



ZIP 95386, Waterford, California.

Current market data.

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

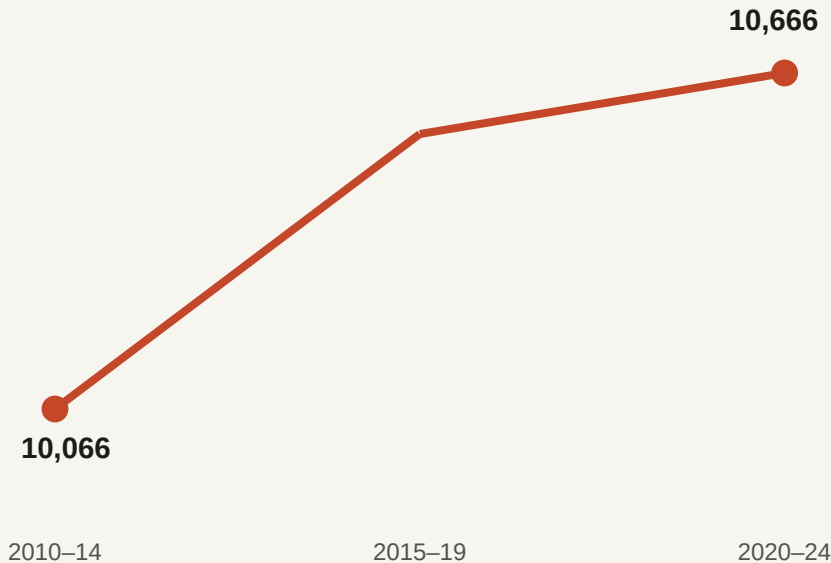


POPULATION

**10,666 people call ZIP
95386 home.**

10,666

people.

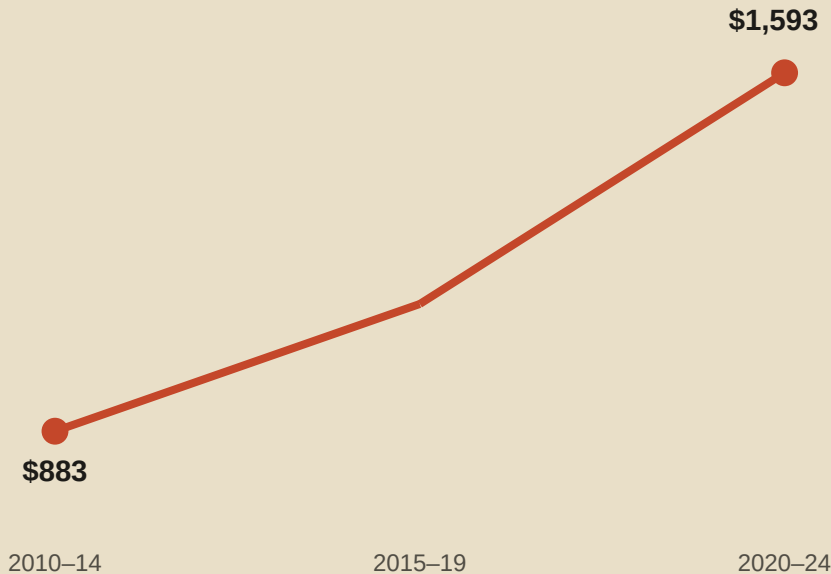


RENT

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

\$1,593

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

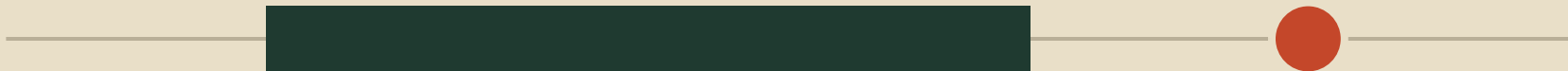




ROOM TO BUILD

The median rent is above what local wages can carry.

\$947–\$1,421



\$1,593 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

78%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–0.6% to the 3,273 homes here.

16–21

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



HOME VALUE

A median home costs 43% less than California's.

\$416,500

median home value in ZIP 95386.

ZIP 95386



\$416,500

California



\$734,700

U.S.



\$332,700

THAT WAS ZIP 95386'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/95386/

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