



Tehachapi, California.

Current market data.

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

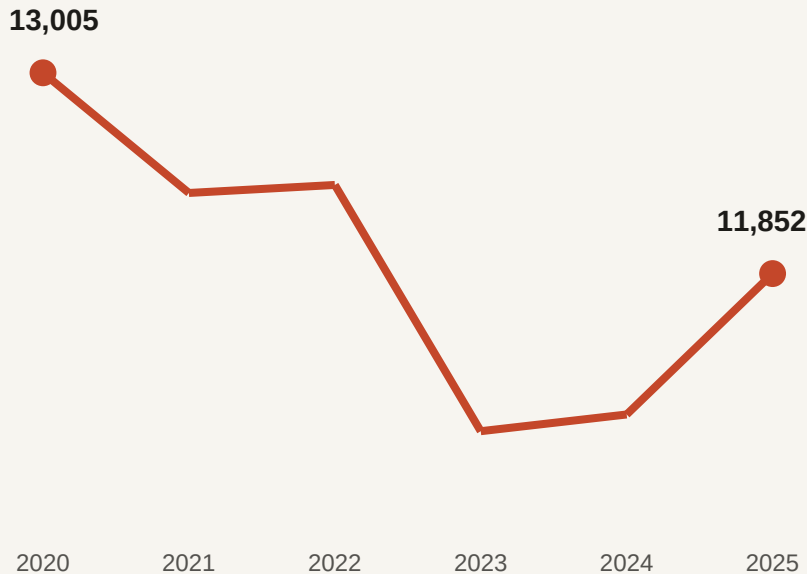


POPULATION

Down 8.9% since 2020.

11,852

people, the 355th-largest of California's cities and towns.

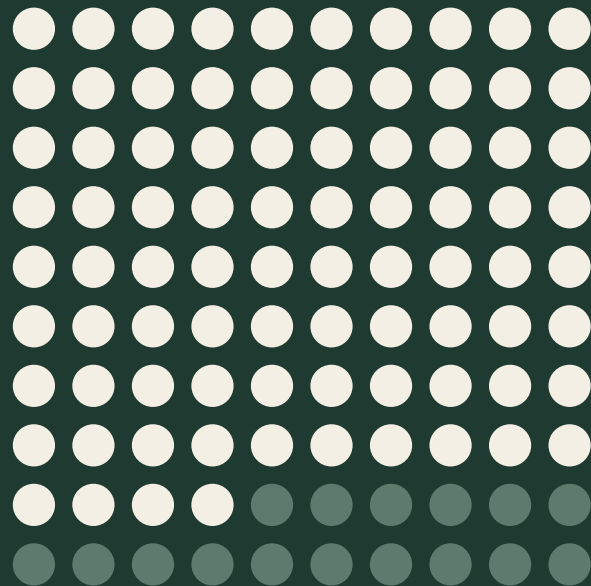


THE WORKDAY

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

83.7%

of 5,031 jobs located in Tehachapi are filled by in-commuters.



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

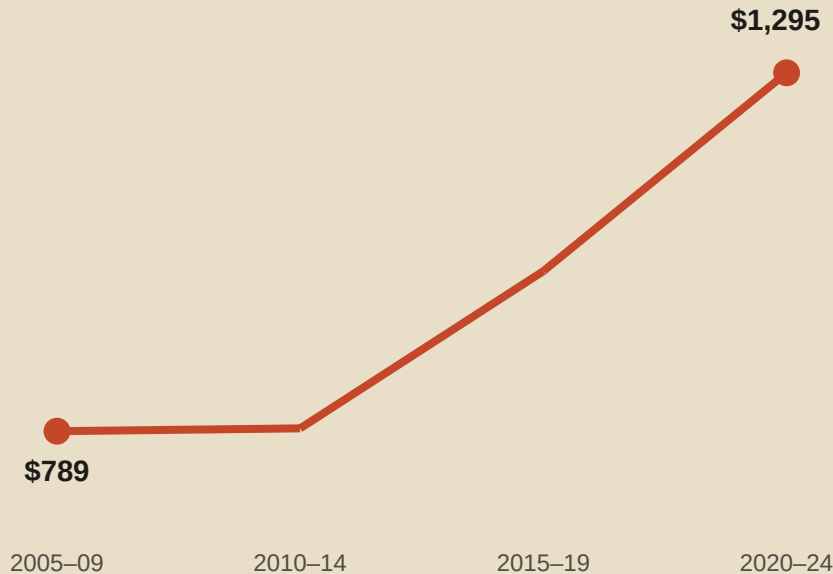


RENT

Median rent is up 64%
since the 2005–2009
survey, before inflation.

\$1,295

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,044 gap between neighbors, the sharpest rent edge between adjacent tracts in Kern County.

TRACT 5.10

\$1,457

TRACT 5.09

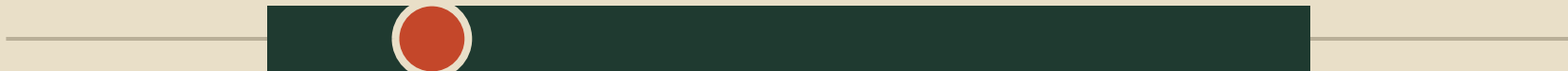
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,200–\$1,800



\$1,295 median

is the monthly rent range local workforce wages support.

BUILDING

71% of the housing here was built before 2000.

104

homes permitted, 2022–2025

18%

of those were in multifamily
buildings

71%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 3,901 homes here.

20–50

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



HOME VALUE

A median home costs 52% less than California's.

\$355,500

median home value in Tehachapi.

Tehachapi



\$355,500

California



\$734,700

U.S.



\$332,700

THAT WAS TEHACHAPI'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/tehachapi/

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