



Germantown, Wisconsin.

Current market data.

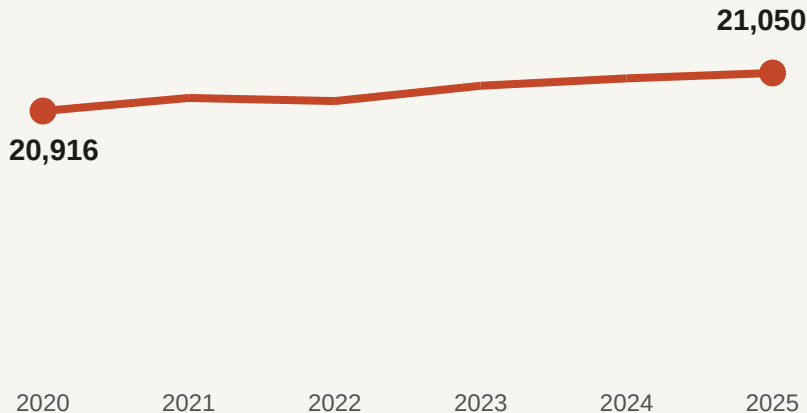
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

21,050

people, the 40th-largest of Wisconsin's cities and towns.



THE WORKDAY

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

91.6%

of 14,594 jobs located in Germantown are filled by
in-commuters.



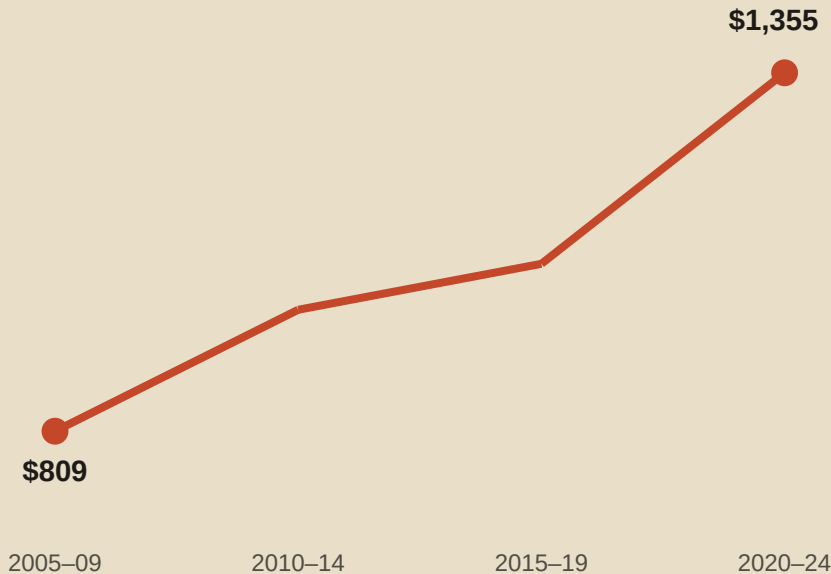
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 67%
since the 2005–2009
survey, before inflation.

\$1,355

a month. Wisconsin's median is \$1,087.





THE SEAM

Cross one tract line and median rent jumps \$780.

A \$780 gap between neighbors, the sharpest rent edge between adjacent tracts in Washington County.

TRACT 4702.03

\$1,301

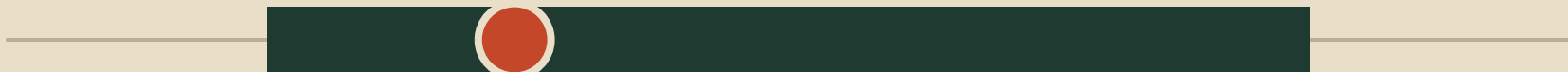
TRACT 4702.04

\$2,081

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,211–\$1,817



\$1,355 median

is the monthly rent range local workforce wages support.

BUILDING

72% of the housing here was built before 2000.

336

homes permitted in ten years,
2016–2025

2%

of those were in multifamily
buildings

72%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.7% to the 8,771 homes here.

20–146

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



HOME VALUE

A median home costs 40% more than Wisconsin's.

\$373,600

median home value in Germantown.

Germantown



\$373,600

Wisconsin



\$266,500

U.S.



\$332,700



THAT WAS GERMANTOWN'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/wi/germantown/

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