



Washougal, Washington.

Current market data.

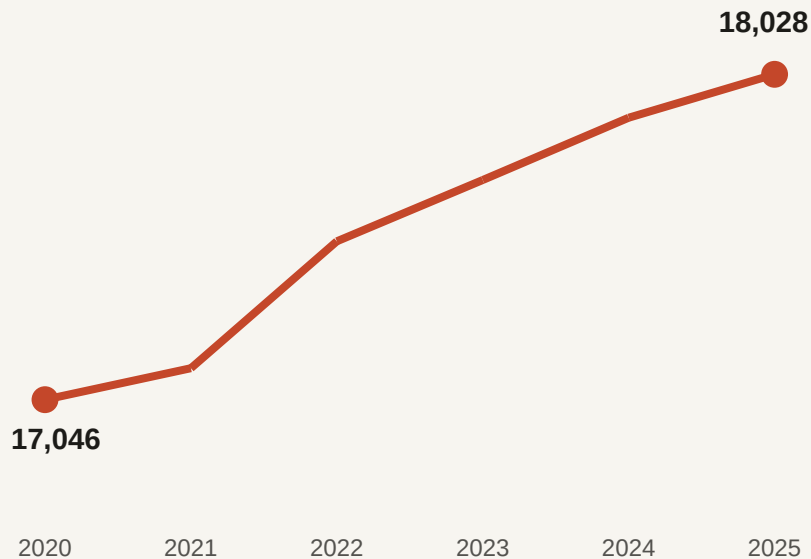
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 5.8% since
2020.**

18,028

people, the 64th-largest of Washington's cities and towns.



THE WORKDAY

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

79.4%

of 3,676 jobs located in Washougal are filled by in-commuters.



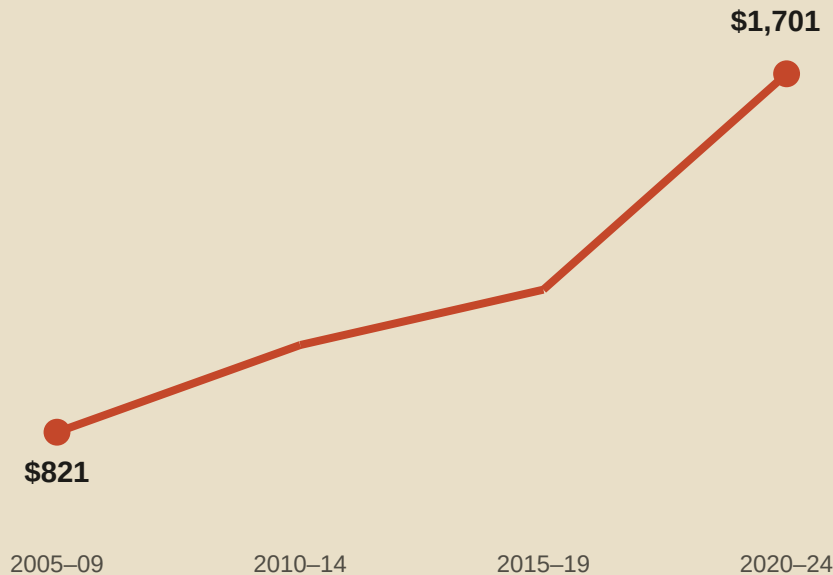
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 107%
since the 2005–2009
survey, before inflation.

\$1,701

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,750 gap between neighbors, the sharpest rent edge between adjacent tracts in Clark County.

TRACT 410.05

\$1,185

TRACT 403.04

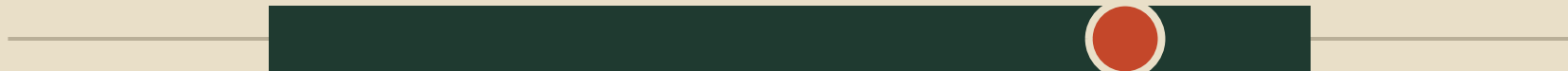
\$2,935



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,205–\$1,808



\$1,701 median

is the monthly rent range local workforce wages support.

BUILDING

52% of the housing here was built before 2000.

1,203

homes permitted in ten years,
2016–2025

32%

of those were in multifamily
buildings

52%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.6% to the 6,342 homes here.

22–37

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



HOME VALUE

A median home costs 2% less than Washington's.

\$552,300

median home value in Washougal.

Washougal



\$552,300

Washington



\$564,600

U.S.



\$332,700

THAT WAS WASHOUGAL'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/washougal/

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