



2026 Q1 PIERCE COUNTY MULTIFAMILY METRICS

5+ UNIT PROPERTIES 2026 Q1 SALES DATA

	2025 Q4	2026 Q1	+ / -
Total Sales Volume	\$122M	\$41M	-66%
Average Price/Unit	\$190K	\$136K	-28%
Average Price/SF	\$222	\$185	-16%
Average Year Built	1966	1966	-0 YR
Average Rent	\$1,691	\$1,697	+0.4%
Average Occupancy	93.1%	92.9%	-0.2%
Buildings Sold	17	9	-47%


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

 **7.1%**
VACANCY
RATE

 **97,752**
UNITS TOTAL
INVENTORY (5+)

 **1,430** -35% 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

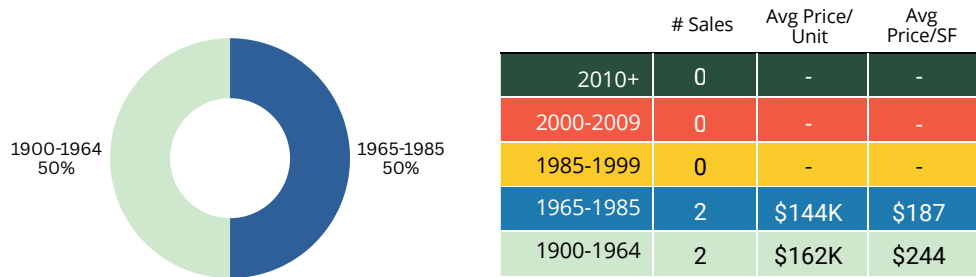
PIERCE COUNTY 5-24 UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

PIERCE COUNTY 25+ UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

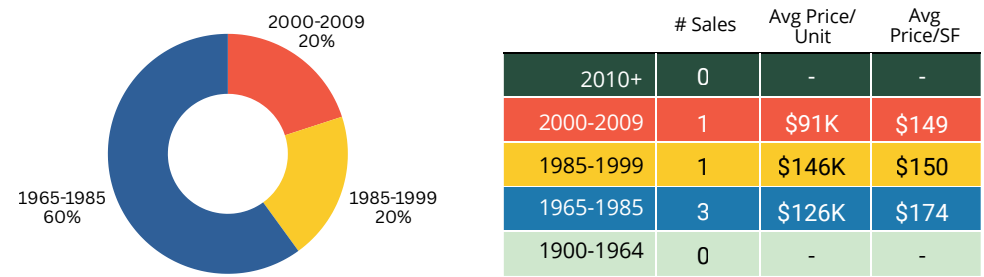
		2025 Q4	2026 Q1	+ / -
AVERAGE	Total Sales Volume	\$23M	\$6M	-74%
	Price/Unit	\$203K	\$153K	-25%
	Price Per Sq Foot	\$242	\$216	-11%
	Year Built	1962	1948	-14 YR

		2025 Q4	2026 Q1	+ / -
AVERAGE	Total Sales Volume	\$99M	\$7M	-93%
	Price/Unit	\$180K	\$123K	-32%
	Price Per Sq Foot	\$174	\$161	-7.5%
	Year Built	1978	1981	+3 YR

2026 Q1 TRANSACTIONS BY YEAR BUILT



2026 Q1 TRANSACTIONS BY YEAR BUILT



TOP SALES SALES FOR Q1 2026 BY PRICE/UNIT



Sumner 6 unit
824 Kincaid Ave
Sold for \$995K
6 units, \$165K/Unit
\$303/SF, Built in 1929



Park 5 Apartments
908 S 5th St
Sold for \$950K
6 units, \$158K/Unit
\$184/SF, Built in 1910



Valley Vista
6830 Tacoma Mall Blvd
Sold for \$15.85M
108 units, \$147K/Unit
\$168/SF, Built in 1986



Puyallup 5 unit
718 10th St SE
Sold for \$725K
5 units, \$145K/Unit
\$181/SF, Built in 1984



Esquire Apartments
344 7th St SE
Sold for \$3.3M
23 units, \$143K/Unit
\$193/SF, Built in 1968



Grand Cedars
5226-5230 Chicago Ave
Sold for \$3.7M
29 units, \$128K/Unit
\$202/SF, Built in 1969



MultiCare to open new \$480M Mary Bridge Children's Hospital in Tacoma this May

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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

At BIA, our unwavering commitment to multifamily real estate sets us apart. Every facet of our resources, technology, personnel, and relationships is devoted solely to the multifamily arena. We eliminate distractions, ensuring that our clients receive the most focused and relevant guidance without any dilution from unrelated ventures.