

Kent 98042

ZIP code · WA · Washington > King County > Kent

BALANCED MARKET

\$683K

MEDIAN SALE PRICE

+0.4%

1-YR CHANGE

594

SALES (12 MO)

\$676K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



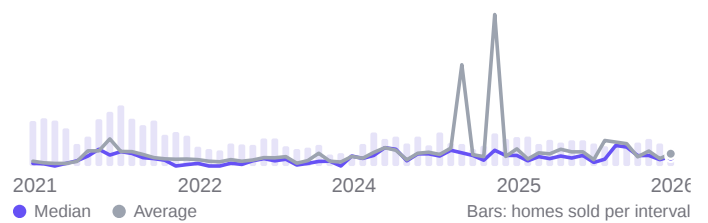
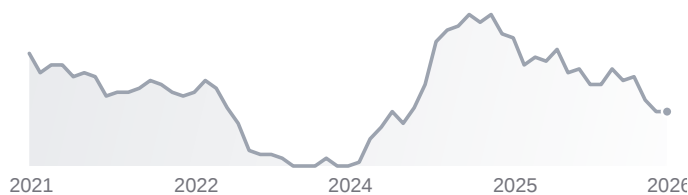
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$689K · Average \$717K

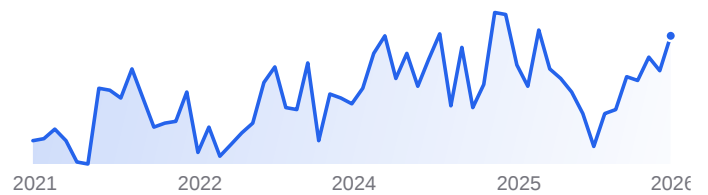
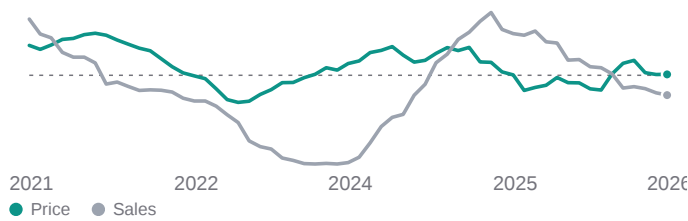


Growth (year over year)

Price +0.4% · Sales -10.8%

Price per square foot

\$362/ft²

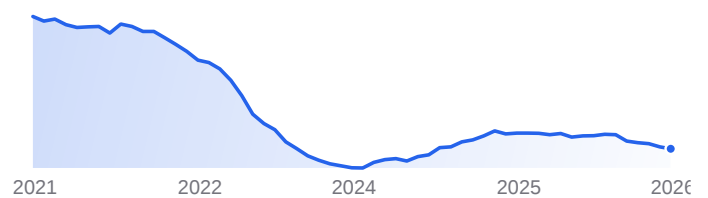


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

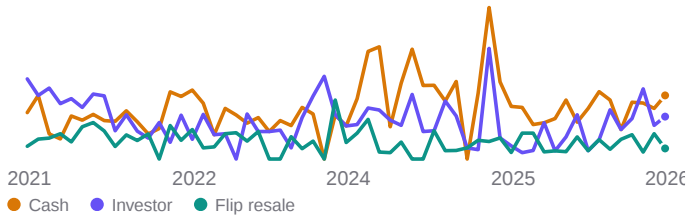
3.7%



BUYERS & OUTCOMES

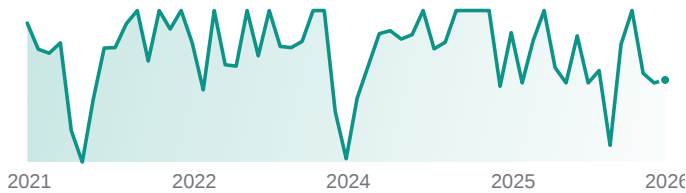
Buyer mix

Cash 15% · Investor 10% · Flip resale 2.6%



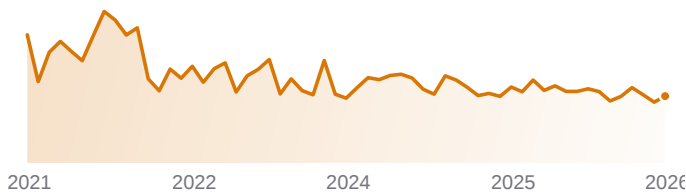
Sellers who sold at a gain

94%

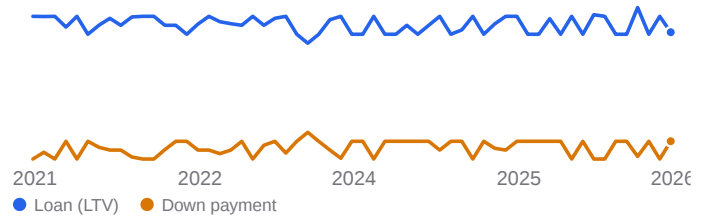


Median annualized return at resale

+5.0%

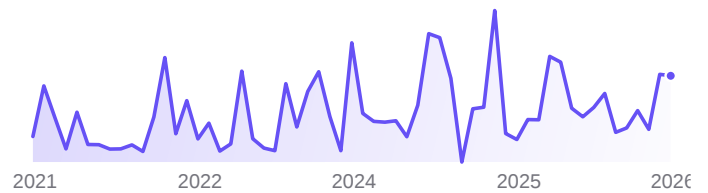


Financing (share of purchase price) Loan (LTV) 81% · Down payment 20%



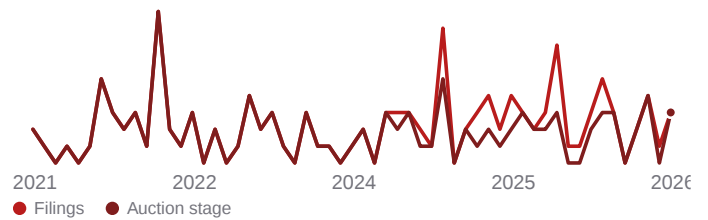
Typical hold before selling

12.7 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	16,054
Median value (AVM)	\$676K
Median size	2,030 ft²
Median bedrooms	3
Median year built	1987
Single family	93%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.8%
Owner occupied	79%
Company owned	7.7%
Median loan-to-value	52%

Typical ownership tenure

12.0 yrs

COMMUNITY

Population	50,149
Density	1,703 / mi²
Median household income	\$122K
Average household income	\$150K
Crime index (US avg 100)	49
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	246
Homes occupied	97%
Bachelor's or higher	25%
Poverty rate	4.4%
Unemployment	1.4%
Average temp	51°F
Annual precip	48 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.