



# Tacoma, Washington.

Current market data.

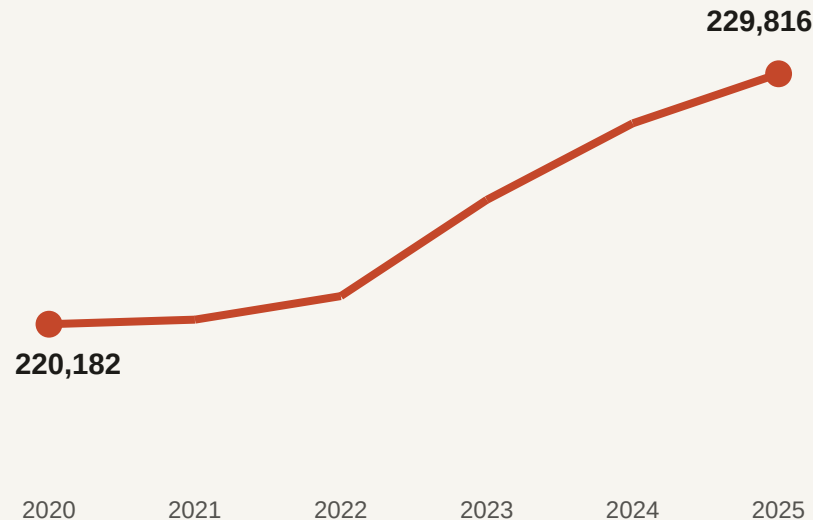
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.4% since 2020.

229,816

people, the 3rd-largest of Washington's cities and towns.

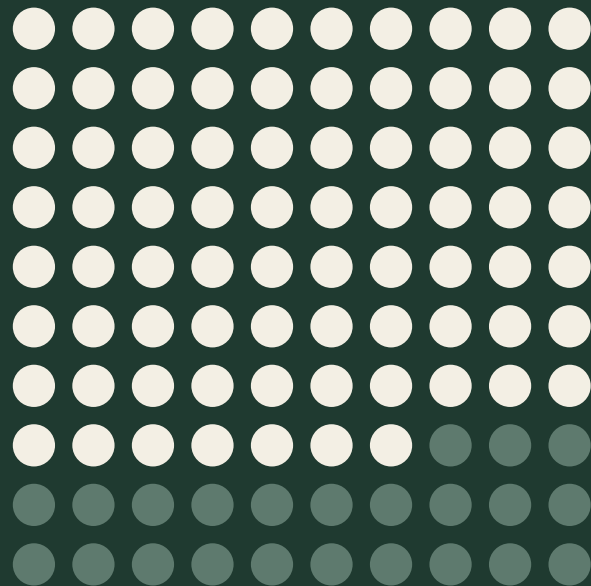


## THE WORKDAY

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

77.1%

of 125,202 jobs located in Tacoma are filled by in-commuters.



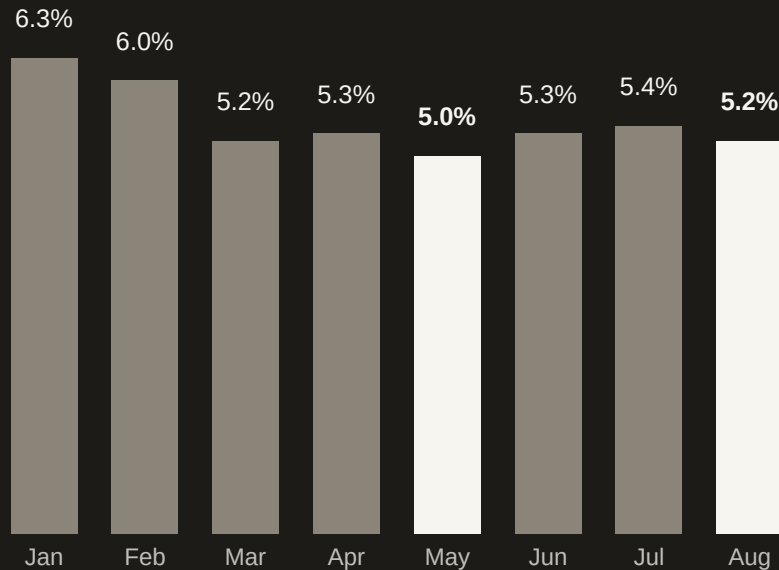
Each dot is 1% of jobs. Filled: held by in-commuters.

## UNEMPLOYMENT, 2026

The low came in May:  
5.0%.

5.2%

in August 2026, the latest month released. A year earlier it was 5.1%.

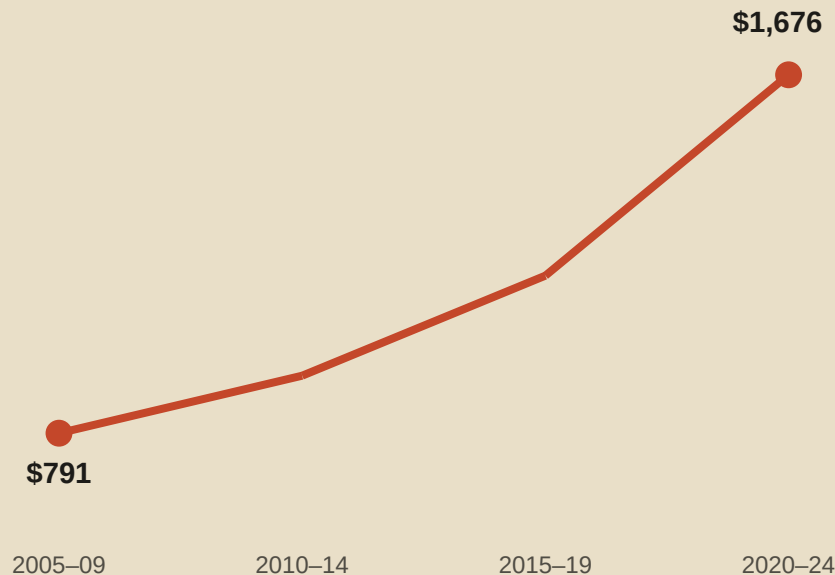


RENT

Median rent is up 112%  
since the 2005–2009  
survey, before inflation.

**\$1,676**

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**

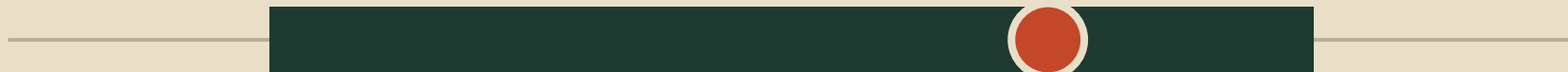
TRACT 702.08

**\$3,419**

ROOM TO BUILD

# The median rent sits inside what local wages can carry.

**\$1,221–\$1,831**



**\$1,676 median**

is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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**10,477**

homes permitted in ten years,  
2016–2025

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**87%**

of those were in multifamily  
buildings

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**82%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.4–1.3% to the 97,298 homes here.**

**422–1,252**

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



## HOME VALUE

A median home costs 15% less than Washington's.

**\$479,600**

median home value in Tacoma.

Tacoma



\$479,600

Washington



\$564,600

U.S.



\$332,700

THAT WAS TACOMA'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/tacoma/](https://almanacdata.ai/e/wa/tacoma/)

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