

Kittitas County, WA

County · WA · Washington

BUYER'S MARKET

\$488K

MEDIAN SALE PRICE

-23.0%

1-YR CHANGE

817

SALES (12 MO)

\$563K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



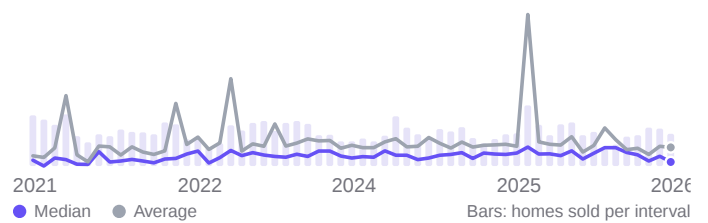
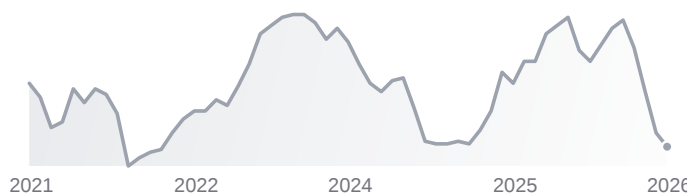
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$450K · Average \$704K

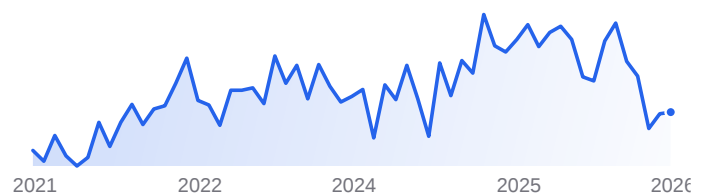
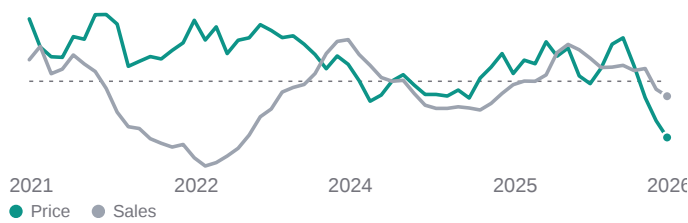


Growth (year over year)

Price -23.0% · Sales -6.1%

Price per square foot

\$320/ft²

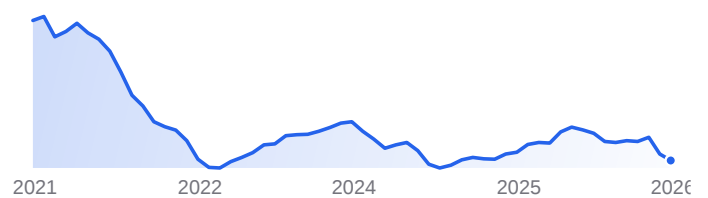
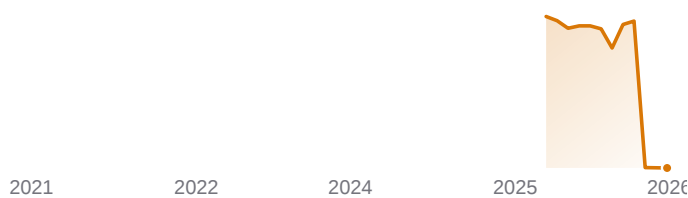


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

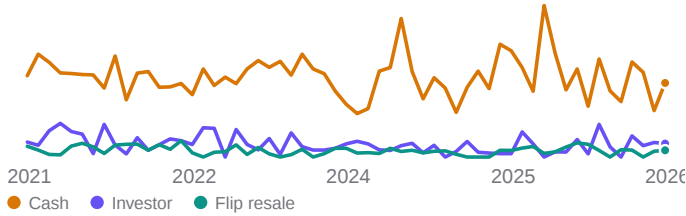
3.8%



BUYERS & OUTCOMES

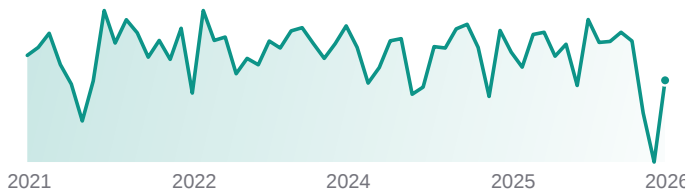
Buyer mix

Cash 32% · Investor 5.9% · Flip resale 2.9%



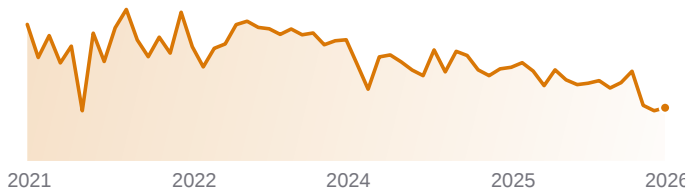
Sellers who sold at a gain

85%

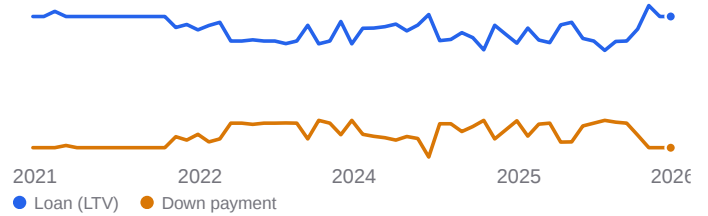


Median annualized return at resale

+5.3%

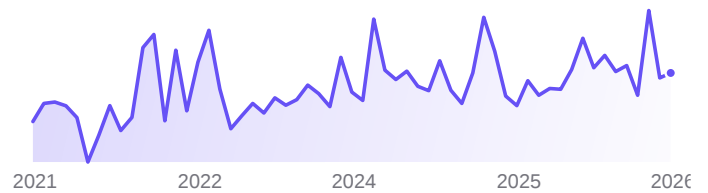


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



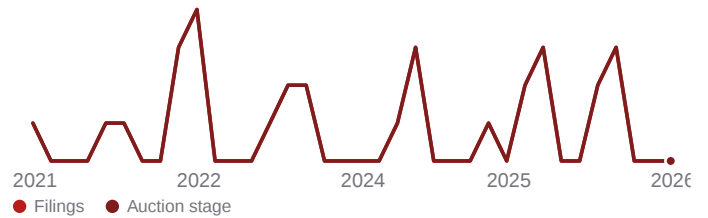
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	21,645
Median value (AVM)	\$563K
Median size	1,591 ft²
Median bedrooms	3
Median year built	1995
Single family	80%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.5%
Owner occupied	53%
Company owned	11%
Median loan-to-value	40%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	47,798
Density	21 / mi²
Median household income	\$68K
Average household income	\$93K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	109
Homes occupied	81%
Bachelor's or higher	23%
Poverty rate	12.9%
Unemployment	1.4%
Average temp	46°F
Annual precip	18 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.