

# Whatcom Falls

Neighborhood · WA · Washington · Whatcom County · Bellingham

SELLER'S MARKET

**\$785K**

MEDIAN SALE PRICE

**+18.5%**

1-YR CHANGE

**49**

SALES (12 MO)

**\$664K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

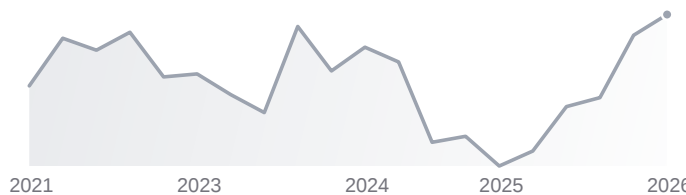
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

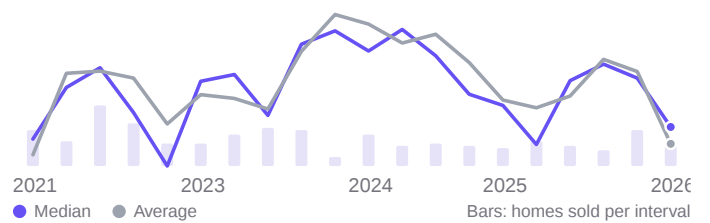
Market temperature (0–100)

73 / 100



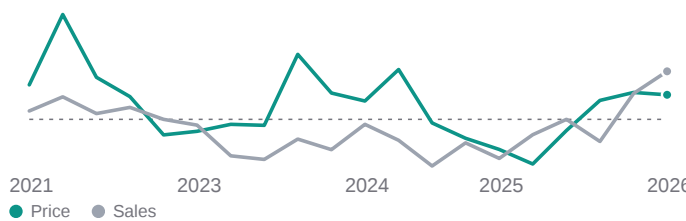
Sale prices

Median \$695K · Average \$652K



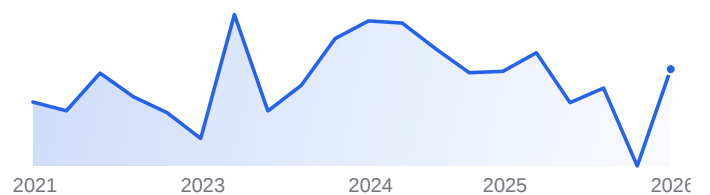
Growth (year over year)

Price +18.5% · Sales +36.1%



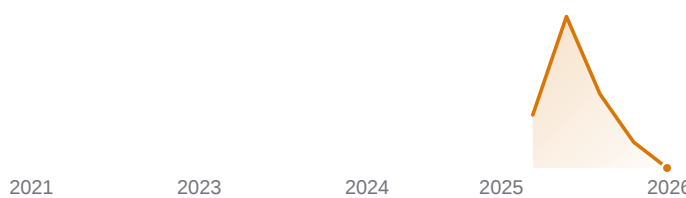
Price per square foot

\$450/ft²



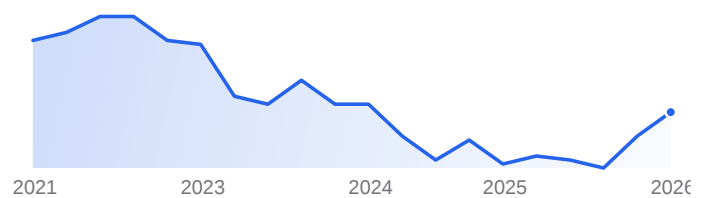
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

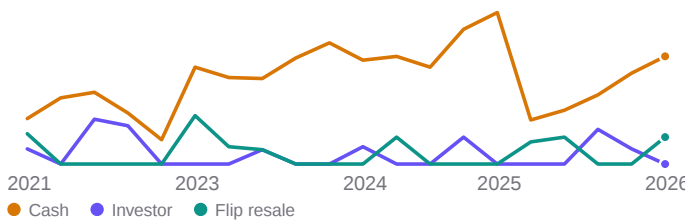
4.3%



## BUYERS & OUTCOMES

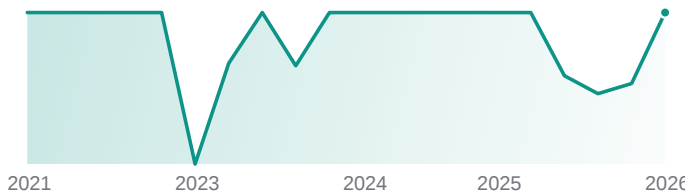
### Buyer mix

Cash 44% · Investor 0% · Flip resale 11%



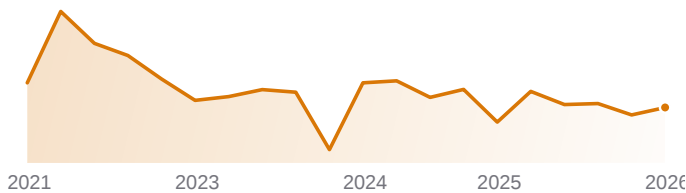
### Sellers who sold at a gain

100%

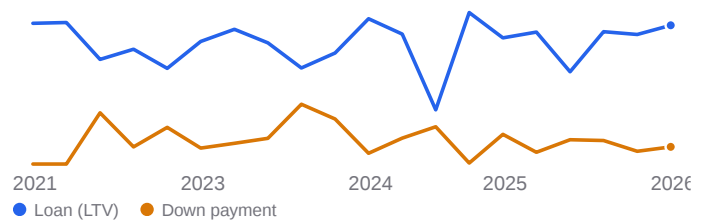


### Median annualized return at resale

+5.7%

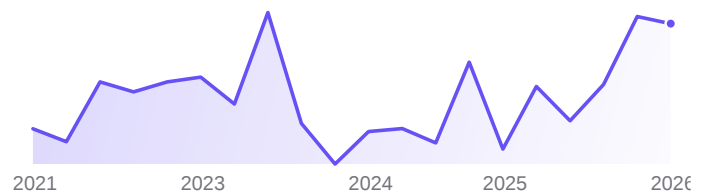


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



### Typical hold before selling

12.8 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,138     |
| Median value (AVM) | \$664K    |
| Median size        | 1,683 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1988      |
| Single family      | 96%       |
| Condos             | 3.9%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 60%  |
| Underwater (LTV 125% or more) | 1.9% |
| Owner occupied                | 78%  |
| Company owned                 | 11%  |
| Median loan-to-value          | 40%  |

Typical ownership tenure

8.7 yrs

## COMMUNITY

|                                  |                         |
|----------------------------------|-------------------------|
| Population                       | 3,399                   |
| Density                          | 2,276 / mi <sup>2</sup> |
| Median household income          | \$98K                   |
| Average household income         | \$109K                  |
| Crime index (US avg 100)         | 61                      |
| Air pollution index (US avg 100) | 98                      |
| Earthquake index (US avg 100)    | 212                     |
| Homes occupied                   | 97%                     |
| Bachelor's or higher             | 31%                     |
| Poverty rate                     | 6.3%                    |
| Unemployment                     | 1.5%                    |
| Average temp                     | 49°F                    |
| Annual precip                    | 53 in                   |
| Sunshine                         | 43%                     |

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.