

Dupont 98327

ZIP code · WA · Washington > Pierce County > DuPont

SELLER'S MARKET

\$568K

MEDIAN SALE PRICE

+4.5%

1-YR CHANGE

153

SALES (12 MO)

\$477K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

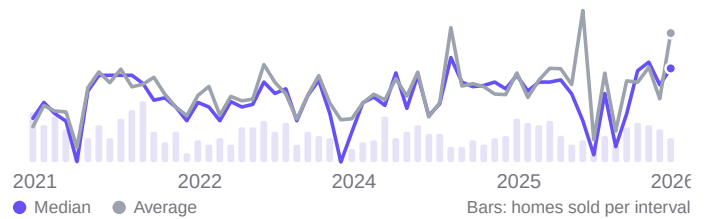
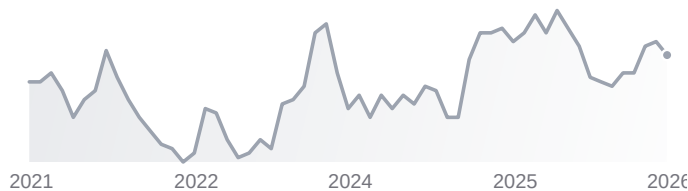
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$575K · Average \$653K

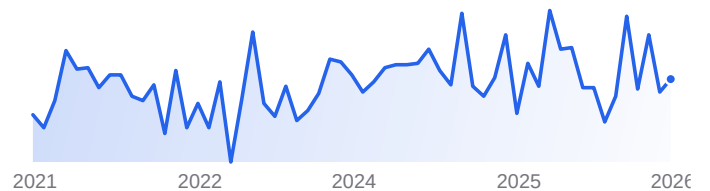
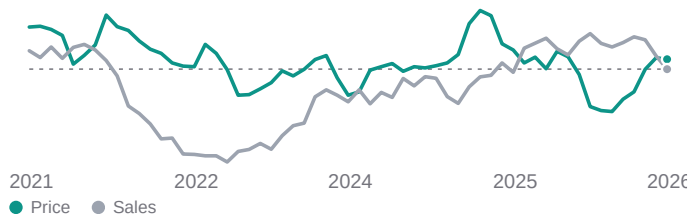


Growth (year over year)

Price +4.5% · Sales +0.0%

Price per square foot

\$276/ft²

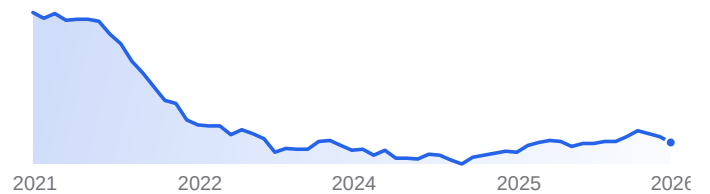


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

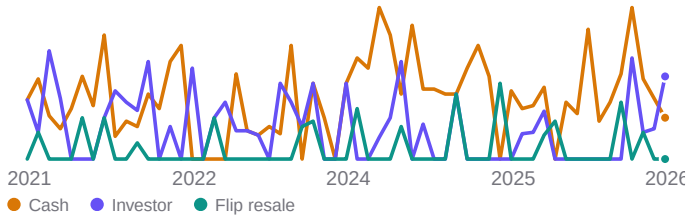
5.0%



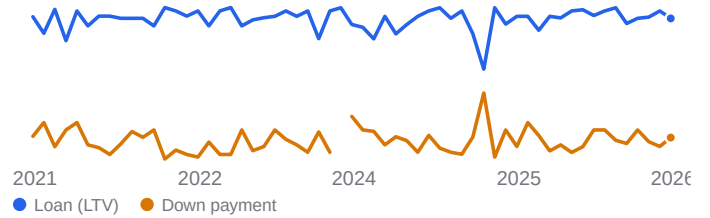
BUYERS & OUTCOMES

Buyer mix

Cash 9.1% · Investor 18% · Flip resale 0%

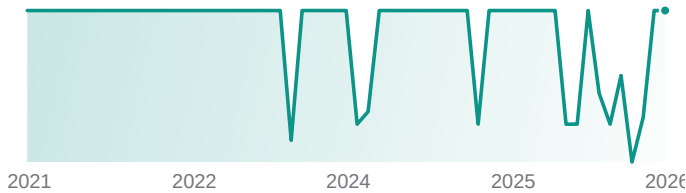


Financing (share of purchase price) Loan (LTV) 95% · Down payment 15%



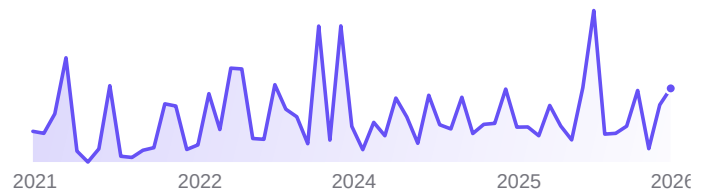
Sellers who sold at a gain

100%



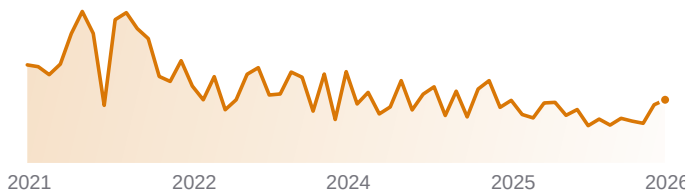
Typical hold before selling

10.2 yrs



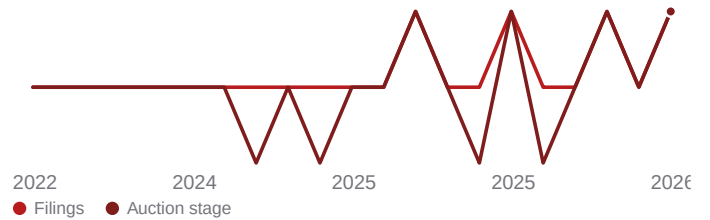
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,043
Median value (AVM)	\$477K
Median size	2,004 ft²
Median bedrooms	3
Median year built	2003
Single family	82%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	34%
Underwater (LTV 125% or more)	3.0%
Owner occupied	64%
Company owned	9.7%
Median loan-to-value	63%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	10,694
Density	1,238 / mi ²
Median household income	\$115K
Average household income	\$131K
Crime index (US avg 100)	43
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	244
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	4.8%
Unemployment	0.9%
Average temp	51°F
Annual precip	42 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.