Auburn 98092

BALANCED MARKET

ZIP code · WA · Washington › King County › Auburn

$674K MEDIAN SALE PRICE	**+6.1%** 1-YR CHANGE	**512** SALES (12 MO)	**$669K** MEDIAN VALUE (AVM)

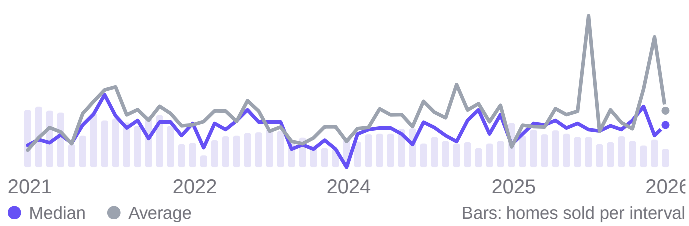
Market temperature — Balanced market · 58 / 100

Buyer's market · Balanced · Seller's market

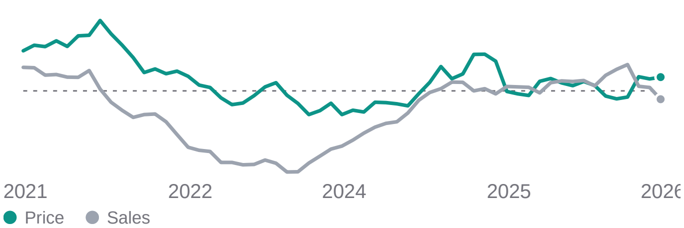
MARKET TRENDS (5 YEARS)

Market temperature (0–100) — 58 / 100

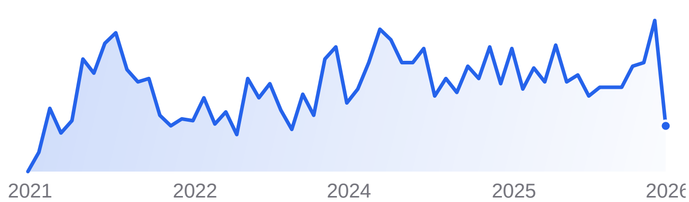
Sale prices — Median $665K · Average $712K



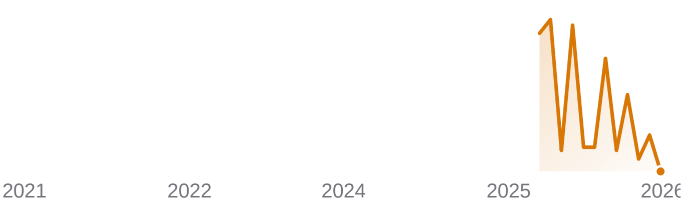
Growth (year over year) — Price +6.1% · Sales -3.8%



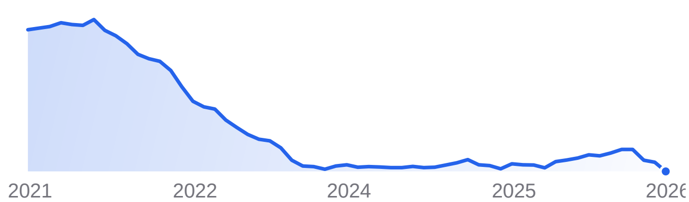
Price per square foot — $291/ft²



Sale premium vs estimated value — +0.0%

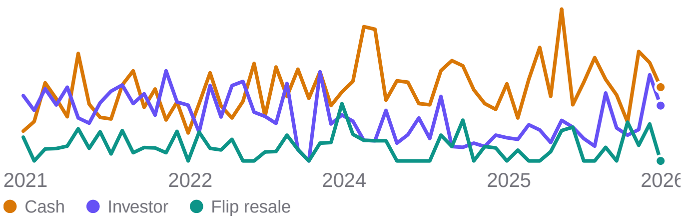


Annual turnover (share of homes sold) — 3.8%

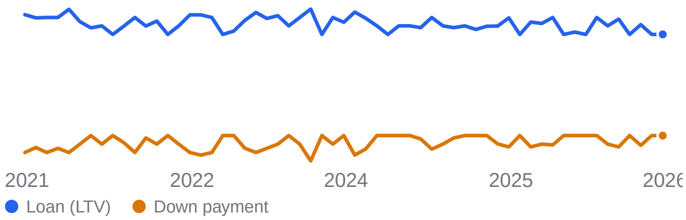


BUYERS & OUTCOMES

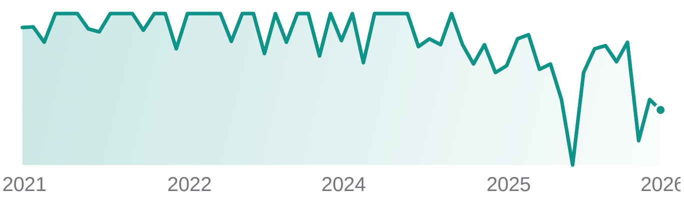
Buyer mix — **Cash 14% · Investor 11% · Flip resale 0%**



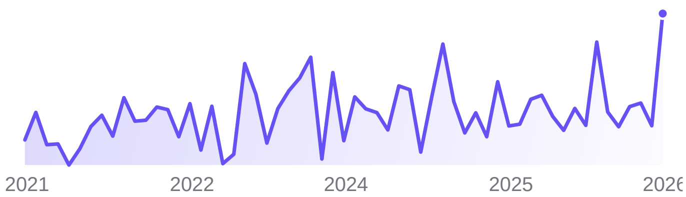
Financing (share of purchase price) — **Loan (LTV) 80% · Down payment 20%**



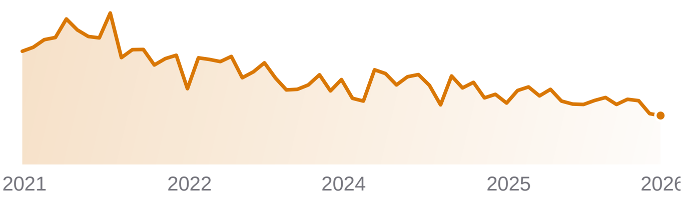
Sellers who sold at a gain — **91%**



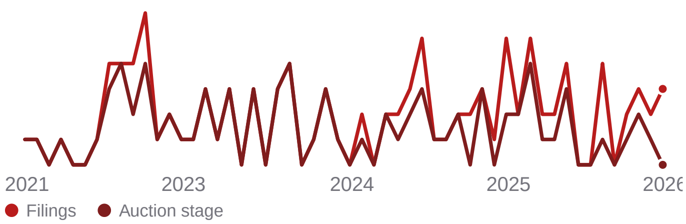
Typical hold before selling — **15.6 yrs**



Median annualized return at resale — **+3.8%**



Preforeclosure filings — **Filings 4 · Auction stage 1**



HOUSING STOCK

Homes	**13,305**
Median value (AVM)	**$669K**
Median size	**2,120 ft²**
Median bedrooms	**3**
Median year built	**1998**
Single family	**82%**
Condos	**15%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**47%**
Underwater (LTV 125% or more)	**1.9%**
Owner occupied	**76%**
Company owned	**9.0%**
Median loan-to-value	**53%**

Typical ownership tenure	11.1 yrs

COMMUNITY

Population	52,722
Density	1,159 / mi²
Median household income	$118K
Average household income	$143K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	243
Homes occupied	97%
Bachelor's or higher	24%
Poverty rate	6.2%
Unemployment	1.4%
Average temp	51°F
Annual precip	45 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.