

University Place 98467

ZIP code · WA · Washington > Pierce County > University Place

BALANCED MARKET

\$706K

MEDIAN SALE PRICE

-0.2%

1-YR CHANGE

158

SALES (12 MO)

\$644K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



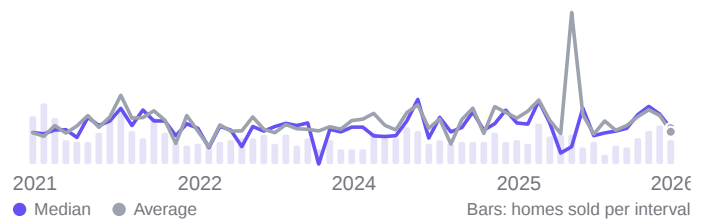
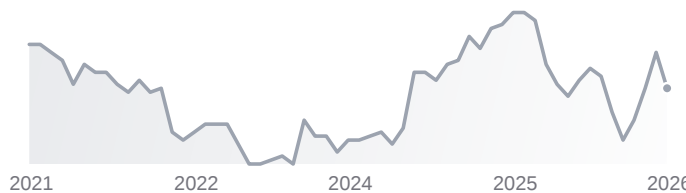
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$640K · Average \$621K

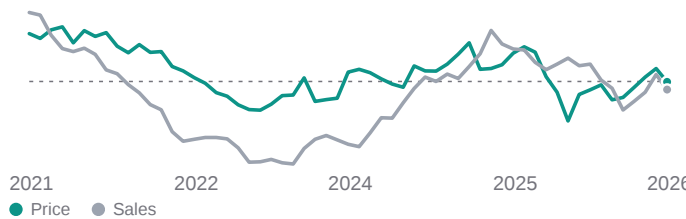


Growth (year over year)

Price -0.2% · Sales -3.7%

Price per square foot

\$337/ft²

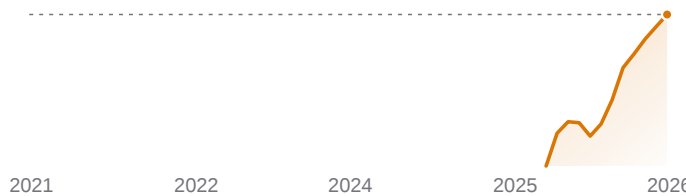


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

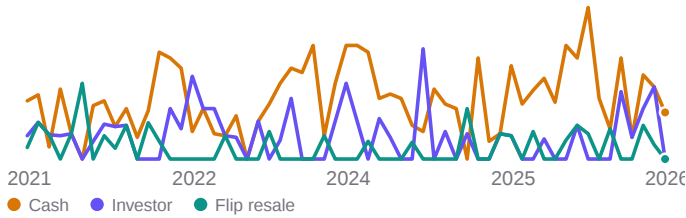
3.6%



BUYERS & OUTCOMES

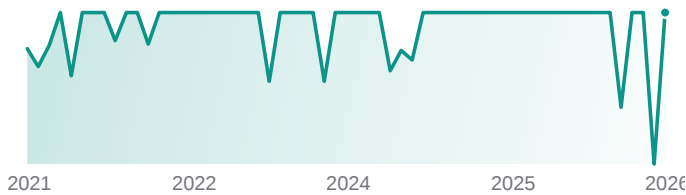
Buyer mix

Cash 15% · Investor 0% · Flip resale 0%



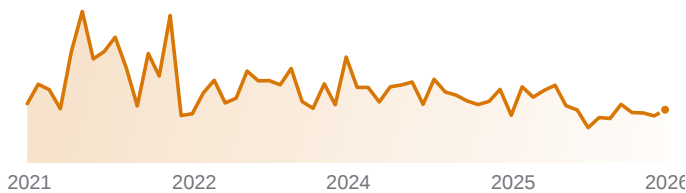
Sellers who sold at a gain

100%

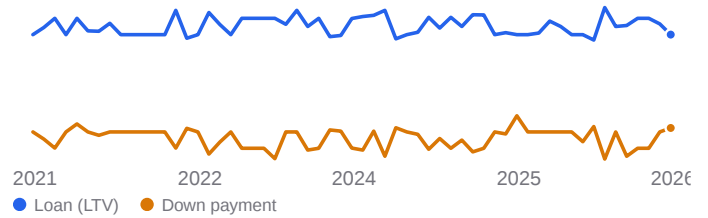


Median annualized return at resale

+4.8%

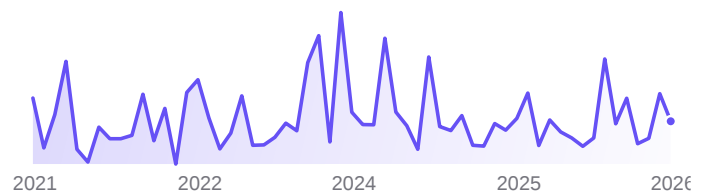


Financing (share of purchase price) Loan (LTV) 80% · Down payment 22%



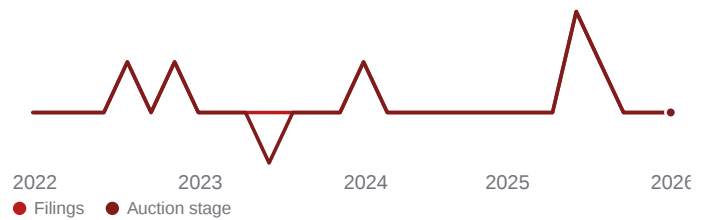
Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,380
Median value (AVM)	\$644K
Median size	2,164 ft²
Median bedrooms	3
Median year built	1986
Single family	84%
Condos	8.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.7%
Owner occupied	77%
Company owned	13%
Median loan-to-value	48%

Typical ownership tenure

13.3 yrs

COMMUNITY

Population	17,067
Density	2,527 / mi²
Median household income	\$89K
Average household income	\$109K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	250
Homes occupied	97%
Bachelor's or higher	24%
Poverty rate	9.0%
Unemployment	1.3%
Average temp	52°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.