

Fife 98424

ZIP code · WA · Washington > Pierce County > Fife

BALANCED MARKET

\$587K

MEDIAN SALE PRICE

+8.3%

1-YR CHANGE

76

SALES (12 MO)

\$537K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



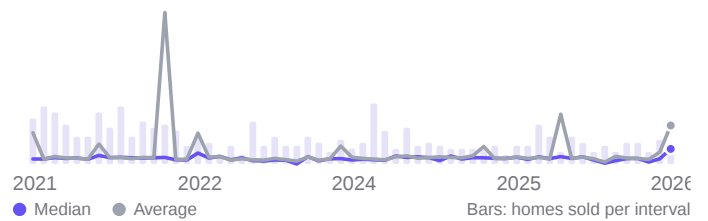
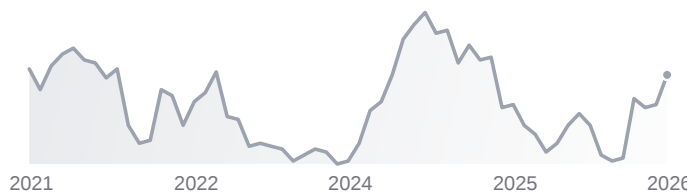
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$850K · Average \$1.7M

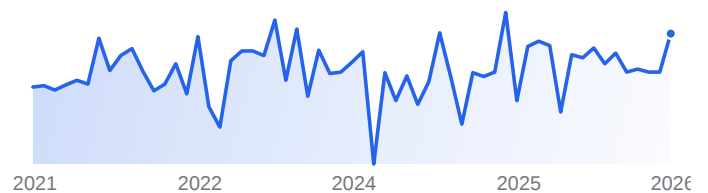
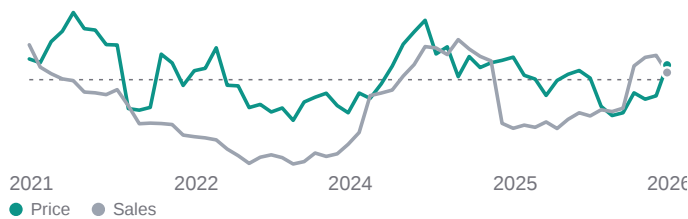


Growth (year over year)

Price +8.3% · Sales +4.1%

Price per square foot

\$343/ft²

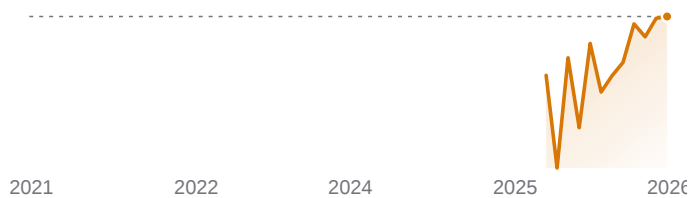


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

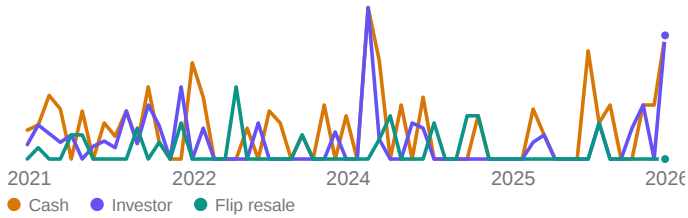
3.0%



BUYERS & OUTCOMES

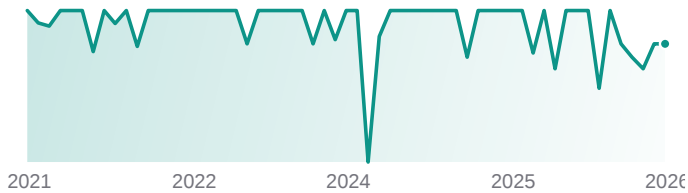
Buyer mix

Cash 57% · Investor 57% · Flip resale 0%



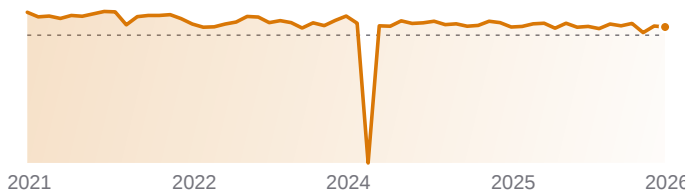
Sellers who sold at a gain

86%

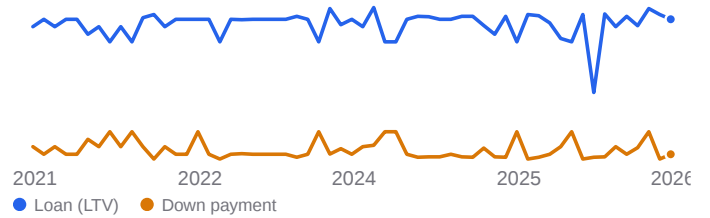


Median annualized return at resale

+4.2%

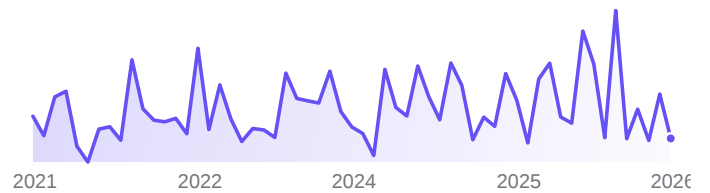


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



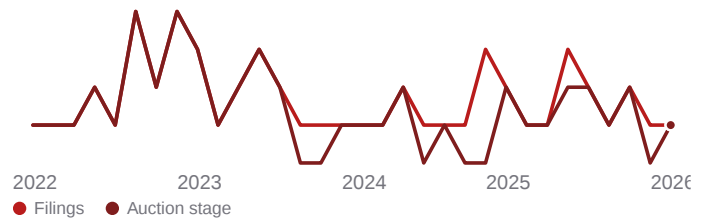
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,519
Median value (AVM)	\$537K
Median size	1,901 ft²
Median bedrooms	3
Median year built	2005
Single family	87%
Condos	6.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.5%
Owner occupied	75%
Company owned	14%
Median loan-to-value	55%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	12,496
Density	1,884 / mi²
Median household income	\$90K
Average household income	\$107K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	252
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	7.6%
Unemployment	1.6%
Average temp	52°F
Annual precip	40 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.