



Carbonado, Washington.

Current market data.

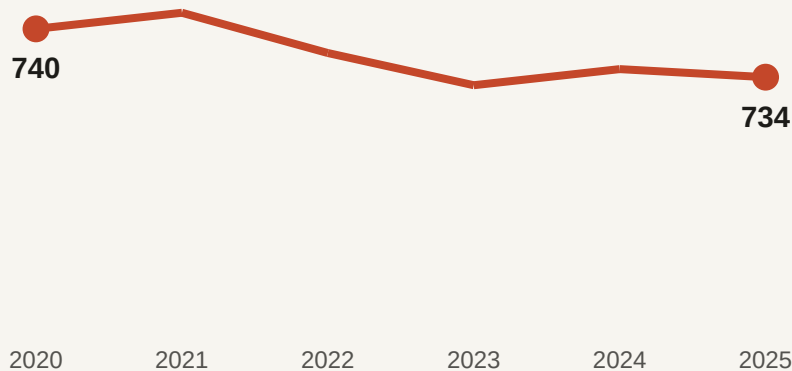
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

734

people, the 219th-largest of Washington's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

96.2%

of 53 jobs located in Carbonado are filled by in-commuters.



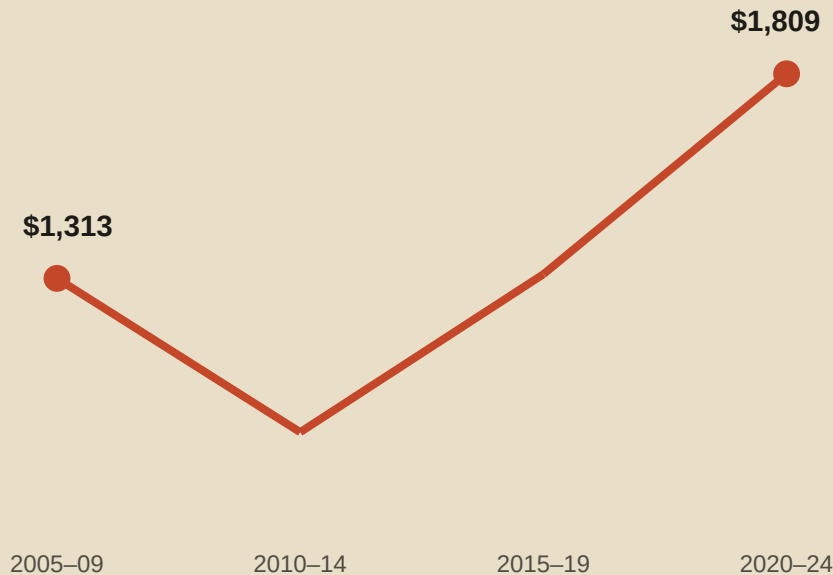
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 38%
since the 2005–2009
survey, before inflation.

\$1,809

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,669 gap between neighbors, the sharpest rent edge between adjacent tracts in Pierce County.

TRACT 704.01

\$1,750

TRACT 702.08

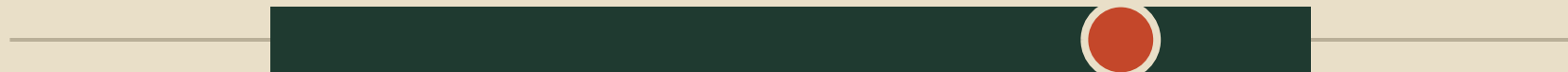
\$3,419



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,284–\$1,926



\$1,809 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

38

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

78%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.4% to the 227 homes here.

0–1

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



HOME VALUE

A median home costs 20% less than Washington's.

\$452,700

median home value in Carbonado.

Carbonado



\$452,700

Washington



\$564,600

U.S.



\$332,700

THAT WAS CARBONADO'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/carbonado/

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