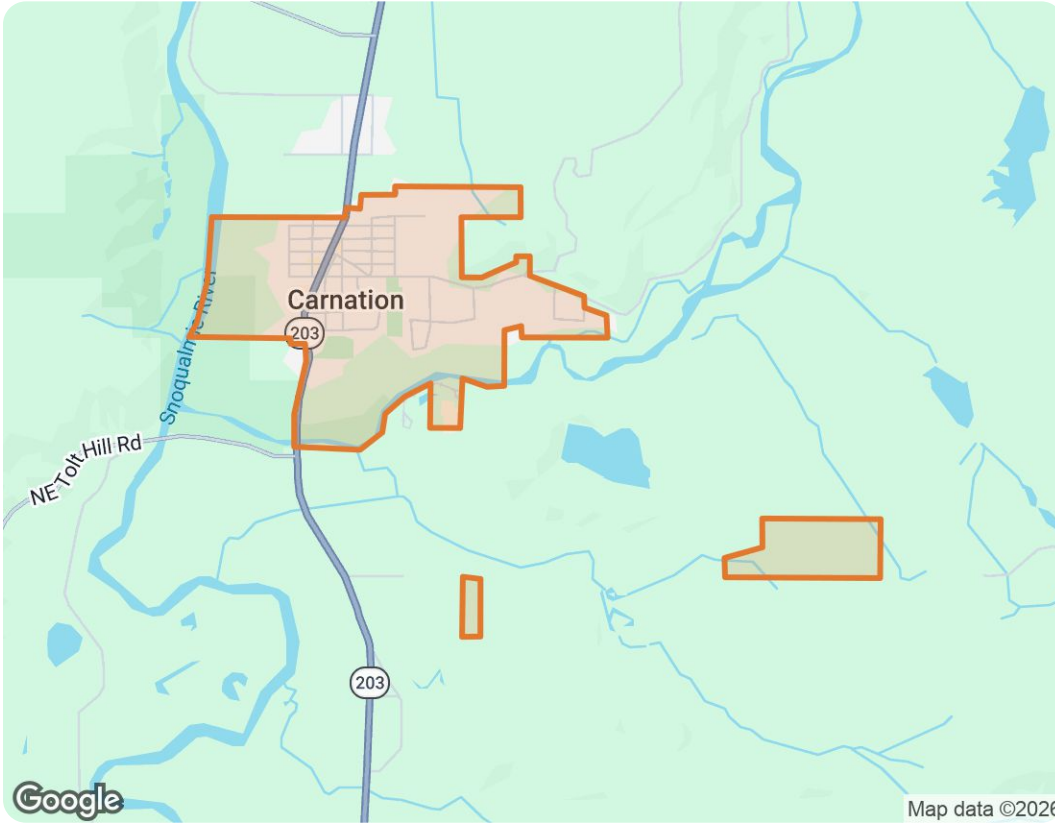


## Carnation, Washington



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# Shop|Prop

ShopProp Inc.

# Market Trends

## May 2026 Median Estimated Property Value

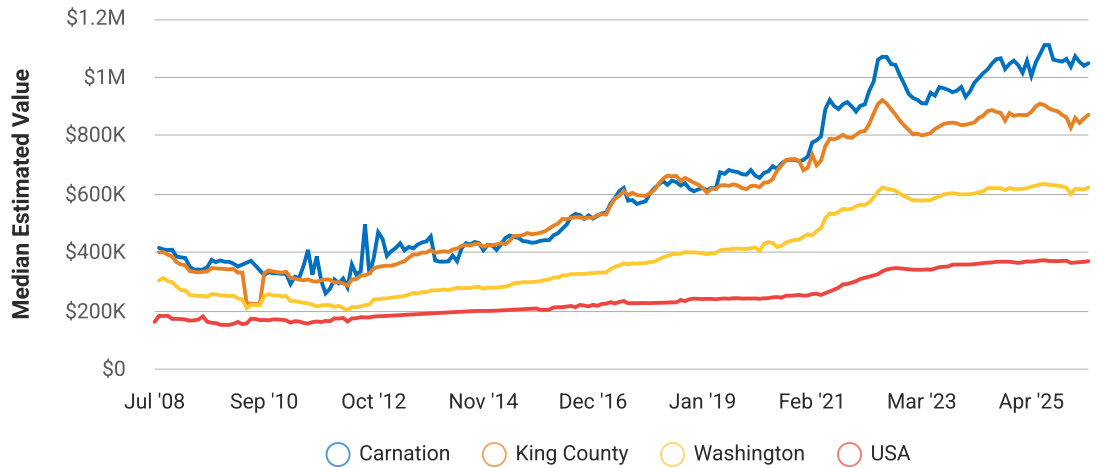
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

