ZIP 99216, Spokane Valley, Washington.

Current market data.

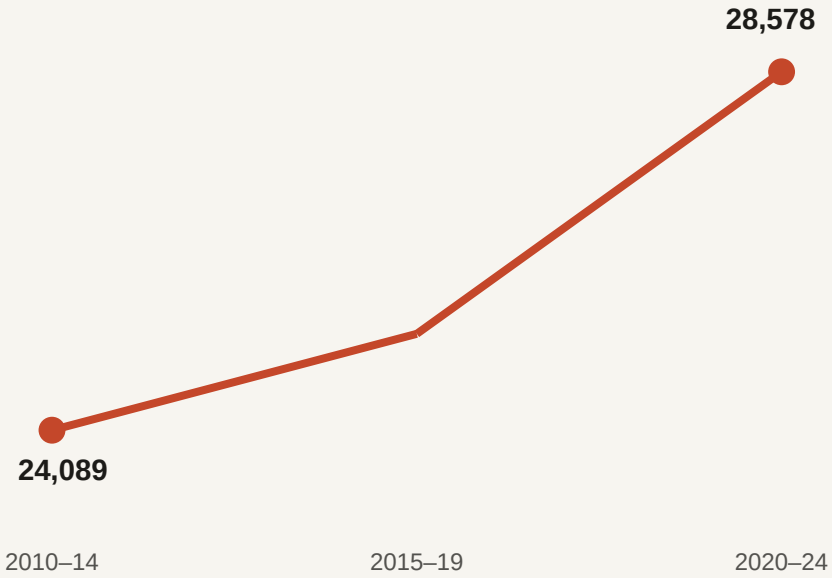
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

28,578 people call ZIP 99216 home.

28,578

people.



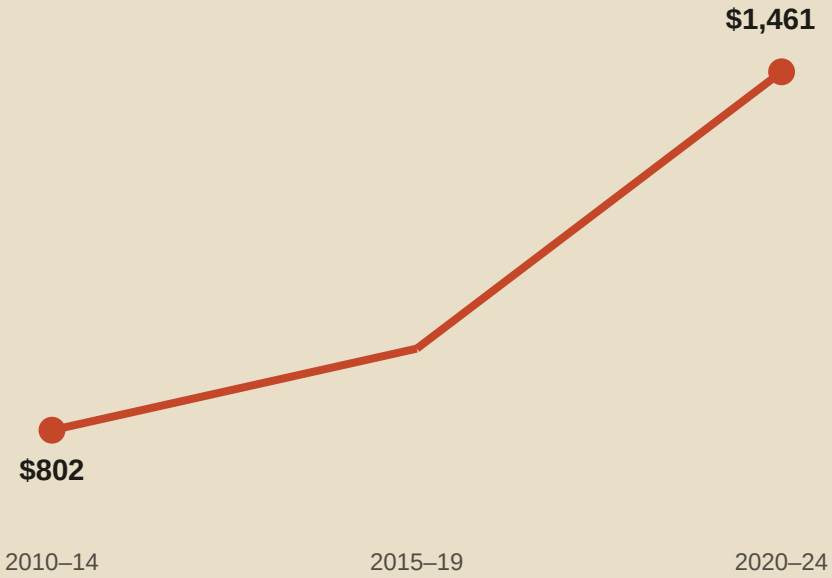
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 82% since the 2010–2014 survey, before inflation.

$1,461

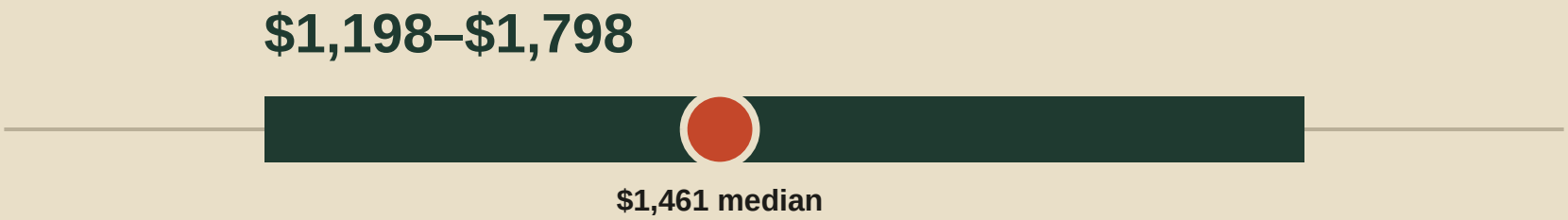
a month. Washington's median is $1,760.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside 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

71% of the housing here was built before 2000.

71%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.5–1.7% to the 13,000 homes here.

63–222

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

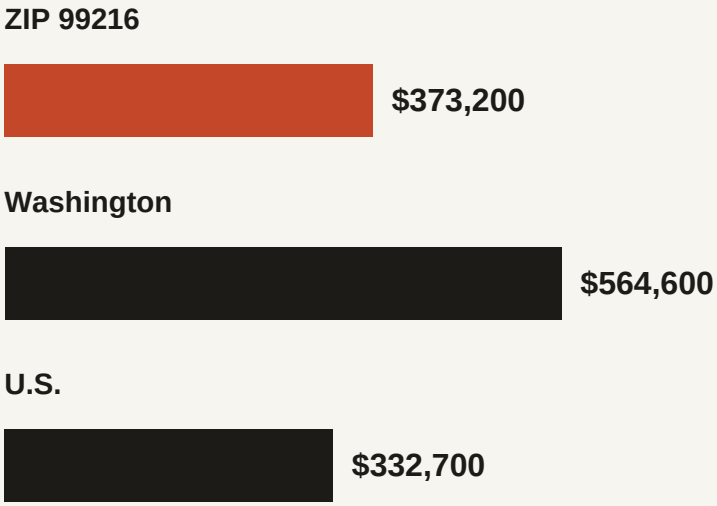
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 34% less than Washington's.

$373,200

median home value in ZIP 99216.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 99216'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/99216/**