

Sammamish 98074

ZIP code · WA · Washington > King County > Sammamish

BALANCED MARKET

\$1.6M

MEDIAN SALE PRICE

+2.7%

1-YR CHANGE

282

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



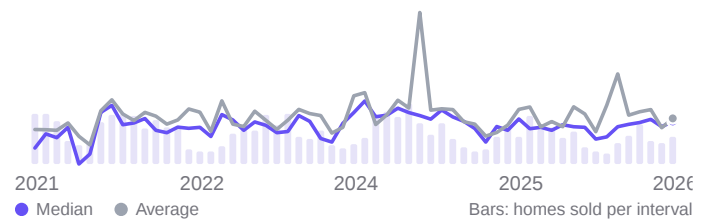
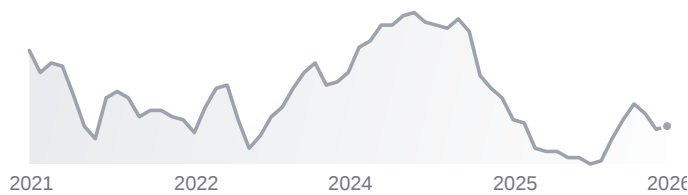
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$1.7M · Average \$1.7M

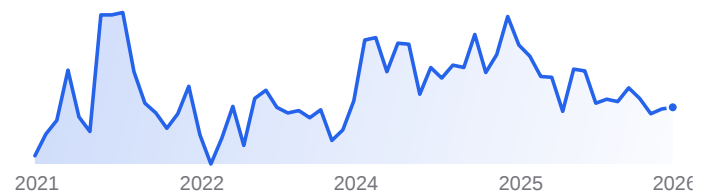
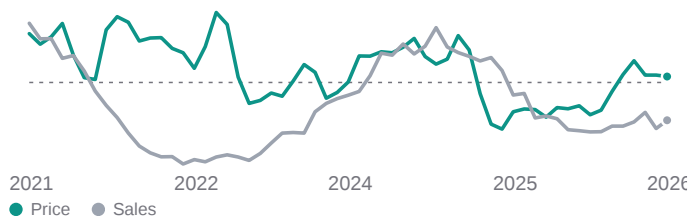


Growth (year over year)

Price +2.7% · Sales -17.1%

Price per square foot

\$590/ft²

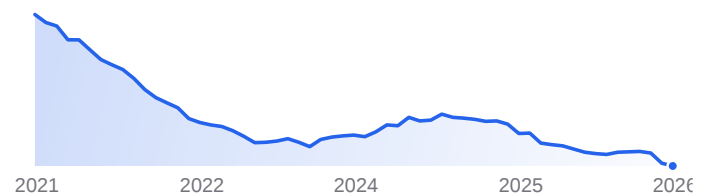


Sale premium vs estimated value

-1.8%

Annual turnover (share of homes sold)

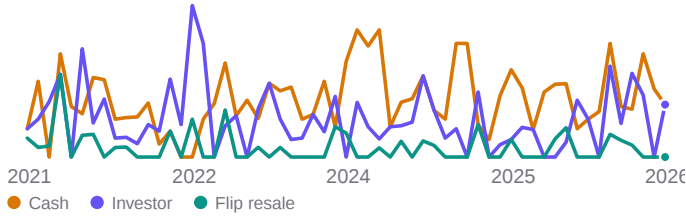
2.8%



BUYERS & OUTCOMES

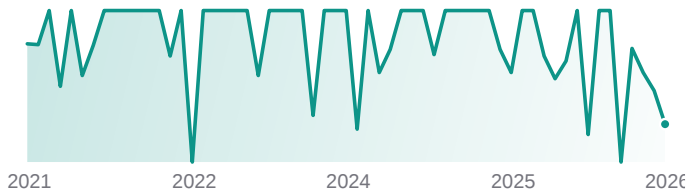
Buyer mix

Cash 12% · Investor 12% · Flip resale 0%



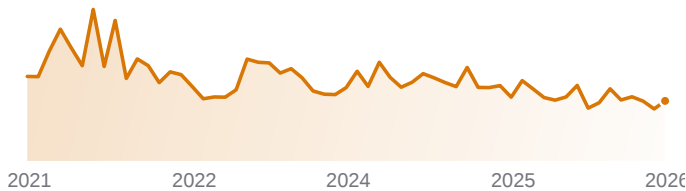
Sellers who sold at a gain

92%

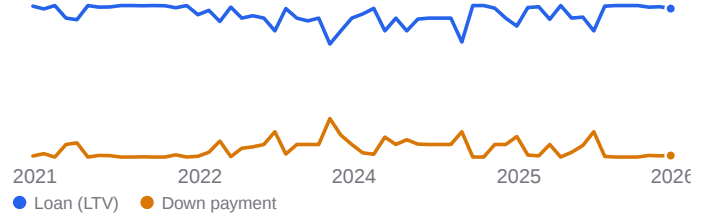


Median annualized return at resale

+5.8%

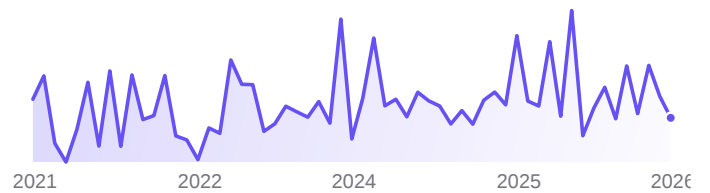


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



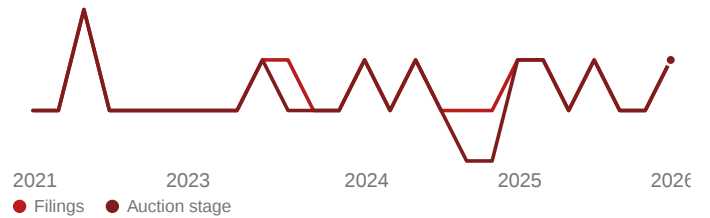
Typical hold before selling

9.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,919
Median value (AVM)	\$1.5M
Median size	2,610 ft²
Median bedrooms	4
Median year built	1991
Single family	90%
Condos	6.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.5%
Owner occupied	79%
Company owned	8.9%
Median loan-to-value	43%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	30,936
Density	2,488 / mi²
Median household income	\$202K
Average household income	\$242K
Crime index (US avg 100)	20
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	287
Homes occupied	97%
Bachelor's or higher	43%
Poverty rate	4.5%
Unemployment	1.6%
Average temp	51°F
Annual precip	47 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.