



San Pablo, California.

Current market data.

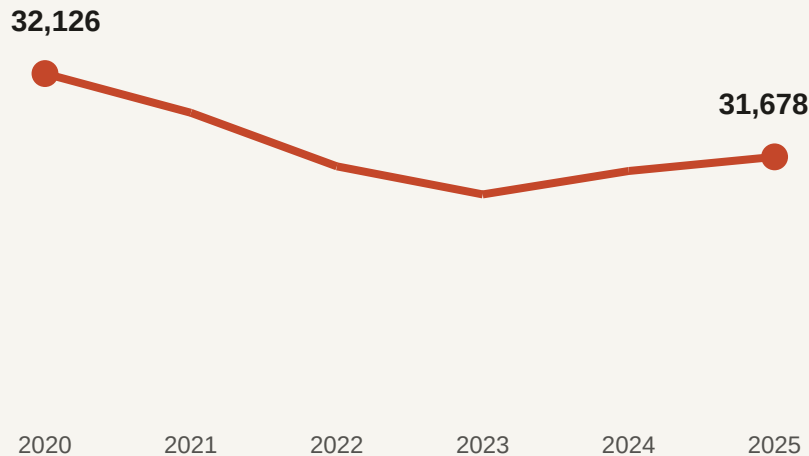
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.4% since 2020.

31,678

people, the 236th-largest of California's cities and towns.



THE WORKDAY

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

86.0%

of 5,548 jobs located in San Pablo are filled by in-commuters.



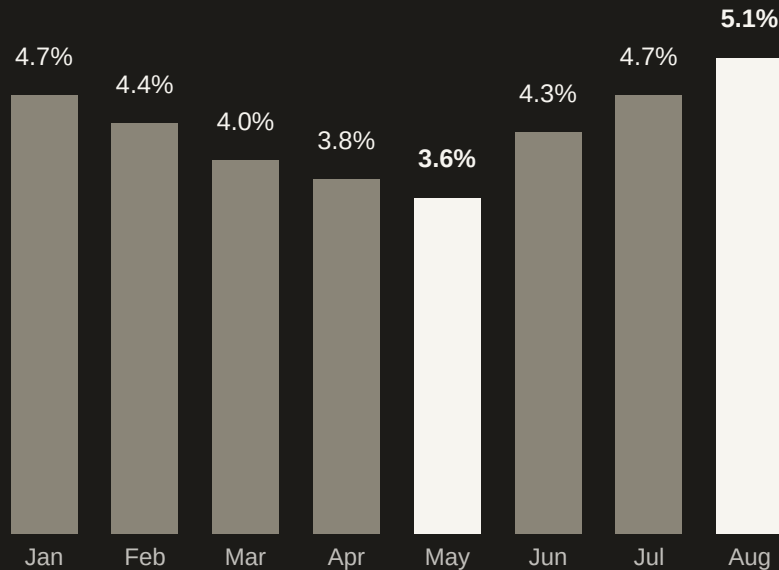
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.6%.

5.1%

in August 2026, the latest month released. A year earlier it was 5.9%.

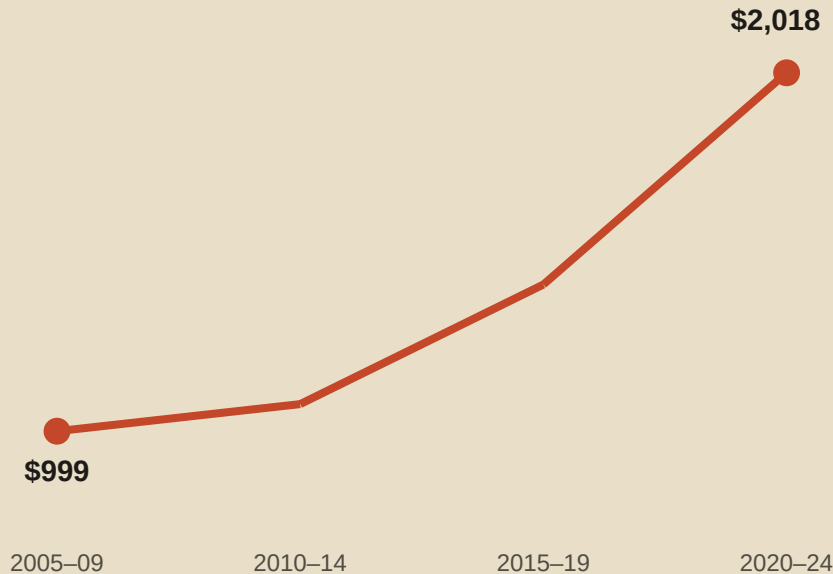


RENT

Median rent is up 102%
since the 2005–2009
survey, before inflation.

\$2,018

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





THE SEAM

Cross one tract line and median rent doubles.

A \$3,036 gap between neighbors, the sharpest rent edge between adjacent tracts in Contra Costa County.

TRACT 3540.02

\$465

TRACT 3530.02

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$936–\$1,404



\$2,018 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

171

homes permitted in ten years,
2016–2025

31%

of those were in multifamily
buildings

85%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.6–0.9% to the 9,943 homes here.

55–92

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



HOME VALUE

A median home costs 25% less than California's.

\$551,700

median home value in San Pablo.

San Pablo



\$551,700

California



\$734,700

U.S.



\$332,700

THAT WAS SAN PABLO'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-pablo/

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