



Carnation, Washington.

Current market data.

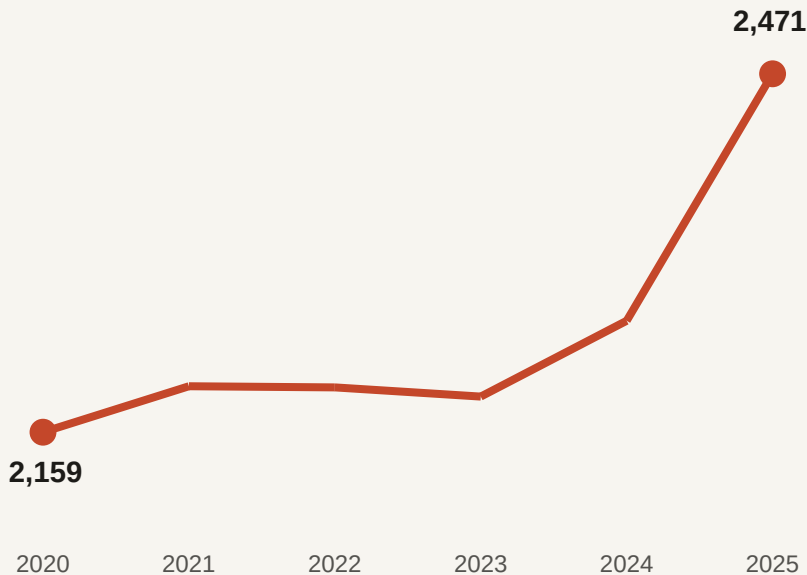
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 14.5% since 2020.

2,471

people, the 158th-largest of Washington's cities and towns.



THE WORKDAY

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

95.1%

of 390 jobs located in Carnation are filled by in-commuters.



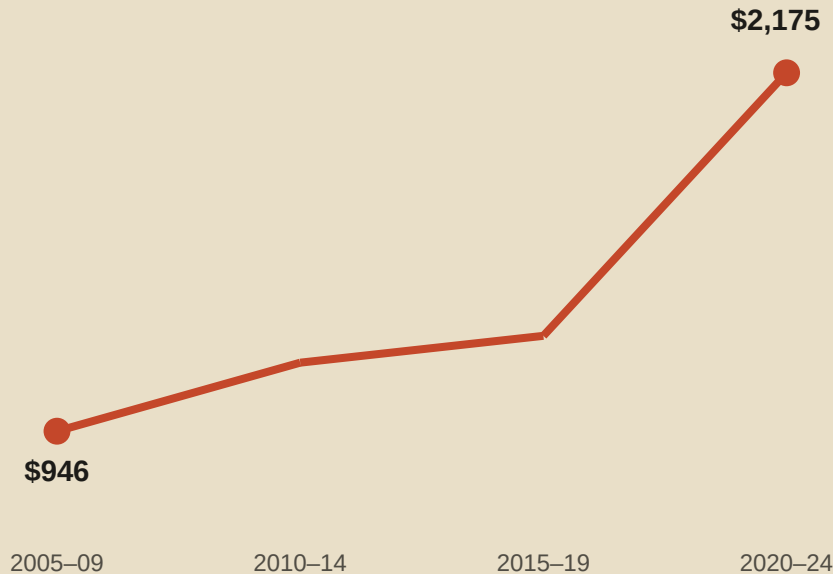
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 130%
since the 2005–2009
survey, before inflation.

\$2,175

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

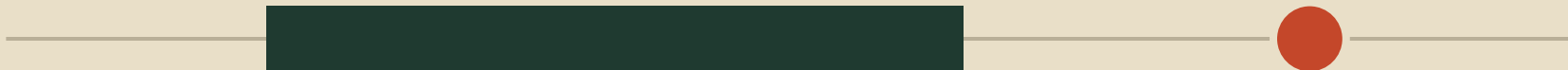
TRACT 299.02

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,244–\$1,866



\$2,175 median

is the monthly rent range local workforce wages support.

BUILDING

69% of the housing here was built before 2000.

369

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

69%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.5% to the 768 homes here.

1–4

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



HOME VALUE

A median home costs 55% more than Washington's.

\$875,000

median home value in Carnation.

Carnation



\$875,000

Washington



\$564,600

U.S.



\$332,700

THAT WAS CARNATION'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/carnation/**](https://almanacdata.ai/e/wa/carnation/)

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