

Graham 98338

ZIP code · WA · Washington > Pierce County > Graham

BALANCED MARKET

\$565K

MEDIAN SALE PRICE

-2.0%

1-YR CHANGE

570

SALES (12 MO)

\$551K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



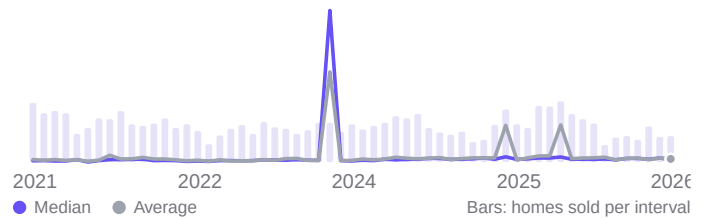
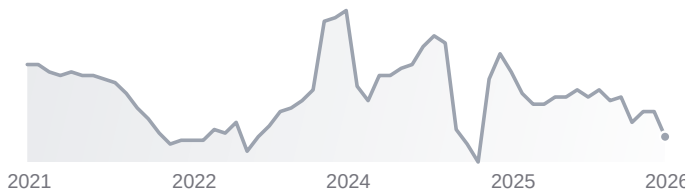
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$540K · Average \$567K

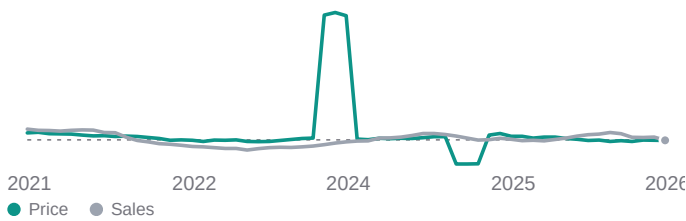


Growth (year over year)

Price -2.0% · Sales -1.7%

Price per square foot

\$294/ft²

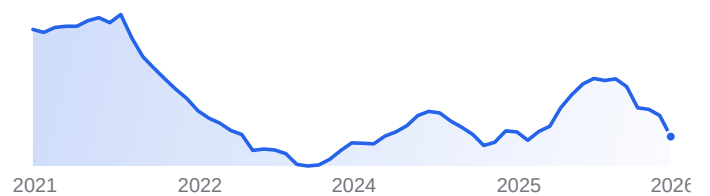
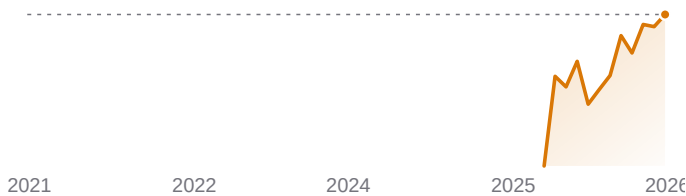


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

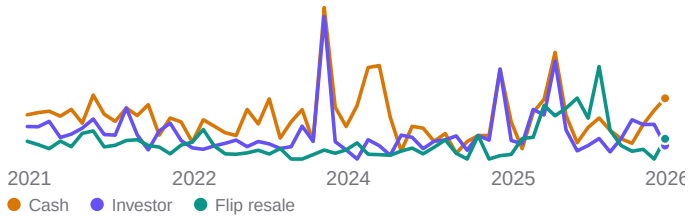
5.0%



BUYERS & OUTCOMES

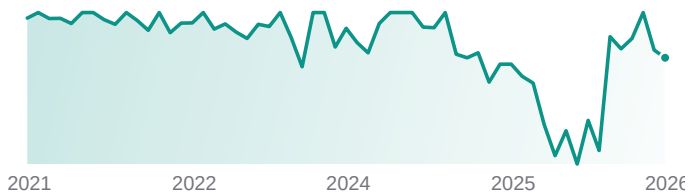
Buyer mix

Cash 26% · Investor 5.7% · Flip resale 8.6%



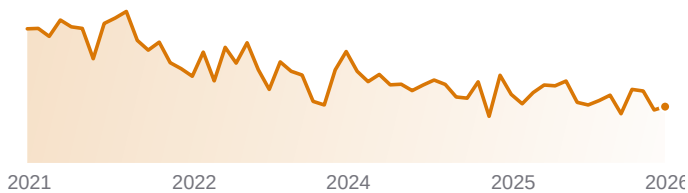
Sellers who sold at a gain

88%

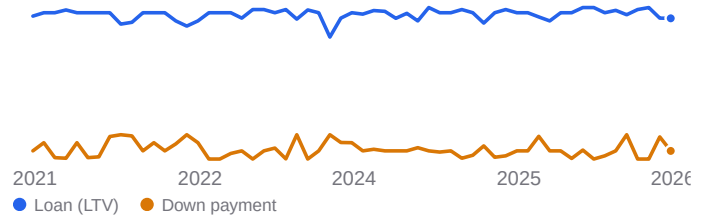


Median annualized return at resale

+4.8%

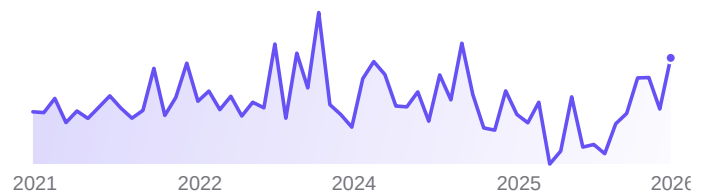


Financing (share of purchase price) Loan (LTV) 92% · Down payment 10%



Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	11,334
Median value (AVM)	\$551K
Median size	1,782 ft²
Median bedrooms	3
Median year built	1995
Single family	69%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	2.3%
Owner occupied	75%
Company owned	8.1%
Median loan-to-value	56%

Typical ownership tenure

13.0 yrs

COMMUNITY

Population	29,790
Density	550 / mi²
Median household income	\$107K
Average household income	\$122K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	237
Homes occupied	97%
Bachelor's or higher	14%
Poverty rate	5.9%
Unemployment	1.5%
Average temp	50°F
Annual precip	47 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.