



Sandy, Oregon.

Current market data.

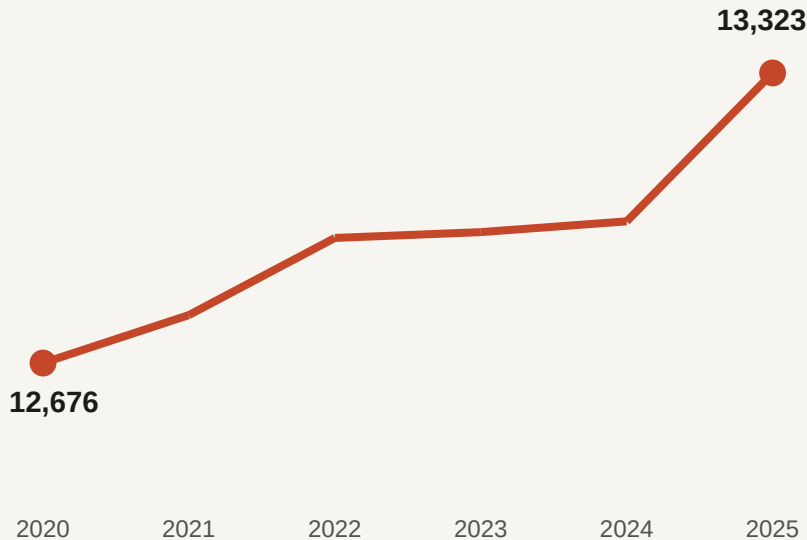
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.1% since 2020.

13,323

people, the 42nd-largest of Oregon's cities and towns.

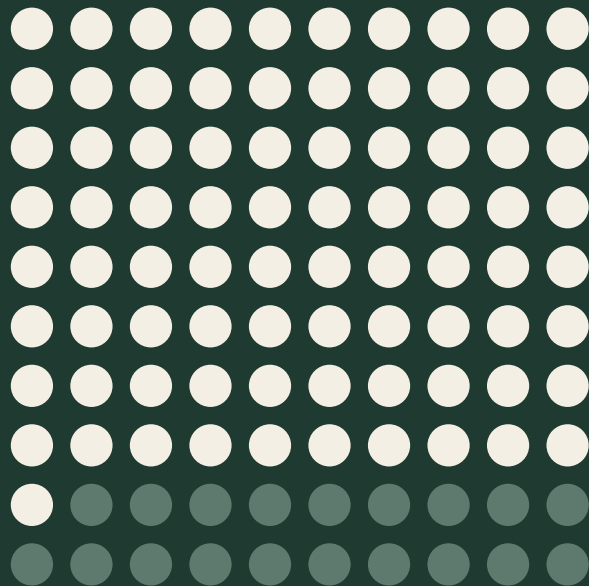


THE WORKDAY

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

81.3%

of 3,978 jobs located in Sandy are filled by in-commuters.



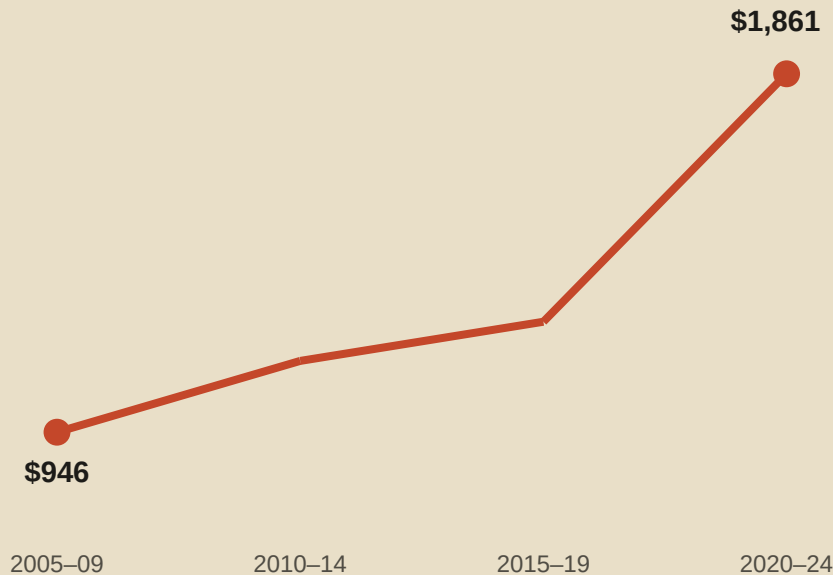
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 97%
since the 2005–2009
survey, before inflation.

\$1,861

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





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.

TRACT 213

\$1,591

TRACT 205.05

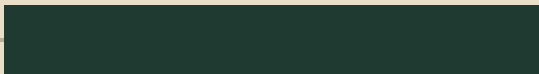
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$918–\$1,377



\$1,861 median

is the monthly rent range local workforce wages support.

BUILDING

44% of the housing here was built before 2000.

772

homes permitted in ten years,
2016–2025

29%

of those were in multifamily
buildings

44%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–0.9% to the 4,599 homes here.

14–40

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



HOME VALUE

A median home costs 2% less than Oregon's.

\$470,300

median home value in Sandy.

Sandy



\$470,300

Oregon



\$477,600

U.S.



\$332,700

THAT WAS SANDY'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/sandy/**](https://almanacdata.ai/e/or/sandy/)

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