



Tracy, California.

Current market data.

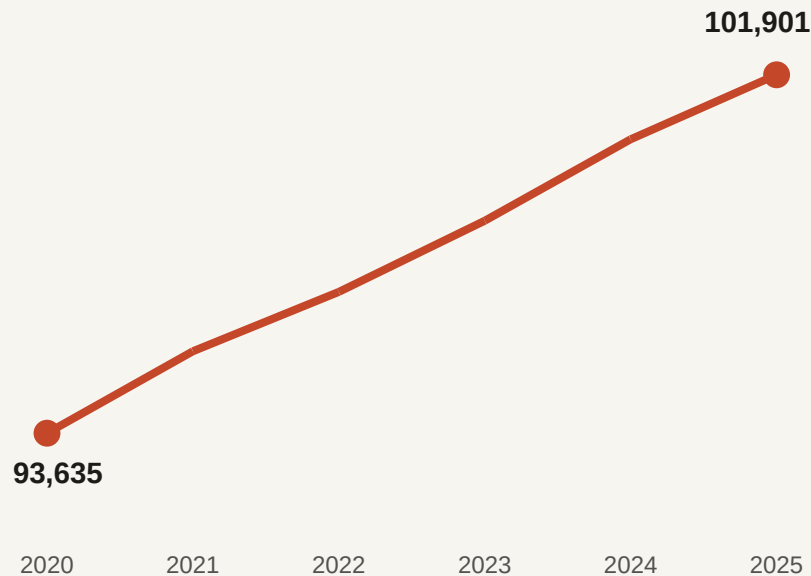
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.8% since 2020.

101,901

people, the 73rd-largest of California's cities and towns.



THE WORKDAY

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

83.6%

of 44,587 jobs located in Tracy are filled by in-commuters.



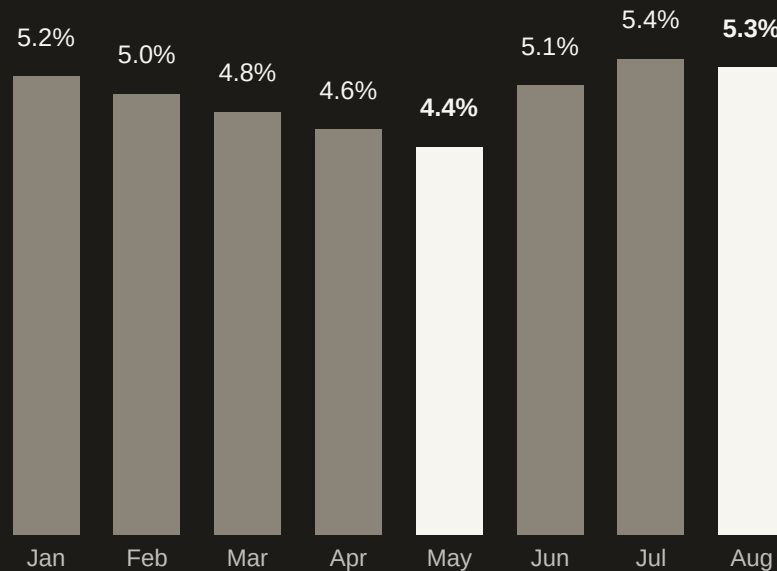
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
4.4%.

5.3%

in August 2026, the latest month released. A year earlier it was 5.7%.

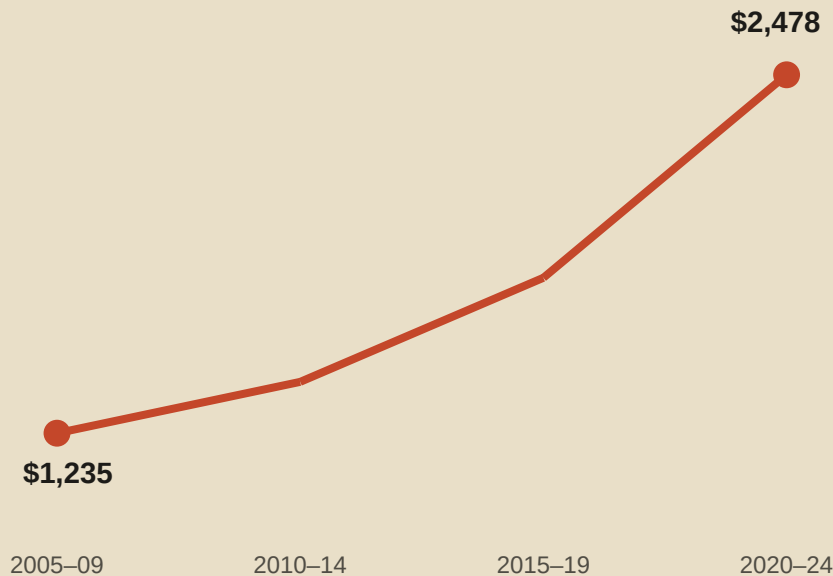


RENT

**Median rent is up 101%
since the 2005–2009
survey, before inflation.**

\$2,478

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,566 gap between neighbors, the sharpest rent edge between adjacent tracts in San Joaquin County.

TRACT 39

\$935

TRACT 52.23

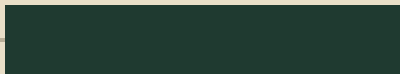
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,037–\$1,555



\$2,478 median

is the monthly rent range local workforce wages support.

BUILDING

61% of the housing here was built before 2000.

1,246

homes permitted, 2022–2025

8%

of those were in multifamily
buildings

61%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.5% to the 30,228 homes here.

148–446

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



HOME VALUE

A median home costs 5% less than California's.

\$699,000

median home value in Tracy.

Tracy



\$699,000

California



\$734,700

U.S.



\$332,700

THAT WAS TRACY'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/tracy/**](https://almanacdata.ai/e/ca/tracy/)

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