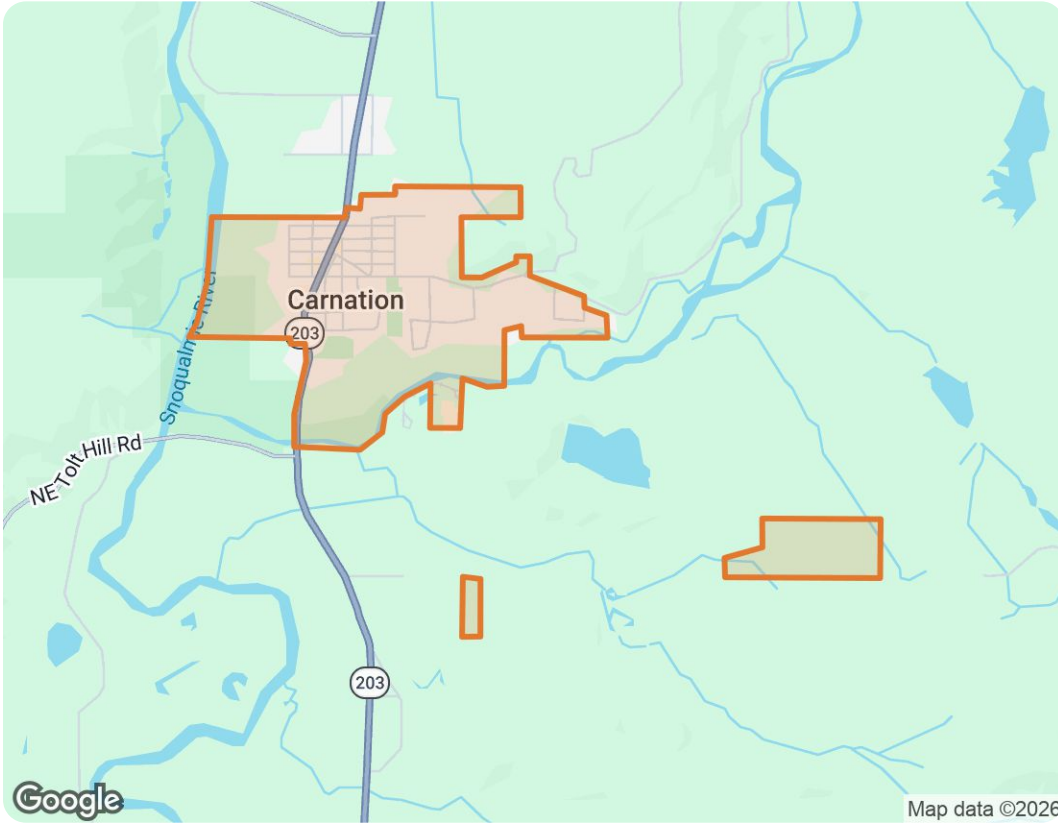


## Carnation, Washington

---



- 📞 Office (888) 821-0556
- ✉️ team@shopprop.com
- 🌐 www.shopprop.com

# Shop|Prop

ShopProp Inc.



# Carnation, Washington

## Housing

### Housing Facts & Stats

	Carnation	King County	Washington	USA
Median Estimated Home Value	\$1.05M	\$859K	\$616K	\$369K
Est. Home Value 12-Mo. Change	-0.2%	-2.6%	-1.5%	-0.2%
Median List Price	-	-	\$539K	-
List Price 1-Month Change	-	-	+2.7%	-
List Price 12-Month Change	-	-	+0.7%	-
Median Home Age	40	49	45	44
Own	81%	56%	64%	65%
Rent	19%	44%	36%	35%
<b>\$ Total Value</b> <small>(of all buildings for which permits were issued)</small>	-	\$2.71B	\$10.38B	\$384.62B
<b>% Change in permits</b> <small>(for all buildings)</small>	-	+5%	+6%	+6%
<b>% Change in \$ value</b> <small>(for all buildings)</small>	-	+8%	+9%	+5%



