

Black Diamond 98010

ZIP code · WA · Washington > King County > Black Diamond

STRONG SELLER'S MARKET

\$1.9M

MEDIAN SALE PRICE

+126.2%

1-YR CHANGE

303

SALES (12 MO)

\$734K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 83 / 100

Buyer's market

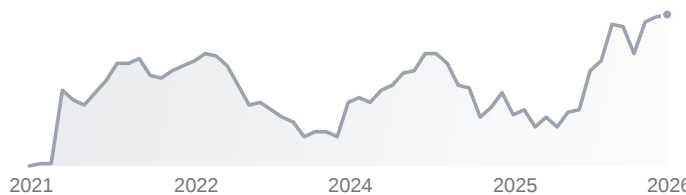
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

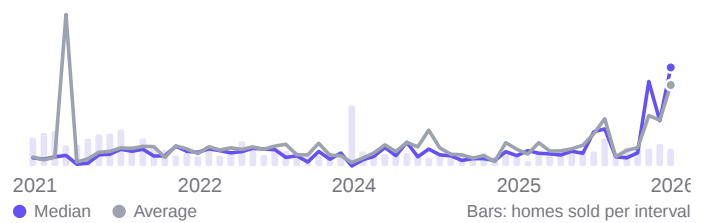
Market temperature (0–100)

83 / 100



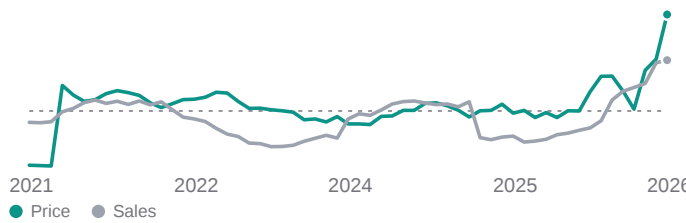
Sale prices

Median \$2.2M · Average \$1.9M



Growth (year over year)

Price +126.2% · Sales +66.5%



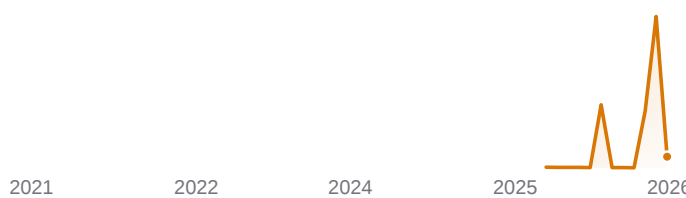
Price per square foot

\$471/ft²



Sale premium vs estimated value

+10.4%



Annual turnover (share of homes sold)

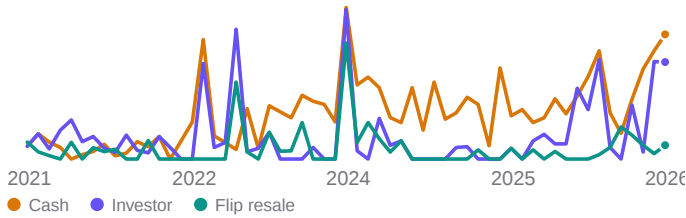
8.5%



BUYERS & OUTCOMES

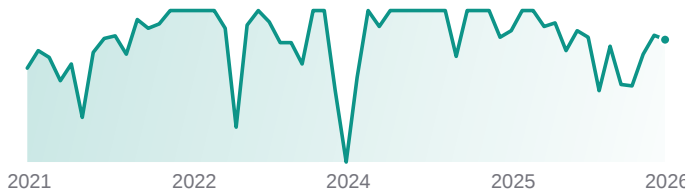
Buyer mix

Cash 72% · Investor 56% · Flip resale 8.0%



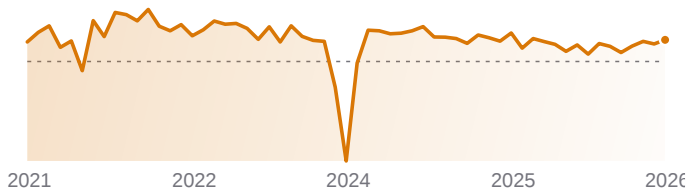
Sellers who sold at a gain

82%

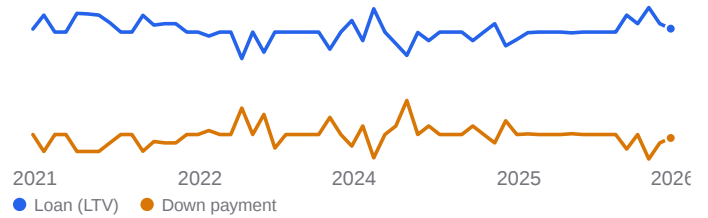


Median annualized return at resale

+5.9%

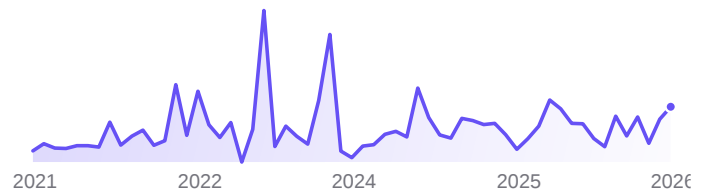


Financing (share of purchase price) Loan (LTV) 82% · Down payment 18%



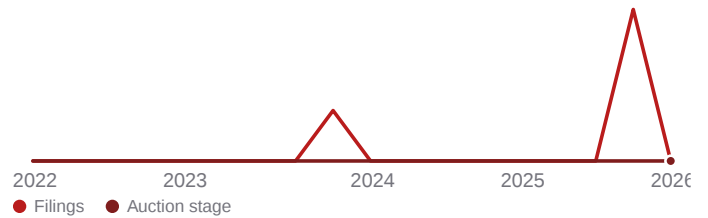
Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,577
Median value (AVM)	\$734K
Median size	2,260 ft²
Median bedrooms	3
Median year built	2007
Single family	85%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.2%
Owner occupied	62%
Company owned	26%
Median loan-to-value	59%

Typical ownership tenure

6.4 yrs

COMMUNITY

Population	6,853
Density	363 / mi²
Median household income	\$137K
Average household income	\$170K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	237
Homes occupied	95%
Bachelor's or higher	35%
Poverty rate	2.3%
Unemployment	1.7%
Average temp	50°F
Annual precip	54 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.