

Lacey 98503

ZIP code · WA · Washington > Thurston County > Lacey

SELLER'S MARKET

\$492K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

469

SALES (12 MO)

\$472K

MEDIAN VALUE (AVM)

Market temperature

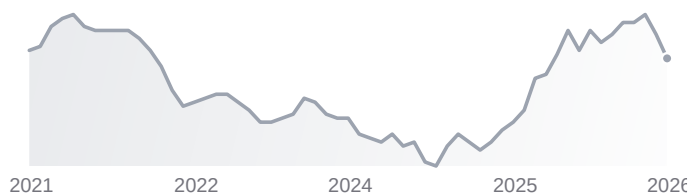
Seller's market · 62 / 100



MARKET TRENDS (5 YEARS)

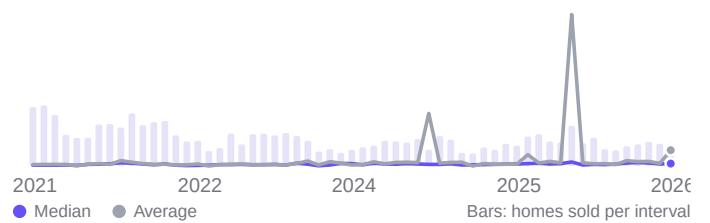
Market temperature (0–100)

62 / 100



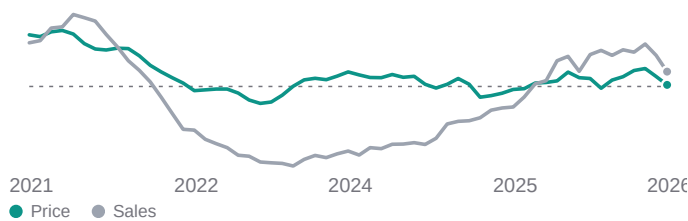
Sale prices

Median \$490K · Average \$857K



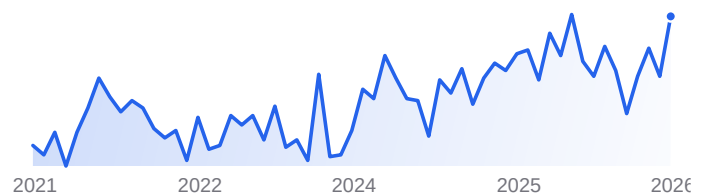
Growth (year over year)

Price +0.7% · Sales +6.6%



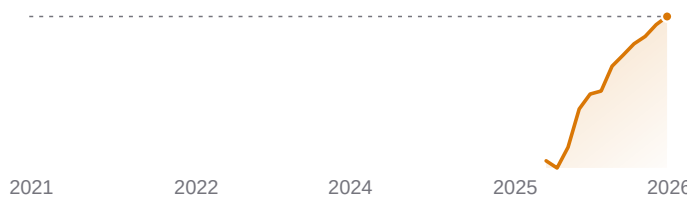
Price per square foot

\$323/ft²



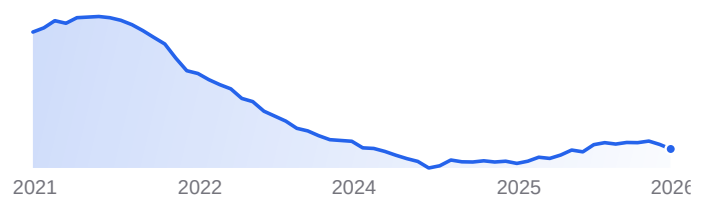
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

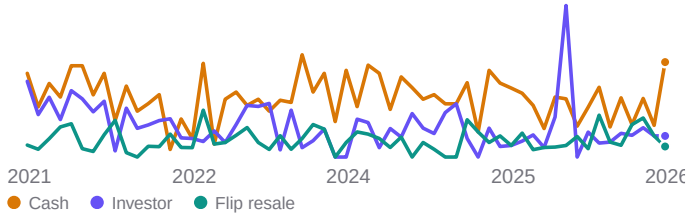
3.9%



BUYERS & OUTCOMES

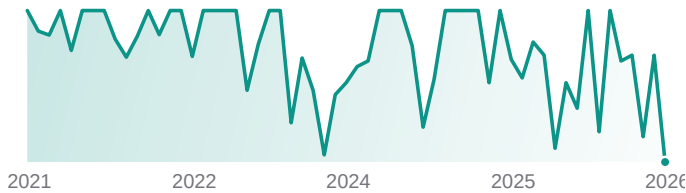
Buyer mix

Cash 24% · Investor 5.4% · Flip resale 2.7%



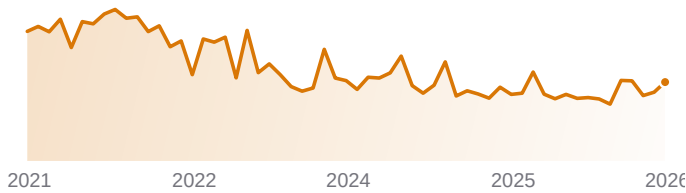
Sellers who sold at a gain

90%

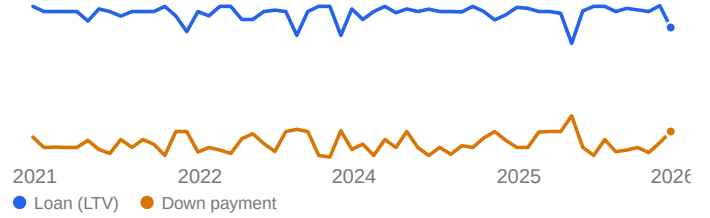


Median annualized return at resale

+5.9%

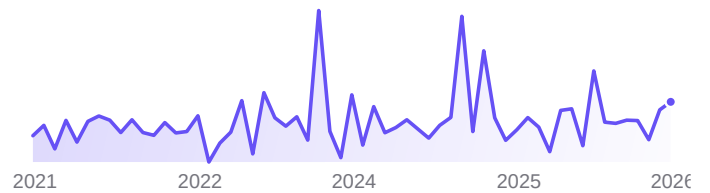


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



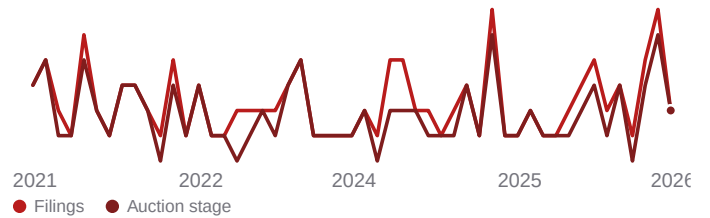
Typical hold before selling

9.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	12,159
Median value (AVM)	\$472K
Median size	1,670 ft²
Median bedrooms	3
Median year built	1985
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.6%
Owner occupied	78%
Company owned	9.4%
Median loan-to-value	50%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	40,840
Density	3,445 / mi²
Median household income	\$81K
Average household income	\$99K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	233
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	8.3%
Unemployment	1.3%
Average temp	51°F
Annual precip	48 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.