<b>Median Estimated Value</b> <b>\$1,048,440</b>	<b>Last Month Change</b> <b>+0.8%</b>	<b>12 Month Change</b> <b>-0.2%</b>
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# Market Snapshot

## Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
<b>Median Est. Property Value</b> Last Updated: 5/31/2026	\$1,048,440	\$1,039,840 <span style="background-color: #90EE90;">+0.83%</span>	\$1,072,310 <span style="background-color: #FFB6C1;">-2.23%</span>	\$1,051,000 <span style="background-color: #FFB6C1;">-0.24%</span>	\$1,014,380 <span style="background-color: #90EE90;">+3.36%</span>	\$947,660 <span style="background-color: #90EE90;">+10.63%</span>

**About this Data:** Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market. Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.



## Market Activity

### Market Activity Filters

Sort Order: Date

Maximum Properties Per Change Type: 10

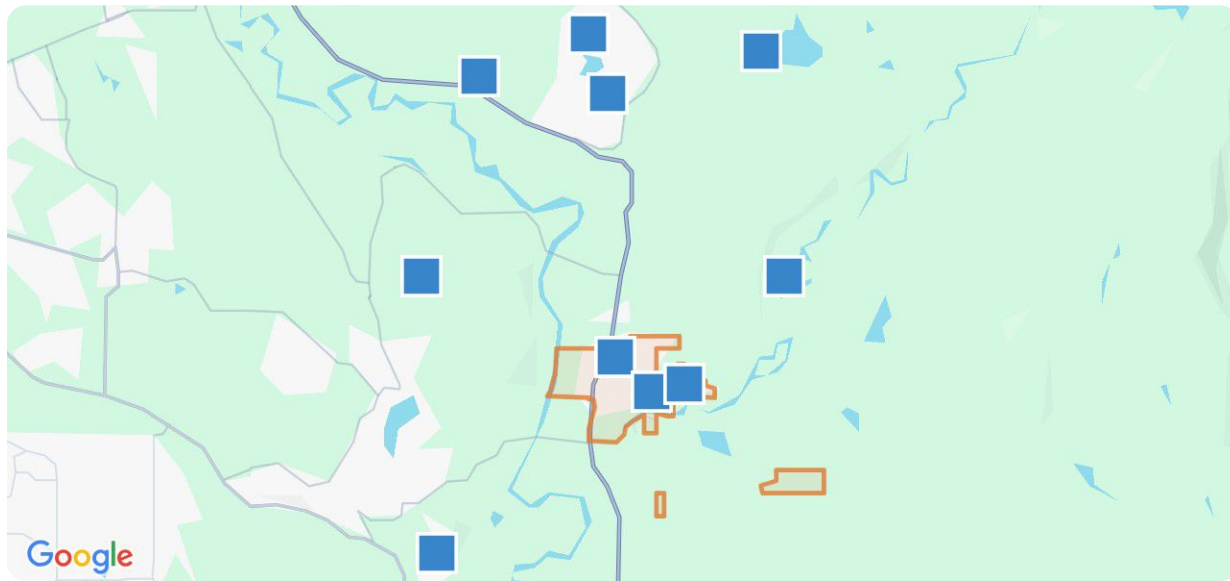
Change Types: New Listings, Pending, Closed, Distressed

Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

### Summary

#### For Sale Activity in the Last 3 Months



#### Legend

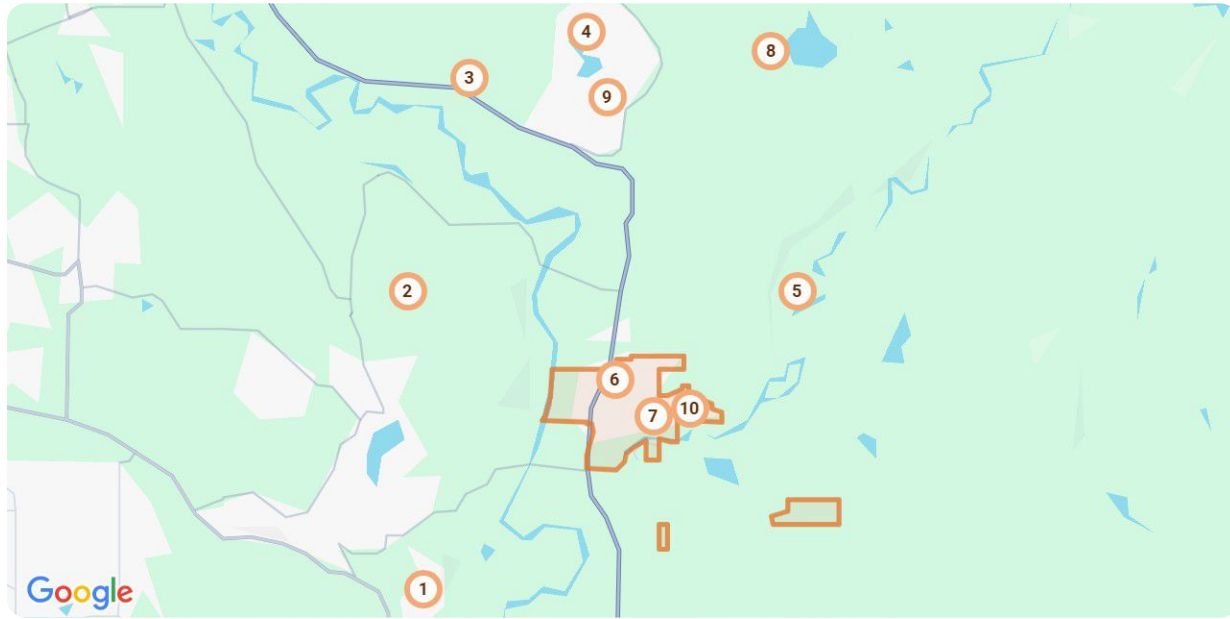
■ Recently Closed

	Closed
Number of Properties	10
Lowest Listing Price / Est.Value	\$600,000
Median Listing Price / Est.Value	\$1,034,998
Highest Listing Price / Est.Value	\$4,360,000
Average Price / sqft	\$1,085
Median Price / sqft	\$493
Average Days in RPR	-
Median Days in RPR	-
Total Volume	\$17,109,890
Source	Public Records & Listings

## Market Activity Breakdown

### Closed

Source: Public Records and Listings



#### Legend

● Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
	 <b>11617 Fay Rd NE</b> Carnation, WA 98014 <span style="color: blue;">■</span> Closed / Public Record	Single Family	3/2	1,870	3.59 acres / 1962	5/28/2026 - days	\$875,000 \$507/sq ft	-
	 <b>5708 Carnation Duvall Rd NE</b> Carnation, WA 98014 <span style="color: blue;">■</span> Closed / Public Record	Single Family	3/2	1,140	0.45 acres / 1920	5/20/2026 - days	\$690,000 \$551/sq ft	-
	 <b>9425 Carnation Duvall Rd NE</b> Carnation, WA 98014 <span style="color: blue;">■</span> Closed / Public Record	Single Family	3/1	1,160	10,058 sqft / 1914	5/15/2026 - days	\$600,000 \$562/sq ft	-
	 <b>31921 E Entwistle St</b> Carnation, WA 98014 <span style="color: blue;">■</span> Closed / Public Record	Single Family	3/2	1,780	0.76 acres / 1957	5/13/2026 - days	\$4,360,000 \$478/sq ft	-
	 <b>31933 E Entwistle St</b> Carnation, WA 98014 <span style="color: blue;">■</span> Closed / Public Record	Single Family	2/1	970	0.76 acres / 1920	5/13/2026 - days	\$4,360,000 \$553/sq ft	-
	 <b>11117 E Lake Joy Dr NE</b> Carnation, WA 98014 <span style="color: blue;">■</span> Closed / Public Record	Single Family	3/3	2,800	0.31 acres / 1980	5/13/2026 - days	\$2,095,000 \$641/sq ft	-

# Carnation, Washington

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
	<b>3691 Mckinley Ave</b> Carnation, WA 98014  Closed / Public Record	Condo/Townhouse/Apt.	3/3	2,310	2,999 sqft 2025	5/6/2026 - days	\$919,995 \$397/sq ft	-
	<b>6117 Ames Lake Carnation Rd I</b> Carnation, WA 98014  Closed / Public Record	Single Family	3/3	3,460	5.03 acres 2001	5/5/2026 - days	\$1,150,000 \$390/sq ft	-
	<b>3616 Grace Ave</b> Carnation, WA 98014  Closed / Public Record	Single Family	4/5	3,450	5,000 sqft 2024	5/5/2026 - days	\$1,289,995 \$413/sq ft	-
	<b>4275 Stossel Ave</b> Carnation, WA 98014  Closed / Public Record	Condo/Townhouse/Apt.	4/3	1,680	1,699 sqft 2025	5/1/2026 - days	\$769,900 \$610/sq ft	-

## About RPR

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