# Carnation, Washington

## May 2026 Median Estimated Property Value

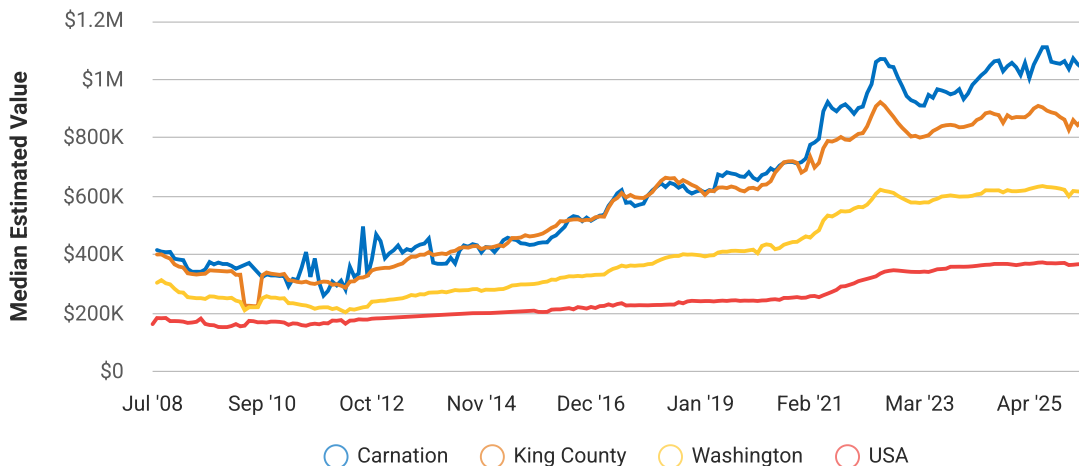
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

<b>Median Estimated Value</b> <b>\$1,048,440</b>	<b>Last Month Change</b> <b>+0.8%</b>	<b>12 Month Change</b> <b>-0.2%</b>
---	--	--



