



ZIP 90640, Montebello, California.

Current market data.

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

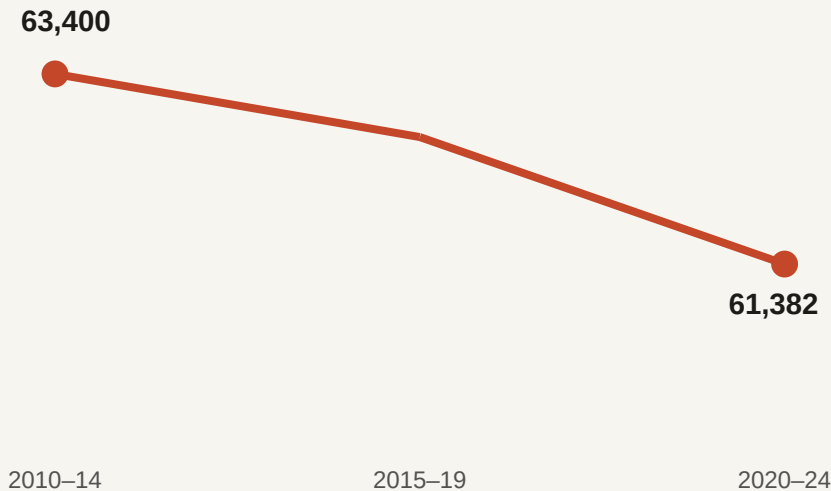


POPULATION

61,382 people call ZIP
90640 home.

61,382

people.

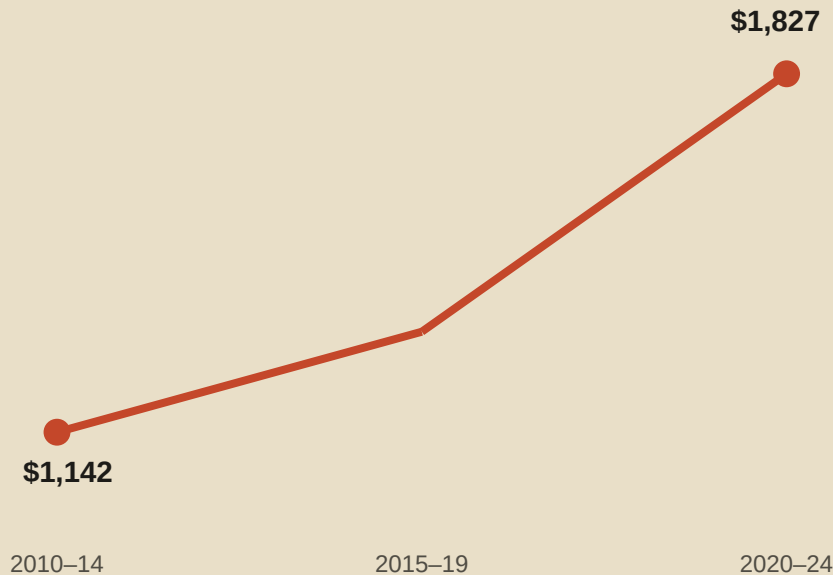


RENT

Median rent is up 60%
since the 2010–2014
survey, before inflation.

\$1,827

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

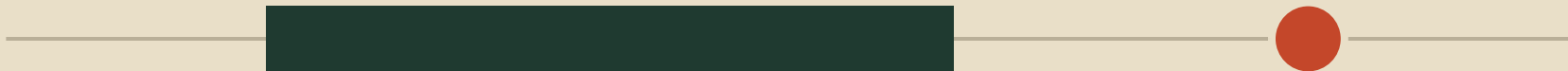




ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,039–\$1,559



\$1,827 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

95%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 1% to the 20,525 homes here.

137–252

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.

\$699,700

median home value in ZIP 90640.

ZIP 90640



\$699,700

California



\$734,700

U.S.



\$332,700



THAT WAS ZIP 90640'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/zip/90640/

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