

Wilkeson 98396

ZIP code · WA · Washington > Pierce County > Wilkeson

SELLER'S MARKET

\$655K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$445K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100



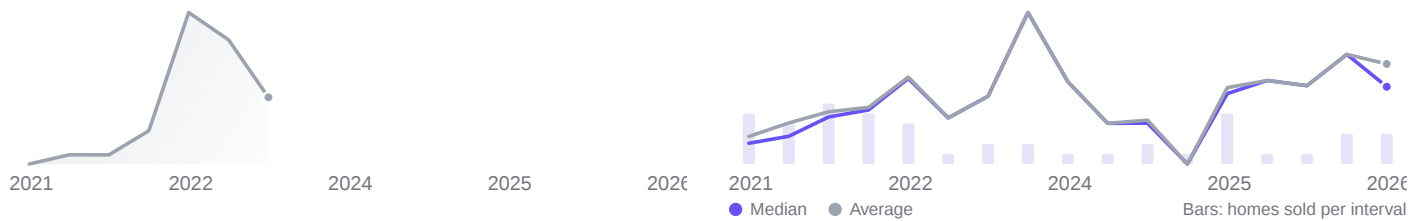
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$480K · Average \$591K

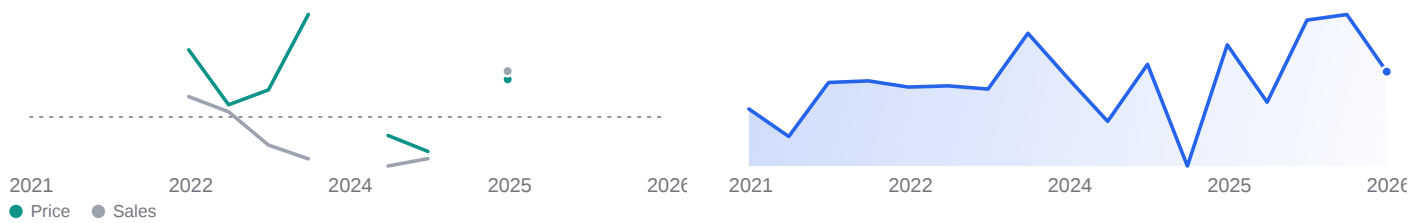


Growth (year over year)

Price +49.2% · Sales +60.0%

Price per square foot

\$280/ft²

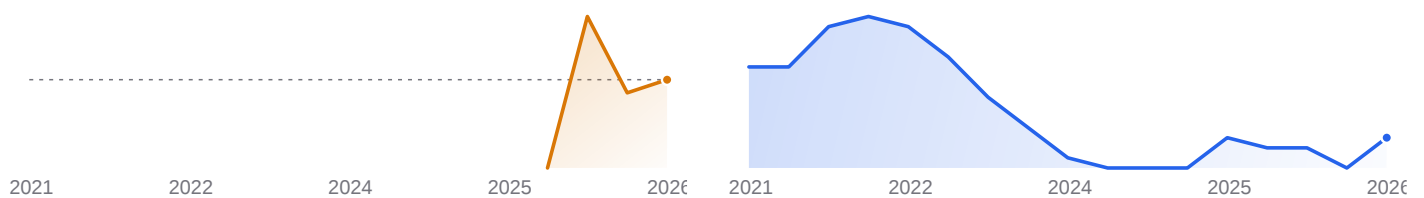


Sale premium vs estimated value

+0.0%

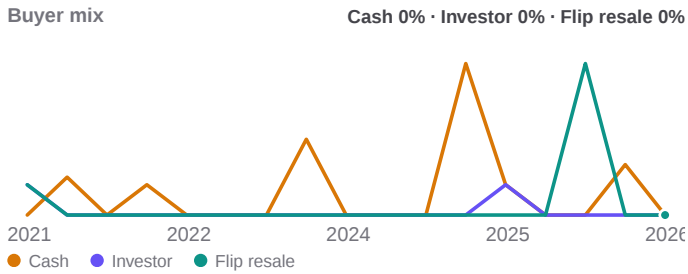
Annual turnover (share of homes sold)

