

Tacoma 98405

ZIP code · WA · Washington > Pierce County > Tacoma

BALANCED MARKET

\$448K

MEDIAN SALE PRICE

-3.2%

1-YR CHANGE

333

SALES (12 MO)

\$425K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



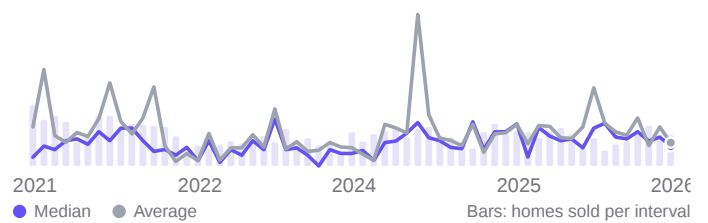
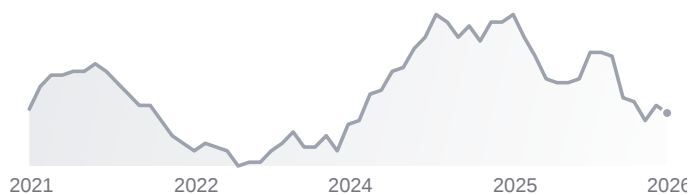
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

52 / 100

Sale prices

Median \$435K · Average \$445K

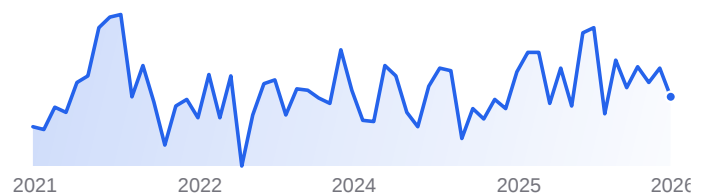
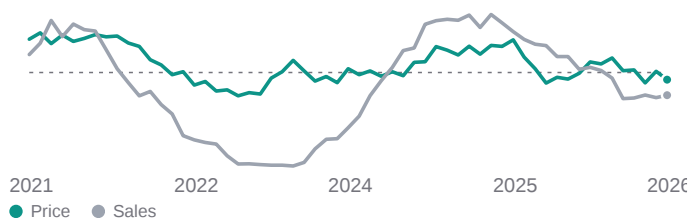


Growth (year over year)

Price -3.2% · Sales -10.0%

Price per square foot

\$312/ft²

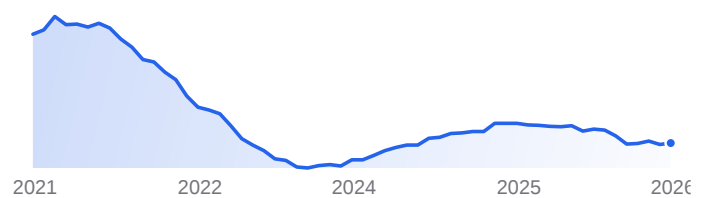


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

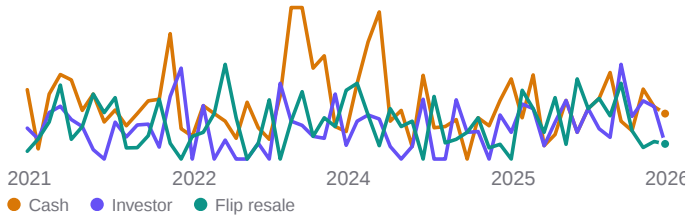
4.7%



BUYERS & OUTCOMES

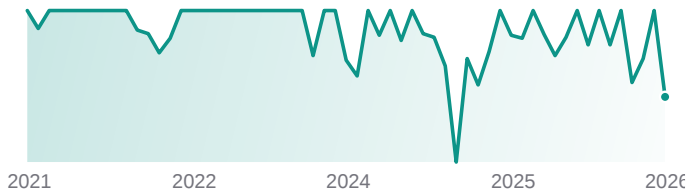
Buyer mix

Cash 10% · Investor 3.3% · Flip resale 3.3%



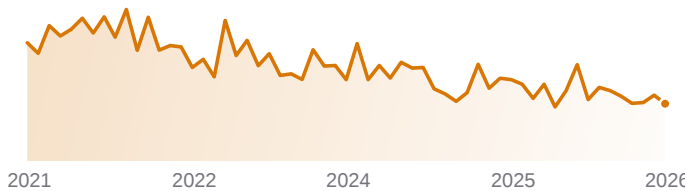
Sellers who sold at a gain

88%

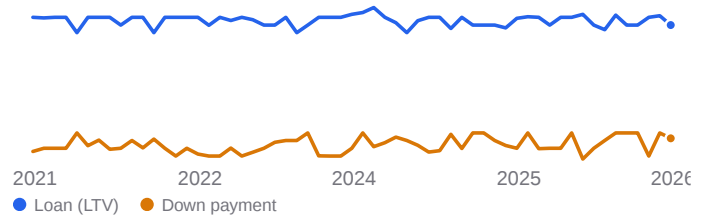


Median annualized return at resale

+5.0%

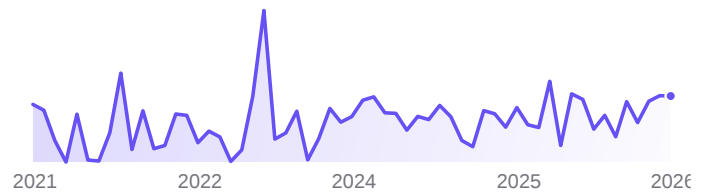


Financing (share of purchase price) Loan (LTV) 90% · Down payment 16%



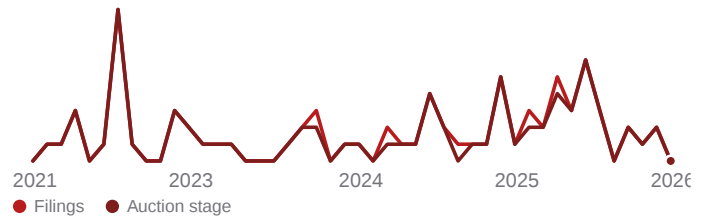
Typical hold before selling

9.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,137
Median value (AVM)	\$425K
Median size	1,444 ft²
Median bedrooms	3
Median year built	1927
Single family	88%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	2.9%
Owner occupied	66%
Company owned	13%
Median loan-to-value	55%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	25,963
Density	6,247 / mi²
Median household income	\$68K
Average household income	\$89K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	249
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	14.7%
Unemployment	1.3%
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.