# Gladstone, Oregon.

Current market data.

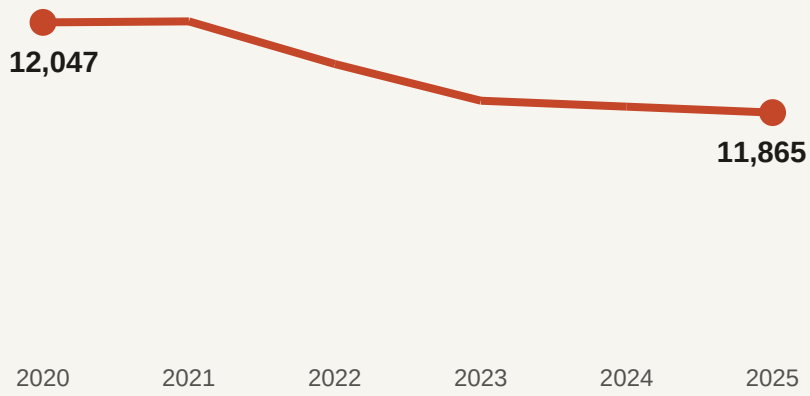
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

# Down 1.5% since 2020.

**11,865**

people, the 46th-largest of Oregon's cities and towns.



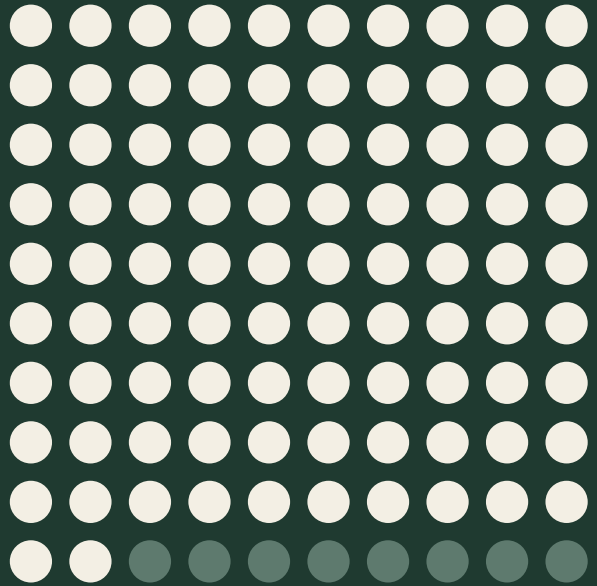

Source: Census Population Estimates, 2025

THE WORKDAY

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

**92.4%**

of 3,008 jobs located in Gladstone are filled by in-commuters.



