

Redmond 98052

ZIP code · WA · Washington > King County > Redmond

BUYER'S MARKET

\$1.3M

MEDIAN SALE PRICE

-5.8%

1-YR CHANGE

562

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



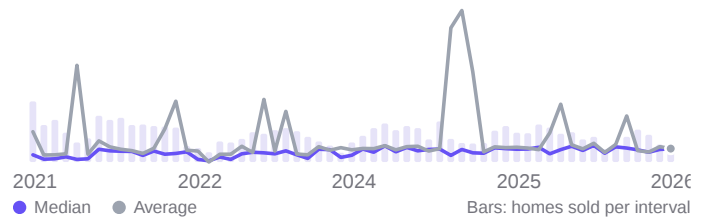
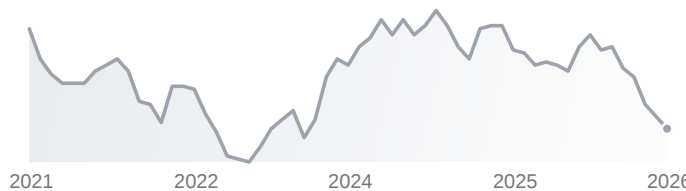
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$1.4M · Average \$1.4M

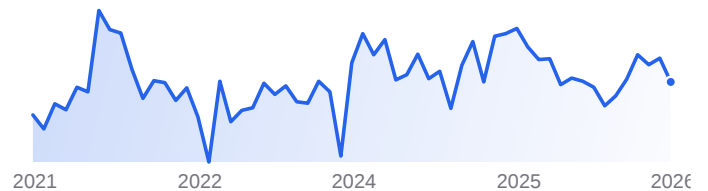
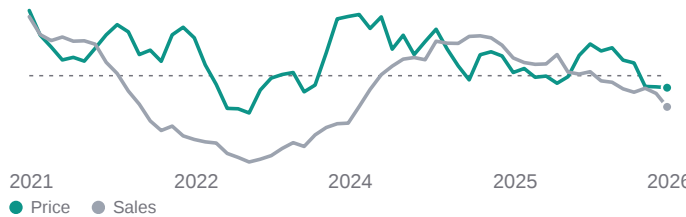


Growth (year over year)

Price -5.8% · Sales -15.0%

Price per square foot

\$621/ft²

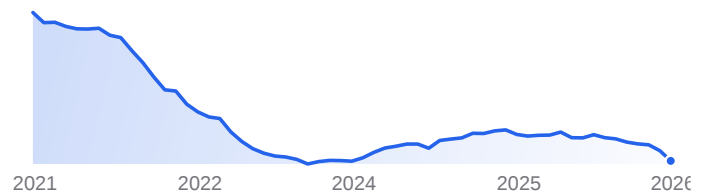


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

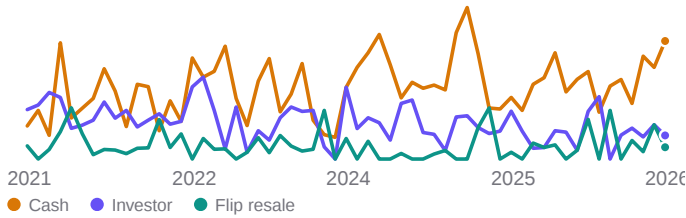
3.2%



BUYERS & OUTCOMES

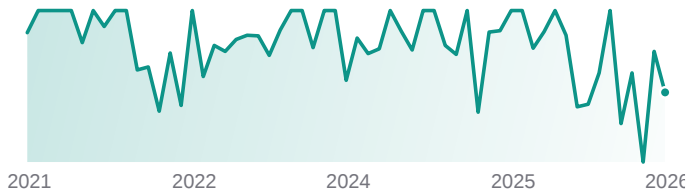
Buyer mix

Cash 30% · Investor 6.1% · Flip resale 3.0%



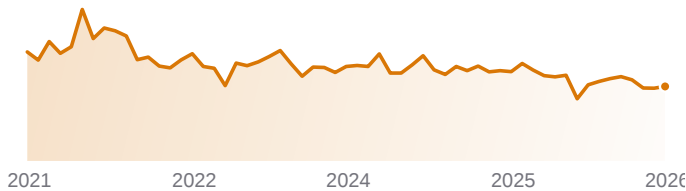
Sellers who sold at a gain

93%

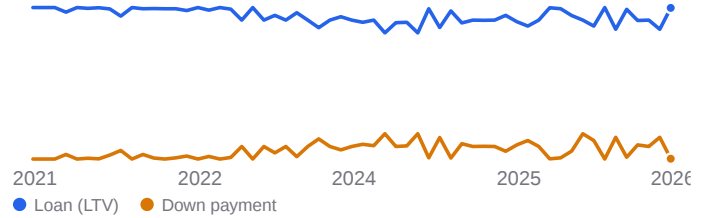


Median annualized return at resale

+5.6%

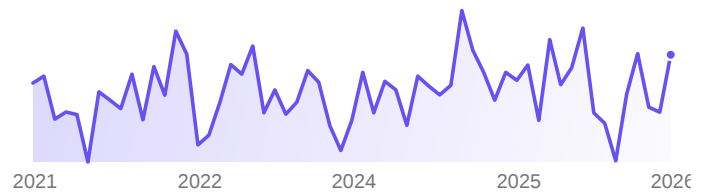


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



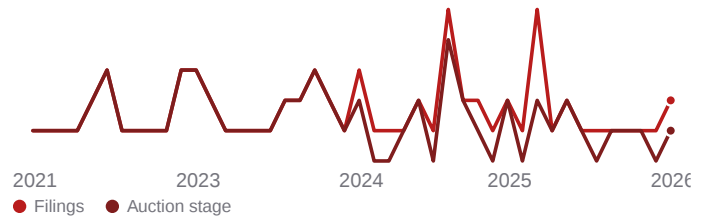
Typical hold before selling

12.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	17,795
Median value (AVM)	\$1.3M
Median size	2,050 ft²
Median bedrooms	3
Median year built	1984
Single family	70%
Condos	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.3%
Owner occupied	68%
Company owned	11%
Median loan-to-value	39%

Typical ownership tenure

12.6 yrs

COMMUNITY

Population	78,345
Density	3,891 / mi²
Median household income	\$154K
Average household income	\$190K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	307
Homes occupied	93%
Bachelor's or higher	37%
Poverty rate	5.1%
Unemployment	1.6%
Average temp	52°F
Annual precip	42 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.