

Cowlitz County, WA

County · WA · Washington

BALANCED MARKET

\$405K

MEDIAN SALE PRICE

-1.3%

1-YR CHANGE

1,666

SALES (12 MO)

\$383K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



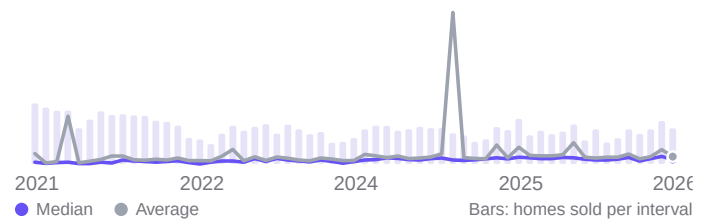
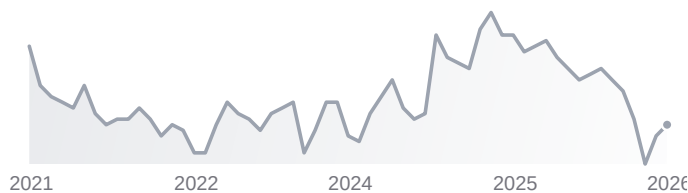
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$386K · Average \$427K

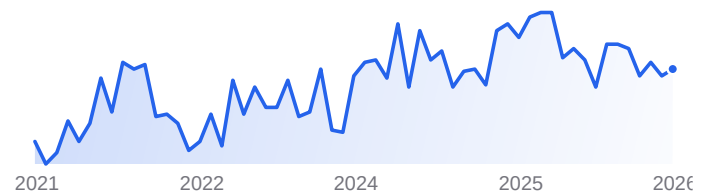
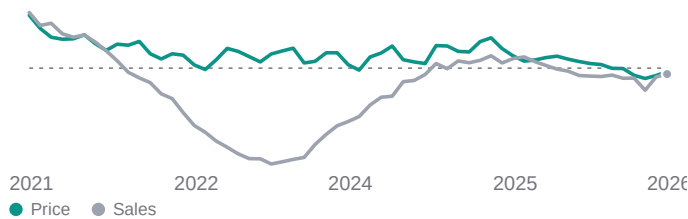


Growth (year over year)

Price -1.3% · Sales -2.1%

Price per square foot

\$274/ft²

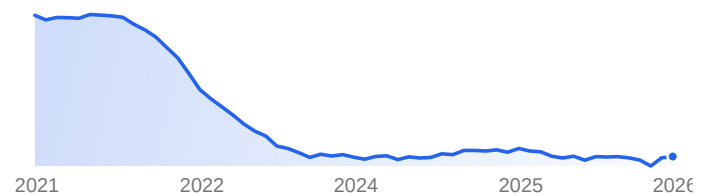
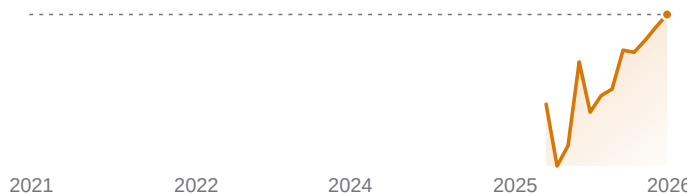


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

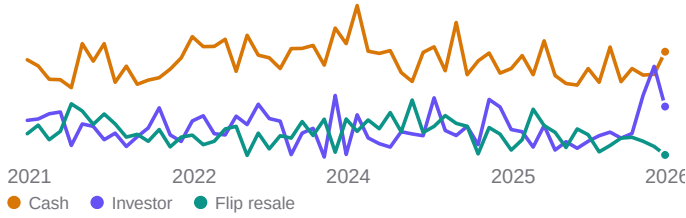
4.1%



BUYERS & OUTCOMES

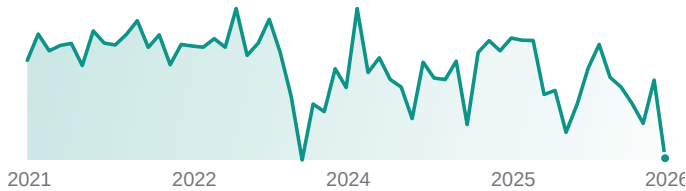
Buyer mix

Cash 23% · Investor 12% · Flip resale 2.6%



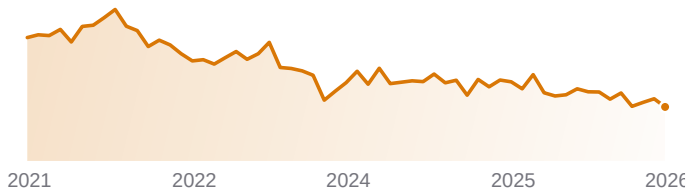
Sellers who sold at a gain

82%

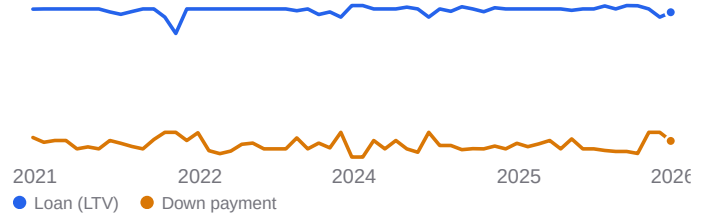


Median annualized return at resale

+5.1%

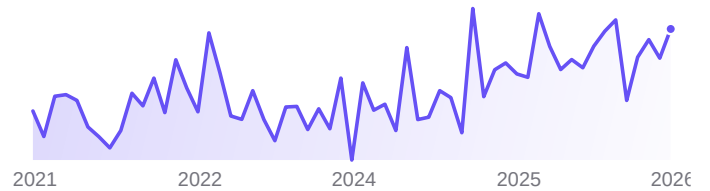


Financing (share of purchase price) Loan (LTV) 93% · Down payment 15%



Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 13 · Auction stage 13



HOUSING STOCK

Homes	40,326
Median value (AVM)	\$383K
Median size	1,481 ft²
Median bedrooms	3
Median year built	1976
Single family	79%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	3.0%
Owner occupied	78%
Company owned	9.2%
Median loan-to-value	52%

Typical ownership tenure

7.1 yrs

COMMUNITY

Population	114,672
Density	101 / mi²
Median household income	\$72K
Average household income	\$92K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	175
Homes occupied	95%
Bachelor's or higher	11%
Poverty rate	10.2%
Unemployment	1.5%
Average temp	51°F
Annual precip	53 in
Sunshine	35%

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.