



University Place, Washington.

Current market data.

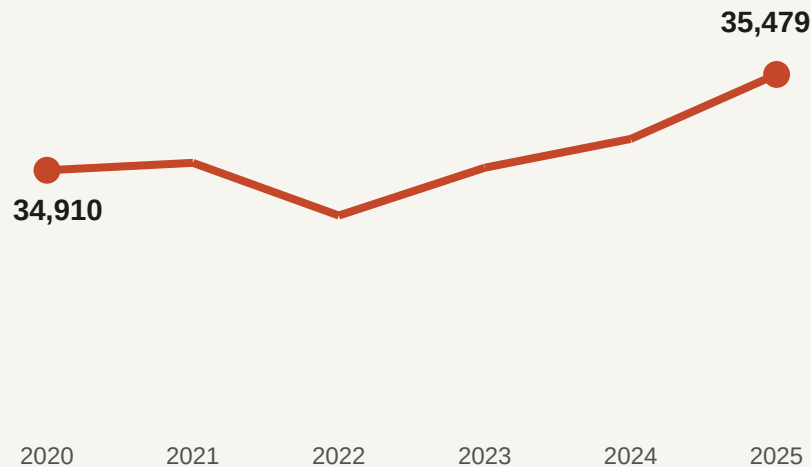
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.6% since 2020.

35,479

people, the 35th-largest of Washington's cities and towns.

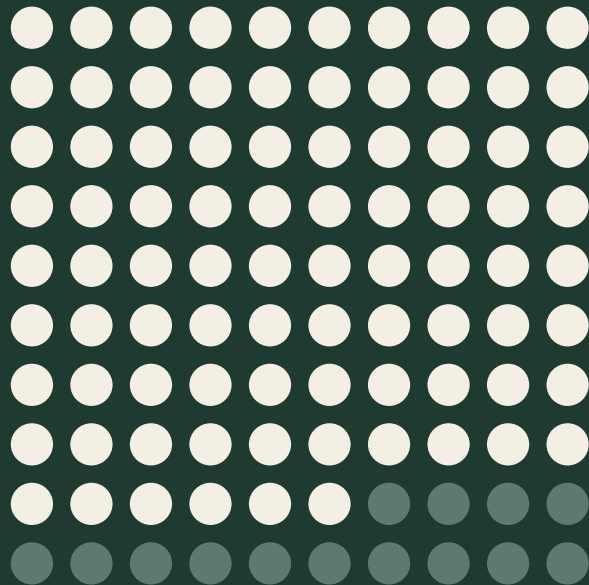


THE WORKDAY

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

85.7%

of 6,419 jobs located in University Place are filled by
in-commuters.



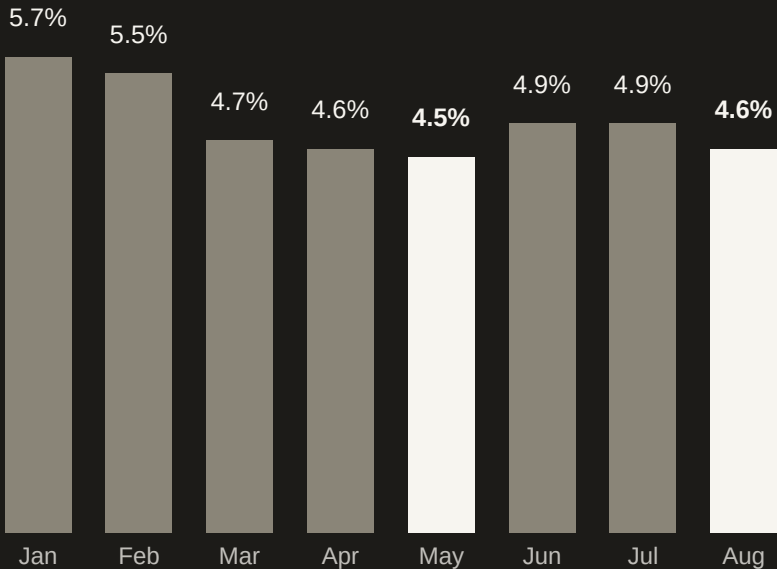
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
4.5%.

4.6%

in August 2026, the latest month released. A year earlier it was 4.7%.

