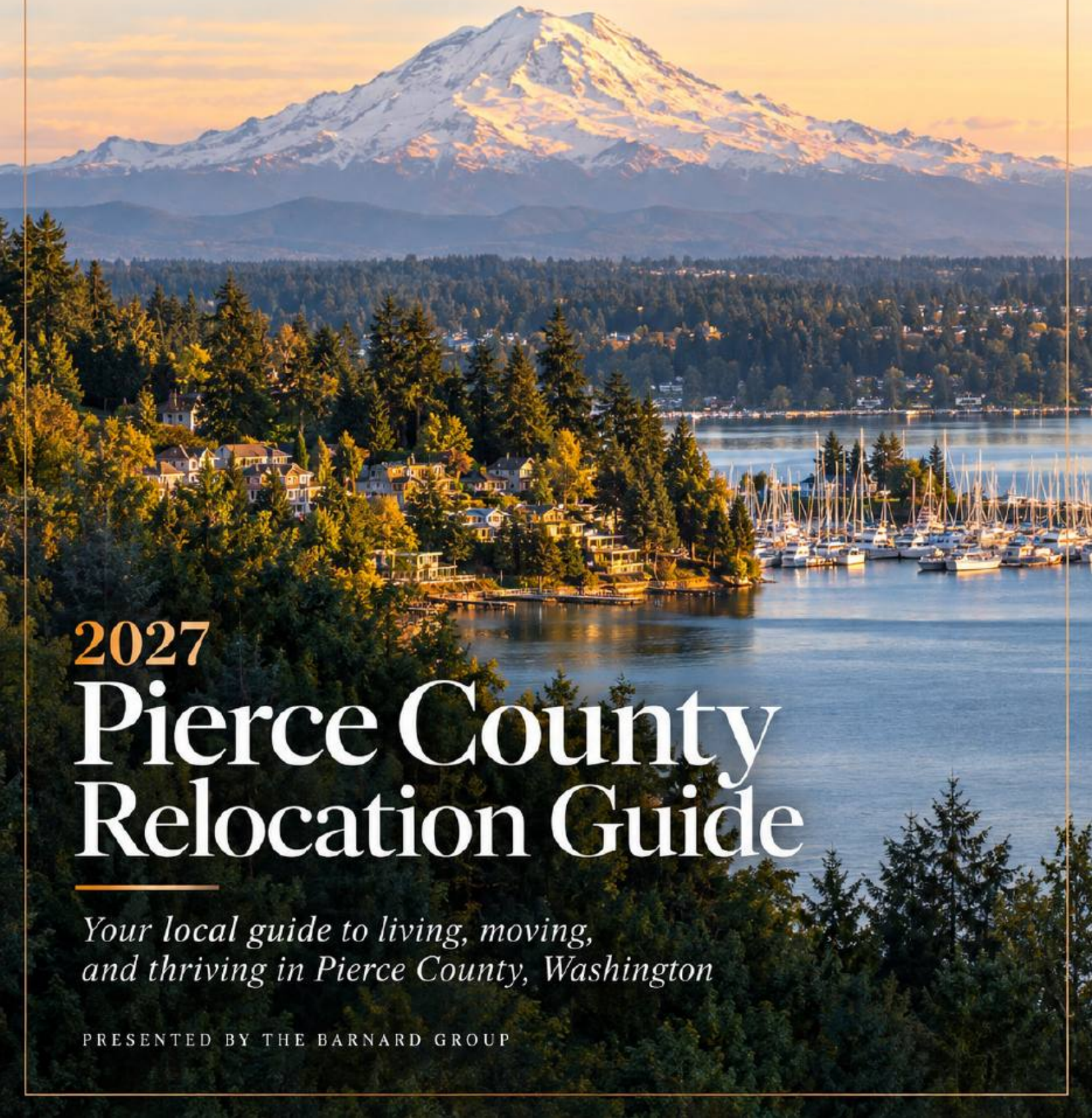
2027 EDITION

BARNARD GROUP WASHINGTON

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2027 Pierce County Relocation Guide

Your local guide to living, moving, and thriving in Pierce County, Washington

PRESENTED BY THE BARNARD GROUP

Welcome to Pierce County

A personal note from Josh + Danielle Barnard



Hello, and welcome.

We're so glad you're here. Whether you're just starting to explore a move or you already have Pierce County on your radar, this guide is designed to give you a clear, genuine, and local perspective on what it's like to live here.

From the energy and opportunity in Tacoma to the small-town charm of Puyallup, the waterfront beauty of Gig Harbor, and the welcoming communities of Bonney Lake, Sumner, Orting, and beyond, Pierce County offers an incredible range of places to call home. It's a region where natural beauty, vibrant communities, and real opportunity come together — and we're excited to help you discover it.

Inside, you'll find a local's view of the communities, lifestyle, housing market, schools, commuting, and practical next steps to make your relocation smooth and successful. Our goal is to help you feel informed, confident, and inspired as you take the next step toward your new home in Pierce County.

We're honored to be part of your journey and look forward to helping you find a place — and a lifestyle — that truly fits.

Josh + Danielle Barnard

THE BARNARD GROUP



Inside this guide

01 Communities at a Glance

02 Cost of Living & Housing

03 Lifestyle & Outdoor Living

04 Schools & Commuting

05 Your Relocation Next Steps

How to Use This Guide

A simple way to explore Pierce County with confidence.

01

READ

This guide gives you a local overview of Pierce County, including our communities, lifestyle, housing market, schools, and relocation essentials. It's designed to help you quickly get oriented and see the big picture.

GET INFORMED WITH A LOCAL, BIG-PICTURE OVERVIEW.

02

PLAN

Explore the online Hub for communities, housing, market context, and practical steps before your move.

HUB

START ONLINE WITH THE HUB

03

EXPLORE

Dive deeper into the areas that interest you. Visit our community pages, explore local destinations, and learn more about what makes each city and neighborhood unique. From waterfront parks to vibrant downtowns, there's so much to discover in Pierce County.

COMMUNITIES

RESOURCES

EXPLORE COMMUNITIES, DESTINATIONS, AND LOCAL HIGHLIGHTS ONLINE.

04

ASK

Have questions or want personalized guidance? Connect directly with Josh and Danielle. We're here to answer your questions, provide local insight, and help you take the next steps toward finding a place — and a lifestyle — that truly fits.

BOOK A CALL

30 MINUTES WITH JOSH

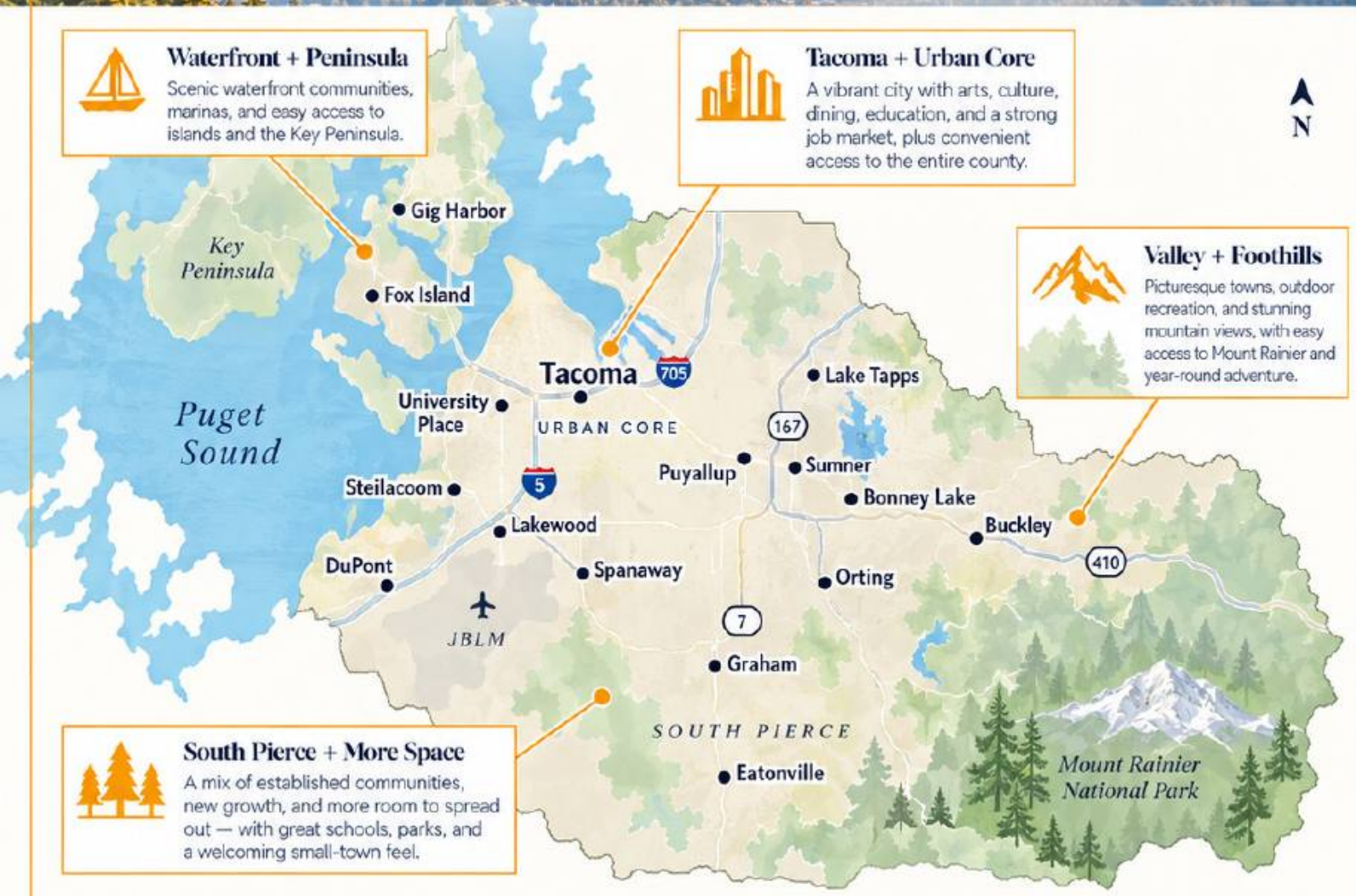
GET PERSONALIZED HELP FOR YOUR NEXT STEPS.



