

Vaughn 98394

ZIP code · WA · Washington > Pierce County > Vaughn

BUYER'S MARKET

\$673K

MEDIAN SALE PRICE

+21.7%

1-YR CHANGE

11

SALES (12 MO)

\$709K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



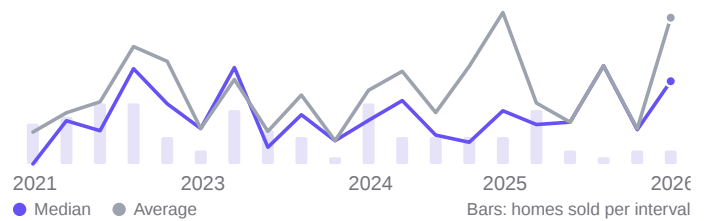
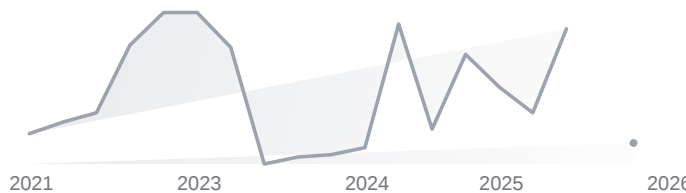
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$860K · Average \$1.4M

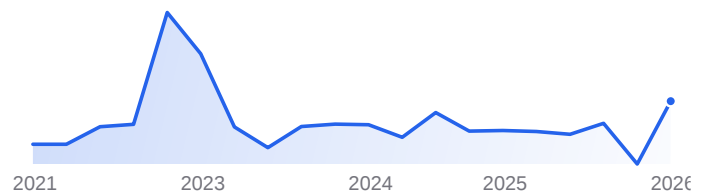
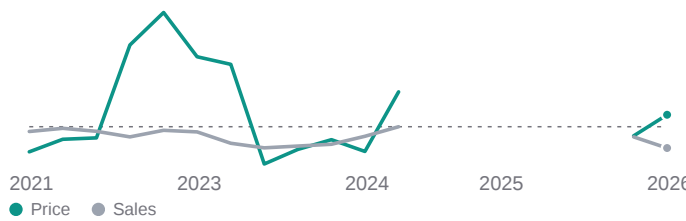


Growth (year over year)

Price +21.7% · Sales -38.9%

Price per square foot

\$497/ft²



Sale premium vs estimated value

-7.1%

Annual turnover (share of homes sold)

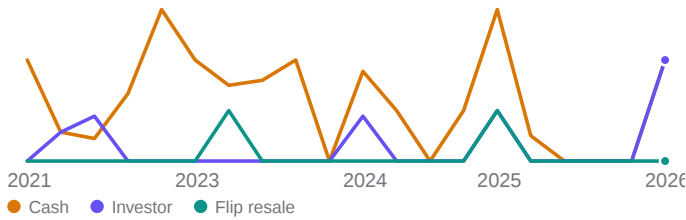
1.6%



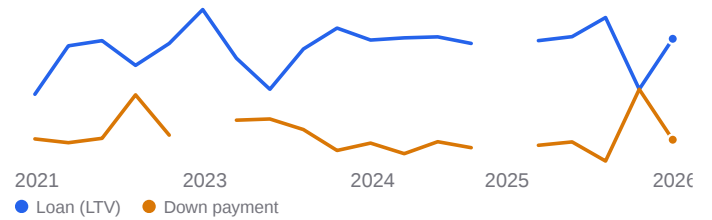
BUYERS & OUTCOMES

Buyer mix

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

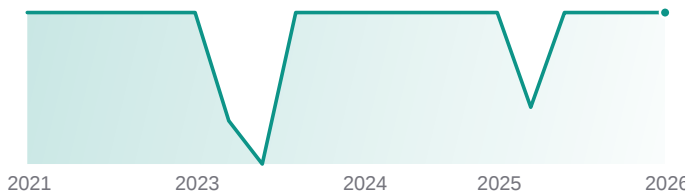


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



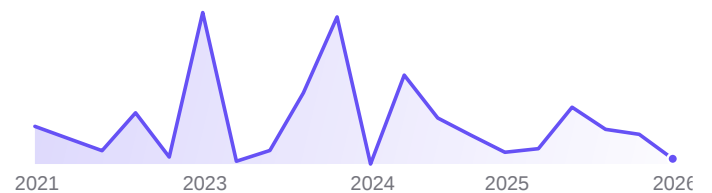
Sellers who sold at a gain

100%



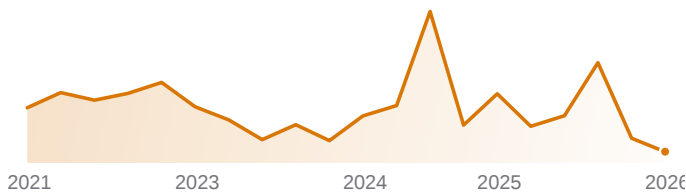
Typical hold before selling

4.8 yrs



Median annualized return at resale

+1.7%



HOUSING STOCK

Homes	671
Median value (AVM)	\$709K
Median size	1,822 ft²
Median bedrooms	3
Median year built	1986
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	3.1%
Owner occupied	43%
Company owned	20%
Median loan-to-value	36%
Typical ownership tenure	21.0 yrs

COMMUNITY

Population	1,107
Density	170 / mi²
Median household income	\$96K
Average household income	\$115K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	253
Homes occupied	81%
Bachelor's or higher	18%
Poverty rate	5.6%
Unemployment	1.2%
Average temp	51°F
Annual precip	51 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.