

Carbonado 98323

ZIP code · WA · Washington > Pierce County > Carbonado

BALANCED MARKET

\$674K

MEDIAN SALE PRICE

16

SALES (12 MO)

\$495K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



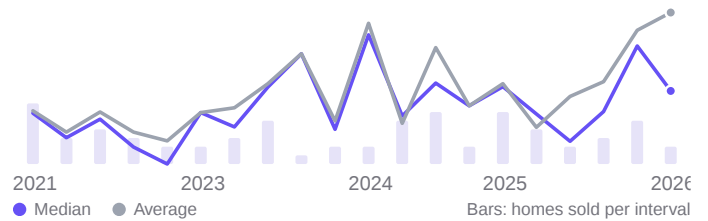
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$528K · Average \$902K

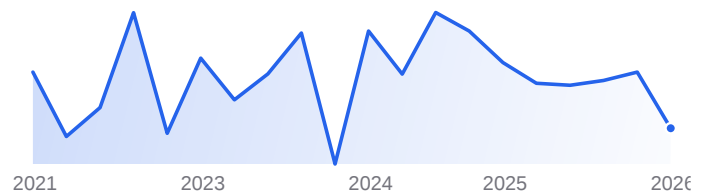
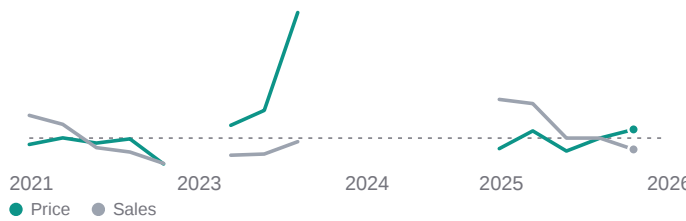


Growth (year over year)

Price +20.1% · Sales -26.3%

Price per square foot

\$228/ft²

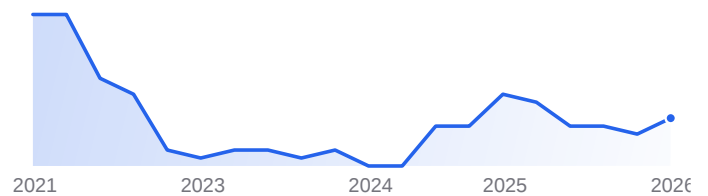


Sale premium vs estimated value

-6.5%

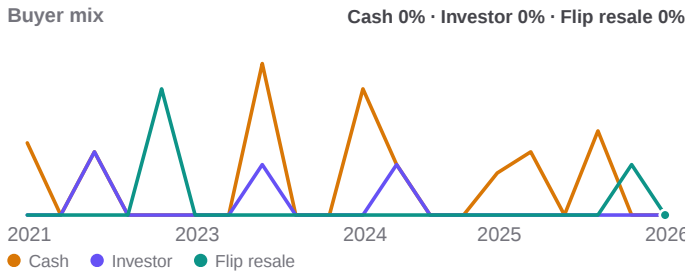
Annual turnover (share of homes sold)

4.4%



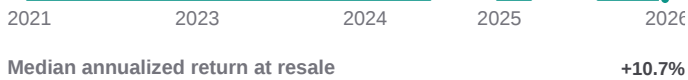
BUYERS & OUTCOMES

Buyer mix



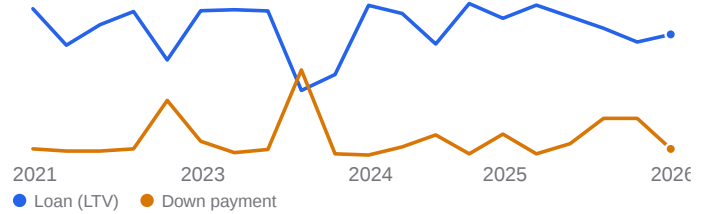
Sellers who sold at a gain

100%



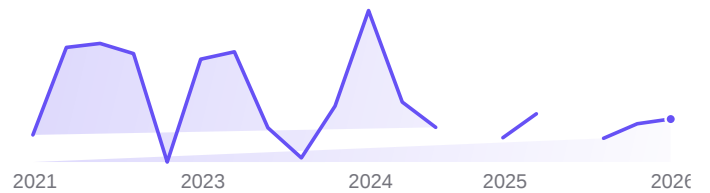
Median annualized return at resale

Financing (share of purchase price) Loan (LTV) 80% · Down payment 5.0%



Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	366
Median value (AVM)	\$495K
Median size	1,570 ft²
Median bedrooms	3
Median year built	1987
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.5%
Owner occupied	16%
Company owned	5.7%
Median loan-to-value	50%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	1,081
Density	5 / mi²
Median household income	\$109K
Average household income	\$155K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	229
Homes occupied	64%
Bachelor's or higher	19%
Poverty rate	4.0%
Unemployment	1.6%
Average temp	40°F
Annual precip	86 in
Sunshine	47%

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.