

Kent 98030

ZIP code · WA · Washington > King County > Kent

BUYER'S MARKET

\$623K

MEDIAN SALE PRICE

+4.2%

1-YR CHANGE

248

SALES (12 MO)

\$621K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



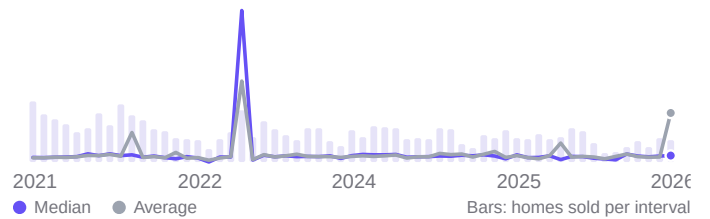
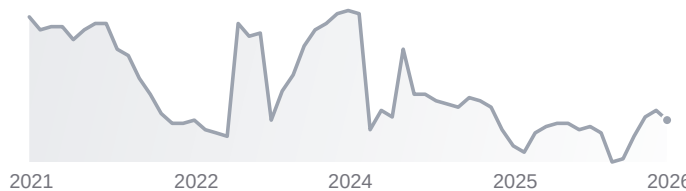
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$650K · Average \$2.6M

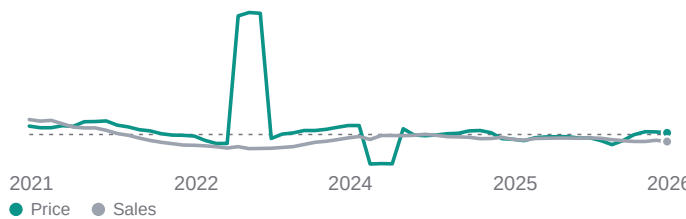


Growth (year over year)

Price +4.2% · Sales -18.4%

Price per square foot

\$328/ft²

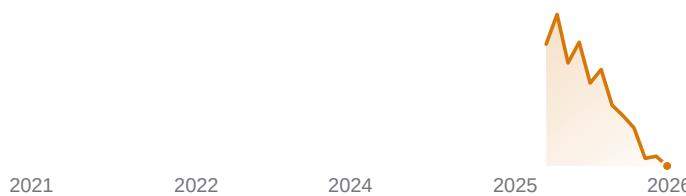


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

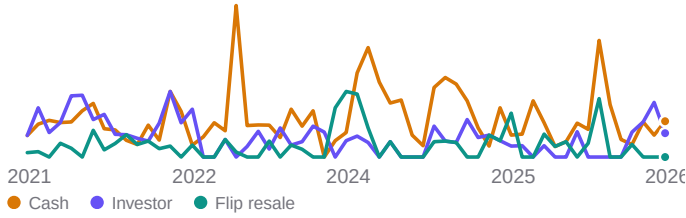
2.9%



BUYERS & OUTCOMES

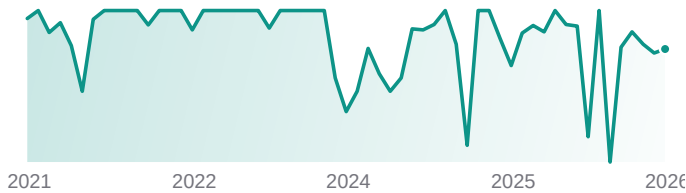
Buyer mix

Cash 14% · Investor 9.1% · Flip resale 0%



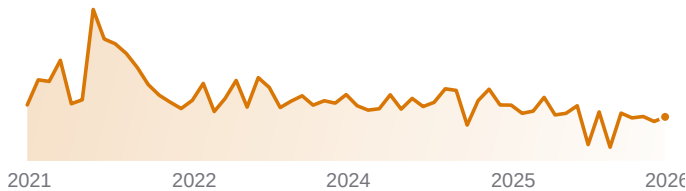
Sellers who sold at a gain

90%

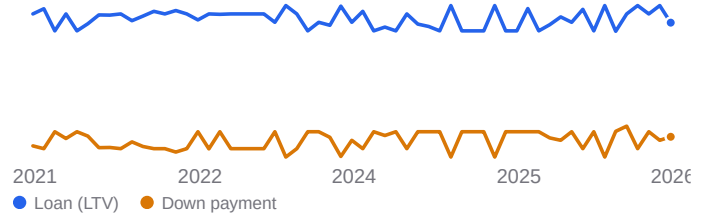


Median annualized return at resale

+4.3%

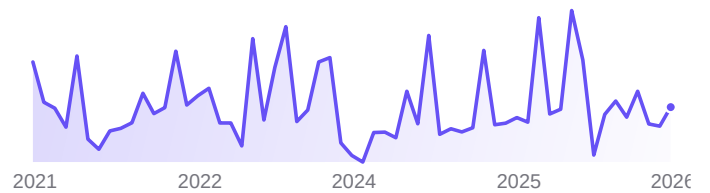


Financing (share of purchase price) Loan (LTV) 85% · Down payment 17%



Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,447
Median value (AVM)	\$621K
Median size	1,800 ft²
Median bedrooms	3
Median year built	1987
Single family	81%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.8%
Owner occupied	69%
Company owned	9.5%
Median loan-to-value	52%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	37,278
Density	5,164 / mi²
Median household income	\$85K
Average household income	\$105K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	246
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	10.1%
Unemployment	1.4%
Average temp	52°F
Annual precip	43 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.