

Seattle 98112

ZIP code · WA · Washington > King County > Seattle

BALANCED MARKET

\$1.6M

MEDIAN SALE PRICE

-0.2%

1-YR CHANGE

312

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

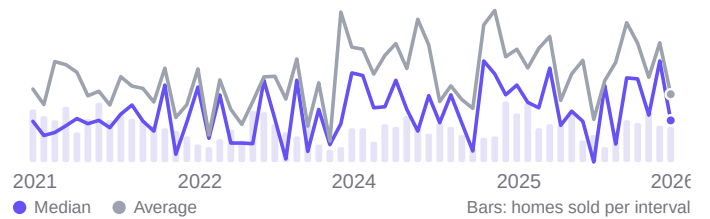
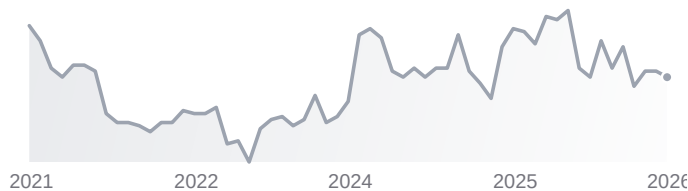
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$1.3M · Average \$1.6M

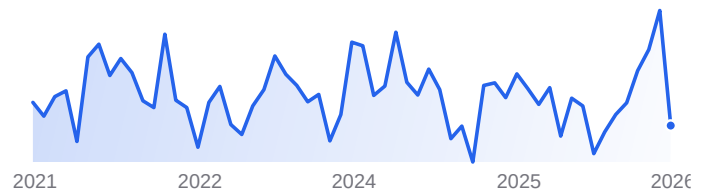
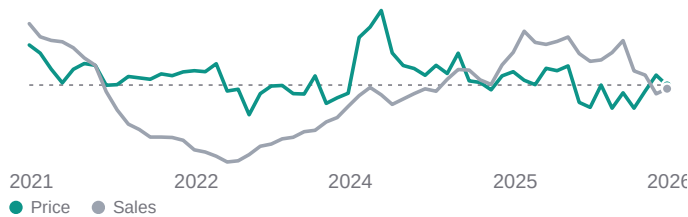


Growth (year over year)

Price -0.2% · Sales -2.2%

Price per square foot

\$652/ft²

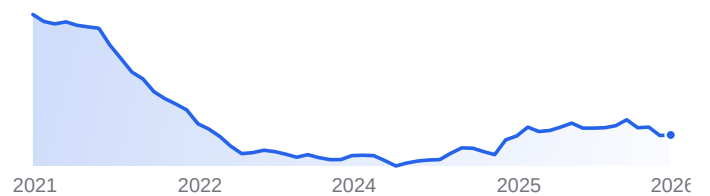


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

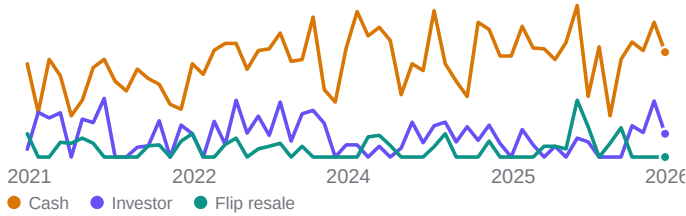
4.0%



BUYERS & OUTCOMES

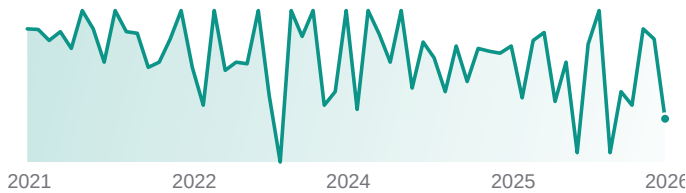
Buyer mix

Cash 35% · Investor 7.7% · Flip resale 0%



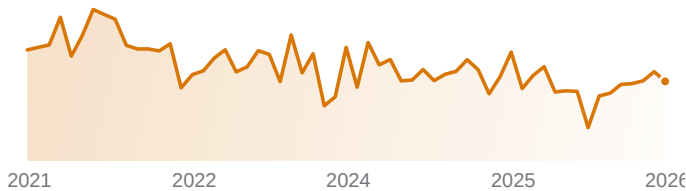
Sellers who sold at a gain

81%

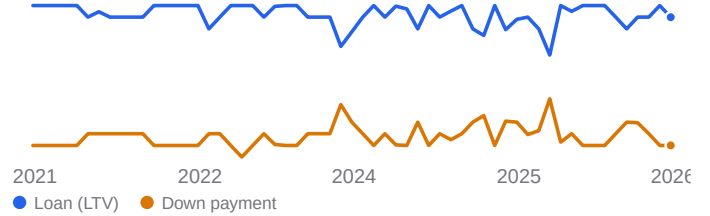


Median annualized return at resale

+4.2%

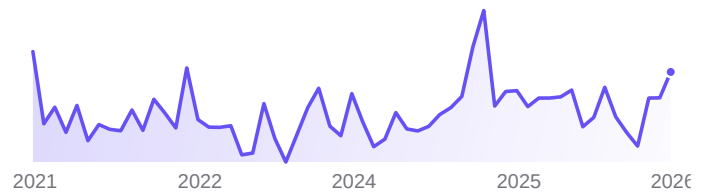


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



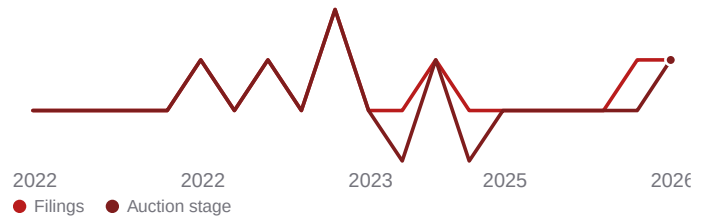
Typical hold before selling

12.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,778
Median value (AVM)	\$1.4M
Median size	2,130 ft²
Median bedrooms	3
Median year built	1932
Single family	69%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.9%
Owner occupied	65%
Company owned	14%
Median loan-to-value	42%

Typical ownership tenure

13.4 yrs

COMMUNITY

Population	24,863
Density	5,232 / mi²
Median household income	\$153K
Average household income	\$238K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	348
Homes occupied	93%
Bachelor's or higher	41%
Poverty rate	4.7%
Unemployment	1.3%
Average temp	52°F
Annual precip	38 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.