



Magnolia, Delaware.

Current market data.

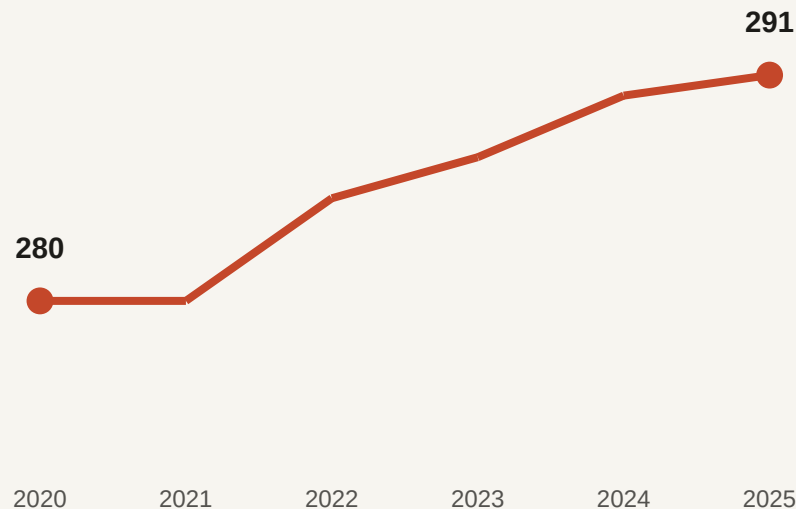
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.9% since 2020.

291

people, the 44th-largest of Delaware's cities and towns.

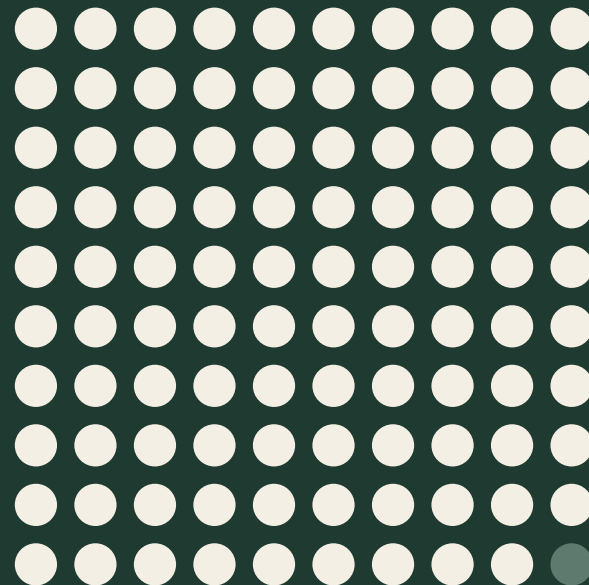


THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

99.2%

of 127 jobs located in Magnolia are filled by in-commuters.



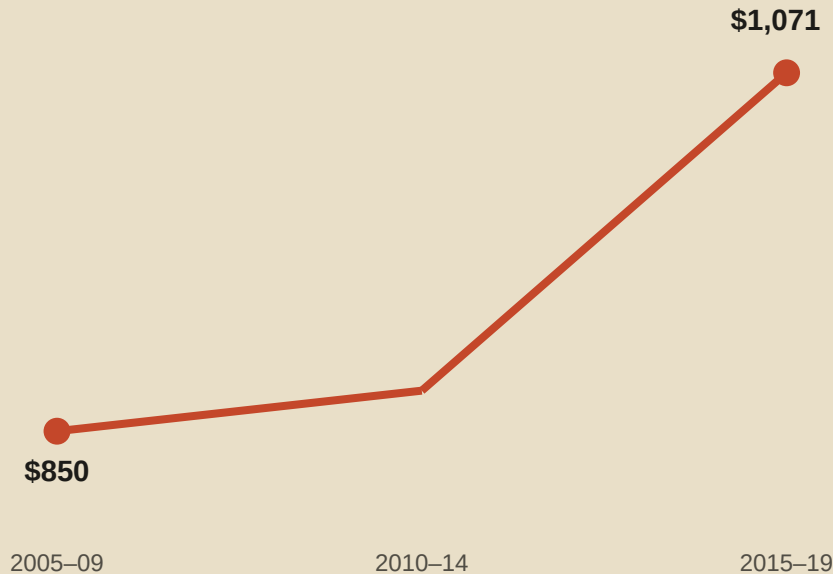
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 26%
since the 2005–2009
survey, before inflation.

\$1,071

a month. Delaware's median is \$1,401.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,384 gap between neighbors, the sharpest rent edge between adjacent tracts in Kent County.

TRACT 432.02

\$1,285

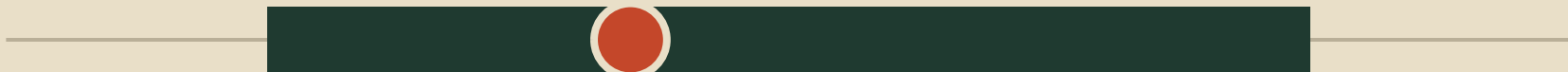
TRACT 422.07

\$2,669

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$912–\$1,368



\$1,071 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.9% to the 115 homes here.

0–1

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



HOME VALUE

**A median home costs 35%
less than Delaware's.**

\$229,800

median home value in Magnolia.

Magnolia



\$229,800

Delaware



\$352,000

U.S.



\$332,700

THAT WAS MAGNOLIA'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/de/magnolia/

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