



Toppenish, Washington.

Current market data.

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

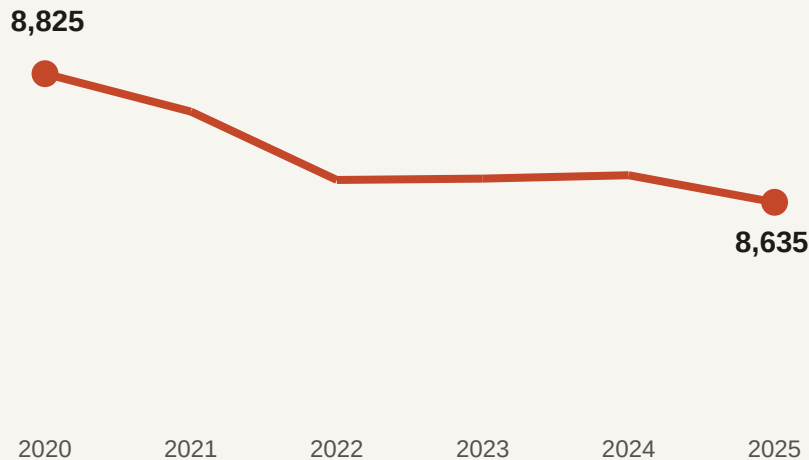


POPULATION

Down 2.2% since 2020.

8,635

people, the 103rd-largest of Washington's cities and towns.

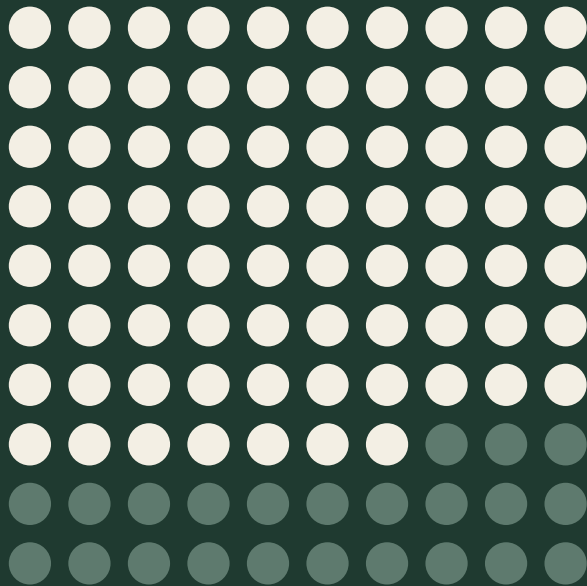


THE WORKDAY

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

77.0%

of 3,077 jobs located in Toppenish are filled by in-commuters.



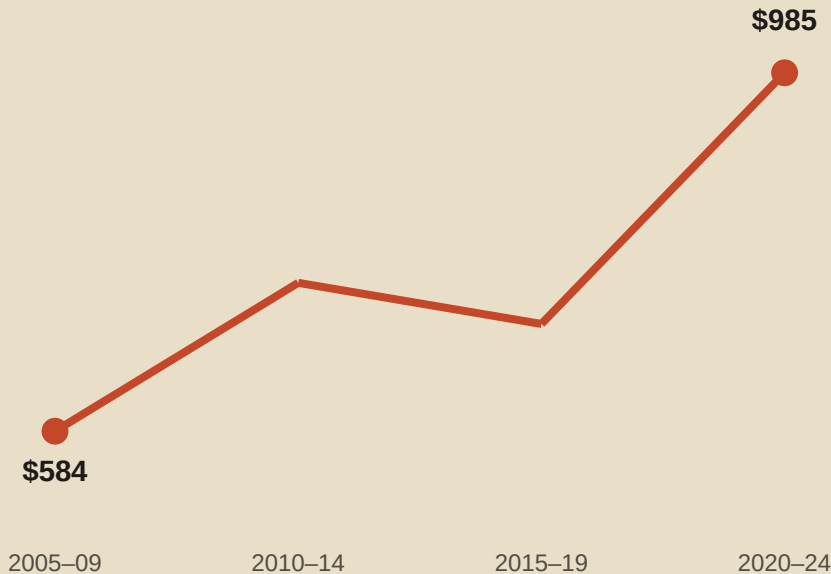
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 69%
since the 2005–2009
survey, before inflation.

\$985

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,179 gap between neighbors, the sharpest rent edge between adjacent tracts in Yakima County.

TRACT 9400.03

\$556

TRACT 28.03

\$1,735

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.

16

homes permitted, 2022–2025

25%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 2,504 homes here.

16–31

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



HOME VALUE

A median home costs 59% less than Washington's.

\$230,000

median home value in Toppenish.

Toppenish



\$230,000

Washington



\$564,600

U.S.



\$332,700

THAT WAS TOPPENISH'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/toppenish/**](https://almanacdata.ai/e/wa/toppenish/)

The Almanac · your hyper-diligent research partner