

Orting 98360

ZIP code · WA · Washington > Pierce County > Orting

SELLER'S MARKET

\$522K

MEDIAN SALE PRICE

+2.0%

1-YR CHANGE

220

SALES (12 MO)

\$537K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100



MARKET TRENDS (5 YEARS)

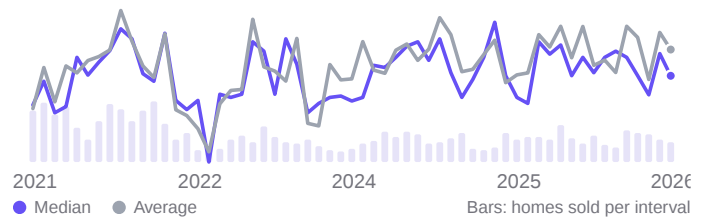
Market temperature (0–100)

66 / 100



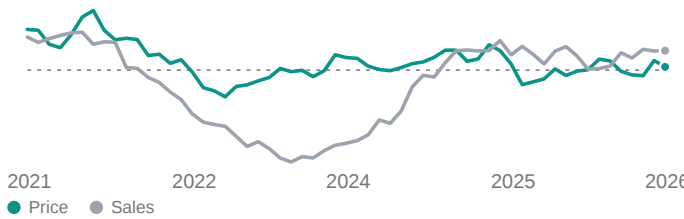
Sale prices

Median \$520K · Average \$563K



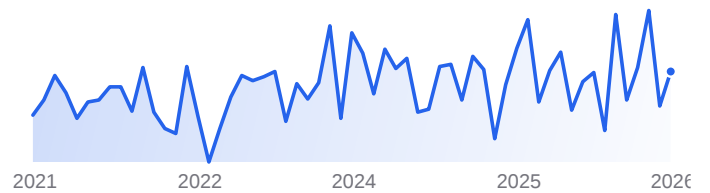
Growth (year over year)

Price +2.0% · Sales +11.7%



Price per square foot

\$286/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

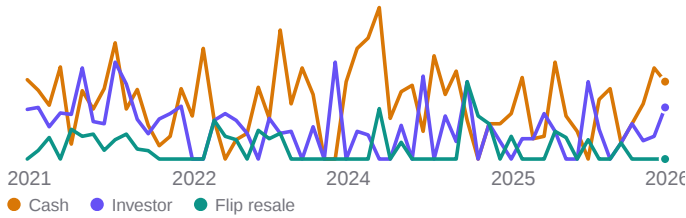
4.3%



BUYERS & OUTCOMES

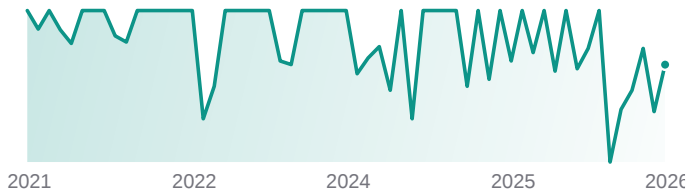
Buyer mix

Cash 20% · Investor 13% · Flip resale 0%



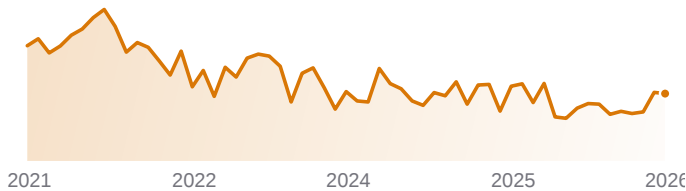
Sellers who sold at a gain

93%

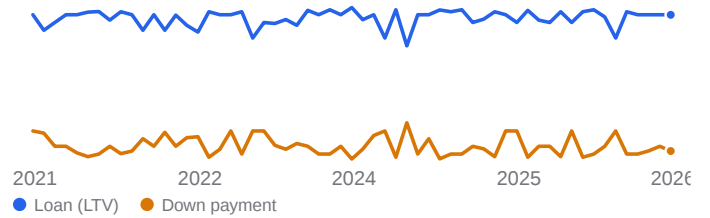


Median annualized return at resale

+6.6%

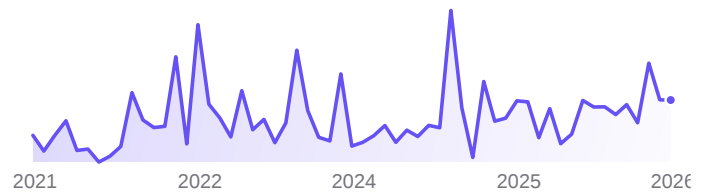


Financing (share of purchase price) Loan (LTV) 95% · Down payment 7.0%



Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,162
Median value (AVM)	\$537K
Median size	1,910 ft²
Median bedrooms	3
Median year built	2001
Single family	83%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	2.4%
Owner occupied	70%
Company owned	8.1%
Median loan-to-value	58%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	17,692
Density	253 / mi ²
Median household income	\$108K
Average household income	\$130K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	232
Homes occupied	97%
Bachelor's or higher	15%
Poverty rate	5.1%
Unemployment	1.5%
Average temp	45°F
Annual precip	66 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.