



2025 Q4 PIERCE COUNTY MULTIFAMILY METRICS

5+ UNIT PROPERTIES 2025 Q4 SALES DATA

	2025 Q3	2025 Q4	+ / —
Total Sales Volume	\$207M	\$122M	-41%
Average Price/Unit	\$202K	\$190K	-5.9%
Average Price/SF	\$221	\$222	+0.5%
Average Year Built	1979	1966	-13 YR
Average Rent	\$1,705	\$1,691	-0.8%
Average Occupancy	93.6%	93.1%	-0.5%
Buildings Sold	10	17	+70%

Source: Blake Investment Advisors' Research Department, CoStar

PIERCE COUNTY OVERVIEW

 **941,000**
POPULATION



5.20%
UNEMPLOYMENT
January 2026



+13%
POPULATION
CHANGE: 2013-2023



\$96,600
MEDIAN HH
INCOME



6.9%
VACANCY
RATE



97,022
UNITS TOTAL
INVENTORY (5+)



1,348 **-49% YOY**
UNITS UNDER
CONSTRUCTION (5+)

Source: Blake Investment Advisors' Research Department, CoStar

PIERCE COUNTY OVERVIEW

01

MULTIFAMILY PROPERTY ANALYSIS: 25+ & 5-24 UNITS

02

BIA MARKET MAKING NEWS

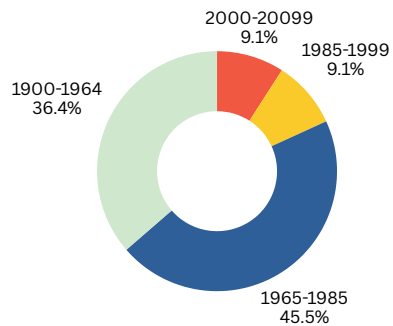
03

PIERCE COUNTY 5-24 UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

PIERCE COUNTY 25+ UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

	2025 Q3	2025 Q4	+ / -
Total Sales Volume	\$6.3M	\$23M	+265%
AVERAGE Price/Unit	\$253K	\$203K	-20%
AVERAGE Price Per Sq Foot	\$193	\$242	+25%
AVERAGE Year Built	1992	1962	-30 YR

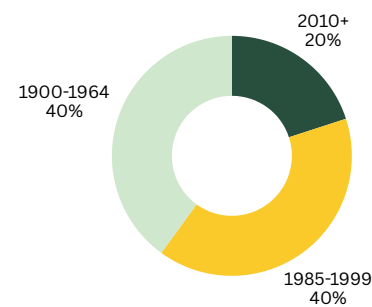
2025 Q4 TRANSACTIONS BY YEAR BUILT



	# Sales	Avg Price/Unit	Avg Price/SF
2010+	0	-	-
2000-2009	1	\$264K	\$203
1985-1999	1	\$291K	\$240
1965-1985	5	\$210K	\$275
1900-1964	4	\$173K	\$238

	2025 Q3	2025 Q4	+ / -
Total Sales Volume	\$201M	\$99M	-51%
AVERAGE Price/Unit	\$180K	\$180K	+0%
AVERAGE Price Per Sq Foot	\$233	\$174	-25%
AVERAGE Year Built	1974	1978	+4 YR

2025 Q4 TRANSACTIONS BY YEAR BUILT



	# Sales	Avg Price/Unit	Avg Price/SF
2010+	1	\$268K	\$233
2000-2009	0	-	-
1985-1999	2	\$197K	\$180
1965-1985	0	-	-
1900-1964	2	\$119K	\$139

TOP SALES FOR Q4 2025 BY PRICE/UNIT



Prestige Townhomes

425 4th St NE
Sold for \$3.4M
12 units, \$283K/Unit
\$301/SF, Built in 1980



Stadium District 6-Unit

523 N Tacoma Ave
Sold for \$1.69M
6 units, \$281K/Unit
\$258/SF, Built in 1892



Trax at Dupont Station

1430 Wilmington Dr
Sold for \$48M
179 units, \$268K/Unit
\$233/SF, Built in 2012



Warner St Townhomes

4048 S Warner St
Sold for \$3.7M
14 units, \$264K/Unit
\$203/SF, Built in 2006



Camden Terrace

6208-6212 N 26th St
Sold for \$216K
8 units, \$217K/Unit
\$218/SF, Built in 1973



South Hill Apartments

12315 112th Ave Ct E
Sold for \$1.67M
8 units, \$208K/Unit
\$324/SF, Built in 19



Pierce County Boosts Affordable Housing Creation,
Leveraging New Maureen Howard Fund

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206.618.2207
gabe@blakeia.com

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josh@blakeia.com

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MULTIFAMILY ADVISORY & BROKERAGE

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The exclusive focus of the platform results in an efficient marketplace dedicated to apartments, enabling the firm to gather data, provide practical research, and implement innovative marketing strategies, all aimed at delivering optimal value for apartment owners.

100% FOCUS ON MULTIFAMILY

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