

Tacoma 98407

ZIP code · WA · Washington > Pierce County > Tacoma

BALANCED MARKET

\$663K

MEDIAN SALE PRICE

-3.3%

1-YR CHANGE

372

SALES (12 MO)

\$603K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



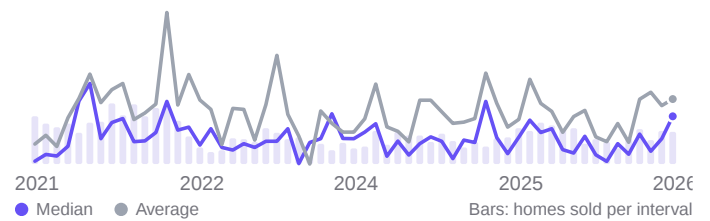
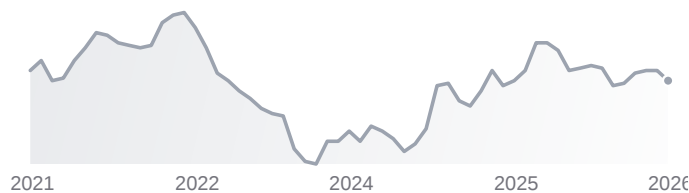
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$740K · Average \$809K

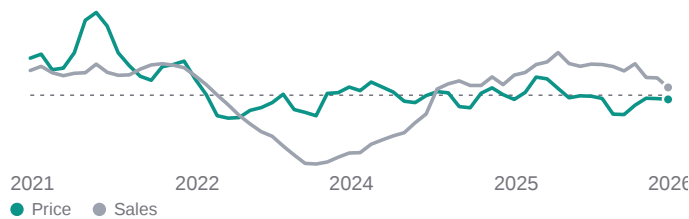


Growth (year over year)

Price -3.3% · Sales +6.0%

Price per square foot

\$432/ft²

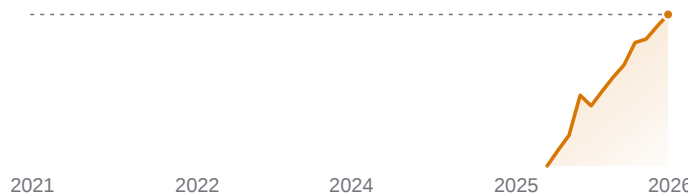


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

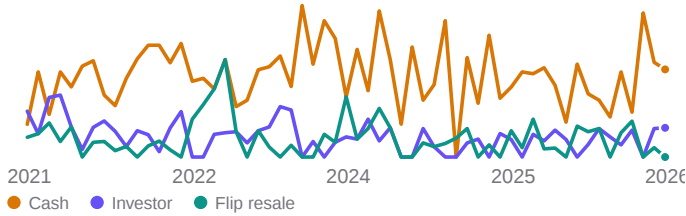
4.5%



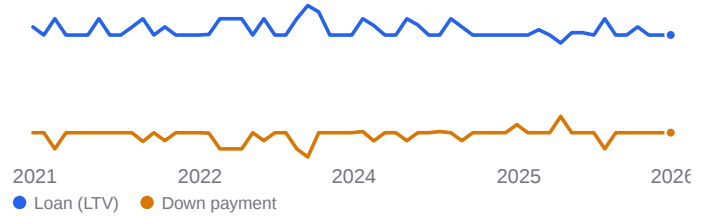
BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 8.6% · Flip resale 0%

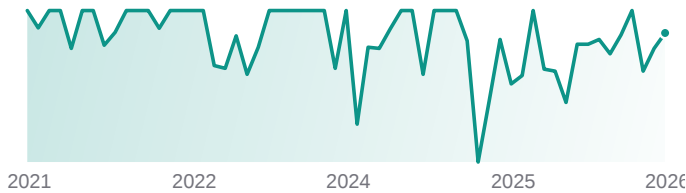


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



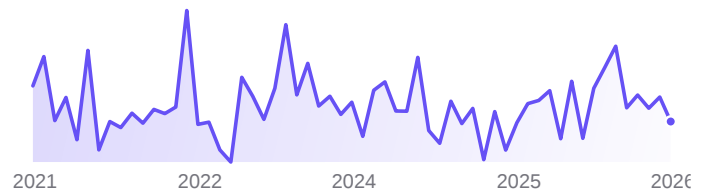
Sellers who sold at a gain

96%



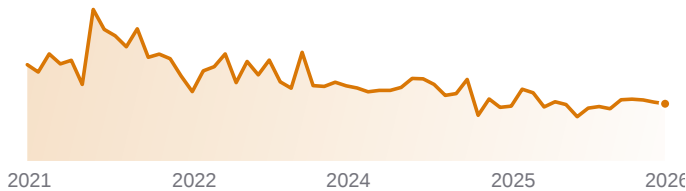
Typical hold before selling

5.8 yrs



Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,340
Median value (AVM)	\$603K
Median size	1,624 ft²
Median bedrooms	3
Median year built	1956
Single family	87%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.5%
Owner occupied	74%
Company owned	13%
Median loan-to-value	46%

Typical ownership tenure

13.0 yrs

COMMUNITY

Population	19,002
Density	2,708 / mi²
Median household income	\$108K
Average household income	\$127K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	252
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	5.5%
Unemployment	1.4%
Average temp	52°F
Annual precip	42 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.