



2026 Q3 PIERCE COUNTY MULTIFAMILY METRICS

5+ UNIT PROPERTIES 2026 Q3 SALES DATA

	2026 Q2	2026 Q3	+ / —
Total Sales Volume	\$11M	\$41M	+272%
Average Price/Unit	\$206K	\$195K	-5.3%
Average Price/SF	\$249	\$209	-16%
Average Year Built	1997	1969	-28 YR
Average Rent	\$1,697	\$1,703	+0.4%
Average Occupancy	92.9%	93.5%	+0.6%
Buildings Sold	4	14	+250%

Source: Blake Investment Advisors' Research Department, CoStar

PIERCE COUNTY OVERVIEW

 **946,288**
POPULATION



5.1%
UNEMPLOYMENT
October 2026



+0.69%
POPULATION
CHANGE: 2024-2025



\$100,529
MEDIAN HH
INCOME



6.5%
VACANCY
RATE



98,994
UNITS TOTAL
INVENTORY (5+)



2,216
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

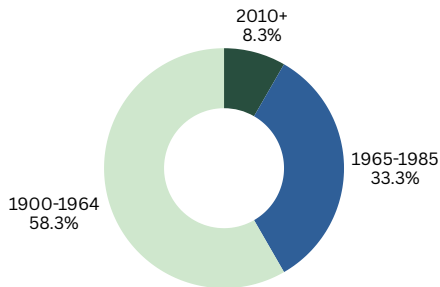
03

PIERCE COUNTY 5-24 UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

PIERCE COUNTY 25+ UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

	2026 Q2	2026 Q3	+ / -
Total Sales Volume	\$11M	\$23M	+109%
AVERAGE Price/Unit	\$206K	\$189K	-8.2%
AVERAGE Price Per Sq Foot	\$249	\$211	-16%
AVERAGE Year Built	1997	1962	-35 YR

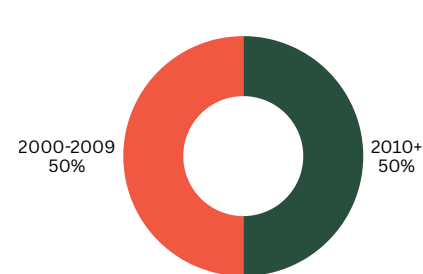
2026 Q3 TRANSACTIONS BY YEAR BUILT



	# Sales	Avg Price/Unit	Avg Price/SF
2010+	1	\$486K	\$294
2000-2009	0	-	-
1985-1999	0	-	-
1965-1985	4	\$192K	\$207
1900-1964	7	\$144K	\$186

	2026 Q2	2026 Q3	+ / -
Total Sales Volume	\$0	\$18M	-
AVERAGE Price/Unit	-	\$230K	-
AVERAGE Price Per Sq Foot	-	\$208	-
AVERAGE Year Built	-	2010	-

2026 Q3 TRANSACTIONS BY YEAR BUILT



	# Sales	Avg Price/Unit	Avg Price/SF
2010+	1	\$216K	\$269
2000-2009	1	\$244K	\$147
1985-1999	0	-	-
1965-1985	0	-	-
1900-1964	0	-	-

TOP SALES FOR Q3 2026 BY PRICE/UNIT



Narrows Townhomes

8524 19th St W
Sold for \$7.3M
15 units, \$486K/Unit
\$294/SF, Built in 2022



Titlow Beach Townhomes

8424-8428 6th Ave
Sold for \$3.7M
12 units, \$308,333/Unit
\$293/SF, Built in 1983



Legacy Ridge

901 E 72nd St
Sold for \$8.65M
40 units, \$216K/Unit
\$269/SF, Built in 2015



Summit Apartments

6608 106th St Ct E
Sold for \$1.425M
8 units, \$178K/Unit
\$237/SF, Built in 1976



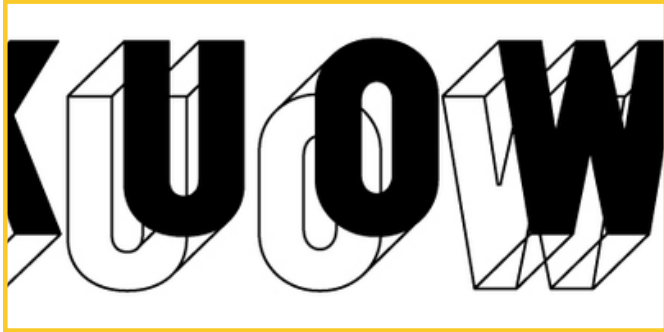
404 N Tacoma Ave

404 N Tacoma Ave
Sold for \$993K
6 units, \$165K/Unit
\$279/SF, Built in 1890
*BIA represented seller



702 N L St

702 N L St
Sold for \$810K
5 units, \$162K/Unit
\$234/SF, Built in 1949



Seattle lost 18,000 jobs last year as labor force in Tacoma, Bellevue grew

[READ MORE](#)



Pierce County joins Kitsap, King counties in regional job growth initiative

[READ MORE](#)



Proposed Initiative in Tacoma would force city to enforce tenants rights law

[READ MORE](#)

Interested in receiving a complimentary, confidential evaluation of your apartment building?

Call us at 206.618.2207

Apartment Experts:

Gabe Blake **Managing Director**
206.618.2207
gabe@blakeia.com

Josh Blake **President & Designated Broker**
206.619.3719
josh@blakeia.com

GIVE US A CALL

VIEW OUR CURRENT LISTINGS

VIEW OUR RESEARCH REPORTS



BLAKE INVESTMENT ADVISORS
MULTIFAMILY ADVISORY & BROKERAGE

Blake Investment Advisors exclusively concentrates on apartment owners, apartment properties, and the apartment markets in Washington State. The firm offers multifamily advisory services and brokerage expertise for apartment investors.

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.