

Tacoma 98466

ZIP code · WA · Washington > Pierce County > Tacoma

SELLER'S MARKET

\$668K

MEDIAN SALE PRICE

+6.0%

1-YR CHANGE

305

SALES (12 MO)

\$580K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



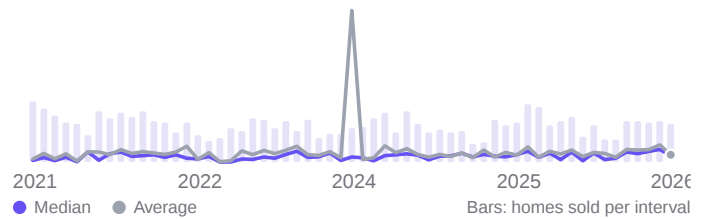
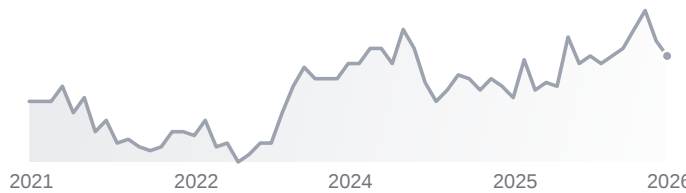
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$610K · Average \$624K

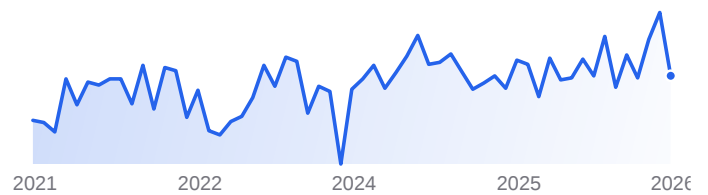
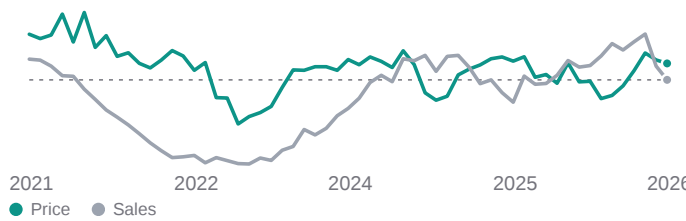


Growth (year over year)

Price +6.0% · Sales +0.0%

Price per square foot

\$329/ft²

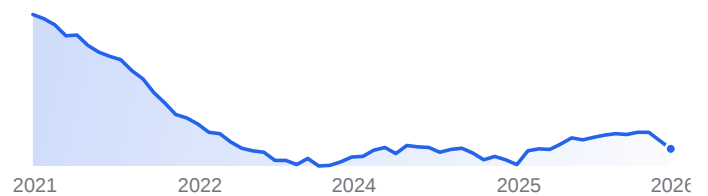
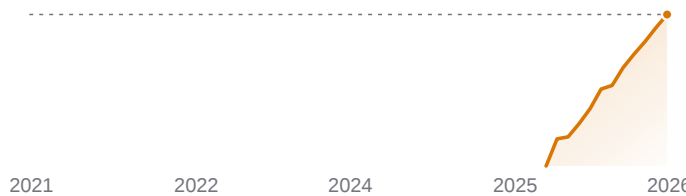


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

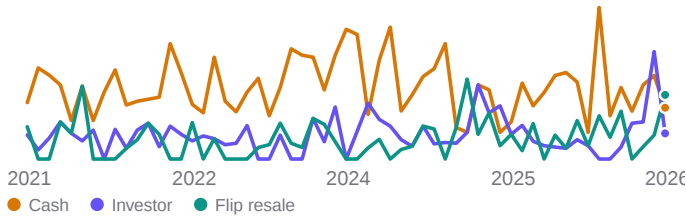
3.8%



BUYERS & OUTCOMES

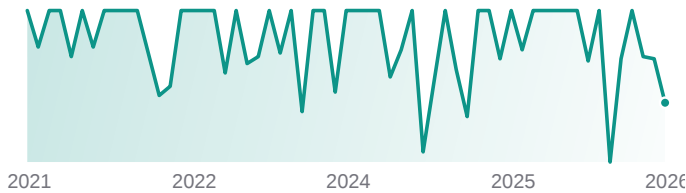
Buyer mix

Cash 15% · Investor 7.4% · Flip resale 19%



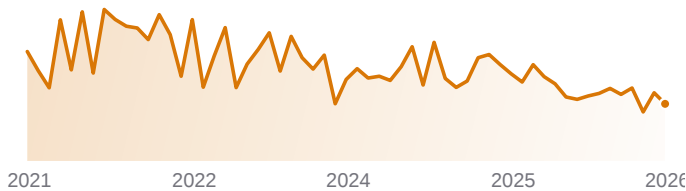
Sellers who sold at a gain

91%

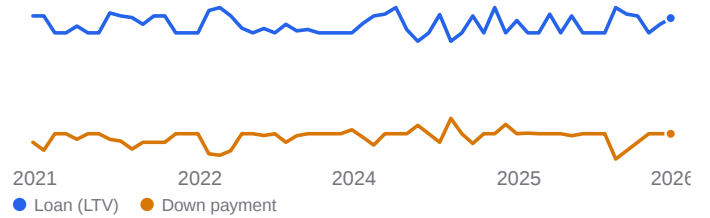


Median annualized return at resale

+4.2%

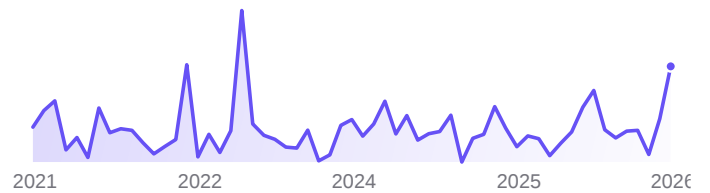


Financing (share of purchase price) Loan (LTV) 89% · Down payment 20%



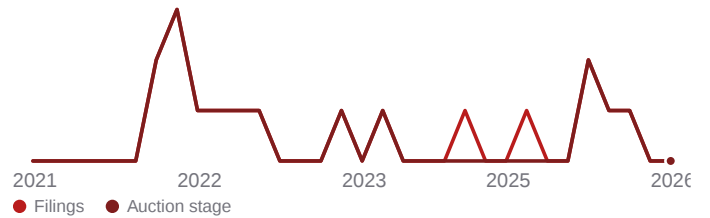
Typical hold before selling

18.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,997
Median value (AVM)	\$580K
Median size	1,962 ft²
Median bedrooms	3
Median year built	1965
Single family	84%
Condos	9.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.3%
Owner occupied	74%
Company owned	14%
Median loan-to-value	47%

Typical ownership tenure

13.3 yrs

COMMUNITY

Population	31,420
Density	3,452 / mi²
Median household income	\$90K
Average household income	\$118K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	256
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	7.2%
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.