Pierce County at a Glance

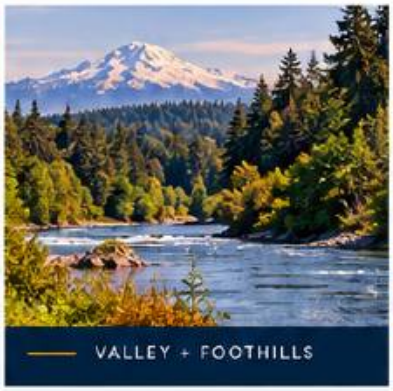
An introduction to the communities, geography, and lifestyle zones across the county.

Pierce County offers an incredible range of places to call home — from the energy and culture of Tacoma to charming waterfront communities, scenic foothills, and small towns with more room to grow. This map highlights key cities and areas to help you get oriented and explore the unique character of each region.




WATERFRONT COMMUNITIES


TACOMA + URBAN CORE


VALLEY + FOOTHILLS


SOUTH PIERCE

Puyallup

Historic charm, modern living, and an unbeatable community.

Puyallup is the heart of Pierce County, offering a unique blend of small-town charm and big opportunities. Known for its vibrant downtown, rich history, renowned Washington State Fair, excellent schools, and easy access to shopping, dining, and outdoor recreation, Puyallup is a place where families, professionals, and retirees all feel at home. With its welcoming community, diverse neighborhoods, and central location, Puyallup offers an exceptional quality of life and a true sense of belonging.



VIBRANT COMMUNITY
A welcoming, family-friendly city with hometown charm.

MOUNT RAINIER VIEWS
Stunning mountain and valley scenery throughout the area.

PARKS & TRAILS
Miles of trails, river access, and beautiful parks for outdoor recreation.

CENTRAL LOCATION
Easy access to Tacoma, Seattle, and surrounding communities.

A Thriving City with a Rich Heritage

Puyallup blends its historic roots with modern growth, creating a vibrant community where tradition and progress come together. From the nationally recognized Washington State Fair to a charming downtown filled with local shops, restaurants, and events, Puyallup offers a lifestyle that celebrates community, connection, and opportunity. With top-rated schools, beautiful neighborhoods, and easy access to outdoor recreation, it's a place where families can thrive for years to come.



Downtown Character

Local shops, restaurants, and community events give Puyallup's downtown a unique and welcoming small-town feel.



The Washington State Fair

A local treasure that brings our community together with entertainment, food, and tradition year after year.



Trails & Outdoor Living

Enjoy river access, scenic trails, and nearby parks for hiking, biking, and outdoor recreation in a beautiful natural setting.

A place where community, opportunity, and natural beauty come together.

LIVING IN

Living in Puyallup

Community, opportunity, and a lifestyle you'll love.

Puyallup offers the perfect combination of small-town charm and modern convenience. With top-rated schools, a thriving downtown, great shopping and dining, abundant outdoor recreation, and a strong sense of community, Puyallup makes it easy to enjoy a balanced lifestyle. Whether you're raising a family, growing your career, or looking to settle into a welcoming neighborhood, Puyallup has something for everyone.



Neighborhood Lifestyle

A variety of established neighborhoods, new communities, and housing options to fit every lifestyle and budget.



Community Events

From the Washington State Fair to year-round festivals, farmers markets, and local events, Puyallup brings the community together.



Schools & Education

Highly regarded schools, a strong focus on education, and plenty of programs and activities for students of all ages.



Parks & Recreation

The Puyallup River and nearby parks offer trails, fishing, biking, and endless outdoor opportunities for adventure and relaxation.

COMMUNITY HIGHLIGHTS

- Welcoming and diverse community
- Top-rated schools
- Thriving downtown
- Washington State Fair
- Miles of trails and outdoor recreation
- Easy access to Tacoma, Seattle, and JBLM
- A wide variety of neighborhoods and homes

"Puyallup offers a perfect blend of small-town charm, modern convenience, and a strong sense of community that makes it a truly special place to call home."

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Bonney Lake

Lakeside living, outdoor adventure, and a strong sense of community.



Bonney Lake is one of Pierce County's most desirable communities, known for its beautiful lake, scenic mountain views, and welcoming small-town feel. With excellent schools, great parks, and a growing selection of restaurants and shops, Bonney Lake offers the perfect balance of outdoor recreation, modern amenities, and family-friendly living. It's a place where neighbors connect, life moves a little slower, and the natural beauty of the Pacific Northwest is always close by.

WELCOMING COMMUNITY
A friendly, close-knit community with hometown charm.

STUNNING NATURAL BEAUTY
Breathtaking lake views and mountain scenery all around.

OUTDOOR RECREATION
Parks, trails, boating, and year-round activities.

FAMILY-FRIENDLY LIFESTYLE
Great schools, safe neighborhoods, and a strong sense of belonging.

A Lakeside Community with Lasting Appeal

Bonney Lake offers a unique blend of natural beauty and modern convenience. From its sparkling lake and scenic trails to its welcoming neighborhoods and strong school system, it's a community that continues to attract families, professionals, and retirees alike. With easy access to both Puyallup and Sumner, along with a growing selection of local dining, shopping, and entertainment options, Bonney Lake provides an exceptional lifestyle in a truly beautiful setting.



Local Shops & Dining

Explore a variety of local restaurants, coffee shops, and boutiques that give Bonney Lake its unique small-town charm.



Lakeside Living

Enjoy boating, fishing, paddleboarding, and breathtaking views on Bonney Lake, a true centerpiece of the community.



Parks & Trails

Miles of trails, lakeside parks, and outdoor recreation opportunities make it easy to get outside and enjoy the natural beauty year-round.



A place where natural beauty and community come together.

LIVING IN

Living in Bonney Lake

Natural beauty, great schools, and a strong sense of community.

Bonney Lake offers a laid-back, family-friendly lifestyle with everything you need close to home. From top-rated schools and beautiful parks to a vibrant local dining scene and easy access to outdoor recreation, Bonney Lake makes it easy to enjoy the best of the Pacific Northwest. Whether you're spending the day on the lake, exploring nearby trails, or enjoying a local event, you'll find a community that feels like home.



Neighborhood Lifestyle

A mix of established neighborhoods, new construction, and lakefront homes offer something for everyone, from growing families to those looking to right-size.



Parks & Recreation

Bonney Lake's waterfront, parks, and nearby trails offer endless opportunities for boating, fishing, hiking, biking, and enjoying the outdoors in every season.



Schools & Education

Highly regarded schools in the Sumner-Bonney Lake School District provide excellent educational opportunities along with a wide range of programs and activities.



Community Events

From Summer Fest and farmers markets to holiday celebrations and local concerts, Bonney Lake brings residents together with a vibrant calendar of events all year long.

COMMUNITY HIGHLIGHTS

- Sparkling lake and waterfront recreation
- Beautiful parks and trail system
- Top-rated schools
- Family-friendly neighborhoods
- Local dining, shopping, and entertainment
- Convenient access to Puyallup, Sumner, and Tacoma

"Bonney Lake offers a refreshing blend of natural beauty, outdoor adventure, and a true sense of community that makes it an amazing place to call home."

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Sumner

Historic charm, strong community, and everyday convenience.

Sumner is a welcoming Pierce County community known for its historic downtown, small-town charm, and strong sense of community. With excellent schools, beautiful parks, and easy access to nearby Puyallup, Bonney Lake, Tacoma, and Seattle, Sumner offers a high quality of life with the perfect balance of character and convenience.



POPULATION	MEDIAN HOME PRICE	AVERAGE DAYS ON MARKET	LIST TO SALE PRICE
10,660 (2024 est.)	$615,000 (Jun 2026)	16 (Jun 2026)	100.4% (Jun 2026)

A Small Town with Big Appeal

Sumner blends historic character with modern convenience, offering a welcoming community, beautiful parks, and a vibrant downtown. Its central location, excellent schools, and local events make it a place where neighbors connect, families thrive, and everyday living feels a little more special.



Historic Downtown

Boutique shopping, local restaurants, community events, and walkable charm make Sumner's downtown a cherished destination.



Parks & Trails

Enjoy neighborhood parks, scenic trails, and the natural beauty of the Daffodil Valley, with plenty of opportunities for outdoor recreation.



Easy Access

The Sumner Sounder station offers a convenient commute to Tacoma and Seattle, with nearby highways providing easy access to Puyallup, Bonney Lake, and the greater South Sound.



A place where history, community, and opportunity come together.

LIVING IN

Living in Sumner

Neighborhoods, lifestyle, and practical everyday living.

Sumner offers a blend of established neighborhoods, a vibrant downtown, and a strong sense of community. With highly regarded schools, local shopping and dining, beautiful parks, and convenient commuting options, Sumner makes it easy to enjoy a relaxed lifestyle while staying connected to everything the South Sound has to offer.



Neighborhood Lifestyle

A mix of established neighborhoods, tree-lined streets, and a welcoming small-town feel.



Community Events

From Daffodil Festival to local markets and seasonal celebrations, Sumner brings neighbors together all year long.



Schools & Family Life

Highly regarded schools, youth activities, and family-friendly amenities create a supportive environment for every stage of life.



Dining & Shopping

Local restaurants, unique shops, and everyday essentials offer plenty of options right in town and nearby.

COMMUNITY HIGHLIGHTS

- Walkable historic downtown
- Family-friendly atmosphere
- Access to Sounder commuter rail
- Parks, trails, and community events
- Strong location near Puyallup and Bonney Lake
- Attractive blend of charm and convenience

"Sumner offers a rare balance of small-town warmth, community pride, and practical access to everything the South Sound has to offer."

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Orting

Small-town warmth, mountain views, and an outdoor lifestyle.

Orting is a welcoming Pierce County community known for its small-town feel, river valley setting, beautiful views of Mount Rainier, and easy access to trails, parks, and outdoor recreation. With a charming downtown, strong sense of community, and family-friendly pace of life, Orting offers a high quality of life with the perfect balance of nature, convenience, and hometown warmth.



SMALL-TOWN FEEL
Welcoming community with hometown charm.

MOUNT RAINIER VIEWS
Stunning mountain and valley scenery.

TRAILS & RIVER ACCESS
Nearby trails, parks, and the Puyallup River.

FAMILY-FRIENDLY LIFESTYLE
A great place to live, grow, and belong.

A River Valley Town with Hometown Heart

Orting blends small-town character with natural beauty, offering a close-knit community, scenic river valley views, and an abundance of outdoor recreation. Its historic downtown, excellent schools, and welcoming atmosphere make it a place where neighbors connect, families thrive, and everyday living feels a little more meaningful.



Downtown Character

Local shops, restaurants, and community charm give Orting's downtown a welcoming, small-town feel that brings neighbors together.



