

Edmonds 98026

ZIP code · WA · Washington · Snohomish County · Edmonds

BUYER'S MARKET

\$826K

MEDIAN SALE PRICE

-11.3%

1-YR CHANGE

487

SALES (12 MO)

\$783K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



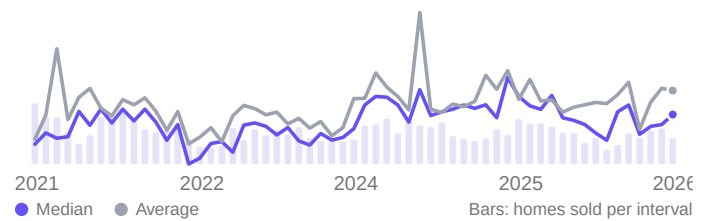
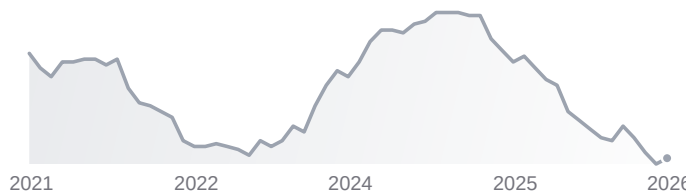
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$869K · Average \$1M

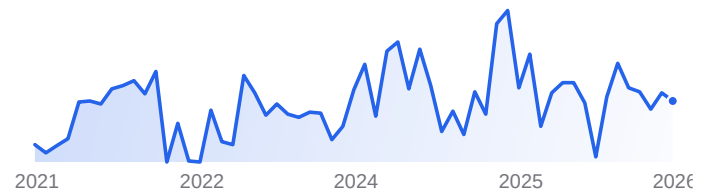
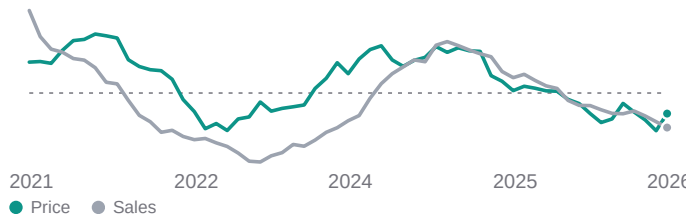


Growth (year over year)

Price -11.3% · Sales -19.0%

Price per square foot

\$444/ft²

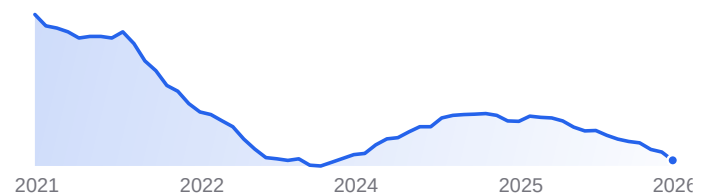
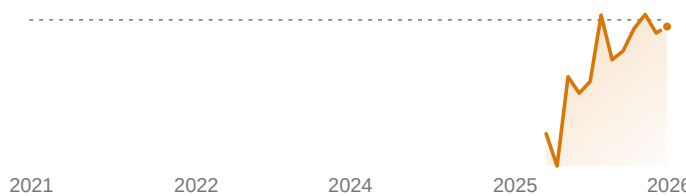


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

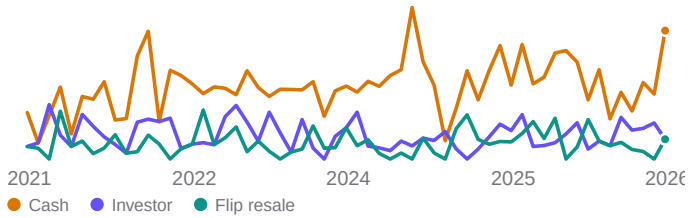
3.6%



BUYERS & OUTCOMES

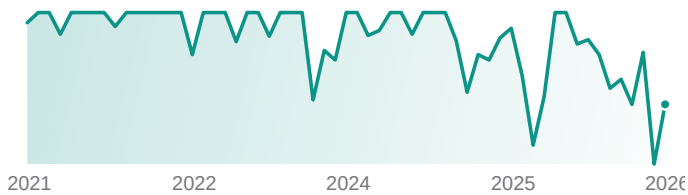
Buyer mix

Cash 34% · Investor 5.3% · Flip resale 5.3%



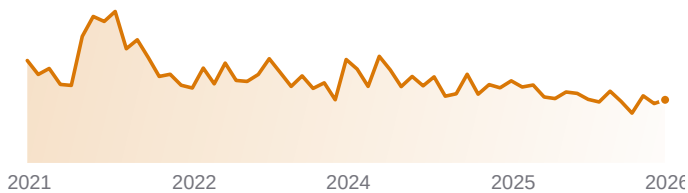
Sellers who sold at a gain

88%

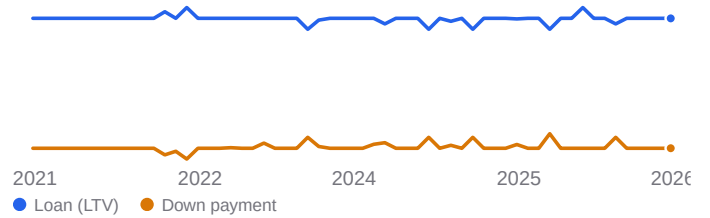


Median annualized return at resale

+5.0%

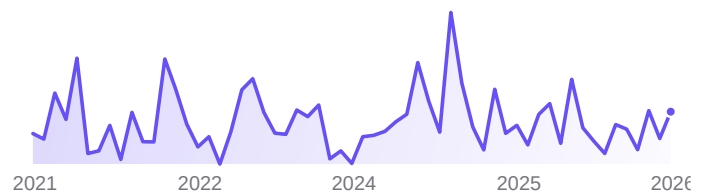


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



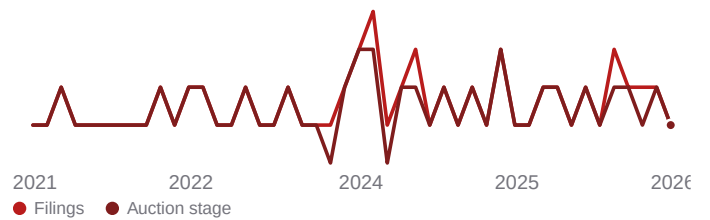
Typical hold before selling

10.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	13,410
Median value (AVM)	\$783K
Median size	1,912 ft²
Median bedrooms	3
Median year built	1976
Single family	81%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.0%
Owner occupied	71%
Company owned	10%
Median loan-to-value	45%

Typical ownership tenure

13.6 yrs

COMMUNITY

Population	41,177
Density	3,941 / mi²
Median household income	\$118K
Average household income	\$150K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	261
Homes occupied	97%
Bachelor's or higher	31%
Poverty rate	5.7%
Unemployment	1.4%
Average temp	51°F
Annual precip	38 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.