

Bothell 98012

ZIP code · WA · Washington > Snohomish County > Bothell

BUYER'S MARKET

\$893K

MEDIAN SALE PRICE

-8.3%

1-YR CHANGE

751

SALES (12 MO)

\$834K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



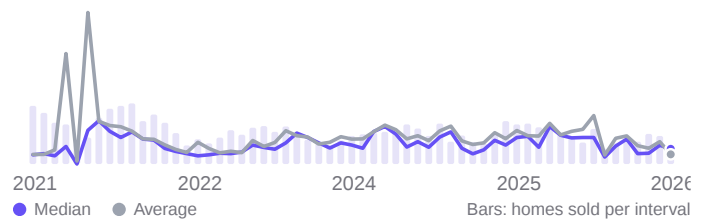
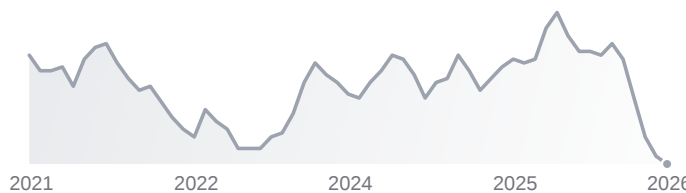
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$895K · Average \$844K

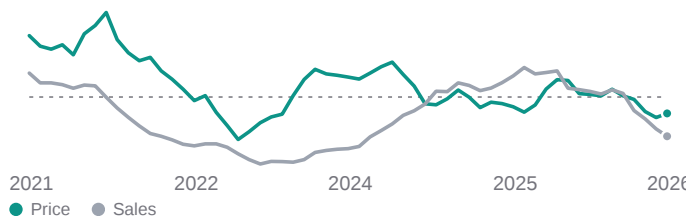


Growth (year over year)

Price -8.3% · Sales -19.9%

Price per square foot

\$464/ft²

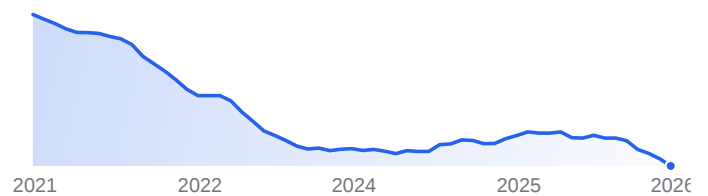
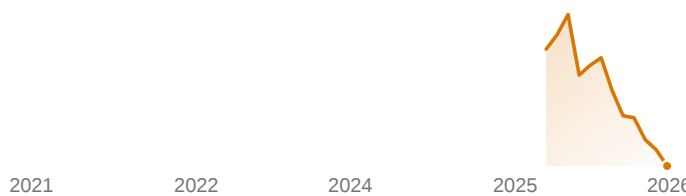


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

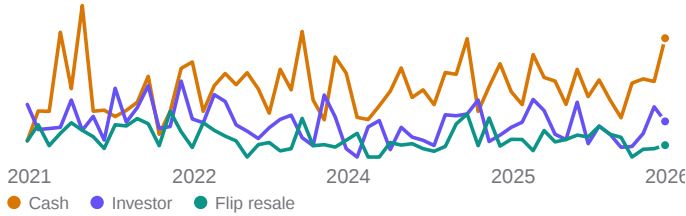
3.3%



BUYERS & OUTCOMES

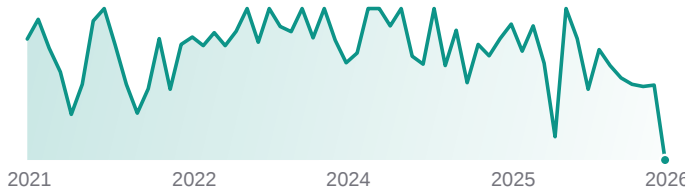
Buyer mix

Cash 21% · Investor 6.3% · Flip resale 2.1%



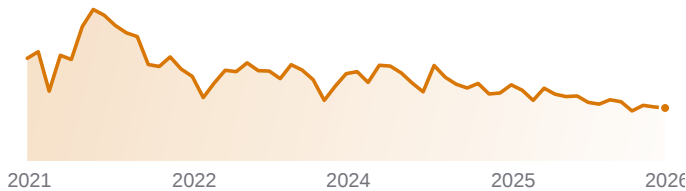
Sellers who sold at a gain

86%

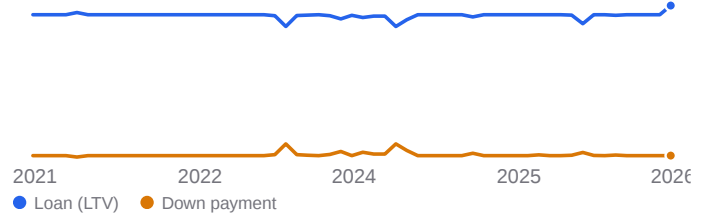


Median annualized return at resale

+5.1%



Financing (share of purchase price) Loan (LTV) 84% · Down payment 20%



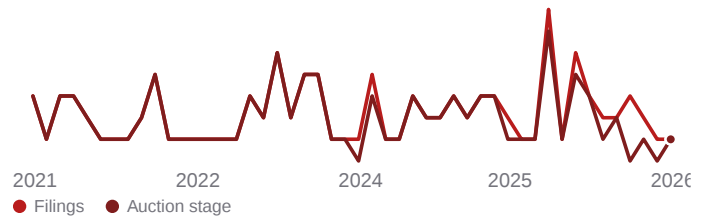
Typical hold before selling

9.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	22,558
Median value (AVM)	\$834K
Median size	2,142 ft²
Median bedrooms	3
Median year built	1999
Single family	77%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.5%
Owner occupied	73%
Company owned	10%
Median loan-to-value	51%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	77,790
Density	4,972 / mi²
Median household income	\$136K
Average household income	\$160K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	260
Homes occupied	97%
Bachelor's or higher	34%
Poverty rate	4.4%
Unemployment	1.5%
Average temp	51°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.