



San Leandro, California.

Current market data.

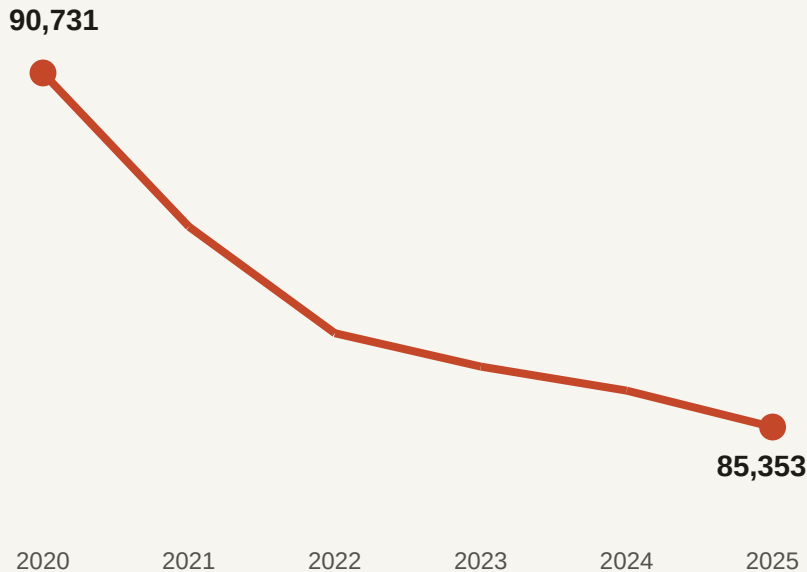
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 5.9% since 2020.

85,353

people, the 100th-largest of California's cities and towns.



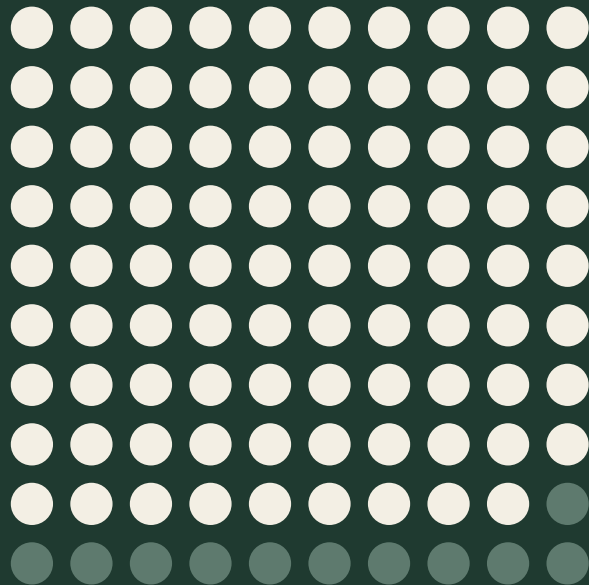
THE WORKDAY

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

88.7%

of 50,122 jobs located in San Leandro are filled by
in-commuters.

Source: Census LEHD LODES, 2023



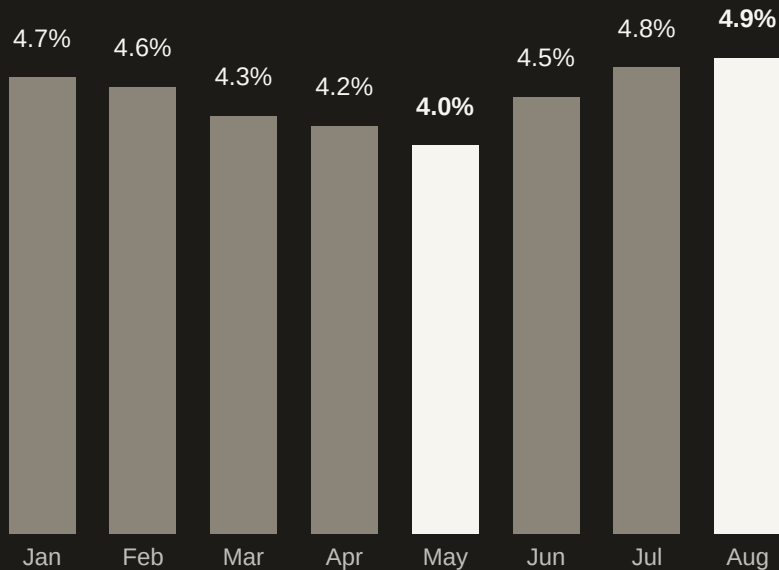
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
4.0%.

4.9%

in August 2026, the latest month released. A year earlier it was 5.3%.



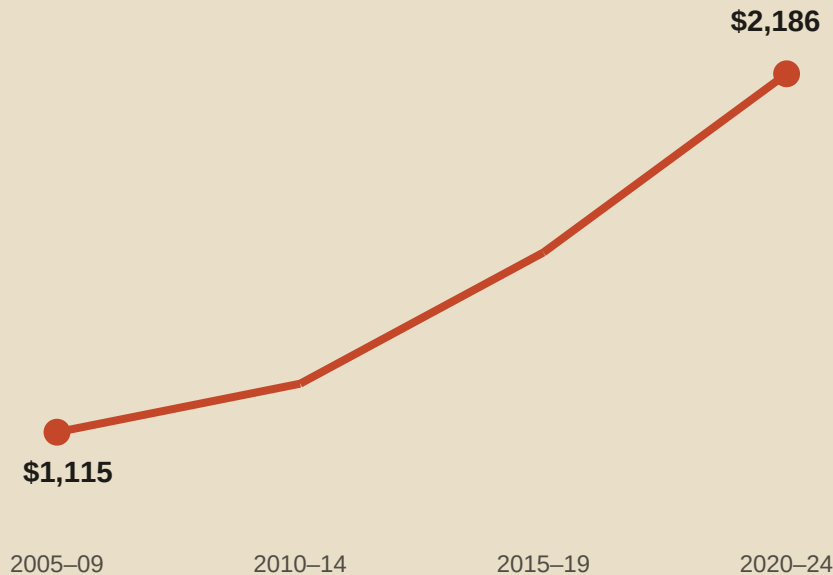


RENT

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

\$2,186

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,475 gap between neighbors, the sharpest rent edge between adjacent tracts in Alameda County.

TRACT 4026

\$1,026

TRACT 9832

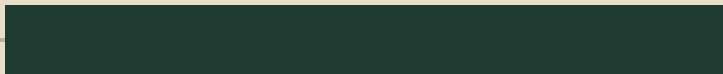
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,238–\$1,857



\$2,186 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

663

homes permitted in ten years,
2016–2025

50%

of those were in multifamily
buildings

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.6% to the 31,954 homes here.

148–501

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



HOME VALUE

A median home costs 15% more than California's.

\$844,200

median home value in San Leandro.

San Leandro



\$844,200

California



\$734,700

U.S.



\$332,700



THAT WAS SAN LEANDRO'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-leandro/

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