

Lake Stevens 98258

ZIP code · WA · Washington > Snohomish County > Lake Stevens

BALANCED MARKET

\$676K

MEDIAN SALE PRICE

-4.1%

1-YR CHANGE

671

SALES (12 MO)

\$648K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



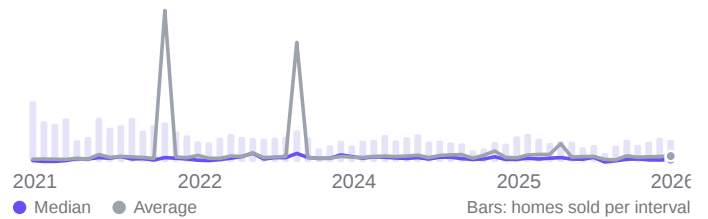
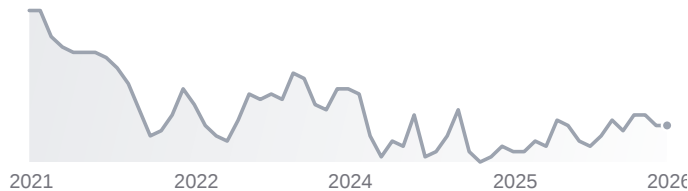
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$685K · Average \$798K

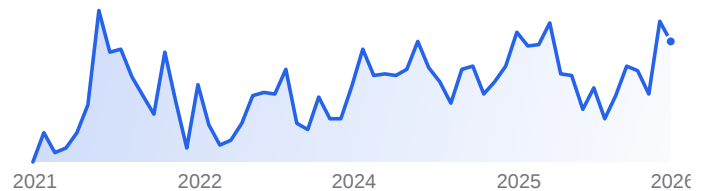
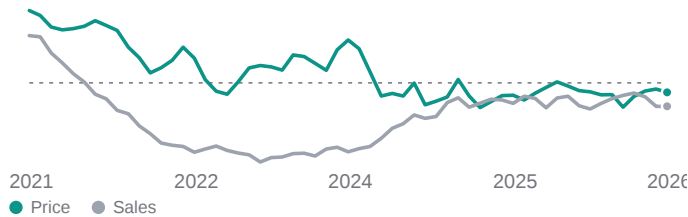


Growth (year over year)

Price -4.1% · Sales -10.1%

Price per square foot

\$385/ft²

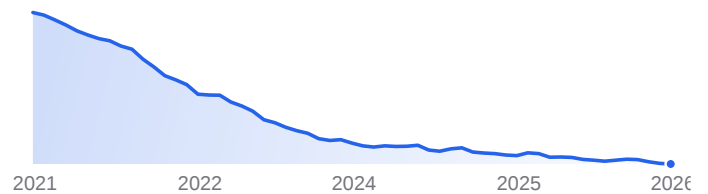


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

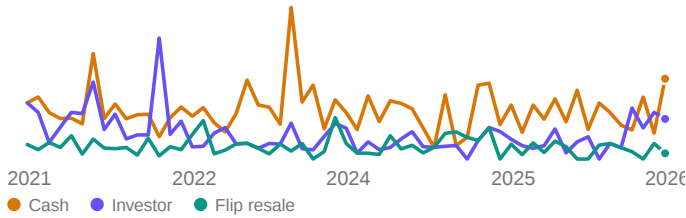
3.6%



BUYERS & OUTCOMES

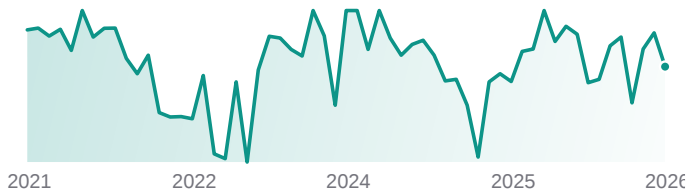
Buyer mix

Cash 21% · Investor 11% · Flip resale 1.5%



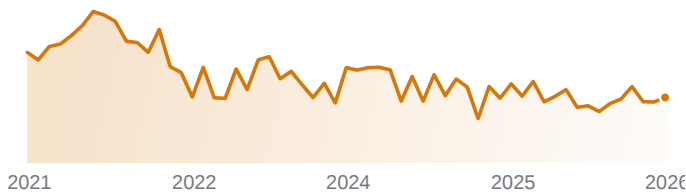
Sellers who sold at a gain

93%

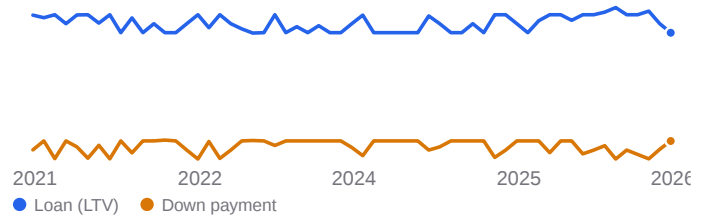


Median annualized return at resale

+6.0%

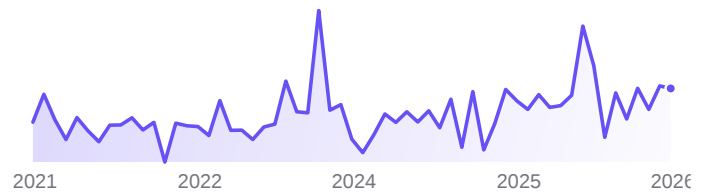


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



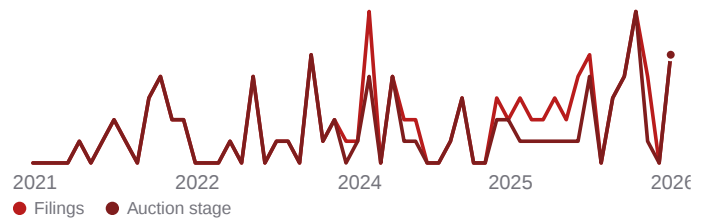
Typical hold before selling

8.5 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	18,519
Median value (AVM)	\$648K
Median size	1,868 ft²
Median bedrooms	3
Median year built	1998
Single family	82%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.7%
Owner occupied	74%
Company owned	9.6%
Median loan-to-value	54%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	53,594
Density	1,393 / mi²
Median household income	\$114K
Average household income	\$132K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	232
Homes occupied	97%
Bachelor's or higher	23%
Poverty rate	5.4%
Unemployment	1.6%
Average temp	50°F
Annual precip	48 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.