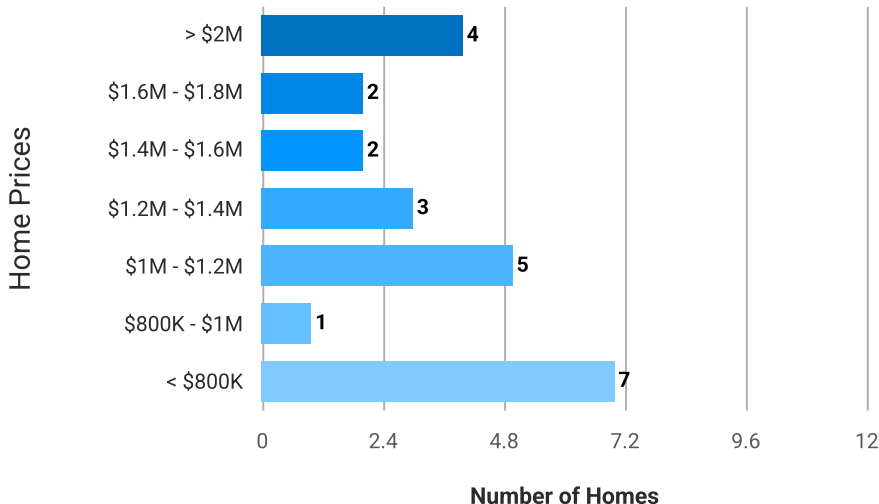
## Sold Home Stats

### Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily



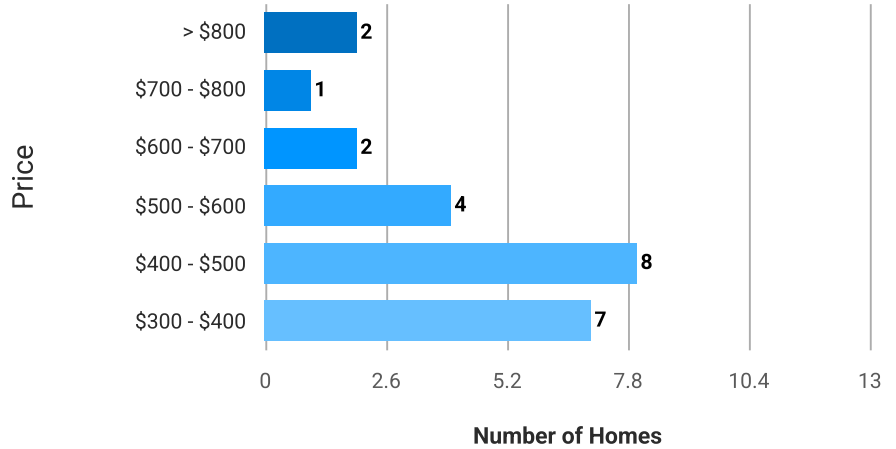
# Carnation, Washington

## Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

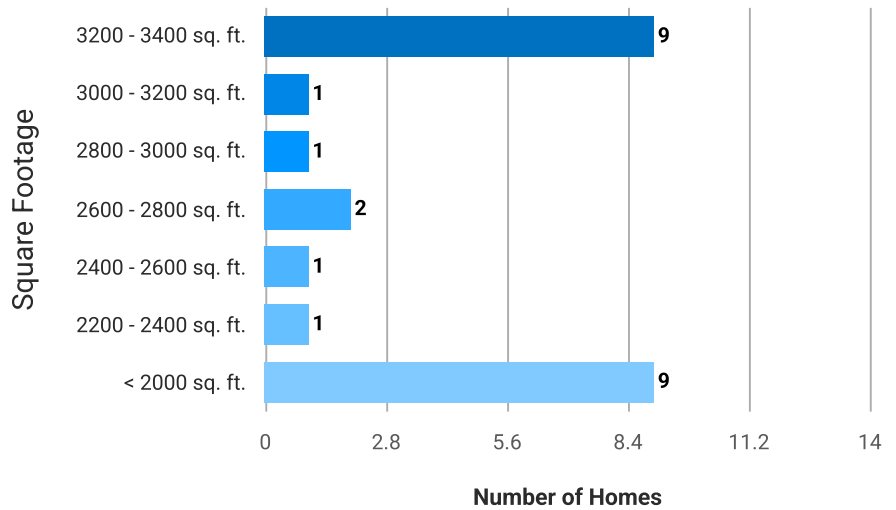


## Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

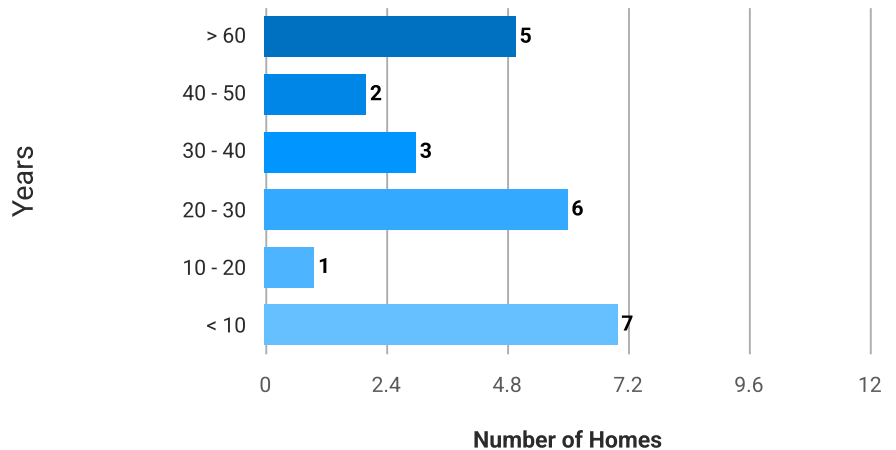


## Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily



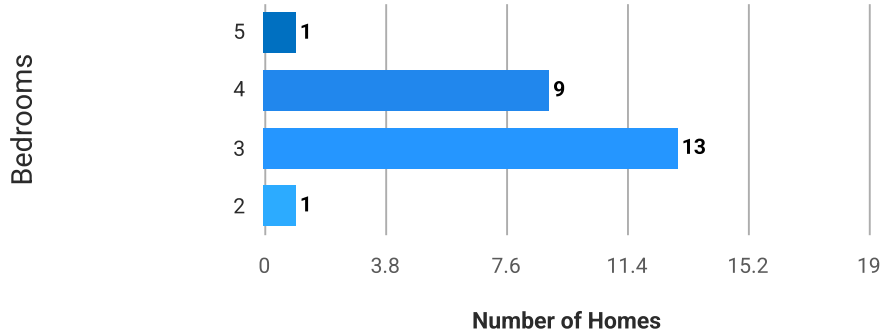
# Carnation, Washington

## Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



# People

## People Facts & Stats

	Carnation	King County	Washington	USA
Population	2K	2.26M	7.74M	332.39M
Population Density per Sq Mi	2.14K	1.07K	116	94
Pop Change since 2020	+0%	+0%	+4.8%	+2.5%
Median Age	38	37	38	39
Male / Female Ratio	49%	51%	50%	50%

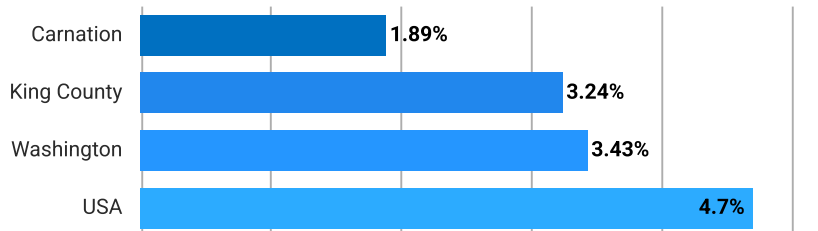
## Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

