

Mead

Community · WA · Washington > Spokane County

BALANCED MARKET

\$553K

MEDIAN SALE PRICE

+15.3%

1-YR CHANGE

102

SALES (12 MO)

\$523K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



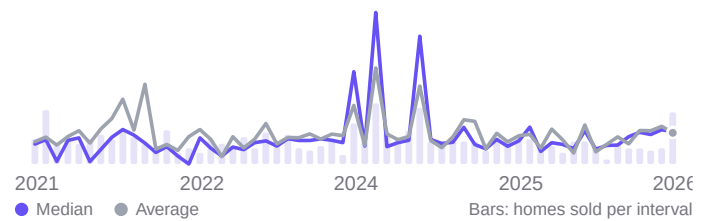
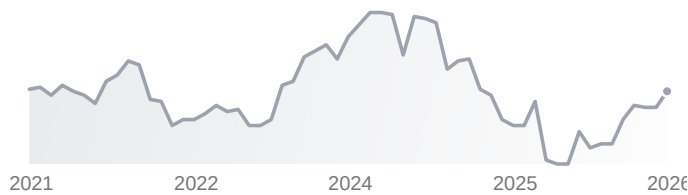
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$555K · Average \$546K

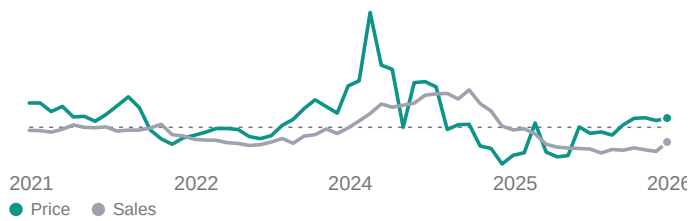


Growth (year over year)

Price +15.3% · Sales -23.9%

Price per square foot

\$210/ft²

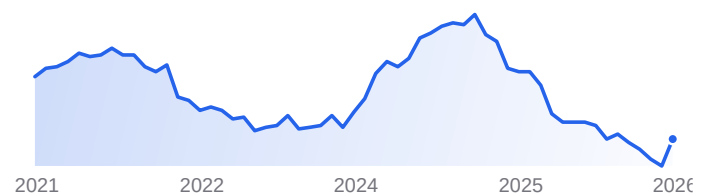
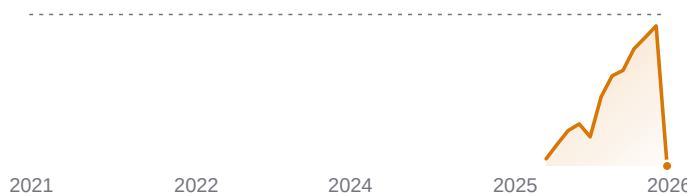


Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

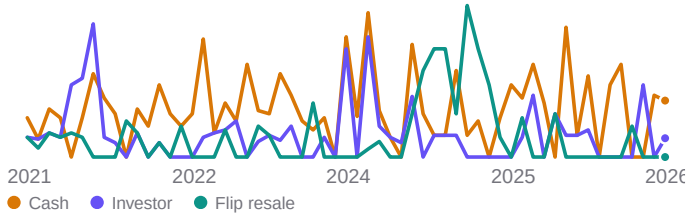
2.7%



BUYERS & OUTCOMES

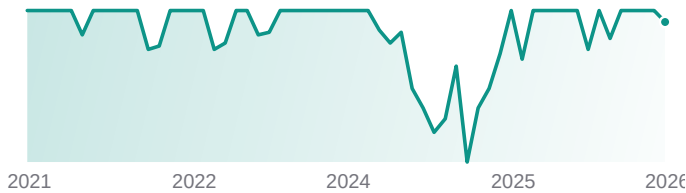
Buyer mix

Cash 26% · Investor 8.7% · Flip resale 0%



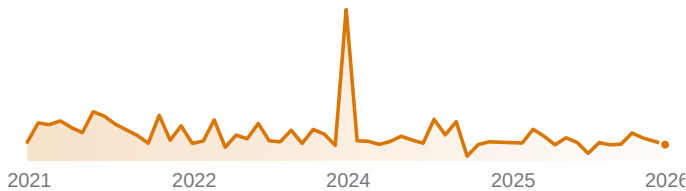
Sellers who sold at a gain

94%

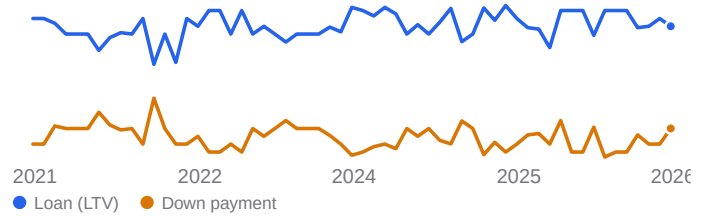


Median annualized return at resale

+4.6%

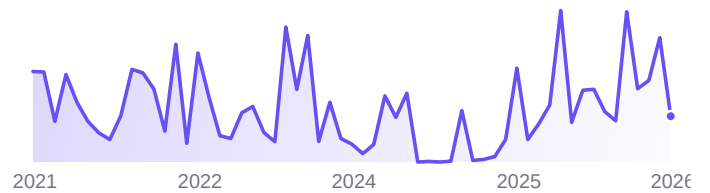


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



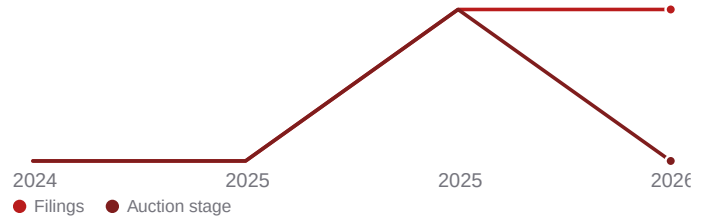
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,738
Median value (AVM)	\$523K
Median size	1,824 ft²
Median bedrooms	3
Median year built	1990
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.5%
Owner occupied	70%
Company owned	14%
Median loan-to-value	44%
Typical ownership tenure	21.1 yrs

COMMUNITY

Population	7,932
Density	1,092 / mi²
Median household income	\$76K
Average household income	\$96K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	67
Homes occupied	97%
Bachelor's or higher	19%
Poverty rate	5.6%
Unemployment	1.3%
Average temp	48°F
Annual precip	18 in
Sunshine	54%

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