Federal Way 98003

ZIP code · WA · Washington › King County › Federal Way

BALANCED MARKET

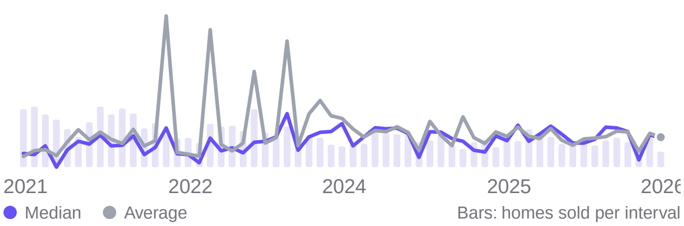
$508K	-8.8%	355	$558K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature Balanced market · 41 / 100

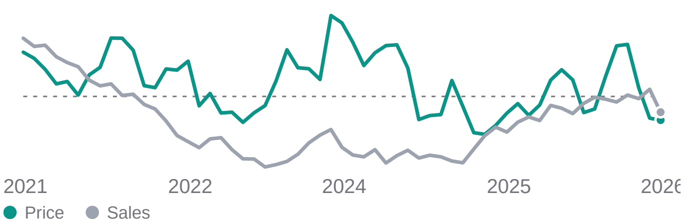
MARKET TRENDS (5 YEARS)

Market temperature (0–100) 41 / 100

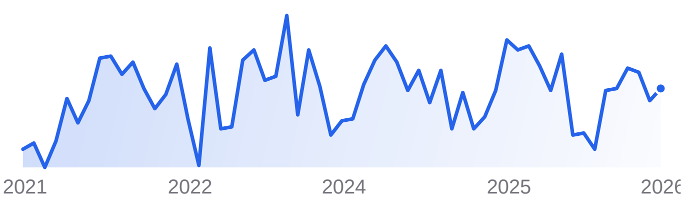
Sale prices Median $541K · Average $548K



Growth (year over year) Price -8.8% · Sales -5.8%

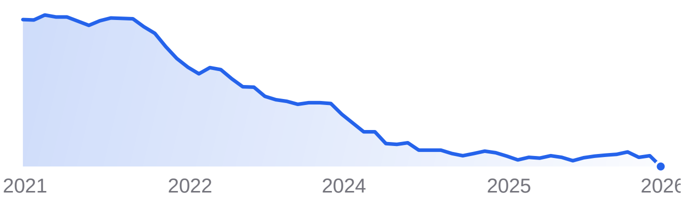


Price per square foot $321/ft²



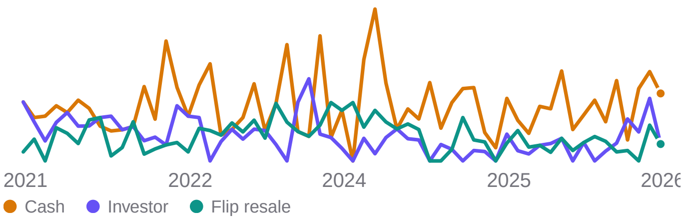
Sale premium vs estimated value -1.4%

Annual turnover (share of homes sold) 3.4%

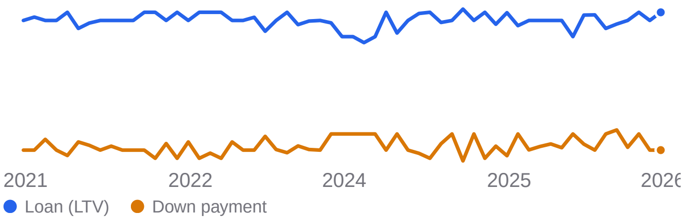


BUYERS & OUTCOMES

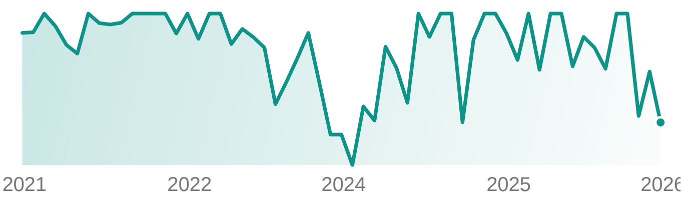
Buyer mix — **Cash 22% · Investor 5.6% · Flip resale 5.6%**



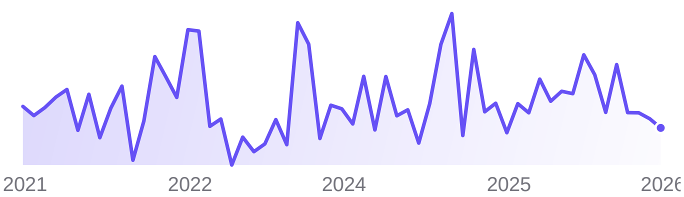
Financing (share of purchase price) — **Loan (LTV) 95% · Down payment 10%**



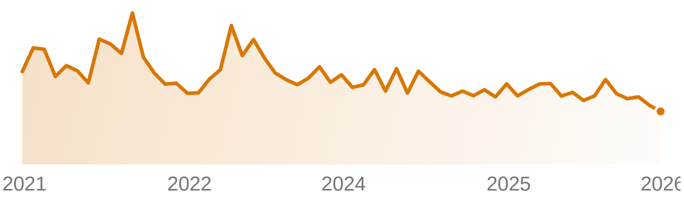
Sellers who sold at a gain — **81%**



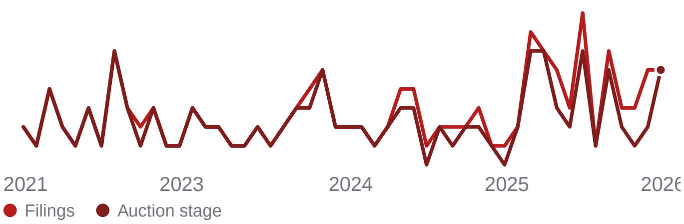
Typical hold before selling — **7.6 yrs**



Median annualized return at resale — **+3.8%**



Preforeclosure filings — **Filings 5 · Auction stage 5**



HOUSING STOCK

Homes	**10,425**
Median value (AVM)	**$558K**
Median size	**1,610 ft²**
Median bedrooms	**3**
Median year built	**1979**
Single family	**70%**
Condos	**24%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**49%**
Underwater (LTV 125% or more)	**1.8%**
Owner occupied	**66%**
Company owned	**12%**
Median loan-to-value	**51%**

Typical ownership tenure	12.6 yrs

COMMUNITY

Population	52,110
Density	4,575 / mi²
Median household income	$71K
Average household income	$89K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	250
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	14.8%
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.