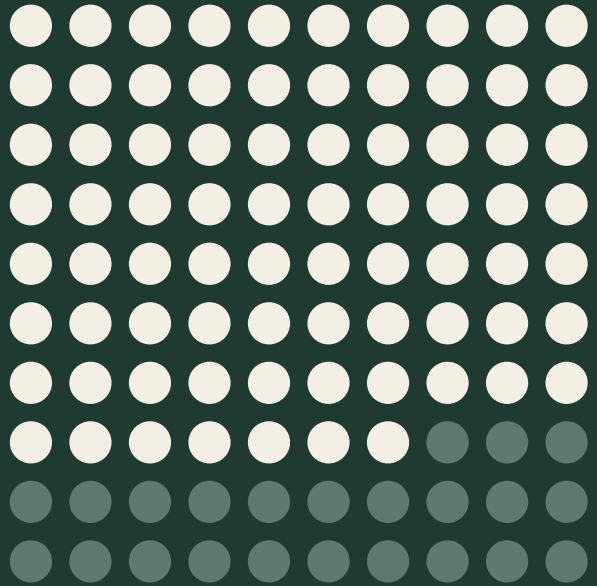

Source: Census Population Estimates, 2025

THE WORKDAY

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

**76.7%**

of 22,318 jobs located in San Clemente are filled by in-commuters.



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

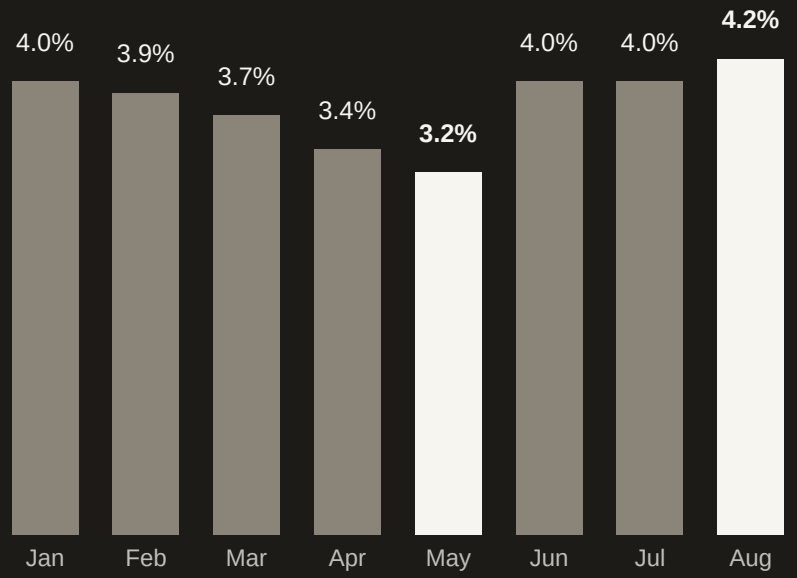
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

# The low came in May: 3.2%.

**4.2%**

in August 2026, the latest month released. A year earlier it was 4.6%.



