

Puyallup 98375

ZIP code · WA · Washington > Pierce County > Puyallup

BALANCED MARKET

\$533K

MEDIAN SALE PRICE

-1.6%

1-YR CHANGE

401

SALES (12 MO)

\$516K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



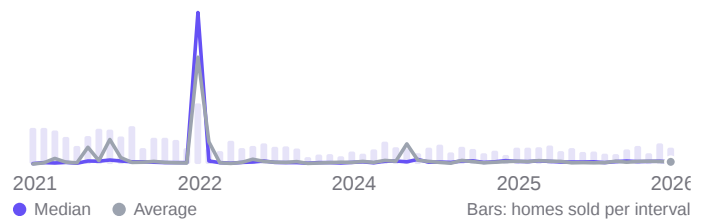
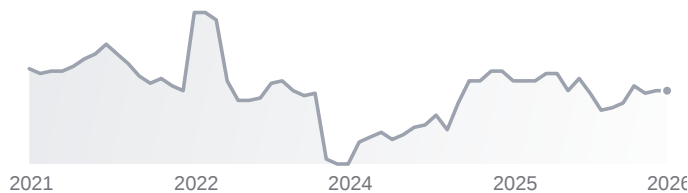
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$515K · Average \$523K

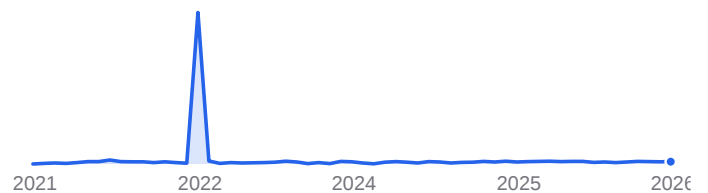
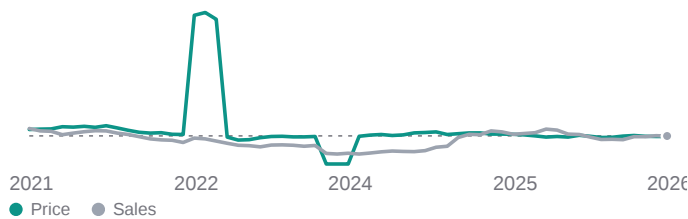


Growth (year over year)

Price -1.6% · Sales -0.2%

Price per square foot

\$270/ft²

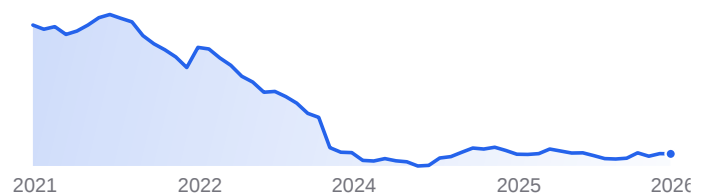
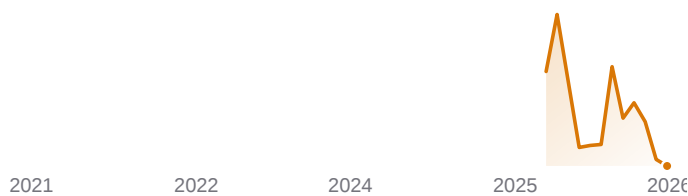


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

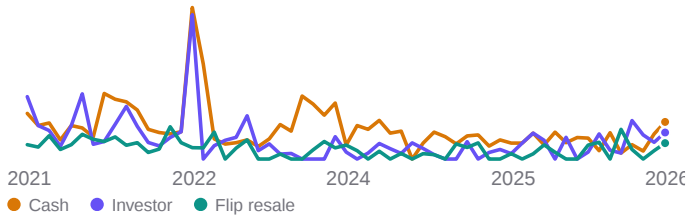
3.8%



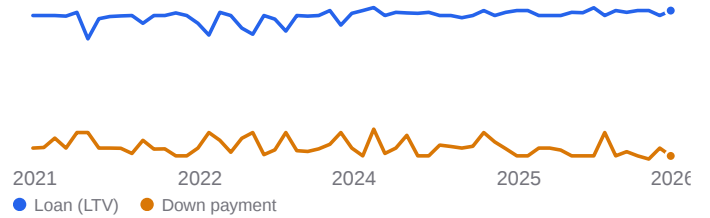
BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 13% · Flip resale 7.9%

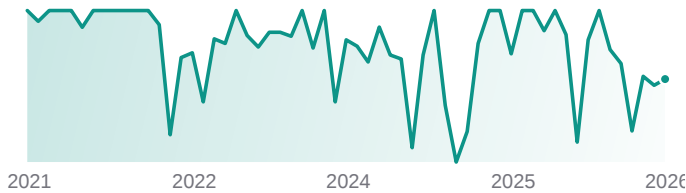


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



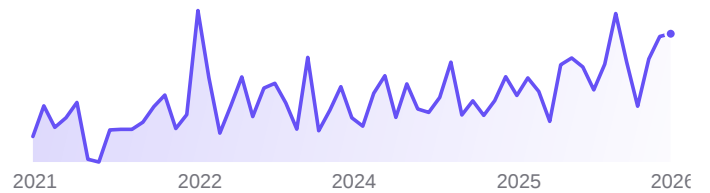
Sellers who sold at a gain

92%



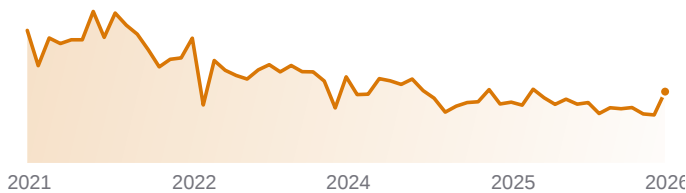
Typical hold before selling

10.2 yrs



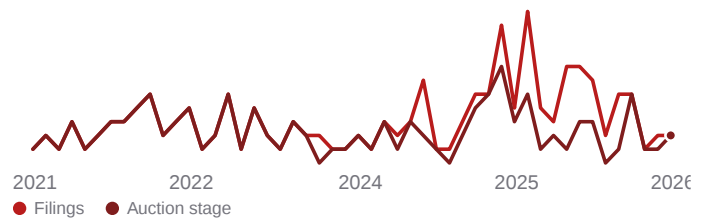
Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,424
Median value (AVM)	\$516K
Median size	1,962 ft²
Median bedrooms	3
Median year built	2001
Single family	81%
Condos	5.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.7%
Owner occupied	75%
Company owned	12%
Median loan-to-value	56%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	36,187
Density	3,734 / mi²
Median household income	\$105K
Average household income	\$123K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	244
Homes occupied	98%
Bachelor's or higher	16%
Poverty rate	7.7%
Unemployment	1.6%
Average temp	50°F
Annual precip	44 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.