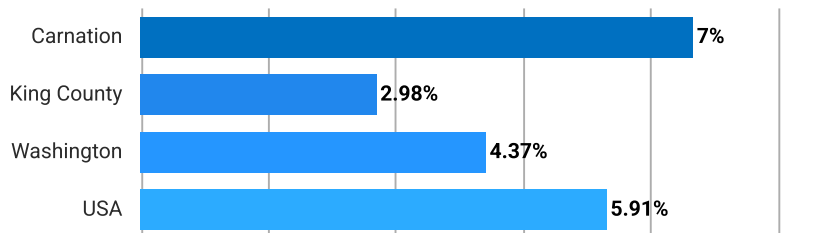
### Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



### Some High School

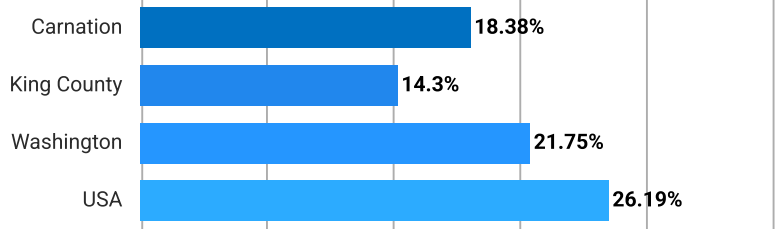
This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



# Carnation, Washington

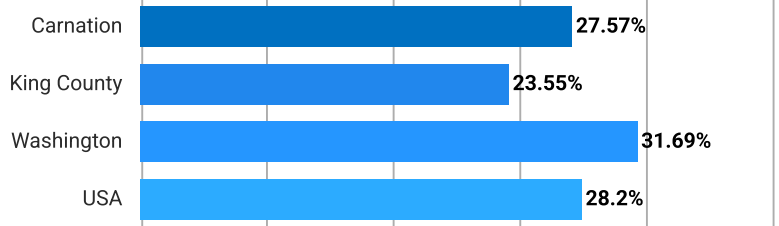
## High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



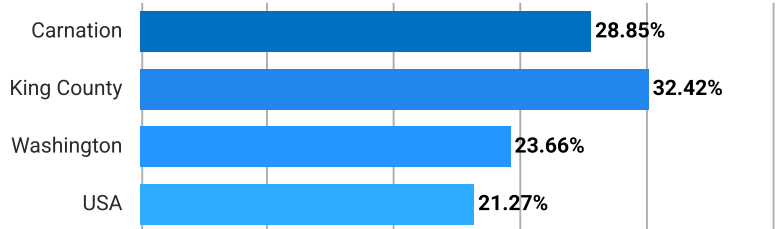
## Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



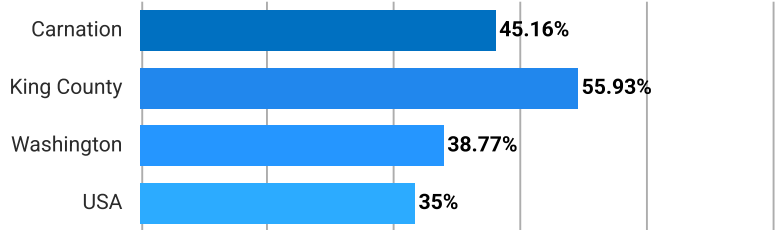
## Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



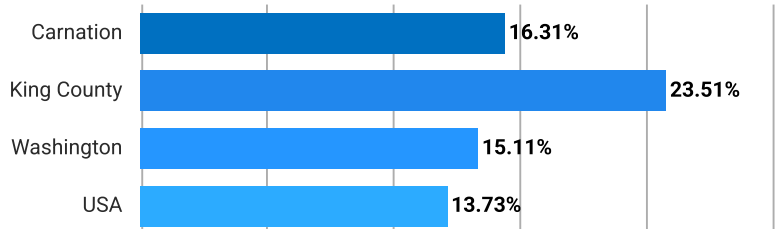
## Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



## Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



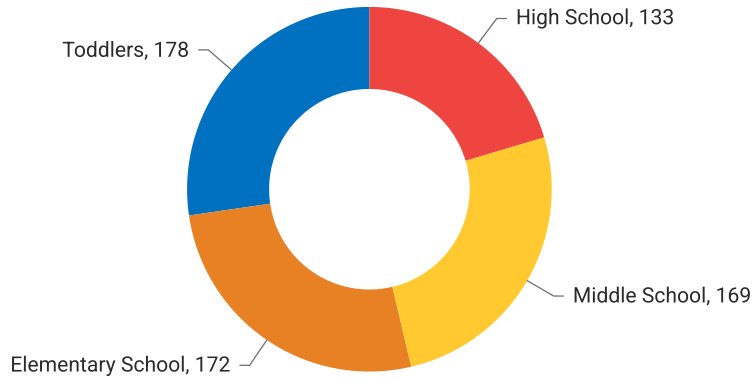
# Carnation, Washington

## Population of Children by Age Group in Carnation

This chart shows the distribution of the population of children by age range – from birth to 17 – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



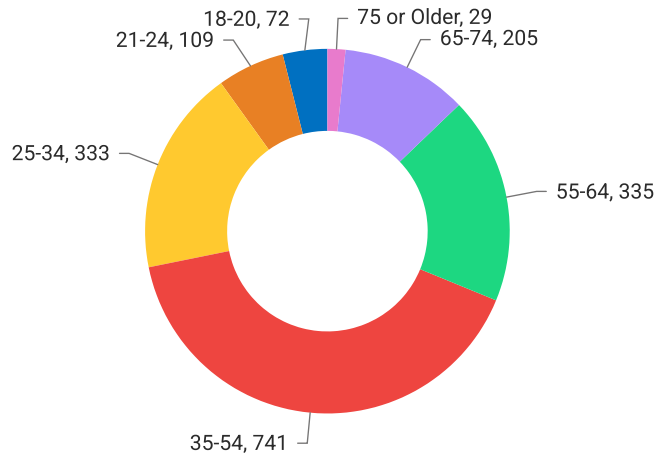
● 27.3% Toddlers  
 ● 26.38% Elementary School  
 ● 25.92% Middle School  
 ● 20.4% High School

## Population of Adults by Age Group in Carnation

This chart shows the distribution of the population of adults by age range – from 18 to 75-plus – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



● 3.95% 18-20  
 ● 5.98% 21-24  
 ● 18.26% 25-34  
 ● 40.63% 35-54  
 ● 18.37% 55-64  
 ● 11.24% 65-74  
 ● 1.59% 75 or Older



