



Manzanita, Oregon.

Current market data.

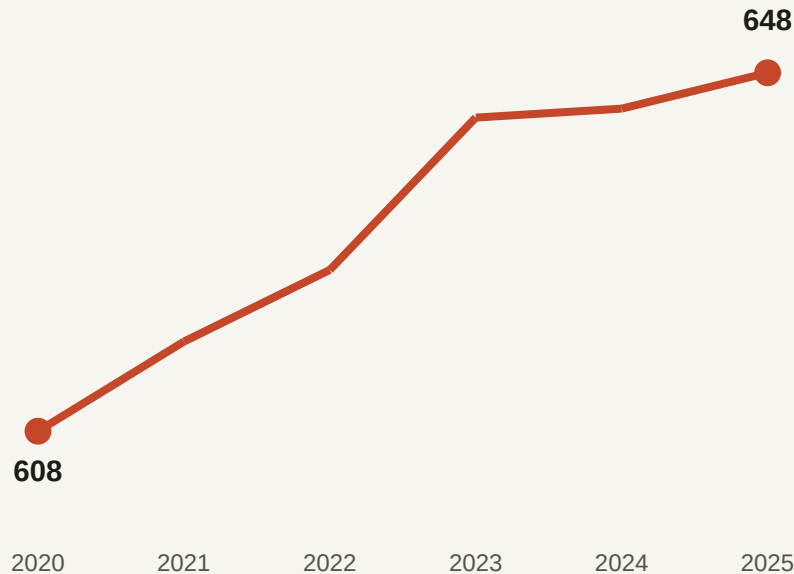
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.6% since 2020.

648

people, the 183rd-largest of Oregon's cities and towns.



THE WORKDAY

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

91.1%

of 313 jobs located in Manzanita are filled by in-commuters.



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

RENT

Median rent is up 7%
since the 2010–2014
survey, before inflation.

\$1,050

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





THE SEAM

Cross one tract line and median rent jumps \$707.

A \$707 gap between neighbors, the sharpest rent edge between adjacent tracts in Tillamook County.

TRACT 9603

\$995

TRACT 9604.01

\$1,702

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$844–\$1,266



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

98

homes permitted, 2022–2025

2%

of those were in multifamily
buildings

80%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.2% to the 1,325 homes here.

0–3

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



HOME VALUE

A median home costs 63% more than Oregon's.

\$777,500

median home value in Manzanita.

Manzanita



\$777,500

Oregon



\$477,600

U.S.



\$332,700

THAT WAS MANZANITA'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/manzanita/**](https://almanacdata.ai/e/or/manzanita/)

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