

Olympia 98502

ZIP code · WA · Washington > Thurston County > Olympia

BALANCED MARKET

\$601K

MEDIAN SALE PRICE

+4.3%

1-YR CHANGE

399

SALES (12 MO)

\$562K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



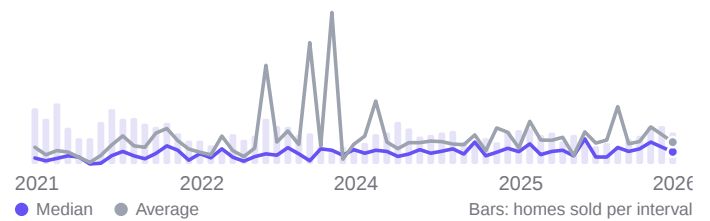
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

55 / 100

Sale prices

Median \$562K · Average \$639K

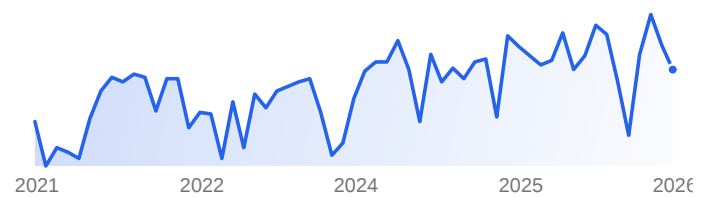
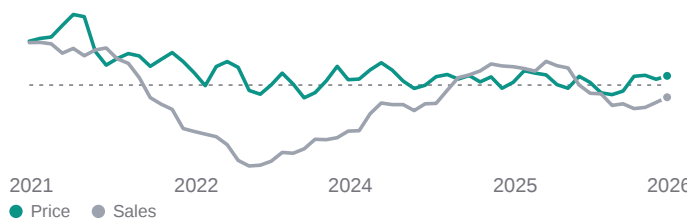


Growth (year over year)

Price +4.3% · Sales -5.7%

Price per square foot

\$310/ft²

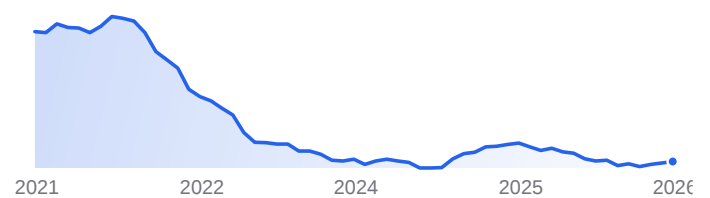
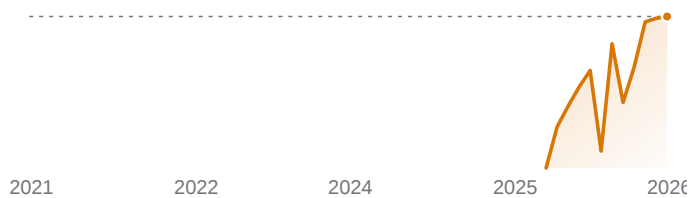


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

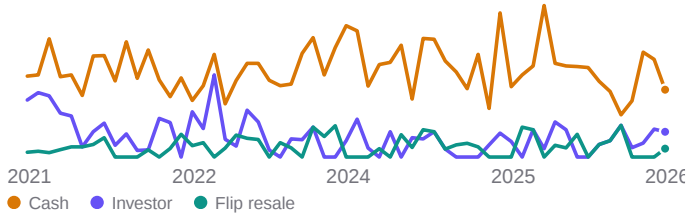
3.5%



BUYERS & OUTCOMES

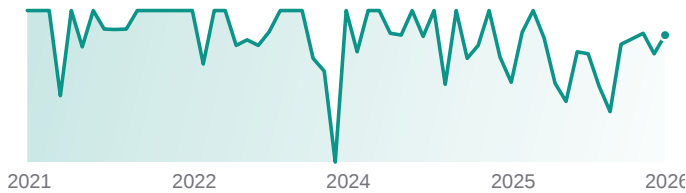
Buyer mix

Cash 21% · Investor 7.7% · Flip resale 2.6%



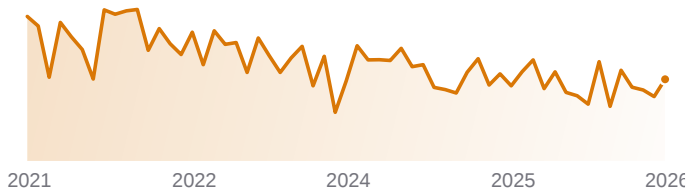
Sellers who sold at a gain

97%

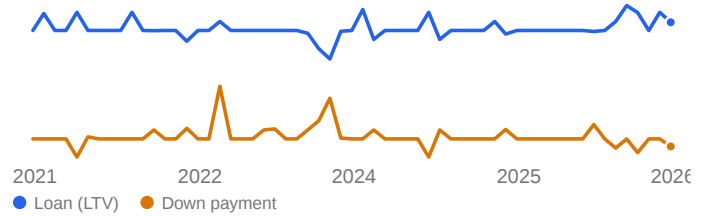


Median annualized return at resale

+6.1%



Financing (share of purchase price) Loan (LTV) 85% · Down payment 16%



Typical hold before selling

10.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,285
Median value (AVM)	\$562K
Median size	1,882 ft²
Median bedrooms	3
Median year built	1986
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.7%
Owner occupied	74%
Company owned	10%
Median loan-to-value	41%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	36,607
Density	529 / mi²
Median household income	\$89K
Average household income	\$106K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	234
Homes occupied	94%
Bachelor's or higher	31%
Poverty rate	11.3%
Unemployment	1.2%
Average temp	51°F
Annual precip	61 in
Sunshine	35%

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.