



Black Diamond, Washington.

Current market data.

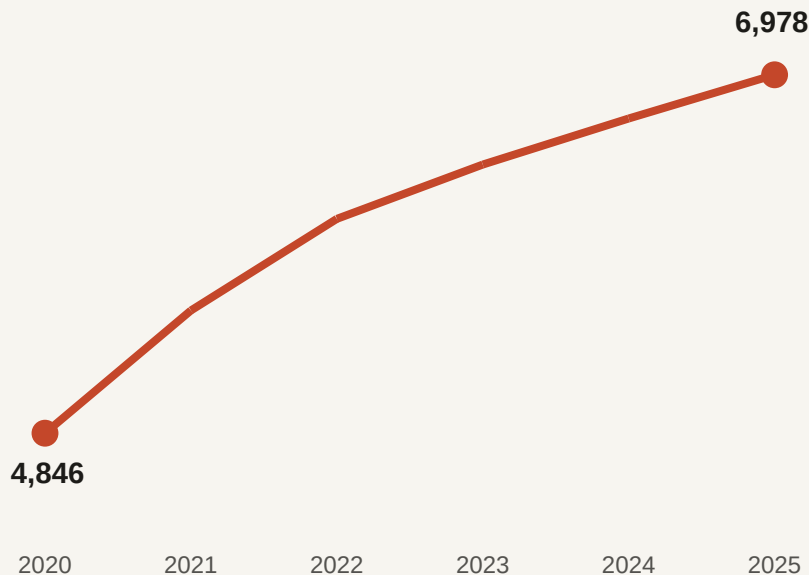
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 44.0% since 2020.

6,978

people, the 111th-largest of Washington's cities and towns.



THE WORKDAY

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

93.0%

of 600 jobs located in Black Diamond are filled by in-commuters.



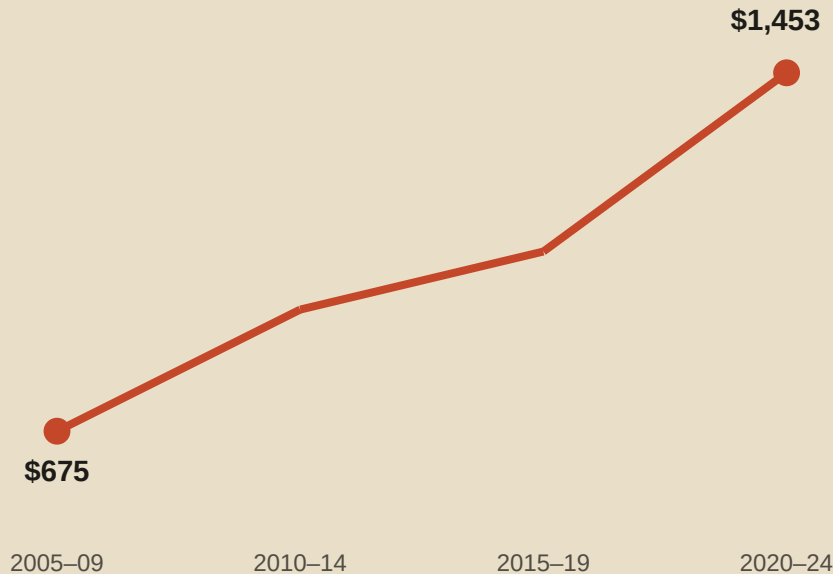
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 115%
since the 2005–2009
survey, before inflation.

\$1,453

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,821 gap between neighbors, the sharpest rent edge between adjacent tracts in King County.

TRACT 304.05

\$680

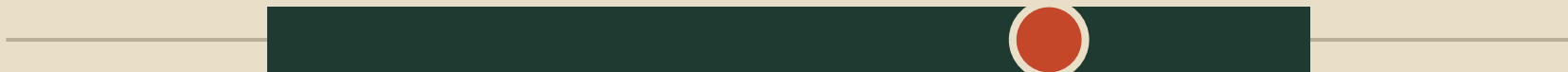
TRACT 299.02

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,057–\$1,585



\$1,453 median

is the monthly rent range local workforce wages support.

BUILDING

50% of the housing here was built before 2000.

1,590

homes permitted in ten years,
2016–2025

13%

of those were in multifamily
buildings

50%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2% to the 2,442 homes here.

4–6

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



HOME VALUE

A median home costs 38% more than Washington's.

\$779,100

median home value in Black Diamond.

Black Diamond



\$779,100

Washington



\$564,600

U.S.



\$332,700

THAT WAS BLACK DIAMOND'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/black-diamond/

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