

Buckley 98321

ZIP code · WA · Washington > Pierce County > Buckley

SELLER'S MARKET

\$658K

MEDIAN SALE PRICE

-3.5%

1-YR CHANGE

280

SALES (12 MO)

\$615K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



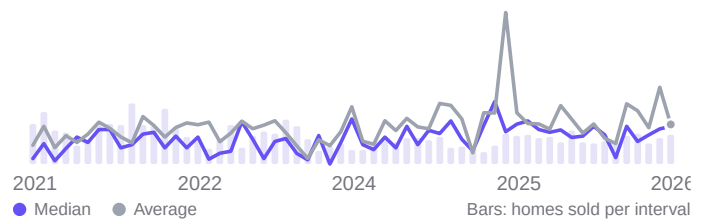
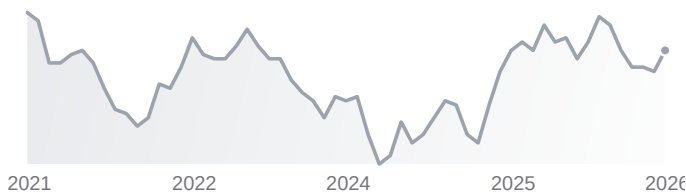
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$675K · Average \$684K

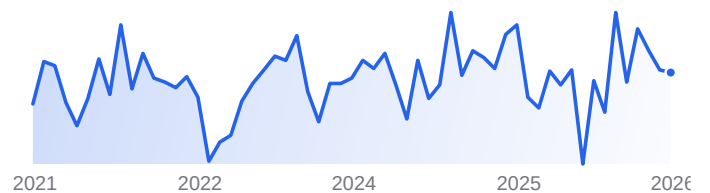
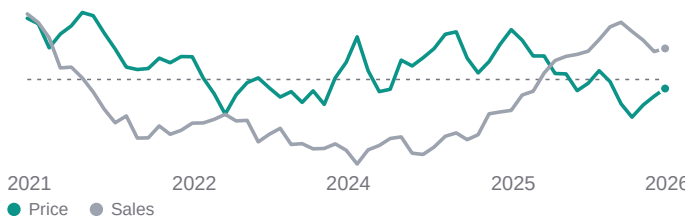


Growth (year over year)

Price -3.5% · Sales +12.0%

Price per square foot

\$307/ft²

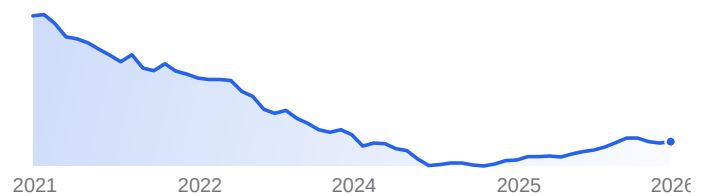
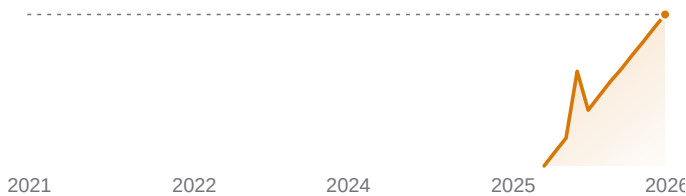


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

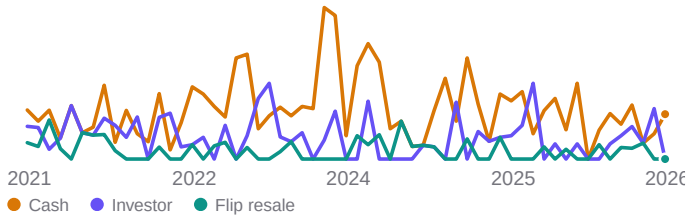
4.3%



BUYERS & OUTCOMES

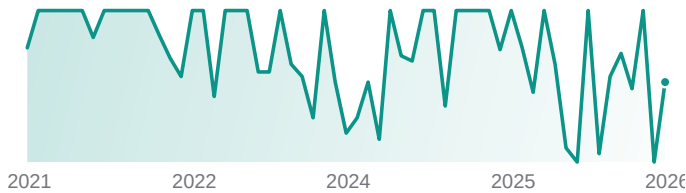
Buyer mix

Cash 15% · Investor 0% · Flip resale 0%



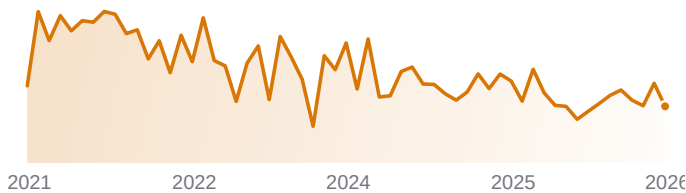
Sellers who sold at a gain

92%

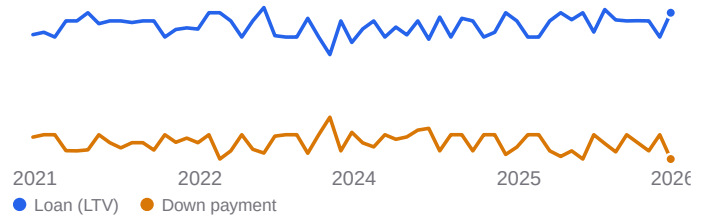


Median annualized return at resale

+4.5%

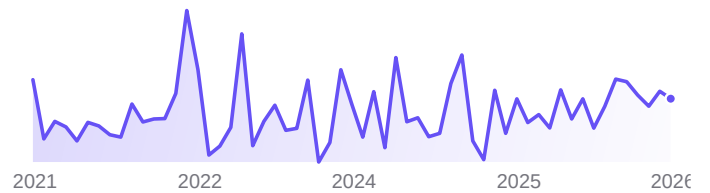


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



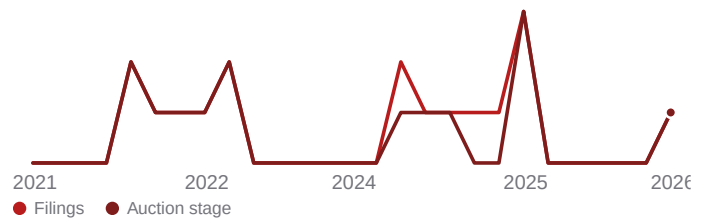
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,482
Median value (AVM)	\$615K
Median size	1,859 ft²
Median bedrooms	3
Median year built	1995
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	2.3%
Owner occupied	70%
Company owned	8.5%
Median loan-to-value	55%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	18,024
Density	403 / mi²
Median household income	\$117K
Average household income	\$147K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	231
Homes occupied	96%
Bachelor's or higher	19%
Poverty rate	3.5%
Unemployment	1.6%
Average temp	48°F
Annual precip	57 in
Sunshine	47%

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.