

Douglas County, WA

County · WA · Washington

BUYER'S MARKET

\$451K

MEDIAN SALE PRICE

-12.0%

1-YR CHANGE

562

SALES (12 MO)

\$469K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



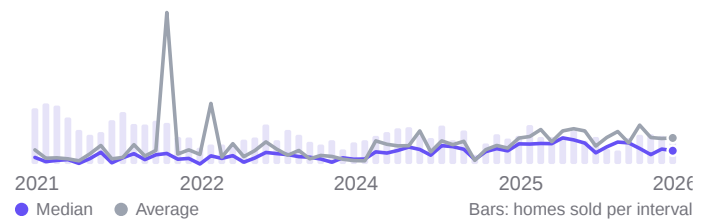
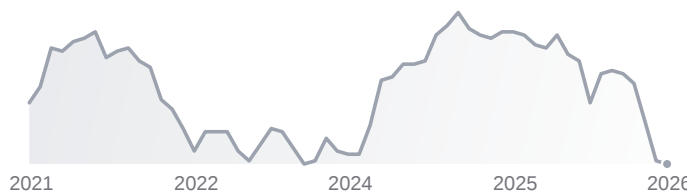
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$457K · Average \$561K

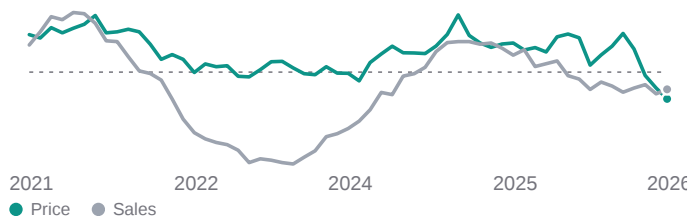


Growth (year over year)

Price -12.0% · Sales -7.7%

Price per square foot

\$271/ft²

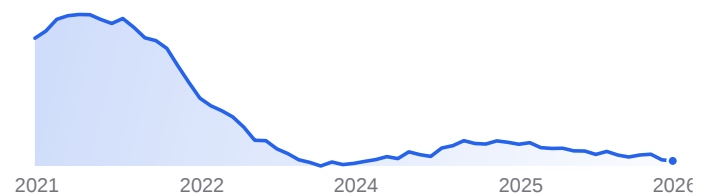
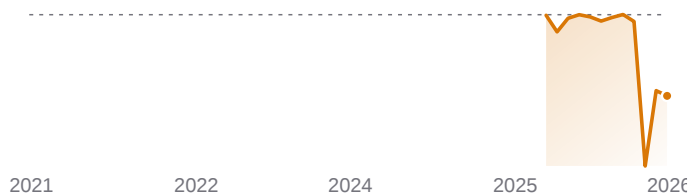


Sale premium vs estimated value

-7.5%

Annual turnover (share of homes sold)

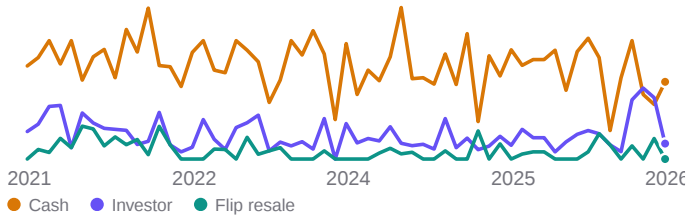
3.3%



BUYERS & OUTCOMES

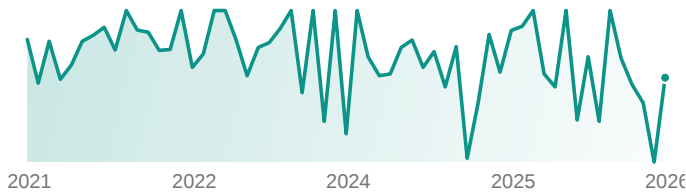
Buyer mix

Cash 22% · Investor 4.3% · Flip resale 0%



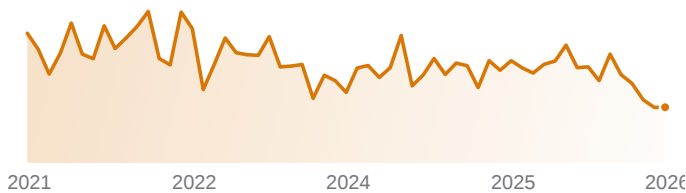
Sellers who sold at a gain

91%

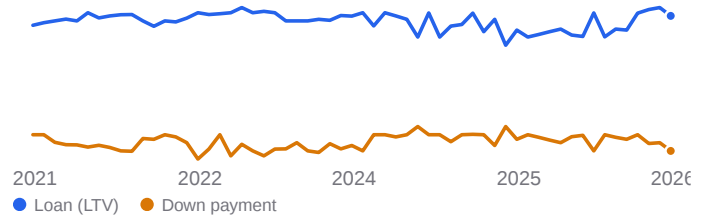


Median annualized return at resale

+4.4%

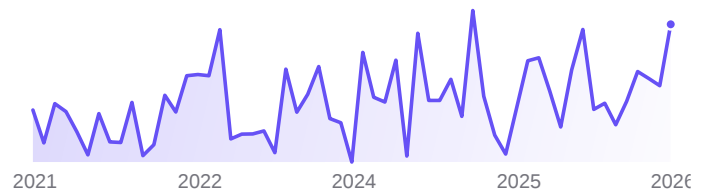


Financing (share of purchase price) Loan (LTV) 93% · Down payment 10%



Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	16,835
Median value (AVM)	\$469K
Median size	1,488 ft²
Median bedrooms	3
Median year built	1988
Single family	70%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.0%
Owner occupied	63%
Company owned	8.8%
Median loan-to-value	45%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	46,072
Density	25 / mi²
Median household income	\$78K
Average household income	\$107K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	97
Homes occupied	89%
Bachelor's or higher	17%
Poverty rate	6.8%
Unemployment	1.9%
Average temp	50°F
Annual precip	10 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.