3.5%

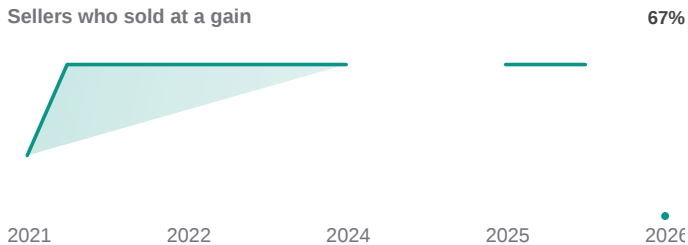


BUYERS & OUTCOMES

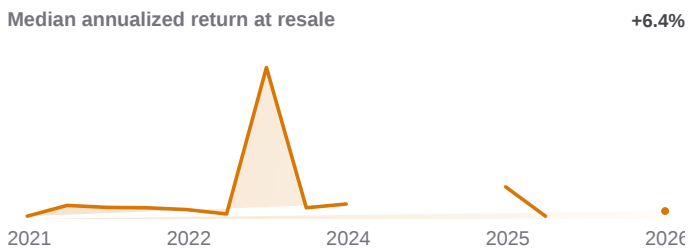
Buyer mix



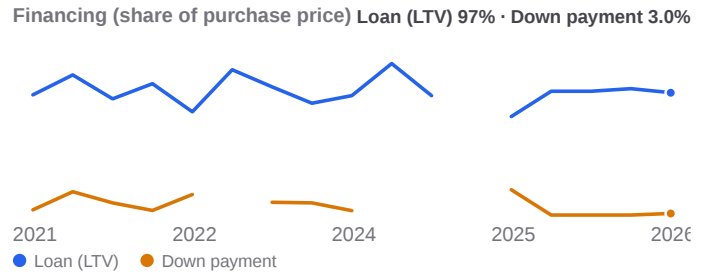
Sellers who sold at a gain



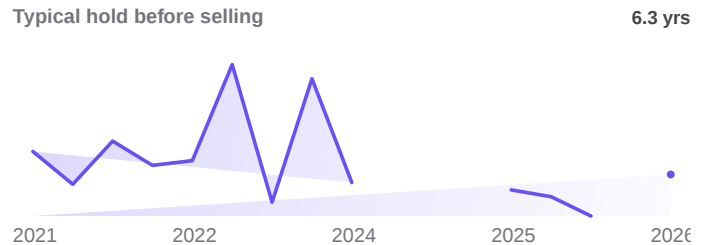
Median annualized return at resale



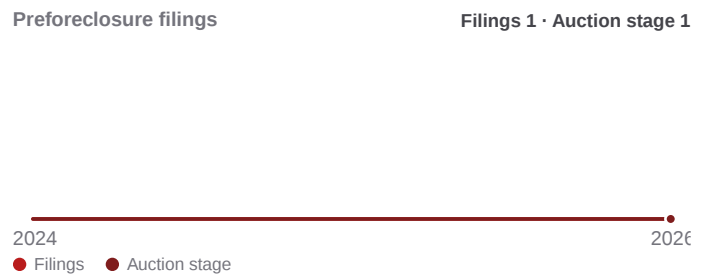
Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	228
Median value (AVM)	\$445K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1978
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.7%
Owner occupied	14%
Company owned	4.8%
Median loan-to-value	46%
Typical ownership tenure	13.3 yrs

COMMUNITY

Population	125
Density	267 / mi²
Median household income	\$111K
Average household income	\$128K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	231
Homes occupied	97%
Bachelor's or higher	21%
Poverty rate	3.5%
Unemployment	1.7%
Average temp	48°F
Annual precip	61 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.