

Olympia 98506

ZIP code · WA · Washington > Thurston County > Olympia

BALANCED MARKET

\$537K

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

286

SALES (12 MO)

\$521K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



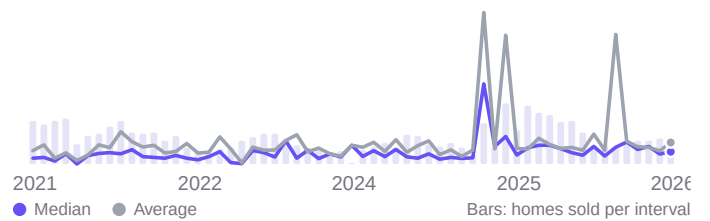
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$525K · Average \$631K

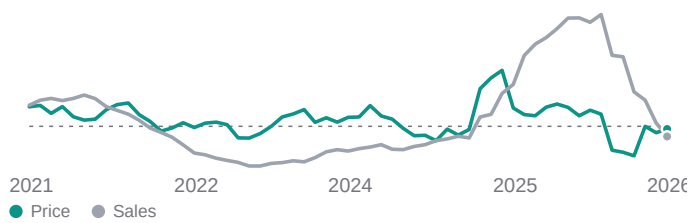


Growth (year over year)

Price -2.9% · Sales -10.9%

Price per square foot

\$347/ft²

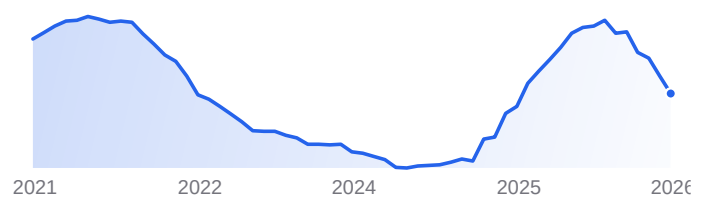


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

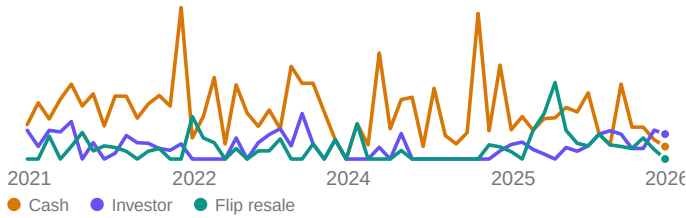
4.1%



BUYERS & OUTCOMES

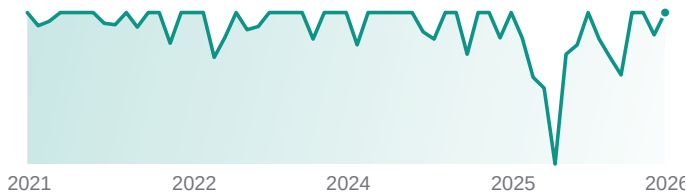
Buyer mix

Cash 5.9% · Investor 12% · Flip resale 0%



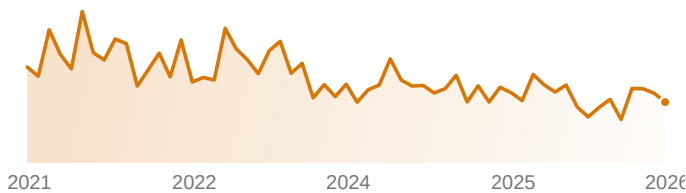
Sellers who sold at a gain

100%

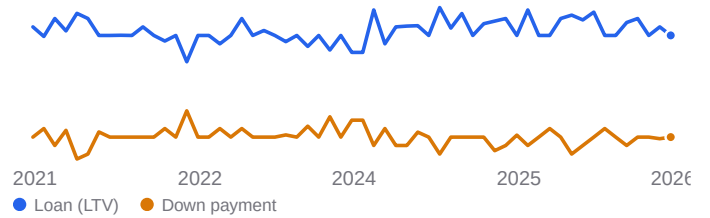


Median annualized return at resale

+4.6%

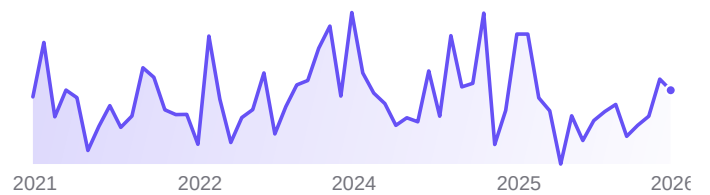


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



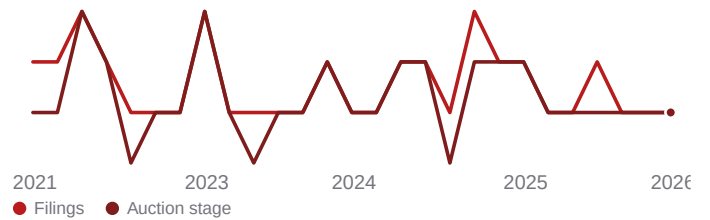
Typical hold before selling

11.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,061
Median value (AVM)	\$521K
Median size	1,655 ft²
Median bedrooms	3
Median year built	1977
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.0%
Owner occupied	75%
Company owned	7.6%
Median loan-to-value	43%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	19,238
Density	648 / mi²
Median household income	\$89K
Average household income	\$110K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	237
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	9.5%
Unemployment	1.1%
Average temp	51°F
Annual precip	50 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.