



Philomath, Oregon.

Current market data.

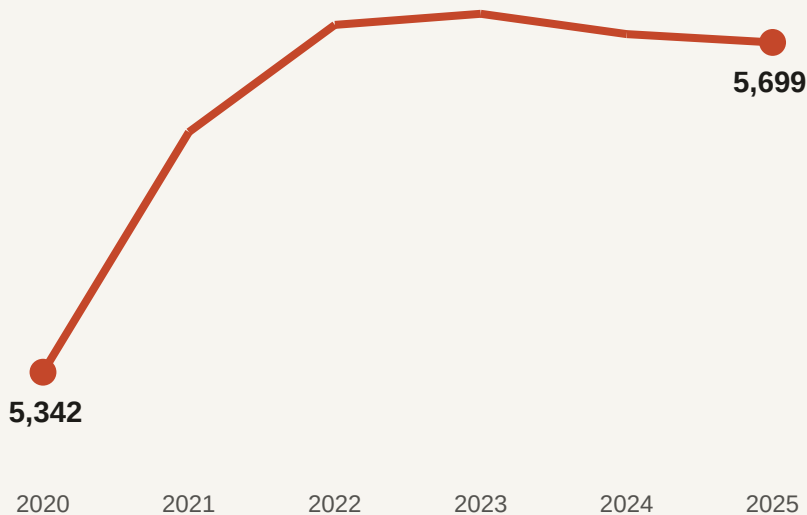
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.7% since 2020.

5,699

people, the 75th-largest of Oregon's cities and towns.



THE WORKDAY

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

85.3%

of 1,517 jobs located in Philomath are filled by in-commuters.



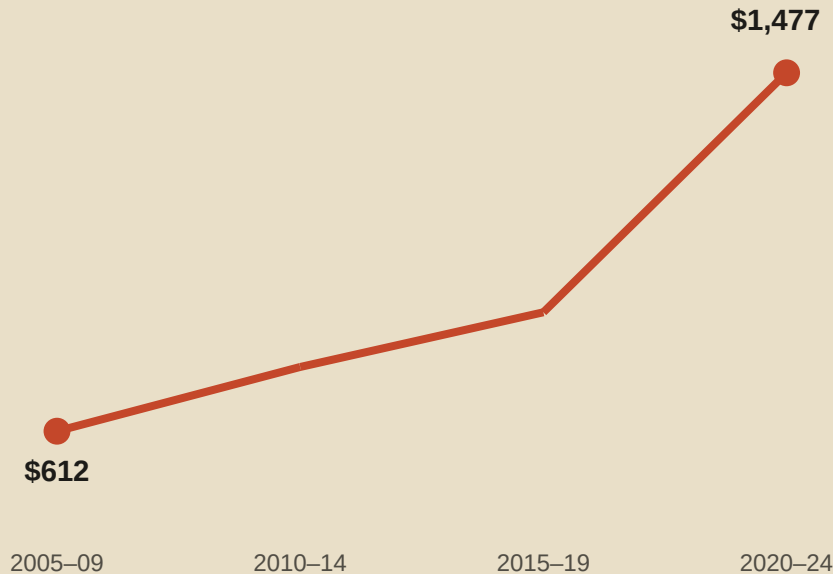
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 141%
since the 2005–2009
survey, before inflation.

\$1,477

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



THE SEAM

Cross one tract line and median rent jumps \$1,162.

A \$1,162 gap between neighbors, the sharpest rent edge between adjacent tracts in Benton County.

TRACT 6

\$1,424

TRACT 101.02

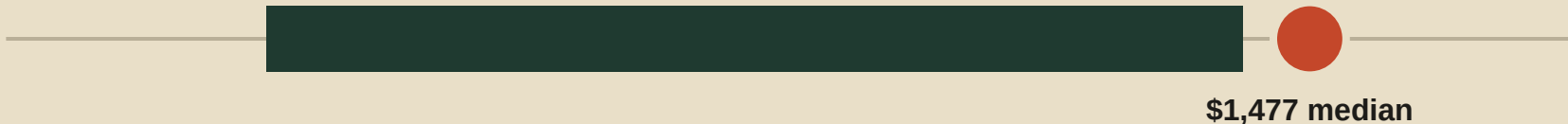
\$2,586



ROOM TO BUILD

The median rent is above what local wages can carry.

\$963–\$1,444



is the monthly rent range local workforce wages support.

BUILDING

68% of the housing here was built before 2000.

79

homes permitted, 2022–2025

13%

of those were in multifamily
buildings

68%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.6% to the 2,660 homes here.

7–15

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



HOME VALUE

A median home costs **12%**
less than Oregon's.

\$421,300

median home value in Philomath.

Philomath



\$421,300

Oregon



\$477,600

U.S.



\$332,700



THAT WAS PHILOMATH'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/philomath/

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