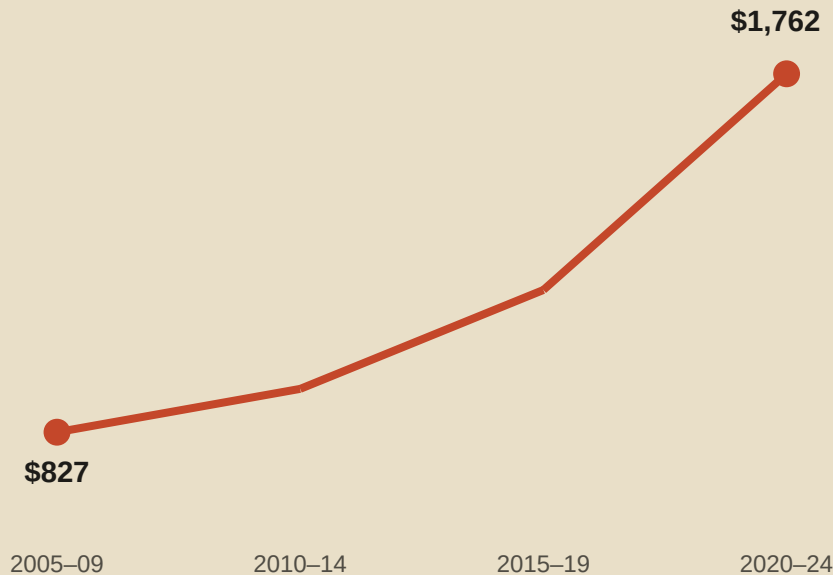


RENT

Median rent is up 113%
since the 2005–2009
survey, before inflation.

\$1,762

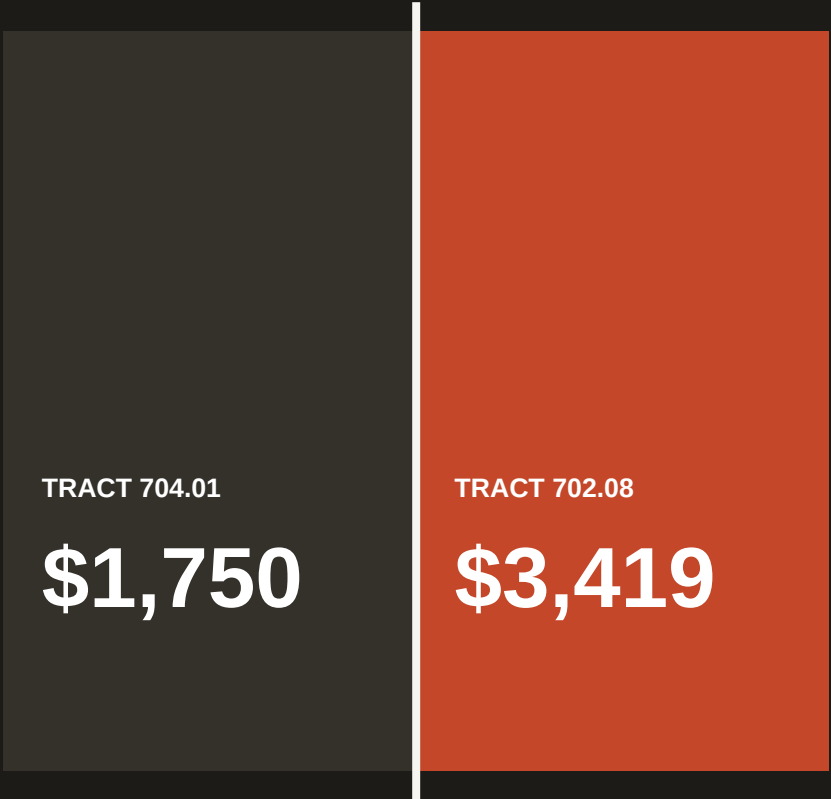
a month. Washington's median is \$1,760.



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.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,039–\$1,558



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1,506

homes permitted in ten years,
2016–2025

77%

of those were in multifamily
buildings

82%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.5% to the 14,216 homes here.

63–76

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



HOME VALUE

**A median home costs 11%
more than Washington's.**

\$624,800

median home value in University Place.

University Place



\$624,800

Washington



\$564,600

U.S.



\$332,700

THAT WAS UNIVERSITY PLACE'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/university-place/**](https://almanacdata.ai/e/wa/university-place/)

The Almanac · your hyper-diligent research partner