

Longbranch 98351

ZIP code · WA · Washington > Pierce County > Longbranch

BALANCED MARKET

\$405K

MEDIAN SALE PRICE

-27.7%

1-YR CHANGE

31

SALES (12 MO)

\$575K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



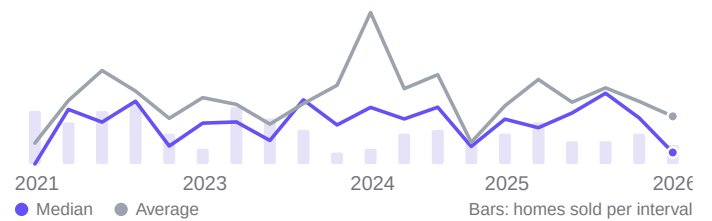
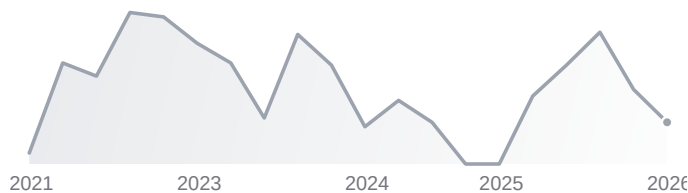
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

41 / 100

Sale prices

Median \$270K · Average \$490K

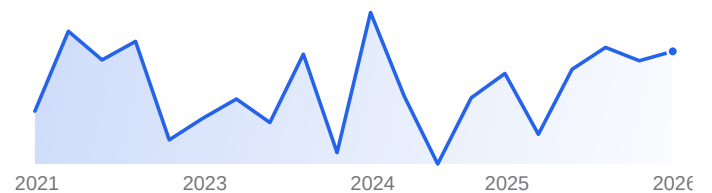
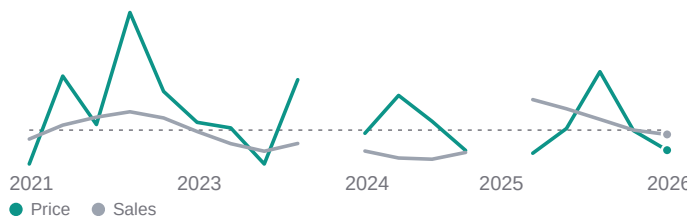


Growth (year over year)

Price -27.7% · Sales -6.1%

Price per square foot

\$339/ft²

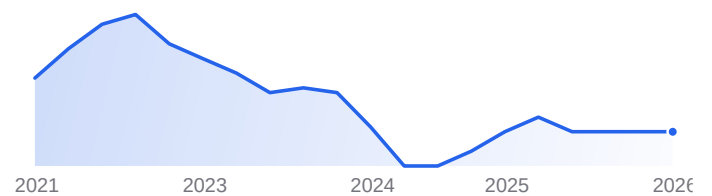


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

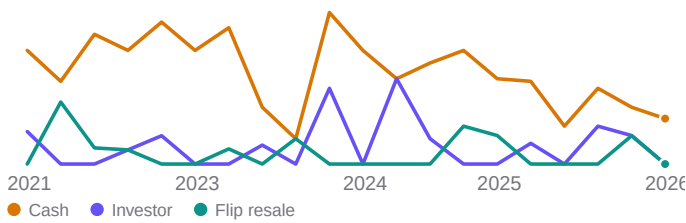
4.0%



BUYERS & OUTCOMES

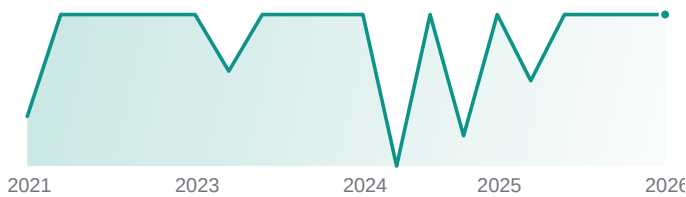
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



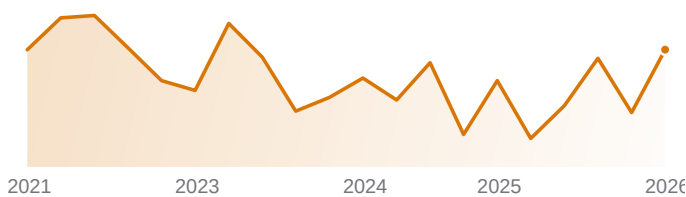
Sellers who sold at a gain

100%

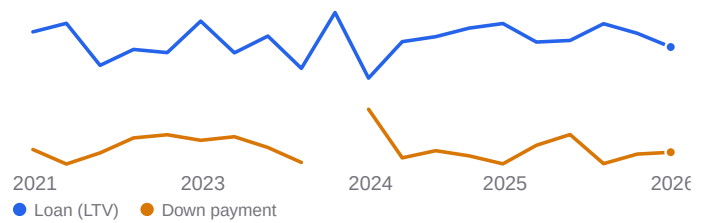


Median annualized return at resale

+11.3%

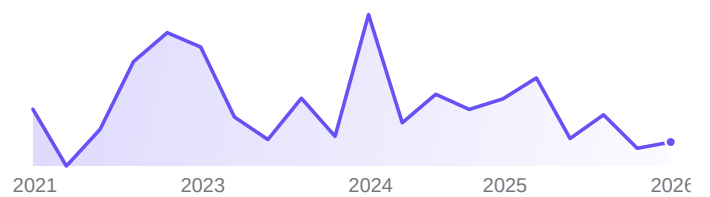


Financing (share of purchase price) Loan (LTV) 80% · Down payment 12%



Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	771
Median value (AVM)	\$575K
Median size	1,545 ft²
Median bedrooms	3
Median year built	1989
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.3%
Owner occupied	53%
Company owned	14%
Median loan-to-value	33%
Typical ownership tenure	12.3 yrs

COMMUNITY

Population	923
Density	70 / mi²
Median household income	\$98K
Average household income	\$140K
Crime index (US avg 100)	159
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	256
Homes occupied	82%
Bachelor's or higher	26%
Poverty rate	11.0%
Unemployment	1.2%
Average temp	51°F
Annual precip	49 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.