



Waterford, California.

Current market data.

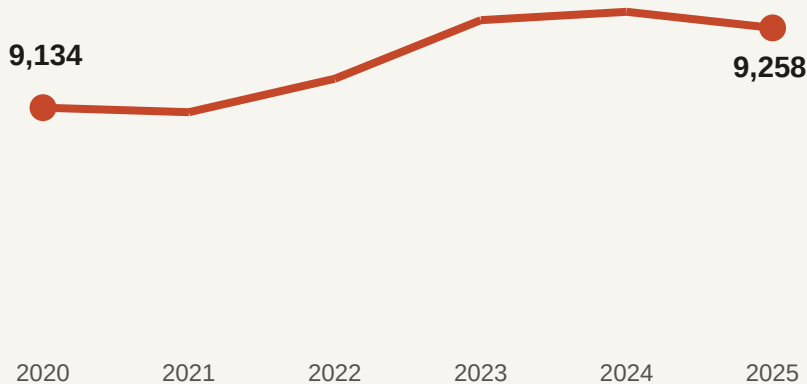
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.4% since 2020.

9,258

people, the 383rd-largest of California's cities and towns.

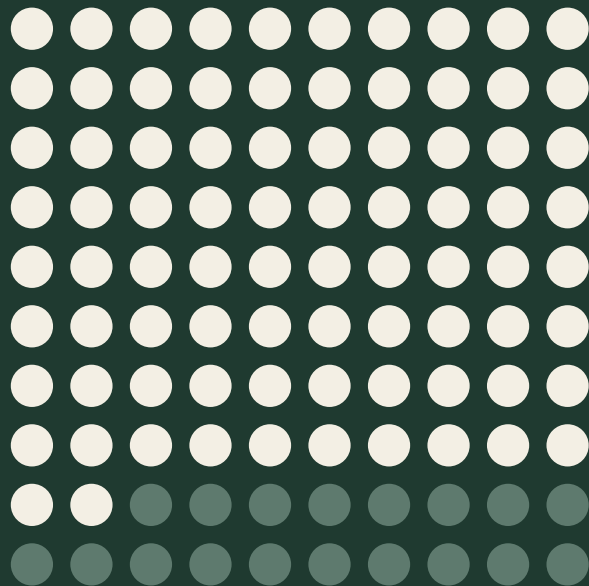


THE WORKDAY

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

81.7%

of 974 jobs located in Waterford are filled by in-commuters.



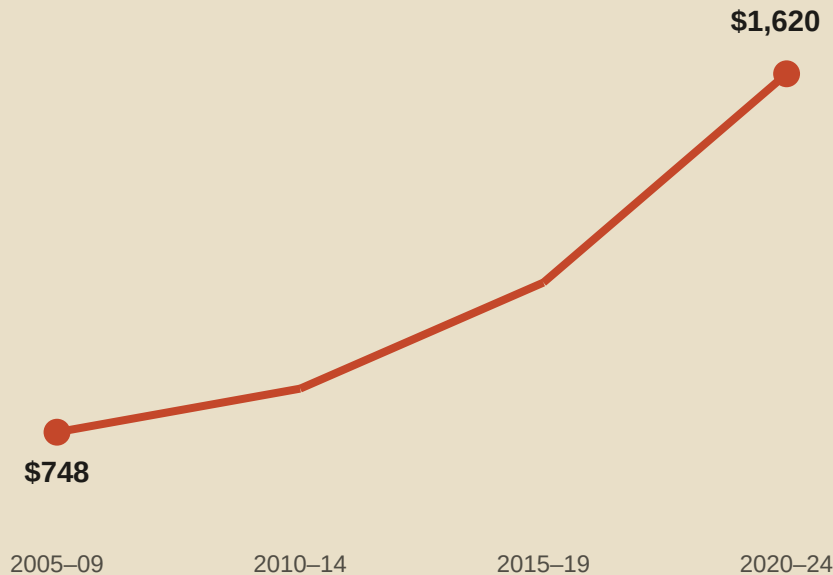
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 117%
since the 2005–2009
survey, before inflation.

\$1,620

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,438 gap between neighbors, the sharpest rent edge between adjacent tracts in Stanislaus County.

TRACT 20.02

\$1,146

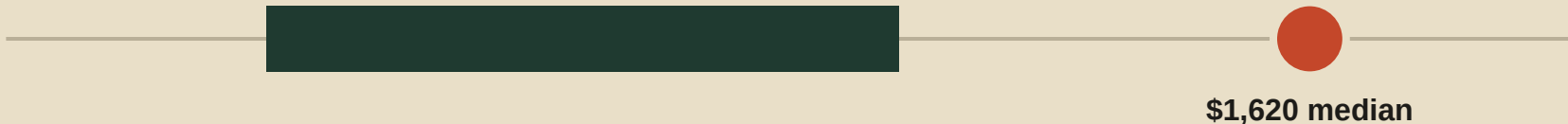
TRACT 30.03

\$2,584

ROOM TO BUILD

The median rent is above what local wages can carry.

\$888–\$1,332



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

18

homes permitted, 2022–2025

0%of those were in multifamily
buildings

76%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.6% to the 2,720 homes here.

10–17

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



HOME VALUE

A median home costs 45%
less than California's.

\$402,200

median home value in Waterford.

Waterford



\$402,200

California



\$734,700

U.S.



\$332,700

THAT WAS WATERFORD'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/waterford/**](https://almanacdata.ai/e/ca/waterford/)

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