Tumwater, Washington.

Current market data.

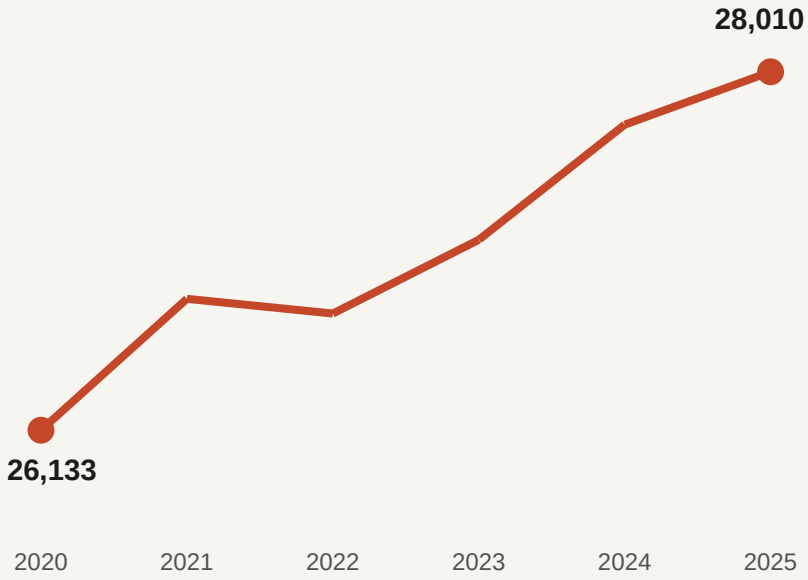
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.2% since 2020.

28,010

people, the 42nd-largest of Washington's cities and towns.



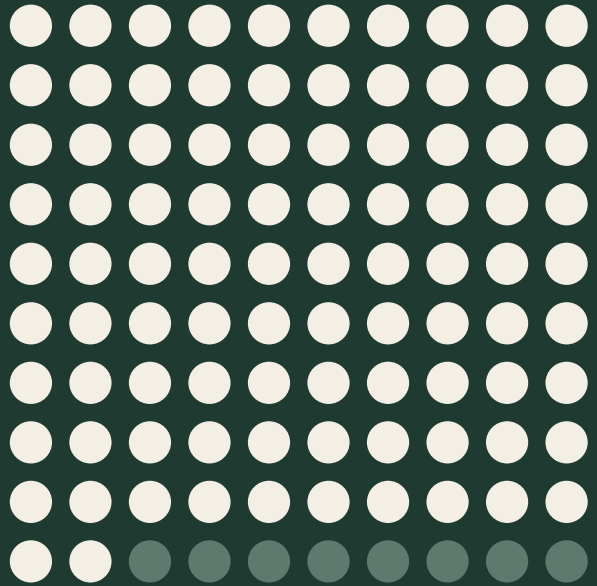
Source: Census Population Estimates, 2025

THE WORKDAY

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

92.3%

of 25,168 jobs located in Tumwater are filled by in-commuters.



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

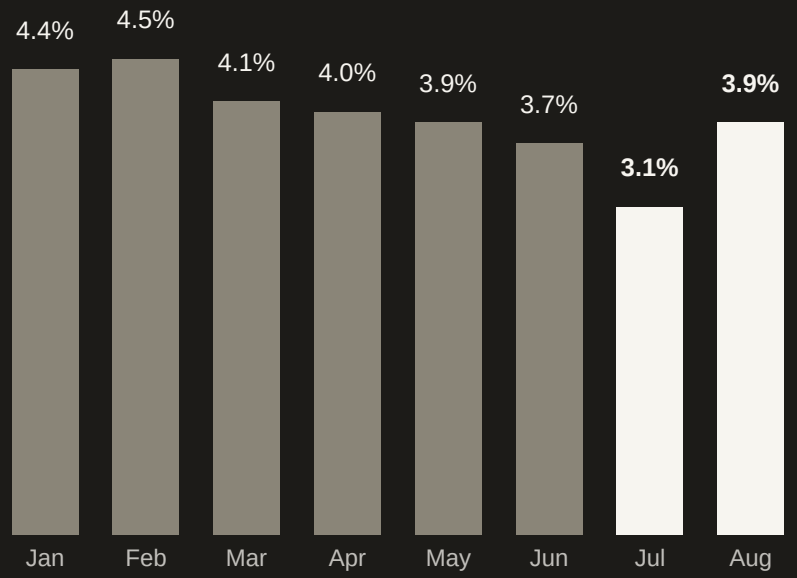
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in July: 3.1%.

3.9%

in August 2026, the latest month released. A year earlier it was 4.2%.



