

Maple Valley 98038

ZIP code · WA · Washington > King County > Maple Valley

BALANCED MARKET

\$751K

MEDIAN SALE PRICE

-4.1%

1-YR CHANGE

456

SALES (12 MO)

\$799K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



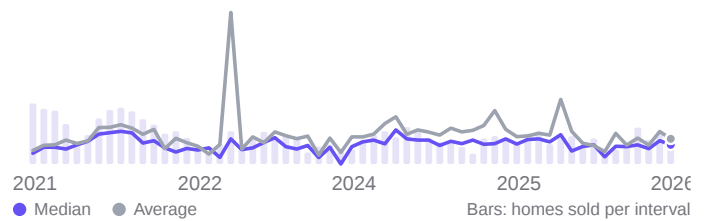
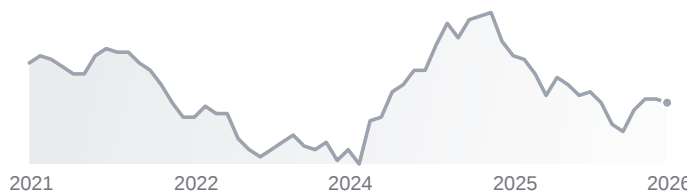
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$750K · Average \$800K

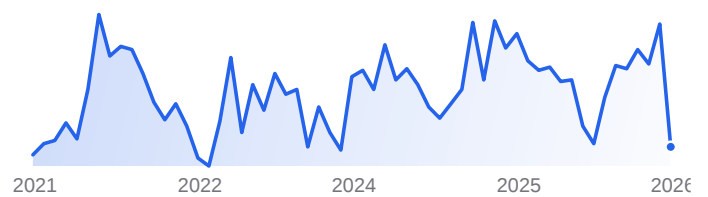
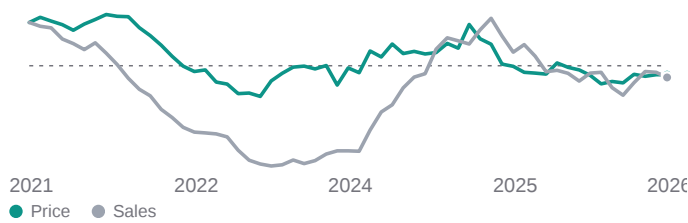


Growth (year over year)

Price -4.1% · Sales -5.4%

Price per square foot

\$340/ft²

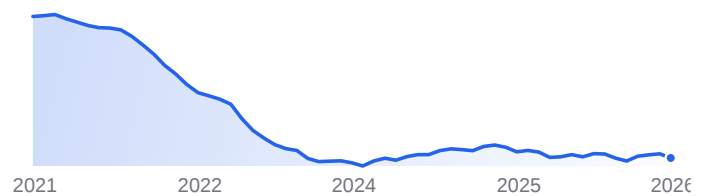


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

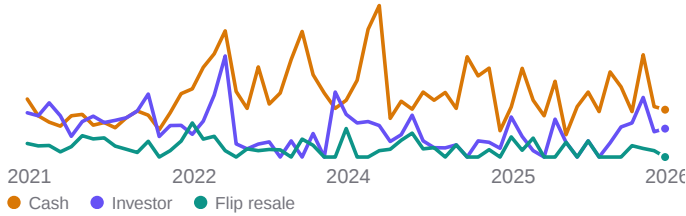
3.7%



BUYERS & OUTCOMES

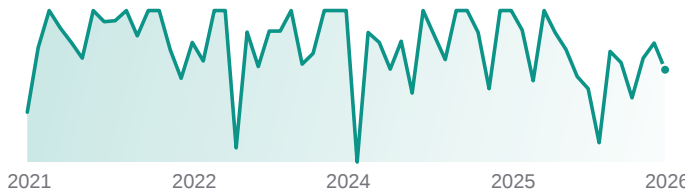
Buyer mix

Cash 14% · Investor 8.3% · Flip resale 0%



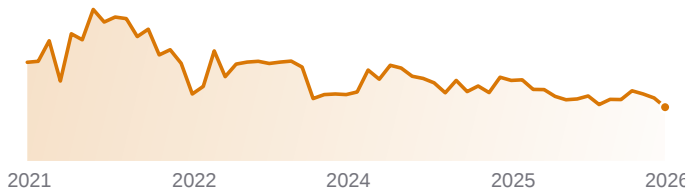
Sellers who sold at a gain

93%

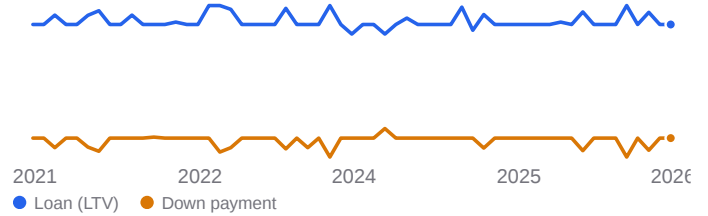


Median annualized return at resale

+4.5%

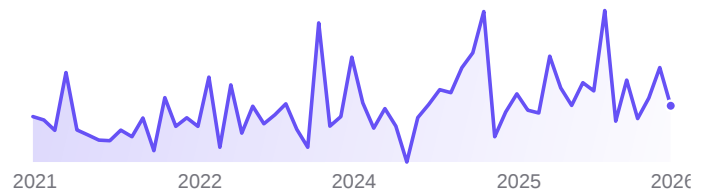


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



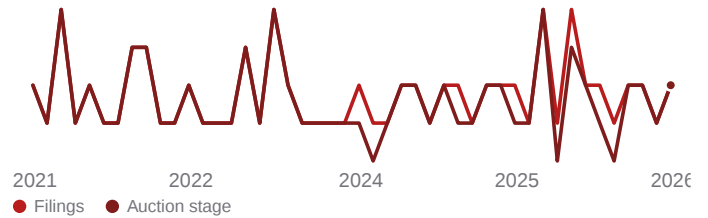
Typical hold before selling

9.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	12,360
Median value (AVM)	\$799K
Median size	2,130 ft²
Median bedrooms	3
Median year built	1996
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.4%
Owner occupied	77%
Company owned	7.8%
Median loan-to-value	52%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	34,456
Density	681 / mi²
Median household income	\$132K
Average household income	\$153K
Crime index (US avg 100)	34
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	244
Homes occupied	97%
Bachelor's or higher	32%
Poverty rate	4.8%
Unemployment	1.5%
Average temp	48°F
Annual precip	73 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.