Duvall 98019

BUYER'S MARKET

ZIP code · WA · Washington › King County › Duvall

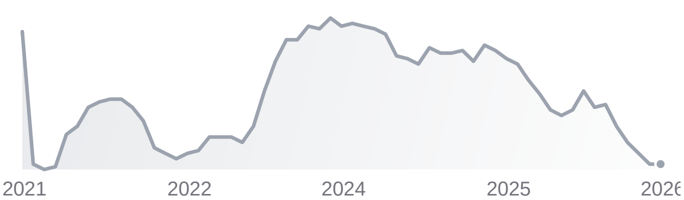
$868K	-11.9%	214	$950K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature Buyer's market · 32 / 100

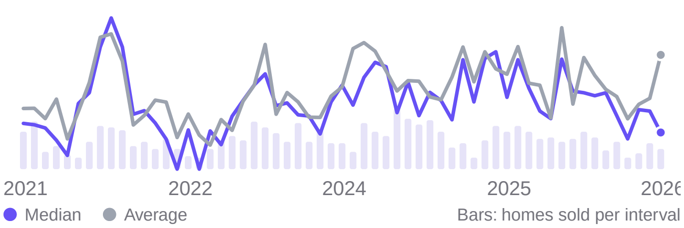
Buyer's market Balanced Seller's market

MARKET TRENDS (5 YEARS)

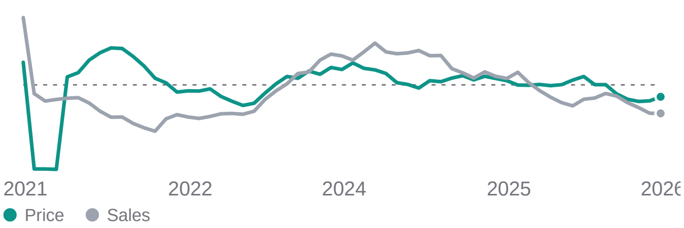
Market temperature (0–100) 32 / 100



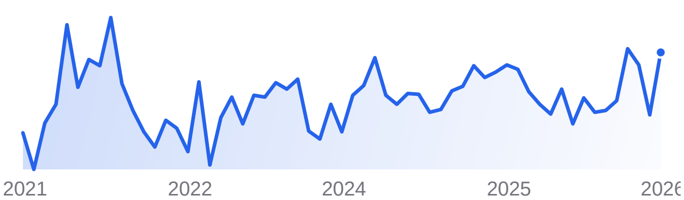
Sale prices Median $820K · Average $1.1M



Growth (year over year) Price -11.9% · Sales -28.4%



Price per square foot $477/ft²

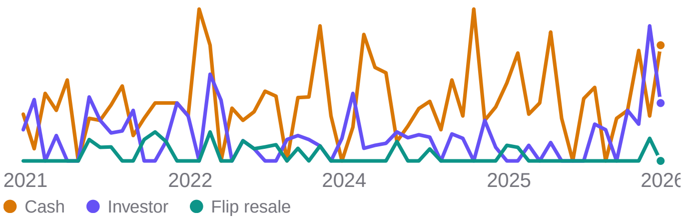


Sale premium vs estimated value +0.0%

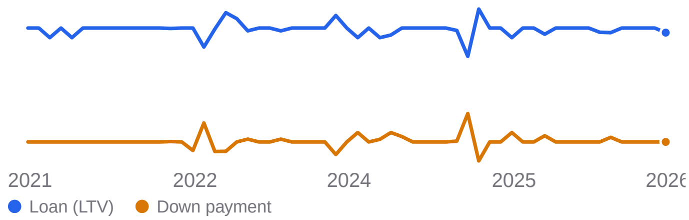
Annual turnover (share of homes sold) 4.6%

BUYERS & OUTCOMES

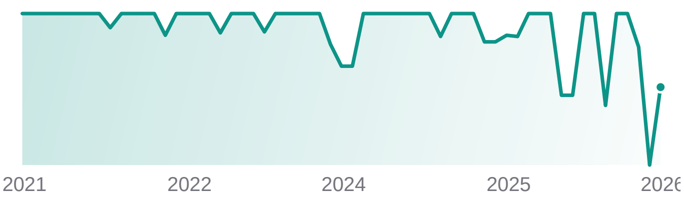
Buyer mix — Cash 29% · Investor 14% · Flip resale 0%



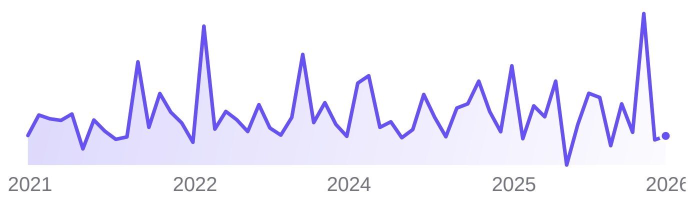
Financing (share of purchase price) — Loan (LTV) 78% · Down payment 20%



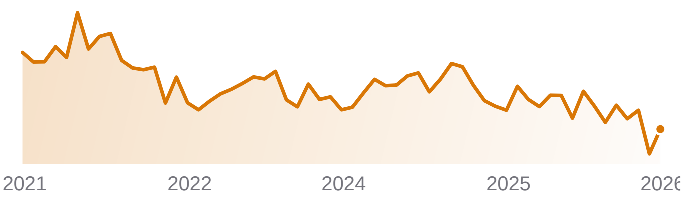
Sellers who sold at a gain — 80%



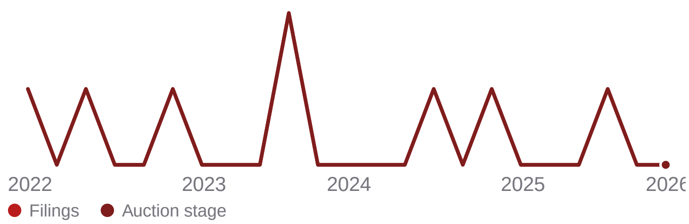
Typical hold before selling — 6.0 yrs



Median annualized return at resale — +3.4%



Preforeclosure filings — Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,672
Median value (AVM)	$950K
Median size	2,200 ft²
Median bedrooms	3
Median year built	1997
Single family	85%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.4%
Owner occupied	74%
Company owned	10%
Median loan-to-value	49%

Typical ownership tenure	**10.1 yrs**

COMMUNITY

Population	**13,767**
Density	**144 / mi²**
Median household income	**$151K**
Average household income	**$163K**
Crime index (US avg 100)	**32**
Air pollution index (US avg 100)	**103**
Earthquake index (US avg 100)	**242**
Homes occupied	**95%**
Bachelor's or higher	**37%**
Poverty rate	**5.4%**
Unemployment	**1.4%**
Average temp	**49°F**
Annual precip	**66 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.