Trails & Outdoor Living

Explore the Foothills Trail, enjoy river access, local parks, and endless opportunities for hiking, biking, and outdoor recreation in a stunning natural setting.



Connected Convenience

Enjoy easy access to Puyallup, Sumner, and surrounding Pierce County, while maintaining a quieter, small-town lifestyle with room to breathe.



A place where small-town charm and natural beauty come together.

LIVING IN

Living in Orting

Neighborhoods, community, and everyday simplicity.

Orting offers a relaxed, residential feel with great schools, local traditions, and easy access to outdoor recreation. With a close-knit community, beautiful natural surroundings, and a charming downtown, Orting makes it easy to enjoy a balanced lifestyle while staying connected to everything the South Sound has to offer.



Neighborhood Lifestyle

Friendly neighborhoods, a mix of established homes and new growth, and a welcoming community feel.



Community Events

From Orting Valley Days to seasonal eelebrations, local events bring neighbors together and showcase the town's strong sense of pride.



Schools & Family Life

Highly regarded schools, youth activities, and family-friendly amenities make Orting a great place to live, learn, and grow.



Parks & Recreation

The Foothills Trail, Puyallup River access, local parks, and nearby Mount Rainier recreation offer year-round opportunities for outdoor adventure.

COMMUNITY HIGHLIGHTS

- Welcoming small-town atmosphere
- Scenic Foothills Trail access
- Mount Rainier and valley views
- Family-friendly pace of life
- Community events and local pride
- Convenient access to nearby cities

"Orting offers a refreshing blend of community, simplicity, and access to the natural beauty that makes Pierce County so special."

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Gig Harbor



Waterfront charm, coastal beauty, and a vibrant community.

Gig Harbor is one of Pierce County's most desirable communities, offering a picturesque waterfront setting, a charming downtown, and a relaxed yet refined lifestyle. Known for its maritime heritage, stunning views of Mount Rainier, and strong sense of community, Gig Harbor blends small-town charm with upscale amenities, excellent schools, and easy access to outdoor recreation. It's a place where natural beauty, community, and opportunity come together.

UPSCALE COMMUNITY
A welcoming community with small-town charm and modern amenities.

STUNNING WATERFRONT
Breathtaking views of Puget Sound and Mount Rainier.

OUTDOOR RECREATION
Marinas, parks, trails, and endless opportunities for adventure.

CONVENIENT ACCESS
Close to Tacoma with easy access to Seattle and the wider Puget Sound.

A Coastal Gem with Timeless Appeal

Gig Harbor offers a unique blend of natural beauty and vibrant community life. From its historic waterfront and boutique shops to top-rated schools and scenic parks, it's a place where residents enjoy a high quality of life and a strong sense of belonging. Whether you're boating on the harbor, dining at a local waterfront restaurant, or exploring nearby trails, Gig Harbor delivers a lifestyle that feels like a geteway—every day.



Charming Downtown

Boutique shops, waterfront dining, art galleries, and local events give Gig Harbor's downtown a welcoming, coastal village feel.



Boating & Waterfront Living

With marinas, yacht clubs, and easy access to the Puget Sound, Gig Harbor is a paradise for boaters and anyone who loves the water.



Parks & Outdoor Adventure

Explore scenic trails, waterfront parks, and nearby state parks for hiking, biking, kayaking, and year-round recreation in a stunning natural setting.



LIVING IN

Living in Gig Harbor

Marine life, local culture, and a close-knit community.

Gig Harbor offers a relaxed, upscale lifestyle with beautiful waterfront views, top-rated schools, and a thriving local economy. From boating and outdoor recreation to boutique shopping and acclaimed dining, Gig Harbor has something for everyone. With a strong sense of community and easy access to Tacoma, Seattle, and the surrounding areas, it's an ideal place to live, work, and call home.



Neighborhood Lifestyle

A mix of waterfront estates, established neighborhoods, and new communities offer a variety of options for every lifestyle and budget.



Parks & Recreation

Enjoy waterfront parks, marina access, the Cushman Trail, and nearby state parks for hiking, biking, kayaking, and endless outdoor adventure.



Schools & Education

Highly regarded schools, excellent academic programs, and a strong focus on arts, athletics, and community make Gig Harbor a great place for families.



Community Events

From the Maritime Gig Festival to farmers markets, art walks, and seasonal celebrations, Gig Harbor brings residents together with spirit.

COMMUNITY HIGHLIGHTS

- Picturesque waterfront and marina lifestyle
- Charming downtown with local shops and dining
- Top-rated schools
- Abundant parks, trails, and outdoor recreation
- Strong sense of community and local events
- Convenient access to Tacoma, Seattle, and the Sound

"Gig Harbor offers a rare blend of coastal beauty, small-town charm, and modern convenience that makes it one of the most special places in Pierce County."

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Tacoma

Urban energy, natural beauty, and endless opportunity.

Tacoma is a vibrant and diverse city with a rich history, thriving arts scene, and stunning waterfront views. Known for its revitalized downtown, excellent dining, cultural attractions, and easy access to outdoor recreation, Tacoma offers a unique blend of city living and natural beauty. With a strong sense of community, great schools, and convenient access to Seattle, Tacoma is an exciting place to call home.



VIBRANT COMMUNITY
A diverse and welcoming city with unique neighborhoods.

WATERFRONT VIEWS
Stunning views of Commeecement Bay and Mount Rainier.

OUTDOOR RECREATION
Parks, trails, beaches, and easy access to Puget Sound.

URBAN CONVENIENCE
A great place to live, work, and explore.

A Dynamic City with Something for Everyone

Tacoma blends historic charm with modern energy, offering a vibrant downtown, a growing food and arts scene, and an abundance of outdoor recreation. From waterfront parks and museums to neighborhood shops and restaurants, Tacoma provides a dynamic lifestyle for families, professionals, and retirees alike. With its central location and easy access to Seattle, Tacoma is a city that continues to grow while maintaining its unique character.



Historic Downtown

Unique shops, restaurants, art galleries, and cultural attractions give Tacoma's downtown a vibrant and walkable feel.



Waterfront Living

Enjoy scenic waterfront parks, marinas, and the Ruston Way waterfront with miles of trails, dining, and breathtaking views of Commencement Bay.



Diverse Neighborhoods

From historic homes to modern new construction, Tacoma offers a variety of neighborhoods to fit different lifestyles and budgets.



LIVING IN

Living in Tacoma

Neighborhoods, community, and everyday opportunity.



Tacoma offers a dynamic mix of urban living, outdoor adventure, and a strong sense of community. With great schools, diverse neighborhoods, a thriving arts and dining scene, and easy access to parks and the waterfront, Tacoma makes it easy to enjoy a balanced lifestyle. Whether you're drawn to historic charm, modern amenities, or outdoor recreation, Tacoma offers something for everyone.



Neighborhood Lifestyle

A mix of historic homes, charming neighborhoods, and new development offer something for everyone, from urban living to quiet, tree-lined streets.



Parks & Recreation

From Point Defiance Park and the Waterfront to local trails and beaches, Tacoma offers endless opportunities for hiking, biking, kayaking, and outdoor adventure.



Schools & Education

Tacoma is served by the highly regarded Tacoma Public Schools, with strong academic programs, diverse options, and opportunities for students of all ages.



Community Events

From art walks and farmers markets to music festivals and cultural events, Tacoma brings residents together with a vibrant community spirit year-round.

COMMUNITY HIGHLIGHTS

- Thriving arts, culture, and dining scene
- Scenic waterfront and waterfront trails
- Point Defiance Park and outdoor recreation
- Strong and diverse neighborhoods
- Highly regarded Tacoma Public Schools
- Easy access to I-5, Hwy 16, and Seattle

"Tacoma offers a unique blend of urban energy, natural beauty, and a strong sense of community that makes it a truly special place to call home."

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Edgewood

Quiet neighborhoods, convenient access, and a strong sense of community.

Edgewood is a welcoming Pierce County community known for its quiet, established neighborhoods, beautiful views of Mount Rainier, and an ideal location between Puyallup and Tacoma. With easy access to major freeways, great schools, local parks, and a variety of amenities, Edgewood offers a peaceful, family-friendly lifestyle while keeping you close to everything the South Sound has to offer.



SMALL-TOWN ATMOSPHERE
A welcoming community with a strong sense of belonging.

MOUNT RAINIER VIEWS
Stunning views and a beautiful Pacific Northwest backdrop.

PARKS & OUTDOOR RECREATION
Trails, parks, and green spaces for every season.

CONVENIENT LOCATION
Quick access to I-5, SR-167, Puyallup, and Tacoma.

A Peaceful Community with Room to Grow

Edgewood offers the perfect blend of established neighborhoods, natural beauty, and modern convenience. With its quiet streets, beautiful parks, and close proximity to shopping, dining, and major employment centers, Edgewood provides an excellent place to call home for families, professionals, and retirees alike. Whether you're looking for a peaceful neighborhood, easy commuting options, or a strong community feel, Edgewood offers a lifestyle that makes it easy to put down roots and thrive.



Community Character

Established neighborhoods, tree-lined streets, and a welcoming small-town feel create a strong sense of community in Edgewood.



Parks & Outdoor Living

Enjoy local parks, sports fields, and nearby trails for hiking, biking, and year-round outdoor recreation.



Convenient Access

Just minutes to Puyallup, Tacoma, and major freeways, Edgewood offers an ideal location for work, school, shopping, and entertainment.



LIVING IN

Living in Edgewood

Neighborhoods, community, and everyday simplicity.

Edgewood offers a relaxed, residential feel with great schools, local parks, and easy access to shopping, dining, and outdoor recreation. With its convenient location and established neighborhoods, Edgewood makes it easy to enjoy a balanced lifestyle while staying connected to everything the South Sound has to offer.



Neighborhood Lifestyle

Established neighborhoods, well-kept homes, and a quiet residential feel make Edgewood a great place to live, with a strong sense of community and pride of ownership.



Parks & Recreation

Enjoy beautiful parks, playgrounds, sports fields, and easy access to nearby trails, including the Foothills Trail and Wapato Park, perfect for outdoor adventures year-round.



Schools & Education

Part of the Puyallup School District, Edgewood offers highly regarded schools, strong academic programs, and a supportive environment for students and families.



Shopping & Convenience

From local dining and shops to nearby larger retail centers, Edgewood offers convenient access to everyday amenities, with Puyallup, Tacoma, and major freeways just minutes away.