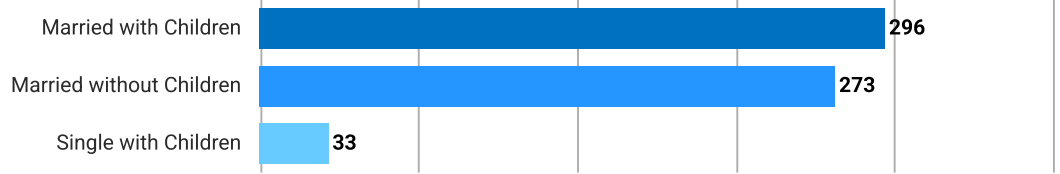
# Carnation, Washington

## Households With Children in Carnation

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

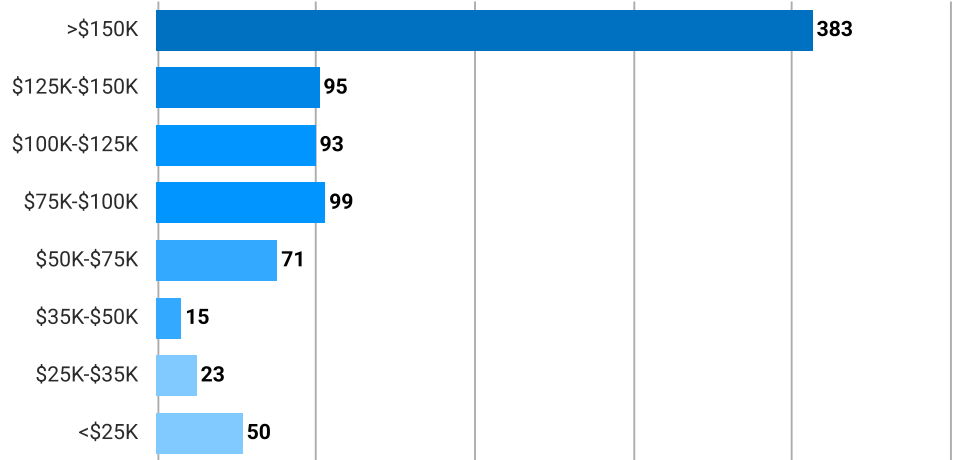


## Household Income Brackets in Carnation

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



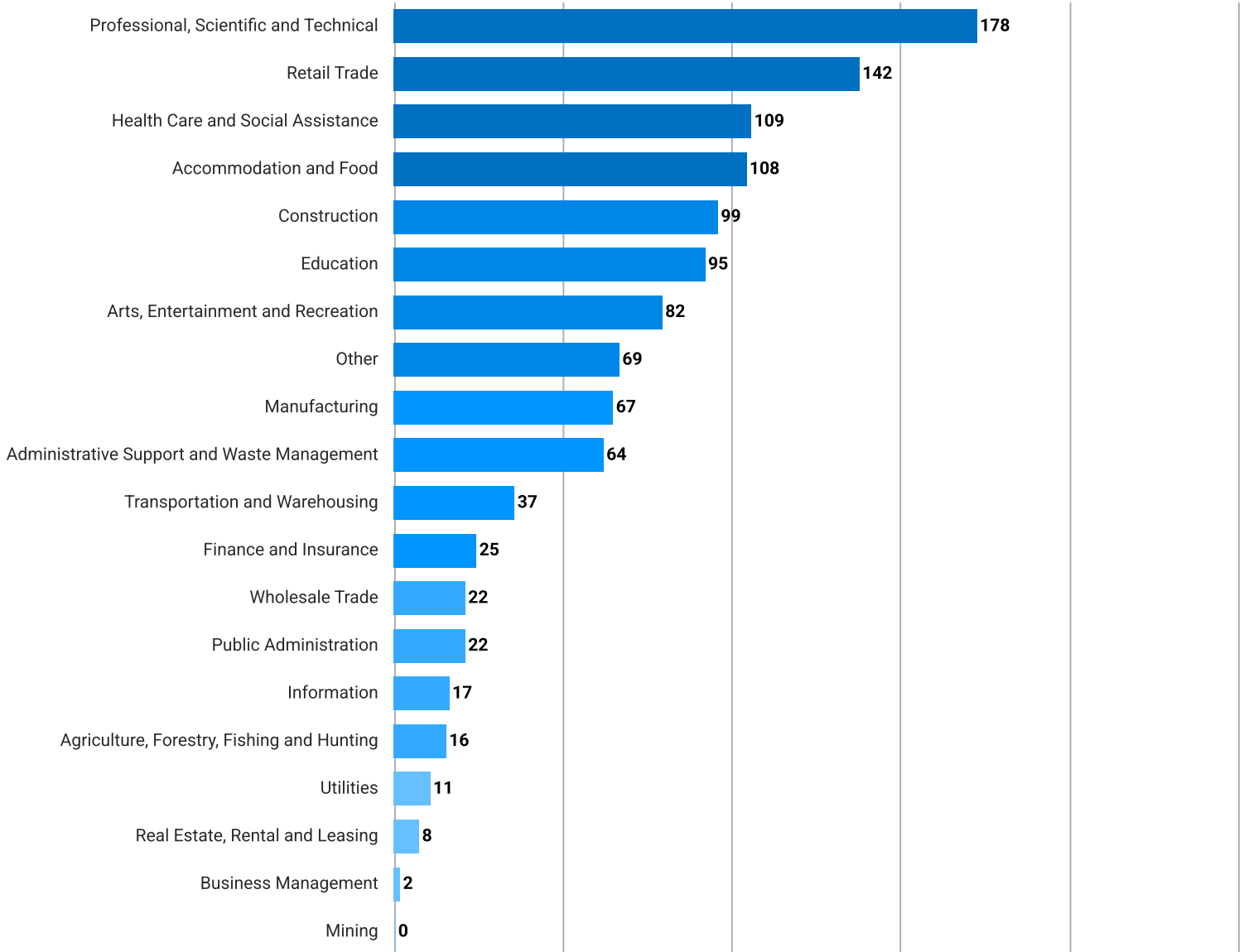
# Carnation, Washington

## Occupational Categories in Carnation

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

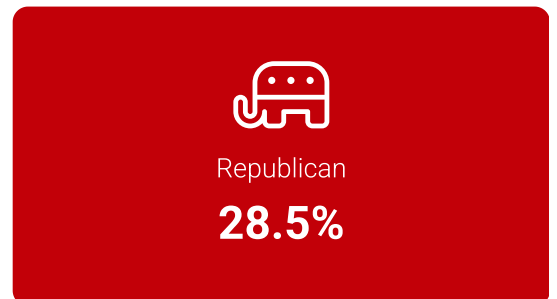
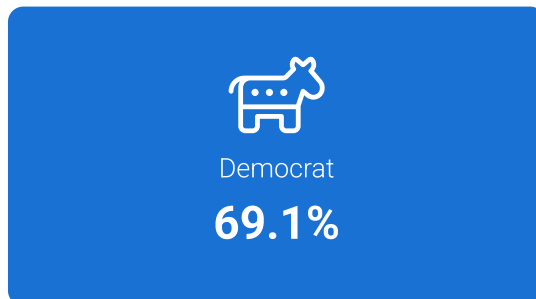


