



Montesano, Washington.

Current market data.

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

POPULATION

Growing. Up 0.5% since 2020.

4,181

people, the 131st-largest of Washington's cities and towns.



THE WORKDAY

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

83.5%

of 1,896 jobs located in Montesano are filled by in-commuters.



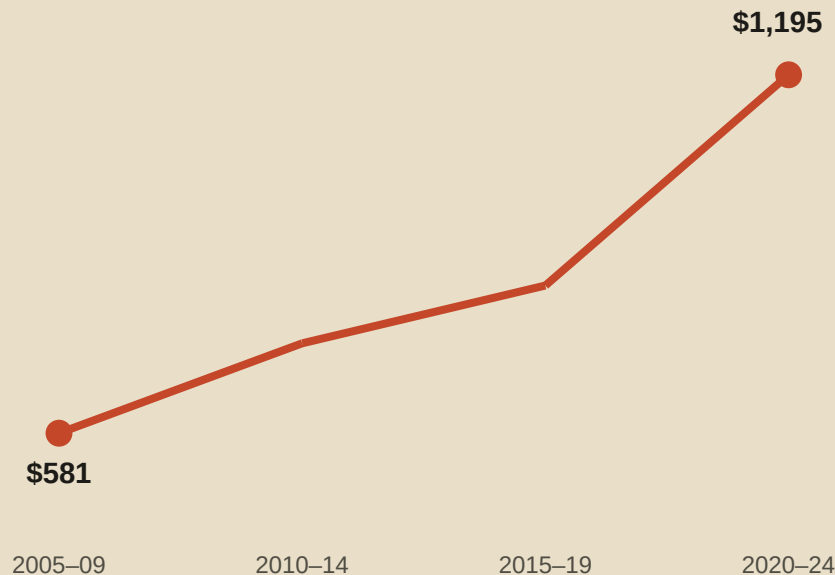
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 106%
since the 2005–2009
survey, before inflation.

\$1,195

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

Most of the housing here is older than 2000.

53

homes permitted in ten years,
2016–2025

9%

of those were in multifamily
buildings

79%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.0% to the 1,829 homes here.

4–19

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



HOME VALUE

A median home costs 37% less than Washington's.

\$354,300

median home value in Montesano.

Montesano



Washington



U.S.



THAT WAS MONTESANO'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/montesano/

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