COMMUNITY HIGHLIGHTS

- Quiet, established neighborhoods
- Beautiful Mount Rainier views
- Local parks and outdoor recreation
- Highly regarded Puyallup School District
- Easy access to I-5, SR-167, and Hwy 512
- Convenient to shopping, dining, and entertainment

"Edgewood offers a peaceful place to call home with beautiful views, great schools, and a true sense of community that makes it feel like home."

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Graham

More space, foothill beauty, and a relaxed everyday pace.

Graham is a welcoming South Pierce County community known for its room to spread out, semi-rural feel, and scenic foothill character. With a mix of established neighborhoods and new growth, Graham offers a balance of open land, parks, and everyday conveniences. Residents appreciate the spacious settings, outdoor recreation opportunities, and easy access to nearby Puyallup, Tacoma, and Joint Base Lewis-McChord (JBLM), making it an appealing choice for those seeking a quieter pace without sacrificing convenience.



MORE SPACE
Larger lots & room to breathe

FOOTHILL SETTING
Natural beauty & open views

FAMILY-FRIENDLY LIVING
Neighborhoods, schools & community

SOUTH PIERCE ACCESS
Connection to Puyallup, Tacoma & JBLM

A Community with Space, Comfort, and Everyday Practicality

Graham offers a lifestyle that blends open space, neighborhood charm, and everyday convenience. With a variety of housing options, parks and outdoor recreation, and a welcoming community feel, it's a place where residents can enjoy a quieter pace while staying connected to the opportunities, services, and employment centers throughout the South Sound.



Neighborhoods & Homes

Graham features a range of housing options, from established neighborhoods to newer communities, with roomier lots and more space to spread out. The area's residential settings and practical everyday livability make Graham an appealing place to call home.



Parks & Outdoor Access

With trails, open space, and community parks, Graham makes it easy to enjoy the natural surroundings. Whether it's hiking, walking, or simply taking in the views, residents have plenty of opportunities to get outside and enjoy the area's foothill beauty.



Convenient South Pierce Living

Graham offers easy access to shopping, services, and everyday needs, along with convenient connections to Puyallup, Tacoma, JBLM, and nearby Pierce County communities. Commuting routes and local amenities make it simple to enjoy a relaxed lifestyle while staying connected.



LIVING IN

Living in Graham

Neighborhoods, lifestyle, and practical everyday living.

Graham offers a blend of more spacious neighborhoods, practical amenities, outdoor access, and a quieter South Pierce County lifestyle. With a mix of established communities and newer growth, the city provides room to live and play, convenient access to daily services, and proximity to parks, trails, and outdoor recreation. Whether you're drawn to its small-town feel, family-friendly environment, or easy access to Puyallup, Tacoma, and Joint Base Lewis-McChord (JBLM), Graham offers a balanced lifestyle for residents at every stage of life.





Neighborhood Lifestyle

Established neighborhoods with a mix of classic homes and newer growth, tree-lined streets, and a welcoming community feel make Graham a comfortable place to call home.



Community Amenities

Practical shopping, dining, services, and everyday conveniences are close to home, with local businesses and retail options providing easy access to the amenities you need for daily life.



Schools & Family Life

Local school options, parks, youth activities, and family-friendly amenities create a supportive environment for households of all sizes, making Graham a great place for families.



Parks & Outdoor Recreation

Trails, open space, and easy access to outdoor recreation make it simple to enjoy an active lifestyle. Graham's natural beauty and nearby parks provide year-round opportunities to get outside and explore.

COMMUNITY HIGHLIGHTS

- Spacious residential character and room to spread out
- Foothill setting with scenic natural beauty
- Family-friendly atmosphere and practical livability
- Convenient access to Puyallup, Tacoma, and JBLM
- Parks, trails, and outdoor recreation nearby
- Balanced mix of quiet living and everyday convenience

"Graham offers a comfortable blend of space, simplicity, and livability — with room to grow and a pace that feels a little more relaxed."

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Buckley

Small-town charm, scenic beauty, and everyday livability.

Buckley is a welcoming Pierce County community known for its small-town feel, historic downtown, beautiful views of Mount Rainier, and easy access to outdoor recreation. With a close-knit community, local shops and restaurants, great schools, and nearby parks and trails, Buckley offers a high quality of life with the perfect balance of small-town charm, convenience, and natural beauty.



SMALL-TOWN CHARM
Welcoming community with hometown warmth.

MOUNT RAINIER VIEWS
Stunning mountain backdrops and scenic surroundings.

TRAILS & OUTDOOR ACCESS
Nearby parks, trails, and outdoor recreation for every season.

FAMILY-FRIENDLY LIFESTYLE
A great place to live, grow, and belong.

A Welcoming Community with Hometown Character.

Buckley blends historic charm with natural beauty, offering a close-knit community, scenic mountain views, and an abundance of outdoor recreation. Its downtown, local schools, parks, and community events make it a place where neighbors connect, families thrive, and everyday living feels a little more meaningful.



Historic Downtown

Local shops, restaurants, and small businesses give Buckley's historic downtown a welcoming, small-town feel that brings neighbors together.



Parks & Outdoor Living

Explore trails, rivers, and nearby parks, including the Foothills Trail, offering endless opportunities for hiking, biking, fishing, and outdoor recreation in a beautiful natural setting.



Scenic Setting

Enjoy beautiful views of Mount Rainier and the Cascade foothills, with wide-open spaces and a peaceful small-town atmosphere that makes Buckley special.



A place where small-town charm and natural beauty come together.

Living in Buckley

Neighborhoods, community, and everyday small-town living.

Buckley offers a relaxed, residential feel with great schools, local traditions, and easy access to outdoor recreation. With a close-knit community, a charming historic downtown, and a scenic setting at the foothills of Mount Rainier, Buckley makes it easy to enjoy a balanced lifestyle while staying connected to Enumclaw, Puyallup, and everything the South Sound has to offer.



Neighborhood Lifestyle

Friendly neighborhoods, a mix of established homes and new growth, and a welcoming community feel.



Community Events

From Buckley Old Timers Days to farmers markets and local celebrations, neighbors come together to celebrate the town's unique spirit and small-town pride.



Schools & Family Life

Highly regarded schools, youth activities, and family-friendly amenities make Buckley a great place to live, learn, and grow.



Parks & Recreation

The Foothills Trail, White River access, local parks, and nearby Mount Rainier recreation offer year-round opportunities for outdoor adventure.

COMMUNITY HIGHLIGHTS

- Welcoming small-town atmosphere
- Scenic Mount Rainier views
- Parks, trails, and outdoor recreation
- Great schools and youth programs
- Community events and local traditions
- Convenient access to Enumclaw, Puyallup, and nearby cities

"Buckley offers a refreshing blend of community, simplicity, and access to the natural beauty that makes Pierce County so special."

THE BARNARD GROUP









Spanaway

Open space, everyday convenience, and room to grow.

Spanaway is a welcoming Pierce County community known for its practical livability, abundant outdoor recreation, and access to Spanaway Lake. With family-oriented neighborhoods, beautiful parks, and a strong sense of community, Spanaway offers an appealing lifestyle for all stages of life. Its convenient location near Tacoma and Joint Base Lewis-McChord (JBLM) makes it an ideal choice for those seeking a balance of natural beauty, everyday convenience, and opportunity.



COMMUNITY FEEL
Welcoming neighborhoods & everyday practicality

PARKS & LAKES
Outdoor access, water recreation & open space

FAMILY-FRIENDLY LIVING
Homes, parks & room to spread out

CENTRAL ACCESS
Easy access to Tacoma, JBLM & beyond

A Community with Space, Simplicity, and Everyday Practicality

Spanaway offers a balanced lifestyle with the space to enjoy the outdoors, the convenience of nearby shopping and services, and a strong sense of community. With affordable housing options, beautiful parks, and year-round recreation at Spanaway Lake, it's a place where residents can enjoy a relaxed pace of life while staying connected to Tacoma, Puyallup, JBLM, and all that the South Sound has to offer.



Spanaway Lake & Outdoor Access

Enjoy Spanaway Lake, local parks, trails, and open space with opportunities for boating, fishing, hiking, and year-round outdoor recreation. Beautiful natural settings make it easy to get outside and enjoy the Pacific Northwest.



Neighborhoods & Homes

Established neighborhoods with a range of housing options — from single-family homes to newer developments — offer practical choices and strong livability. Spanaway's welcoming community feel and spacious settings make it an appealing place to call home.



Convenient South Sound Location

With easy access to Tacoma, Puyallup, JBLM, local shopping and dining, and major transportation routes, Spanaway offers a central location that keeps you close to work, services, and recreation throughout the South Sound.



Living in Spanaway

Neighborhoods, lifestyle, and practical everyday living.

Spanaway offers established neighborhoods, outdoor recreation, practical amenities, and a family-friendly environment in a scenic South Sound setting. With a mix of classic homes and newer growth, the community provides space to live and play, excellent parks and outdoor opportunities, and convenient access to Tacoma, Joint Base Lewis-McChord (JBLM), and nearby Puyallup. Whether you're drawn to its welcoming neighborhoods, natural beauty, or everyday convenience, Spanaway offers a balanced lifestyle for residents at every stage of life.



Neighborhood Lifestyle

Established neighborhoods with a mix of classic homes and newer growth, tree-lined streets, and a welcoming community atmosphere make Spanaway a great place to call home.



Community Amenities

Practical shopping, dining, services, and everyday conveniences are close to home, with local businesses and retail centers providing easy access to the amenities you need for daily life.



Schools & Family Life

Well-regarded schools, parks, youth activities, and family-friendly amenities create a supportive environment for households of all sizes, making Spanaway a great place for families.



Parks & Outdoor Recreation

Spanaway Lake, community parks, trails, golf, and easy access to outdoor recreation make it simple to enjoy an active lifestyle. The area's natural beauty and open spaces provide year-round opportunities to get outside and explore.

COMMUNITY HIGHLIGHTS

- Spanaway Lake and outdoor recreation
- Mix of established neighborhoods and newer growth
- Convenient access to Tacoma, JBLM, and Puyallup
- Practical shopping and everyday services
- Family-friendly feel with room to spread out
- Easy access to parks, golf, and regional routes

"Spanaway offers a comfortable blend of affordability, convenience, and outdoor lifestyle — with room to live and grow."

THE BARNARD GROUP









More Pierce County Communities to Explore

Unique towns. Big opportunities.

Beyond the main cities, Pierce County is home to a variety of communities that each have their own character, lifestyle, and advantages. From quiet mountain towns to growing urban areas, these smaller communities offer affordable living, outdoor recreation, and a strong sense of community — all within reach of Tacoma, Seattle, and the greater Puget Sound.



