

Tacoma 98445

ZIP code · WA · Washington > Pierce County > Tacoma

BUYER'S MARKET

\$493K

MEDIAN SALE PRICE

-1.5%

1-YR CHANGE

365

SALES (12 MO)

\$462K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



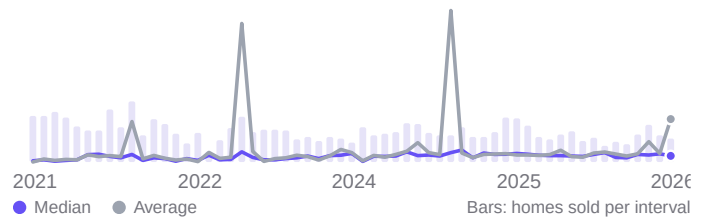
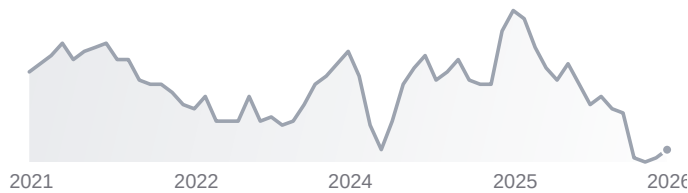
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$482K · Average \$911K

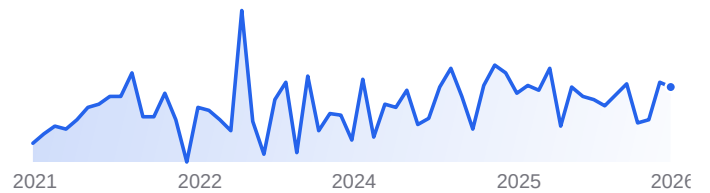
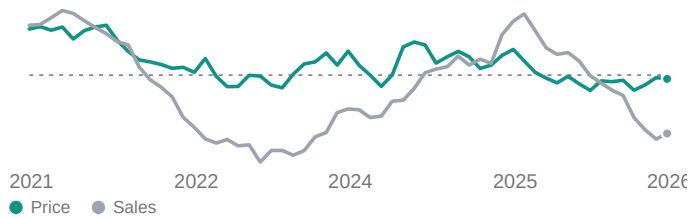


Growth (year over year)

Price -1.5% · Sales -23.3%

Price per square foot

\$296/ft²

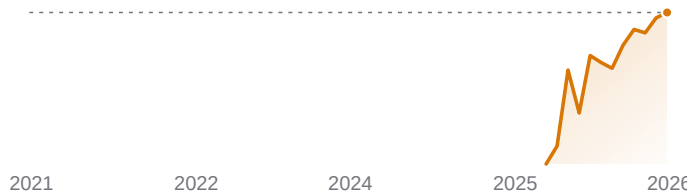


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

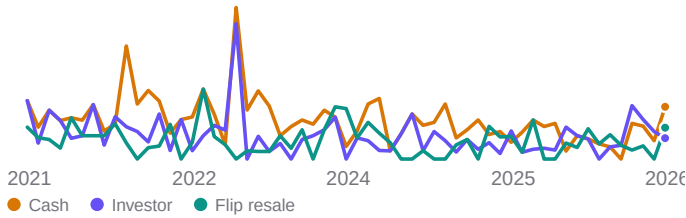
3.5%



BUYERS & OUTCOMES

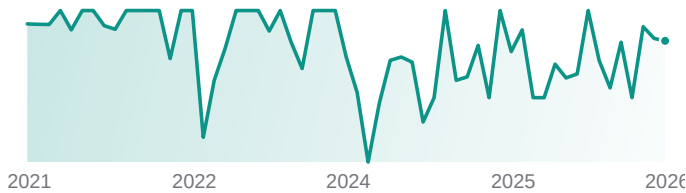
Buyer mix

Cash 17% · Investor 6.9% · Flip resale 10%



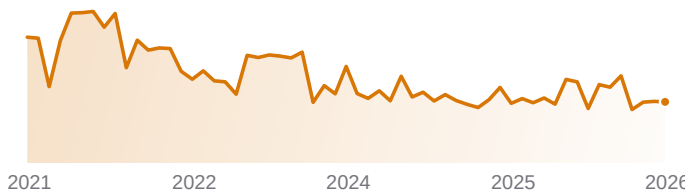
Sellers who sold at a gain

96%

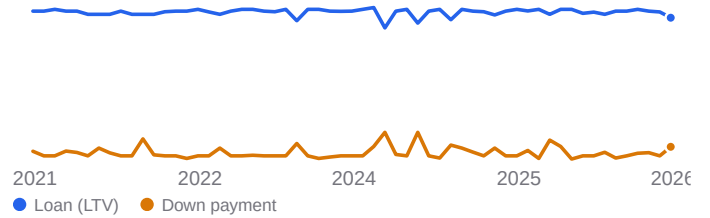


Median annualized return at resale

+5.3%

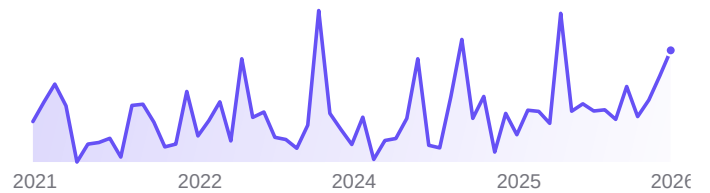


Financing (share of purchase price) Loan (LTV) 93% · Down payment 11%



Typical hold before selling

13.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,389
Median value (AVM)	\$462K
Median size	1,626 ft²
Median bedrooms	3
Median year built	1988
Single family	83%
Condos	4.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.2%
Owner occupied	75%
Company owned	11%
Median loan-to-value	52%

Typical ownership tenure

13.2 yrs

COMMUNITY

Population	33,929
Density	3,285 / mi²
Median household income	\$84K
Average household income	\$100K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	247
Homes occupied	97%
Bachelor's or higher	11%
Poverty rate	11.1%
Unemployment	1.4%
Average temp	51°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.