



Mount Vernon, Washington.

Current market data.

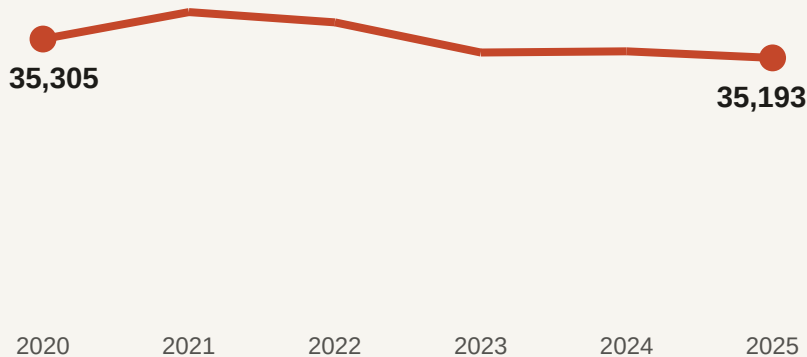
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

35,193

people, the 36th-largest of Washington's cities and towns.



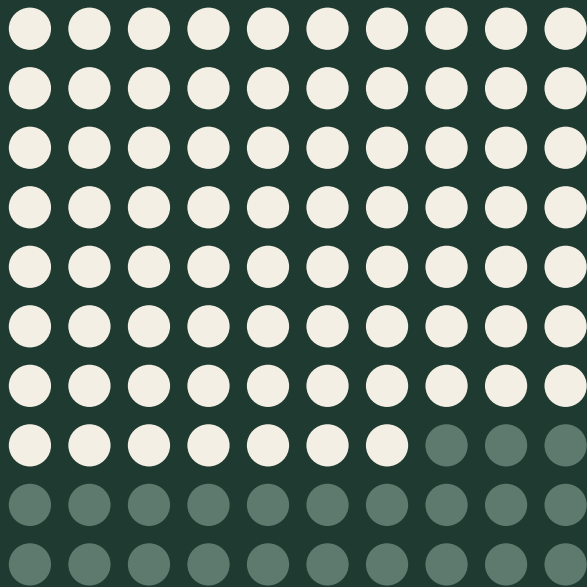
THE WORKDAY

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

76.9%

of 15,905 jobs located in Mount Vernon are filled by
in-commuters.

Source: Census LEHD LODES, 2023



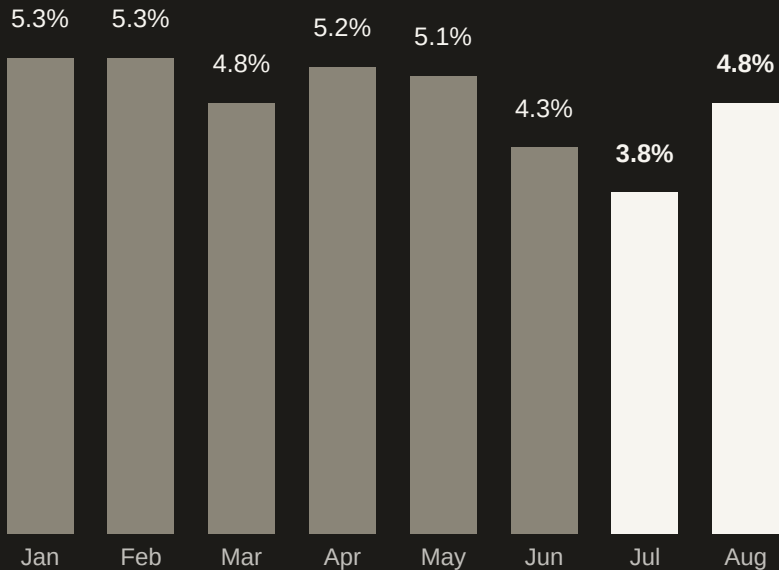
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in July:
3.8%.

4.8%

in August 2026, the latest month released. A year earlier it was 4.5%.

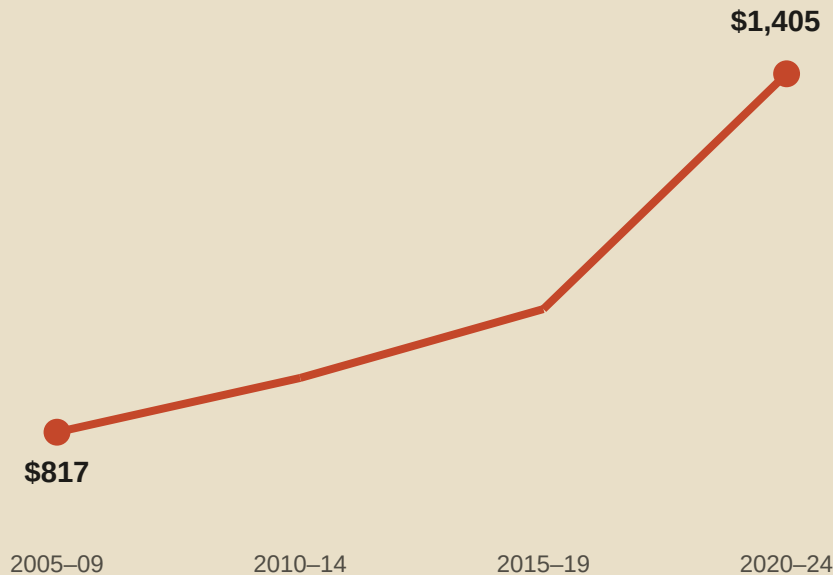


RENT

Median rent is up 72%
since the 2005–2009
survey, before inflation.

\$1,405

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,152 gap between neighbors, the sharpest rent edge between adjacent tracts in Skagit County.

TRACT 9405

\$1,215

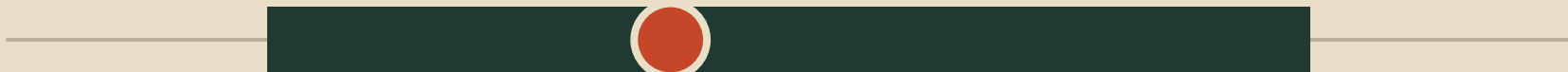
TRACT 9404.01

\$2,367

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,177–\$1,766



\$1,405 median

is the monthly rent range local workforce wages support.

BUILDING

68% of the housing here was built before 2000.

1,038

homes permitted in ten years,
2016–2025

28%

of those were in multifamily
buildings

68%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.2% to the 13,623 homes here.

58–159

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



HOME VALUE

A median home costs 16% less than Washington's.

\$472,300

median home value in Mount Vernon.

Mount Vernon



\$472,300

Washington



\$564,600

U.S.



\$332,700

THAT WAS MOUNT VERNON'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/mount-vernon/

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