ZIP 98031, Kent, Washington.

Current market data.

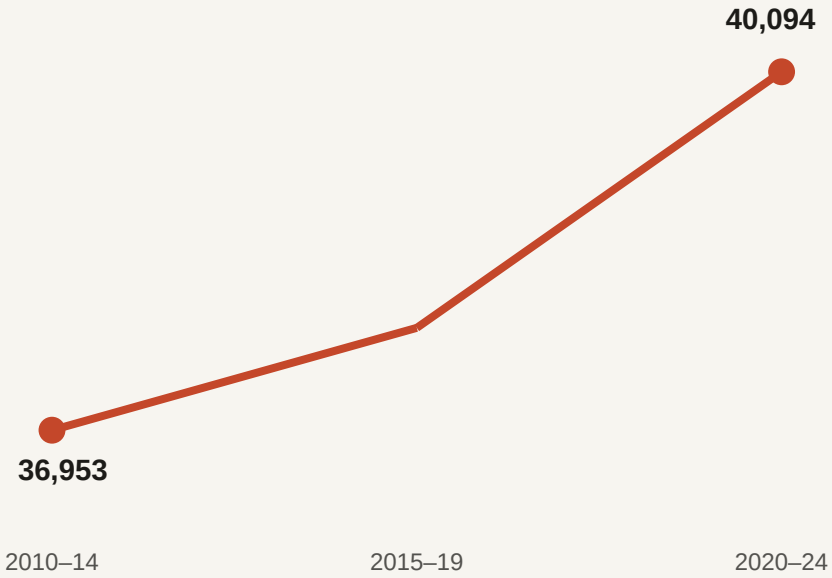
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

40,094 people call ZIP 98031 home.

40,094

people.



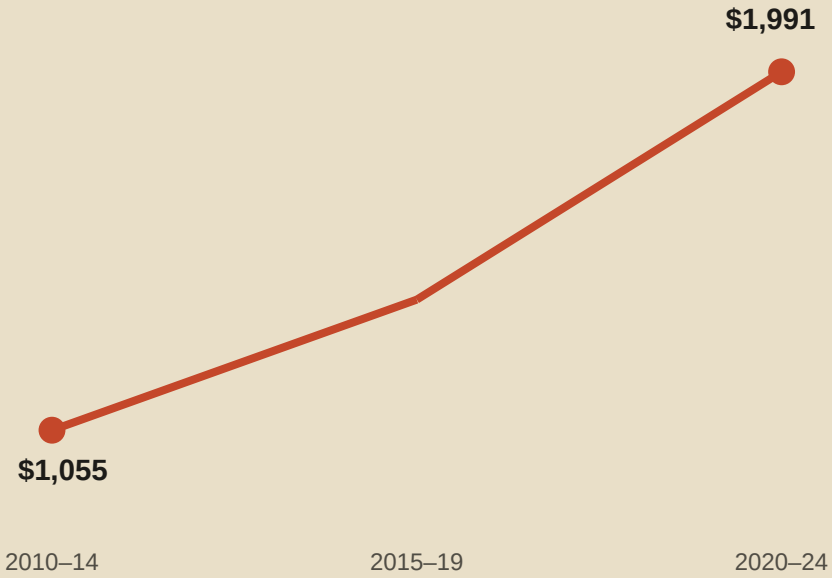
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 89% since the 2010–2014 survey, before inflation.

$1,991

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

Most of the housing here is older than 2000.

81%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3–0.4% to the 14,599 homes here.

46–65

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

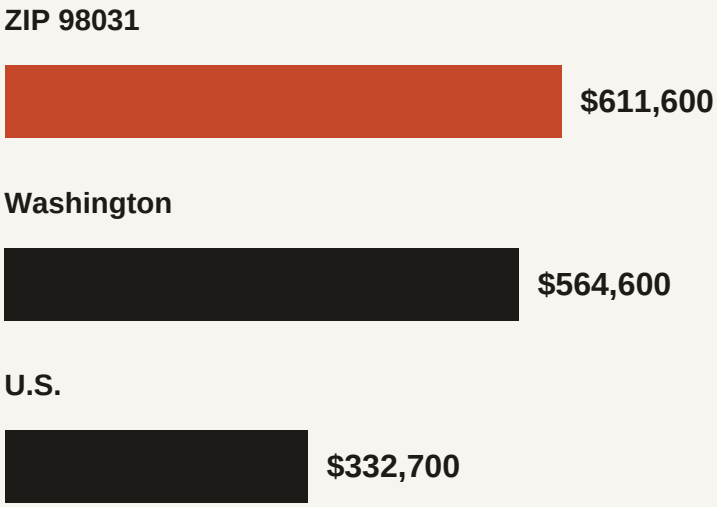
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 8% more than Washington's.

$611,600

median home value in ZIP 98031.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 98031'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/98031/**