



# Shady Cove, Oregon.

Current market data.

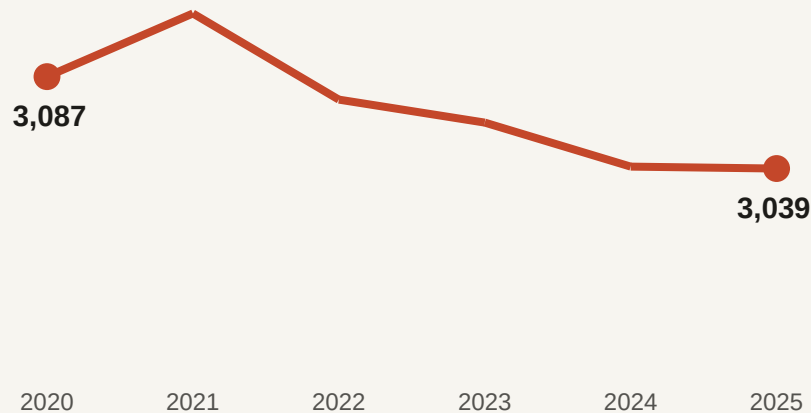
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.6% since 2020.

3,039

people, the 100th-largest of Oregon's cities and towns.

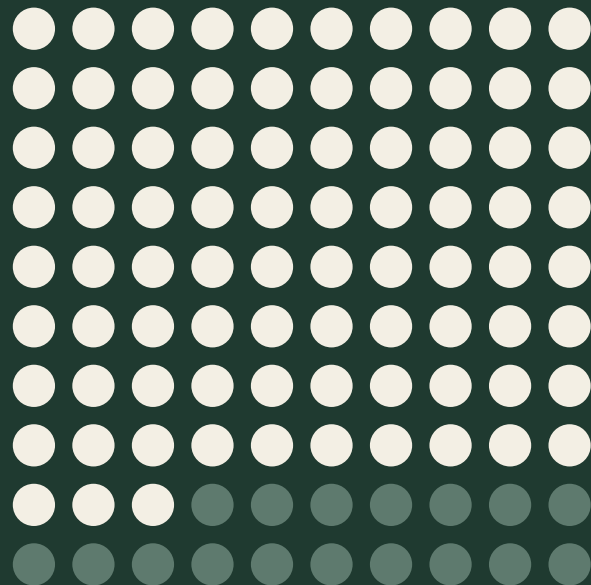


## THE WORKDAY

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

82.6%

of 357 jobs located in Shady Cove are filled by in-commuters.



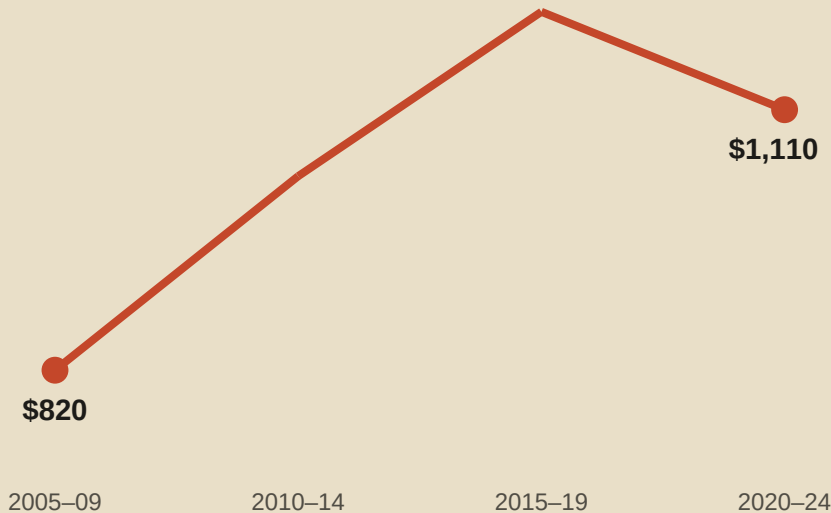
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 35%  
since the 2005–2009  
survey, before inflation.

**\$1,110**

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**

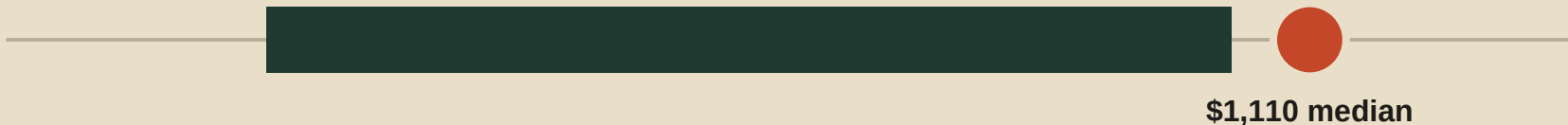
TRACT 6.06

**\$2,850**

ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$721–\$1,081**



is the monthly rent range local workforce wages support.



BUILDING

**53% of the housing here was built before 2000.**

---

**53%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.2–0.3% to the 1,577 homes here.**

**3–4**

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



## HOME VALUE

A median home costs 23%  
less than Oregon's.

**\$367,900**

median home value in Shady Cove.

Shady Cove



\$367,900

Oregon



\$477,600

U.S.



\$332,700

THAT WAS SHADY COVE'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/shady-cove/](https://almanacdata.ai/e/or/shady-cove/)

The Almanac · your hyper-diligent research partner