

Puyallup 98372

ZIP code · WA · Washington > Pierce County > Puyallup

BALANCED MARKET

\$579K

MEDIAN SALE PRICE

+2.5%

1-YR CHANGE

243

SALES (12 MO)

\$602K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



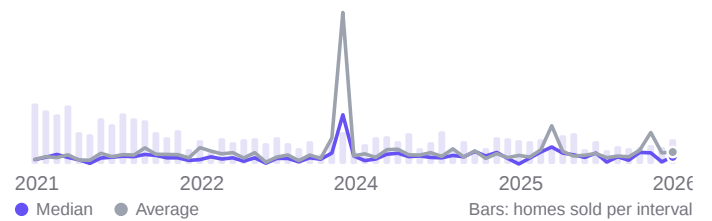
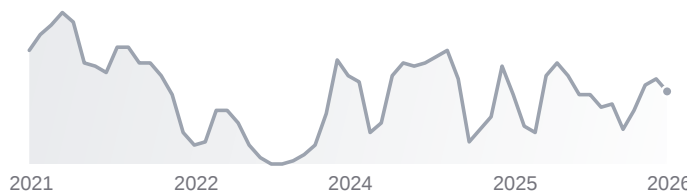
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$585K · Average \$665K

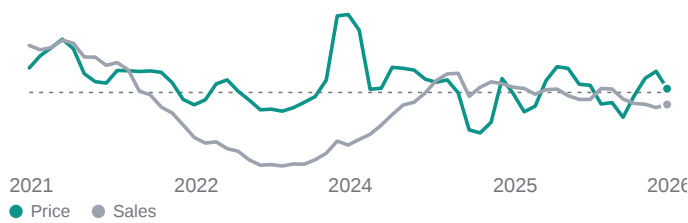


Growth (year over year)

Price +2.5% · Sales -8.0%

Price per square foot

\$318/ft²

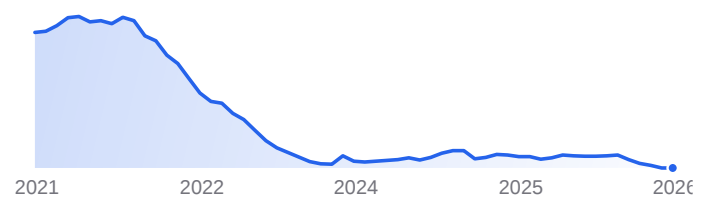
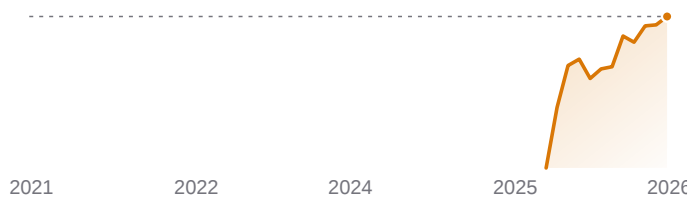


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

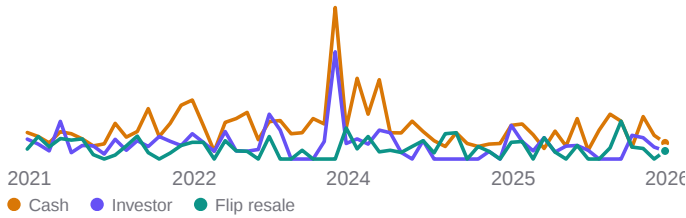
3.2%



BUYERS & OUTCOMES

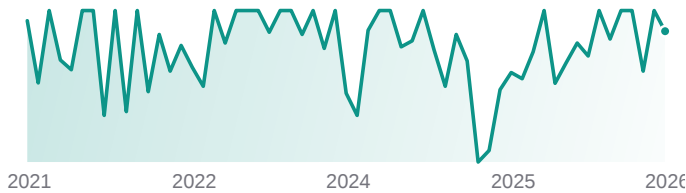
Buyer mix

Cash 8.0% · Investor 4.0% · Flip resale 4.0%



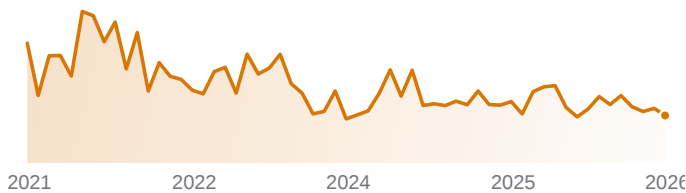
Sellers who sold at a gain

95%

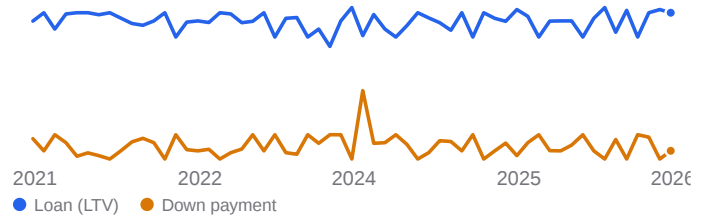


Median annualized return at resale

+4.1%

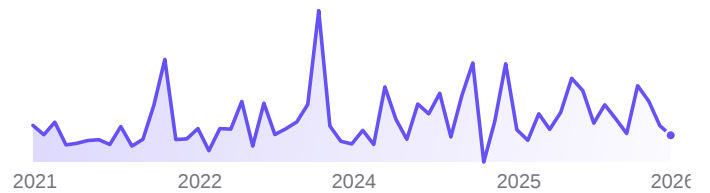


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,532
Median value (AVM)	\$602K
Median size	1,887 ft²
Median bedrooms	3
Median year built	1980
Single family	83%
Condos	5.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.1%
Owner occupied	75%
Company owned	11%
Median loan-to-value	52%

Typical ownership tenure

13.2 yrs

COMMUNITY

Population	26,022
Density	1,958 / mi²
Median household income	\$98K
Average household income	\$115K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	240
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	4.6%
Unemployment	1.5%
Average temp	52°F
Annual precip	41 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.