



San Joaquin, California.

Current market data.

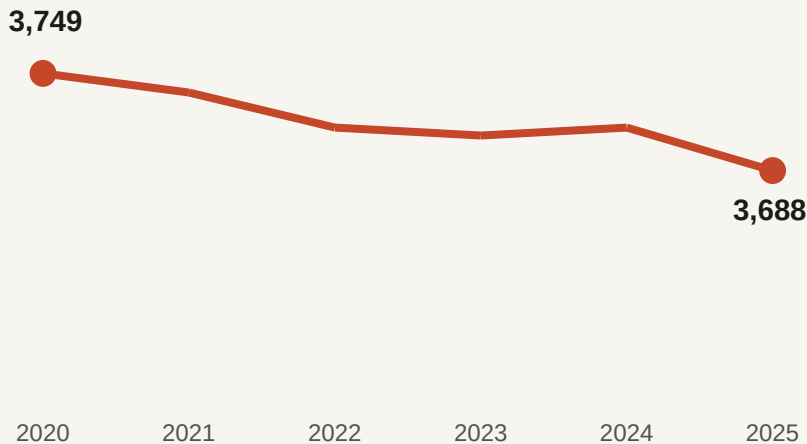
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.6% since 2020.

3,688

people, the 441st-largest of California's cities and towns.

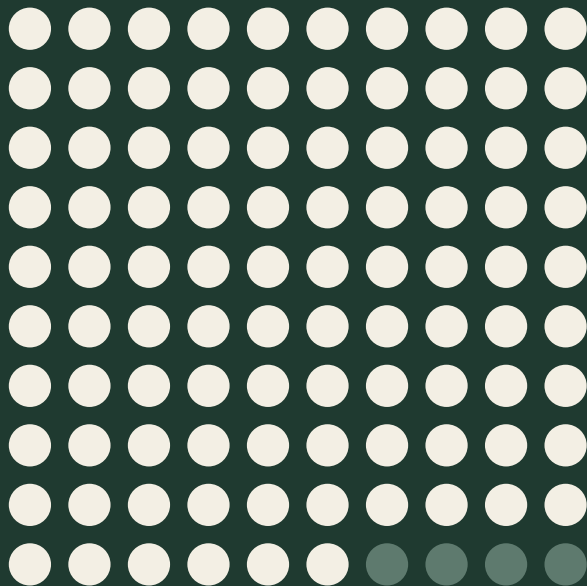


THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

95.6%

of 689 jobs located in San Joaquin are filled by in-commuters.



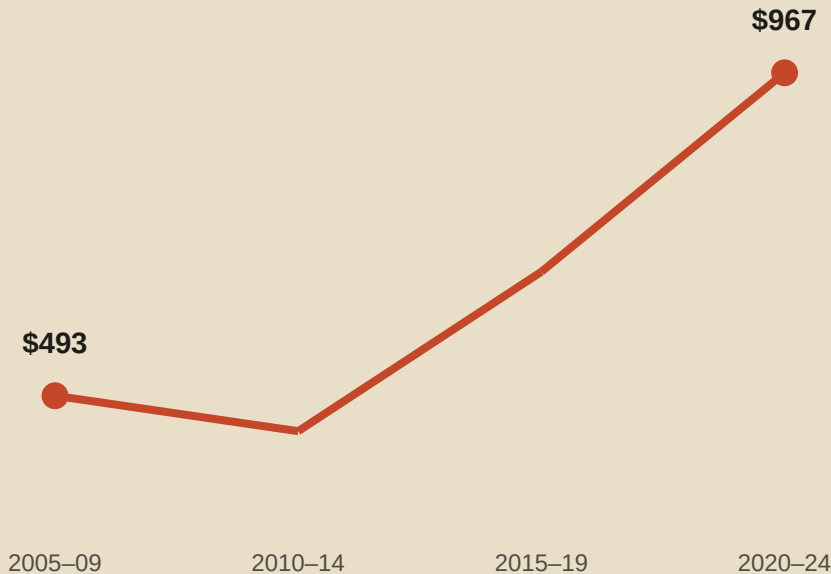
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 96%
since the 2005–2009
survey, before inflation.**

\$967

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

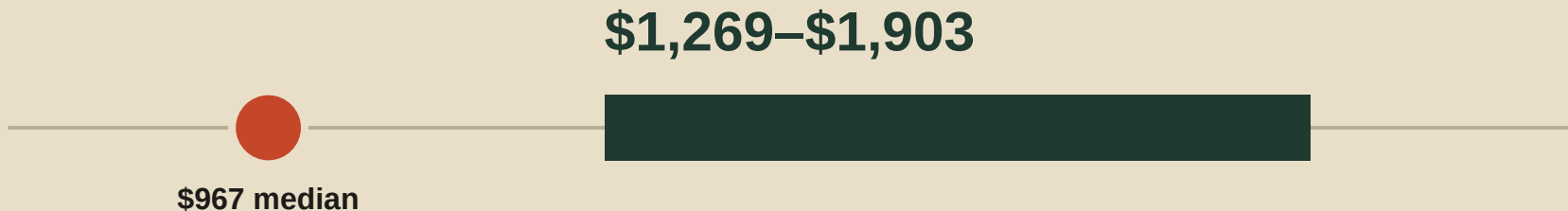
\$1,320

TRACT 42.18

\$2,738

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

31

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

80%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 962 homes here.

7–10

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



HOME VALUE

A median home costs 64% less than California's.

\$266,300

median home value in San Joaquin.

San Joaquin



\$266,300

California



\$734,700

U.S.



\$332,700

THAT WAS SAN JOAQUIN'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-joaquin/**](https://almanacdata.ai/e/ca/san-joaquin/)

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