



Medical Lake, Washington.

Current market data.

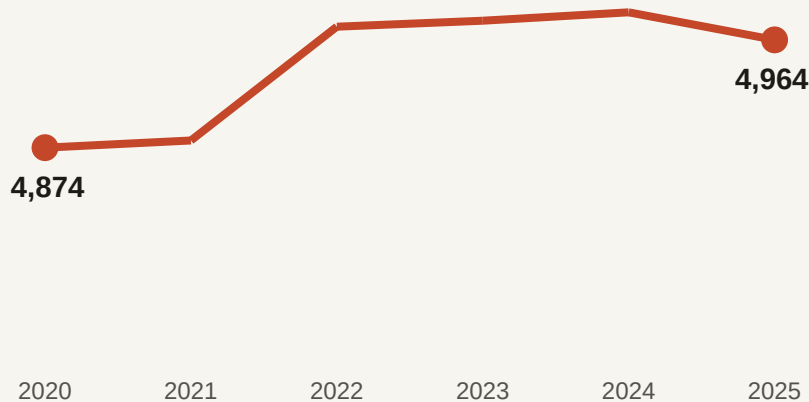
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.8% since 2020.

4,964

people, the 125th-largest of Washington's cities and towns.



THE WORKDAY

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

88.5%

of 2,050 jobs located in Medical Lake are filled by in-commuters.



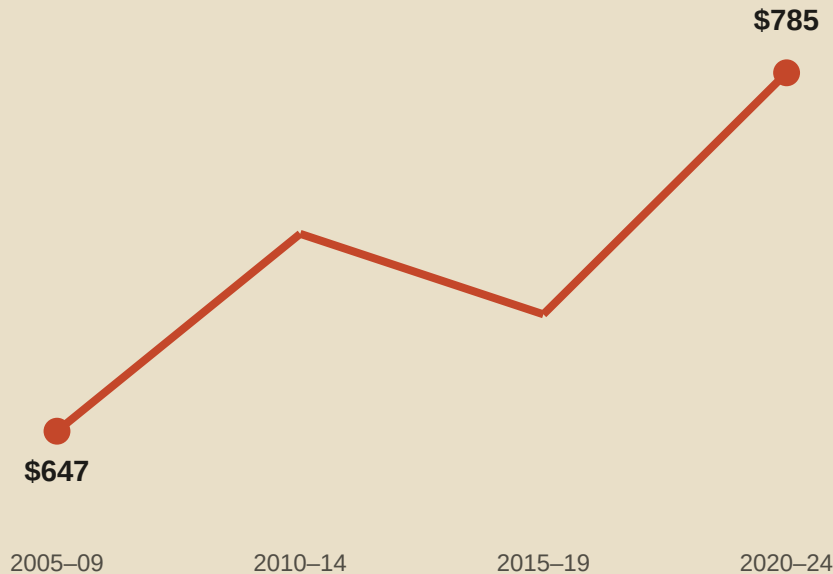
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 21%
since the 2005–2009
survey, before inflation.

\$785

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,085 gap between neighbors, the sharpest rent edge between adjacent tracts in Spokane County.

TRACT 123

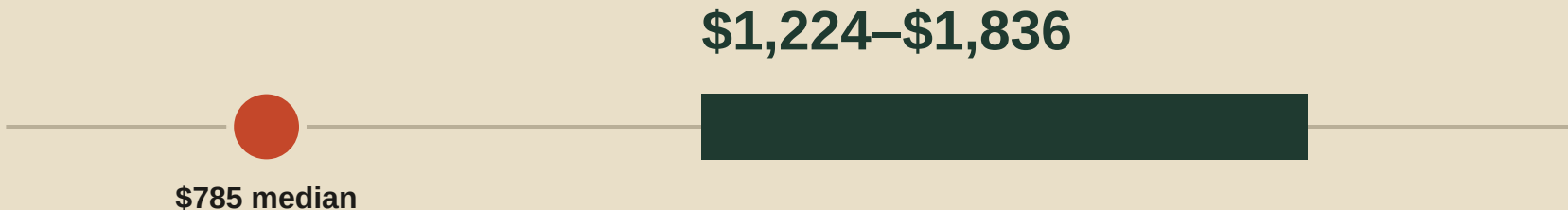
\$1,134

TRACT 124.01

\$2,219

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

72% of the housing here was built before 2000.

208

homes permitted in ten years,
2016–2025

74%

of those were in multifamily
buildings

72%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.9% to the 2,242 homes here.

4–21

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



HOME VALUE

A median home costs 35% less than Washington's.

\$368,700

median home value in Medical Lake.

Medical Lake



\$368,700

Washington



\$564,600

U.S.



\$332,700

THAT WAS MEDICAL LAKE'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/medical-lake/

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