

Rochester

Community · WA · Washington > Thurston County

BALANCED MARKET

\$510K

MEDIAN SALE PRICE

+7.0%

1-YR CHANGE

138

SALES (12 MO)

\$516K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



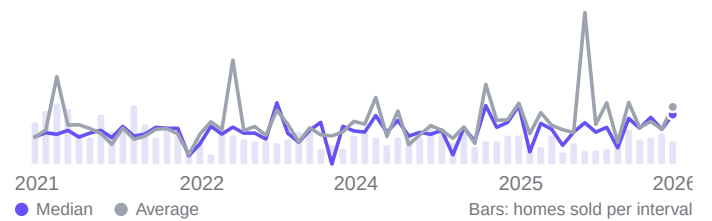
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$540K · Average \$579K

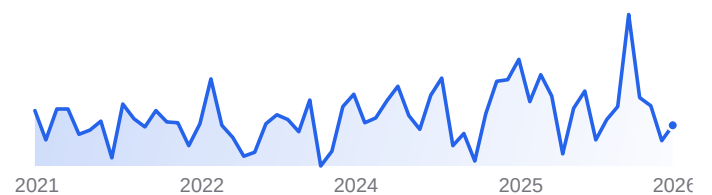
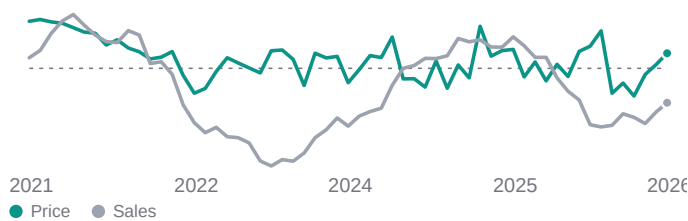


Growth (year over year)

Price +7.0% · Sales -15.9%

Price per square foot

\$278/ft²

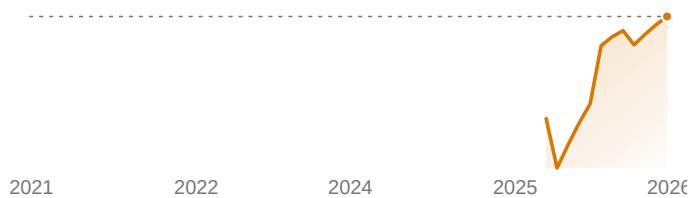


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

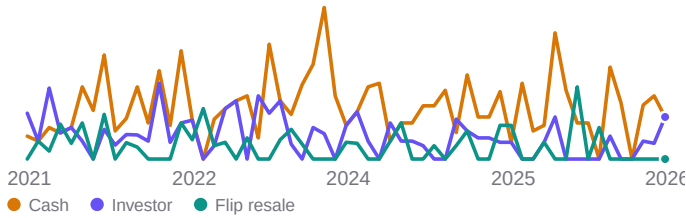
2.7%



BUYERS & OUTCOMES

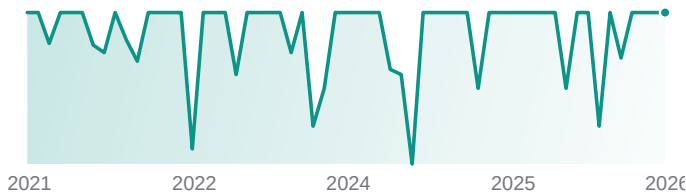
Buyer mix

Cash 17% · Investor 17% · Flip resale 0%



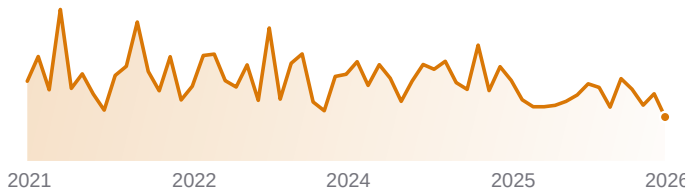
Sellers who sold at a gain

100%

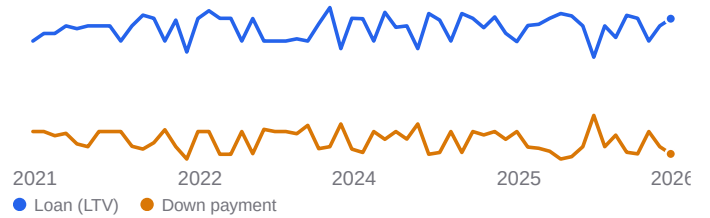


Median annualized return at resale

+4.2%

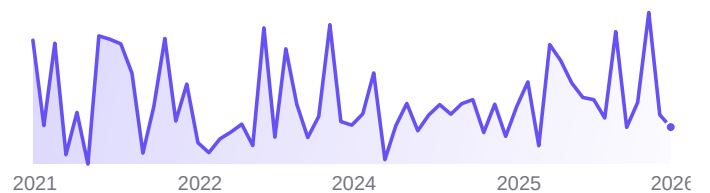


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.2%



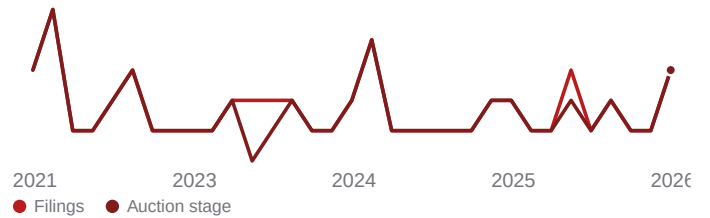
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	5,061
Median value (AVM)	\$516K
Median size	1,544 ft²
Median bedrooms	3
Median year built	1995
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.9%
Owner occupied	80%
Company owned	5.2%
Median loan-to-value	45%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	6,167
Density	729 / mi²
Median household income	\$85K
Average household income	\$100K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	204
Homes occupied	95%
Bachelor's or higher	14%
Poverty rate	9.2%
Unemployment	1.1%
Average temp	51°F
Annual precip	50 in
Sunshine	35%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.