



# Longview, Washington.

Current market data.

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

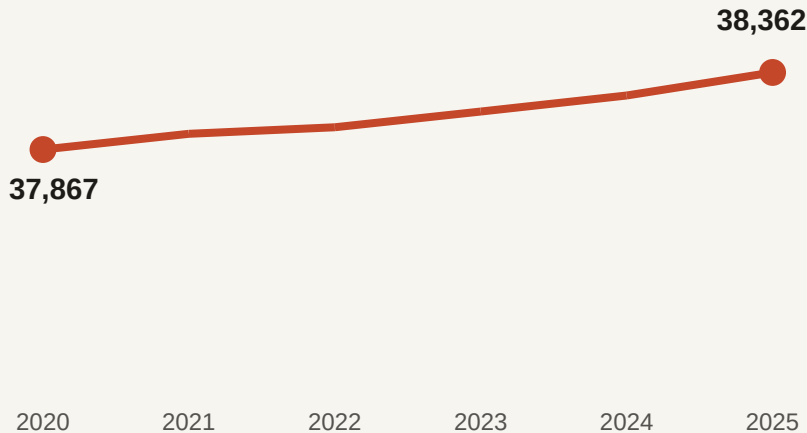


## POPULATION

**Growing. Up 1.3% since  
2020.**

**38,362**

people, the 33rd-largest of Washington's cities and towns.

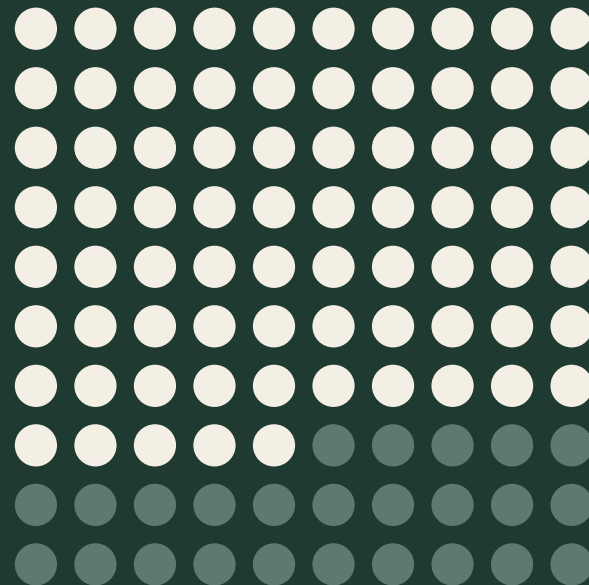


## THE WORKDAY

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

74.7%

of 21,057 jobs located in Longview are filled by in-commuters.



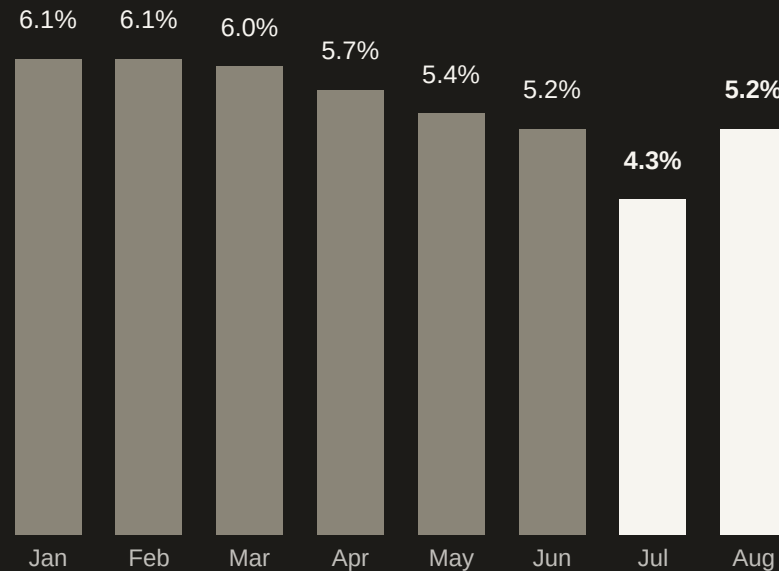
Each dot is 1% of jobs. Filled: held by in-commuters.

## UNEMPLOYMENT, 2026

The low came in July:  
4.3%.

5.2%

in August 2026, the latest month released. A year earlier it was 5.5%.

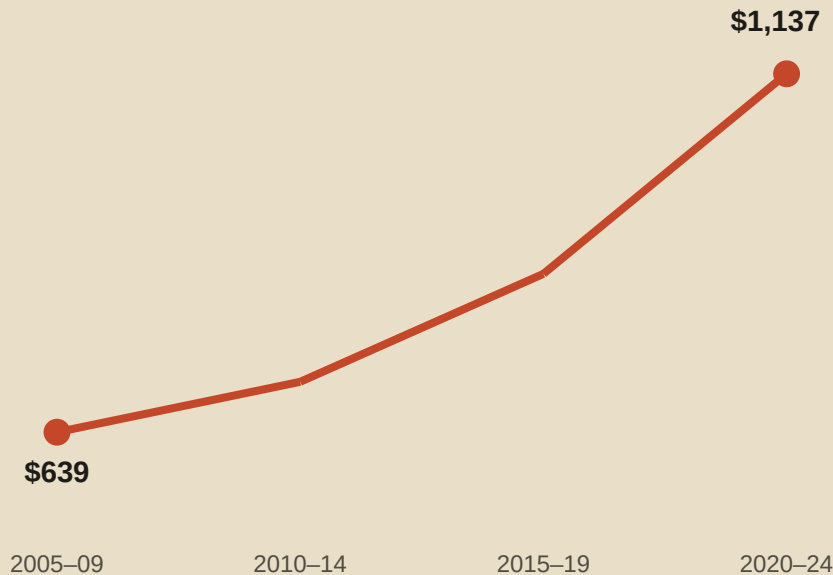


RENT

Median rent is up 78%  
since the 2005–2009  
survey, before inflation.

**\$1,137**

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**

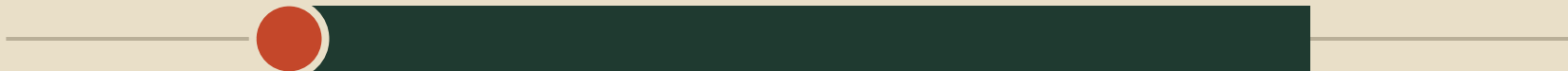
TRACT 20.04

**\$2,153**

ROOM TO BUILD

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

**\$1,125–\$1,687**



**\$1,137 median**

is the monthly rent range local workforce wages support.

## BUILDING

# Most of the housing here is older than 2000.

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**291**

homes permitted, 2022–2025

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**42%**of those were in multifamily  
buildings

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**92%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.4–1.3% to the 16,826 homes here.**

**71–211**

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



## HOME VALUE

**A median home costs 36% less than Washington's.**

**\$361,600**

median home value in Longview.

Longview



\$361,600

Washington



\$564,600

U.S.



\$332,700

THAT WAS LONGVIEW'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/longview/\*\*](https://almanacdata.ai/e/wa/longview/)

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