

Anderson Island 98303

ZIP code · WA · Washington > Pierce County > Anderson Island

BALANCED MARKET

\$443K

MEDIAN SALE PRICE

+10.0%

1-YR CHANGE

42

SALES (12 MO)

\$448K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



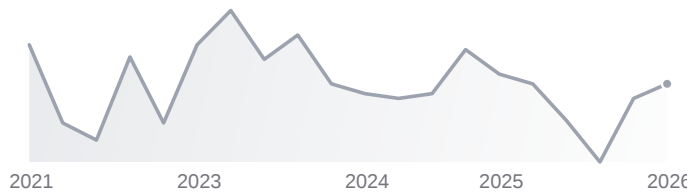
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$500K · Average \$571K

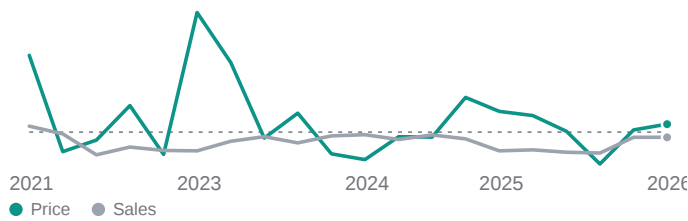


Growth (year over year)

Price +10.0% · Sales -6.7%

Price per square foot

\$221/ft²

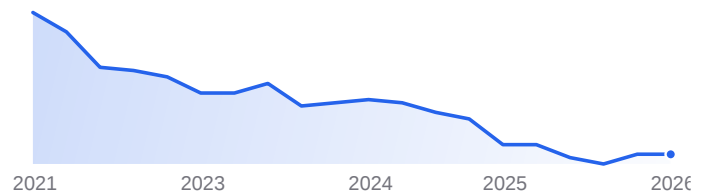


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

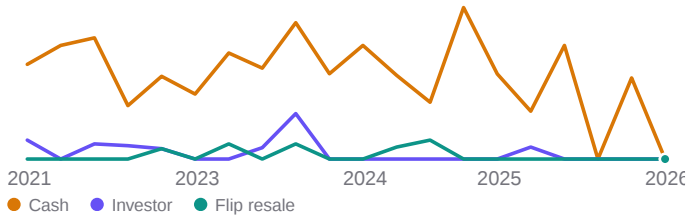
3.3%



BUYERS & OUTCOMES

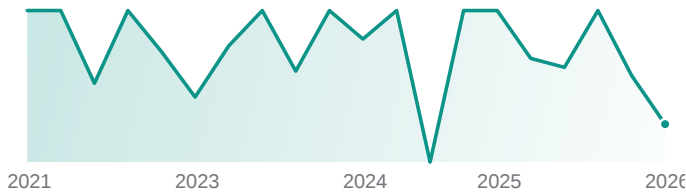
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



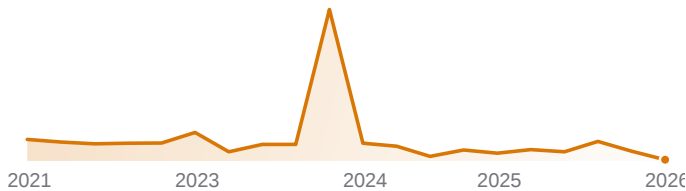
Sellers who sold at a gain

75%

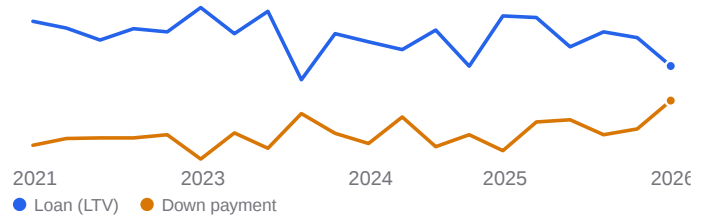


Median annualized return at resale

+0.8%

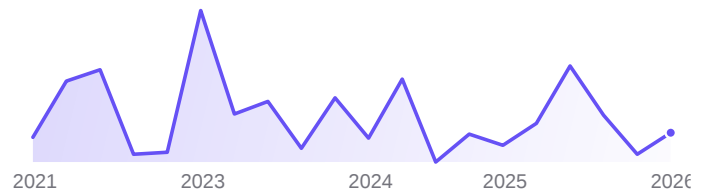


Financing (share of purchase price) Loan (LTV) 60% · Down payment 40%



Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,282
Median value (AVM)	\$448K
Median size	1,504 ft²
Median bedrooms	3
Median year built	1995
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.2%
Owner occupied	49%
Company owned	18%
Median loan-to-value	28%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	3,808
Density	90 / mi²
Median household income	\$103K
Average household income	\$158K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	249
Homes occupied	74%
Bachelor's or higher	23%
Poverty rate	9.1%
Unemployment	1.1%
Average temp	51°F
Annual precip	46 in
Sunshine	46%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.