



South Bend, Washington.

Current market data.

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

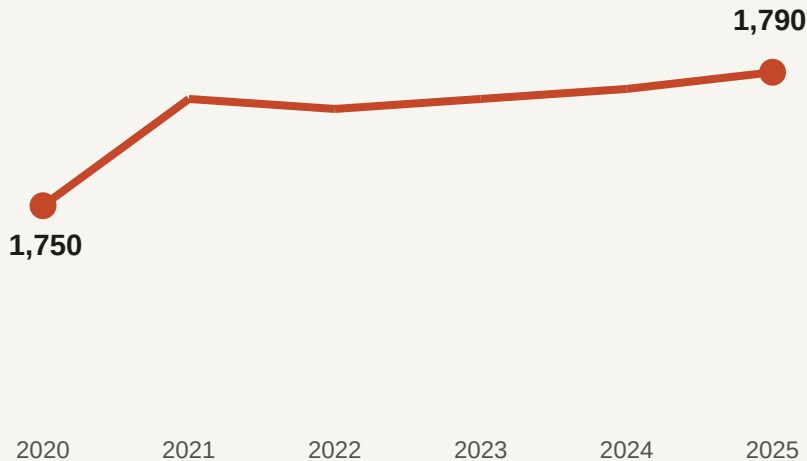


POPULATION

Growing. Up 2.3% since 2020.

1,790

people, the 176th-largest of Washington's cities and towns.



THE WORKDAY

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

89.3%

of 1,211 jobs located in South Bend are filled by
in-commuters.



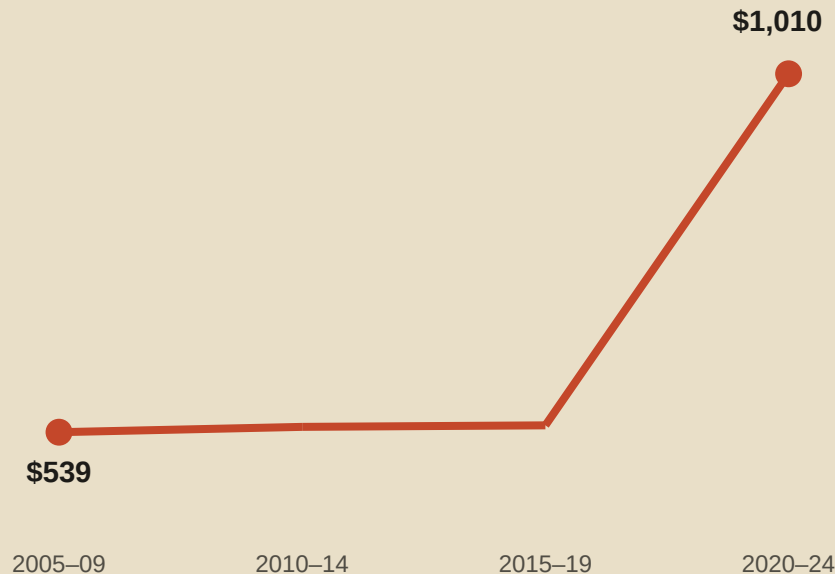
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 87%
since the 2005–2009
survey, before inflation.

\$1,010

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



THE SEAM

Cross one tract line and median rent doubles.

A \$742 gap between neighbors, the sharpest rent edge between adjacent tracts in Pacific County.

TRACT 9502

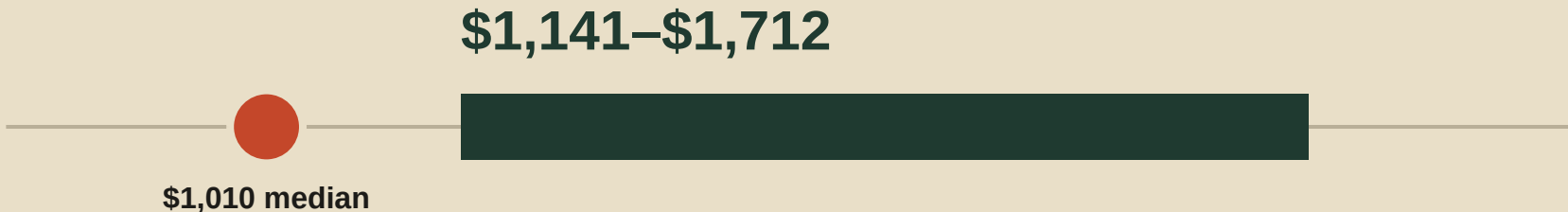
\$688

TRACT 9504

\$1,430

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.

2

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

93%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.5% to the 816 homes here.

2–12

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



HOME VALUE

A median home costs 54% less than Washington's.

\$262,300

median home value in South Bend.

South Bend



\$262,300

Washington



\$564,600

U.S.



\$332,700

THAT WAS SOUTH BEND'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/south-bend/**](https://almanacdata.ai/e/wa/south-bend/)

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