



Roy, Washington.

Current market data.

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

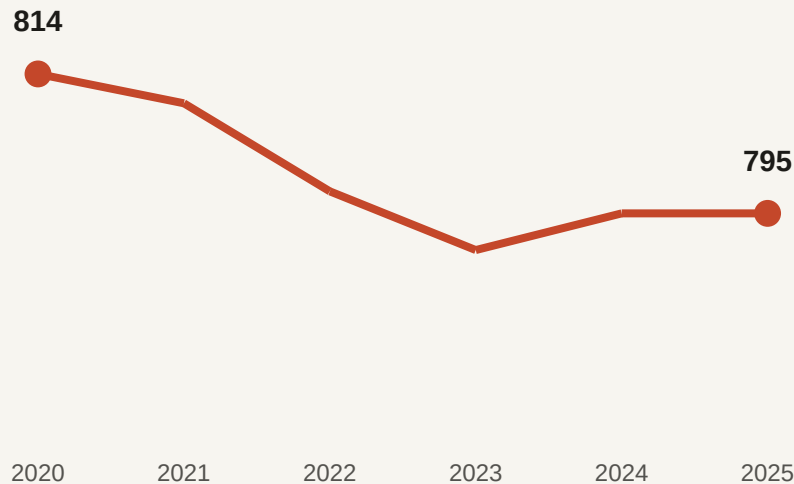


POPULATION

Down 2.3% since 2020.

795

people, the 217th-largest of Washington's cities and towns.

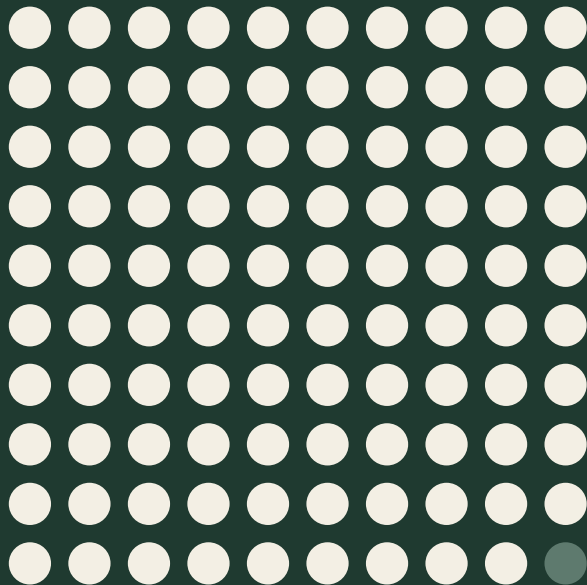


THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

99.0%

of 96 jobs located in Roy are filled by in-commuters.



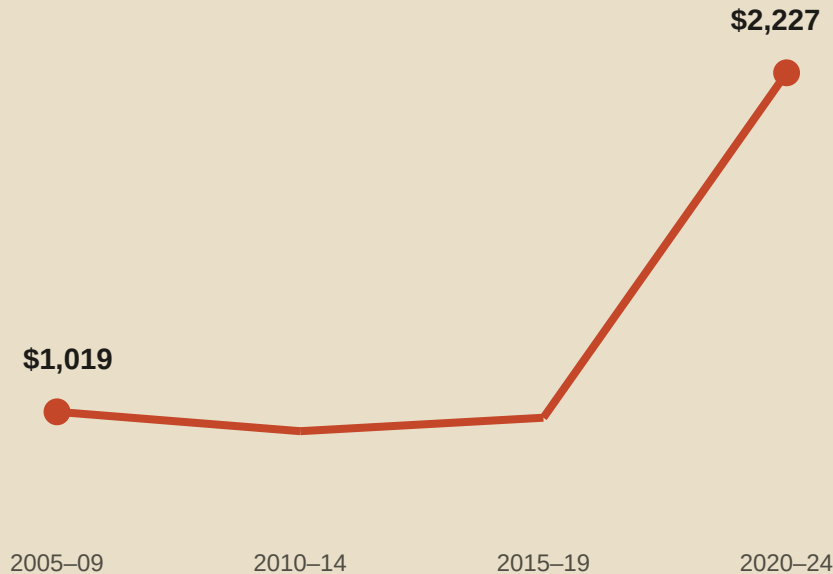
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 119%
since the 2005–2009
survey, before inflation.

\$2,227

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,669 gap between neighbors, the sharpest rent edge between adjacent tracts in Pierce County.

TRACT 704.01

\$1,750

TRACT 702.08

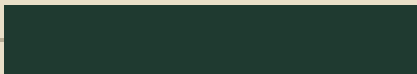
\$3,419



ROOM TO BUILD

The median rent is above what local wages can carry.

\$956–\$1,435



\$2,227 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

0

homes permitted in ten years, 2016–2025

83%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0–0.4% to the 275 homes here.

0–1

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



HOME VALUE

A median home costs 22% less than Washington's.

\$442,600

median home value in Roy.

Roy



\$442,600

Washington



\$564,600

U.S.



\$332,700

THAT WAS ROY'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/roy/

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