



Duvall, Washington.

Current market data.

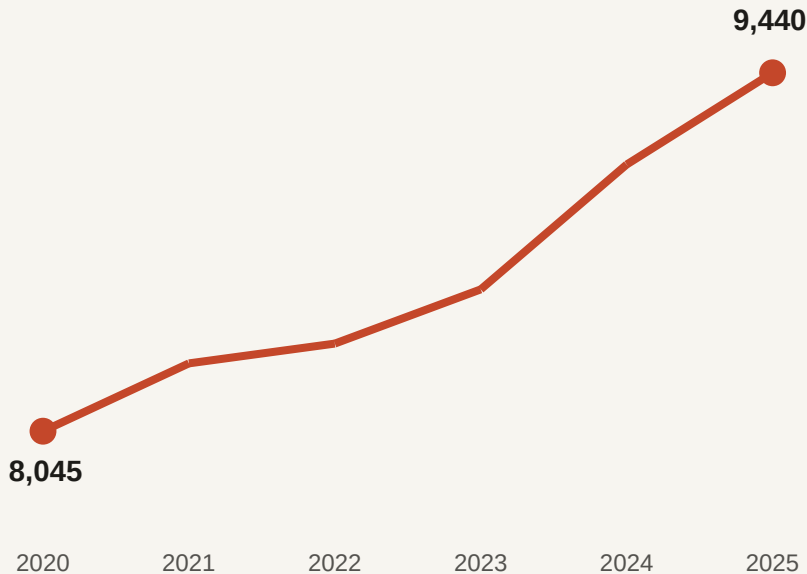
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 17.3% since 2020.

9,440

people, the 94th-largest of Washington's cities and towns.

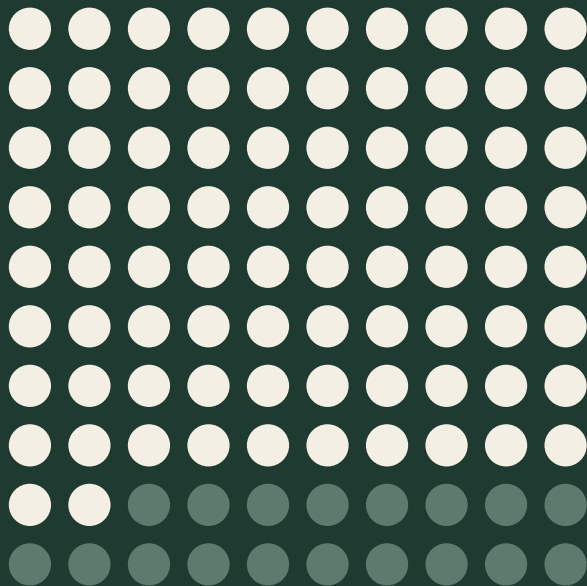


THE WORKDAY

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

82.2%

of 1,893 jobs located in Duvall are filled by in-commuters.



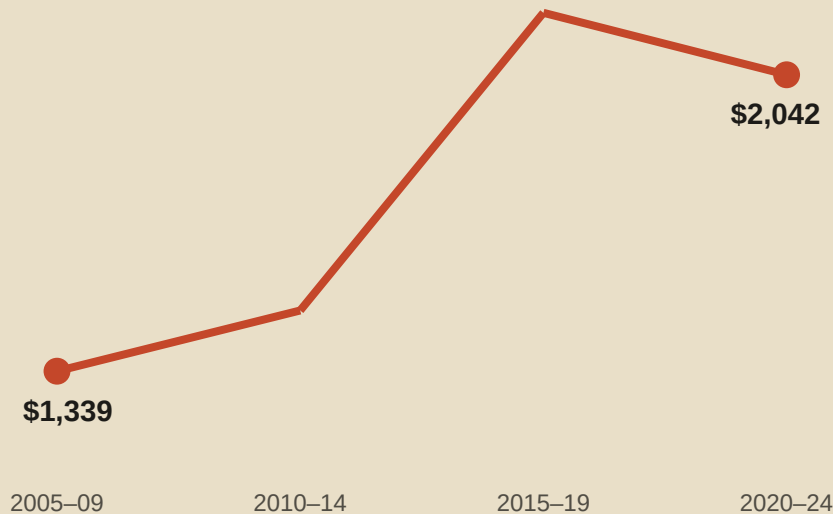
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 53%
since the 2005–2009
survey, before inflation.

\$2,042

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

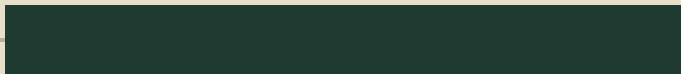
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,127–\$1,690



\$2,042 median

is the monthly rent range local workforce wages support.

BUILDING

51% of the housing here was built before 2000.

837

homes permitted in ten years,
2016–2025

12%

of those were in multifamily
buildings

51%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 2,854 homes here.

5–19

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



HOME VALUE

A median home costs 47% more than Washington's.

\$830,100

median home value in Duvall.

Duvall



\$830,100

Washington



\$564,600

U.S.



\$332,700

THAT WAS DUVALL'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/duvall/

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