Benton City, Washington.

Current market data.

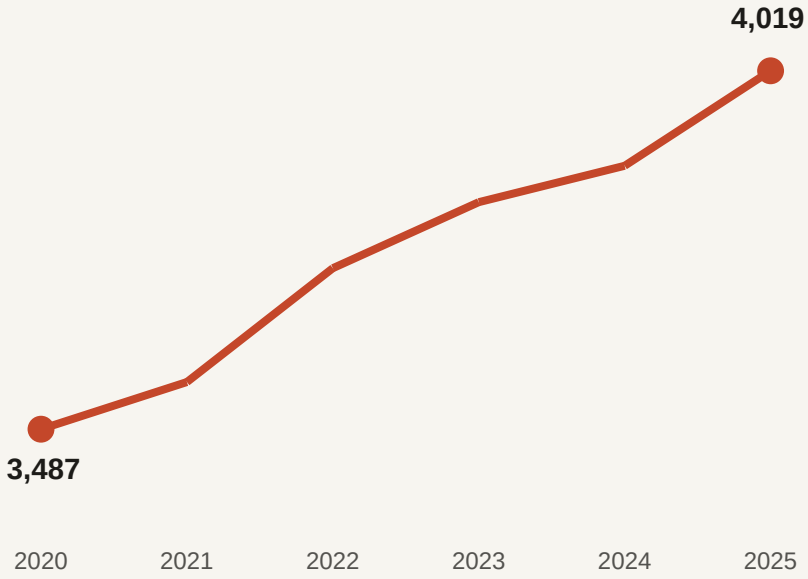
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 15.3% since 2020.

4,019

people, the 132nd-largest of Washington's cities and towns.



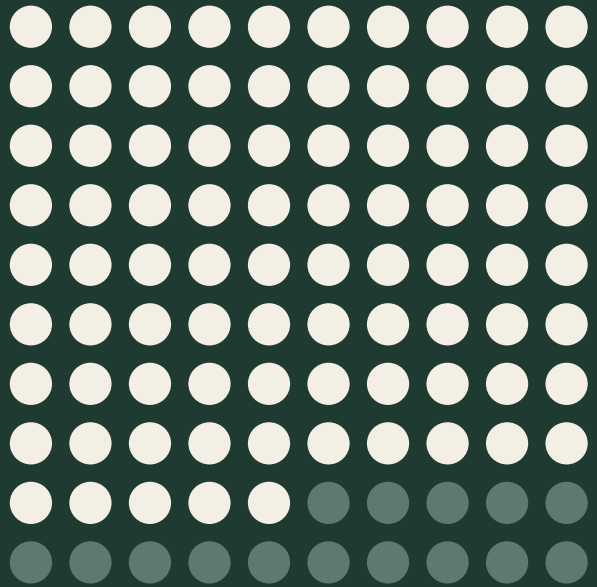
Source: Census Population Estimates, 2025

THE WORKDAY

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

85.1%

of 646 jobs located in Benton City are filled by in-commuters.



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

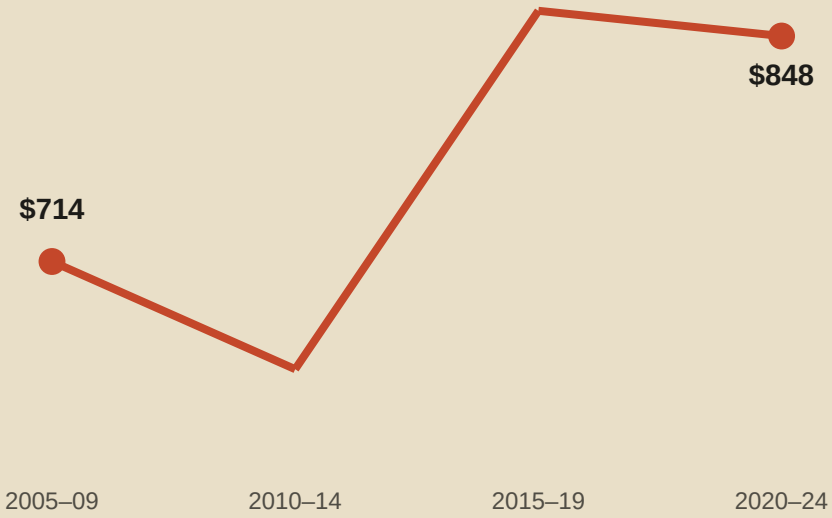
Source: Census LEHD LODES, 2023

RENT

Median rent is up 19% since the 2005–2009 survey, before inflation.

$848

a month. Washington's median is $1,760.

