

Olympia 98513

ZIP code · WA · Washington > Thurston County > Olympia

BALANCED MARKET

\$490K

MEDIAN SALE PRICE

-7.3%

1-YR CHANGE

552

SALES (12 MO)

\$504K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



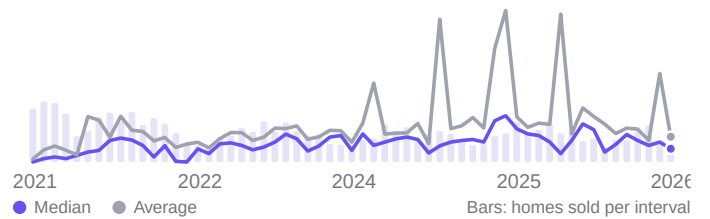
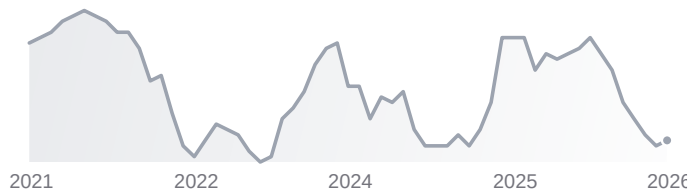
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$480K · Average \$516K

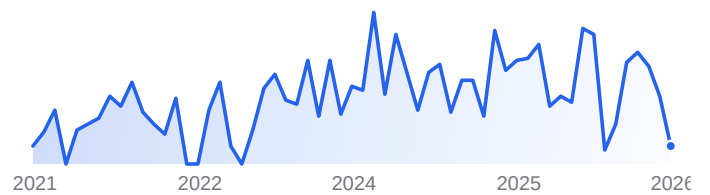
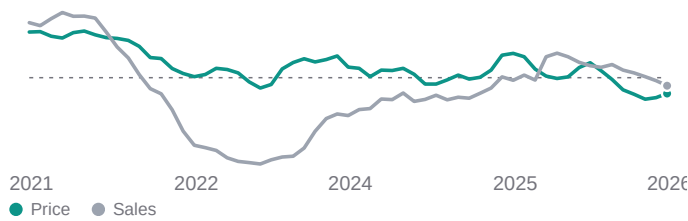


Growth (year over year)

Price -7.3% · Sales -3.7%

Price per square foot

\$264/ft²

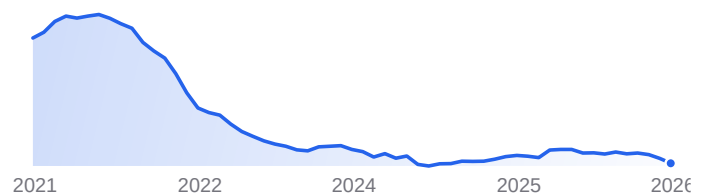
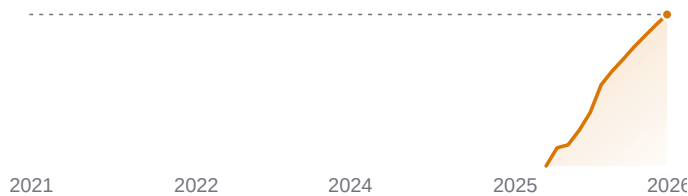


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

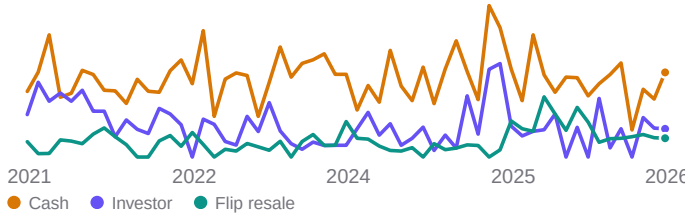
4.1%



BUYERS & OUTCOMES

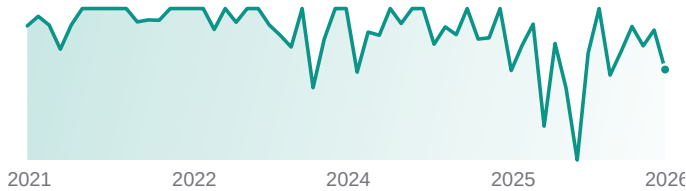
Buyer mix

Cash 23% · Investor 7.7% · Flip resale 5.1%



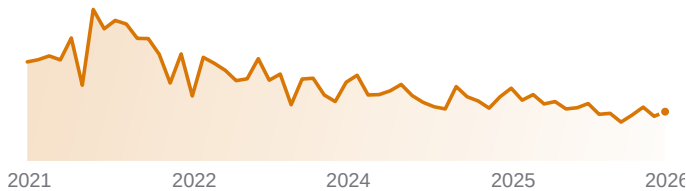
Sellers who sold at a gain

92%

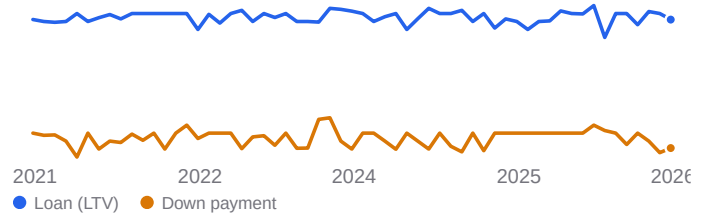


Median annualized return at resale

+4.7%

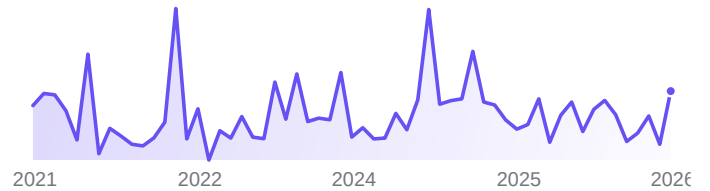


Financing (share of purchase price) Loan (LTV) 91% · Down payment 11%



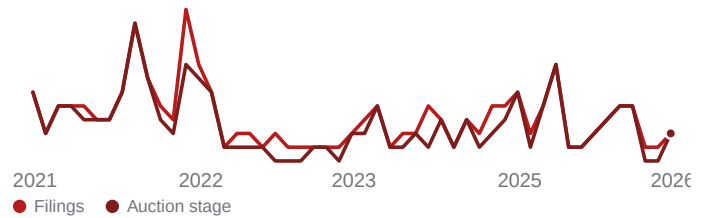
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	13,475
Median value (AVM)	\$504K
Median size	1,714 ft²
Median bedrooms	3
Median year built	1994
Single family	83%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.7%
Owner occupied	79%
Company owned	8.0%
Median loan-to-value	50%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	37,587
Density	582 / mi²
Median household income	\$97K
Average household income	\$117K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	238
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	6.8%
Unemployment	1.2%
Average temp	51°F
Annual precip	46 in
Sunshine	36%

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.