

Tacoma 98409

ZIP code · WA · Washington > Pierce County > Tacoma

SELLER'S MARKET

\$455K

MEDIAN SALE PRICE

+9.5%

1-YR CHANGE

294

SALES (12 MO)

\$402K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

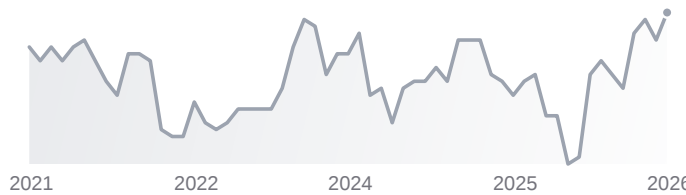
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

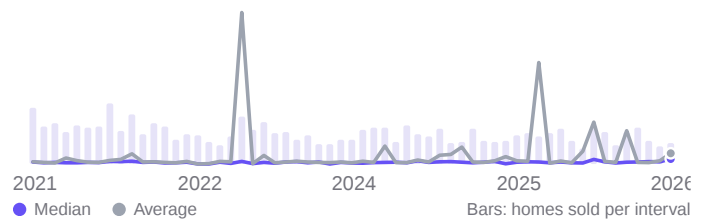
Market temperature (0–100)

67 / 100



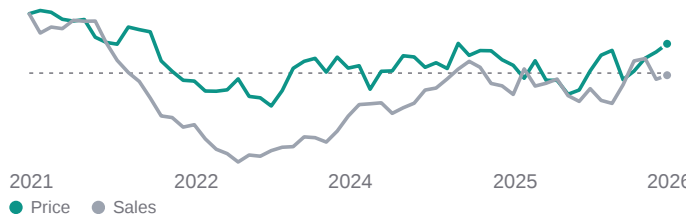
Sale prices

Median \$515K · Average \$706K



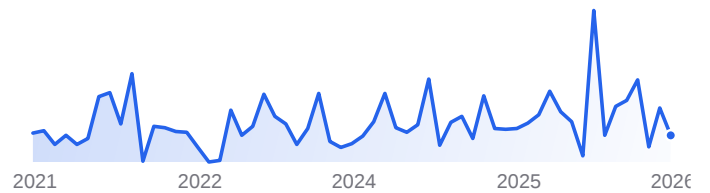
Growth (year over year)

Price +9.5% · Sales -0.7%



Price per square foot

\$290/ft²



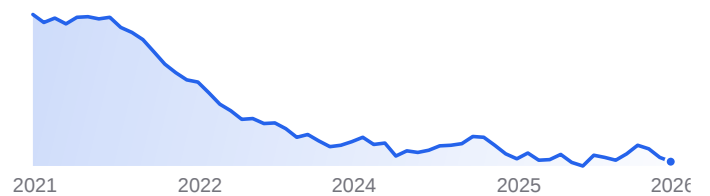
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

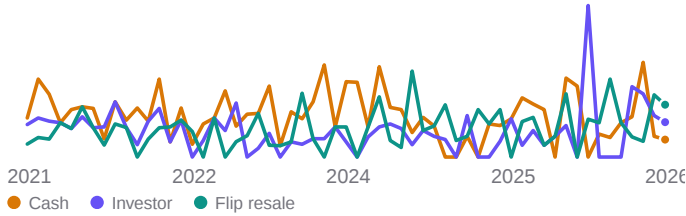
4.6%



BUYERS & OUTCOMES

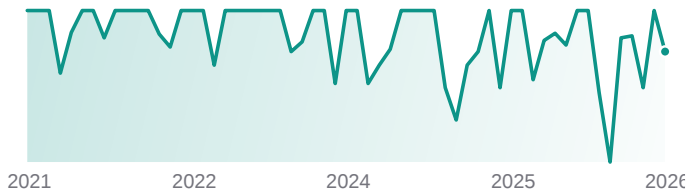
Buyer mix

Cash 5.3% · Investor 11% · Flip resale 16%



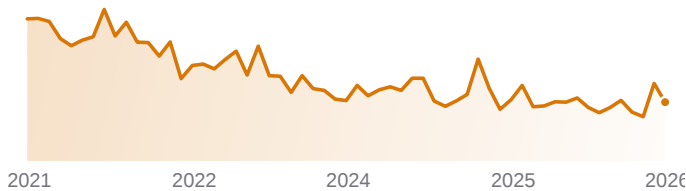
Sellers who sold at a gain

94%

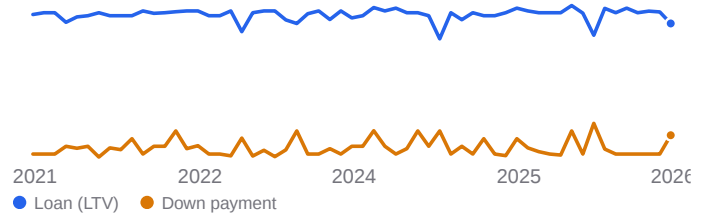


Median annualized return at resale

+5.7%

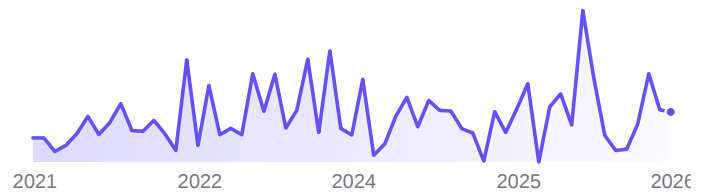


Financing (share of purchase price) Loan (LTV) 90% · Down payment 17%



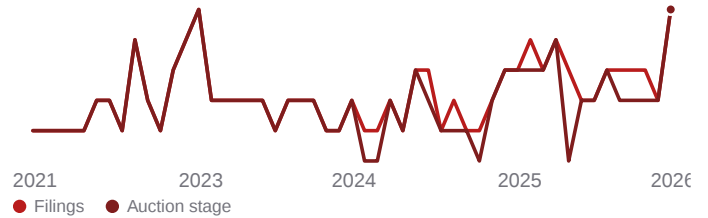
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	6,402
Median value (AVM)	\$402K
Median size	1,350 ft²
Median bedrooms	3
Median year built	1949
Single family	84%
Condos	3.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	2.3%
Owner occupied	66%
Company owned	16%
Median loan-to-value	54%

Typical ownership tenure

11.4 yrs

COMMUNITY

Population	27,833
Density	4,068 / mi²
Median household income	\$64K
Average household income	\$87K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	246
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	12.9%
Unemployment	1.5%
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.