

Asotin County, WA

County · WA · Washington

BALANCED MARKET

\$328K

MEDIAN SALE PRICE

-3.5%

1-YR CHANGE

342

SALES (12 MO)

\$338K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



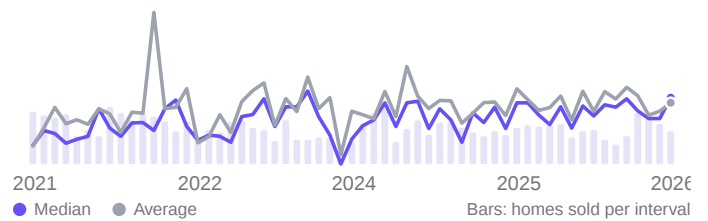
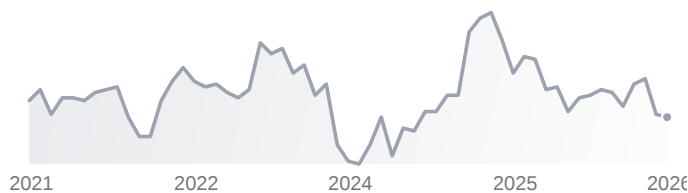
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$363K · Average \$350K

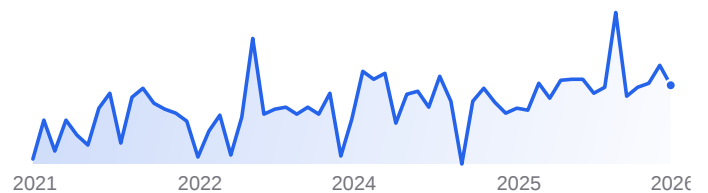
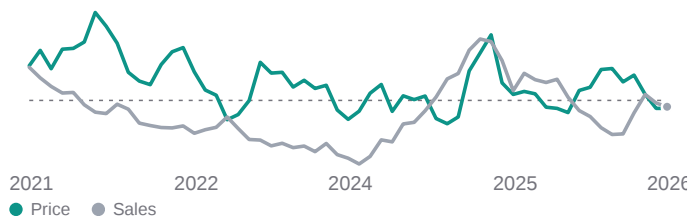


Growth (year over year)

Price -3.5% · Sales -2.8%

Price per square foot

\$288/ft²

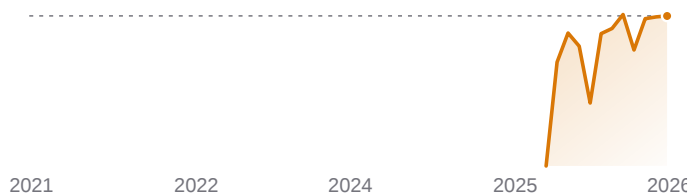


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

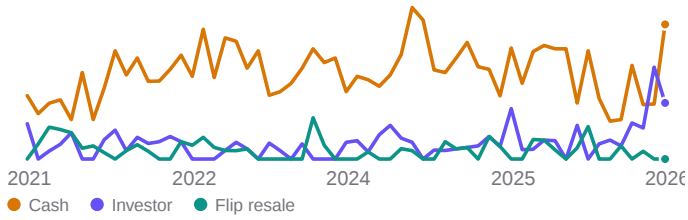
3.6%



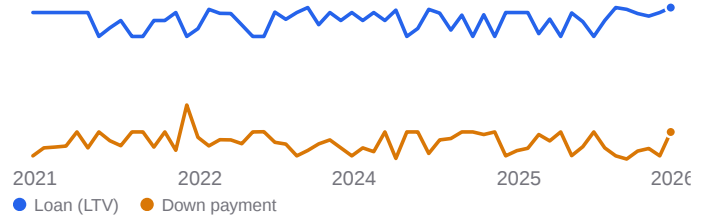
BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 19% · Flip resale 0%

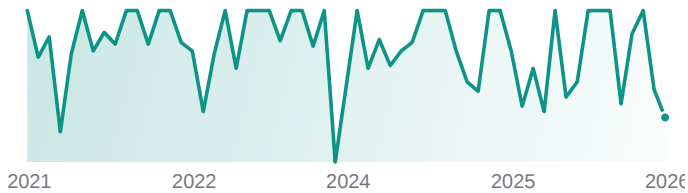


Financing (share of purchase price) Loan (LTV) 98% · Down payment 20%



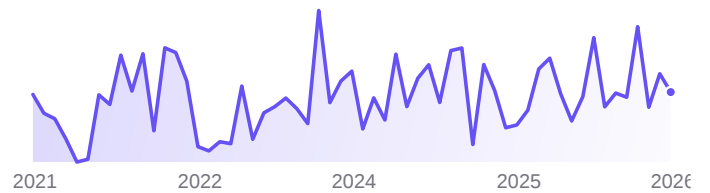
Sellers who sold at a gain

82%



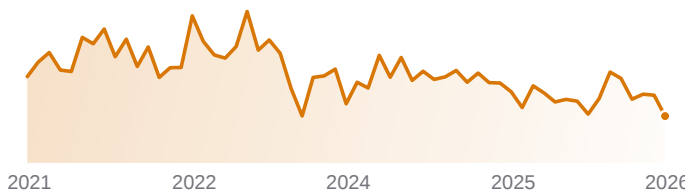
Typical hold before selling

5.7 yrs



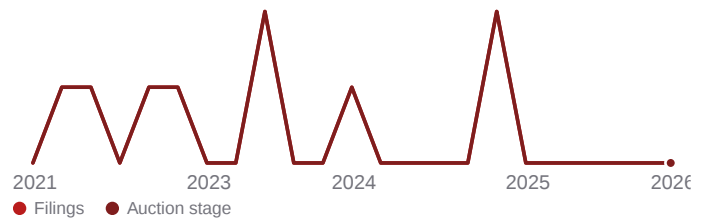
Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,388
Median value (AVM)	\$338K
Median size	1,248 ft²
Median year built	1973
Single family	83%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.9%
Owner occupied	70%
Company owned	10%
Median loan-to-value	43%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	22,671
Density	36 / mi²
Median household income	\$63K
Average household income	\$85K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	61
Homes occupied	94%
Bachelor's or higher	14%
Poverty rate	17.1%
Unemployment	0.8%
Average temp	52°F
Annual precip	15 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.