

Pierce County, WA

County · WA · Washington

BALANCED MARKET

\$557K

MEDIAN SALE PRICE

-1.2%

1-YR CHANGE

11,920

SALES (12 MO)

\$532K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



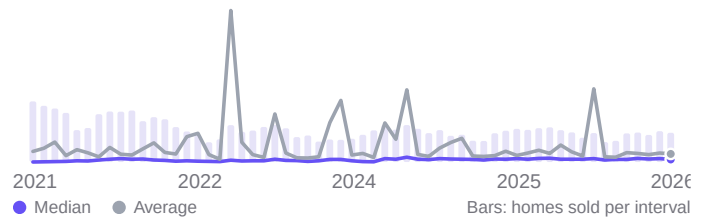
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$550K · Average \$659K

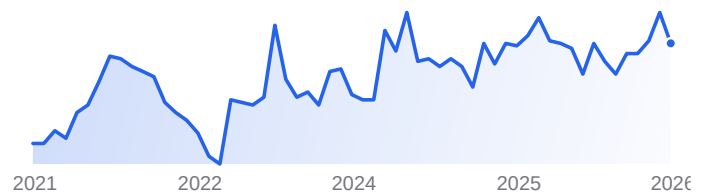
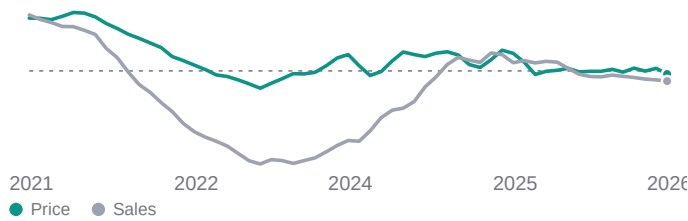


Growth (year over year)

Price -1.2% · Sales -3.8%

Price per square foot

\$319/ft²

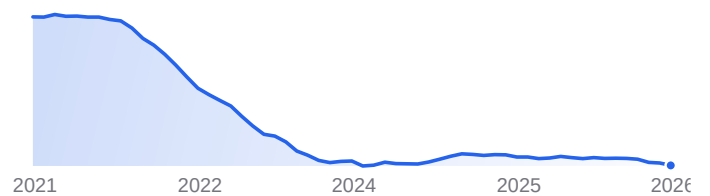
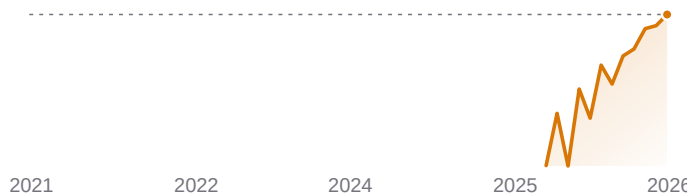


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

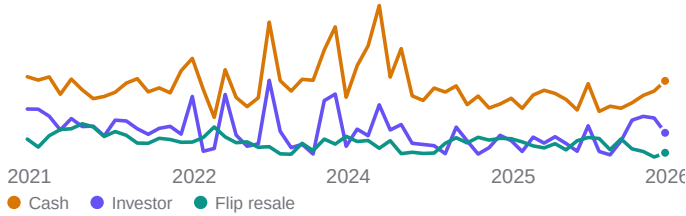
4.1%



BUYERS & OUTCOMES

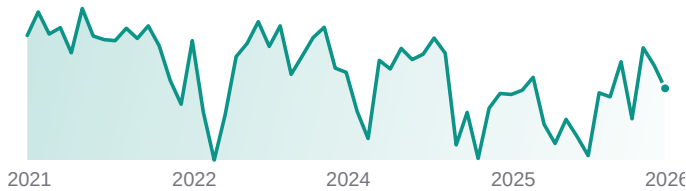
Buyer mix

Cash 20% · Investor 9.0% · Flip resale 4.8%



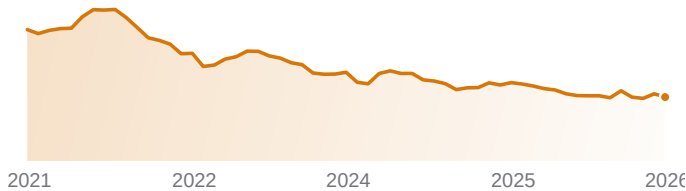
Sellers who sold at a gain

91%

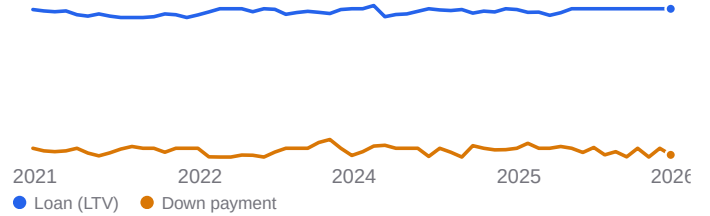


Median annualized return at resale

+5.1%

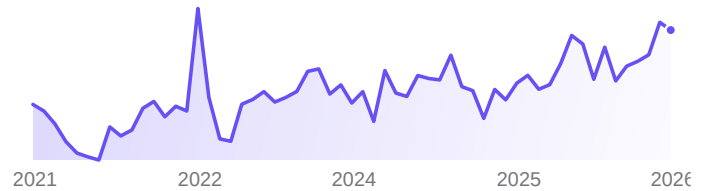


Financing (share of purchase price) Loan (LTV) 95% · Down payment 11%



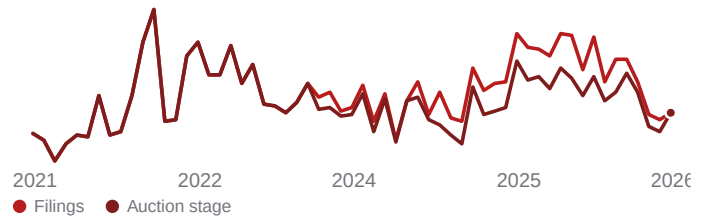
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 46 · Auction stage 46



HOUSING STOCK

Homes	287,800
Median value (AVM)	\$532K
Median size	1,772 ft²
Median bedrooms	3
Median year built	1985
Single family	82%
Condos	5.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.2%
Owner occupied	72%
Company owned	13%
Median loan-to-value	51%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	944,472
Density	566 / mi²
Median household income	\$91K
Average household income	\$116K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	246
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	8.0%
Unemployment	1.4%
Average temp	51°F
Annual precip	43 in
Sunshine	47%

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.