

Pasco 99301

ZIP code · WA · Washington > Franklin County > Pasco

BUYER'S MARKET

\$417K

MEDIAN SALE PRICE

-0.7%

1-YR CHANGE

789

SALES (12 MO)

\$421K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



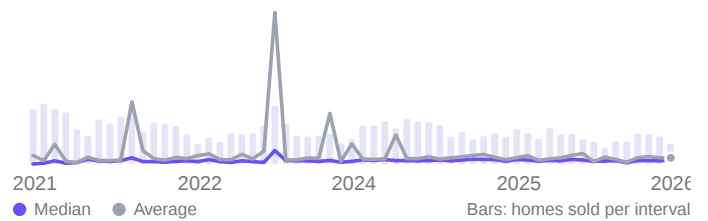
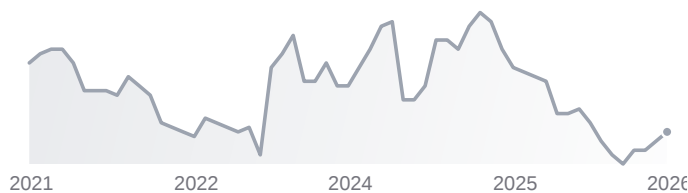
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$425K · Average \$462K

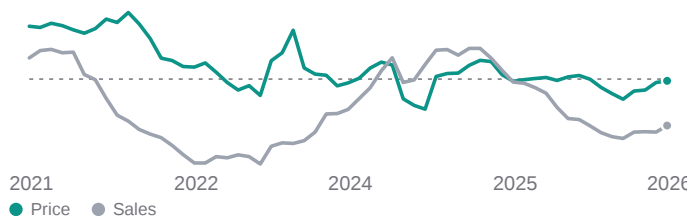


Growth (year over year)

Price -0.7% · Sales -19.4%

Price per square foot

\$267/ft²

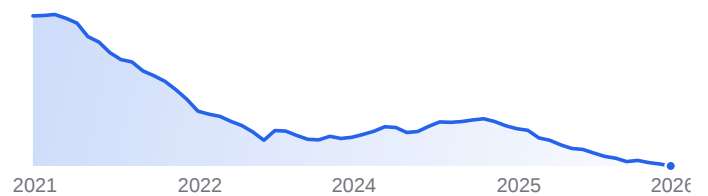
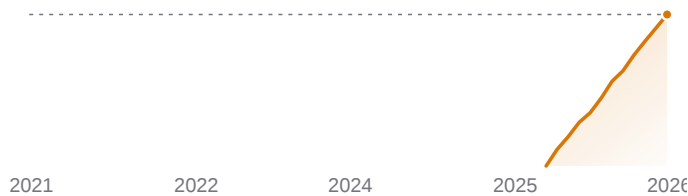


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

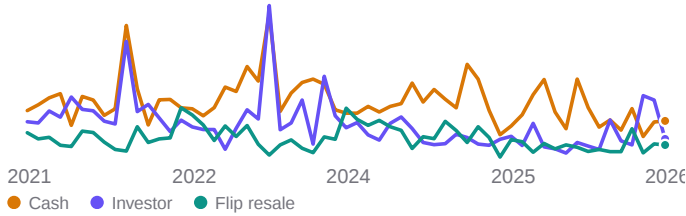
3.2%



BUYERS & OUTCOMES

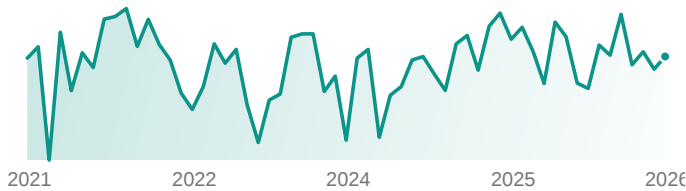
Buyer mix

Cash 12% · Investor 5.9% · Flip resale 3.9%



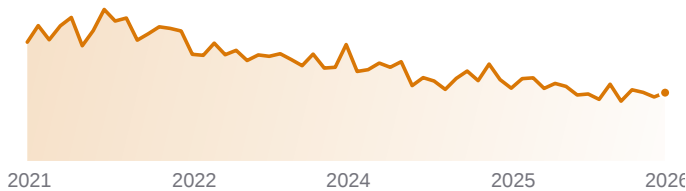
Sellers who sold at a gain

93%

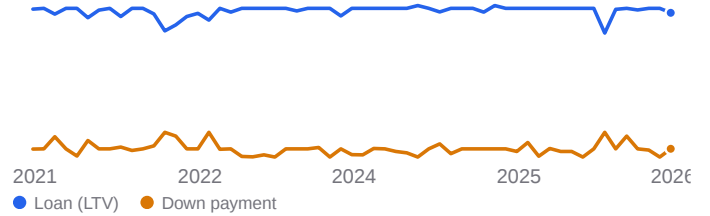


Median annualized return at resale

+5.6%

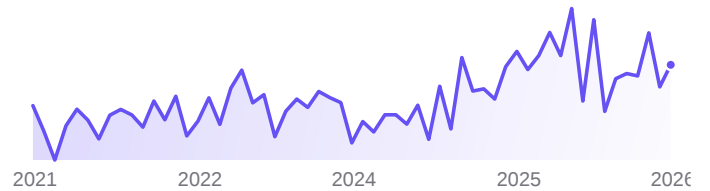


Financing (share of purchase price) Loan (LTV) 92% · Down payment 10%



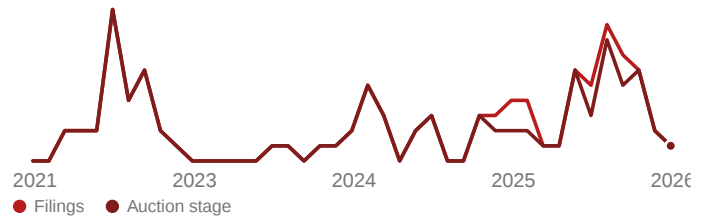
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	24,288
Median value (AVM)	\$421K
Median size	1,600 ft²
Median bedrooms	3
Median year built	2003
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.0%
Owner occupied	83%
Company owned	6.1%
Median loan-to-value	48%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	90,566
Density	161 / mi²
Median household income	\$77K
Average household income	\$98K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	105
Homes occupied	97%
Bachelor's or higher	12%
Poverty rate	9.7%
Unemployment	1.9%
Average temp	52°F
Annual precip	10 in
Sunshine	51%

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.