## Presidential Voting Pattern in Carnation

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially



# Carnation, Washington

## Economy

### Economic Facts & Stats

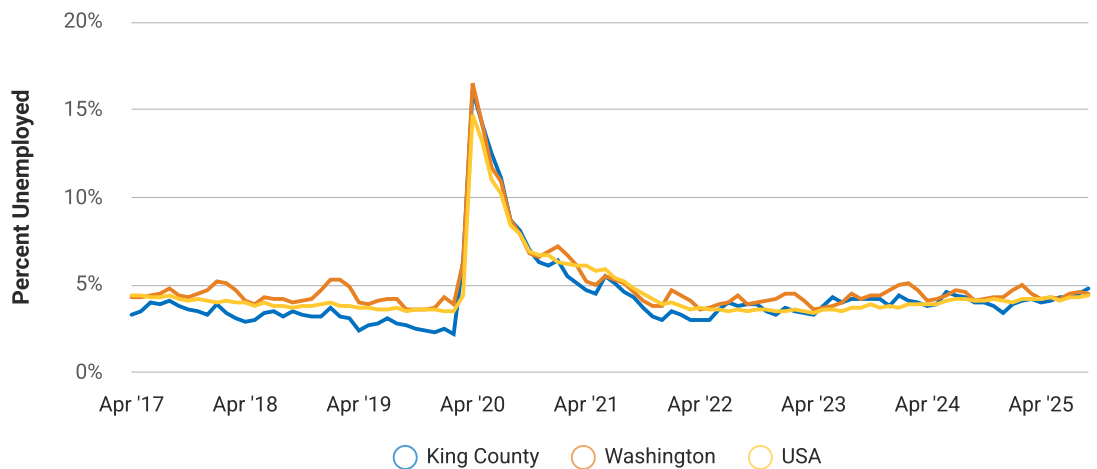
	Carnation	King County	Washington	USA
Income Per Capita	\$59,679	\$71,062	\$51,493	\$43,289
Median Household Income	\$141,097	\$122,148	\$94,952	\$78,538
Unemployment Rate	–	4.8%	4.5%	4.4%
Number Unemployed	–	65K	182K	7.61M
Number Employed	–	1.3M	3.89M	163.66M
Number in Labor Force	–	1.37M	4.07M	171.26M

### Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



# Carnation, Washington

## Quality of Life

### Quality of Life Facts & Stats

	Carnation	King County	Washington	USA
<b>Elevation</b> (in feet)	361	1,805	2,233	–
<b>Annual Rainfall</b> (in inches)	60	71.17	42.19	–
<b>Annual Snowfall</b> (in inches)	10.12	40.95	41.49	–
<b>Days of Full Sun</b> (per year)	67	67	76	–
<b>Travel Time to Work</b> (in minutes)	34	28	27	27
<b>Water Quality</b> (Health Violations)	–	–	–	–
<b>Water Quality</b> (Monitoring and Report Violations)	–	–	–	–
<b>Superfund Sites</b>	–	15	128	2,466
<b>Brownfield Sites</b>	No	Yes	Yes	No



