



ZIP 91016, Monrovia, California.

Current market data.

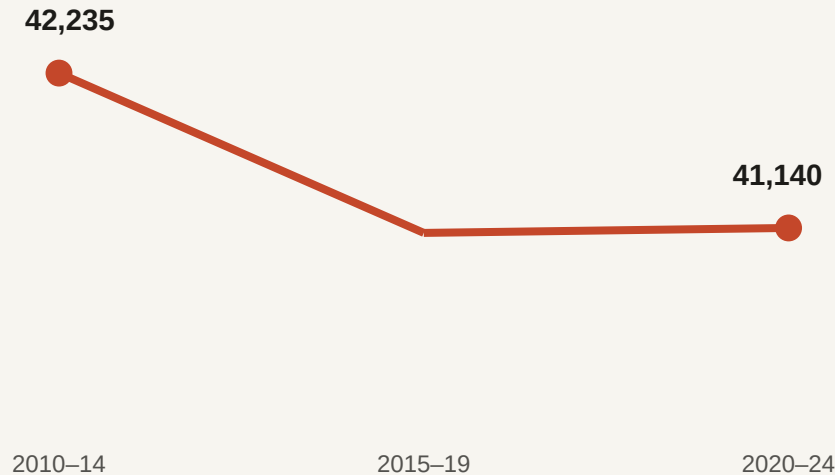
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

41,140 people call ZIP
91016 home.

41,140

people.



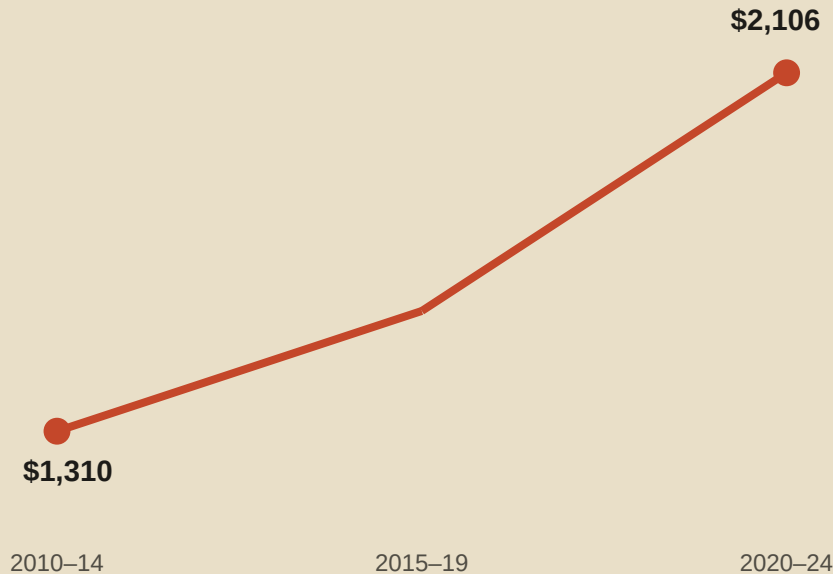


RENT

Median rent is up 61%
since the 2010–2014
survey, before inflation.

\$2,106

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

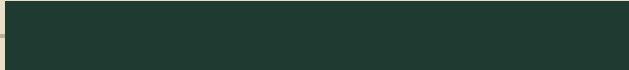




ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,119–\$1,679



\$2,106 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

89%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 1% to the 16,042 homes here.

89–200

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



HOME VALUE

A median home costs 22% more than California's.

\$896,700

median home value in ZIP 91016.

ZIP 91016



\$896,700

California



\$734,700

U.S.



\$332,700

THAT WAS ZIP 91016'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/91016/

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