



Seal Beach, California.

Current market data.

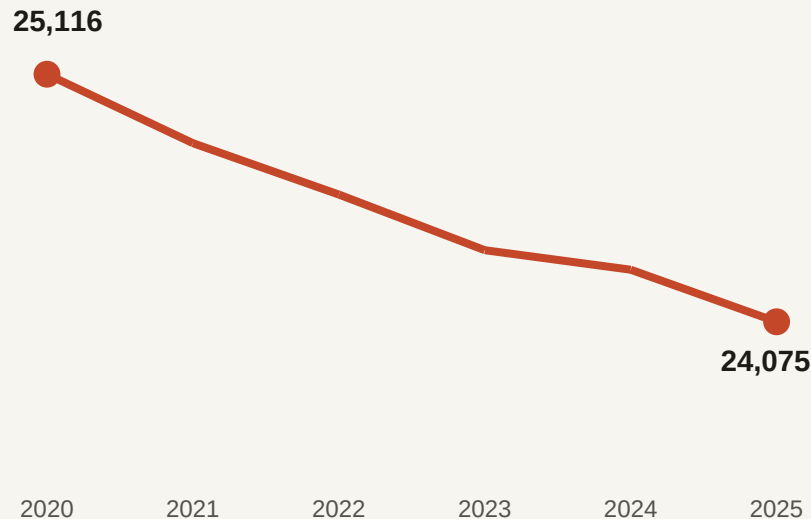
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.1% since 2020.

24,075

people, the 279th-largest of California's cities and towns.



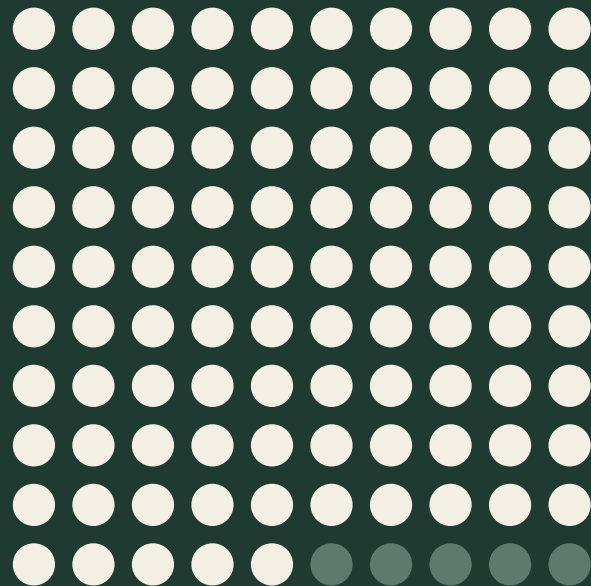
THE WORKDAY

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

95.4%

of 12,925 jobs located in Seal Beach are filled by
in-commuters.

Source: Census LEHD LODES, 2023



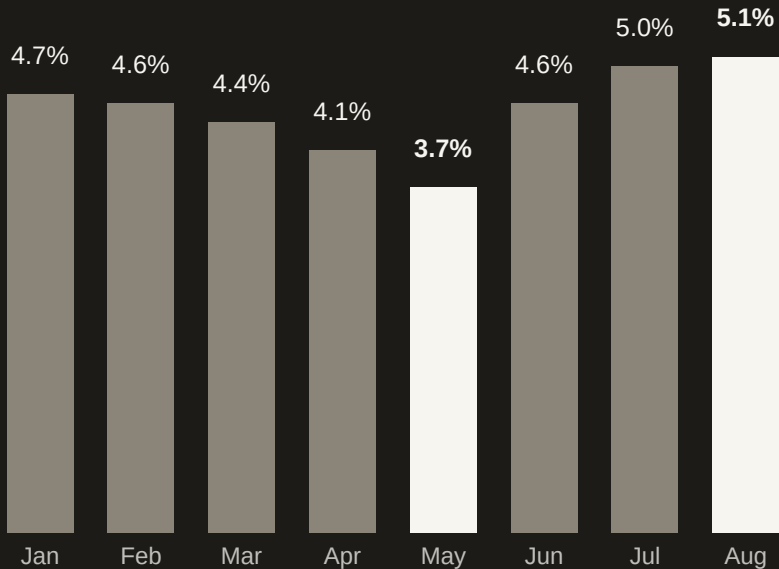
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.7%.

5.1%

in August 2026, the latest month released. A year earlier it was 5.4%.

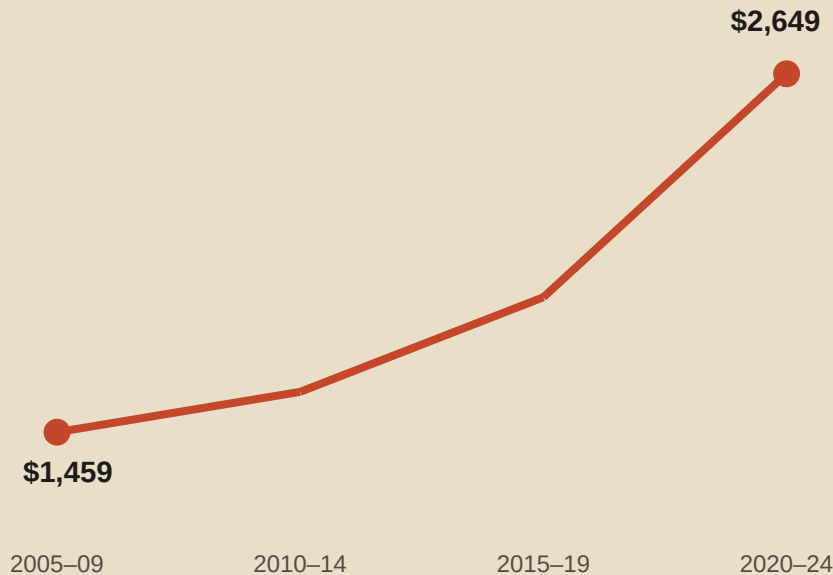


RENT

Median rent is up 82%
since the 2005–2009
survey, before inflation.

\$2,649

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,732 gap between neighbors, the sharpest rent edge between adjacent tracts in Orange County.

TRACT 995.10

\$769

TRACT 995.04

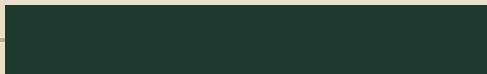
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,235–\$1,853



\$2,649 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

115

homes permitted in ten years,
2016–2025

3%

of those were in multifamily
buildings

95%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.9% to the 14,632 homes here.

23–129

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



HOME VALUE

A median home costs 34% less than California's.

\$486,800

median home value in Seal Beach.

Seal Beach



\$486,800

California



\$734,700

U.S.



\$332,700

THAT WAS SEAL BEACH'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/seal-beach/**](https://almanacdata.ai/e/ca/seal-beach/)

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