



Yelm, Washington.

Current market data.

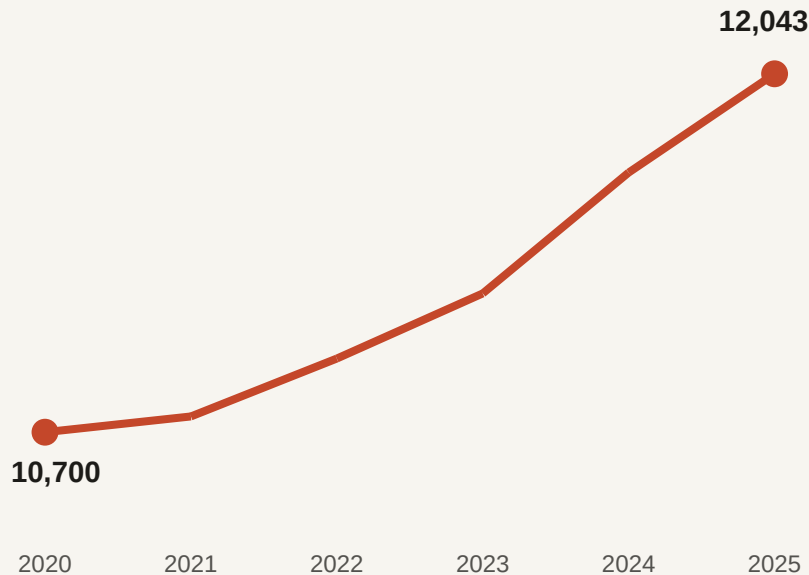
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 12.6% since 2020.

12,043

people, the 84th-largest of Washington's cities and towns.

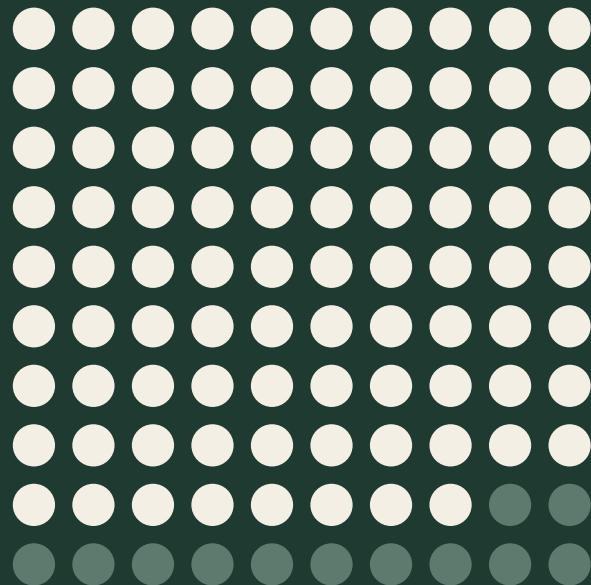


THE WORKDAY

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

88.3%

of 2,359 jobs located in Yelm are filled by in-commuters.



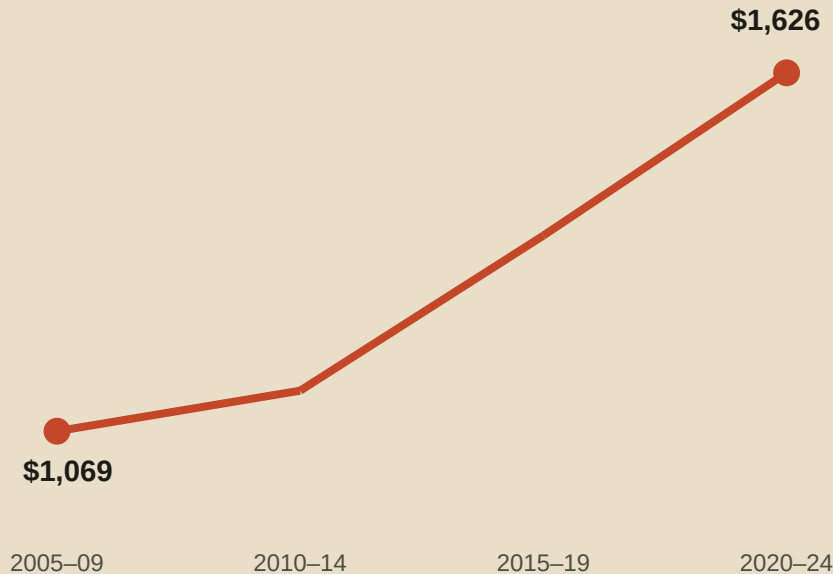
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 52%
since the 2005–2009
survey, before inflation.

\$1,626

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



THE SEAM

Cross one tract line and median rent jumps \$1,172.

A \$1,172 gap between neighbors, the sharpest rent edge between adjacent tracts in Thurston County.

TRACT 123.20

\$1,455

TRACT 122.26

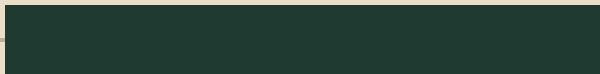
\$2,627



ROOM TO BUILD

The median rent is above what local wages can carry.

\$847–\$1,270



\$1,626 median

is the monthly rent range local workforce wages support.

BUILDING

38% of the housing here was built before 2000.

802

homes permitted in ten years,
2016–2025

21%

of those were in multifamily
buildings

38%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–0.6% to the 3,748 homes here.

17–24

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



HOME VALUE

A median home costs 19% less than Washington's.

\$455,300

median home value in Yelm.

Yelm



\$455,300

Washington



\$564,600

U.S.



\$332,700

THAT WAS YELM'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/yelm/

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