



# Grandview, Washington.

Current market data.

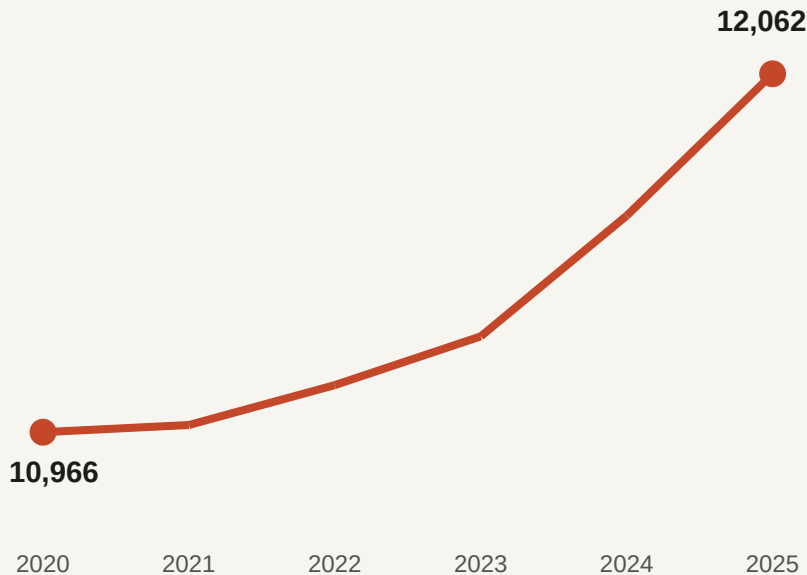
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 10.0% since 2020.

12,062

people, the 83rd-largest of Washington's cities and towns.

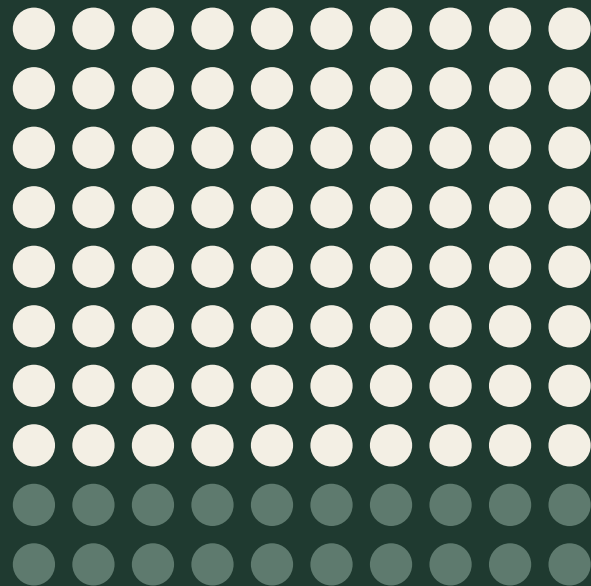


THE WORKDAY

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

80.1%

of 3,540 jobs located in Grandview are filled by in-commuters.



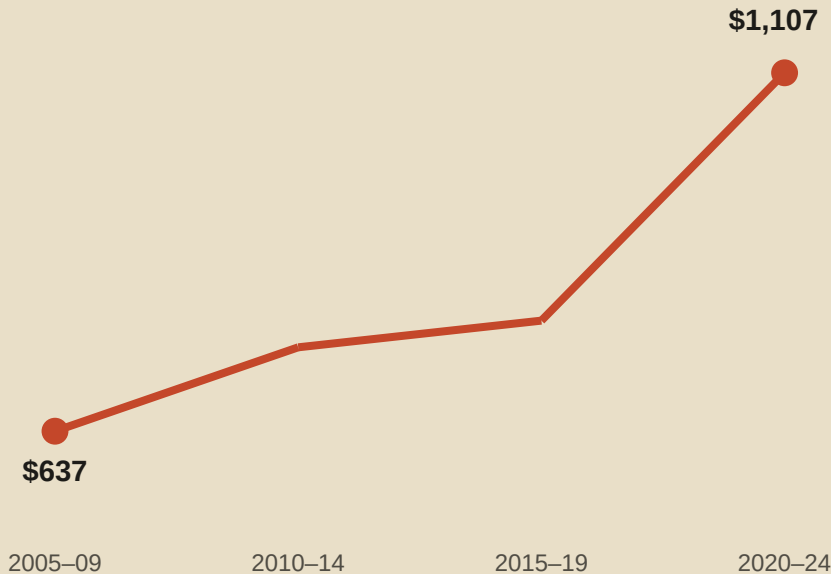
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

**\$1,107**

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





## THE SEAM

# Cross one tract line and median rent doubles.

A \$1,179 gap between neighbors, the sharpest rent edge between adjacent tracts in Yakima County.

TRACT 9400.03

**\$556**

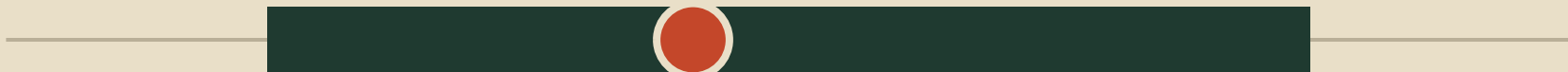
TRACT 28.03

**\$1,735**

ROOM TO BUILD

# The median rent sits inside what local wages can carry.

**\$919–\$1,379**



**\$1,107 median**

is the monthly rent range local workforce wages support.

## BUILDING

# Most of the housing here is older than 2000.

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**568**

homes permitted in ten years,  
2016–2025

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**3%**

of those were in multifamily  
buildings

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**76%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.6–1.0% to the 3,609 homes here.**

**22–35**

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



## HOME VALUE

A median home costs 53% less than Washington's.

**\$265,300**

median home value in Grandview.

Grandview



\$265,300

Washington



\$564,600

U.S.



\$332,700

THAT WAS GRANDVIEW'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/grandview/](https://almanacdata.ai/e/wa/grandview/)

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