



Union Gap, Washington.

Current market data.

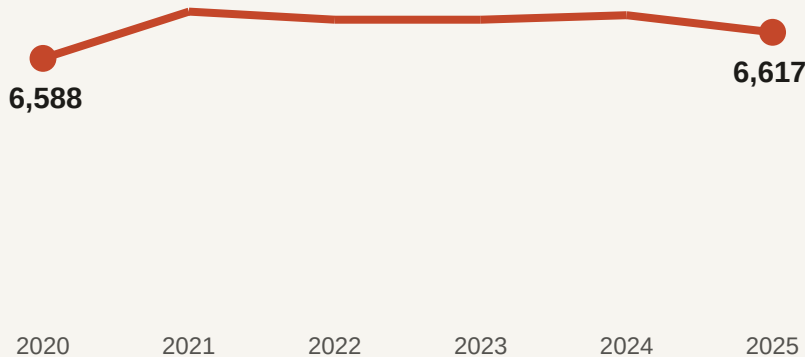
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

6,617

people, the 115th-largest of Washington's cities and towns.

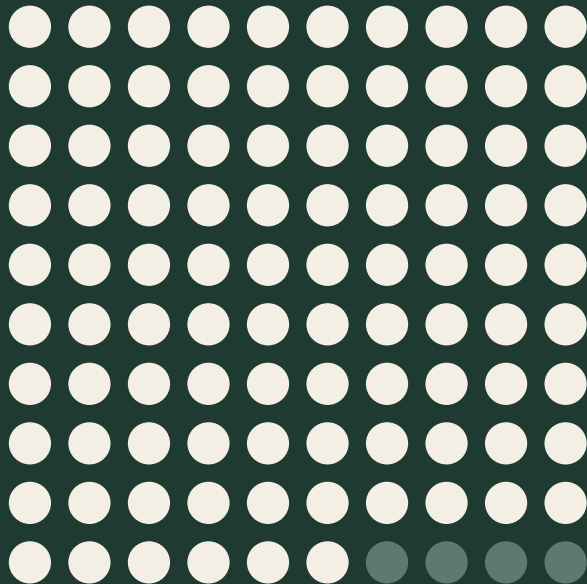


THE WORKDAY

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

95.6%

of 5,311 jobs located in Union Gap are filled by in-commuters.



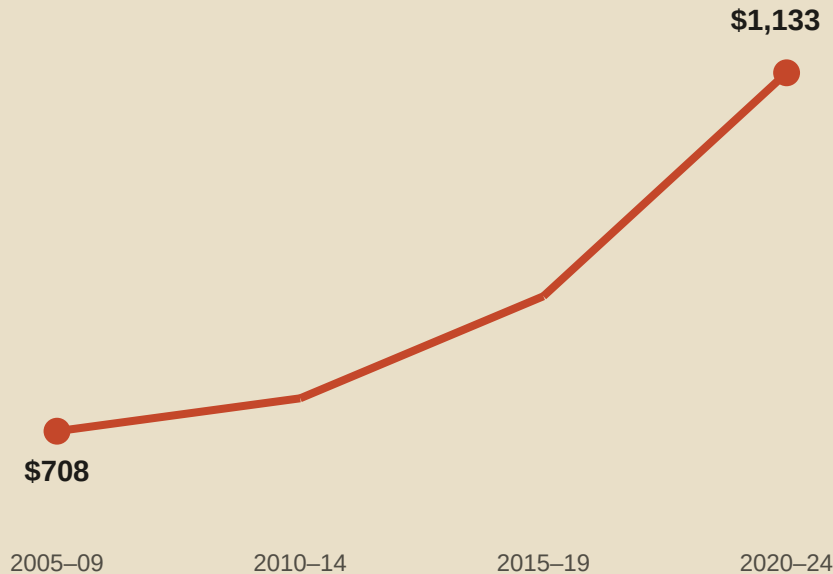
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 60%
since the 2005–2009
survey, before inflation.

\$1,133

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

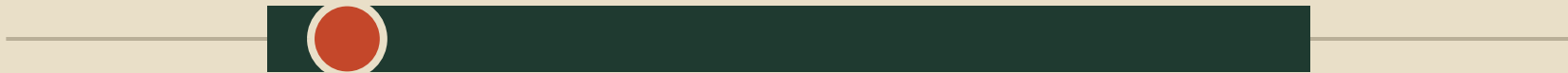
\$1,735



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,091–\$1,636



\$1,133 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

30

homes permitted, 2022–2025

47%

of those were in multifamily
buildings

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–2.3% to the 2,341 homes here.

10–53

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



HOME VALUE

A median home costs 63% less than Washington's.

\$210,600

median home value in Union Gap.

Union Gap



\$210,600

Washington



\$564,600

U.S.



\$332,700

THAT WAS UNION GAP'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/union-gap/

The Almanac · your hyper-diligent research partner