Eatonville

A charming mountain town at the base of Mount Rainier, Eatonville offers small-town living, outdoor recreation, and a close-knit community. It's a great option for those who love nature and want a quieter pace of life.

- MOUNT RAINIER ACCESS
- OUTDOOR RECREATION
- SMALL-TOWN CHARM



Fircrest

A quiet, residential community known for its tree-lined streets, parks, and strong sense of community. Fircrest offers a convenient location between Tacoma and University Place with a small-town feel.

- PARKS & GREEN SPACES
- ESTABLISHED NEIGHBORHOODS
- CENTRAL LOCATION



DuPont

A planned community with a rich history, beautiful parks, and a vibrant downtown. DuPont offers waterfront access, top-rated schools, and a high quality of life in a picturesque setting.

- WATERFRONT LIVING
- TOP-RATED SCHOOLS
- PLANNED COMMUNITY



South Prairie

A peaecful rural community with open spaces, larger properties, and stunning mountain views. South Prairie offers a quieter lifestyle while still being within reach of Graham, Bonney Lake, and the greater Pierce County area.

- MOUNTAIN VIEWS
- LARGE PROPERTIES
- RURAL LIVING



> "From mountain views to riverside towns, Pierce County offers a diverse lifestyle for every stage of life."
>
> THE BARNARD GROUP



Milton

A growing community with a mix of historic charm and modern convenience. Milton offers easy access to I-5, larger lot sizes, and a variety of housing options, making it a popular choice for families and commuters.

LARGER LOTS | I-5 ACCESS | FAMILY-FRIENDLY



Fife

A centrally located city with a strong business presence, easy freeway access, and a variety of housing options. Fife is home to major shopping, employment opportunities, and continues to see new development.

SHOPPING & DINING | EMPLOYMENT OPPORTUNITIES | EASY ACCESS



Wilkeson

A historic coal mining town with a unique small-town feel and a strong sense of community. Wilkeson offers affordable housing, scenic surroundings, and a glimpse into Pierce County's rich history.

RICH HISTORY | SCENIC SURROUNDINGS | AFFORDABLE HOUSING



Carbonado

A unique and historic community known for its rich mining history and beautiful natural setting. Carbonado offers a quiet, rural lifestyle surrounded by forests, rivers, and mountain views.

MINING HISTORY | NATURAL BEAUTY | OUTDOOR ADVENTURE

More Pierce County Communities to Explore (Continued)

Unique towns. Big opportunities.

From established neighborhoods to waterfront retreats, Pierce County is home to a wide range of communities, each with its own character and appeal. Explore more of the places that make our region so special — offering exceptional lifestyles, natural beauty, and convenient access to everything the South Sound has to offer.



Summit

An established community with attractive neighborhoods, larger lots, and a comfortable, residential feel. Summit offers convenient access to both Puyallup and Tacoma, making it a great place to call home.

- ESTABLISHED NEIGHBORHOODS
- LARGER LOTS
- CONVENIENT ACCESS



Elk Plain

A growing rural-residential area with open space, larger properties, and a family-friendly feel. Elk Plain offers a paeceful setting while remaining close to everyday conveniences and major destinations.

- OPEN SPACE
- LARGER PROPERTIES
- FAMILY-FRIENDLY



Fox Island

A bridge-access coastal community known for its stunning waterfront beauty and upscale, residential feel. Fox Island offers a relaxed lifestyle with easy access to outdoor recreation and the amenities of the greater Tacoma area.

- WATERFRONT BEAUTY
- UPSCALE LIVING
- OUTDOOR RECREATION



Midland

A centrally located community that offers practical convenience, accessibility, and affordability. Midland provides a mix of residential neighborhoods, local businesses, and easy access to nearby cities and amenities.

- CONVENIENT LOCATION
- EVERYDAY AMENITIES
- AFFORDABLE OPTIONS



"In Pierce County, new adventures and welcoming communities are always just around the corner."

THE BARNARD GROUP



Key Peninsula

A laid-back peninsula lifestyle with waterfront access, state parks, and scenic beauty. The Key Peninsula offers a close-knit community and endless opportunities for outdoor recreation and relaxation.

WATERFRONT ACCESS | STATE PARKS | SCENIC BEAUTY



Anderson Island

A unique, ferry-served island community with a peaceful pace and a strong sense of community. Anderson Island offers beautiful natural surroundings, a golf course, and abundant outdoor recreation opportunities.

FERRY ACCESS | GOLF & RECREATION | NATURAL SURROUNDINGS



Parkland

A diverse and convenient area located near Pacific Lutheran University and JBLM. Parkland offers a welcoming, community-oriented feel with parks, schools, and a wide range of housing options.

NEAR PLU & JBLM | DIVERSE COMMUNITY | PARKS & RECREATION



Frederickson

A fast-growing area with newer housing, expanding local businesses, and easy access to employment centers. Frederickson offers everyday convenience while maintaining a comfortable, community-focused atmosphere.

NEWER HOUSING | BUSINESS ACCESS | EVERYDAY CONVENIENCE

Understanding Pierce County Housing

A variety of options for every lifestyle and stage of life.

Pierce County offers an incredible range of housing options — from established neighborhoods and new construction communities to waterfront properties, acreage, and modern condos. Whether you're looking for your first home, a move-up opportunity, or a forever home, understanding the different types of properties available will help you find the best fit for your goals, lifestyle, and budget.





Established Neighborhoods

Pierce County is home to many well-established neighborhoods with mature trees, larger lots, and a strong sense of community. These areas offer character, convenience, and a variety of home styles.



New Construction

From master-planned communities to custom builds, new construction offers modern floor plans, energy efficiency, and builder warranties. It's a great option for those wanting the latest features and a move-in ready home.



Acreage Properties

If you're looking for more space, Pierce County offers a variety of homes on larger lots, from a few acres to expansive properties. Acreage provides privacy, room for animals or hobbies, and a true PNW lifestyle.



Waterfront Homes

With access to Puget Sound, lakes, and rivers, waterfront properties range from cozy cabins to luxurious estates. Enjoy boating, fishing, kayaking, and stunning views right from your backyard.



View Properties

Many areas in Pierce County offer breathtaking views of Mount Rainier, the Cascades, or the Puget Sound. View properties are highly desirable and can range from in-town homes to rural retreats.



Condos & Townhomes

Condos and townhomes offer a low-maintenance lifestyle with amenities such as gated entries, clubhouses, and easy access to shopping, dining, and commuting routes. They're a popular choice for a variety of buyers.



Luxury Homes

From custom estates to high-end view and waterfront properties, Pierce County has an impressive selection of luxury homes with premium finishes, expansive spaces, and incredible settings.



Rural Properties

Many homes in Pierce County are on well and/or septic systems, especially in more rural areas. These properties can offer more flexibility, larger lots, and a quieter setting — with a few additional considerations during the buying process.



KEY CONSIDERATIONS

Finding the Right Fit for You

When exploring homes in Pierce County, here are a few important factors to keep in mind:

Location & Commute

Consider your daily commute, proximity to schools, shopping, recreation, and access to major routes like I-5 and SR-167.

Budget & Long-Term Goals

Think about not just today's needs, but also where you see yourself in 5–10 years. The right property can grow with you.

Property Features

Consider must-haves vs. nice-to-haves like number of bedrooms, yard size, garage space, or specific amenities.

Lot Size & Utilities

Many properties in Pierce County are on larger lots with well and/or septic systems. We'll help you understand the benefits and considerations.

Community Lifestyle

Each area has its own unique vibe. From vibrant suburbs to quiet rural towns, we'll help you find a community that fits your lifestyle.

Resale Potential

Even if you plan to stay long term, it's important to consider future resale value, neighborhood trends, and ongoing development.

We'll Help You Find Home Here.

With so many options, having a local expert on your side makes all the difference. We'll help you explore your options, understand the market, and find the perfect home to fit your goals and lifestyle.

Let's find your place in Pierce County.

THE BARNARD GROUP

What Your Budget May Buy

Examples, not promises — and always changing with the market.

Home prices, inventory, condition, lot size, and location all play a role in what you may find in Pierce County. The examples below are broad illustrations to help you understand what different budget levels can offer and to think strategically about your priorities, lifestyle, and long-term goals.



Around $500K

Entry-level and value-oriented options, including smaller homes, condos, townhomes, or homes farther from major demand centers. A great way to get into the Pierce County market and build equity.



Around $750K

A broader mix of homes, larger lots in some areas, more updated properties, and access to more community choices. This budget often opens the door to additional space, newer construction, and popular neighborhoods.



Around $1M

Premium move-up options with stronger locations, larger homes, better views, newer construction, or standout amenities. This range can offer more space, upgraded features, and access to highly desirable areas.



$1.5M+

Luxury properties, including waterfront or view opportunities, custom homes, acreage, and high-end finishes. This budget can offer exceptional settings, more privacy, and one-of-a-kind homes throughout Pierce County.



Your budget goes further when it matches the right area, home type, and lifestyle goals.

BUDGET STRATEGY

How to Think About Your Price Point



Budget planning is about more than just the purchase price. It also includes your monthly payment comfort, property taxes, insurance, maintenance, HOA dues, utilities, and your long-term plans. Taking a full-picture approach helps you make confident decisions and find a home that fits both your lifestyle and financial goals.

Monthly Payment Reality

Look beyond the purchase price and consider what monthly payment feels comfortable, including taxes, insurance, HOA dues, and utilities.

Location vs. Size Trade-Offs

Being closer to top-rated schools, waterfront areas, or popular communities often means a higher price point, while more space may be available farther from major demand centers.

Condition & Updates

Move-in ready homes, updated features, and newer construction typically come at a premium, while homes that need updates can offer opportunities to add value.

Acreage, Views & Special Features

Larger lots, scenic views, waterfront access, and unique features like shops, ADUs, or outdoor living spaces can significantly impact price and availability.

HOA, Utilities & Maintenance

Factor in HOA dues (common in condos and some neighborhoods), as well as ongoing costs like utilities, landscaping, and routine maintenance, which can vary by property type and location.

Long-Term Flexibility

Think about how long you plan to stay and how your needs may change. A home that fits your future plans — whether that means more space, multigenerational living, or room to grow — can be a smart investment.

KEY TAKEAWAYS

- Budget bands are illustrative, not guarantees.
- Inventory and prices can shift quickly.
- Your priorities (location, size, features) will influence what's possible.
- The best strategy depends on your unique goals, timeline, and lifestyle.

"The right budget strategy is not just about what you can buy — it's about buying the home that fits your life well."

