ZIP 94596, Walnut Creek, California.

Current market data.

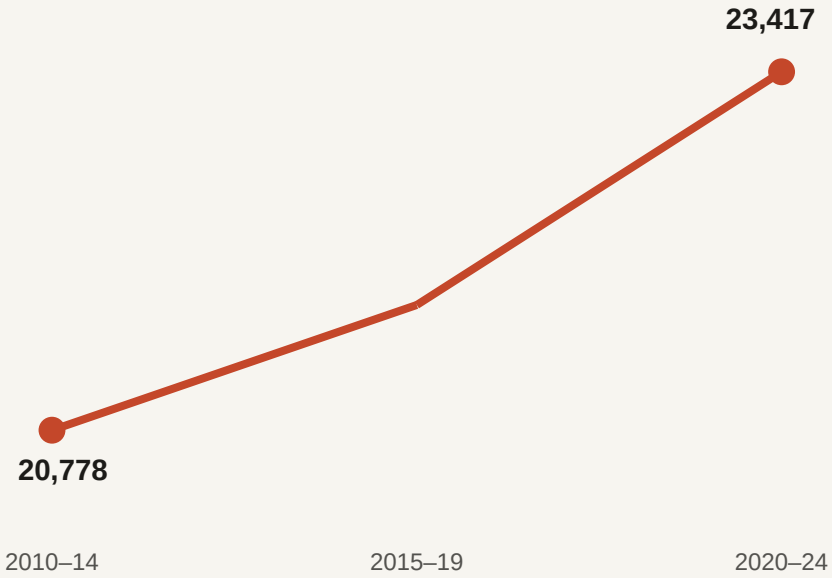
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

23,417 people call ZIP 94596 home.

23,417

people.



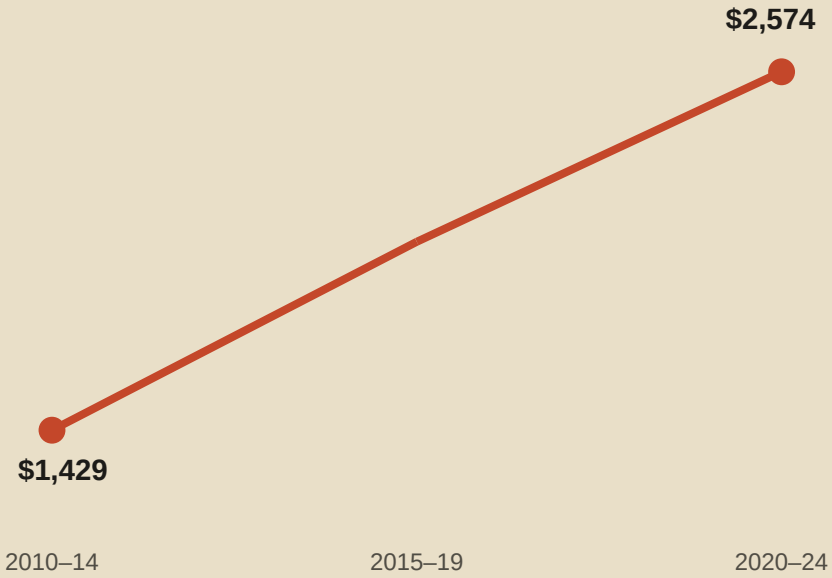
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 80% since the 2010–2014 survey, before inflation.

$2,574

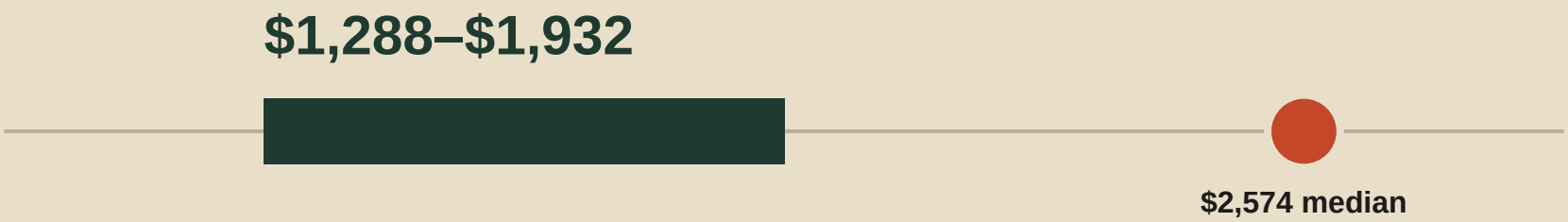
a month. California's median is $2,036.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

80%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.5–2.8% to the 11,461 homes here.

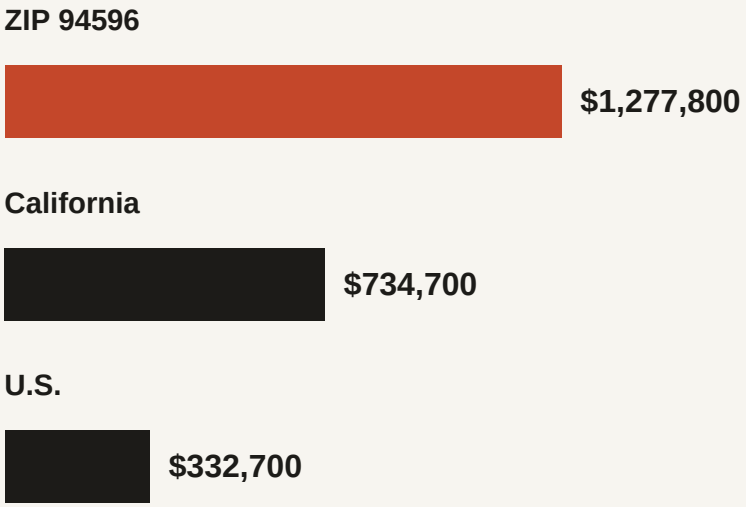
55–325

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 74% more than California's.



$1,277,800

median home value in ZIP 94596.

Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 94596'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/94596/**