

Bothell 98021

ZIP code · WA · Washington > Snohomish County > Bothell

BUYER'S MARKET

\$1.1M

MEDIAN SALE PRICE

-16.6%

1-YR CHANGE

385

SALES (12 MO)

\$946K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



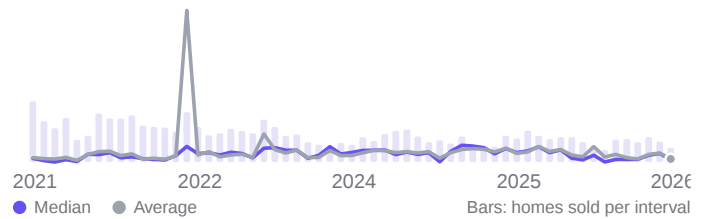
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$925K · Average \$963K

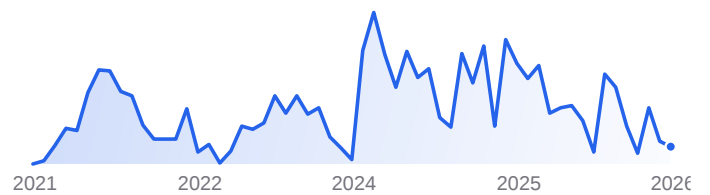
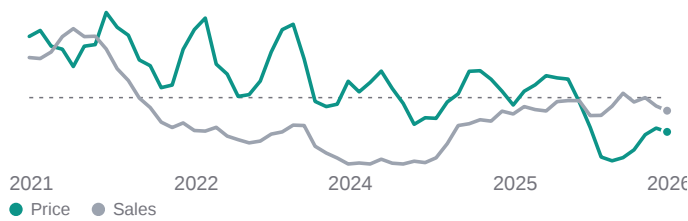


Growth (year over year)

Price -16.6% · Sales -6.3%

Price per square foot

\$457/ft²

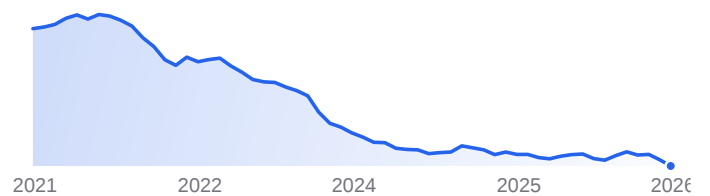


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

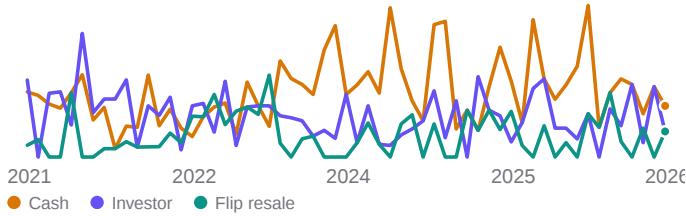
3.3%



BUYERS & OUTCOMES

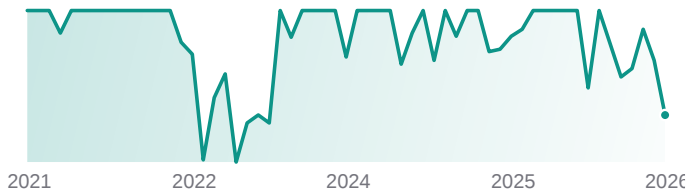
Buyer mix

Cash 9.1% · Investor 4.5% · Flip resale 4.5%



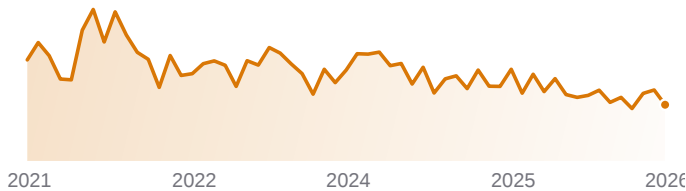
Sellers who sold at a gain

85%

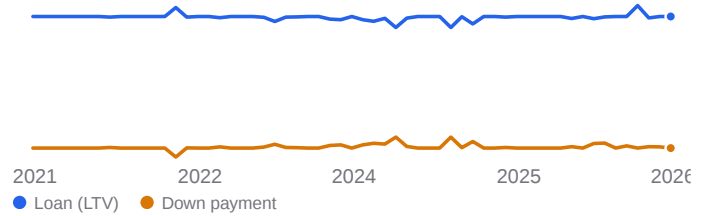


Median annualized return at resale

+5.1%

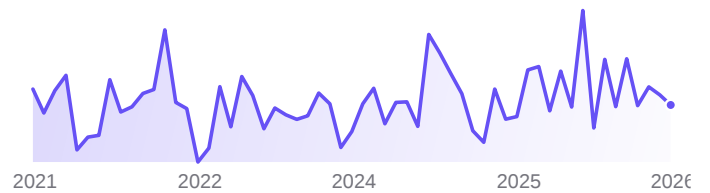


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



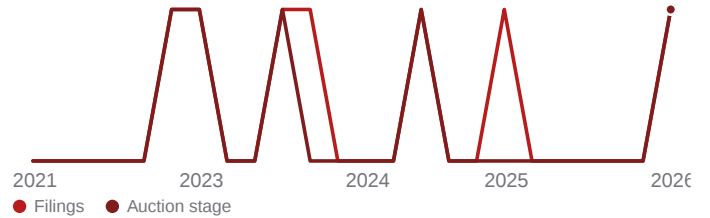
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	11,760
Median value (AVM)	\$946K
Median size	2,218 ft²
Median bedrooms	3
Median year built	1995
Single family	81%
Condos	9.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.8%
Owner occupied	77%
Company owned	9.1%
Median loan-to-value	50%

Typical ownership tenure

12.1 yrs

COMMUNITY

Population	35,264
Density	3,481 / mi²
Median household income	\$153K
Average household income	\$178K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	257
Homes occupied	97%
Bachelor's or higher	35%
Poverty rate	4.7%
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.