

Ashford 98304

ZIP code · WA · Washington > Pierce County > Ashford

SELLER'S MARKET

\$249K

MEDIAN SALE PRICE

+74.5%

1-YR CHANGE

44

SALES (12 MO)

\$331K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

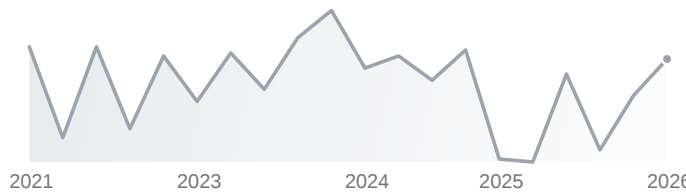
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$445K · Average \$405K

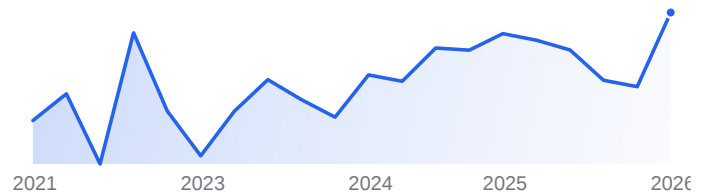
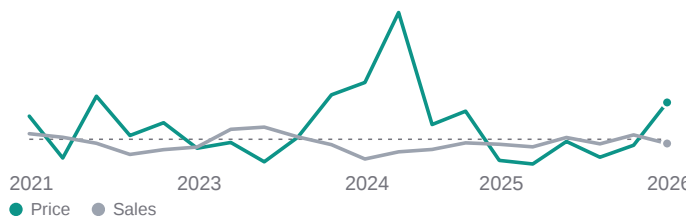


Growth (year over year)

Price +74.5% · Sales -8.3%

Price per square foot

\$535/ft²



Sale premium vs estimated value

-61.5%

Annual turnover (share of homes sold)

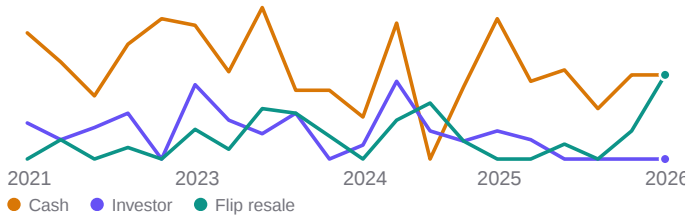
4.8%



BUYERS & OUTCOMES

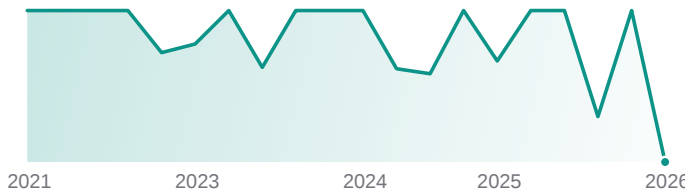
Buyer mix

Cash 33% · Investor 0% · Flip resale 33%



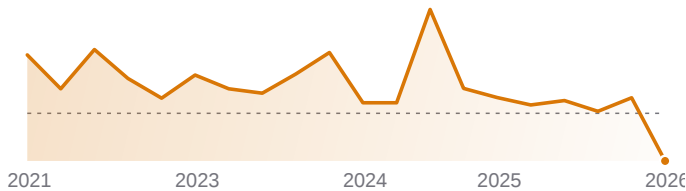
Sellers who sold at a gain

67%

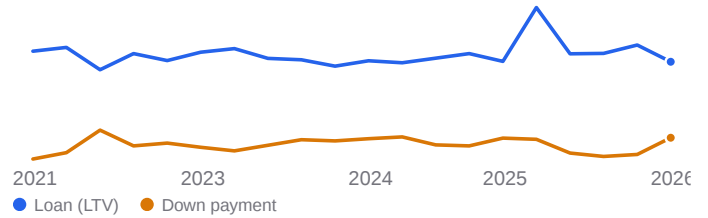


Median annualized return at resale

-41.3%

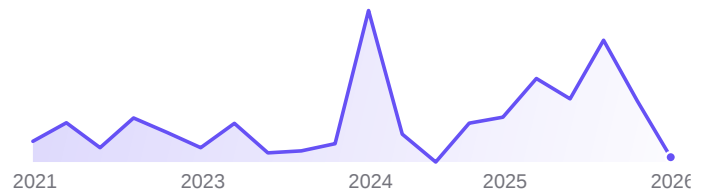


Financing (share of purchase price) Loan (LTV) 73% · Down payment 27%



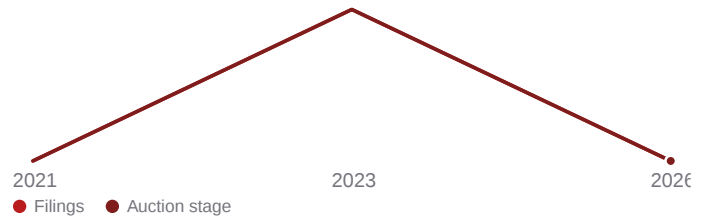
Typical hold before selling

1.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	926
Median value (AVM)	\$331K
Median size	944 ft²
Median bedrooms	2
Median year built	1978
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	2.2%
Owner occupied	20%
Company owned	15%
Median loan-to-value	16%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	786
Density	13 / mi²
Median household income	\$100K
Average household income	\$93K
Crime index (US avg 100)	185
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	210
Homes occupied	72%
Bachelor's or higher	35%
Poverty rate	7.8%
Unemployment	1.7%
Average temp	45°F
Annual precip	87 in
Sunshine	41%

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.