



# Medford, Oregon.

Current market data.

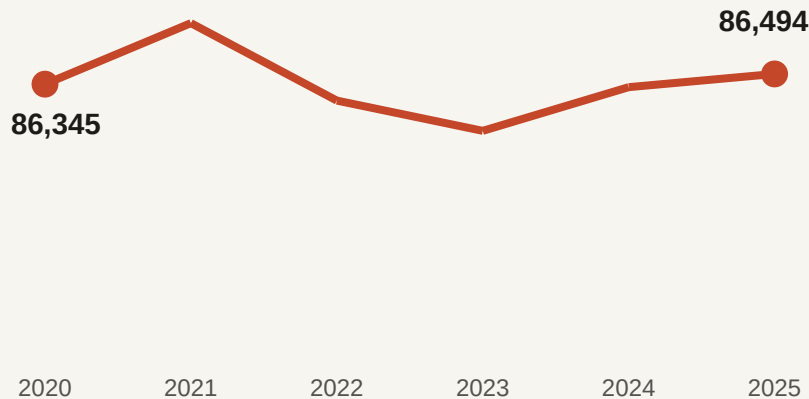
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 0.2% since 2020.**

**86,494**

people, the 8th-largest of Oregon's cities and towns.

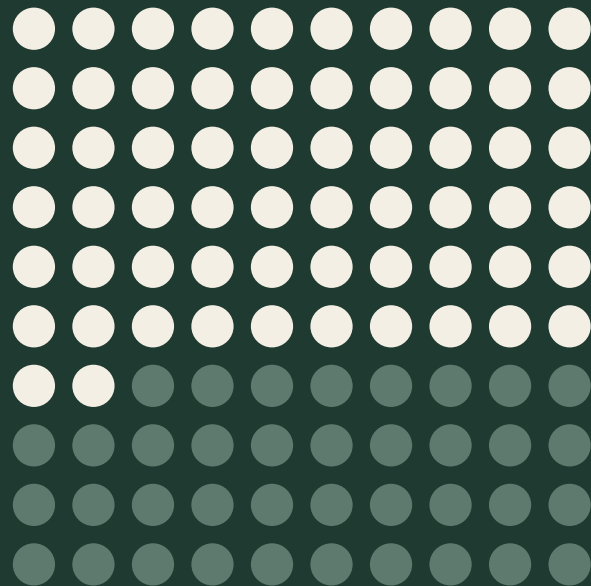


THE WORKDAY

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

62.1%

of 52,838 jobs located in Medford are filled by in-commuters.



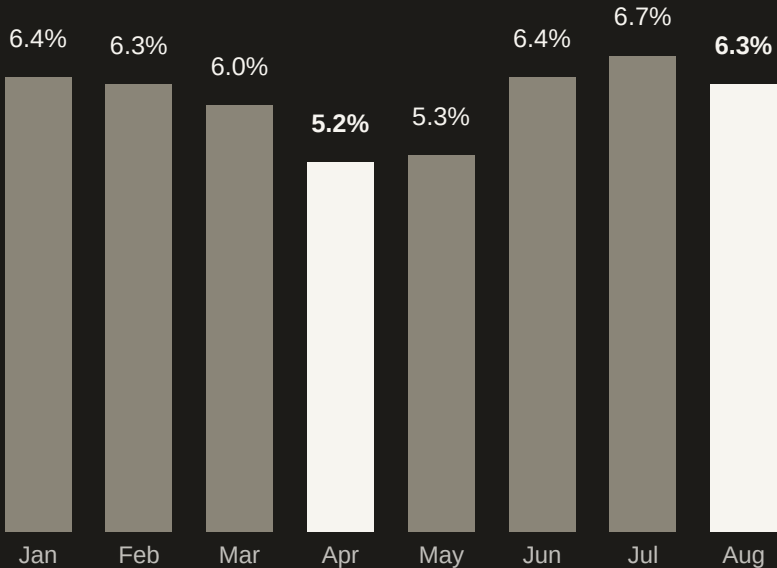
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:  
5.2%.

6.3%

in August 2026, the latest month released. A year earlier it was 6.0%.

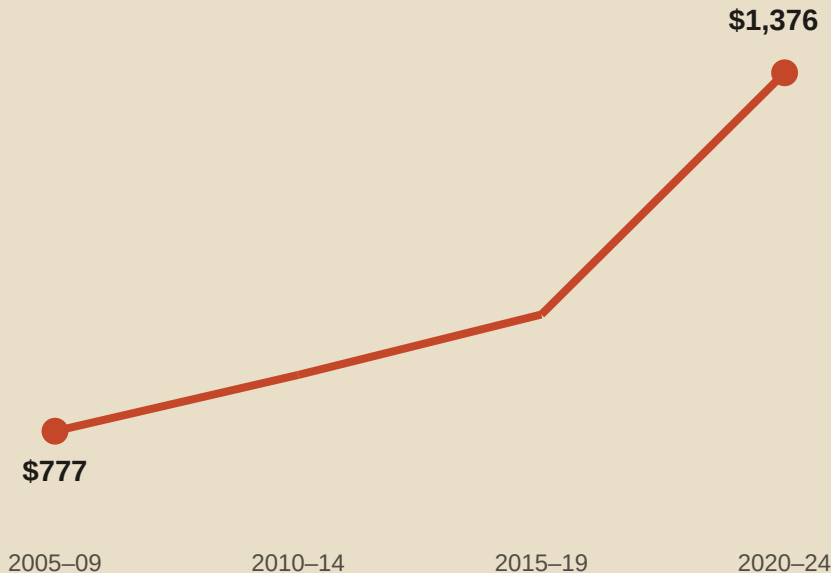


RENT

Median rent is up 77%  
since the 2005–2009  
survey, before inflation.

**\$1,376**

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



## THE SEAM

# Cross one tract line and median rent doubles.

A \$2,070 gap between neighbors, the sharpest rent edge between adjacent tracts in Jackson County.

TRACT 24

**\$780**

TRACT 6.06

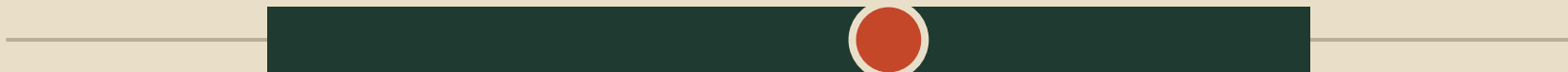
**\$2,850**



## ROOM TO BUILD

# The median rent sits inside what local wages can carry.

**\$1,060–\$1,590**



**\$1,376 median**

is the monthly rent range local workforce wages support.

BUILDING

**73% of the housing here was built before 2000.**

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**4,480**

homes permitted in ten years,  
2016–2025

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**31%**

of those were in multifamily  
buildings

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**73%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.4–1.4% to the 36,630 homes here.**

**157–528**

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



## HOME VALUE

A median home costs **13%**  
less than Oregon's.

**\$417,100**

median home value in Medford.

Medford



\$417,100

Oregon



\$477,600

U.S.



\$332,700

THAT WAS MEDFORD'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/medford/\*\*](https://almanacdata.ai/e/or/medford/)

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