— THE BARNARD GROUP



CONDOS & TOWNHOMES
Low-maintenance living with great amenities.



SINGLE-FAMILY HOMES
A wide range of styles to fit different budgets.



WATERFRONT LIVING
Unmatched views and lifestyle opportunities.



ACREAGE & RURAL HOMES
More space, privacy, and room to grow.

Note: Home prices, availability, and what your budget may buy can change at any time. These examples are for general guidance only. For the most current information, work with a local real estate expert who can provide up-to-date market insights.

Current Pierce County Market Snapshot

August 2026 • A quick look at what buyers and sellers are seeing now.

Pierce County continues to offer buyers more choices across a wide range of communities and price points. Market conditions vary significantly by city, neighborhood, property type, and condition, so countywide numbers are a starting point—not a substitute for a local analysis.

$588,030
Median Sale Price

+0.5%
Year-over-Year Price Change

22 Days
Median Days on Market

1,001
Homes Sold in August

-7.5%
Year-over-Year Change

$315
Median Sale Price per Sq. Ft.

WHAT THIS MEANS

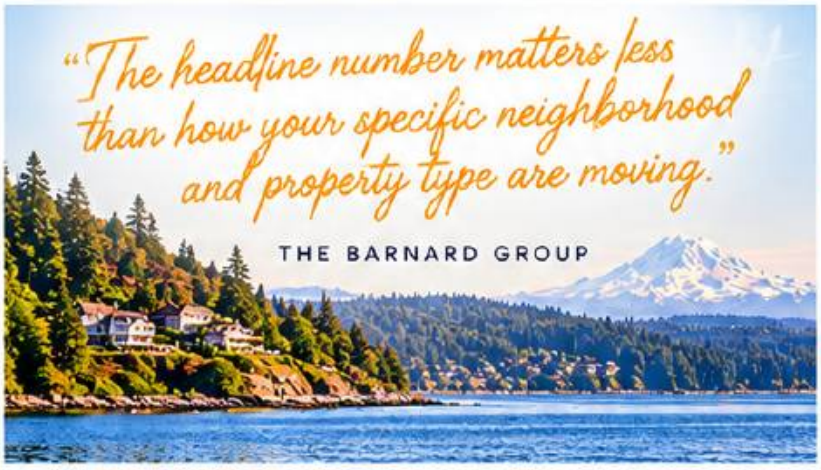
For Buyers
More time and choice in many areas, but well-positioned homes can still move quickly.

For Sellers
Pricing, condition, and presentation matter more when buyers have alternatives.

For Relocating Families
Compare communities individually—Pierce County is not one single market.

LISTING SIDE

Median Listing Price
$629,000
August 2026, countywide.







Market data changes monthly. This snapshot is dated August 2026 and is intended as a general countywide overview.
Sources: Redfin Pierce County Housing Market; Realtor.com Pierce County Market Data. Data through August 2026.

Getting Around the South Sound

Routes, transit, and regional connections that shape daily life in Pierce County.

Pierce County is well connected to Tacoma, Seattle, JBLM, Sea-Tac, and surrounding communities through a network of highways, transit options, and regional connections. Your lifestyle and commute experience will depend heavily on where you live, when you travel, and which route or transit option you use.



I-5 Corridor

North-south backbone connecting Tacoma, Lakewood, JBLM, and Seattle.

SR-167 & SR-512

Key east-west and north-south commuter links for Puyallup, Sumner, and nearby areas.

SR-410

Main route serving Bonney Lake, Buckley, and foothill communities.

Tacoma Narrows Bridge

Important connection for Gig Harbor and the Kitsap side.

A Region Connected by More Than One Route

Different communities in Pierce County often rely on different routes and transit options. As you explore neighborhoods, it's important to think about your work location, school routines, and weekend patterns — and how they align with the corridors, transit options, and connections that you'll use most.



Moving Around Day to Day

Commuting, transit, ferries, and practical travel considerations.

Exact commute times vary by traffic, time of day, weather, and destination. This guide focuses on orientation rather than guarantees, helping you understand the main transportation options and how they can fit into your daily life in Pierce County.



Sounder & Transit

Sounder commuter rail and regional bus options can help connect parts of Pierce County to Tacoma, Seattle, and park-and-ride networks.



Sea-Tac Airport Access

For frequent travelers, airport access is an important part of choosing the right location.



JBLM & Military Access

Many buyers consider access to Joint Base Lewis-McChord when evaluating where to live.



Ferries & Waterfront Connections

Waterfront communities and regional ferry systems can shape travel and lifestyle patterns in the broader South Sound.

KEY TAKEAWAYS

- Commute experience depends heavily on route and timing.
- Pierce County offers multiple ways to connect to Tacoma and Seattle.
- JBLM, Sea-Tac, and major highways influence home-search decisions.
- Transit can be a strong option for some households.
- Gig Harbor and peninsula areas have different access patterns than inland communities.
- Always verify current routes, schedules, tolls, and traffic conditions.

> *"The right home isn't just about the house — it's about how you move through everyday life. We help you find a community that fits not only your needs today, but the way you live, work, and explore the South Sound for years to come."*
>
> — THE BARNARD GROUP



REGIONAL TRANSIT
Connecting communities



TACOMA NARROWS BRIDGE
A key regional connection



SEA-TAC AIRPORT
Access to the world



FERRIES & WATER ACCESS
More ways to explore

Schools & Education Resources

A practical starting point for researching districts, schools, and education options across Pierce County.

School fit is personal, and what works well for one family may look different for another. Boundaries, programs, and availability can change over time, so we recommend verifying details directly with each school district and using official state resources to get the most current information.



Public School Districts Commonly Serving Pierce County Buyers

- **Puyallup School District** — Puyallup and surrounding areas
- **Tacoma Public Schools** — Tacoma
- **University Place School District** — University Place
- **Bethel School District** — Spanaway, Graham, and surrounding communities
- **Clover Park School District** — Lakewood and nearby communities
- **Franklin Pierce Schools** — Parkland, Midland, and nearby areas
- **Orting School District** — Orting
- **White River School District** — Buckley and surrounding area
- **Sumner-Bonney Lake School District** — Sumner, Bonney Lake, Lake Tapps area
- **Steilacoom Historical School District** — Steilacoom and DuPont area
- **Peninsula School District** — Gig Harbor and Key Peninsula area
- **Eatonville School District** — Eatonville area

Best Ways to Research Schools

- Review each district's official website for boundaries, enrollment, calendars, programs, and transportation.
- Use the Washington State School Report Card / OSPI resources for official school and district data.
- Confirm school boundaries directly with the district before making a housing decision.
- Evaluate program fit, extracurriculars, support services, and commute patterns — not just a single score.

Higher Education & Career Training

- **University of Washington Tacoma** — University
- **Pacific Lutheran University** — University
- **Pierce College** — Community college
- **Tacoma Community College** — Community college
- **Bates Technical College** — Technical / career training
- **Clover Park Technical College** — Technical / career training



Helpful Reminder

School boundaries, program availability, transportation routes, and enrollment procedures can change. Always verify current information directly with the district or institution.

Official Resources

- OSPI School & District Information
- Washington State School Report Card
- District websites and enrollment pages

The Pierce County Lifestyle

Outdoor beauty, everyday convenience, and room to live well.

In Pierce County, you can hike a forested trail in the morning, meet friends for coffee downtown at midday, and watch the sunset over the Sound in the evening. From mountain adventures and waterfront living to vibrant communities and local flavors, life here offers the perfect blend of natural beauty and modern convenience.





Water & Weekend Adventure

From boating and fishing to beach walks and waterfront dining, the Puget Sound and nearby lakes offer year-round ways to explore and relax.



Parks & Trails

Discover miles of trails, lush forests and scenic parks for hiking, biking and outdoor recreation — from neighborhood green spaces to iconic destinations.



Local Coffee & Dining

From cozy coffee shops to farm-to-table restaurants and waterfront dining, Pierce County's local food scene brings people together and celebrates our communities.



Why People Love Living Here

Adventure, community, and everyday enjoyment.

Pierce County offers a rare combination — easy access to world-class outdoor recreation, vibrant local communities, and all the amenities you need for everyday life. Whether you're seeking adventure, community, or a slower pace, you'll find it here.



Hiking & Outdoor Access

Whether it's Mount Rainier, forest trails, or scenic viewpoints, adventure is never far away. Explore year-round in every season.



Boating & Waterfront Living

Enjoy fishing, sailing, kayaking and beach days across the Puget Sound, Rivers and Lakes. Waterfront communities offer a relaxed, coastal lifestyle.



Farmers Markets & Local Events

From seasonal farmers markets to community festivals, local events bring people together and showcase the unique character of Pierce County's cities and towns.



Golf & Recreation

Play a round with a view. Pierce County offers beautiful golf courses, sports leagues, and year-round recreation opportunities for all ages.



Arts, Entertainment & Sports

Catch a concert, cheer on the Rainiers, explore local art and museums, or enjoy a night out in Tacoma and beyond — big-city experiences with a welcoming, small-town feel.



Easy Day & Weekend Trips

From the Olympic Peninsula and San Juan Islands to wine country and Portland, amazing getaways are within a short drive, making weekend adventures easy.

THE BARNARD GROUP PERSPECTIVE

> *"Pierce County offers a lifestyle that's hard to match — natural beauty, vibrant communities, and endless opportunities to enjoy what matters most."*
>
> — THE BARNARD GROUP



Your First Year in the Pacific Northwest

What to expect, how to prepare, and tips for a smooth transition.

Moving to the South Sound is exciting, and it's also an adjustment. From weather and seasons to local systems and lifestyle changes, here's what new residents can expect during their first year in Pacific County—and how to make the most of it.



