



Kennewick, Washington.

Current market data.

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

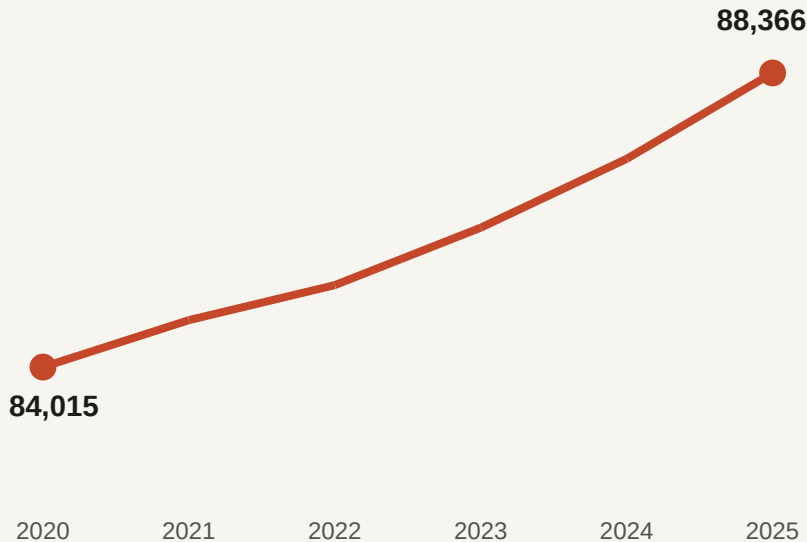


POPULATION

**Growing. Up 5.2% since
2020.**

88,366

people, the 14th-largest of Washington's cities and towns.



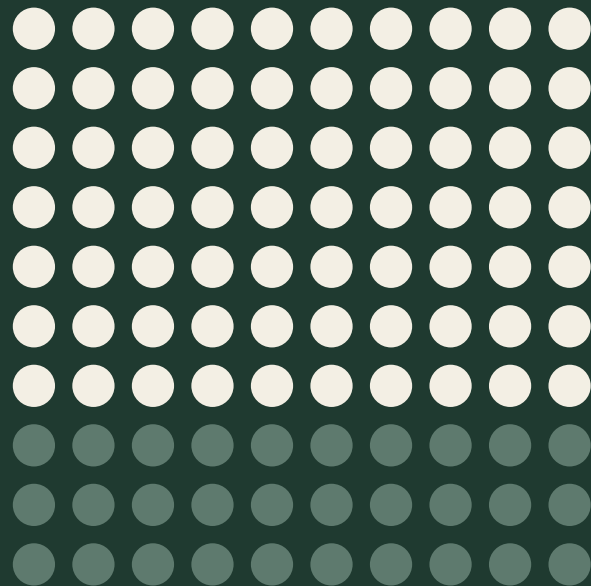
THE WORKDAY

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

69.9%

of 36,086 jobs located in Kennewick are filled by
in-commuters.

Source: Census LEHD LODES, 2023



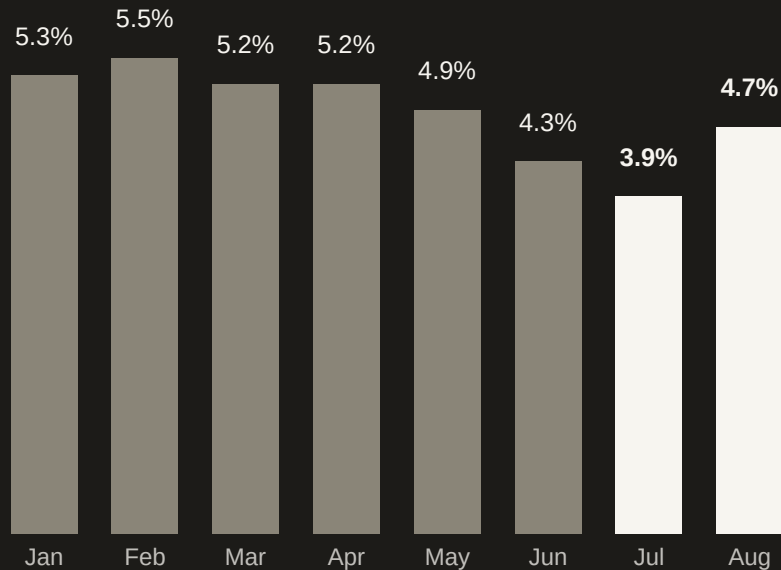
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in July:
3.9%.

4.7%

in August 2026, the latest month released. A year earlier it was 4.6%.

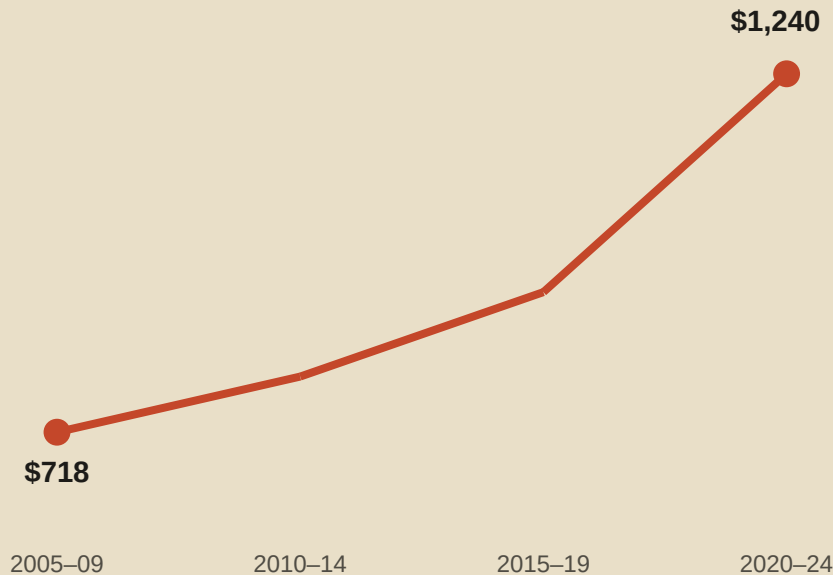


RENT

Median rent is up 73%
since the 2005–2009
survey, before inflation.

\$1,240

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,698 gap between neighbors, the sharpest rent edge between adjacent tracts in Benton County.

TRACT 116

\$492

TRACT 115.06

\$2,190



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$982–\$1,473



\$1,240 median

is the monthly rent range local workforce wages support.

BUILDING

73% of the housing here was built before 2000.

4,286

homes permitted in ten years,
2016–2025

28%

of those were in multifamily
buildings

73%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.1% to the 33,254 homes here.

142–361

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



HOME VALUE

A median home costs 34% less than Washington's.

\$370,700

median home value in Kennewick.

Kennewick



\$370,700

Washington



\$564,600

U.S.



\$332,700

THAT WAS KENNEWICK'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/kennewick/

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