



Tulare, California.

Current market data.

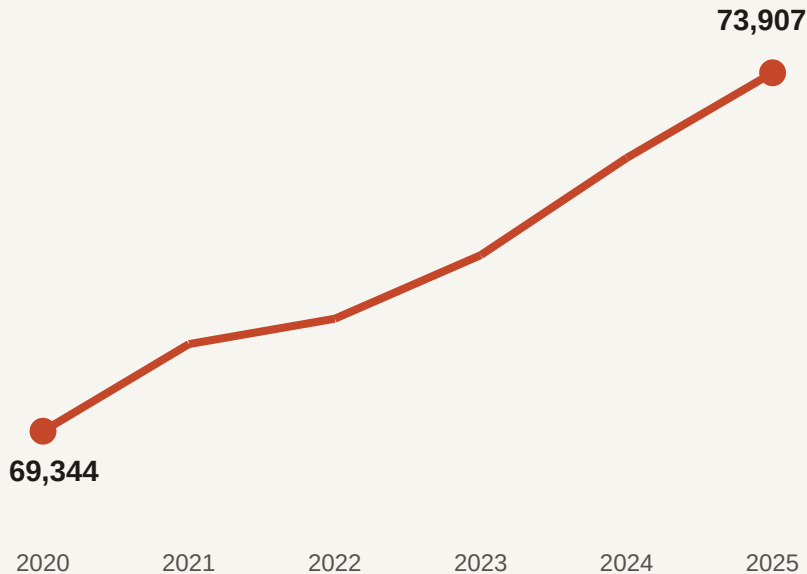
11 cards. Every number sourced and dated. Data as of Oct 31, 2026.

POPULATION

Growing. Up 6.6% since 2020.

73,907

people, the 122nd-largest of California's cities and towns.

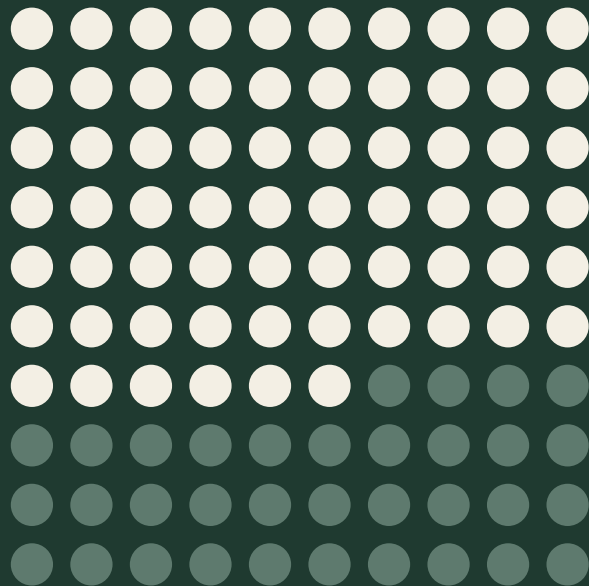


THE WORKDAY

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

65.9%

of 18,499 jobs located in Tulare are filled by in-commuters.



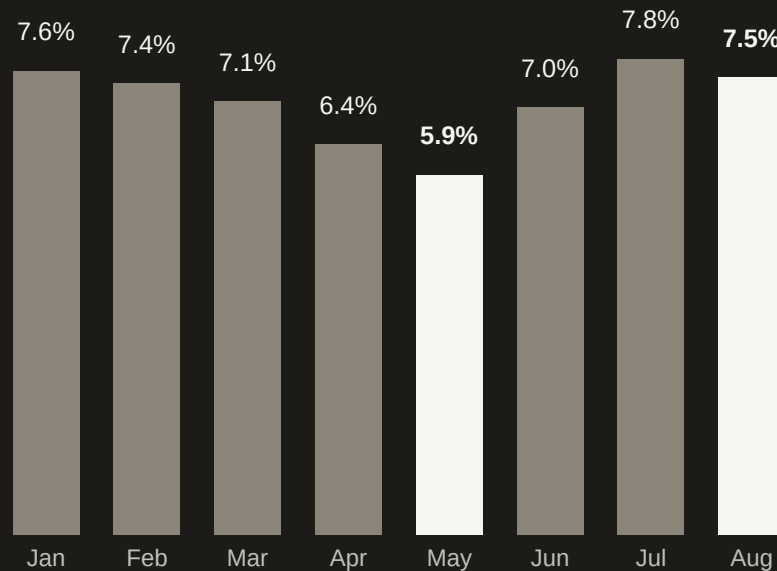
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
5.9%.

7.5%

in August 2026, the latest month released. A year earlier it was 8.1%.

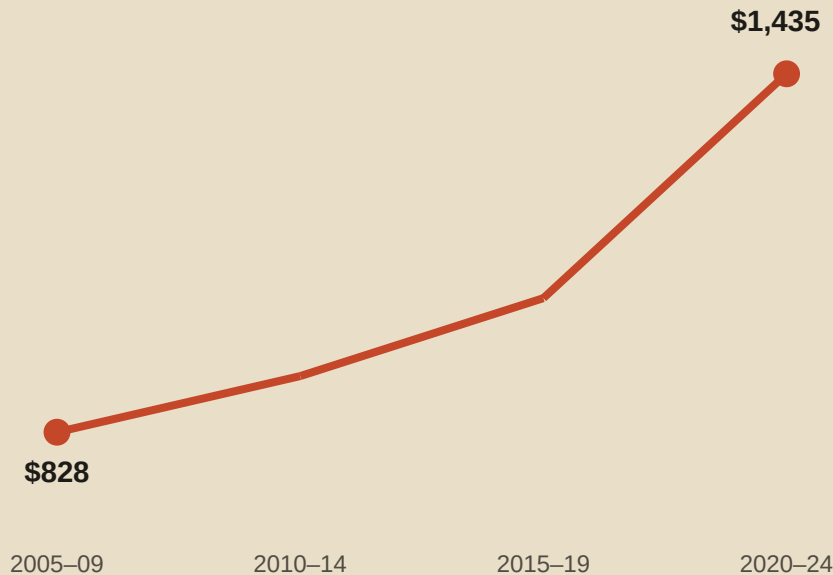


RENT

Median rent is up 73%
since the 2005–2009
survey, before inflation.

\$1,435

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,353 gap between neighbors, the sharpest rent edge between adjacent tracts in Tulare County.

TRACT 16.02

\$782

TRACT 17.06

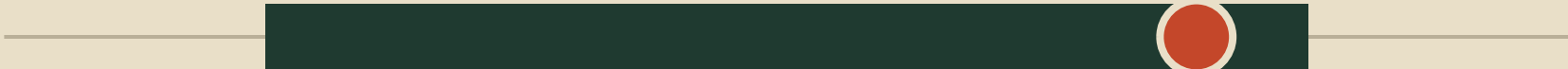
\$2,135



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$992–\$1,488



\$1,435 median

is the monthly rent range local workforce wages support.

BUILDING

67% of the housing here was built before 2000.

3,848

homes permitted in ten years,
2016–2025

17%

of those were in multifamily
buildings

67%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.6–0.8% to the 21,986 homes here.

127–185

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



HOME VALUE

A median home costs 55% less than California's.

\$329,800

median home value in Tulare.

Tulare



\$329,800

California



\$734,700

U.S.



\$332,700

THAT WAS TULARE'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/tulare/**](https://almanacdata.ai/e/ca/tulare/)

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