



McCleary, Washington.

Current market data.

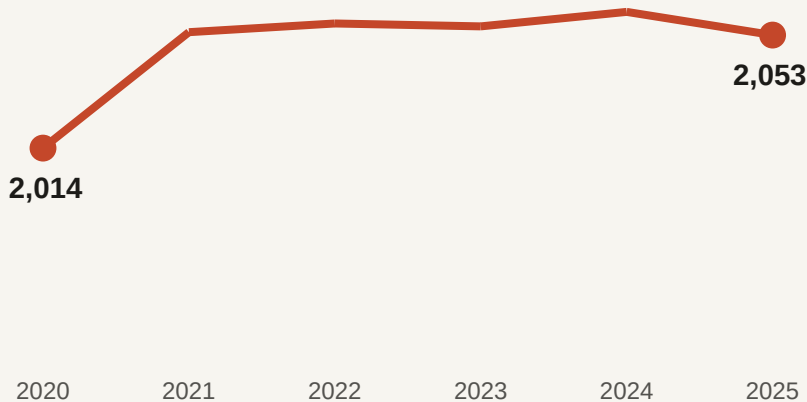
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.9% since 2020.

2,053

people, the 166th-largest of Washington's cities and towns.



THE WORKDAY

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

92.0%

of 547 jobs located in McCleary are filled by in-commuters.



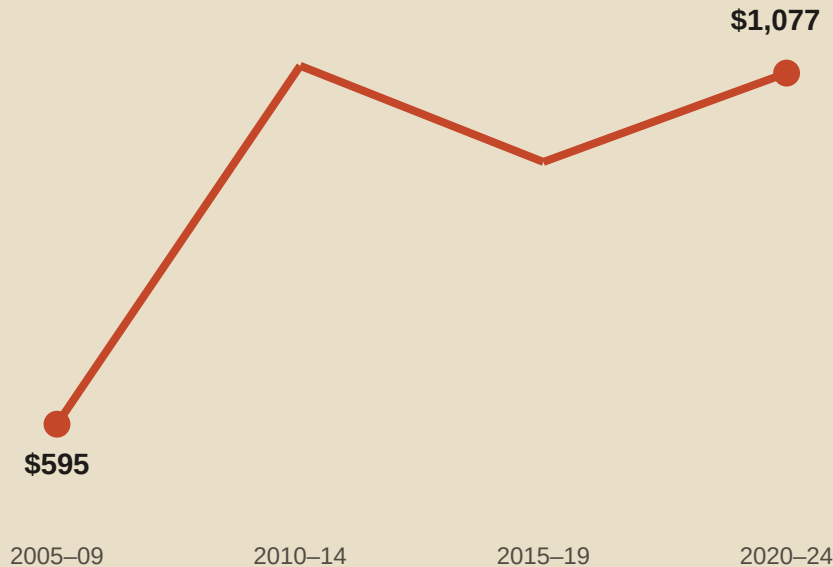
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 81%
since the 2005–2009
survey, before inflation.

\$1,077

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





THE SEAM

Cross one tract line and median rent jumps \$619.

A \$619 gap between neighbors, the sharpest rent edge between adjacent tracts in Grays Harbor County.

TRACT 15

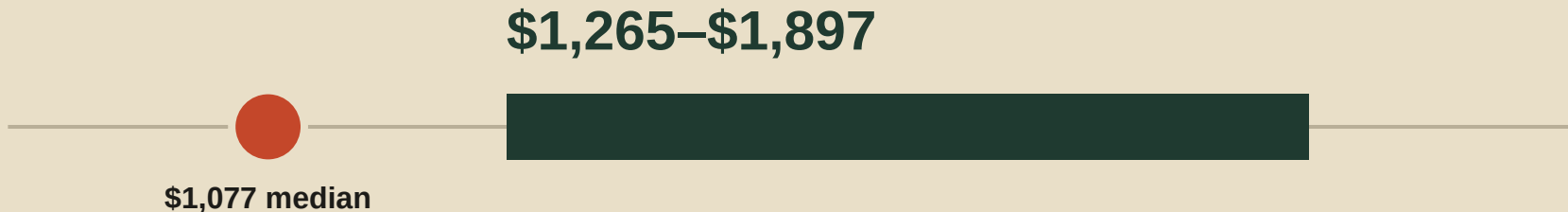
\$859

TRACT 14

\$1,478

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

71% of the housing here was built before 2000.

6

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

71%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.5% to the 1,030 homes here.

1–5

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



HOME VALUE

A median home costs 38% less than Washington's.

\$351,700

median home value in McCleary.

McCleary



\$351,700

Washington



\$564,600

U.S.



\$332,700

THAT WAS MCCLEARY'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/mccleary/**](https://almanacdata.ai/e/wa/mccleary/)

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