



Forest Grove, Oregon.

Current market data.

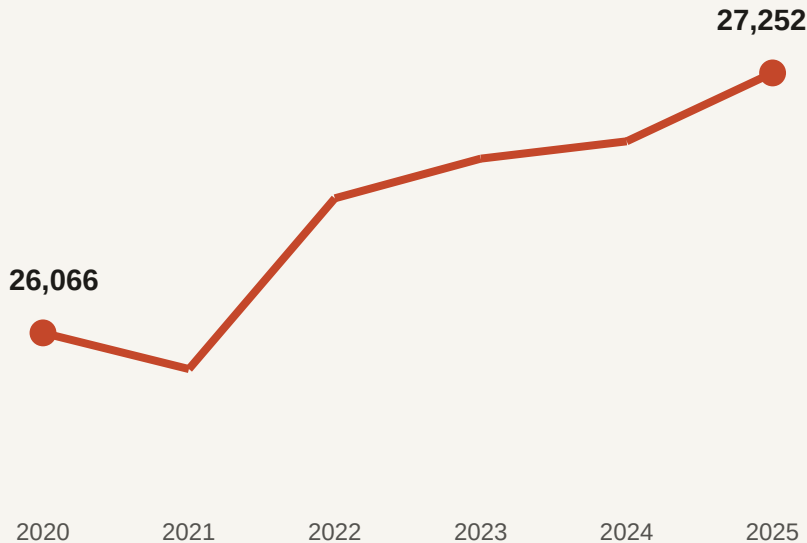
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.5% since 2020.

27,252

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



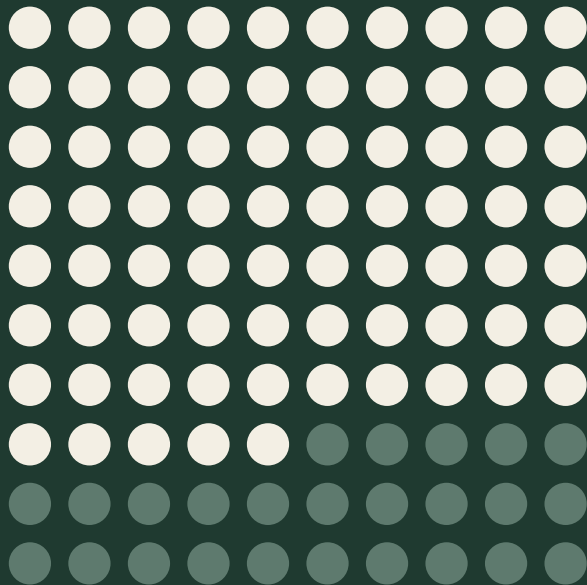
THE WORKDAY

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

75.3%

of 8,930 jobs located in Forest Grove are filled by
in-commuters.

Source: Census LEHD LODES, 2023



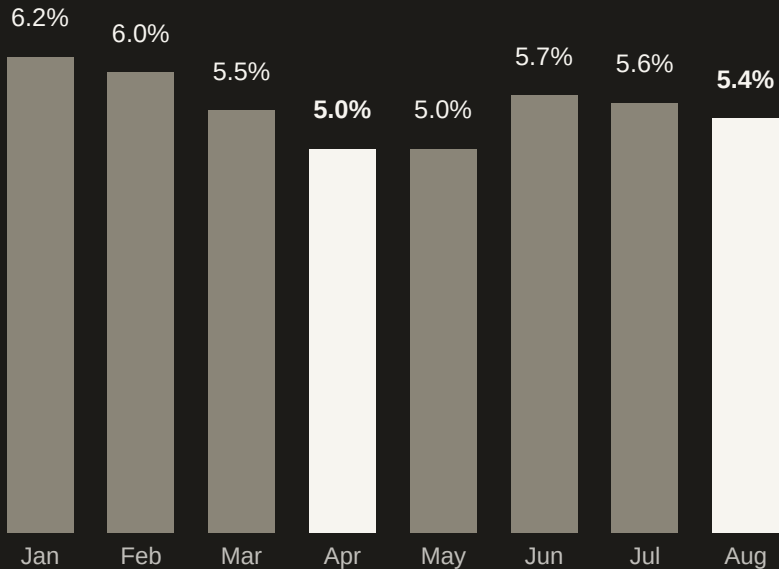
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
5.0%.

5.4%

in August 2026, the latest month released. A year earlier it was 5.7%.

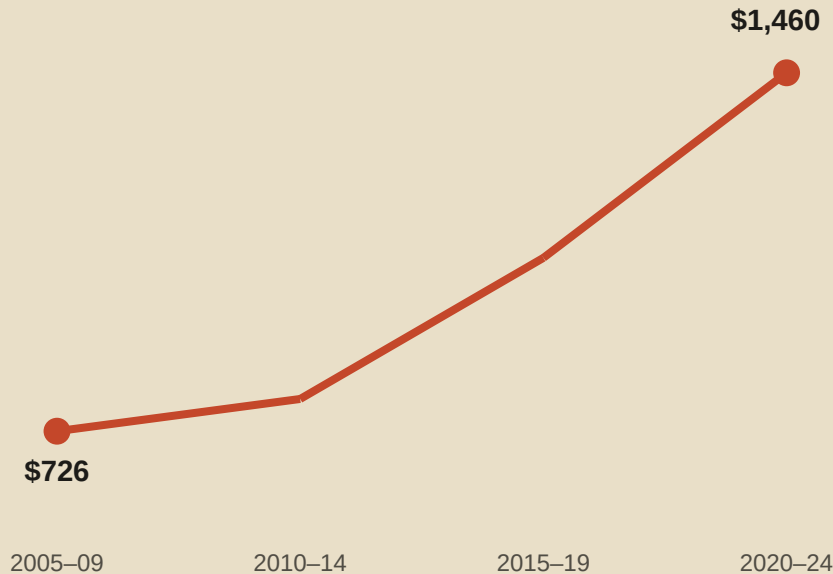


RENT

**Median rent is up 101%
since the 2005–2009
survey, before inflation.**

\$1,460

a month. Oregon's median is \$1,525.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,705 gap between neighbors, the sharpest rent edge between adjacent tracts in Washington County.

TRACT 315.16

\$1,796

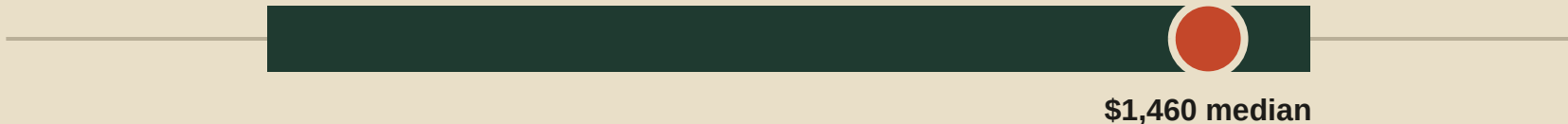
TRACT 315.15

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,006–\$1,509



is the monthly rent range local workforce wages support.

BUILDING

70% of the housing here was built before 2000.

1,570

homes permitted in ten years,
2016–2025

31%

of those were in multifamily
buildings

70%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.0% to the 9,094 homes here.

41–89

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



HOME VALUE

A median home costs
about the same as
Oregon's.

\$479,600

median home value in Forest Grove.

Forest Grove



\$479,600

Oregon



\$477,600

U.S.



\$332,700

THAT WAS FOREST GROVE'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/or/forest-grove/**](https://almanacdata.ai/e/or/forest-grove/)

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