

Sammamish 98075

ZIP code · WA · Washington > King County > Sammamish

BUYER'S MARKET

\$1.8M

MEDIAN SALE PRICE

-1.4%

1-YR CHANGE

228

SALES (12 MO)

\$1.8M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



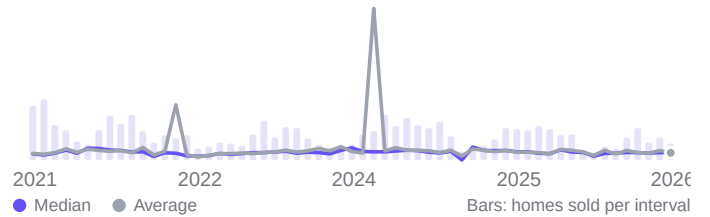
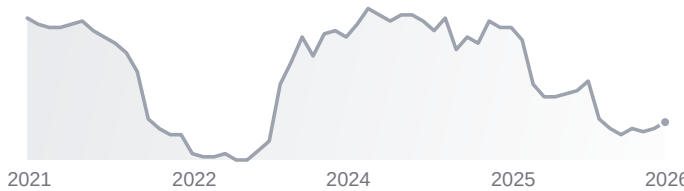
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$1.8M · Average \$1.7M

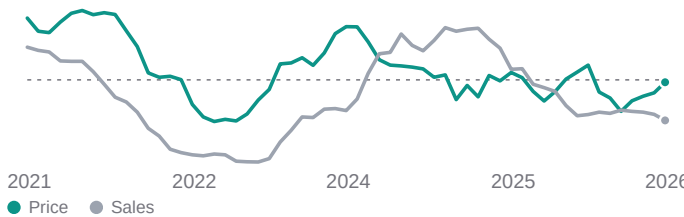


Growth (year over year)

Price -1.4% · Sales -23.7%

Price per square foot

\$577/ft²

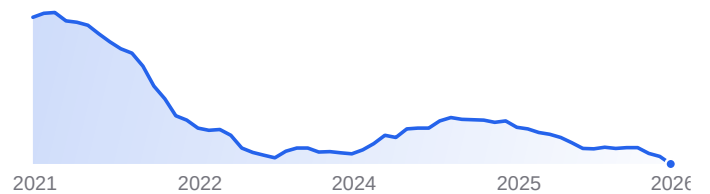


Sale premium vs estimated value

-3.4%

Annual turnover (share of homes sold)

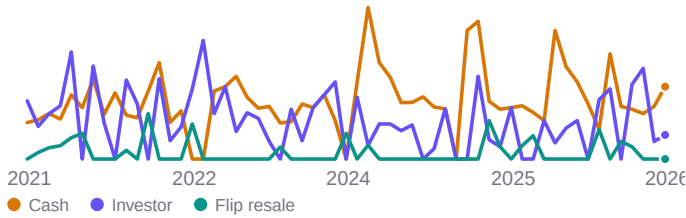
2.9%



BUYERS & OUTCOMES

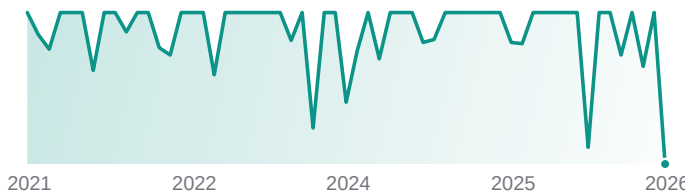
Buyer mix

Cash 19% · Investor 6.3% · Flip resale 0%



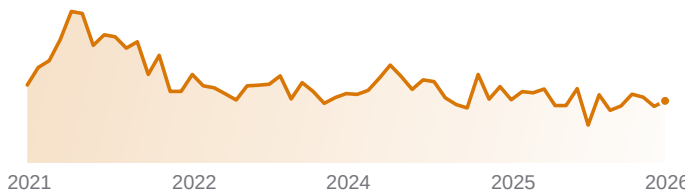
Sellers who sold at a gain

81%

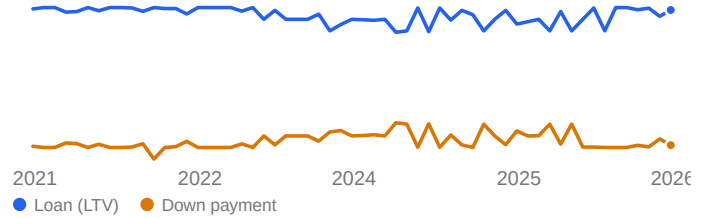


Median annualized return at resale

+6.3%

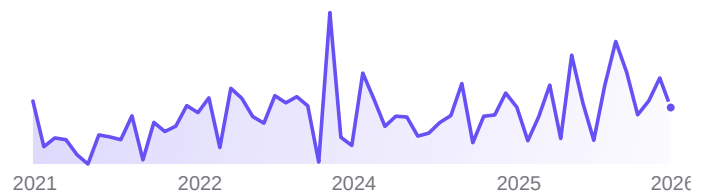


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



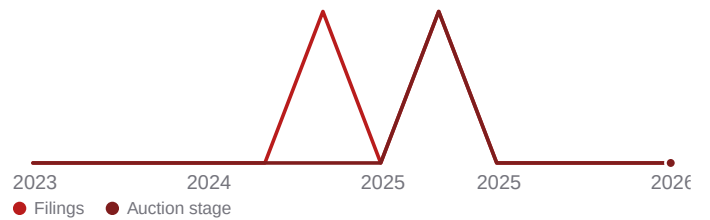
Typical hold before selling

10.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,994
Median value (AVM)	\$1.8M
Median size	3,060 ft²
Median bedrooms	4
Median year built	1999
Single family	94%
Condos	5.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.3%
Owner occupied	79%
Company owned	9.5%
Median loan-to-value	40%

Typical ownership tenure

11.5 yrs

COMMUNITY

Population	26,781
Density	2,106 / mi²
Median household income	\$200K
Average household income	\$239K
Crime index (US avg 100)	21
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	270
Homes occupied	96%
Bachelor's or higher	37%
Poverty rate	2.9%
Unemployment	1.4%
Average temp	51°F
Annual precip	46 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.