



Sumner, Washington.

Current market data.

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

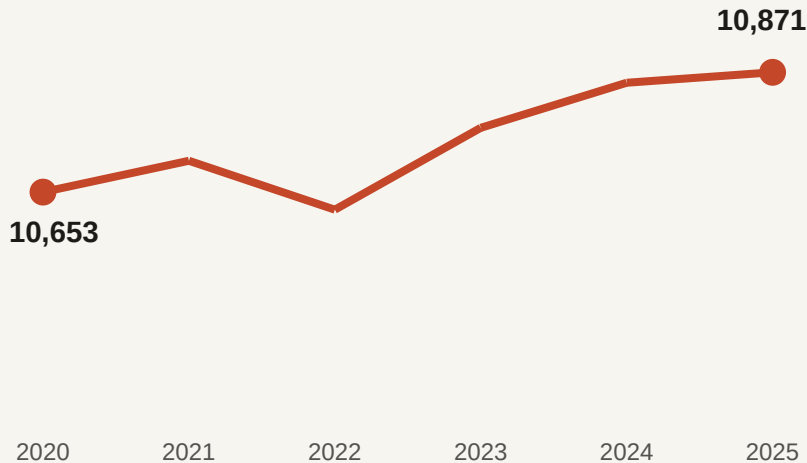


POPULATION

**Growing. Up 2.0% since
2020.**

10,871

people, the 89th-largest of Washington's cities and towns.



THE WORKDAY

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

97.1%

of 18,651 jobs located in Sumner are filled by in-commuters.



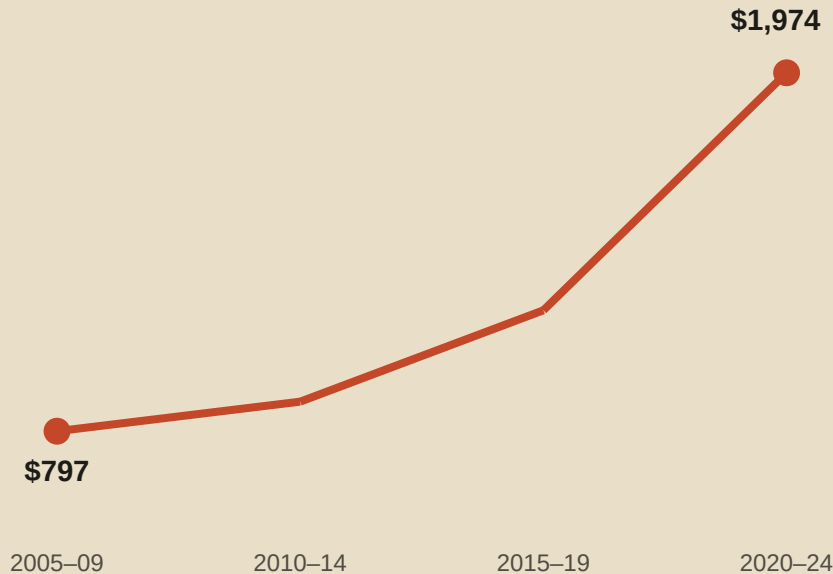
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 148%
since the 2005–2009
survey, before inflation.

\$1,974

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

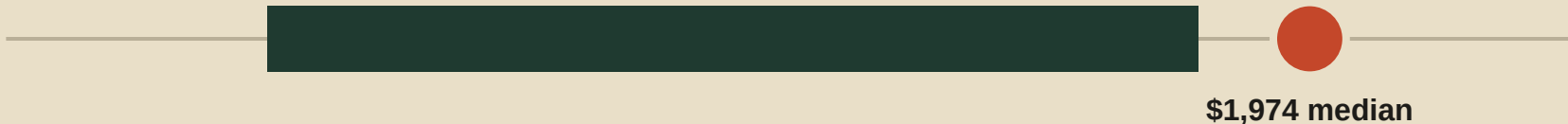
\$3,419



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,265–\$1,898



is the monthly rent range local workforce wages support.

BUILDING

66% of the housing here was built before 2000.

781

homes permitted in ten years,
2016–2025

72%

of those were in multifamily
buildings

66%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–4.0% to the 4,630 homes here.

21–187

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



HOME VALUE

A median home costs 8% less than Washington's.

\$519,900

median home value in Sumner.

Sumner



Washington



U.S.



THAT WAS SUMNER'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/sumner/

The Almanac · your hyper-diligent research partner