



San Gabriel, California.

Current market data.

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

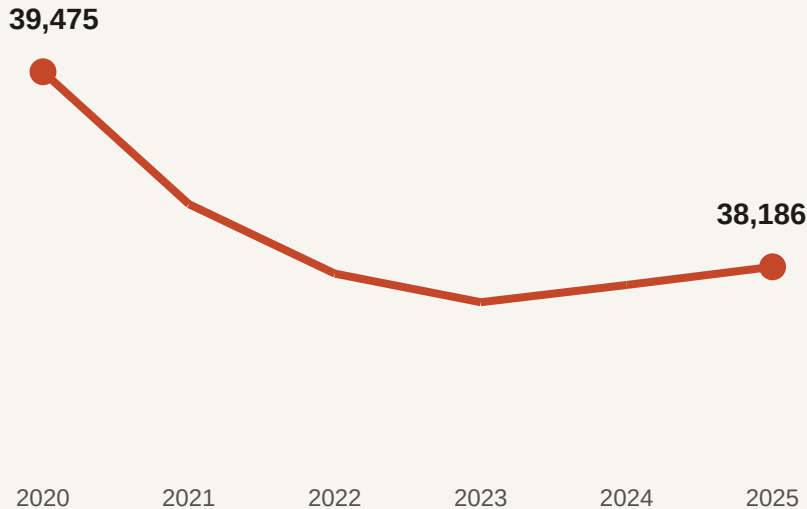


POPULATION

Down 3.3% since 2020.

38,186

people, the 211th-largest of California's cities and towns.



THE WORKDAY

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

86.7%

of 11,427 jobs located in San Gabriel are filled by
in-commuters.



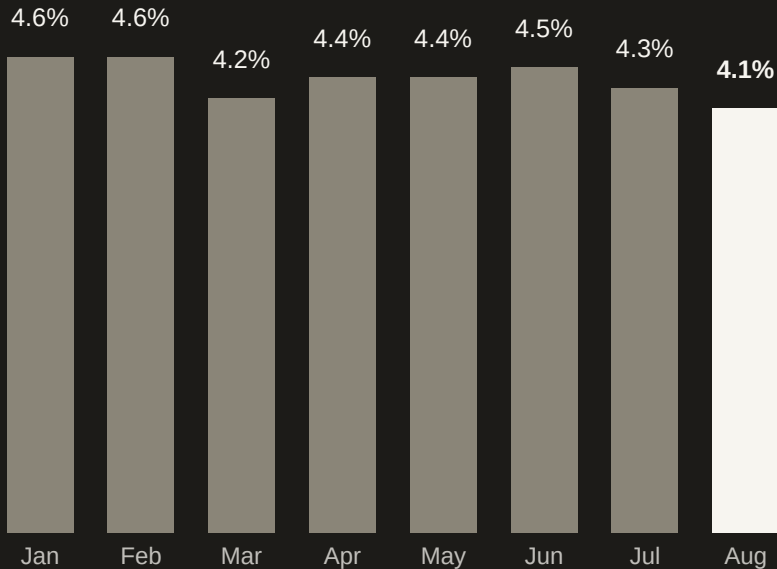
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in August:
4.1%.

4.1%

in August 2026, the latest month released. A year earlier it was 5.1%.

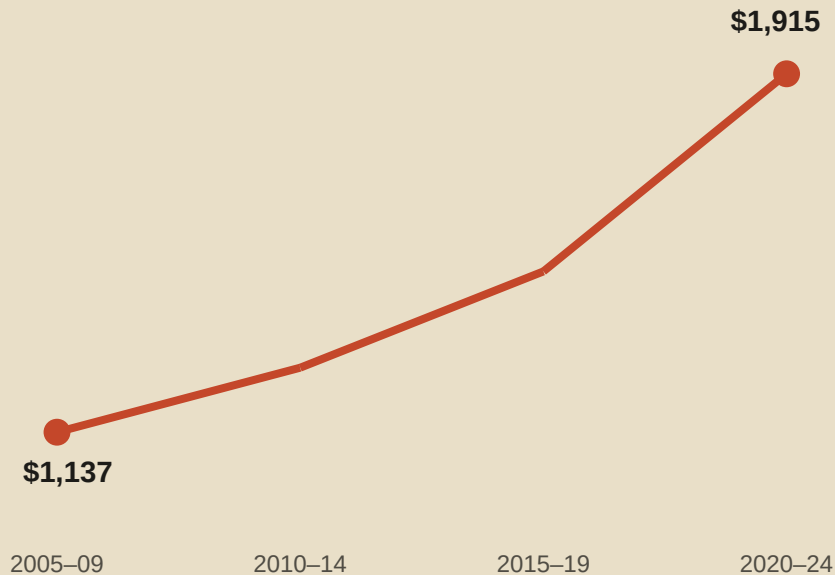


RENT

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

\$1,915

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,493 gap between neighbors, the sharpest rent edge between adjacent tracts in Los Angeles County.

TRACT 2063.02

\$328

TRACT 2062.01

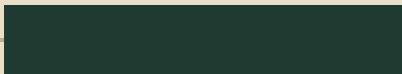
\$2,821



ROOM TO BUILD

The median rent is above what local wages can carry.

\$803–\$1,205



\$1,915 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

793

homes permitted in ten years,
2016–2025

31%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.6–0.8% to the 13,818 homes here.

79–114

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



HOME VALUE

A median home costs 29%
more than California's.

\$945,700

median home value in San Gabriel.

San Gabriel



\$945,700

California



\$734,700

U.S.



\$332,700

THAT WAS SAN GABRIEL'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-gabriel/

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