



Gearhart, Oregon.

Current market data.

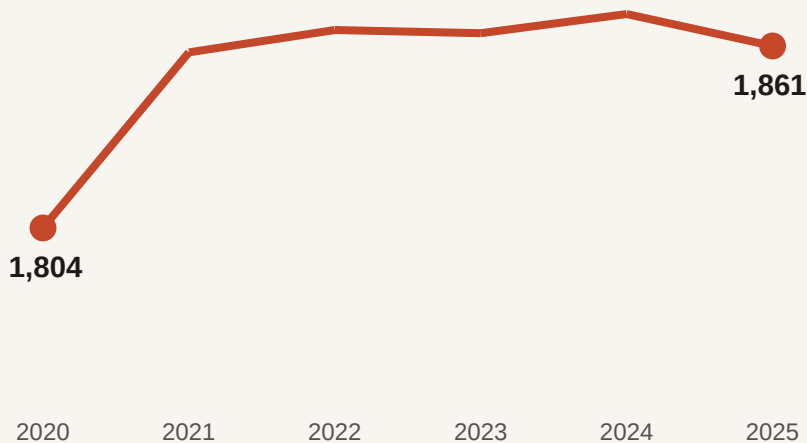
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.2% since 2020.

1,861

people, the 129th-largest of Oregon's cities and towns.



THE WORKDAY

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

91.6%

of 404 jobs located in Gearhart are filled by in-commuters.



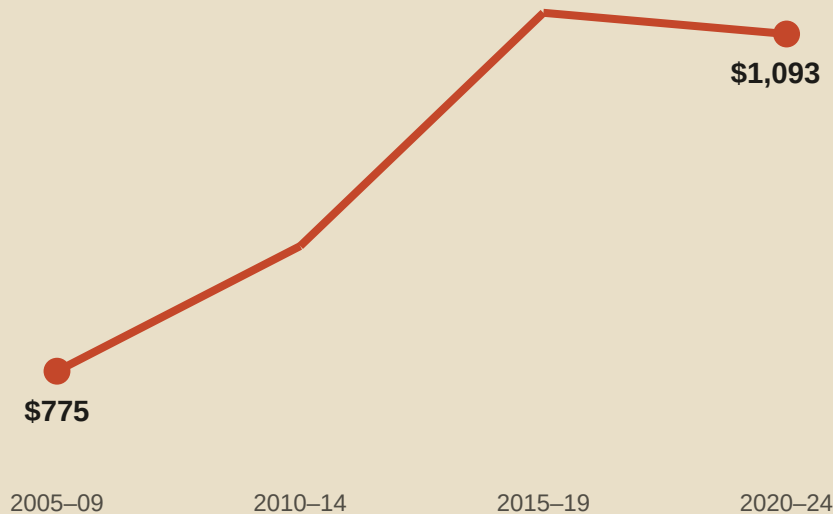
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 41%
since the 2005–2009
survey, before inflation.

\$1,093

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





THE SEAM

Cross one tract line and median rent jumps \$543.

A \$543 gap between neighbors, the sharpest rent edge between adjacent tracts in Clatsop County.

TRACT 9512

\$850

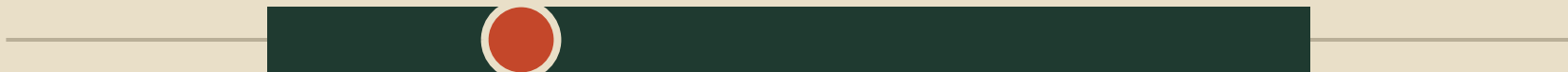
TRACT 9504

\$1,393

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$974–\$1,462



\$1,093 median

is the monthly rent range local workforce wages support.

BUILDING

66% of the housing here was built before 2000.

56

homes permitted, 2022–2025

23%

of those were in multifamily
buildings

66%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.3% to the 1,506 homes here.

1–4

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



HOME VALUE

A median home costs 44% more than Oregon's.

\$688,100

median home value in Gearhart.

Gearhart



\$688,100

Oregon



\$477,600

U.S.



\$332,700

THAT WAS GEARHART'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/gearhart/**](https://almanacdata.ai/e/or/gearhart/)

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