

Tacoma 98418

ZIP code · WA · Washington > Pierce County > Tacoma

BALANCED MARKET

\$394K

MEDIAN SALE PRICE

-3.6%

1-YR CHANGE

169

SALES (12 MO)

\$390K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



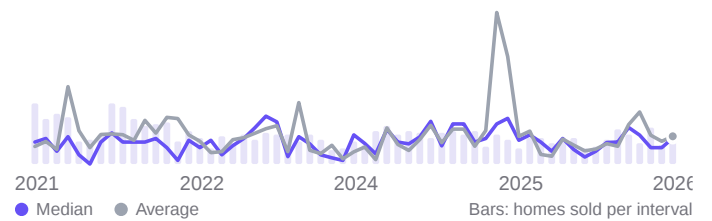
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$411K · Average \$416K

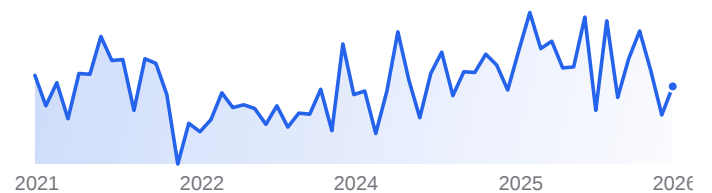
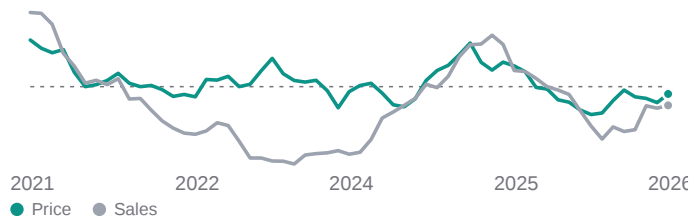


Growth (year over year)

Price -3.6% · Sales -9.1%

Price per square foot

\$307/ft²

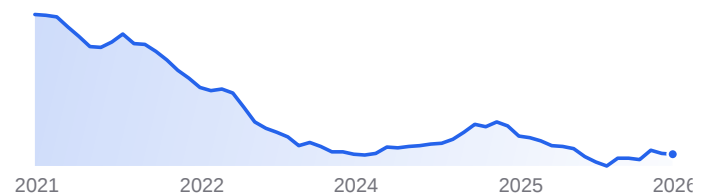
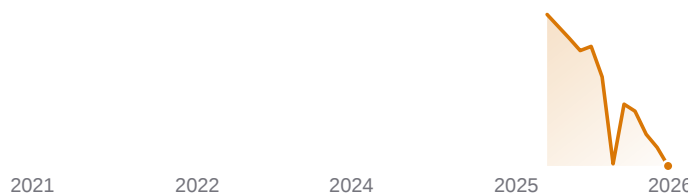


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

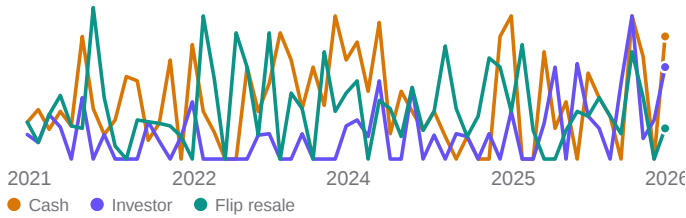
4.7%



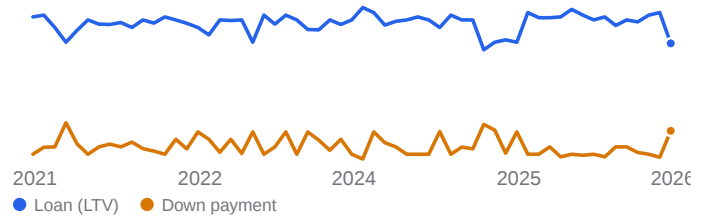
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 21% · Flip resale 7.1%

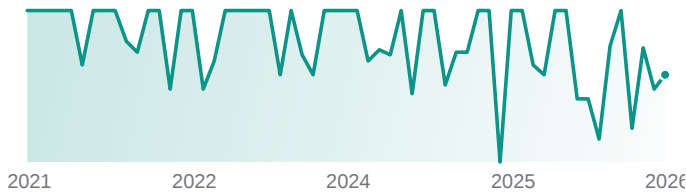


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



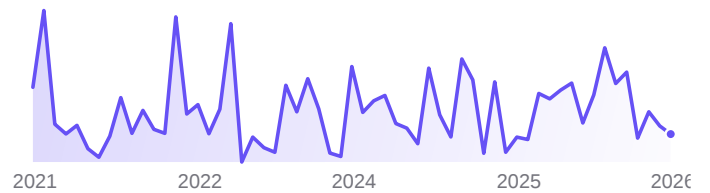
Sellers who sold at a gain

91%



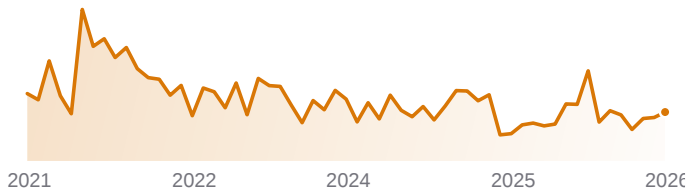
Typical hold before selling

4.7 yrs



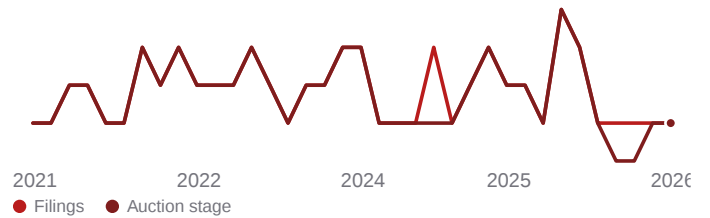
Median annualized return at resale

+6.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,560
Median value (AVM)	\$390K
Median size	1,326 ft²
Median bedrooms	3
Median year built	1925
Single family	90%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	2.2%
Owner occupied	70%
Company owned	10%
Median loan-to-value	54%

Typical ownership tenure

10.1 yrs

COMMUNITY

Population	10,553
Density	6,139 / mi ²
Median household income	\$72K
Average household income	\$99K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	249
Homes occupied	95%
Bachelor's or higher	12%
Poverty rate	10.6%
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.