



North Manchester, Indiana.

Current market data.

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

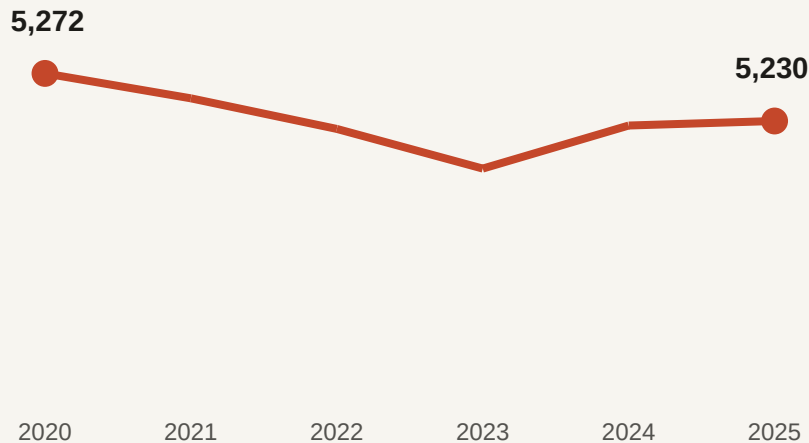


POPULATION

Down 0.8% since 2020.

5,230

people, the 124th-largest of Indiana's cities and towns.



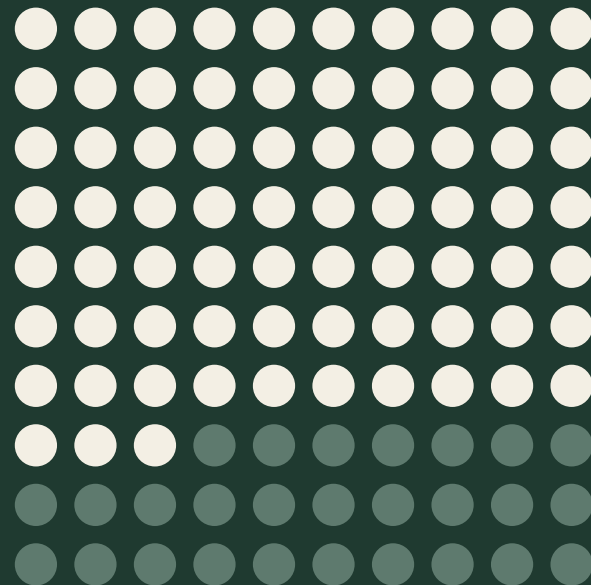
THE WORKDAY

7 in 10 jobs here go to
people who live somewhere
else.

72.9%

of 2,677 jobs located in North Manchester are filled by
in-commuters.

Source: Census LEHD LODES, 2023



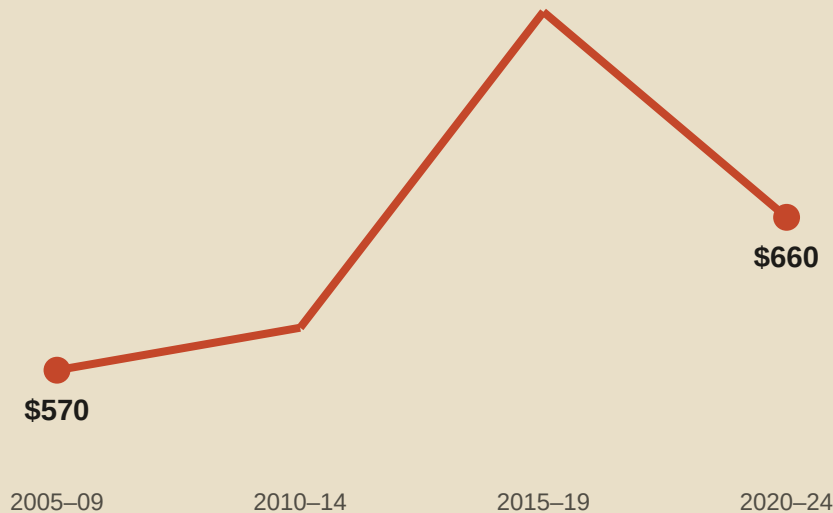
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 16%
since the 2005–2009
survey, before inflation.

\$660

a month. Indiana's median is \$1,062.



THE SEAM

Cross one tract line and median rent jumps \$246.

A \$246 gap between neighbors, the sharpest rent edge between adjacent tracts in Wabash County.

TRACT 1026

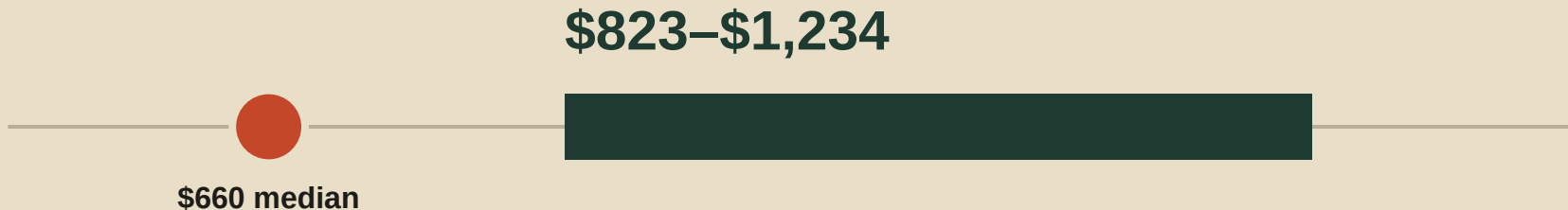
\$687

TRACT 1025

\$933

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

31

homes permitted, 2022–2025

0%of those were in multifamily
buildings

93%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–1.3% to the 2,144 homes here.

4–27

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



HOME VALUE

A median home costs 37% less than Indiana's.

\$138,200

median home value in North Manchester.

North Manchester



\$138,200

Indiana



\$218,200

U.S.



\$332,700

THAT WAS NORTH MANCHESTER'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/in/north-manchester/**](https://almanacdata.ai/e/in/north-manchester/)

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