

Renton 98059

ZIP code · WA · Washington > King County > Renton

BUYER'S MARKET

\$1M

MEDIAN SALE PRICE

-2.1%

1-YR CHANGE

427

SALES (12 MO)

\$915K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



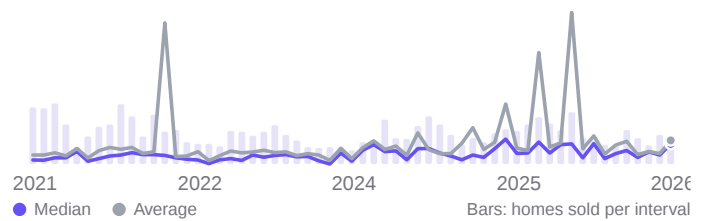
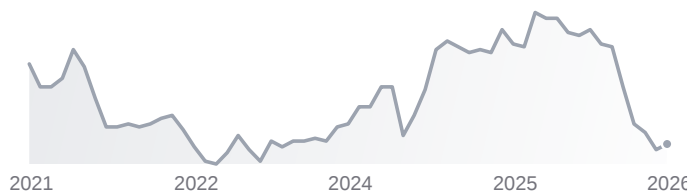
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$1.2M · Average \$1.3M

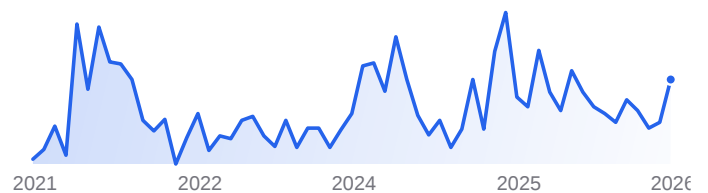
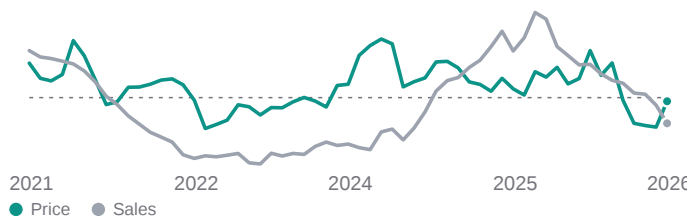


Growth (year over year)

Price -2.1% · Sales -15.1%

Price per square foot

\$472/ft²



Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

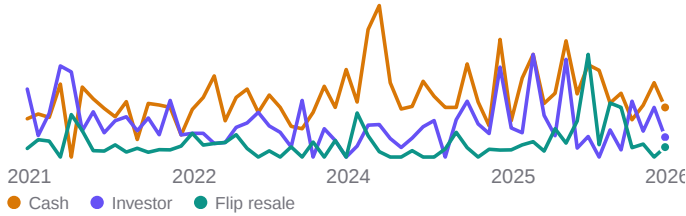
3.4%



BUYERS & OUTCOMES

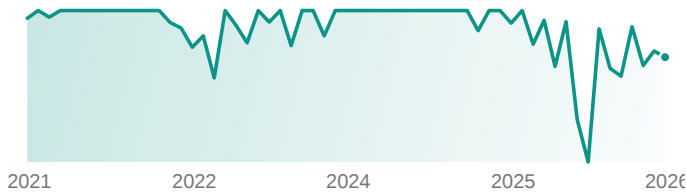
Buyer mix

Cash 17% · Investor 6.7% · Flip resale 3.3%



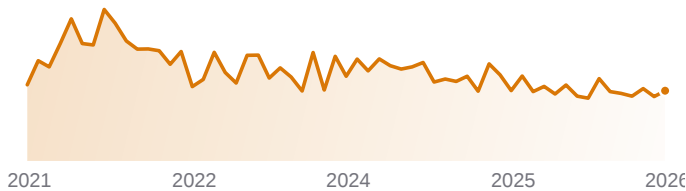
Sellers who sold at a gain

88%

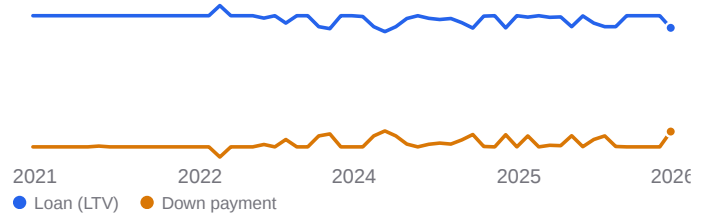


Median annualized return at resale

+5.5%

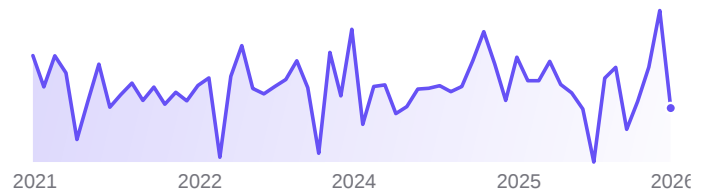


Financing (share of purchase price) Loan (LTV) 74% · Down payment 27%



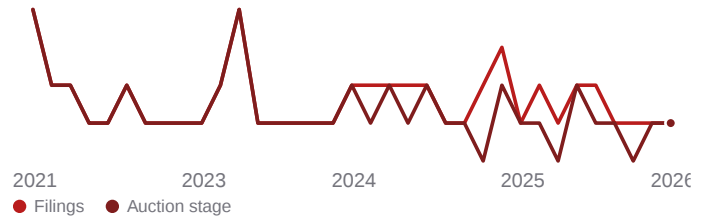
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,458
Median value (AVM)	\$915K
Median size	2,220 ft²
Median bedrooms	4
Median year built	1992
Single family	89%
Condos	8.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.2%
Owner occupied	77%
Company owned	8.0%
Median loan-to-value	43%

Typical ownership tenure

13.2 yrs

COMMUNITY

Population	42,159
Density	2,108 / mi ²
Median household income	\$141K
Average household income	\$175K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	270
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	4.1%
Unemployment	1.4%
Average temp	50°F
Annual precip	50 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.