

# Benton County, WA

County · WA · Washington

BALANCED MARKET

**\$418K**

MEDIAN SALE PRICE

**-17.2%**

1-YR CHANGE

**3,211**

SALES (12 MO)

**\$435K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



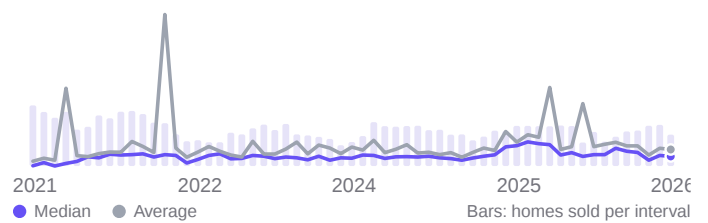
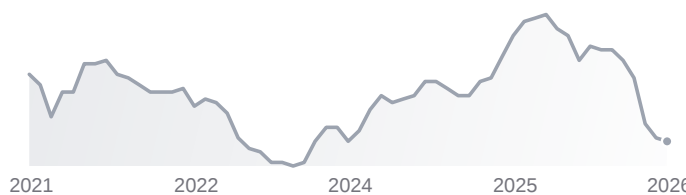
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$424K · Average \$468K

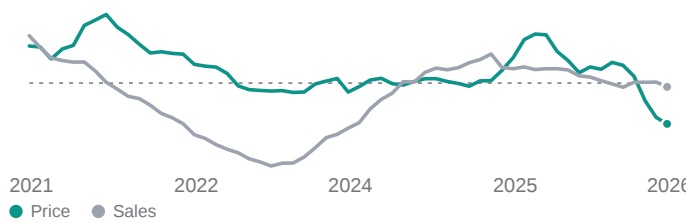


Growth (year over year)

Price -17.2% · Sales -1.6%

Price per square foot

\$245/ft²

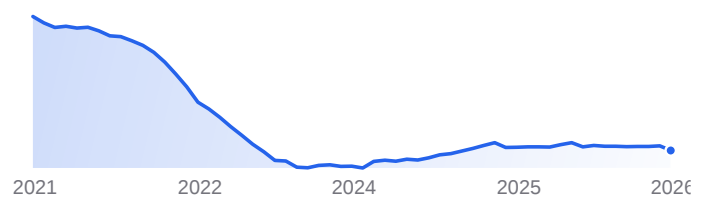
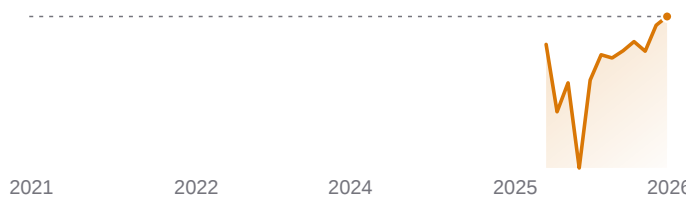


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

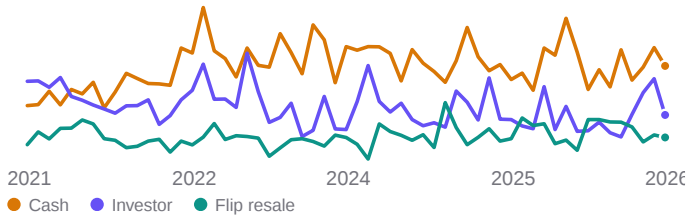
4.7%



## BUYERS & OUTCOMES

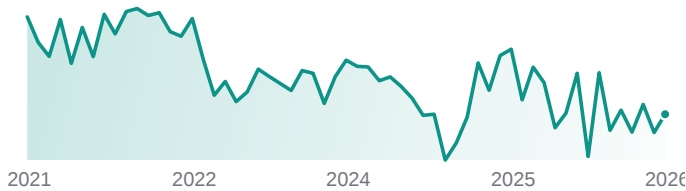
### Buyer mix

Cash 21% · Investor 12% · Flip resale 7.0%



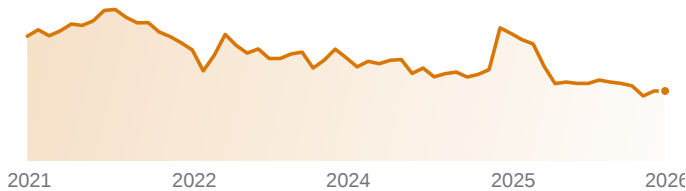
### Sellers who sold at a gain

89%

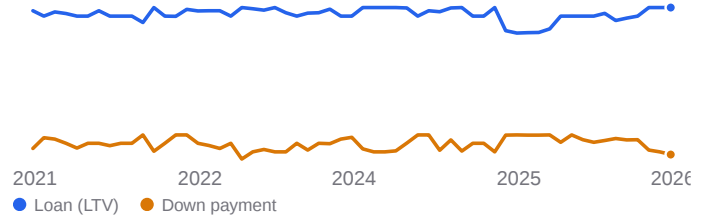


### Median annualized return at resale

+5.0%

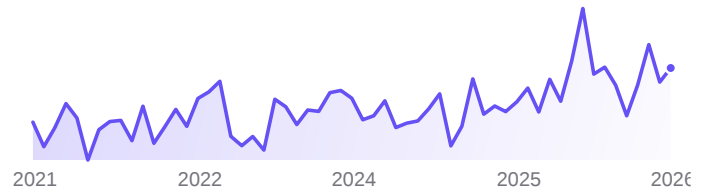


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 8.4%



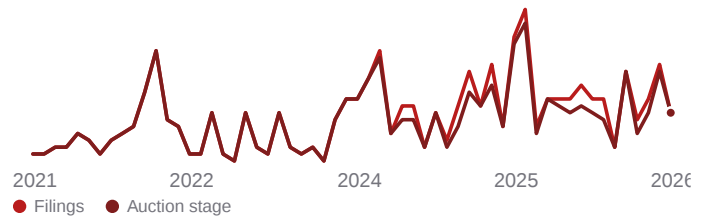
### Typical hold before selling

6.0 yrs



### Preforeclosure filings

Filings 9 · Auction stage 9



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 67,682    |
| Median value (AVM) | \$435K    |
| Median size        | 1,774 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1993      |
| Single family      | 87%       |
| Condos             | 4.1%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 52%  |
| Underwater (LTV 125% or more) | 1.2% |
| Owner occupied                | 82%  |
| Company owned                 | 7.7% |
| Median loan-to-value          | 49%  |

Typical ownership tenure

**7.3 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>219,668</b>   |
| Density                          | <b>129 / mi²</b> |
| Median household income          | <b>\$82K</b>     |
| Average household income         | <b>\$106K</b>    |
| Crime index (US avg 100)         | <b>93</b>        |
| Air pollution index (US avg 100) | <b>116</b>       |
| Earthquake index (US avg 100)    | <b>116</b>       |
| Homes occupied                   | <b>95%</b>       |
| Bachelor's or higher             | <b>21%</b>       |
| Poverty rate                     | <b>9.7%</b>      |
| Unemployment                     | <b>1.6%</b>      |
| Average temp                     | <b>53°F</b>      |
| Annual precip                    | <b>8 in</b>      |
| Sunshine                         | <b>51%</b>       |

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.