

Auburn 98002

ZIP code · WA · Washington > King County > Auburn

BALANCED MARKET

\$491K

MEDIAN SALE PRICE

+6.2%

1-YR CHANGE

251

SALES (12 MO)

\$459K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

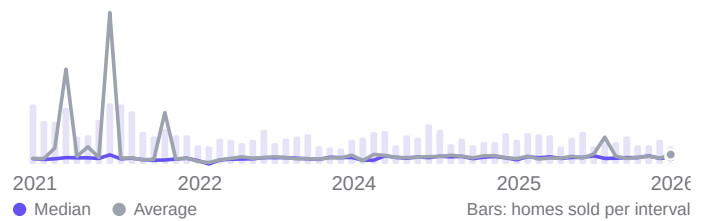
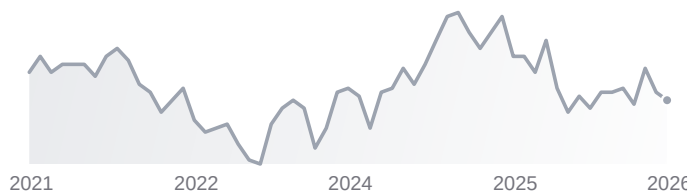
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$486K · Average \$567K

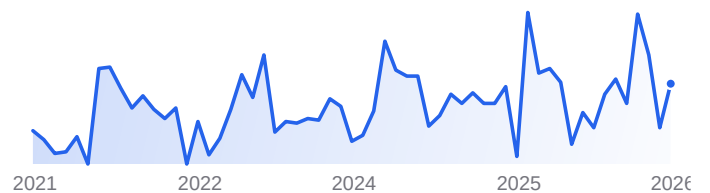
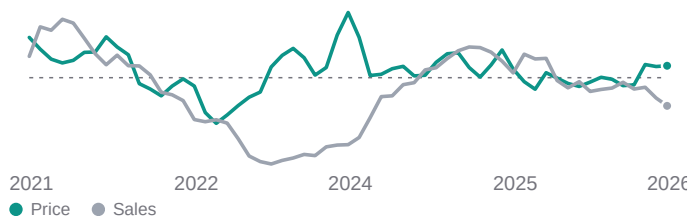


Growth (year over year)

Price +6.2% · Sales -14.6%

Price per square foot

\$340/ft²

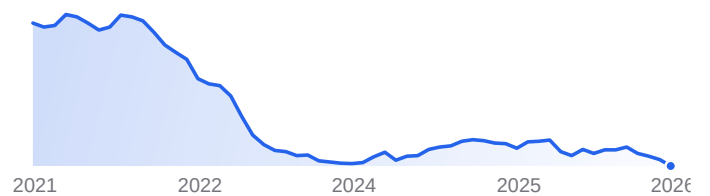
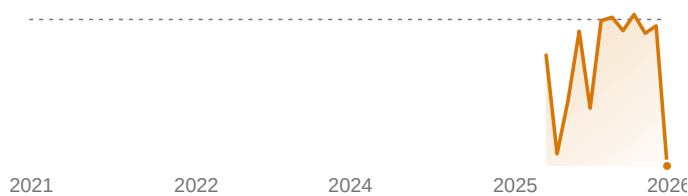


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

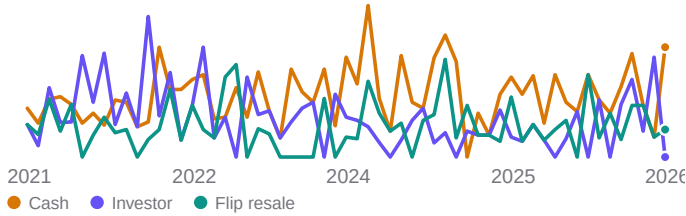
3.7%



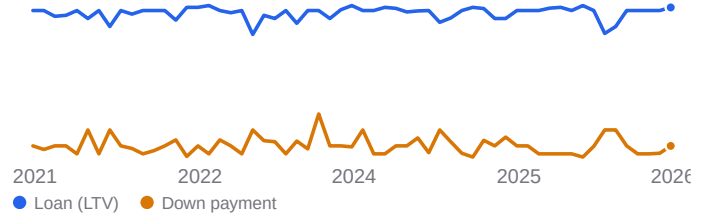
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 6.3%

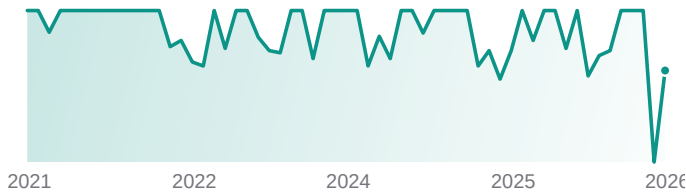


Financing (share of purchase price) Loan (LTV) 97% · Down payment 10%



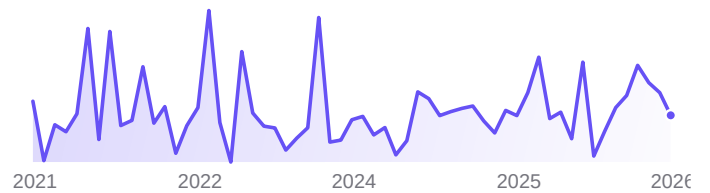
Sellers who sold at a gain

92%



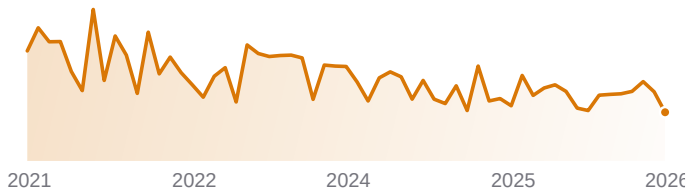
Typical hold before selling

8.0 yrs



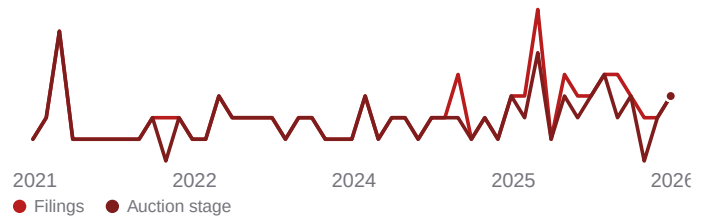
Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	6,855
Median value (AVM)	\$459K
Median size	1,470 ft²
Median bedrooms	3
Median year built	1968
Single family	71%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	2.2%
Owner occupied	62%
Company owned	13%
Median loan-to-value	56%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	36,863
Density	5,280 / mi²
Median household income	\$69K
Average household income	\$85K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	250
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	9.6%
Unemployment	1.4%
Average temp	52°F
Annual precip	41 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.