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

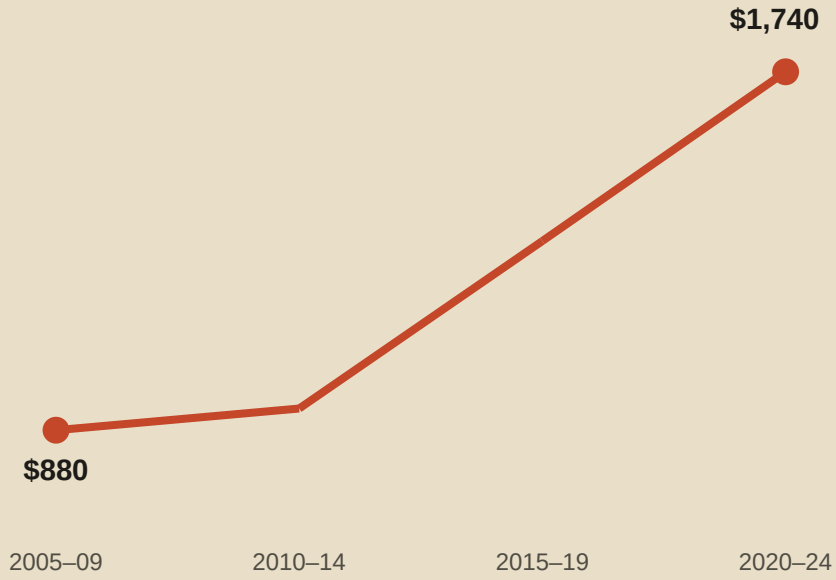
Source: Census LEHD LODES, 2023

RENT

# Median rent is up 98% since the 2005–2009 survey, before inflation.

**$1,740**

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

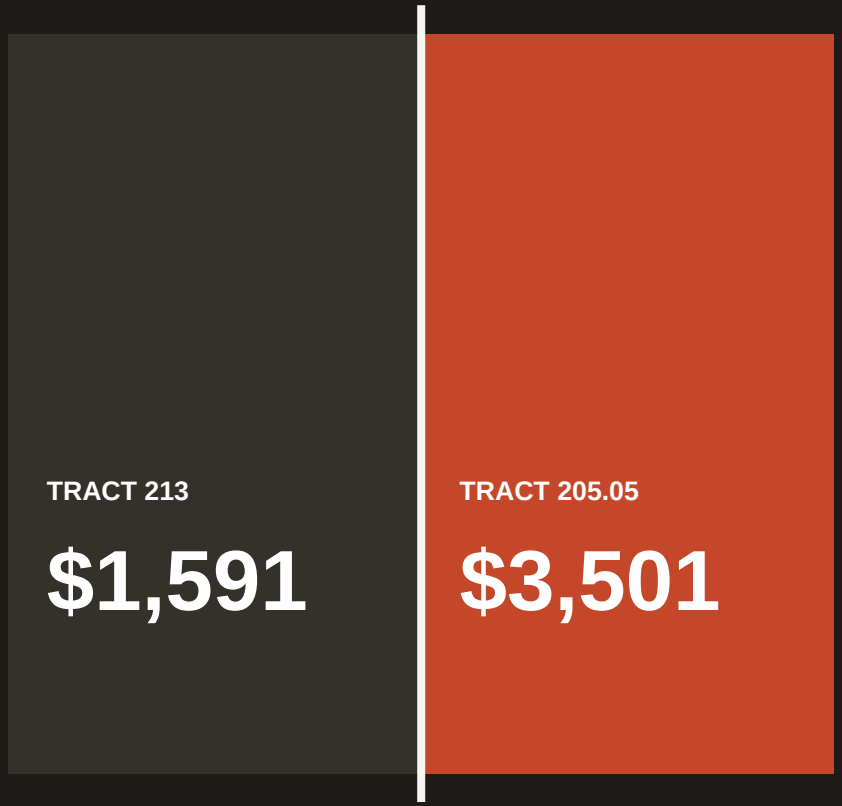



Source: Census ACS 5-year, 2020-2024

THE SEAM

# Cross one tract line and median rent doubles.

A $1,910 gap between neighbors, the sharpest rent edge between adjacent tracts in Clackamas County.




Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

# The median rent is above what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

# Most of the housing here is older than 2000.

**86%**

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

# Closing the gap would add 0.3–0.6% to the 5,136 homes here.

**17–30**

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

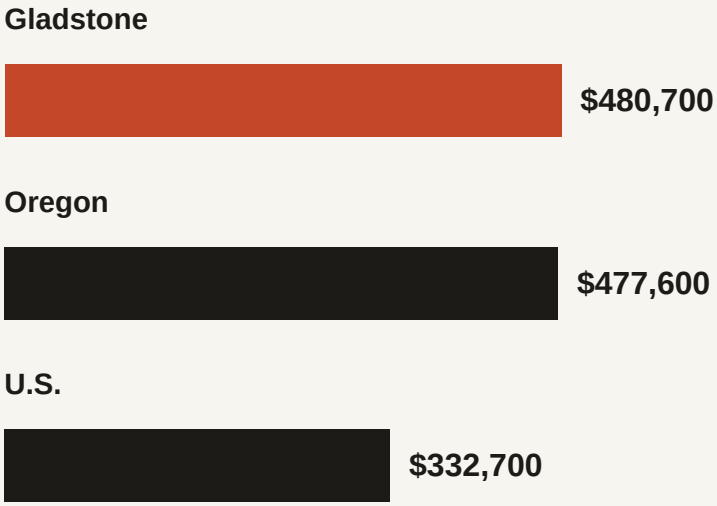
Source: Computed by the Almanac, 2023

HOME VALUE

# A median home costs 1% more than Oregon's.

**$480,700**

median home value in Gladstone.




Source: Census ACS 5-year, 2020-2024

THAT WAS GLADSTONE'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/gladstone/**