



Kelso, Washington.

Current market data.

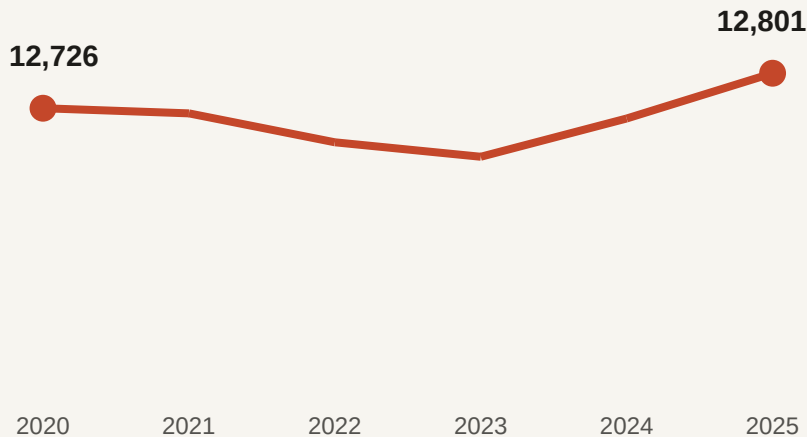
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

12,801

people, the 79th-largest of Washington's cities and towns.

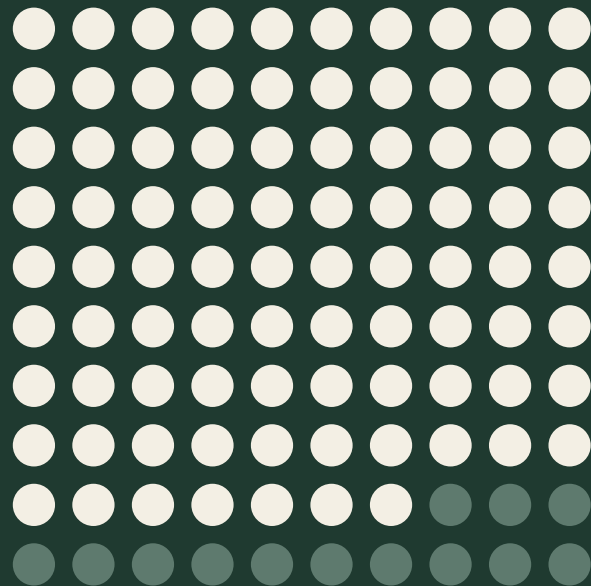


THE WORKDAY

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

86.7%

of 5,891 jobs located in Kelso are filled by in-commuters.



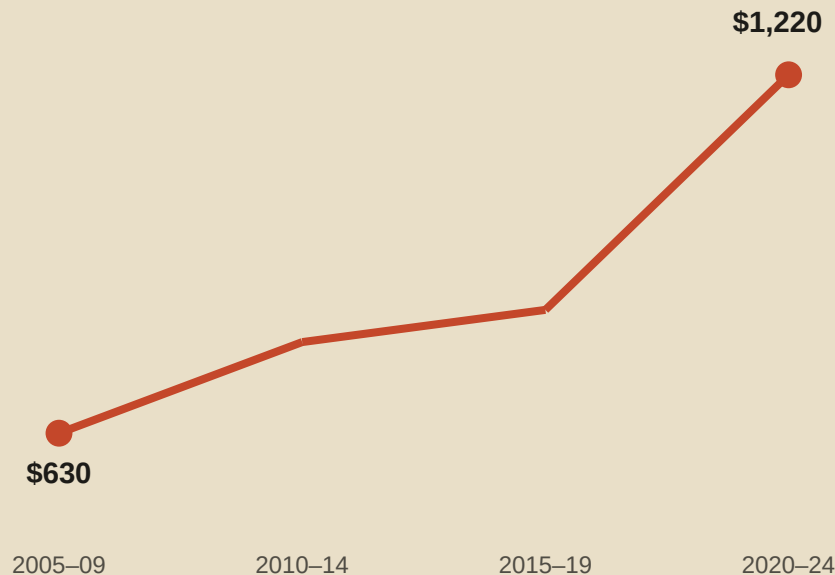
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 94%
since the 2005–2009
survey, before inflation.

\$1,220

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,328 gap between neighbors, the sharpest rent edge between adjacent tracts in Cowlitz County.

TRACT 20.01

\$825

TRACT 20.04

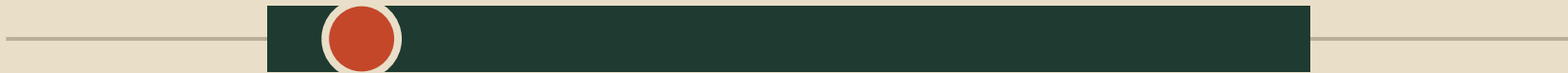
\$2,153



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,167–\$1,750



\$1,220 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

96

homes permitted, 2022–2025

10%

of those were in multifamily
buildings

85%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–1.0% to the 5,656 homes here.

23–59

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



HOME VALUE

A median home costs 40% less than Washington's.

\$337,600

median home value in Kelso.

Kelso



Washington



U.S.



THAT WAS KELSO'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/kelso/

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