

Renton 98058

ZIP code · WA · Washington > King County > Renton

BUYER'S MARKET

\$692K

MEDIAN SALE PRICE

-6.7%

1-YR CHANGE

454

SALES (12 MO)

\$669K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



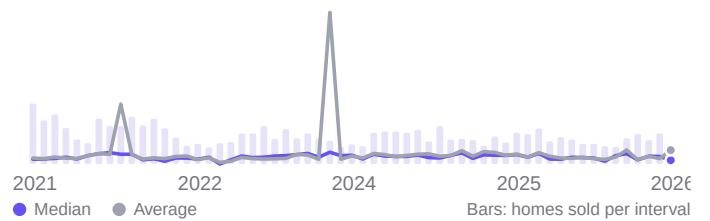
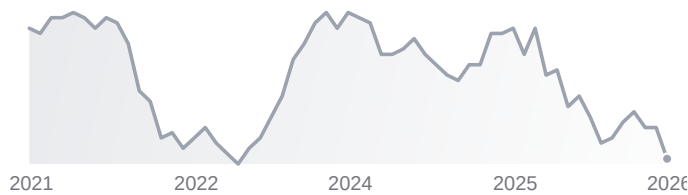
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$640K · Average \$841K

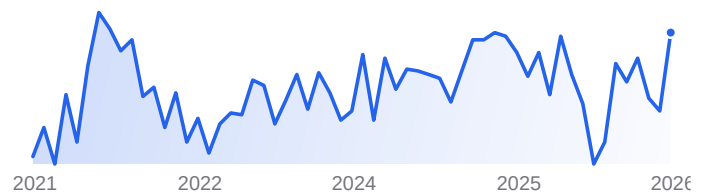
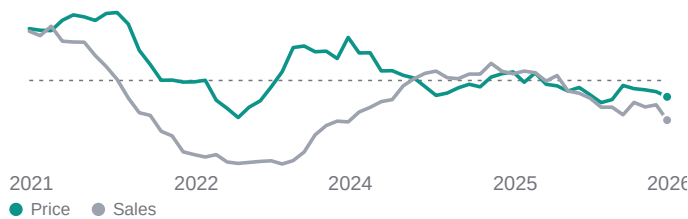


Growth (year over year)

Price -6.7% · Sales -16.4%

Price per square foot

\$406/ft²

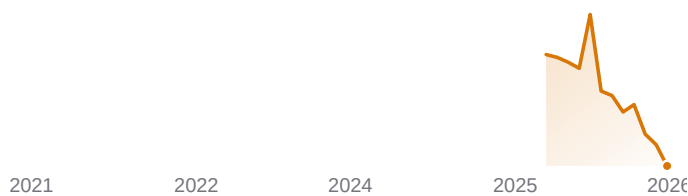


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

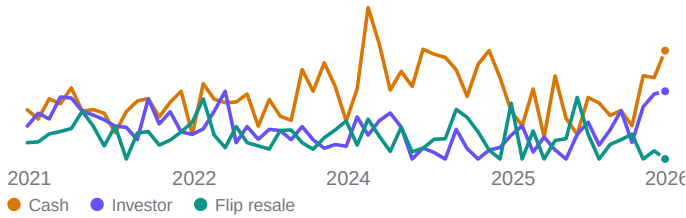
3.3%



BUYERS & OUTCOMES

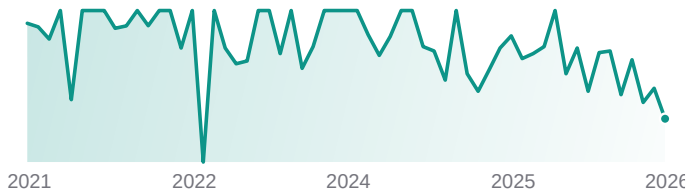
Buyer mix

Cash 27% · Investor 17% · Flip resale 0%



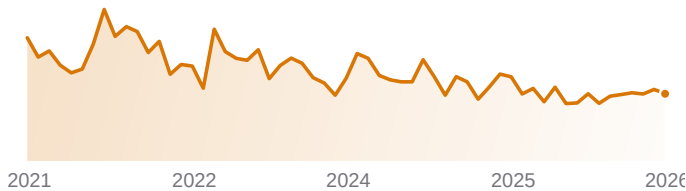
Sellers who sold at a gain

89%

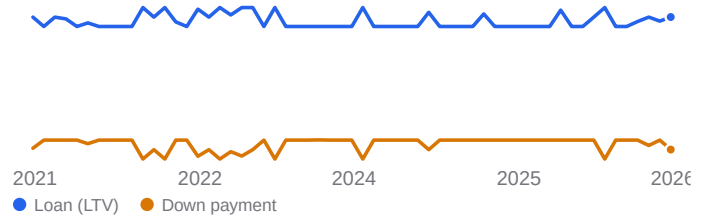


Median annualized return at resale

+5.1%

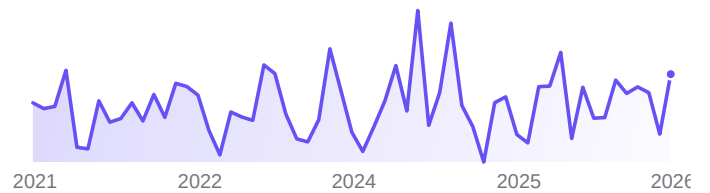


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



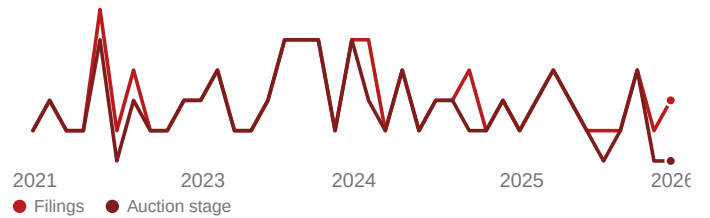
Typical hold before selling

10.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	13,653
Median value (AVM)	\$669K
Median size	1,919 ft²
Median bedrooms	3
Median year built	1979
Single family	86%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.8%
Owner occupied	74%
Company owned	7.5%
Median loan-to-value	51%

Typical ownership tenure

13.0 yrs

COMMUNITY

Population	45,228
Density	2,340 / mi ²
Median household income	\$112K
Average household income	\$132K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	257
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	7.5%
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.