



Shelby, Montana.

Current market data.

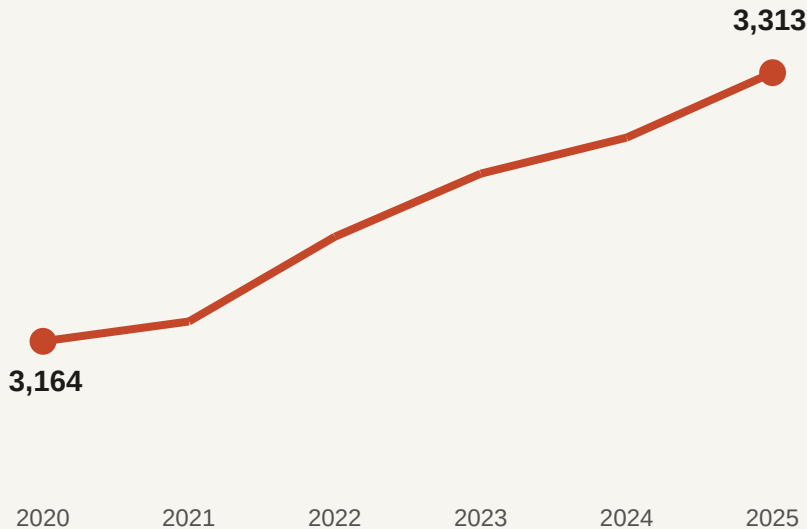
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.7% since 2020.

3,313

people, the 23rd-largest of Montana's cities and towns.

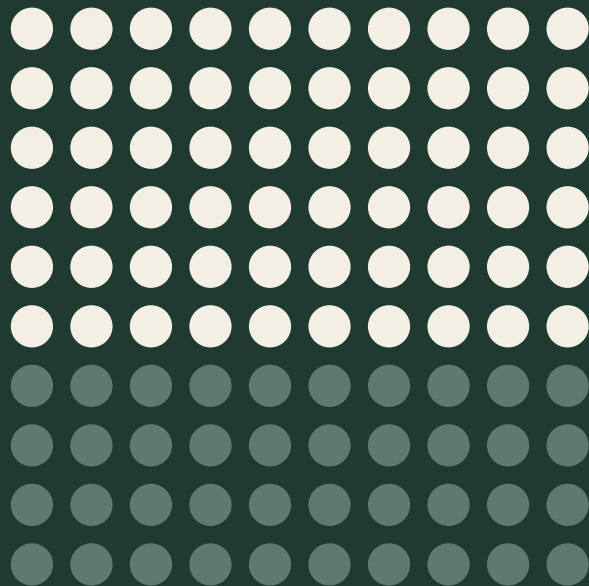


THE WORKDAY

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

59.6%

of 1,161 jobs located in Shelby are filled by in-commuters.



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

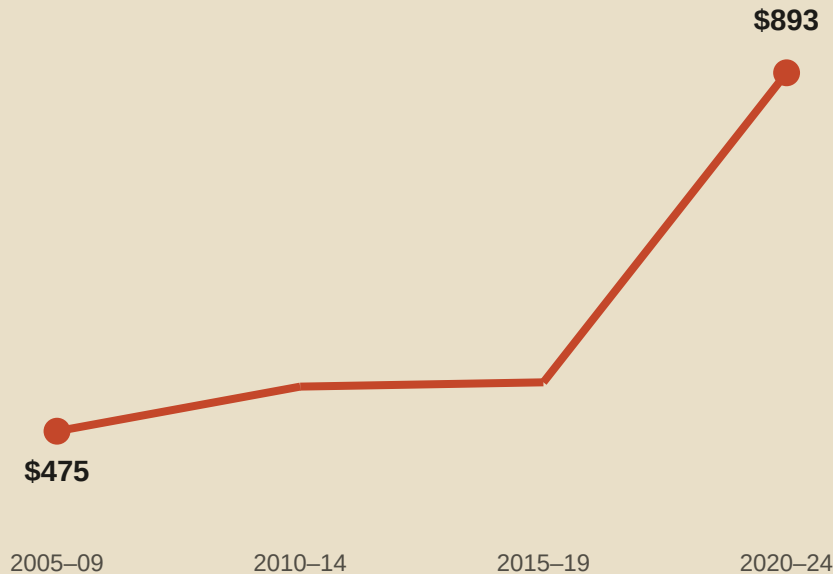


RENT

Median rent is up 88%
since the 2005–2009
survey, before inflation.

\$893

a month. Montana's median is \$1,081.



THE SEAM

Cross one tract line and median rent jumps \$187.

A \$187 gap between neighbors, the sharpest rent edge between adjacent tracts in Toole County.

TRACT 2

\$813

TRACT 1

\$1,000

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.

2

homes permitted, 2022–2024

0%

of those were in multifamily
buildings

79%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.9% to the 1,399 homes here.

3–12

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



HOME VALUE

A median home costs 38% less than Montana's.

\$232,700

median home value in Shelby.

Shelby



\$232,700

Montana



\$375,800

U.S.



\$332,700

THAT WAS SHELBY'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/mt/shelby/

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