

Olympia 98516

ZIP code · WA · Washington > Thurston County > Olympia

BALANCED MARKET

\$584K

MEDIAN SALE PRICE

-1.3%

1-YR CHANGE

362

SALES (12 MO)

\$576K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



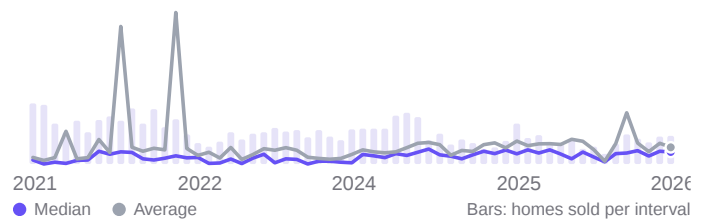
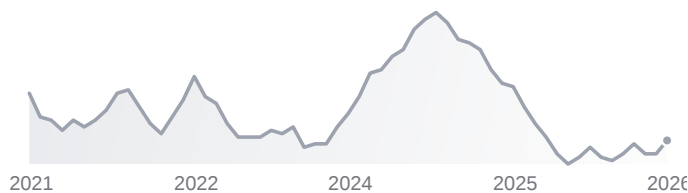
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$594K · Average \$634K

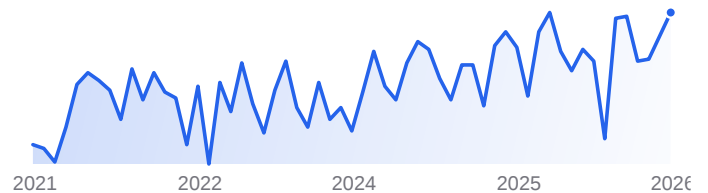
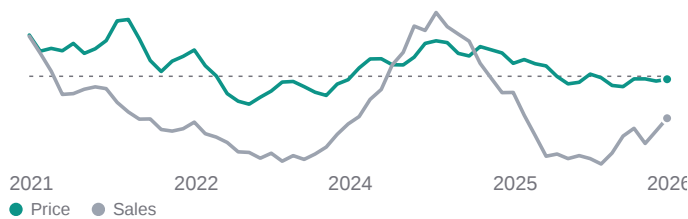


Growth (year over year)

Price -1.3% · Sales -17.4%

Price per square foot

\$322/ft²

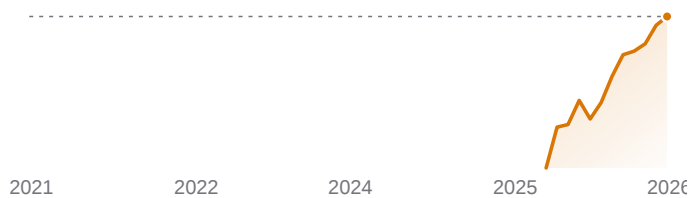


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

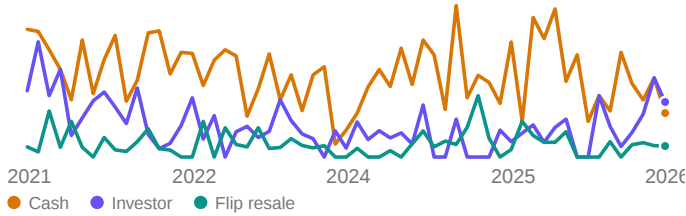
3.5%



BUYERS & OUTCOMES

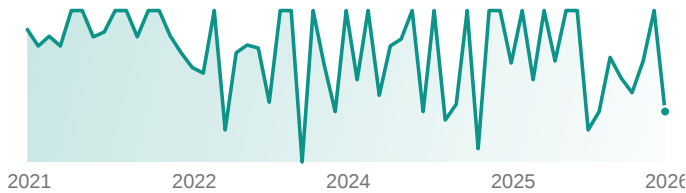
Buyer mix

Cash 10% · Investor 13% · Flip resale 2.6%



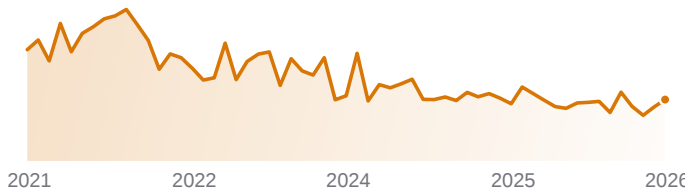
Sellers who sold at a gain

92%

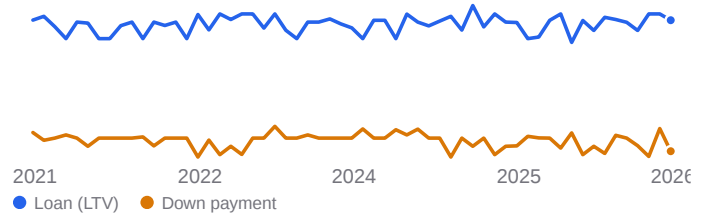


Median annualized return at resale

+5.0%

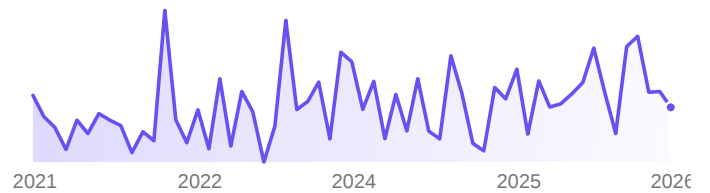


Financing (share of purchase price) Loan (LTV) 91% · Down payment 12%



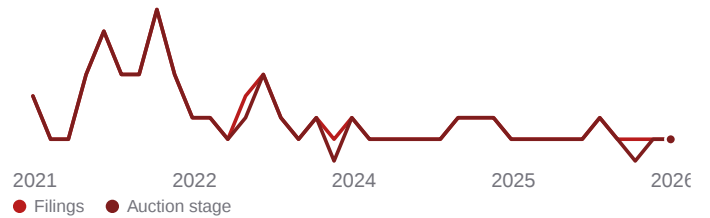
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,297
Median value (AVM)	\$576K
Median size	1,942 ft²
Median bedrooms	3
Median year built	2003
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.0%
Owner occupied	79%
Company owned	9.2%
Median loan-to-value	51%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	30,764
Density	783 / mi²
Median household income	\$98K
Average household income	\$113K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	239
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	7.5%
Unemployment	1.0%
Average temp	51°F
Annual precip	47 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.