

Carnation 98014

ZIP code · WA · Washington > King County > Carnation

BALANCED MARKET

\$735K

MEDIAN SALE PRICE

-23.7%

1-YR CHANGE

135

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



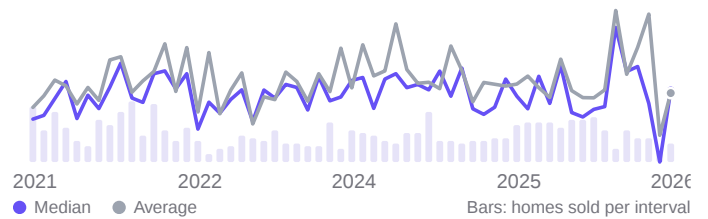
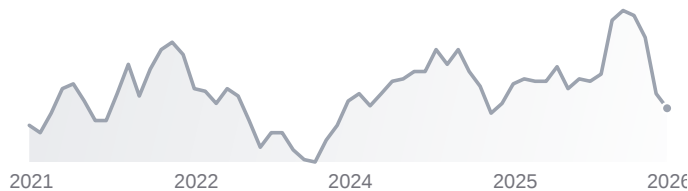
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$995K · Average \$971K

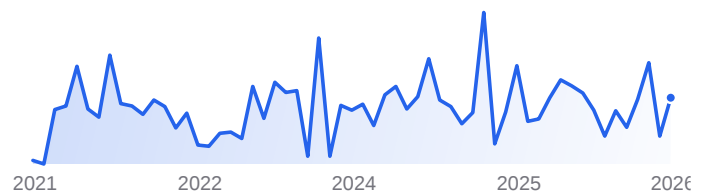
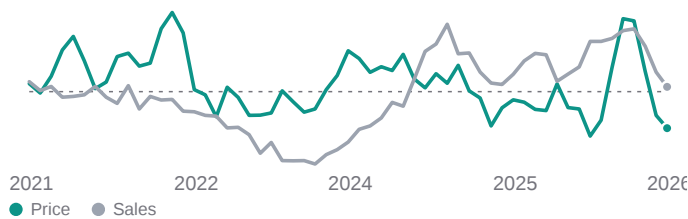


Growth (year over year)

Price -23.7% · Sales +3.1%

Price per square foot

\$458/ft²

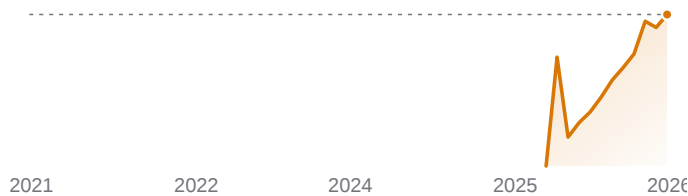


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

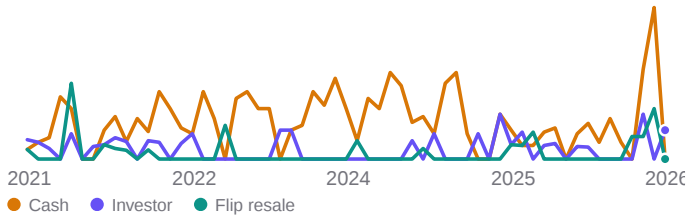
4.7%



BUYERS & OUTCOMES

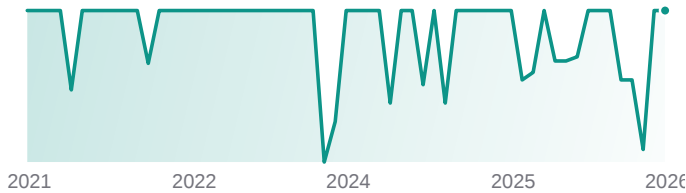
Buyer mix

Cash 0% · Investor 14% · Flip resale 0%



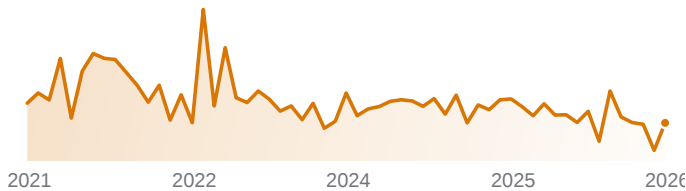
Sellers who sold at a gain

100%

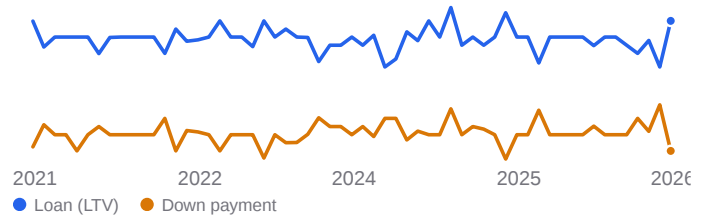


Median annualized return at resale

+4.9%

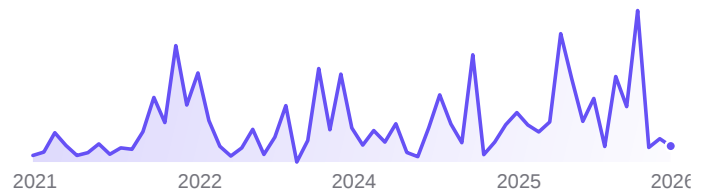


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



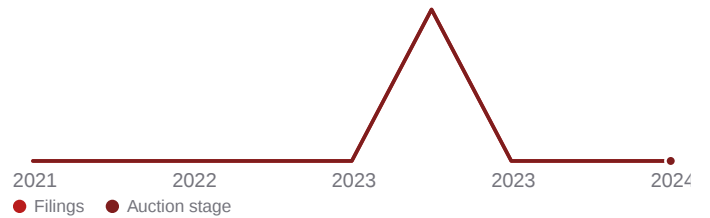
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,902
Median value (AVM)	\$1M
Median size	2,150 ft²
Median bedrooms	3
Median year built	1990
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.3%
Owner occupied	70%
Company owned	13%
Median loan-to-value	41%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	8,654
Density	180 / mi²
Median household income	\$158K
Average household income	\$175K
Crime index (US avg 100)	42
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	241
Homes occupied	94%
Bachelor's or higher	36%
Poverty rate	4.2%
Unemployment	1.4%
Average temp	51°F
Annual precip	53 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.