



West Richland, Washington.

Current market data.

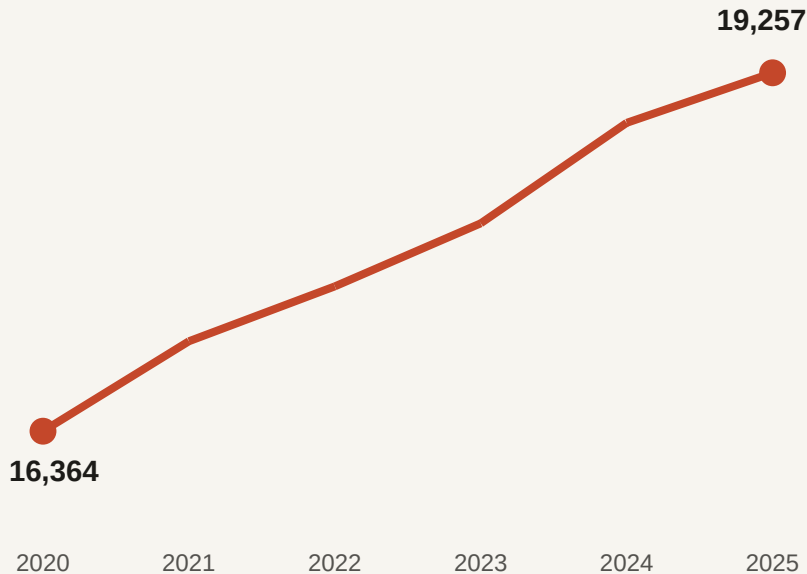
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 17.7% since 2020.

19,257

people, the 62nd-largest of Washington's cities and towns.



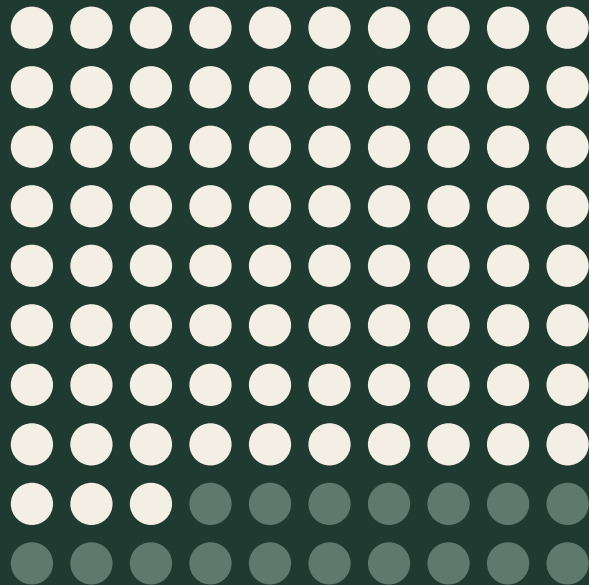
THE WORKDAY

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

82.9%

of 3,190 jobs located in West Richland are filled by
in-commuters.

Source: Census LEHD LODES, 2023



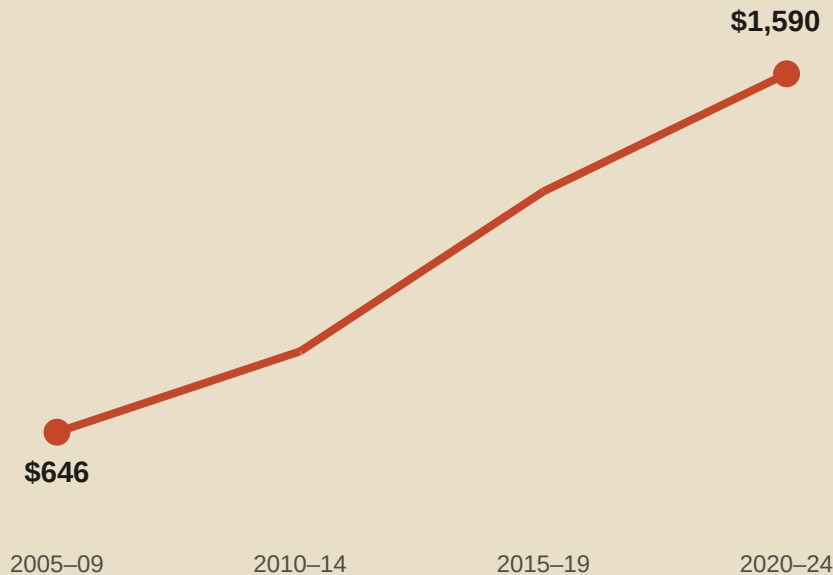
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 146%
since the 2005–2009
survey, before inflation.

\$1,590

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,698 gap between neighbors, the sharpest rent edge between adjacent tracts in Benton County.

TRACT 116

\$492

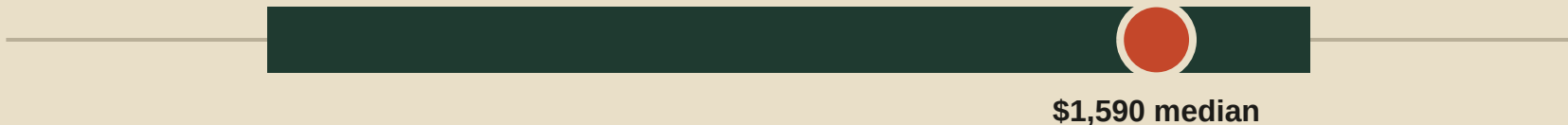
TRACT 115.06

\$2,190

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,114–\$1,672



is the monthly rent range local workforce wages support.

BUILDING

46% of the housing here was built before 2000.

1,800

homes permitted in ten years,
2016–2025

23%

of those were in multifamily
buildings

46%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 6,244 homes here.

13–32

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



HOME VALUE

A median home costs 21% less than Washington's.

\$448,300

median home value in West Richland.

West Richland



\$448,300

Washington



\$564,600

U.S.



\$332,700



THAT WAS WEST RICHLAND'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/west-richland/

The Almanac · your hyper-diligent research partner