



Kirkland, Washington.

Current market data.

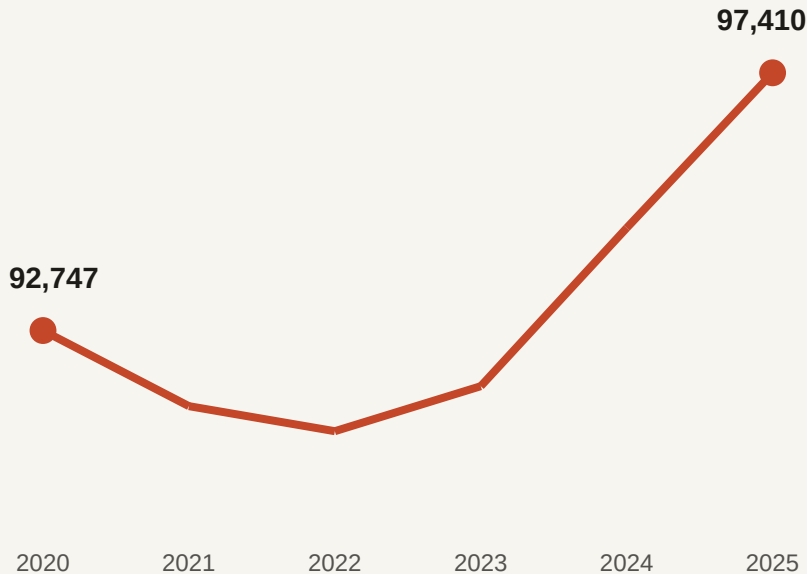
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.0% since 2020.

97,410

people, the 12th-largest of Washington's cities and towns.

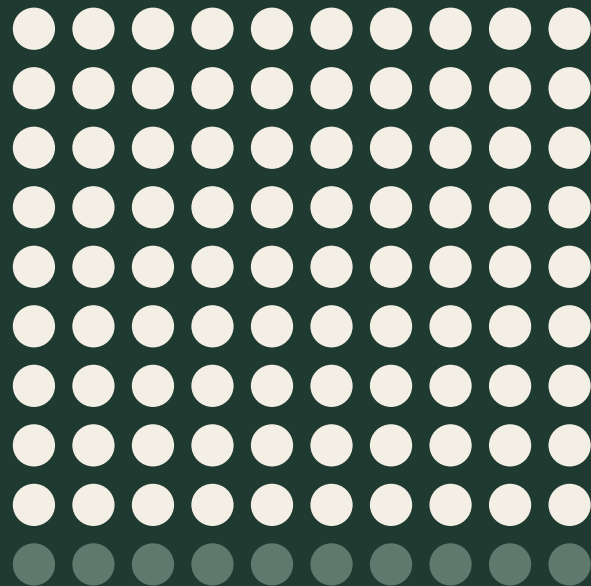


THE WORKDAY

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

89.5%

of 53,805 jobs located in Kirkland are filled by in-commuters.



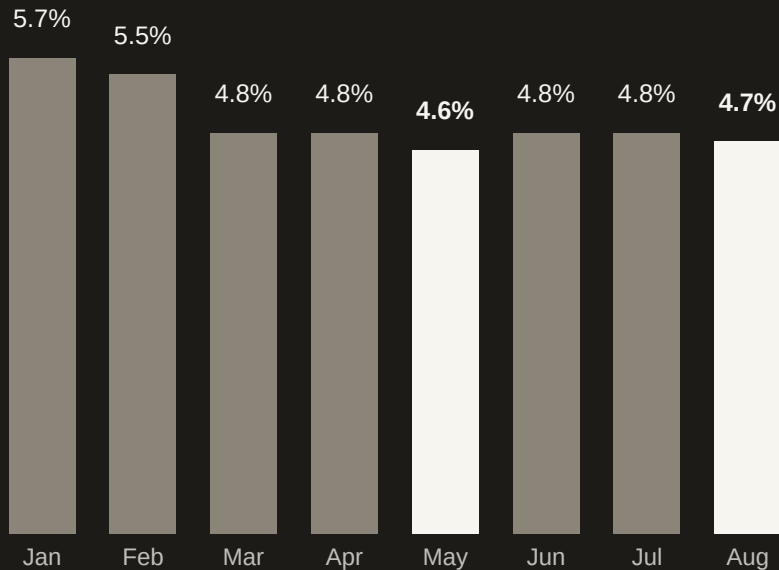
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
4.6%.

4.7%

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

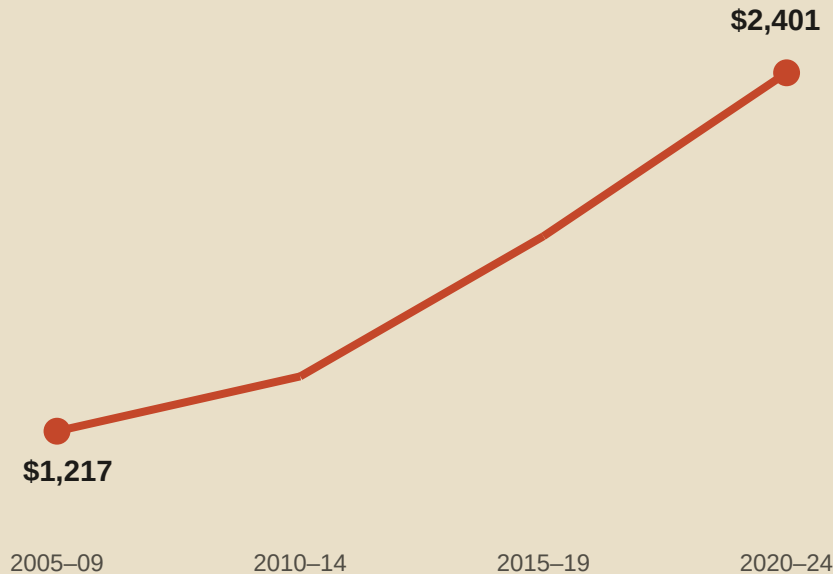


RENT

Median rent is up 97%
since the 2005–2009
survey, before inflation.

\$2,401

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

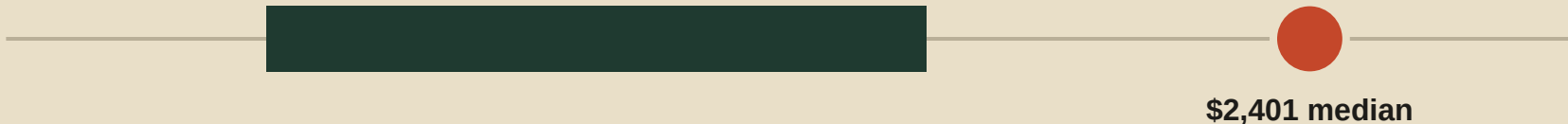
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,342–\$2,012



is the monthly rent range local workforce wages support.

BUILDING

75% of the housing here was built before 2000.

8,130

homes permitted in ten years,
2016–2025

62%

of those were in multifamily
buildings

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.3% to the 41,096 homes here.

158–538

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



HOME VALUE

A median home costs 98% more than Washington's.

\$1,115,400

median home value in Kirkland.

Kirkland



\$1,115,400

Washington



\$564,600

U.S.



\$332,700

THAT WAS KIRKLAND'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/kirkland/

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