

Woodinville 98072

ZIP code · WA · Washington > King County > Woodinville

BUYER'S MARKET

\$1.3M

MEDIAN SALE PRICE

-5.2%

1-YR CHANGE

257

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



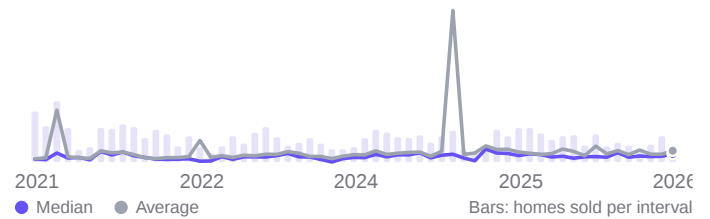
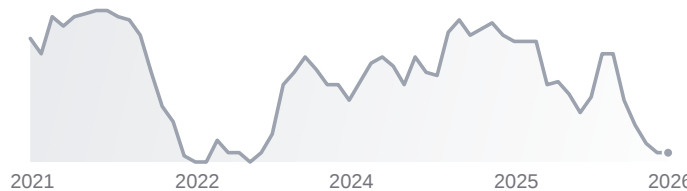
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$1.4M · Average \$1.7M

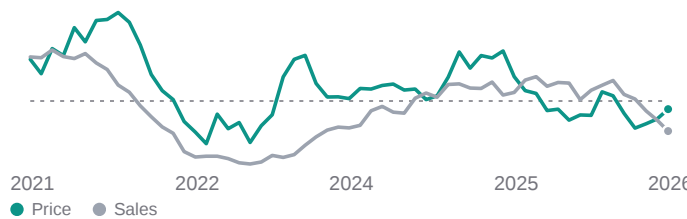


Growth (year over year)

Price -5.2% · Sales -19.2%

Price per square foot

\$553/ft²

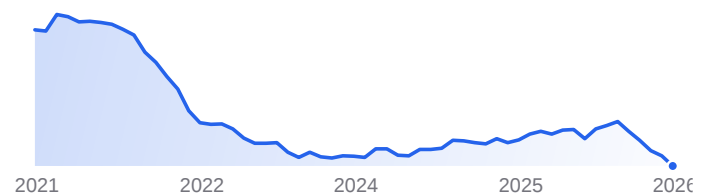
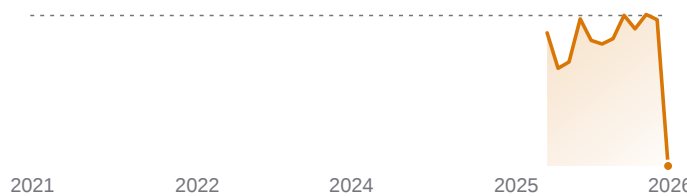


Sale premium vs estimated value

-2.8%

Annual turnover (share of homes sold)

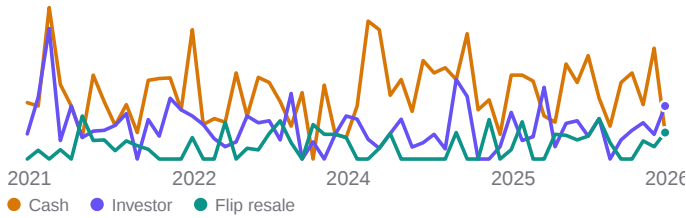
3.2%



BUYERS & OUTCOMES

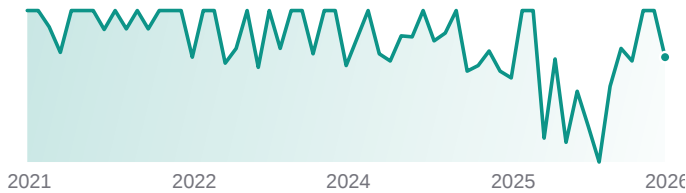
Buyer mix

Cash 7.7% · Investor 15% · Flip resale 7.7%



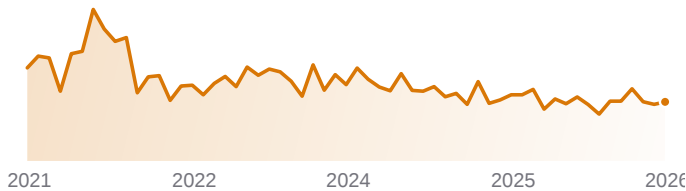
Sellers who sold at a gain

92%

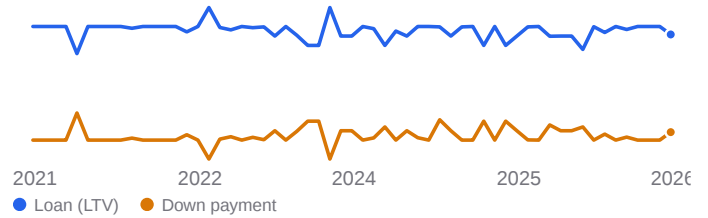


Median annualized return at resale

+5.8%

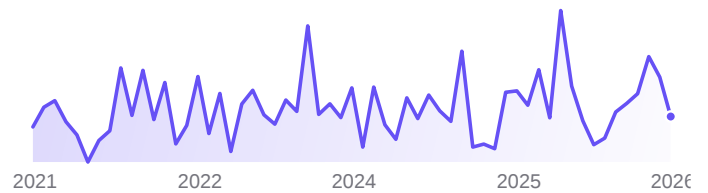


Financing (share of purchase price) Loan (LTV) 76% · Down payment 24%



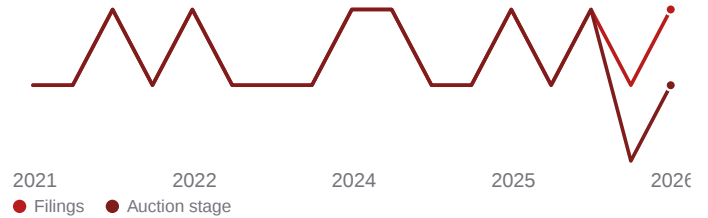
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	7,922
Median value (AVM)	\$1.2M
Median size	2,370 ft²
Median bedrooms	3
Median year built	1984
Single family	86%
Condos	9.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.5%
Owner occupied	75%
Company owned	10%
Median loan-to-value	41%

Typical ownership tenure

13.8 yrs

COMMUNITY

Population	27,825
Density	1,531 / mi²
Median household income	\$153K
Average household income	\$189K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	255
Homes occupied	95%
Bachelor's or higher	38%
Poverty rate	4.5%
Unemployment	1.4%
Average temp	51°F
Annual precip	44 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.