



Woodinville, Washington.

Current market data.

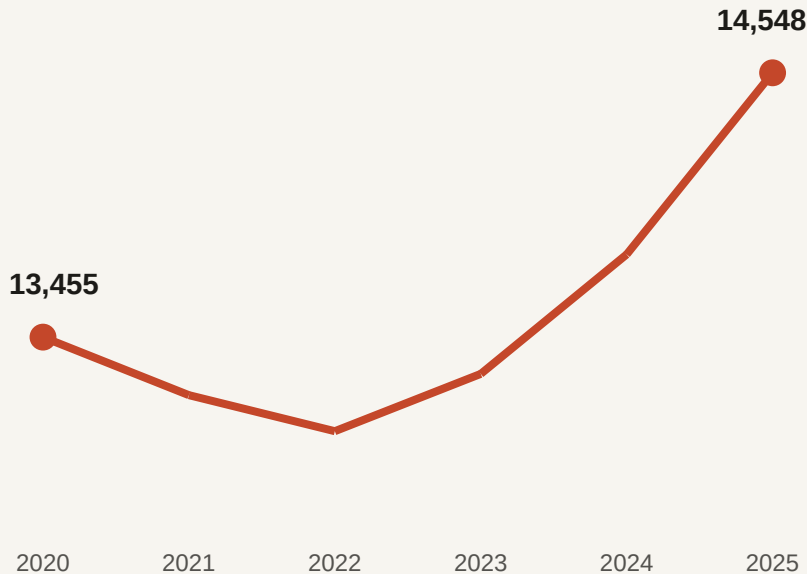
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.1% since 2020.

14,548

people, the 70th-largest of Washington's cities and towns.



THE WORKDAY

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

97.6%

of 13,396 jobs located in Woodinville are filled by
in-commuters.

Source: Census LEHD LODES, 2023



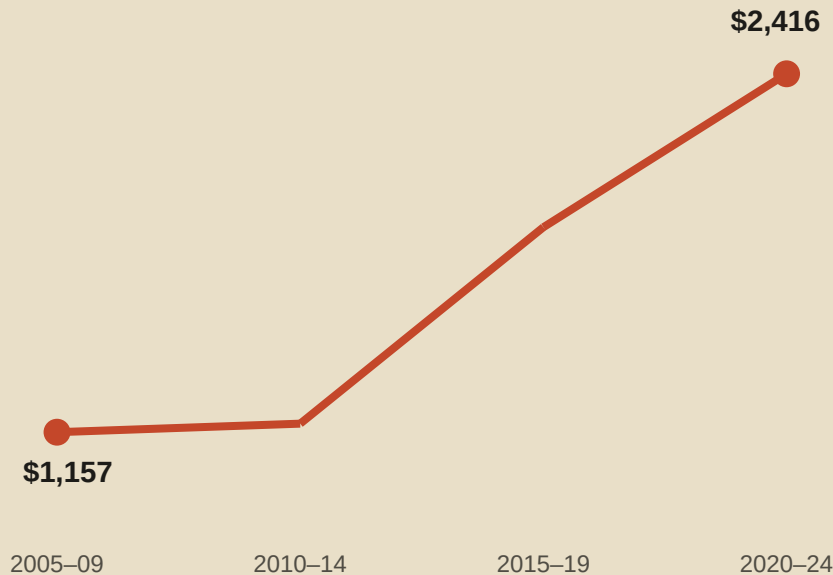
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 109%
since the 2005–2009
survey, before inflation.

\$2,416

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,821 gap between neighbors, the sharpest rent edge between adjacent tracts in King County.

TRACT 304.05

\$680

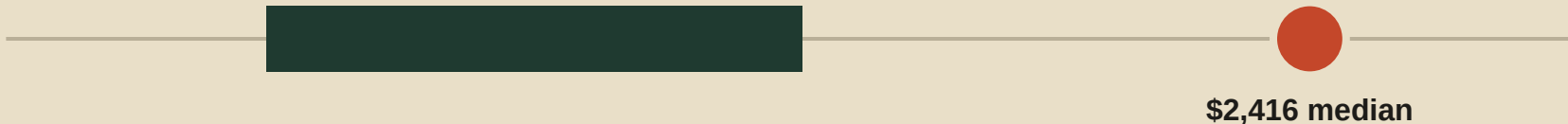
TRACT 299.02

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,224–\$1,836



is the monthly rent range local workforce wages support.

BUILDING

56% of the housing here was built before 2000.

2,616

homes permitted in ten years,
2016–2025

83%

of those were in multifamily
buildings

56%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–2.4% to the 5,626 homes here.

26–134

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



HOME VALUE

A median home costs 95% more than Washington's.

\$1,100,100

median home value in Woodinville.

Woodinville



\$1,100,100

Washington



\$564,600

U.S.



\$332,700

THAT WAS WOODINVILLE'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/woodinville/

The Almanac · your hyper-diligent research partner