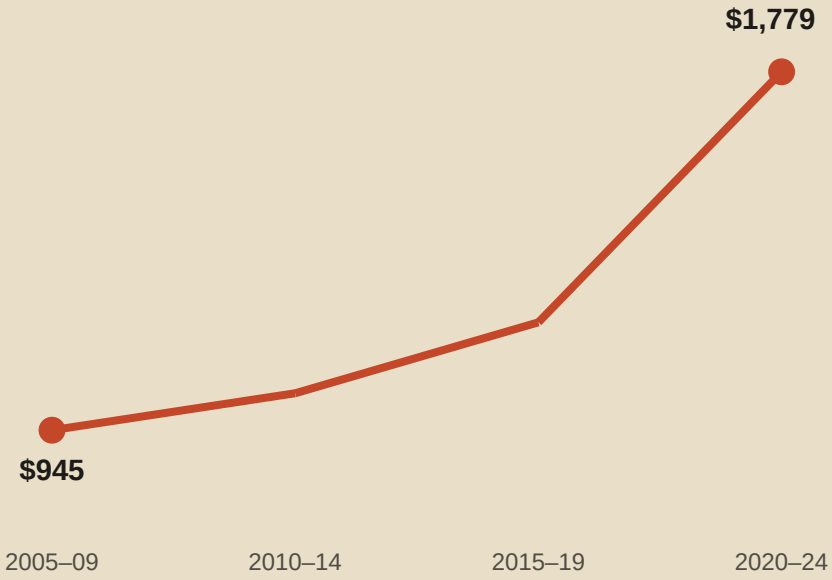
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 88% since the 2005–2009 survey, before inflation.

$1,779

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

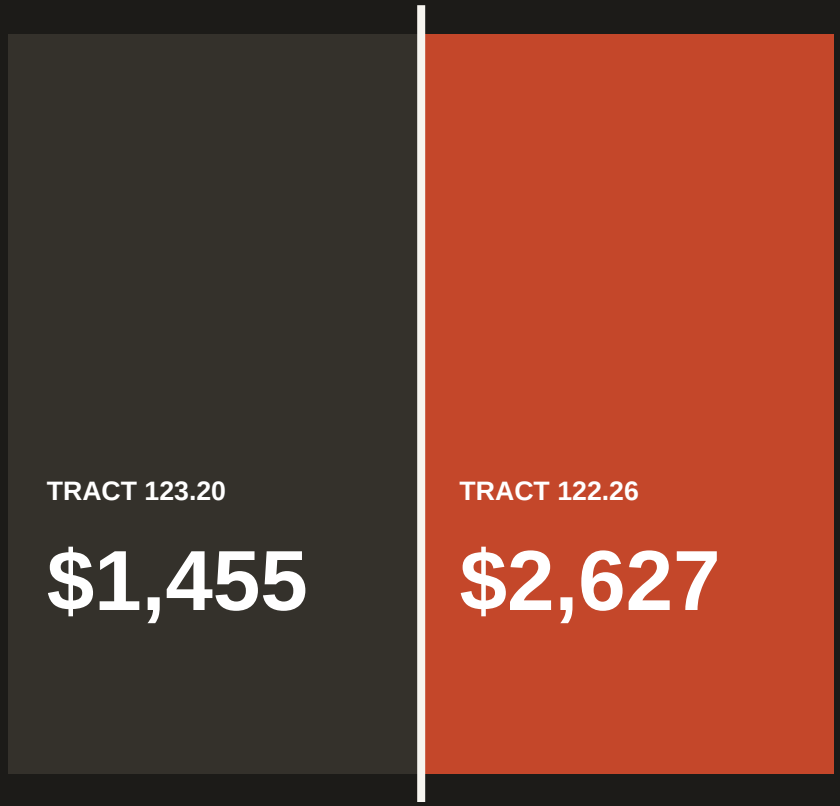


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $1,172.

A $1,172 gap between neighbors, the sharpest rent edge between adjacent tracts in Thurston County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

57% of the housing here was built before 2000.

1,987

homes permitted in ten years, 2016–2025

48%

of those were in multifamily buildings

57%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.4–2.2% to the 11,377 homes here.

44–252

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

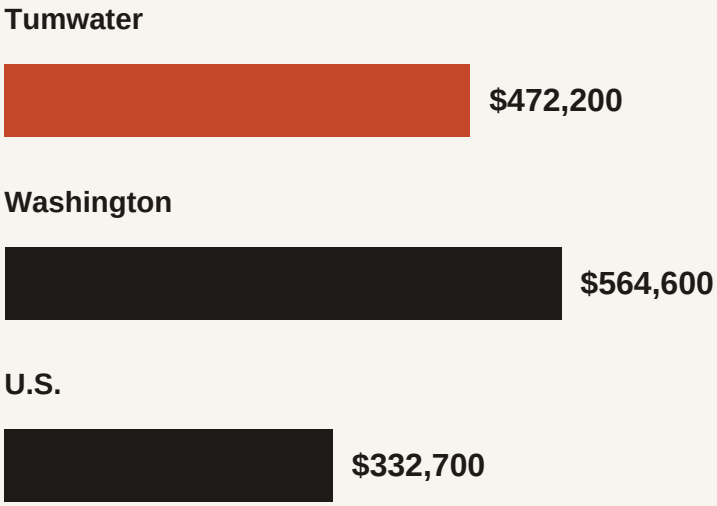
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 16% less than Washington's.

$472,200

median home value in Tumwater.



Source: Census ACS 5-year, 2020-2024

THAT WAS TUMWATER'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/tumwater/**