

Seattle 98106

ZIP code · WA · Washington > King County > Seattle

BUYER'S MARKET

\$667K

MEDIAN SALE PRICE

-0.1%

1-YR CHANGE

287

SALES (12 MO)

\$630K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



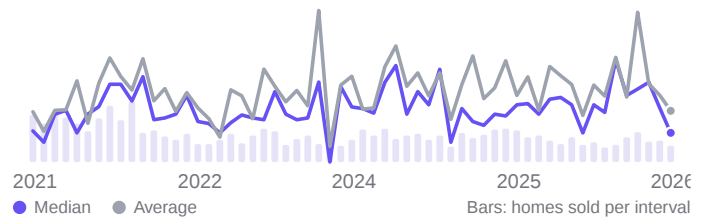
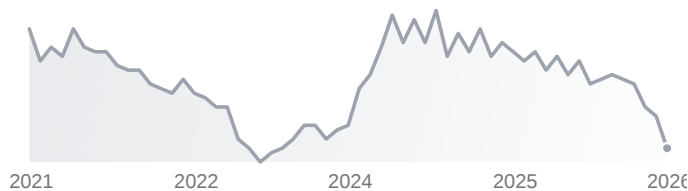
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$600K · Average \$659K

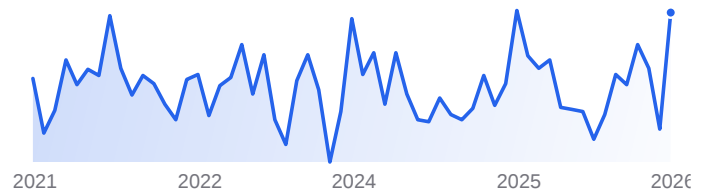
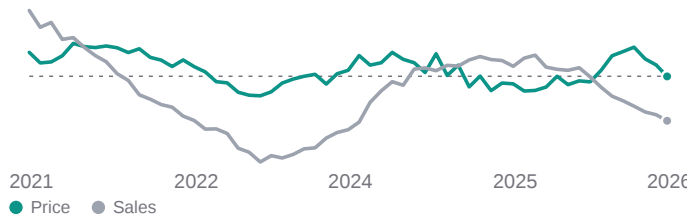


Growth (year over year)

Price -0.1% · Sales -23.7%

Price per square foot

\$513/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

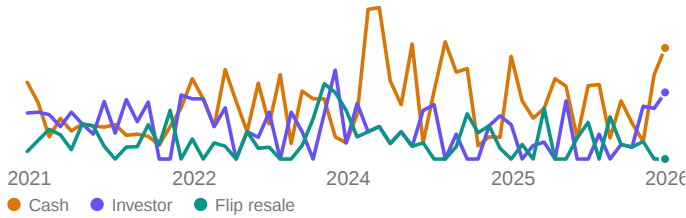
3.5%



BUYERS & OUTCOMES

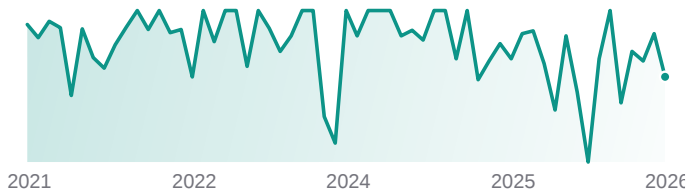
Buyer mix

Cash 26% · Investor 16% · Flip resale 0%



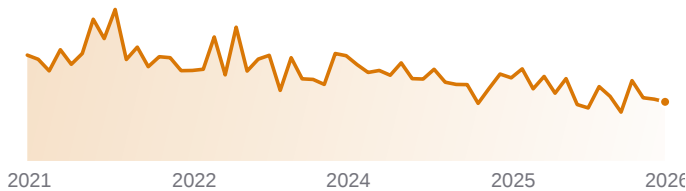
Sellers who sold at a gain

88%

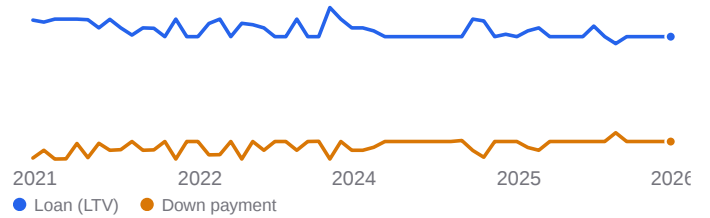


Median annualized return at resale

+4.0%

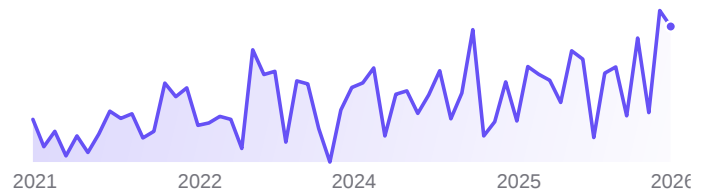


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

11.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,090
Median value (AVM)	\$630K
Median size	1,480 ft²
Median bedrooms	3
Median year built	1967
Single family	73%
Condos	5.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.8%
Owner occupied	70%
Company owned	8.8%
Median loan-to-value	57%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	27,079
Density	4,800 / mi²
Median household income	\$101K
Average household income	\$128K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	316
Homes occupied	95%
Bachelor's or higher	30%
Poverty rate	10.0%
Unemployment	1.4%
Average temp	51°F
Annual precip	39 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.