



Covington, Washington.

Current market data.

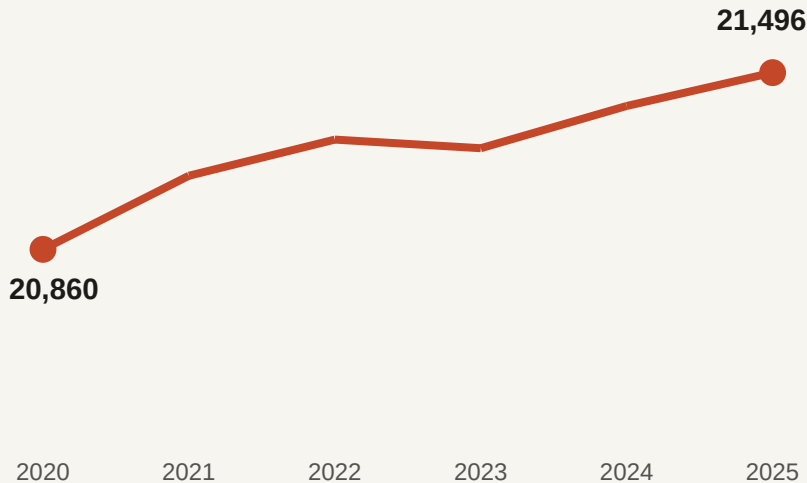
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.0% since 2020.

21,496

people, the 54th-largest of Washington's cities and towns.



THE WORKDAY

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

93.9%

of 5,054 jobs located in Covington are filled by in-commuters.



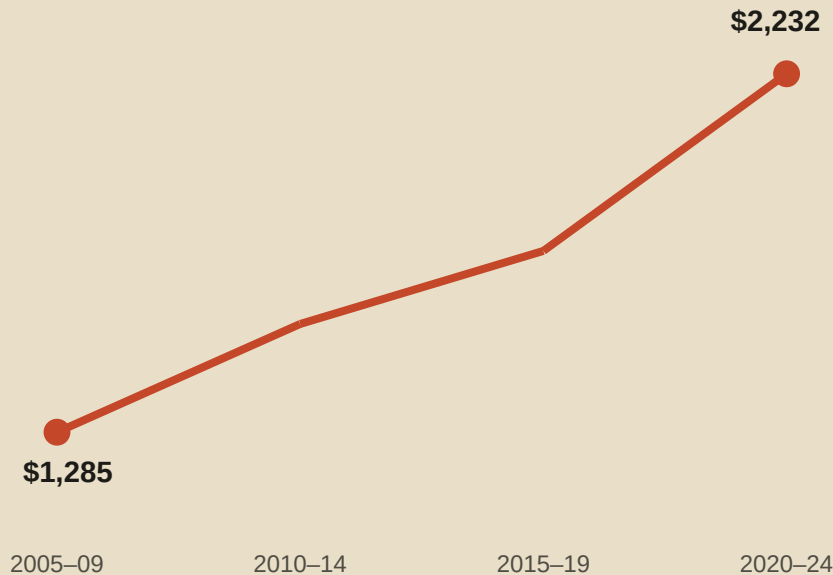
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 74%
since the 2005–2009
survey, before inflation.

\$2,232

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

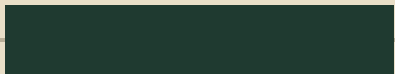
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$923–\$1,385



\$2,232 median

is the monthly rent range local workforce wages support.

BUILDING

61% of the housing here was built before 2000.

1,204

homes permitted in ten years,
2016–2025

37%

of those were in multifamily
buildings

61%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 7,622 homes here.

19–51

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



HOME VALUE

A median home costs 13% more than Washington's.

\$637,300

median home value in Covington.

Covington



\$637,300

Washington



\$564,600

U.S.



\$332,700

THAT WAS COVINGTON'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/covington/

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