

Tacoma 98446

ZIP code · WA · Washington > Pierce County > Tacoma

SELLER'S MARKET

\$550K

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

189

SALES (12 MO)

\$520K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



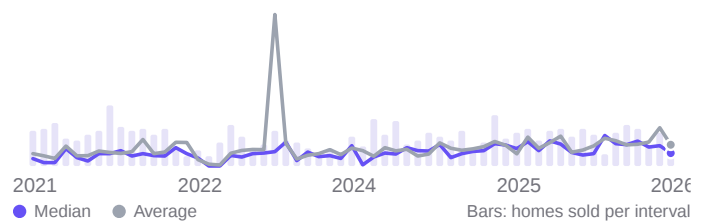
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$505K · Average \$589K

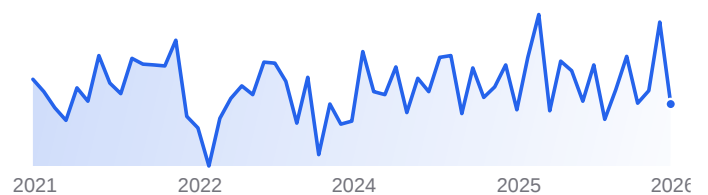
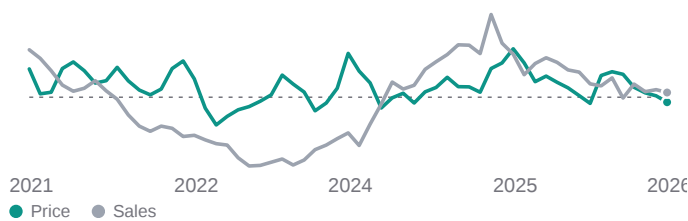


Growth (year over year)

Price -2.9% · Sales +2.7%

Price per square foot

\$254/ft²



Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

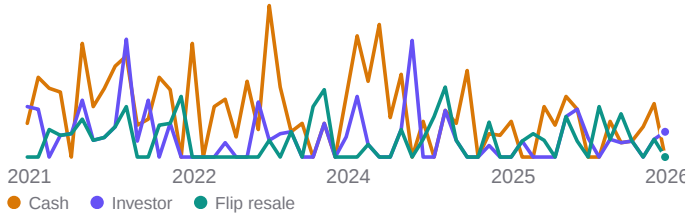
4.7%



BUYERS & OUTCOMES

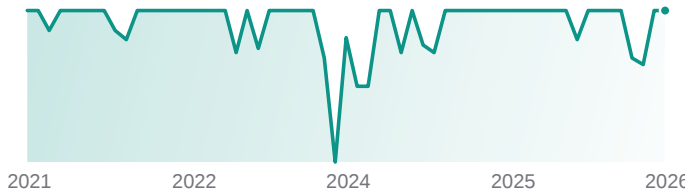
Buyer mix

Cash 0% · Investor 8.3% · Flip resale 0%



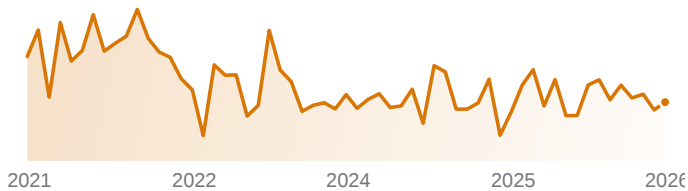
Sellers who sold at a gain

100%

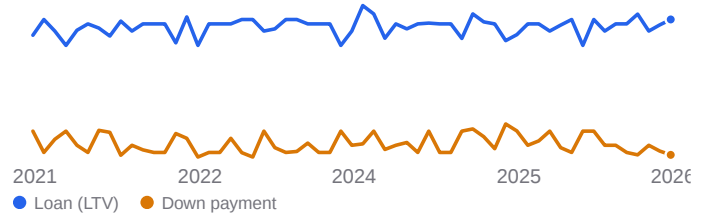


Median annualized return at resale

+5.5%

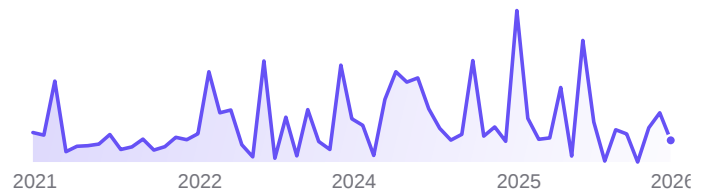


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.3%



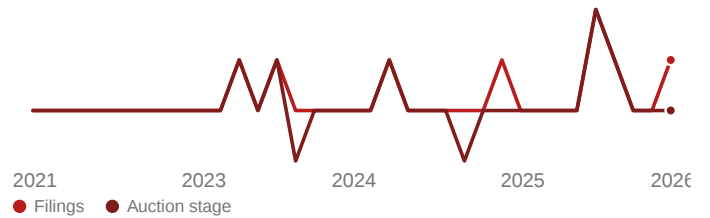
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	4,064
Median value (AVM)	\$520K
Median size	1,776 ft²
Median bedrooms	3
Median year built	1983
Single family	83%
Condos	4.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.8%
Owner occupied	75%
Company owned	12%
Median loan-to-value	50%

Typical ownership tenure

13.5 yrs

COMMUNITY

Population	15,125
Density	1,367 / mi ²
Median household income	\$96K
Average household income	\$123K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	242
Homes occupied	97%
Bachelor's or higher	20%
Poverty rate	4.8%
Unemployment	1.4%
Average temp	51°F
Annual precip	43 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.