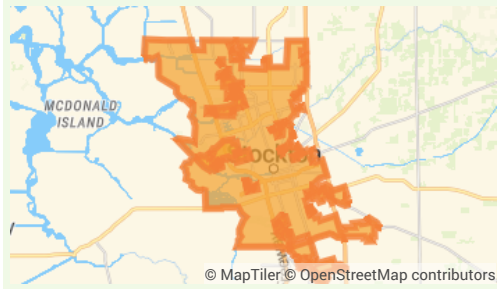


**Current Report:**  
**Rental Housing Report of City: Stockton**



**Date:** April 21, 2026

**Proposed Location:**

This location, **Stockton** (City, 2020), is located in **San Joaquin** County, in the state of **California**.

It is located within or touches the following 2022 census tract(s): **06077003900, 06077005131, 06077003803, 06077003700, 06077004108, 06077003215, 06077002800, 06077004004, 06077003504, 06077000802, 06077000803, 06077003219, 06077001000, 06077000900, 06077002100, 06077001501, 06077003109, 06077003117, 06077001900, 06077003503, 06077003403, 06077003804, 06077001300, 06077001200, 06077002202, 06077002201, 06077003111, 06077001400, 06077002300, 06077004003, 06077003305, 06077001101, 06077002000, 06077003203, 06077002401, 06077001800, 06077002503, 06077003106, 06077000700, 06077003112, 06077003119, 06077003410, 06077001700, 06077001102, 06077003108, 06077003307, 06077003205, 06077000300, 06077001502, 06077003118, 06077001600, 06077002402, 06077000402, 06077003407, 06077003409, 06077003311, 06077003110, 06077003404, 06077000102, 06077003115, 06077003209, 06077003210, 06077003213, 06077003306, 06077003310, 06077003405, 06077003808, 06077003218, 06077003807, 06077003214, 06077003805, 06077000401, 06077003806, 06077000500, 06077003216, 06077000600, 06077002504, 06077003406, 06077003116, 06077003217, 06077000101, 06077003312, 06077003308, 06077003313.**

Similarly, it is located within or touches the following zip code(s): **95219, 95206, 95215, 95336, 95212, 95231, 95205, 95210, 95207, 95209, 95203, 95204, 95202, 95211.**

Data presented in this report summarize the geographies specified in the citation information in each section.

**This Area is Served by (or touches):**

**School District(s):** Lodi Unified School District, Tracy Unified School District, Manteca Unified School District, Stockton Unified School District, Lincoln Unified School District

**Congressional District(s):** California's 9th District (Josh Harder - D)

**Senators:** Adam B. Schiff (CA-D), Alex Padilla (CA-D)

**State Senate District(s):** State Senate District 5

**State House District(s):** Assembly District 13

**Rents:**

Across the area, an estimated **46.07%** or **45,648** households rented their home between 2020-2024. According to the U.S. Census Bureau, the area had rental units with cash rent of the following sizes between 2020-2024:

Rental Units by Size	Number of Units	Percent of All Rental Units
<b>City (Stockton)</b>		
0 or 1 Bedroom	11,204	25.39%
2 Bedrooms	16,383	37.12%
3 or more Bedrooms	16,546	37.49%
All	44,133	100%
<b>County (San Joaquin)</b>		
0 or 1 Bedroom	20,016	22.58%
2 Bedrooms	31,726	35.79%
3 or more Bedroom	36,901	41.63%
All	88,643	100%
<b>State (California)</b>		
0 or 1 Bedroom	2,061,158	35.64%
2 Bedrooms	2,196,393	37.98%
3 or more Bedroom	1,525,780	26.38%
All	5,783,331	100%

# ATTACHMENT B

Source: [Census](#)  
Data aggregated by:  
2020-2024 Data Contains: 1 City

## ATTACHMENT B

For 2020-2024, typical (median) gross rent for rental units with cash rent in this area was **\$1,577**. According to the U.S. Census Bureau, the number of rental units with cash rent by average gross rent and by bedroom size were as follows:

