



ZIP 95354, Modesto, California.

Current market data.

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

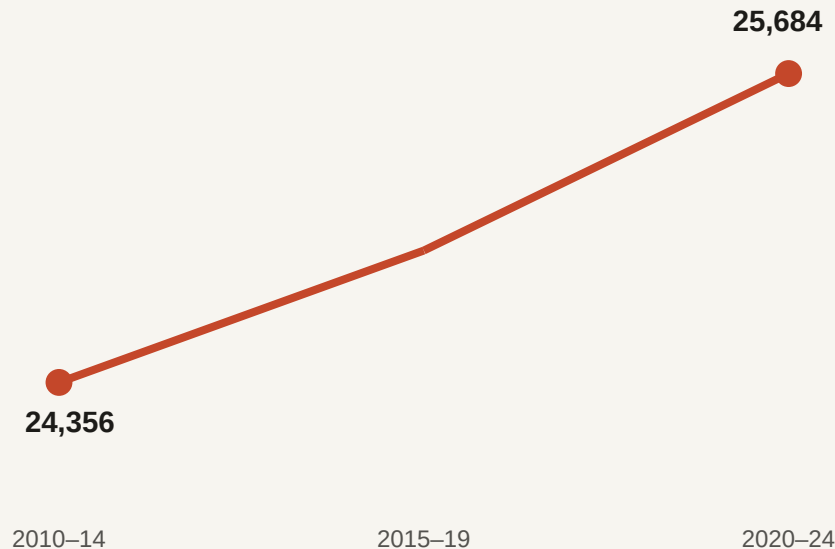


POPULATION

**25,684 people call ZIP
95354 home.**

25,684

people.

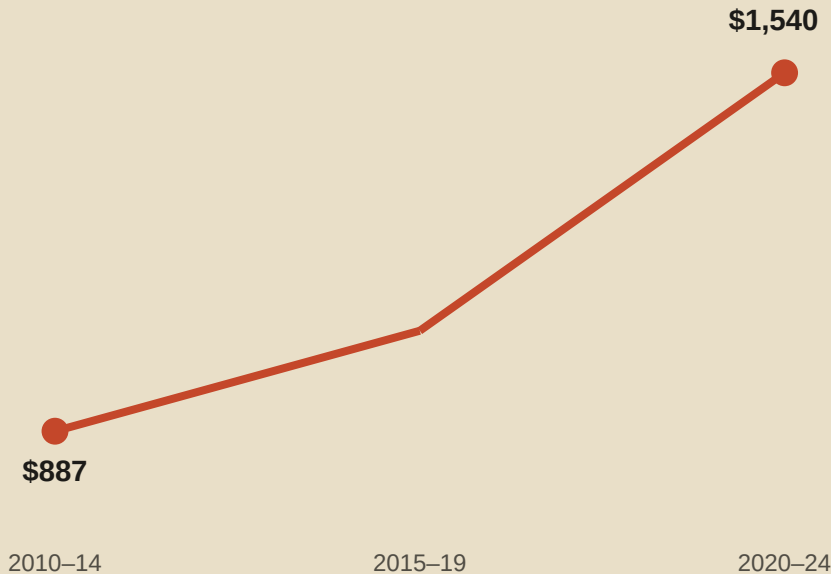


RENT

Median rent is up 74%
since the 2010–2014
survey, before inflation.

\$1,540

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





ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,266–\$1,899



\$1,540 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

96%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–2% to the 9,707 homes here.

53–223

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



HOME VALUE

A median home costs 47% less than California's.

\$389,600

median home value in ZIP 95354.

ZIP 95354



\$389,600

California



\$734,700

U.S.



\$332,700

THAT WAS ZIP 95354'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/95354/

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