



McMinnville, Oregon.

Current market data.

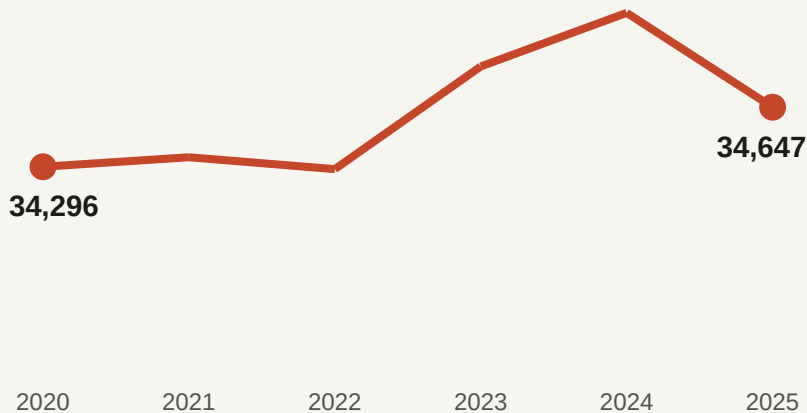
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.0% since 2020.

34,647

people, the 18th-largest of Oregon's cities and towns.



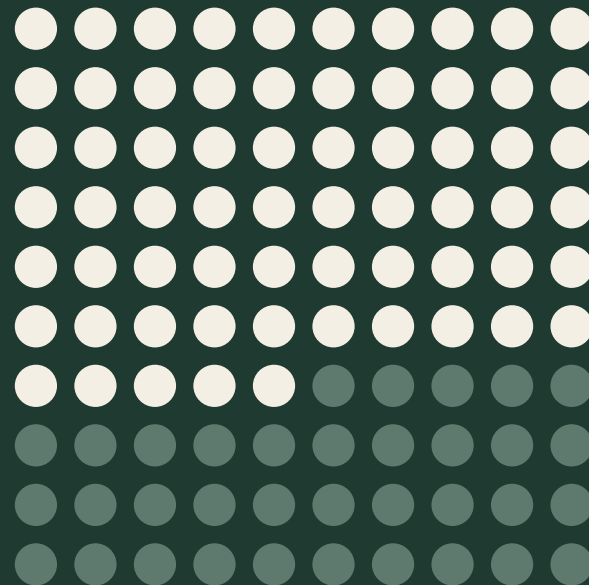
THE WORKDAY

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

65.4%

of 16,229 jobs located in McMinnville are filled by
in-commuters.

Source: Census LEHD LODES, 2023



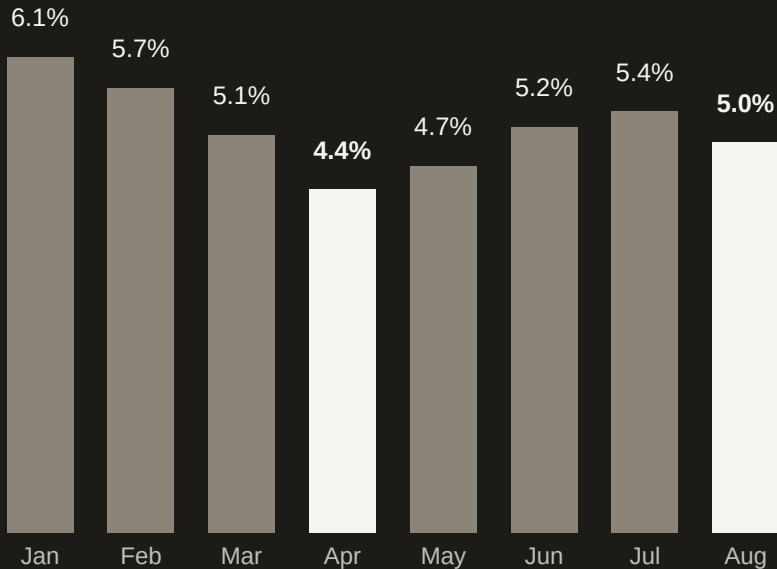
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.4%.

5.0%

in August 2026, the latest month released. A year earlier it was 5.8%.

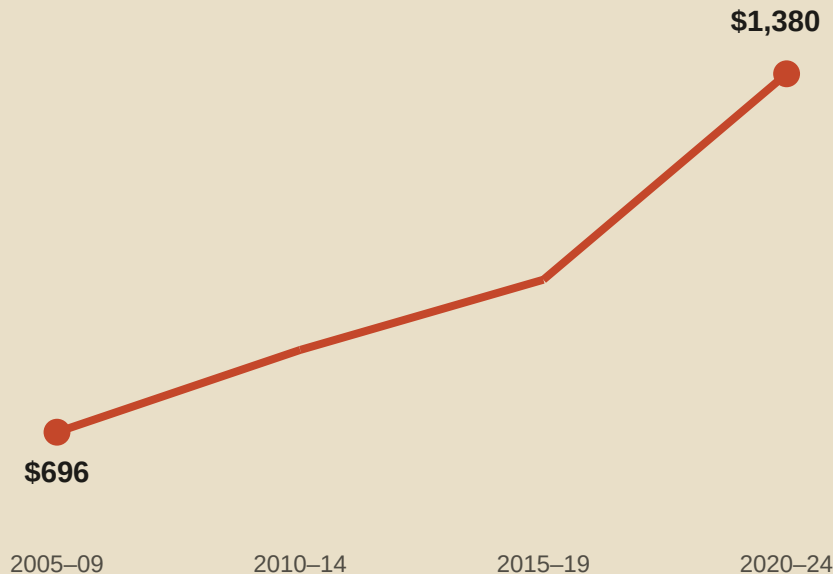


RENT

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

\$1,380

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,414 gap between neighbors, the sharpest rent edge between adjacent tracts in Yamhill County.

TRACT 303.04

\$1,346

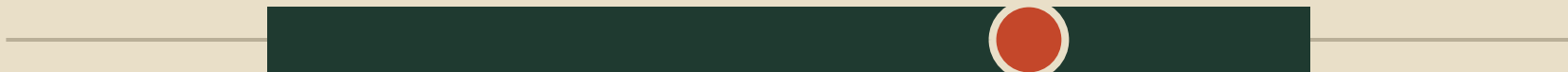
TRACT 303.02

\$2,760

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,011–\$1,516



\$1,380 median

is the monthly rent range local workforce wages support.

BUILDING

71% of the housing here was built before 2000.

1,300

homes permitted in ten years,
2016–2025

26%

of those were in multifamily
buildings

71%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.2% to the 13,299 homes here.

53–162

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



HOME VALUE

A median home costs 9%
less than Oregon's.

\$432,800

median home value in McMinnville.

McMinnville



\$432,800

Oregon



\$477,600

U.S.



\$332,700

THAT WAS MCMINNVILLE'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/mcminnville/

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