

Tacoma 98403

ZIP code · WA · Washington > Pierce County > Tacoma

BALANCED MARKET

\$593K

MEDIAN SALE PRICE

-9.9%

1-YR CHANGE

99

SALES (12 MO)

\$641K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



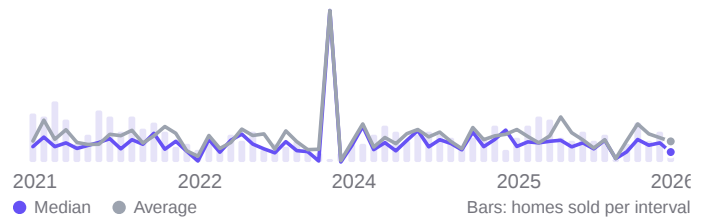
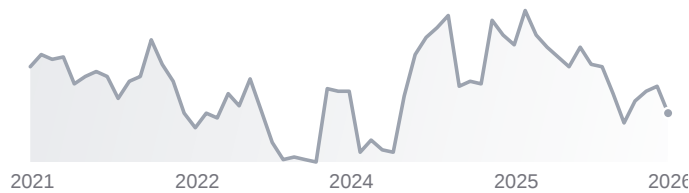
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$480K · Average \$707K

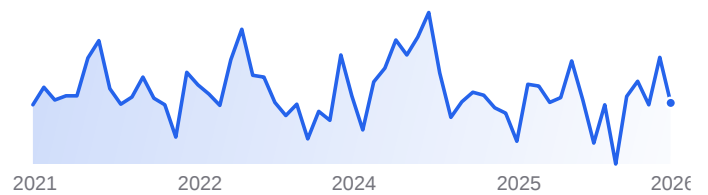
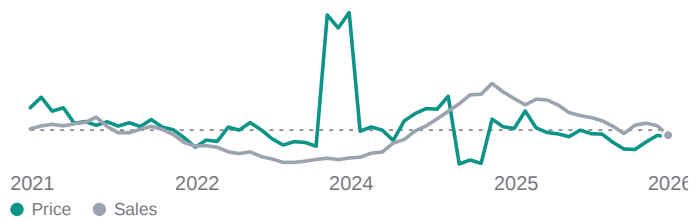


Growth (year over year)

Price -9.9% · Sales -8.3%

Price per square foot

\$364/ft²

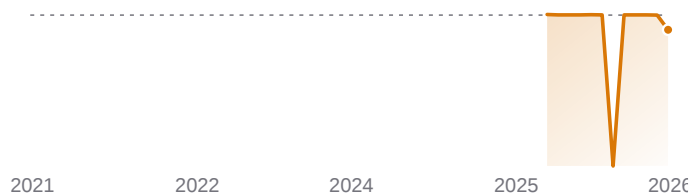


Sale premium vs estimated value

-4.0%

Annual turnover (share of homes sold)

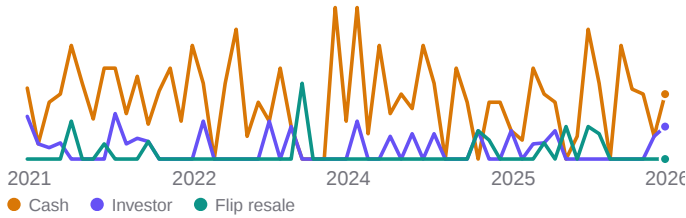
4.4%



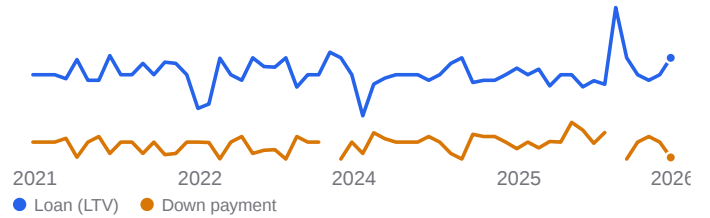
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 14% · Flip resale 0%

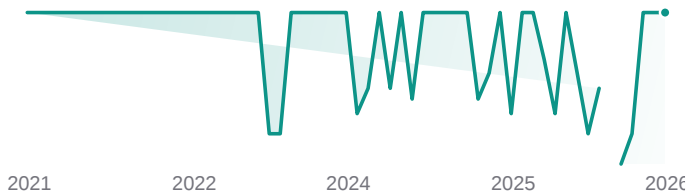


Financing (share of purchase price) Loan (LTV) 95% · Down payment 6.4%



Sellers who sold at a gain

100%



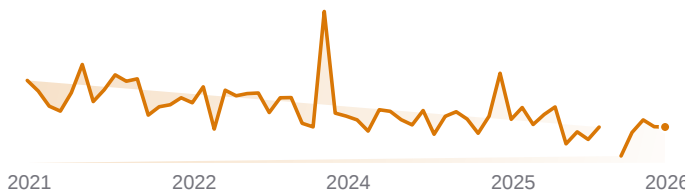
Typical hold before selling

20.1 yrs



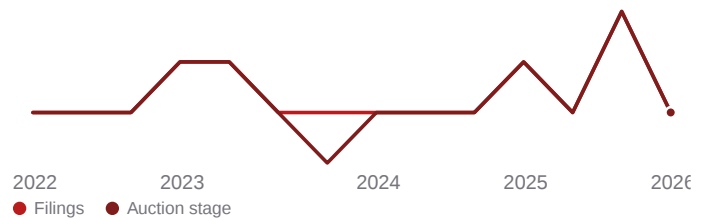
Median annualized return at resale

+4.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,275
Median value (AVM)	\$641K
Median size	1,996 ft²
Median bedrooms	3
Median year built	1924
Single family	63%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.3%
Owner occupied	62%
Company owned	21%
Median loan-to-value	50%

Typical ownership tenure

11.8 yrs

COMMUNITY

Population	7,317
Density	7,132 / mi ²
Median household income	\$84K
Average household income	\$111K
Crime index (US avg 100)	159
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	252
Homes occupied	93%
Bachelor's or higher	32%
Poverty rate	8.5%
Unemployment	1.4%
Average temp	52°F
Annual precip	39 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.