

Tacoma 98404

ZIP code · WA · Washington > Pierce County > Tacoma

BALANCED MARKET

\$427K

MEDIAN SALE PRICE

-5.0%

1-YR CHANGE

423

SALES (12 MO)

\$415K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



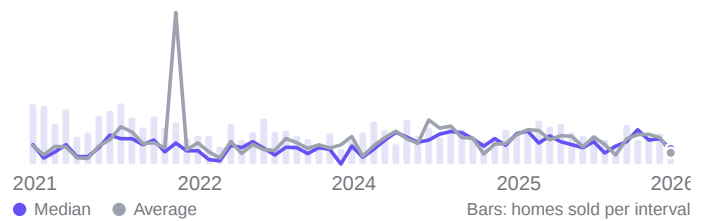
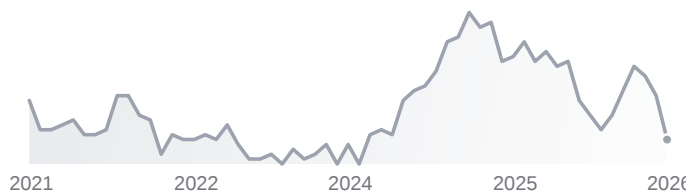
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$405K · Average \$392K

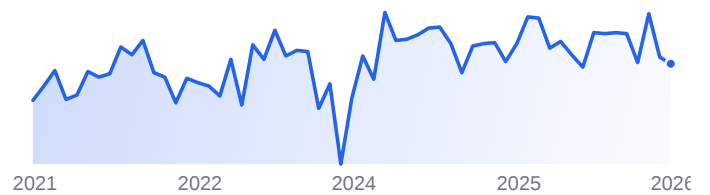
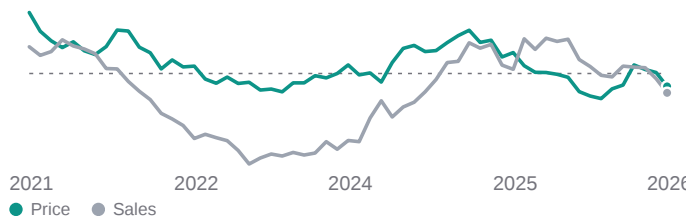


Growth (year over year)

Price -5.0% · Sales -7.4%

Price per square foot

\$298/ft²

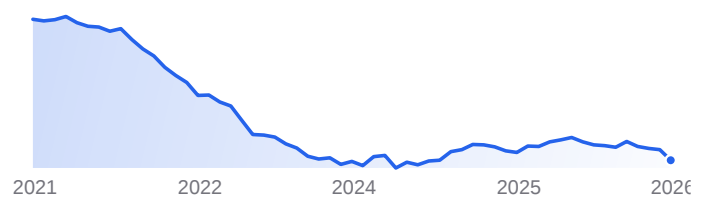
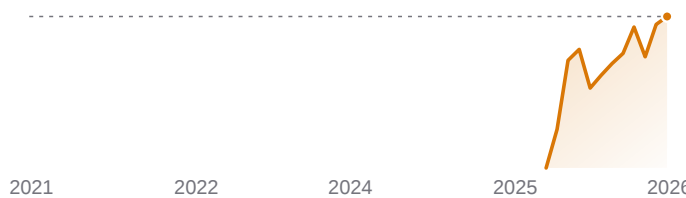


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

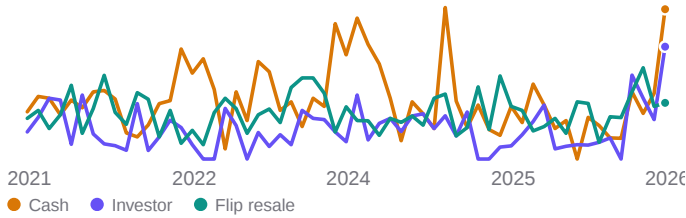
4.2%



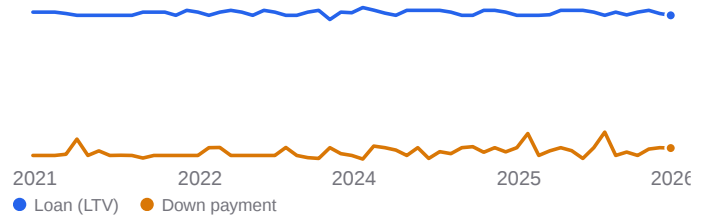
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 23% · Flip resale 12%

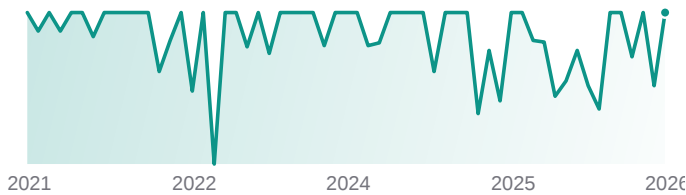


Financing (share of purchase price) Loan (LTV) 95% · Down payment 9.7%



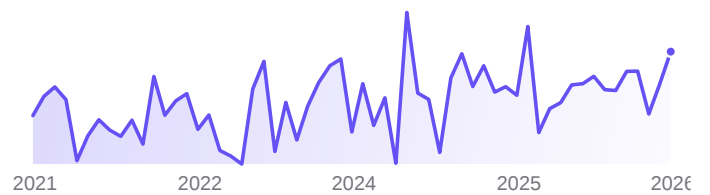
Sellers who sold at a gain

100%



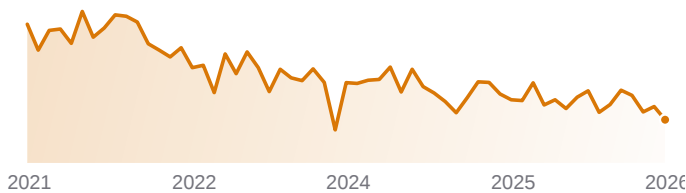
Typical hold before selling

8.8 yrs



Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,174
Median value (AVM)	\$415K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1967
Single family	90%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	2.5%
Owner occupied	72%
Company owned	12%
Median loan-to-value	53%

Typical ownership tenure

12.0 yrs

COMMUNITY

Population	36,973
Density	4,882 / mi²
Median household income	\$70K
Average household income	\$92K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	248
Homes occupied	96%
Bachelor's or higher	14%
Poverty rate	13.6%
Unemployment	1.6%
Average temp	51°F
Annual precip	41 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.