

Puyallup 98374

ZIP code · WA · Washington > Pierce County > Puyallup

BUYER'S MARKET

\$577K

MEDIAN SALE PRICE

-11.7%

1-YR CHANGE

721

SALES (12 MO)

\$555K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



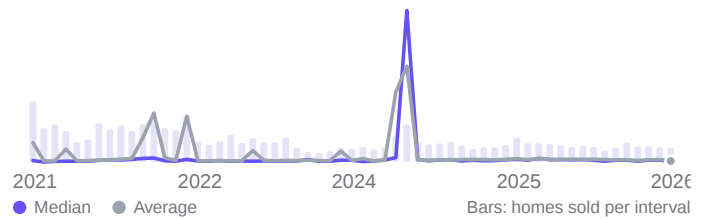
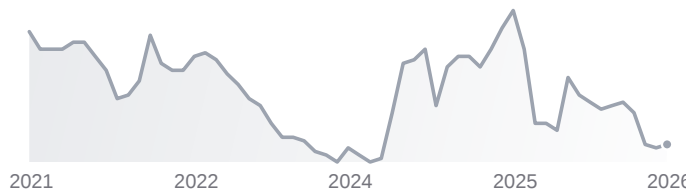
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$530K · Average \$558K

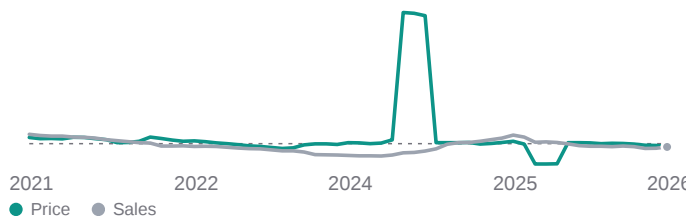


Growth (year over year)

Price -11.7% · Sales -13.1%

Price per square foot

\$290/ft²

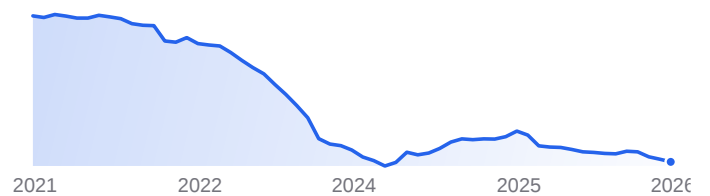
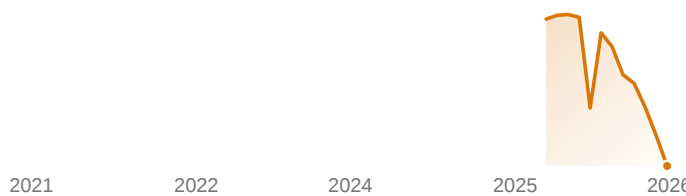


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

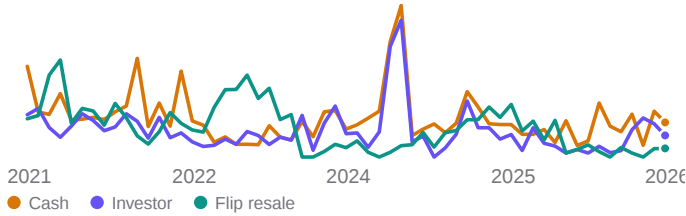
4.6%



BUYERS & OUTCOMES

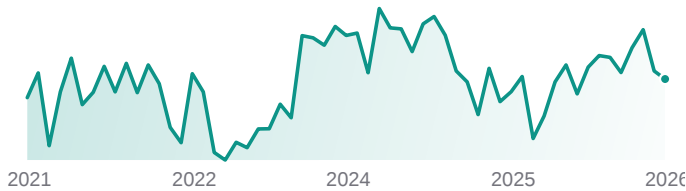
Buyer mix

Cash 15% · Investor 9.1% · Flip resale 3.6%



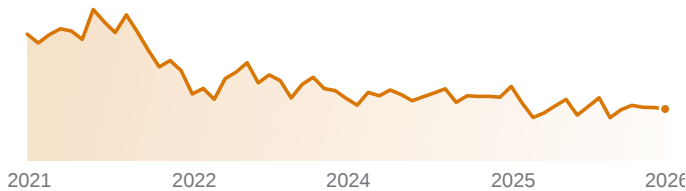
Sellers who sold at a gain

81%

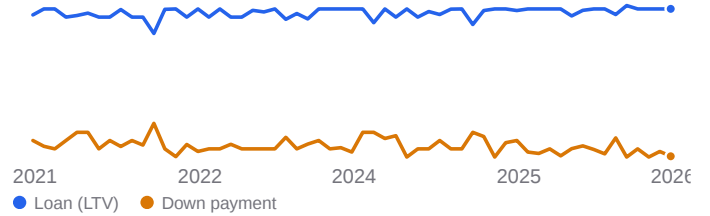


Median annualized return at resale

+4.5%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.5%



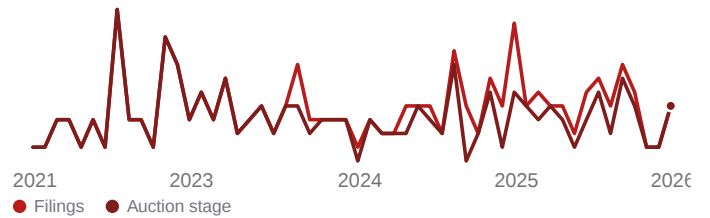
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	15,707
Median value (AVM)	\$555K
Median size	1,984 ft²
Median bedrooms	3
Median year built	1997
Single family	87%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	1.9%
Owner occupied	78%
Company owned	11%
Median loan-to-value	60%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	45,838
Density	2,865 / mi²
Median household income	\$109K
Average household income	\$131K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	237
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	4.9%
Unemployment	1.5%
Average temp	51°F
Annual precip	43 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.