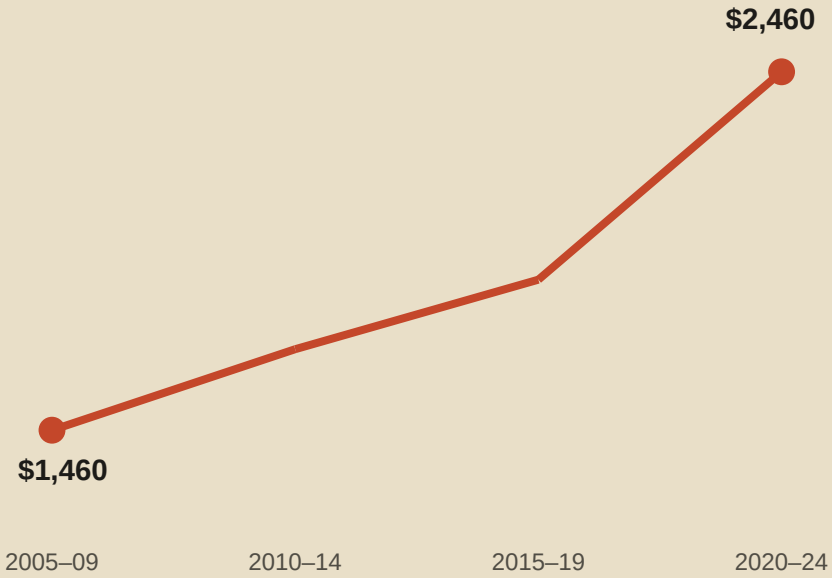

Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

# Median rent is up 68% since the 2005–2009 survey, before inflation.

**$2,460**

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

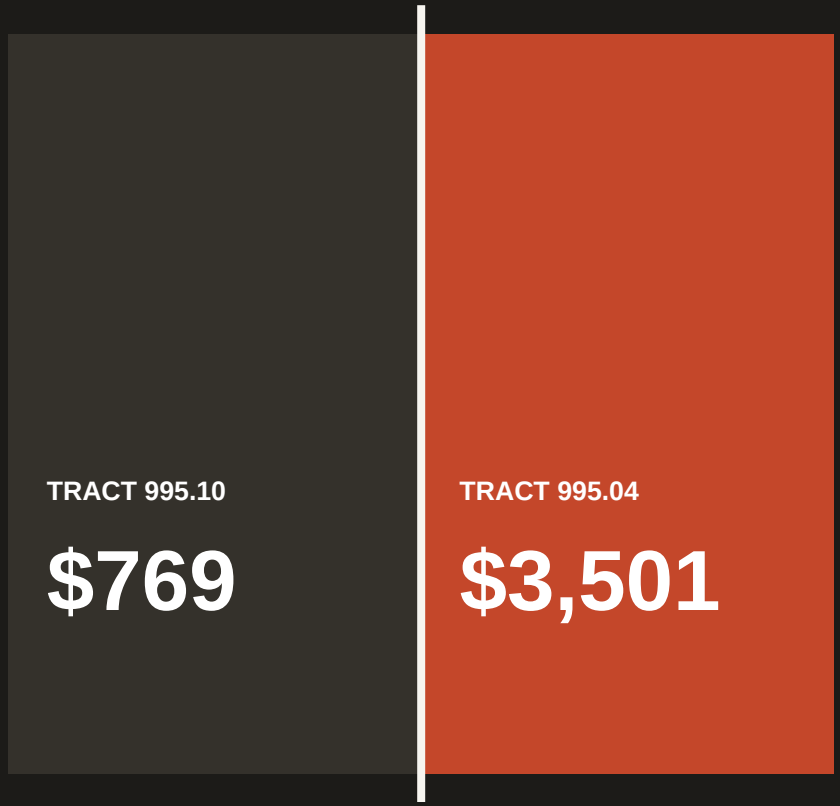



Source: Census ACS 5-year, 2020-2024

THE SEAM

# Cross one tract line and median rent doubles.

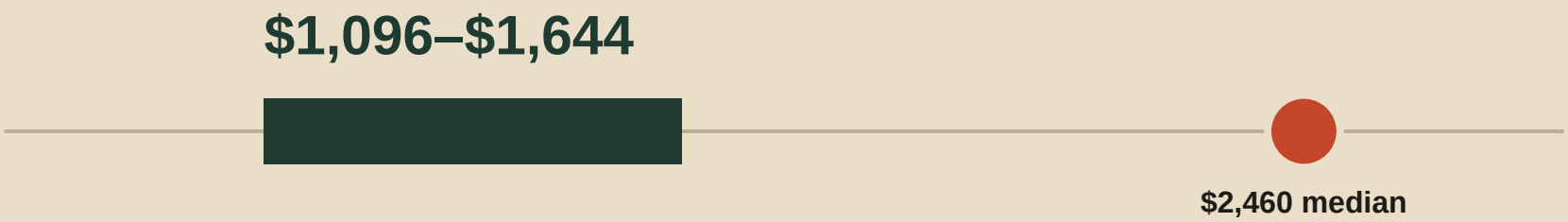
A $2,732 gap between neighbors, the sharpest rent edge between adjacent tracts in Orange County.




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

# 74% of the housing here was built before 2000.

**701**

homes permitted in ten years, 2016–2025

**29%**

of those were in multifamily buildings

**74%**

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 0.3–0.8% to the 27,058 homes here.

**87–223**

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

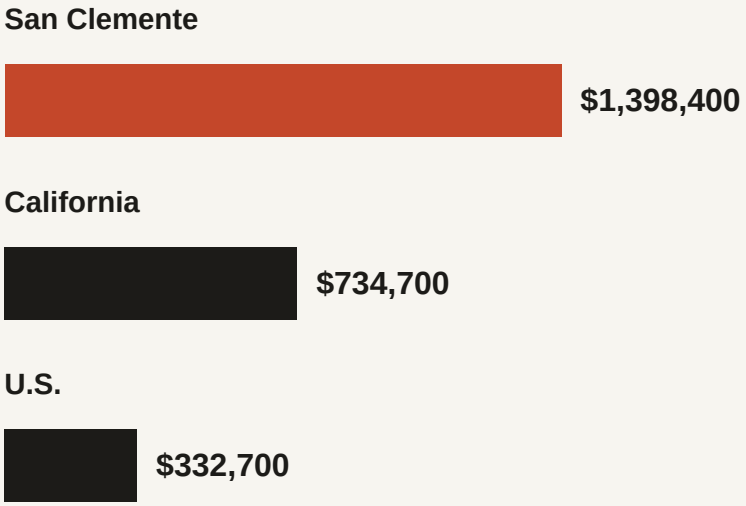
Source: Computed by the Almanac, 2023

HOME VALUE

# A median home costs 90% more than California's.

**$1,398,400**

median home value in San Clemente.




Source: Census ACS 5-year, 2020-2024

THAT WAS SAN CLEMENTE'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/san-clemente/**