

# South Prairie 98385

ZIP code · WA · Washington > Pierce County > South Prairie

**\$370K**

MEDIAN SALE PRICE

**-36.8%**

1-YR CHANGE

**6**

SALES (12 MO)

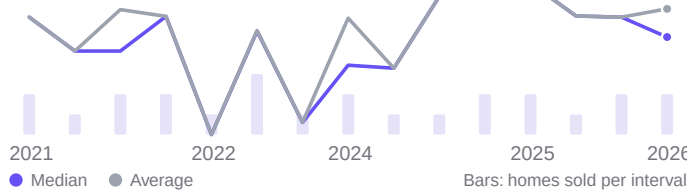
**\$464K**

MEDIAN VALUE (AVM)

## MARKET TRENDS (5 YEARS)

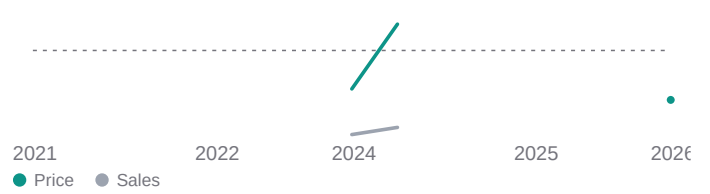
Sale prices

Median \$350K · Average \$440K



Growth (year over year)

Price -36.8% · Sales +50.0%



Price per square foot

\$256/ft<sup>2</sup>



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

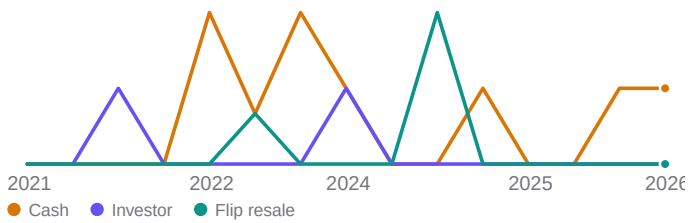
4.0%



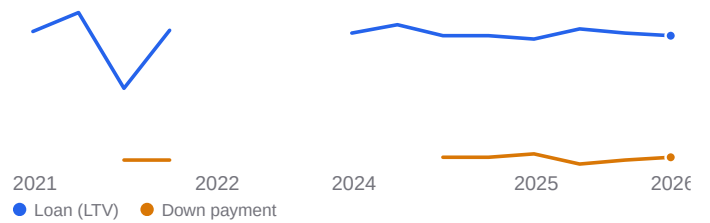
## BUYERS & OUTCOMES

### Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

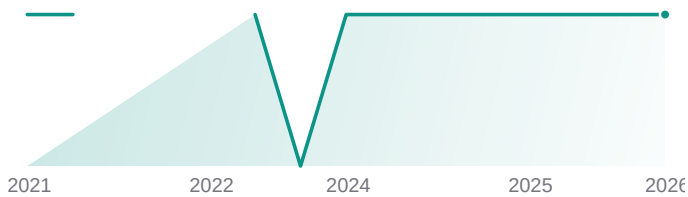


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



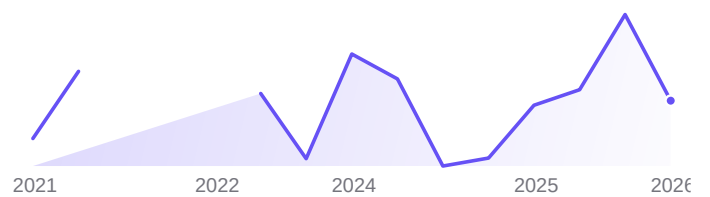
### Sellers who sold at a gain

100%



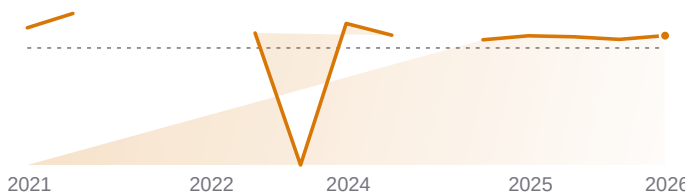
### Typical hold before selling

7.3 yrs



### Median annualized return at resale

+7.6%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 151       |
| Median value (AVM) | \$464K    |
| Median size        | 1,512 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1982      |
| Single family      | 77%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 55%      |
| Underwater (LTV 125% or more) | 2.0%     |
| Owner occupied                | 13%      |
| Company owned                 | 4.6%     |
| Median loan-to-value          | 45%      |
| Typical ownership tenure      | 17.2 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 8         |
| Density                          | 911 / mi² |
| Median household income          | \$113K    |
| Average household income         | \$192K    |
| Crime index (US avg 100)         | 34        |
| Air pollution index (US avg 100) | 114       |
| Earthquake index (US avg 100)    | 231       |
| Homes occupied                   | 97%       |
| Bachelor's or higher             | 15%       |
| Poverty rate                     | 1.7%      |
| Unemployment                     | 1.4%      |
| Average temp                     | 51°F      |
| Annual precip                    | 47 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.