



San Jose, California.

Current market data.

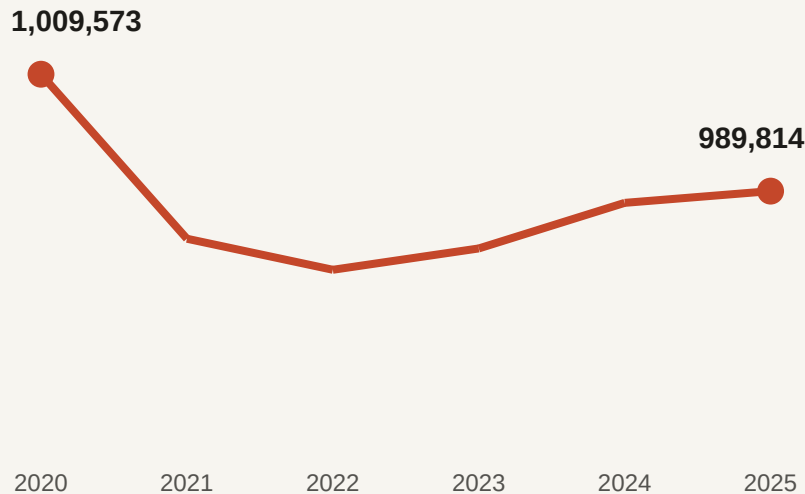
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.0% since 2020.

989,814

people, the 3rd-largest of California's cities and towns.



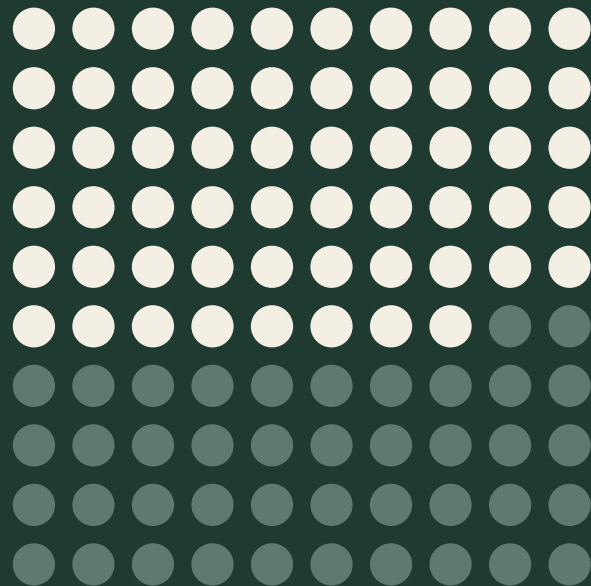
THE WORKDAY

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

58.2%

of 453,982 jobs located in San Jose are filled by in-commuters.

Source: Census LEHD LODES, 2023



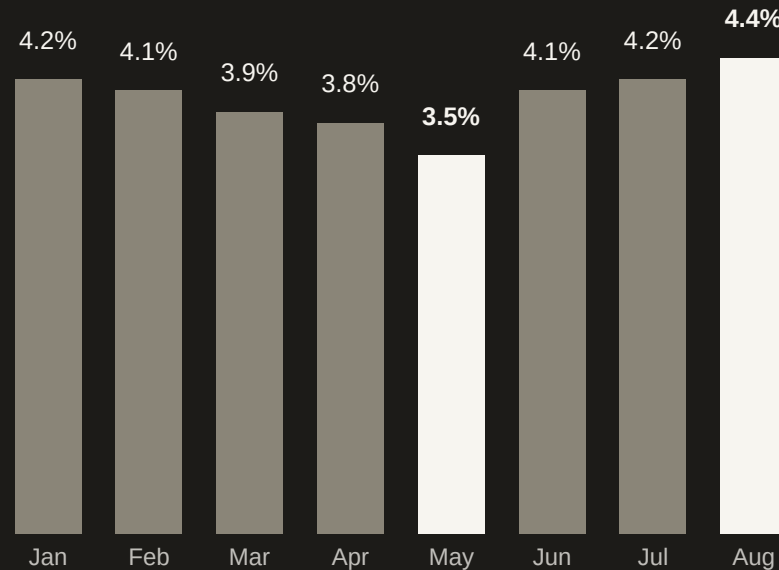
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.5%.

4.4%

in August 2026, the latest month released. A year earlier it was 4.8%.

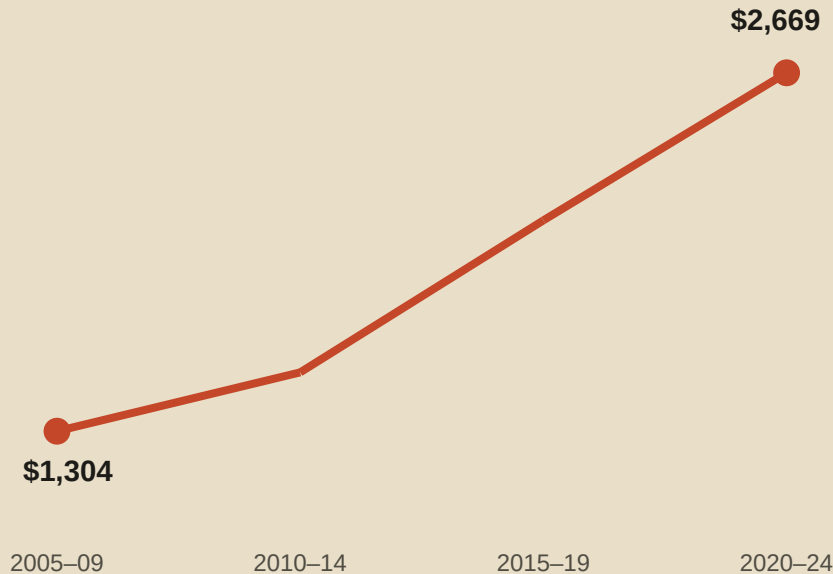


RENT

**Median rent is up 105%
since the 2005–2009
survey, before inflation.**

\$2,669

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,515 gap between neighbors, the sharpest rent edge between adjacent tracts in Santa Clara County.

TRACT 5031.22

\$986

TRACT 5032.11

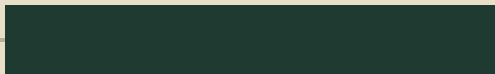
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,256–\$1,884



\$2,669 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

21,743

homes permitted in ten years,
2016–2025

82%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 345,066 homes here.

1,815–4,540

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



HOME VALUE

A median home costs 68% more than California's.

\$1,233,200

median home value in San Jose.

San Jose



\$1,233,200

California



\$734,700

U.S.



\$332,700



THAT WAS SAN JOSE'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-jose/

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