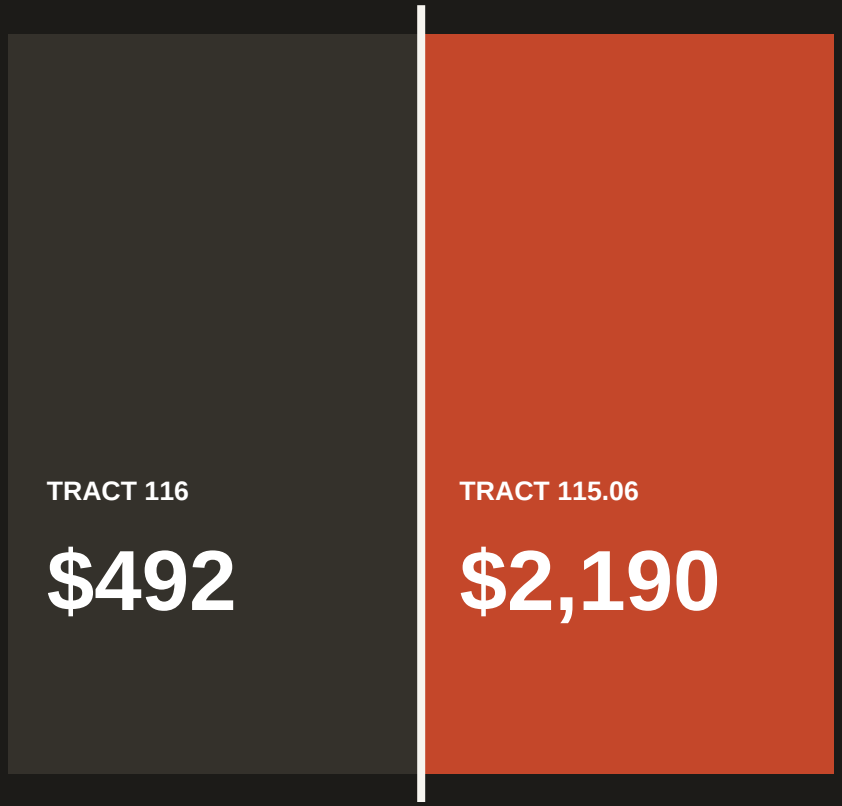


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

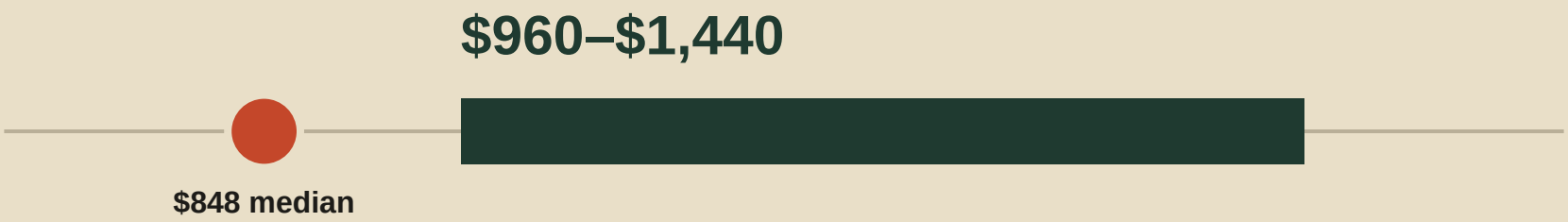
A $1,698 gap between neighbors, the sharpest rent edge between adjacent tracts in Benton County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

53% of the housing here was built before 2000.

327

homes permitted in ten years, 2016–2025

16%

of those were in multifamily buildings

53%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 1,405 homes here.

3–6

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

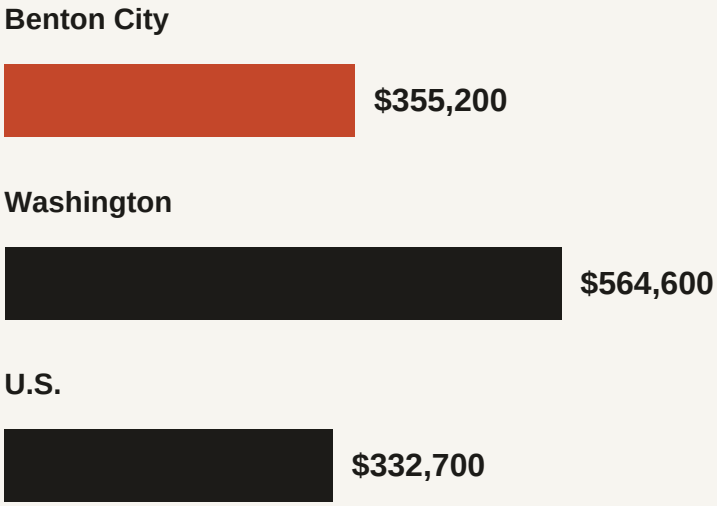
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 37% less than Washington's.

$355,200

median home value in Benton City.



Source: Census ACS 5-year, 2020-2024

THAT WAS BENTON CITY'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/wa/benton-city/**