SPRING
MARCH – MAY
45° – 65°

- Longer days and blooming trees and flowers
- Great time for outdoor activities and exploring local communities
- Expect some rain, but plenty of beautiful days



SUMMER
JUNE – AUGUST
55° – 80°

- Warm, dry, and the most popular season
- Perfect for hiking, lakes, beaches, and outdoor events
- Enjoy long daylight hours and vibrant local festivals



FALL
SEPTEMBER – NOVEMBER
45° – 70°

- Comfortable temperatures and stunning fall colors
- A great time for home buying, outdoor activities, and local harvest events
- More rain toward the end of the season



WINTER
DECEMBER – FEBRUARY
35° – 50°

- Cooler temperatures and more rain
- Occasional lowland snow
- Cozy season with holiday events, indoor activities, and quick access to mountain snow sports

SETTLING IN
THE FIRST 30–90 DAYS

- Get familiar with your city, neighborhood, and local services
- Set up utilities, internet, and important accounts
- Obtain a Washington driver's license (within 30 days of moving)
- Register your vehicle in Washington (within 30 days)
- Find your favorite local grocery stores, restaurants, and coffee shops

GETTING AROUND
LEARN THE ROUTES

- Understand I-5, SR-167, SR-512, and SR-410
- Explore the Tacoma Narrows Bridge and alternate routes
- Consider Sounder, local transit, and ferry options
- Plan ahead for peak commute times
- Familiarize yourself with routes to Sea-Tac and JBLM

GETTING CONNECTED
PEOPLE & COMMUNITY

- Meet neighbors and get involved
- Attend local events, farmers markets, and community activities
- Explore parks, trails, and outdoor recreation
- Join local groups, clubs, or volunteer opportunities
- Take advantage of the welcoming South Sound community

EXPLORE & ENJOY
MAKE IT HOME

- Discover your favorite cities and hidden gems
- Take day trips to Seattle, the Olympic Peninsula, or Mount Rainier
- Explore the food, arts, and outdoor recreation scenes
- Experience all four seasons
- Find the lifestyle balance that fits you and your family



What Buyers Should Know About Homes Here.



Key considerations for a confident home purchase in Pierce County.

From charming established neighborhoods to new construction and waterfront retreats, Pierce County offers an incredible range of homes. Here are the key things relocating buyers should know as they begin their home search, so you can be informed, prepared, and ready to make the right move.



INSPECTIONS

A thorough home inspection helps buyers understand the overall condition of the home, identify needed repairs, and plan for future maintenance. It's an important step for making a confident decision.



SEWER SCOPES

Many buyers choose to have a sewer scope, especially for older homes. This inspection uses a camera to look inside the sewer line, helping identify root intrusion, cracks, or other issues before you buy.



SEPTIC SYSTEMS

Some properties in Pierce County rely on septic systems. Buyers should understand the type of system, review inspection reports, and be aware of maintenance requirements and typical costs. A qualified septic inspection is recommended.



WELLS / WATER

Many homes—particularly in rural areas—use private wells. Where applicable, review water source information, including water quality, flow rate, and system components. A water test is often recommended.



DRAINAGE / MOISTURE

The Pacific Northwest's wet season makes proper drainage essential. Look for good grading, functioning gutters, and effective crawlspace moisture control. Your inspector will also check for signs of water intrusion or moisture-related issues.



OLDER HOMES

Pierce County has many beautiful older homes with character and charm. These homes may also have outdated systems, such as electrical, plumbing, or roofing, and may require additional maintenance or updates.



OIL TANKS

Some older properties may have had underground oil tanks for heating. Where relevant, buyers often choose to check for the presence of tanks and ensure there are no environmental concerns.



HOAS

If a home is in a homeowners association, review the rules, dues, reserve funds, and restrictions. HOAs can provide valuable amenities and community benefits, but it's important to understand the commitments and limitations.



WATERFRONT / SPECIAL PROPERTY DUE DILIGENCE

Waterfront, view, and unique properties often require additional research. Consider shoreline regulations, flood risk, slope stability, bulkhead condition, and any permitting requirements. Each property is unique, so due diligence is essential.



NEW CONSTRUCTION

New construction can be a great option, but it's important to review builder contracts, understand warranty coverage, arrange inspections, and consider neighborhood completion timelines. Ask about included features, upgrades, and planned future phases.



INSURANCE CONSIDERATIONS

Insurance availability and cost can vary based on the property type, location, age, and features such as proximity to water, wildfire risk, or renovation history. It's a good idea to obtain insurance quotes early in your home search.

A SMART BUYER APPROACH

- **Every property is different.** Each home and neighborhood has its own unique characteristics.
- **Due diligence matters.** Inspections and research help you make informed decisions.
- **Local guidance helps.** A knowledgeable local real estate professional can connect you with trusted inspectors, resources, and area expertise.
- **Findings don't always mean walk away.** Many issues can be repaired or managed. It's about understanding the facts and your options.



Buying From Out of State



A simple process for making a confident move to Pierce County from afar.

Relocating from out of state can feel overwhelming, but you don't have to do it alone. With clear communication, local guidance, video tours, and a step-by-step plan, you can narrow your ideal areas, view homes remotely or in person, make informed decisions, and move to Pierce County with confidence.

1 Discovery Call

Discuss your timeline, goals, budget, work/commute needs, lifestyle priorities, and whether the move is immediate or long-term.

2 Financing & Preparation

Connect with a lender if needed, review your budget, prepare proof of funds or pre-approval, and understand local buying costs.

3 Narrowing the Area

Compare communities based on lifestyle, commute, schools, home style, and budget to focus the search.

4 Virtual or In-Person Tours

Use video tours, FaceTime-style walkthoughs, neighborhood context, or in-person visits to evaluate homes.

5 Offer Strategy

Review market conditions, pricing, contingencies, timing, and seller expectations before submitting an offer.

6 Inspection & Due Diligence

Complete inspections and research items such as sewer, septic, well, HOA, utilities, and any property-specific concerns.

7 Closing Coordination

Coordinate documents, deadlines, earnest money, signing options, and moving logistics while staying in close communication.

8 Arrival & Settling In

Prepare for utilities, services, local resources, and the first days in your new Pierce County home.

How We Help From a Distance

- Video walkthroughs and honest feedback
- Community guidance and local perspective
- Clear communication throughout the process
- Trusted local vendor recommendations
- Coordination even if you can't be here in person

Helpful Reminder

Timelines, travel, and market conditions vary. Some buyers visit Pierce County once, while others purchase remotely with strong due diligence. We'll help you choose the approach that's right for your situation.

> *"You don't have to be local to make a smart move — you just need the right plan and the right guidance."*
> — THE BARNARD GROUP



Moving Timeline

A step-by-step guide to a smooth move to Pierce County.

Whether you're moving across the state or across the country, a little planning goes a long way. This timeline outlines key steps to help you stay organized, reduce stress, and feel at home faster.

2–3 MONTHS BEFORE | 1–2 MONTHS BEFORE | 2–4 WEEKS BEFORE | MOVING WEEK | AFTER YOU ARRIVE



Plan & Prepare

LAY THE FOUNDATION

- [ ] Define your goals and must-haves
- [ ] Research Pierce County cities and neighborhoods
- [ ] Connect with a local real estate expert
- [ ] Review your budget and get pre-approved
- [ ] Start exploring schools, commute routes, and lifestyle needs



Make Decisions

GET THINGS IN MOTION

- [ ] Take virtual or in-person tours of homes
- [ ] Narrow down neighborhoods
- [ ] Make an offer and complete inspections
- [ ] Finalize your loan and timeline
- [ ] Research and book movers or plan your drive to Washington
- [ ] Notify your current landlord (if renting)



Get Organized

HANDLE THE DETAILS

- [ ] Schedule your move (movers or rental truck)
- [ ] Declutter and start packing
- [ ] Transfer or set up utilities for your new home
- [ ] Update your address with banks, employers, and subscriptions
- [ ] Gather important documents (ID, school records, medical records)
- [ ] Confirm closing date and final walkthrough



Time to Move

MAKE IT HAPPEN

- [ ] Complete your home purchase and closing
- [ ] Pick up keys and move in
- [ ] Confirm utilities are active
- [ ] Do a final clean of your previous home
- [ ] Keep important items with you (documents, valuables, essentials)
- [ ] Take time to explore your new neighborhood



Settle In & Enjoy

FEEL AT HOME

- [ ] Get your Washington driver's license (within 30 days)
- [ ] Register your vehicle (within 30 days)
- [ ] Enroll children in school
- [ ] Find your favorite local grocery stores, restaurants, and coffee shops
- [ ] Explore parks, trails, waterfronts, and local events
- [ ] Start making the South Sound home!



"A well-planned move turns a big change into an exciting new chapter."

THE BARNARD GROUP

We're Here to Help

Relocating involves a lot of moving parts. Our team is here to make the process simple, answer your questions, and help you feel confident every step of the way.

LET'S TALK ABOUT YOUR MOVE
Schedule a consultation and let's create a plan that works for you.

Local Resource Directory



Helpful official resources for getting settled in Pierce County.

This page is a practical starting point for official local resources to help you settle into your new community. Keep in mind that some providers and services vary by city or your exact address, so always verify details with the appropriate agency or service provider.

County & City Government

Pierce County government and city government websites provide information on local services, departments, and community resources.

Driver & Vehicle Services

Washington State Department of Licensing provides driver license, vehicle registration, and title resources for new and existing residents.

Utilities

Find information on electricity / natural gas, water / sewer, garbage, and internet. Utility providers vary by city and address. Examples include Puget Sound Energy and Tacoma Public Utilities, plus local providers depending on your location.

Transit & Commuting

Pierce Transit, Sound Transit, and Washington State Ferries (where applicable) provide transit options throughout the region. Find information on routes, schedules, park-and-ride locations, and regional commuting resources.

Airports & Travel

Seattle-Tacoma International Airport (Sea-Tac) offers domestic and international travel. Explore regional travel planning resources for your trip and ongoing travel needs.

Healthcare Resources

The Tacoma-Pierce County Health Department and local hospitals provide health information and provider search resources. Always verify in-network providers directly with your health plan.

Pet Licensing & Animal Services

City and local animal services provide information on pet licensing, vaccinations, and animal care. Pet licensing rules vary by location, so check with your city or local provider.

Waste, Recycling & Yard Debris

Find information on local garbage, recycling, and yard debris services, as well as city solid-waste resources. Service providers and collection details vary by city or provider area.

Voter Information

Pierce County Elections provides voter registration, ballot drop boxes, election information, and resources for new residents.

Emergency Preparedness

The Pierce County Department of Emergency Management provides information on alerts, preparedness planning, and seasonal readiness for the region.

Helpful Reminders

- Verify providers by your exact property address, as services can vary by city or location.
- School boundaries, utilities, and local services can change over time.
- Use official agency websites for the most current information.
- Keep a short move-in checklist for utilities, vehicle registration, and emergency readiness.

Popular Starting Points

- Pierce County Government
- Washington State Department of Licensing
- Pierce Transit
- Sound Transit
- Sea-Tac Airport
- Pierce County Elections



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Meet The Barnard Group

Local guidance, thoughtful strategy, and a relationship-first approach to moving well.

Josh and Danielle Barnard help buyers, sellers, and relocating householdls navigate Pierce County and the South Sound with clarity, strategy, and care. With deep local knowledge and a commitment to exceptional service, they make the moving process feel simpler, more informed, and a lot more personal.