# Carnation, Washington

## AARP Livability™ Index for 98014



A score over 50 is above average

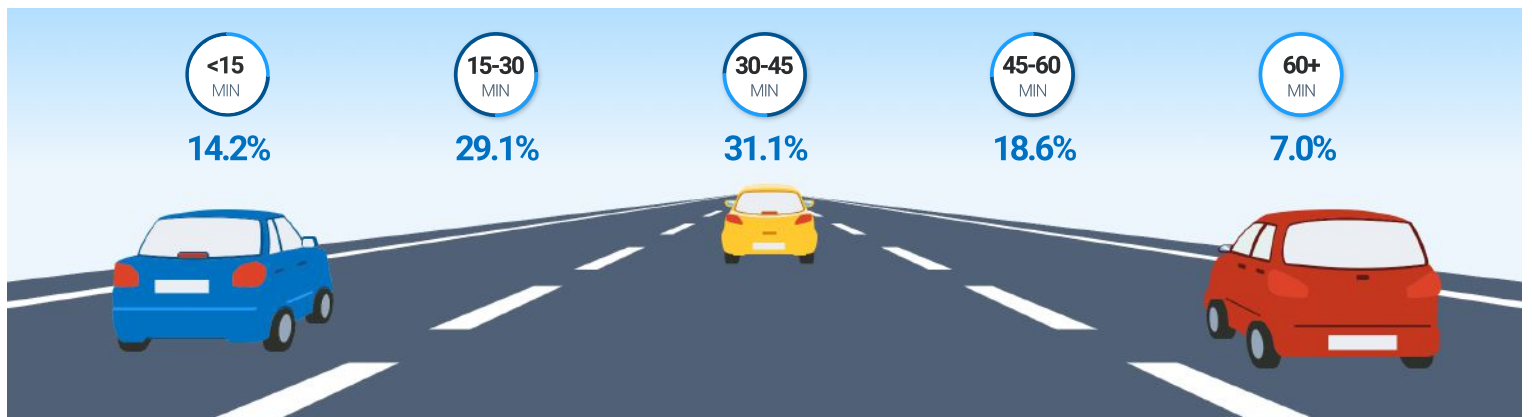
<b>Housing</b>	<b>33</b>
Affordability & Access	
<b>Neighborhood</b>	<b>43</b>
Access to Life, Work & Play	
<b>Transportation</b>	<b>41</b>
Safe & Convenient Options	
<b>Environment</b>	<b>60</b>
Clean Air & Water	
<b>Health</b>	<b>75</b>
Prevention, Access & Quality	
<b>Engagement</b>	<b>52</b>
Civic & Social Involvement	
<b>Opportunity</b>	<b>72</b>
Inclusion & Possibilities	

## Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually



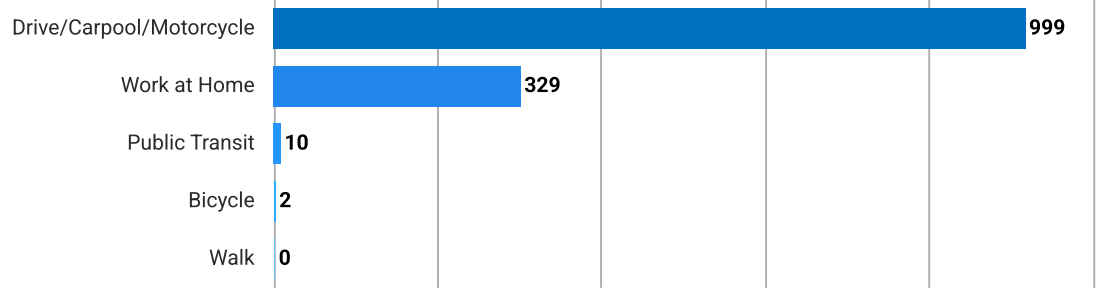
# Carnation, Washington

## How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually



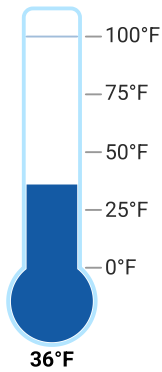
## Average Monthly Temperature

This chart shows average temperatures in the area you searched.

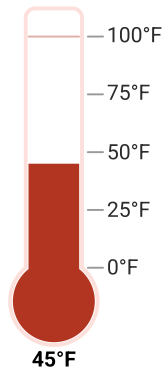
Source: NOAA

Update Frequency: Annually

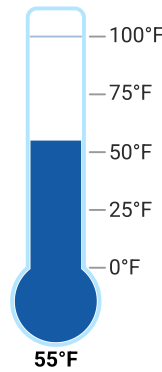
Avg. January Min. Temp



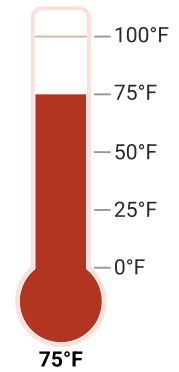
Avg. January Max. Temp



Avg. July Min. Temp



Avg. July Max. Temp



## Nearby Neighborhoods

### Cities near Carnation, Washington

#### Ames Lake, Washington

Median Estimate Home Value	-
Number of Homes	-
Total Population	1,138

#### Lake Marcel-Stillwater, Washington

Median Estimate Home Value	-
Number of Homes	-
Total Population	1,463

# Carnation, Washington

## About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

## Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

