

Lyle

Community · WA · Washington > Klickitat County

BUYER'S MARKET

\$297K

MEDIAN SALE PRICE

-43.4%

1-YR CHANGE

36

SALES (12 MO)

\$469K

MEDIAN VALUE (AVM)

Market temperature

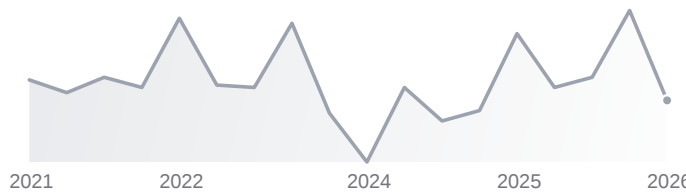
Buyer's market · 38 / 100



MARKET TRENDS (5 YEARS)

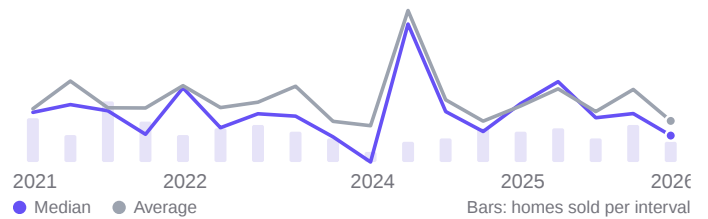
Market temperature (0–100)

38 / 100



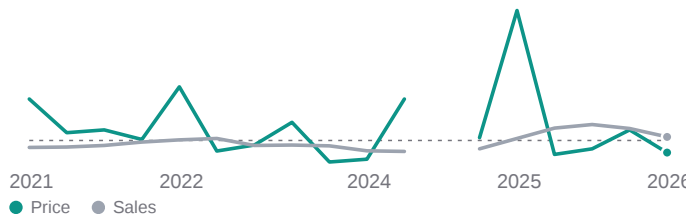
Sale prices

Median \$245K · Average \$329K



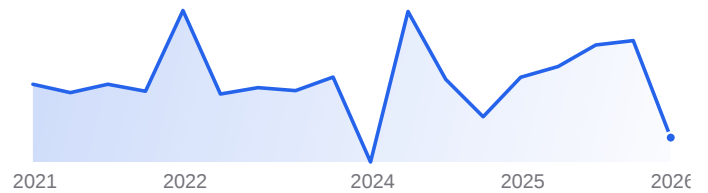
Growth (year over year)

Price -43.4% · Sales +12.5%



Price per square foot

\$147/ft²



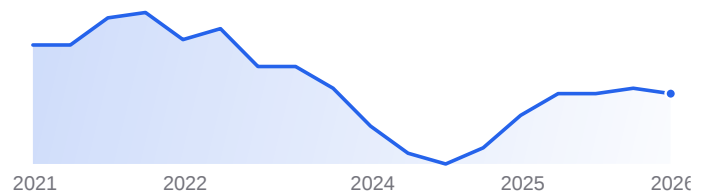
Sale premium vs estimated value

-9.9%



Annual turnover (share of homes sold)

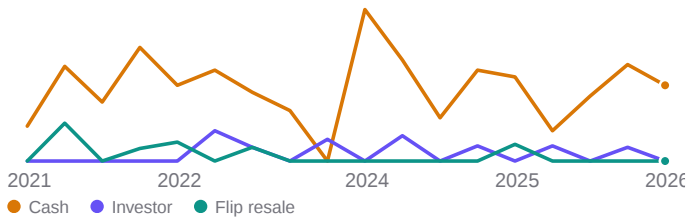
3.5%



BUYERS & OUTCOMES

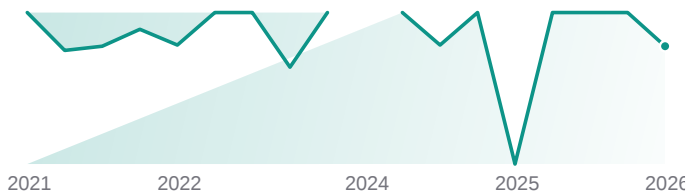
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



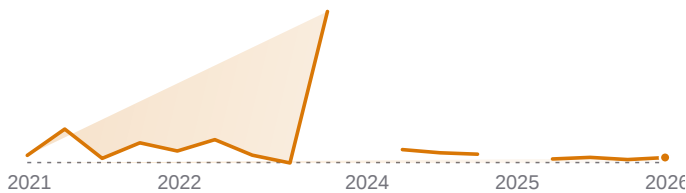
Sellers who sold at a gain

78%

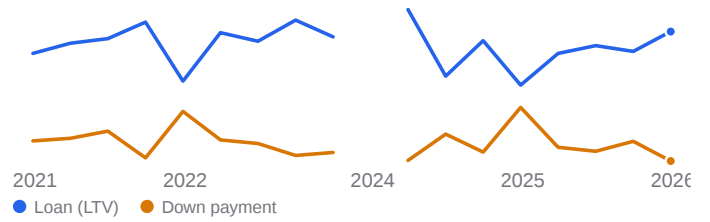


Median annualized return at resale

+7.3%

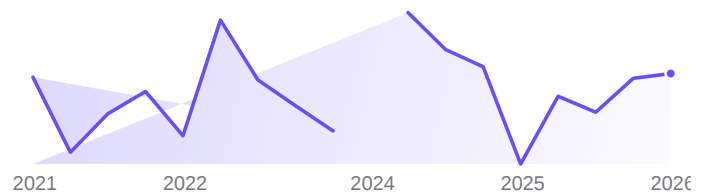


Financing (share of purchase price) Loan (LTV) 97% · Down payment 2.8%



Typical hold before selling

3.8 yrs



HOUSING STOCK

Homes	1,030
Median value (AVM)	\$469K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1988
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.5%
Owner occupied	45%
Company owned	15%
Median loan-to-value	18%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	569
Density	806 / mi²
Median household income	\$52K
Average household income	\$71K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	95
Homes occupied	82%
Bachelor's or higher	35%
Poverty rate	15.6%
Unemployment	1.1%
Average temp	48°F
Annual precip	21 in
Sunshine	51%

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.