

King County, WA

County · WA · Washington

BALANCED MARKET

\$878K

MEDIAN SALE PRICE

+0.2%

1-YR CHANGE

24,069

SALES (12 MO)

\$830K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



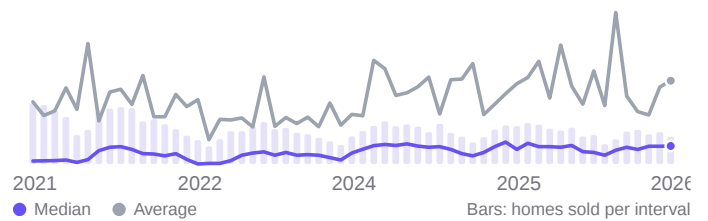
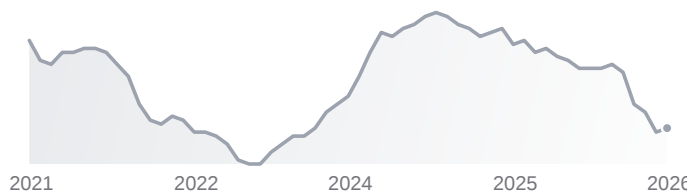
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$880K · Average \$1.4M

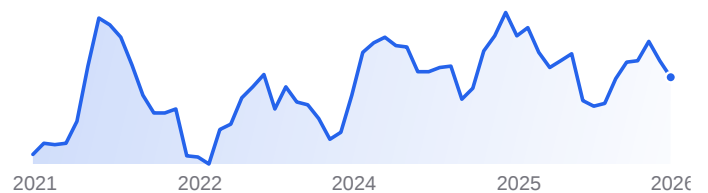
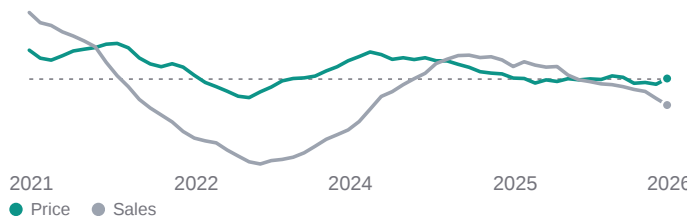


Growth (year over year)

Price +0.2% · Sales -11.4%

Price per square foot

\$513/ft²

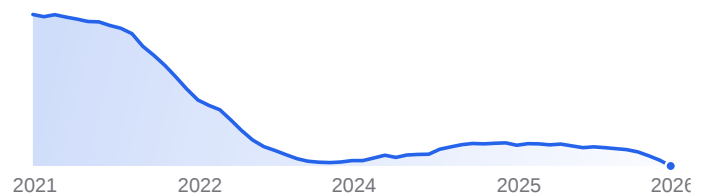
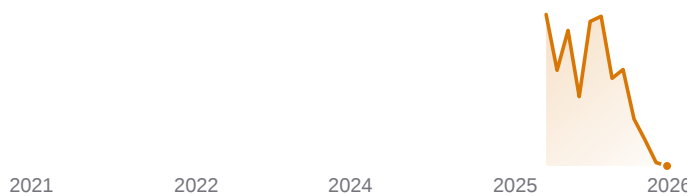


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

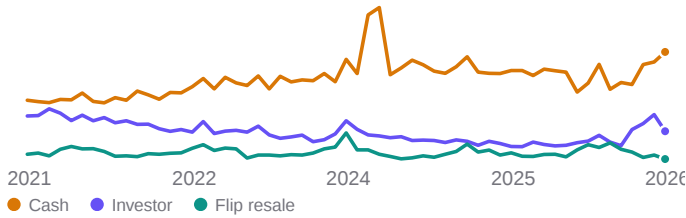
3.6%



BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 8.6% · Flip resale 2.2%



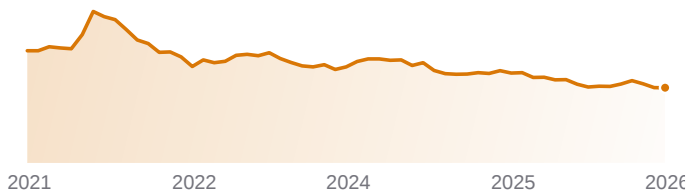
Sellers who sold at a gain

89%

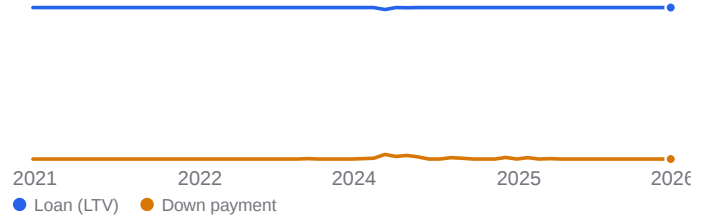


Median annualized return at resale

+4.7%

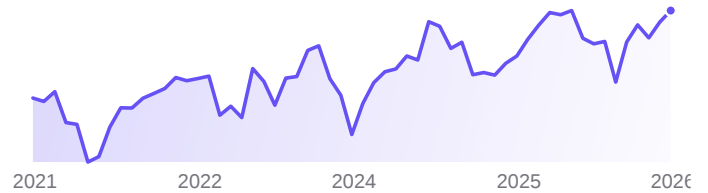


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



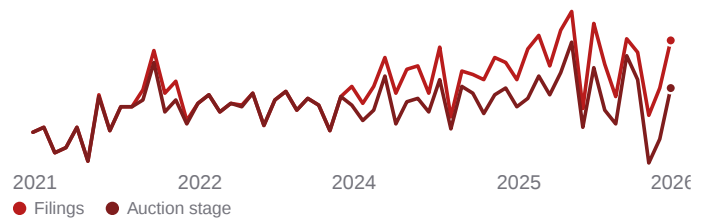
Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 99 · Auction stage 71



HOUSING STOCK

Homes	666,208
Median value (AVM)	\$830K
Median size	1,850 ft²
Median bedrooms	3
Median year built	1978
Single family	73%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.8%
Owner occupied	66%
Company owned	12%
Median loan-to-value	46%

Typical ownership tenure

13.0 yrs

COMMUNITY

Population	2,337,737
Density	1,105 / mi²
Median household income	\$113K
Average household income	\$155K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	292
Homes occupied	94%
Bachelor's or higher	33%
Poverty rate	8.1%
Unemployment	1.4%
Average temp	51°F
Annual precip	42 in
Sunshine	43%

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.