

Adams County, WA

County · WA · Washington

STRONG BUYER'S MARKET

\$246K

MEDIAN SALE PRICE

-5.0%

1-YR CHANGE

141

SALES (12 MO)

\$250K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



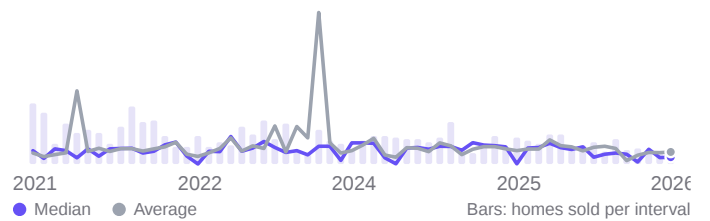
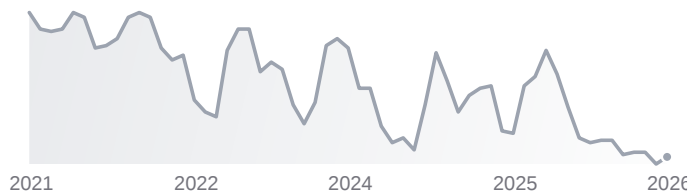
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

18 / 100

Sale prices

Median \$226K · Average \$269K

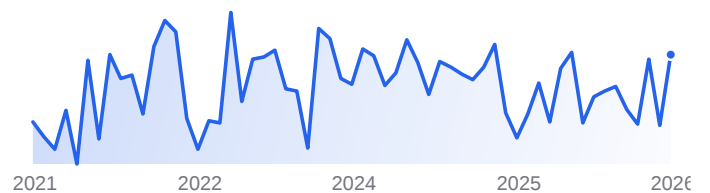
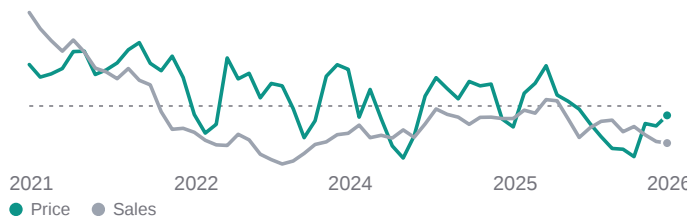


Growth (year over year)

Price -5.0% · Sales -19.9%

Price per square foot

\$209/ft²

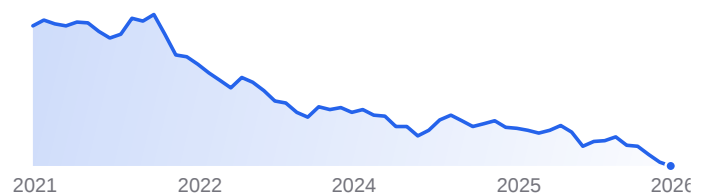


Sale premium vs estimated value

-2.6%

Annual turnover (share of homes sold)

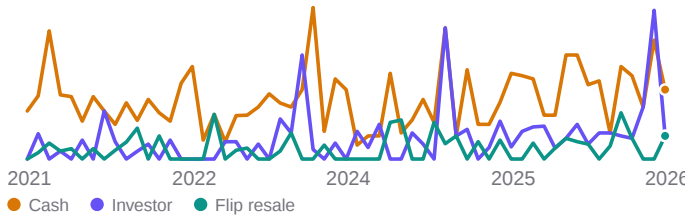
2.5%



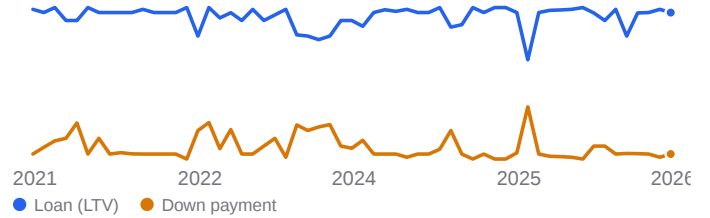
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 11% · Flip resale 11%

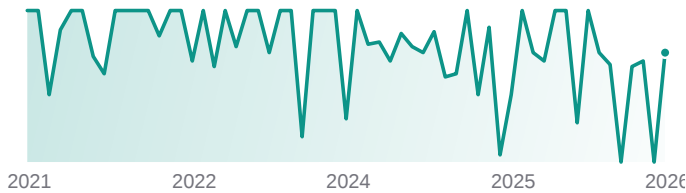


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



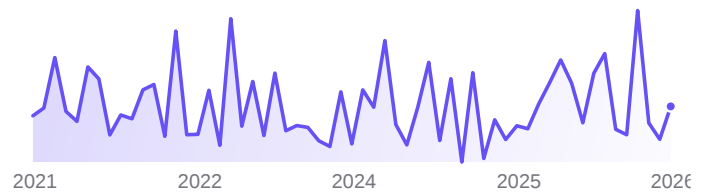
Sellers who sold at a gain

83%



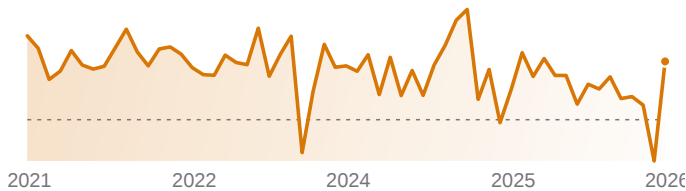
Typical hold before selling

5.7 yrs



Median annualized return at resale

+9.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,599
Median value (AVM)	\$250K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1976
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.1%
Owner occupied	56%
Company owned	7.7%
Median loan-to-value	43%
Typical ownership tenure	18.1 yrs

COMMUNITY

Population	21,078
Density	11 / mi²
Median household income	\$59K
Average household income	\$79K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	74
Homes occupied	93%
Bachelor's or higher	10%
Poverty rate	21.4%
Unemployment	1.6%
Average temp	50°F
Annual precip	9 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.