ZIP 95377, Tracy, California.

Current market data.

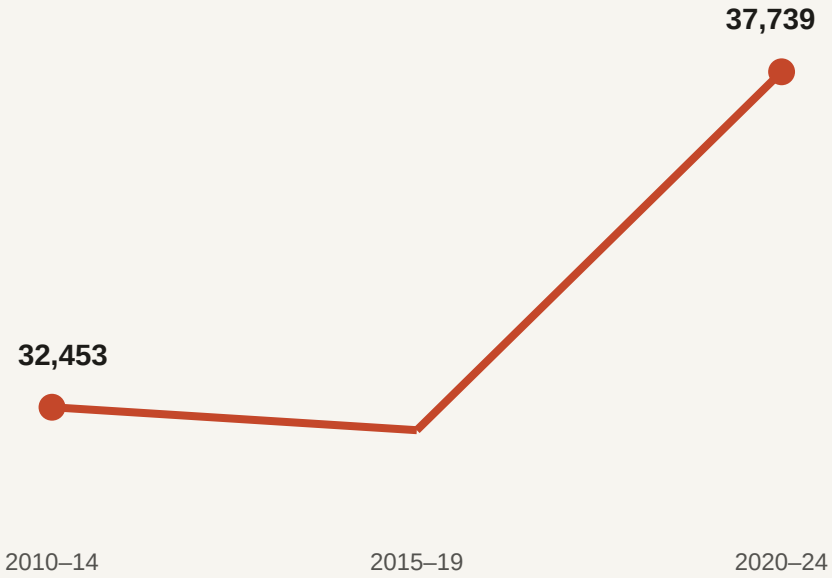
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

37,739 people call ZIP 95377 home.

37,739

people.



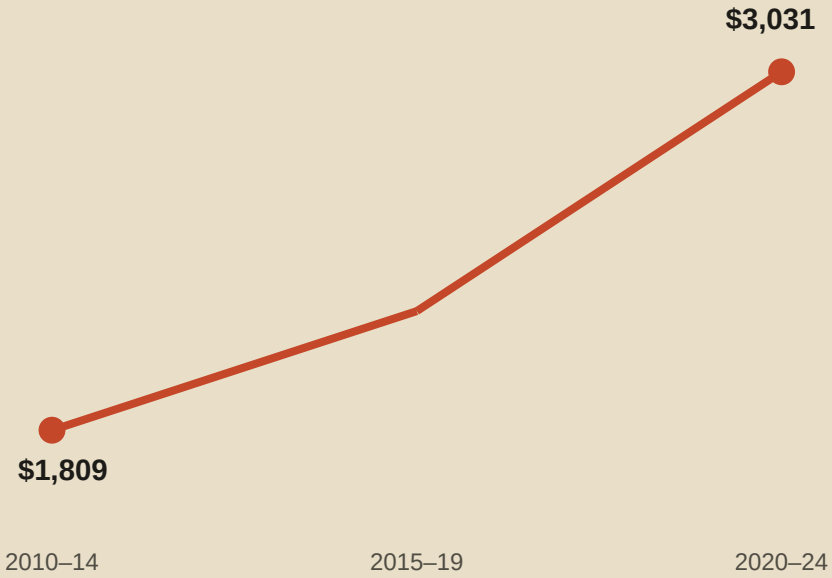
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 68% since the 2010–2014 survey, before inflation.

$3,031

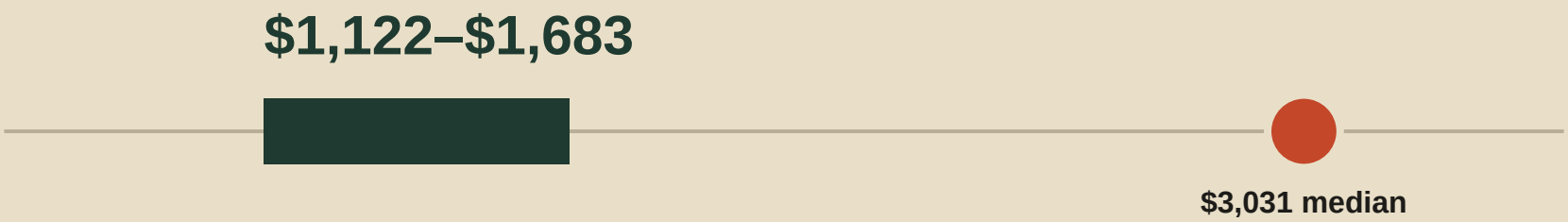
a month. California's median is $2,036.



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

27% of the housing here was built before 2000.

27%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.4–1.6% to the 10,584 homes here.

40–167

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

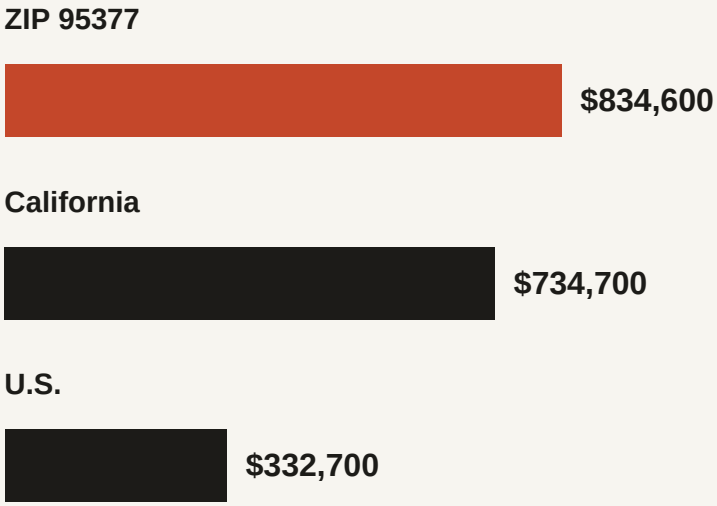
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 14% more than California's.

$834,600

median home value in ZIP 95377.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 95377'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/95377/**