



Oakland, Maryland.

Current market data.

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

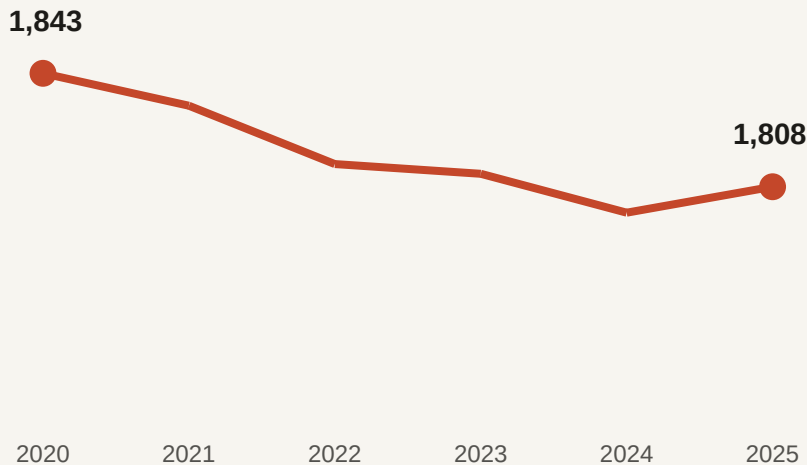


POPULATION

Down 1.9% since 2020.

1,808

people, the 78th-largest of Maryland's cities and towns.



THE WORKDAY

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

93.4%

of 3,272 jobs located in Oakland are filled by in-commuters.



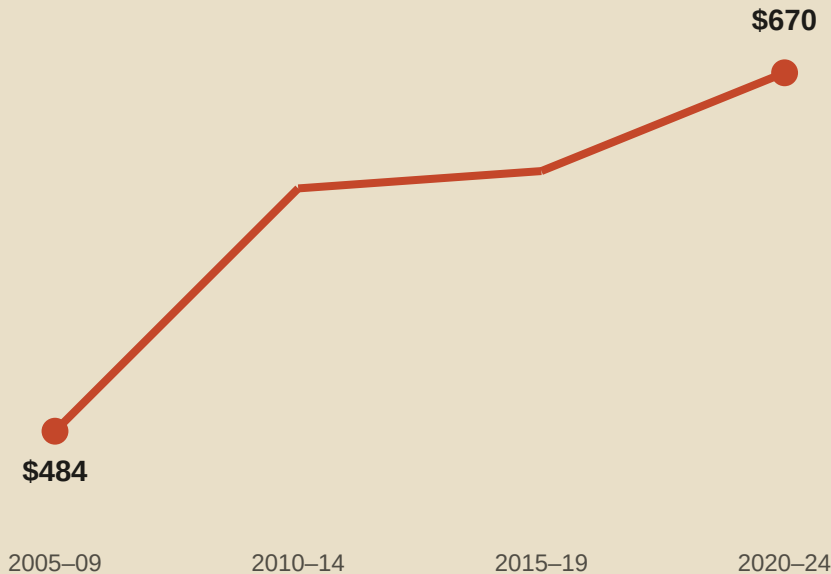
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 38%
since the 2005–2009
survey, before inflation.

\$670

a month. Maryland's median is \$1,705.



THE SEAM

Cross one tract line and median rent jumps \$413.

A \$413 gap between neighbors, the sharpest rent edge between adjacent tracts in Garrett County.

TRACT 2

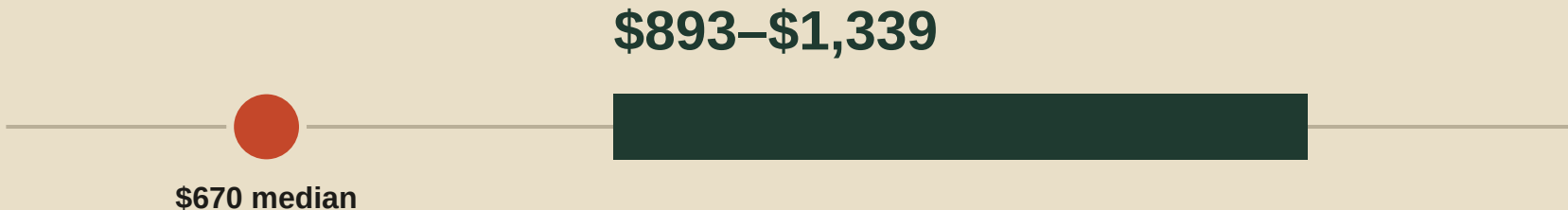
\$654

TRACT 3

\$1,067

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.

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–2.6% to the 1,262 homes here.

2–33

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



HOME VALUE

A median home costs 42%
less than Maryland's.

\$244,400

median home value in Oakland.

Oakland



\$244,400

Maryland



\$419,900

U.S.



\$332,700

THAT WAS OAKLAND'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/md/oakland/

The Almanac · your hyper-diligent research partner