ZIP 98012, Mill Creek, Washington.

Current market data.

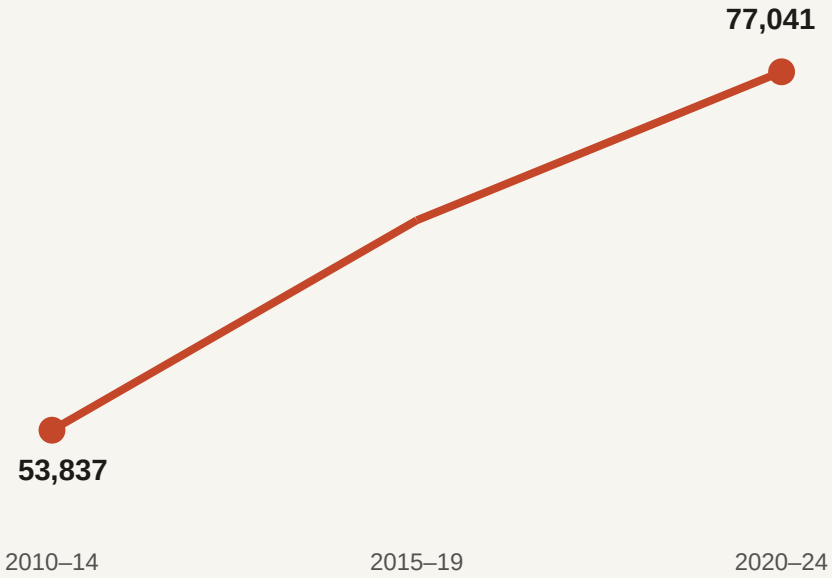
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

77,041 people call ZIP 98012 home.

77,041

people.



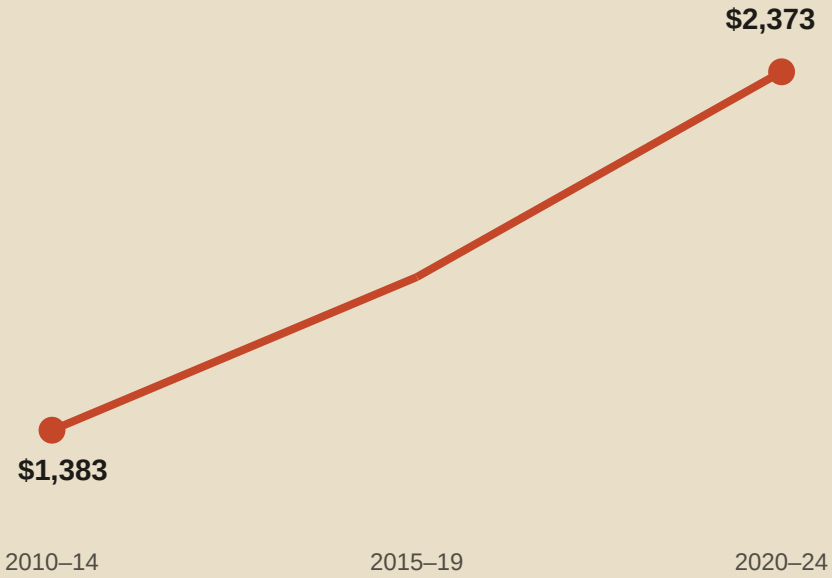
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 72% since the 2010–2014 survey, before inflation.

$2,373

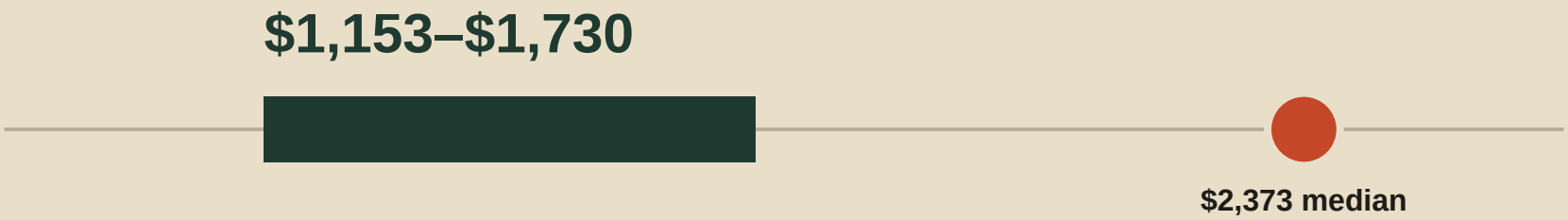
a month. Washington's median is $1,760.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

51% of the housing here was built before 2000.

51%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.4% to the 28,674 homes here.

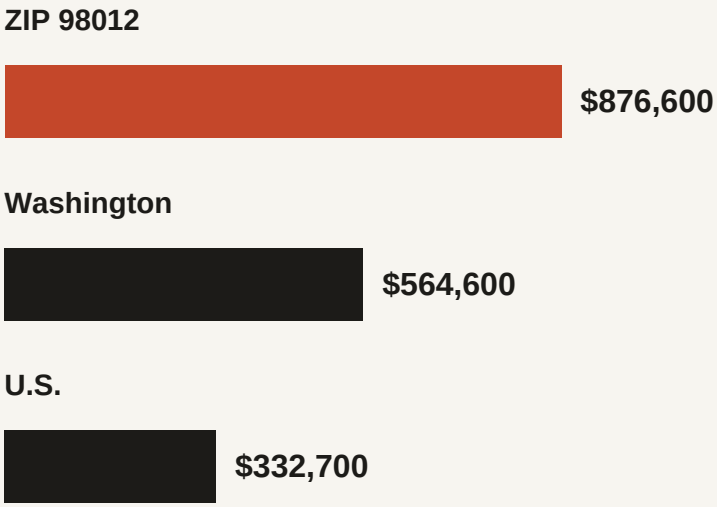
107–126

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 55% more than Washington's.



$876,600

median home value in ZIP 98012.

Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 98012'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/zip/98012/**