Gross Rent in 2020-2024	Number of Units		
	0 or 1 Bedroom Units	2 Bedroom Units	3 or more Bedroom Units
<b>City (Stockton)</b>			
< \$300 / month	343	103	159
< \$500 / month	1,129	477	255
< \$750 / month	1,976	878	628
< \$1,000 / month	3,427	1,769	1,149
> \$1,000 / month	7,777	14,614	15,397
<b>County (San Joaquin)</b>			
< \$300 / month	417	155	165
< \$500 / month	1,429	696	321
< \$750 / month	3,007	1,518	1,016
< \$1000 / month	5,684	3,447	2,019
> \$1000 / month	14,332	28,279	34,882
<b>State (California)</b>			
< \$300 / month	38,887	12,015	5,058
< \$500 / month	151,019	41,142	17,902
< \$750 / month	236,565	88,009	45,506
< \$1000 / month	362,322	172,932	92,696
> \$1000 / month	1,698,836	2,023,461	1,433,084

Source: [Census](#)  
 Data aggregated by:  
 2020-2024 Data Contains: 1 City

### Incomes:

According to the Census' American Community Survey (ACS), the median household income here was **\$79,907** between 2020-2024. The range of household incomes in this area is as follows:

2020-2024 Annual Income Category	Number of Households	Percent of Households
<b>City (Stockton)</b>		
Less than \$25,000	14,817	14.95%
\$25,000 - \$34,999	6,529	6.59%
\$35,000 - \$49,999	9,932	10.02%
\$50,000 - \$74,999	15,474	15.62%
\$75,000 - \$99,999	14,423	14.56%
\$100,000 - \$124,999	10,422	10.52%
\$125,000 - \$149,999	8,065	8.14%
\$150,000 or more	19,431	19.61%
<b>County (San Joaquin)</b>		
Less than \$25,000	29,462	12.01%
\$25,000 - \$34,999	13,780	5.62%
\$35,000 - \$49,999	20,717	8.45%
\$50,000 - \$74,999	35,000	14.27%
\$75,000 - \$99,999	32,822	13.38%
\$100,000 - \$124,999	27,379	11.16%
\$125,000 - \$149,999	21,151	8.62%

## ATTACHMENT B

\$150,000 or more	64,939	26.48%
<b>State (California)</b>		
Less than \$25,000	1,687,020	12.45%
\$25,000 - \$34,999	713,477	5.27%
\$35,000 - \$49,999	1,095,122	8.08%
\$50,000 - \$74,999	1,756,653	12.97%
\$75,000 - \$99,999	1,573,684	11.62%
\$100,000 - \$124,999	1,357,935	10.02%
\$125,000 - \$149,999	1,052,814	7.77%
\$150,000 or more	4,311,386	31.82%

Source: [Census](#)  
 Data aggregated by:  
 2020-2024 Data Contains: 1 City

### Rental Affordability:

According to the U.S. Census' ACS, **24,133** renters in this area were cost burdened (paying more than 30% of their income towards rent) between 2020-2024.

Of those renters, **18.31%** were over the age of 65. Additionally, **27.86%** of cost burdened renters earned less than \$20,000 between 2020-2024.

Burdens by Age	Cost Burdened Renters between 2020-2024	
	#	% of all cost burdened renters
<b>City (Stockton)</b>		
Under 65	19,714	81.69%
65 or older	4,419	18.31%
<b>County (San Joaquin)</b>		
Under 65	38,992	82.89%
65 or older	8,048	17.11%
<b>State (California)</b>		
Under 65	2,555,057	81.41%
65 or older	583,262	18.59%

Burdens by Annual Income	Cost Burdened Renters between 2020-2024	
	#	% of all cost burdened renters
<b>City (Stockton)</b>		
Less than \$20,000	6,723	27.86%
Less than \$50,000	16,942	70.2%
Less than \$75,000	21,387	88.62%
<b>County (San Joaquin)</b>		
Less than \$20,000	10,617	22.57%
Less than \$50,000	29,613	62.95%
Less than \$75,000	38,840	82.57%
<b>State (California)</b>		
Less than \$20,000	666,108	21.22%
Less than \$50,000	1,788,441	56.99%
Less than \$75,000	2,457,536	78.31%

Source: [Census](#)  
 Data aggregated by:  
 2020-2024 Data Contains: 1 City

**Endnotes:**

<sup>1</sup> Gross rent is defined by the U.S. Census Bureau to be the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid by the renter for someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

Calculations presented here were performed by staff at PolicyMap and are based on estimates from the U.S. Census' American Community Survey for 2020-2024. Reports at a zip code level will be substantially incomplete as Census does not capture data for these indicators at a zip code.

For custom areas such as custom regions, school districts, and political districts, Census data was calculated by summing the following Cities in 2020-2024: **Stockton**.

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Rental Housing Report by Pre-defined Location for **Stockton** (City)  
04/21/2026  
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