What This Means for You

Local guidance that helps you compare communities, not just houses.

Clear communication and honest advice from start to finish.

Help coordinating trusted local resources and next steps.

Support whether you are moving across town or across the country.

> *"Real estate is personal. Our goal is to help you feel informed, cared for, and confident from the first conversation to the final keys."*
>
> — THE BARNARD GROUP

A Better Relocation Experience

Our approach is simple: high service, local expertise, strong communication, and practical strategy. We take the time to understand your goals, provide honest guidance, and create a plan that fits your timeline and your life — whether you're buying, selling, or making a move to Pierce County from out of the area.



The Concierge Method

We take a strategic, full-service approach to real estate, providing thoughtful planning, trusted vendor connections, and guidance before, during, and after the move. Our goal is to make your experience as smooth and stress-free as possible.

Relocation Support

Moving from out of the area? We offer virtual consultations, video tours, neighborhood guidance, and local insight to help you get to know Pierce County with confidence. Our team provides responsive, hands-on support no matter where you are.

Experience & Service Philosophy

With 20+ years of combined experience, we bring proven strategy, premium marketing, and thoughtful negotiation to every client we serve. We're committed to working hard, being kind, and always doing what's in your best interest.

At a Glance

Why Clients Appreciate This

- Relationship-first service built on trust and genuine care.
- Deep local expertise in Pierce County and the South Sound.
- Responsive communication and clear, honest guidance.
- High-touch support from your first question to long after closing.

Helping people find not just the right house, but the right fit.

Our Mission & Core Values

The principles that guide how we serve buyers, sellers, and relocating families.



BARNARD GROUP WASHINGTON | real

Our Mission

Our mission is to help people move with clarity, confidence, and care—delivering a relationship-first real estate experience rooted in service, local expertise, and genuine support from the first conversation to long after closing.

Our Core Values

Faith First

We lead with conviction, gratitude, and a bigger perspective on the work we do.

Relationships Matter

People come before transactions, and trust is the foundation of everything.

Excellence Without Ego

We aim high, stay humble, and focus on what serves our clients best.

Work Hard. Be Kind.

We believe effort and character should always go hand in hand.

Through, Not Around

We solve problems directly, communicate clearly, and stay steady through challenges.

Create Moments

We want the experience to feel memorable, thoughtful, and meaningful—not just efficient.

> *"These values shape how we communicate, advocate, problem-solve, and care for the people who trust us with a major life move."*
>
> — THE BARNARD GROUP



What Working With Us Looks Like

A simple, proven process. An exceptional experience.

Relocating can feel overwhelming, but you don't have to do it alone. Our team makes the process clear, organized, and stress-free—so you can focus on the excitement of your next chapter.



1 Let's Connect

GET TO KNOW EACH OTHER

We'll start with a conversation to understand your goals, timeline, and needs. Whether you're buying, selling, or both, we'll create a plan that fits your situation.



2 Create Your Plan

A STRATEGY FOR SUCCESS

We'll provide market insights, custom recommendations, and a step-by-step strategy to help you make confident decisions—whether you're moving now or planning ahead.



3 Find the Right Home

EXPERT GUIDANCE

We'll set up a customized home search, schedule tours (in-person or virtual), and provide honest advice on homes, neighborhoods, and long-term value.



4 Make It Yours

SKILLED NEGOTIATION

When you find the right home, we'll guide you through the offer, negotiations, and inspection process—always advocating for your best interests.



5 Welcome Home

AND BEYOND

From closing day to getting settled, we're here for you. Our support doesn't end at the closing table—we're a resource for your entire journey in Pierce County.

What Sets Us Apart

More than real estate. A higher standard of service.

LOCAL EXPERTISE

Deep knowledge of Pierce County and the surrounding areas.

FULL-SERVICE TEAM

From search to closing, our team handles the details so you don't have to.

CONCIERGE APPROACH

A personalized experience with elevated service and attention to detail.

CLEAR COMMUNICATION

You'll always know what's happening and what's next.

RELATIONSHIPS FOR LIFE

We're here long after you move in, as a trusted resource and local connection.



"Our goal isn't just to help you find a house—it's to help you find home."

— JOSH & DANIELLE BARNARD

Let's Make Your Move a Success

Whether you're just starting to explore or you're ready to make a move, we'd love to help. Let's connect and create a plan that gets you where you want to be.

SCHEDULE A CONSULTATION
Let's talk about your goals.

Client Stories

Real People. Real Moves. Real Results.

Every move has a story, and we're honored to be a part of so many in Pierce County. Our clients' experiences reflect what matters most to us—relationships, guidance, honest advice, and exceptional results.

★★★★★
4.9
GOOGLE RATING
75+ REVIEWS



"We highly recommend Josh and the Barnard Group! After looking for a home for a few years, Josh helped us find a home that checked all the boxes. He was incredibly patient, kind, and honest throughout the whole process—even steering us away from homes that weren't a good fit. Not only is Josh fantastic, but his professional support team ensures someone is always available to help."

— **JONATHAN VAUGHN**
BUYER | ORTING, WA



"Josh is personal, responsive and genuinely care about your situation. He is knowledgeable of the market and would work with you to develop the best option to help you buy or sell properties. Josh always respond to my text or calls, often within seconds."

— **CHIAPOH TAI**
SELLER OF TWO PROPERTIES
PUYALLUP, WA



"Josh was confident in his pricing of our home in a tough market, gave very solid advice and negotiated a good sale between the buyers and us. He was also able with great diplomacy to work with us as we navigated the sale of our home during our impending divorce and my medical treatments. He is very good at people and Feal estate."

— **KATE JOHNSON**
SELLER | PIERCE COUNTY, WA



"Josh not only gave me helpful recommendations to get my home ready to list, he had amazing recommendations for contractors to perform the work in a timely fashion... Josh and his team marketed my home and I had multiple offers to choose from within a week... I have recommended Josh and his team to several friends and family members without hesitation because I know the entire Barnard team takes pride in serving their customers with honesty and ethically."

— **EVA JOHNSON**
SELLER + BUYER | PIERCE COUNTY, WA

Your Goals Are Our Priority

Whether you're buying, selling, or both, we're here to guide you with honest advice, a proven strategy, and a team that truly cares. We don't just help you move—we help you move forward.



Let's Write Your Next Chapter

SCHEDULE A CONSULTATION
Let's talk about your goals.

Let's Find Where You Belong

More than a move. A place to call home.

Pierce County offers the perfect blend of natural beauty, strong communities, and opportunity. Whether you're looking for more space, a better lifestyle, or a fresh start, we're here to help you find the right neighborhood—and the right next chapter.



OUTDOOR LIFESTYLE

From Mount Rainier to local trails, lakes, and waterfronts, Pierce County makes it easy to get outside and enjoy every season.



VIBRANT COMMUNITIES

Charming downtowns, local dining, unique shops, and community events give each city its own personality and a true sense of home.



DIVERSE HOUSING OPTIONS

From new construction and modern neighborhoods to established communities and acreage properties, there's a place for every lifestyle and stage of life.



STRONG OPPORTUNITY

With major employers, great schools, and a growing economy, Pierce County offers long-term stability and opportunity for you and your family.

We'll Help You Every Step of the Way

Local knowledge. Personalized guidance. Exceptional service.

EXPLORE AREAS

Learn about each city, neighborhood, and lifestyle.

FIND THE RIGHT HOME

Get expert guidance on available homes, new construction, and hidden opportunities.

MAKE A CONFIDENT MOVE

We'll simplify the process and help you make informed decisions.

FEEL AT HOME FASTER

Local insights and connections to help you settle in with ease.

A BRIGHTER FUTURE

More than real estate—we help you build a lifestyle you love.



"We're not just helping you move to a new place—we're helping you find a place where you truly belong."

— JOSH & DANIELLE BARNARD

Let's Talk About Your Move

Whether you're just starting to explore Pierce County or you're ready to make a move, we're here to help. Let's connect and create a plan that gets you where.

SCHEDULE A CONSULTATION
Let's talk about your goals.

Explore More

Discover. Plan. Get Inspired.

Pierce County is filled with incredible places to live, explore, and call home. Use the resources below to dive deeper into the areas, lifestyle, and opportunities that make this region so special.



Explore our Communities

Discover the unique character, amenities, and lifestyles of each Pierce County city.



Housing & Neighborhoods

From new construction to established communities, explore the options that fit your lifestyle and goals.



Outdoor Recreation & Lifestyle

Lakes, mountains, trails, waterfronts, and year-round adventure are right here.



Dining, Shopping & Entertainment

Local favorites, charming downtowns, and exciting destinations to explore.



Schools & Education

Top-rated school districts, private schools, and higher education opportunities.



Jobs & Economy

A strong job market, major employers, and growing opportunities in the South Sound.



Relocation Resources

Checklists, local services, moving tips, and everything you need for a smooth transition.



Things to Do

Family-friendly activities, seasonal events, and hidden gems to explore year-round.

Let's Explore It Together

Whether you're just starting to explore the area or you're ready to make a move, we're here to help. Let's talk about your goals and create a plan that gets you where you want to be.

SCHEDULE A CONSULTATION
Let's talk about your move.



"We love this area and can't wait to help you call it home too."

— JOSH & DANIELLE BARNARD

Your Next Chapter Starts Here



Let's make your move to Pierce County a reality.

Whether you're just starting to explore the area, ready to make a move, or somewhere in between, we're here to help. Our team is committed to making your relocation journey simple, informed, and exciting—from your first conversation to the day you get settled and beyond.

Start the Conversation

Tell us about your goals, timeline, and what matters most to you.

Get a Personalized Plan

We'll provide tailored guidance, resources, and next steps based on your unique situation.

Explore Your Options

From neighborhoods to schools, lifestyle to commute—we'll help you find the perfect fit.

Move Forward with Confidence

With expert advice, a full-service team, and local connections, we make the process smooth and stress-free.



LET'S CONNECT

Schedule a Consultation

We'd love to learn more about your relocation plans and answer any questions you have about living in Pierce County. No pressure—just a helpful conversation.

SCHEDULE A CONSULTATION
Let's talk about your goals.

CALL OR TEXT
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VISIT OUR WEBSITE
www.barnardgroupre.com

FOLLOW US
@thebarnardgroup

BARNARD GROUP WASHINGTON

real

Thank you for considering Pierce County as your next chapter. We can't wait to help you call it home.

— JOSH & DANIELLE BARNARD