

Lakewood 98499

ZIP code · WA · Washington > Pierce County > Lakewood

BALANCED MARKET

\$479K

MEDIAN SALE PRICE

+3.3%

1-YR CHANGE

242

SALES (12 MO)

\$468K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



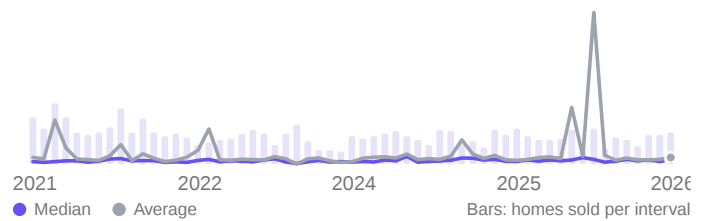
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$497K · Average \$604K

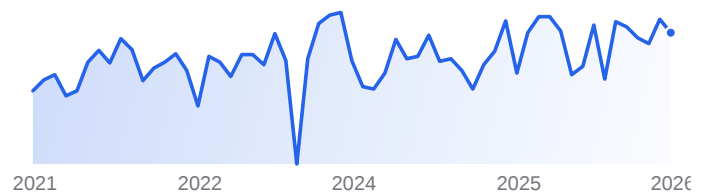
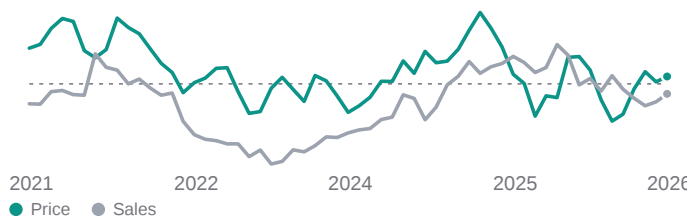


Growth (year over year)

Price +3.3% · Sales -4.3%

Price per square foot

\$329/ft²

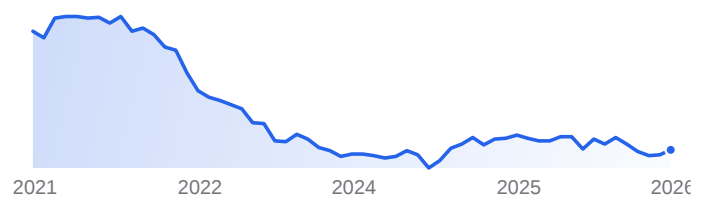
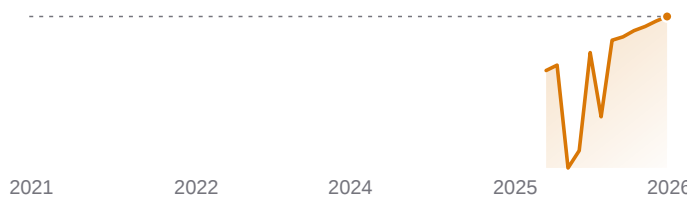


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

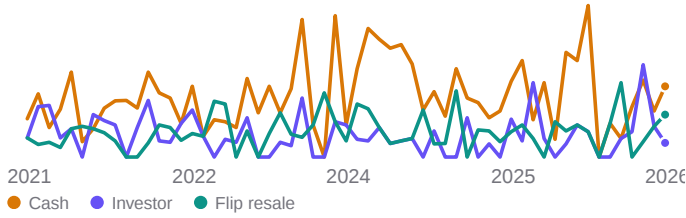
3.5%



BUYERS & OUTCOMES

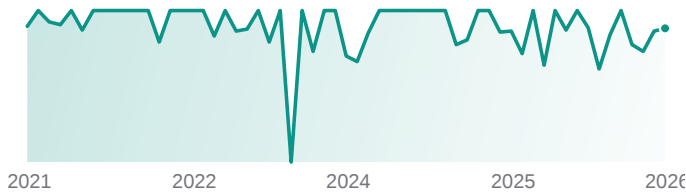
Buyer mix

Cash 20% · Investor 4.0% · Flip resale 12%



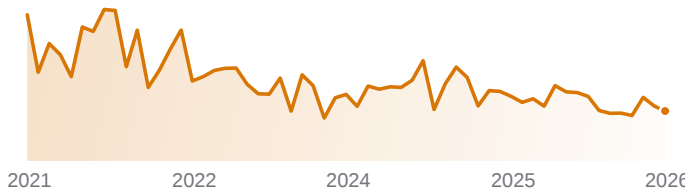
Sellers who sold at a gain

96%

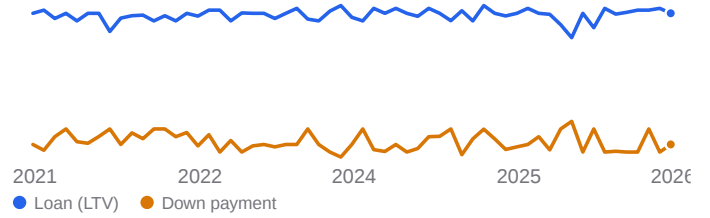


Median annualized return at resale

+4.7%

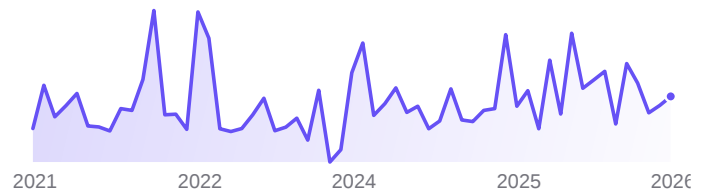


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



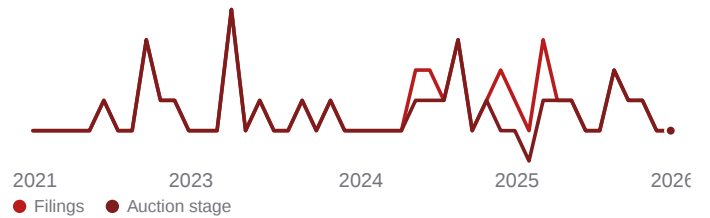
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,829
Median value (AVM)	\$468K
Median size	1,546 ft²
Median bedrooms	3
Median year built	1959
Single family	74%
Condos	5.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.0%
Owner occupied	68%
Company owned	15%
Median loan-to-value	46%

Typical ownership tenure

17.2 yrs

COMMUNITY

Population	35,162
Density	3,317 / mi²
Median household income	\$66K
Average household income	\$85K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	247
Homes occupied	95%
Bachelor's or higher	15%
Poverty rate	14.0%
Unemployment	1.4%
Average temp	51°F
Annual precip	41 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.