



Federal Way, Washington.

Current market data.

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

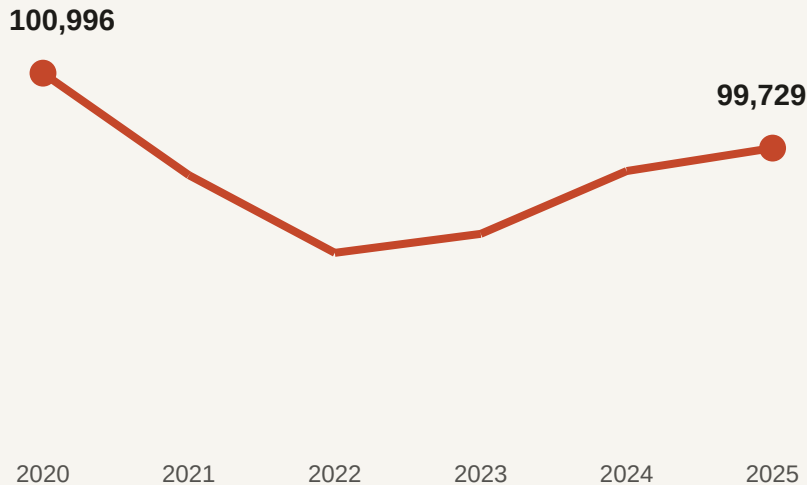


POPULATION

Down 1.3% since 2020.

99,729

people, the 10th-largest of Washington's cities and towns.



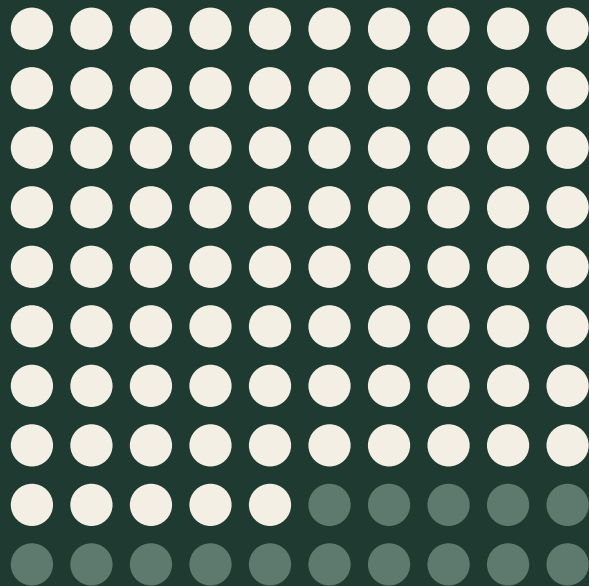
THE WORKDAY

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

84.9%

of 32,624 jobs located in Federal Way are filled by
in-commuters.

Source: Census LEHD LODES, 2023



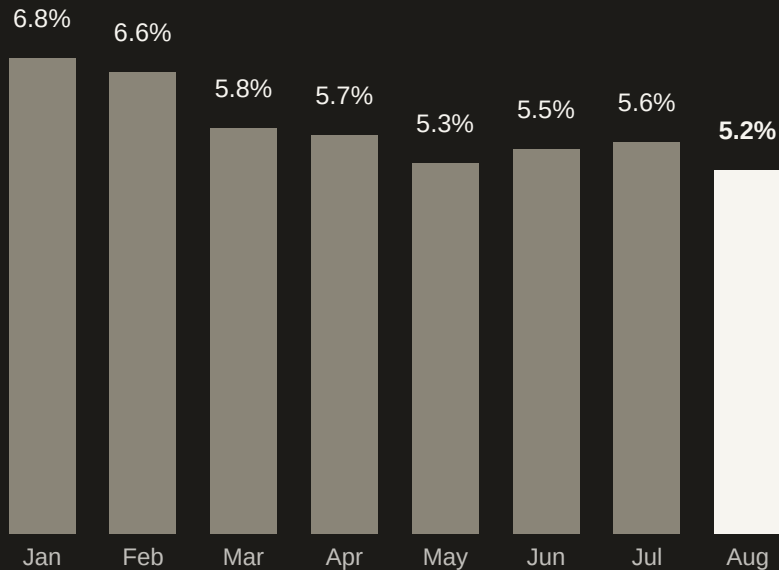
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in August:
5.2%.

5.2%

in August 2026, the latest month released. A year earlier it was 5.4%.

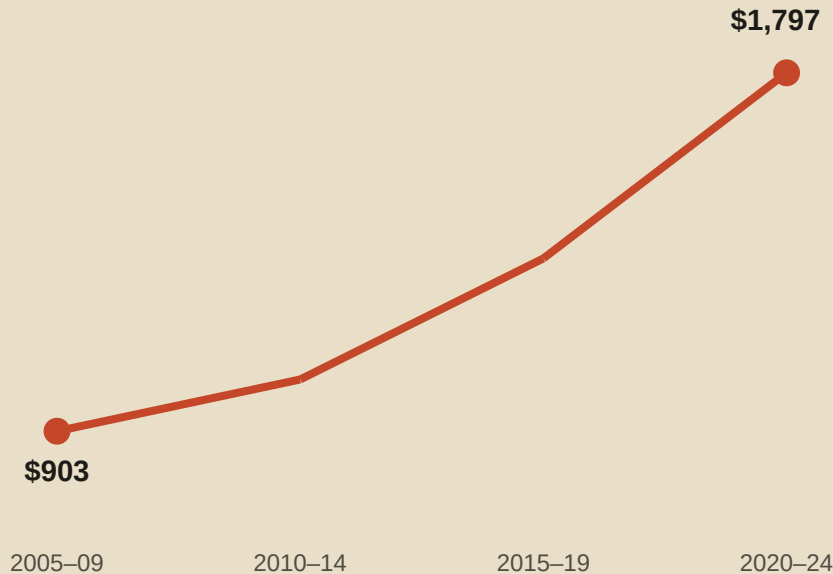


RENT

Median rent is up 99%
since the 2005–2009
survey, before inflation.

\$1,797

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

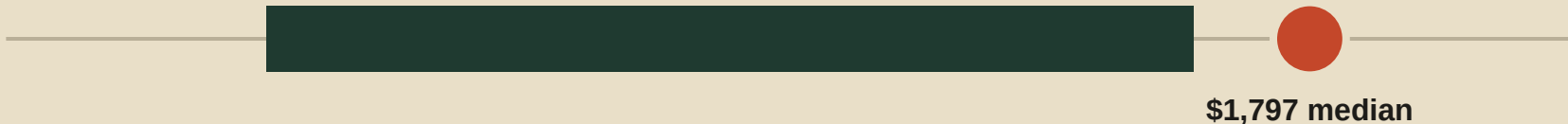
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,150–\$1,725



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1,097

homes permitted in ten years,
2016–2025

48%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–0.9% to the 37,479 homes here.

185–326

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



HOME VALUE

A median home costs 2%
less than Washington's.

\$552,800

median home value in Federal Way.

Federal Way



\$552,800

Washington



\$564,600

U.S.



\$332,700

THAT WAS FEDERAL WAY'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/federal-way/**](https://almanacdata.ai/e/wa/federal-way/)

The Almanac · your hyper-diligent research partner