

Clinton 98236

ZIP code · WA · Washington > Island County > Clinton

BUYER'S MARKET

\$540K

MEDIAN SALE PRICE

-22.1%

1-YR CHANGE

103

SALES (12 MO)

\$669K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



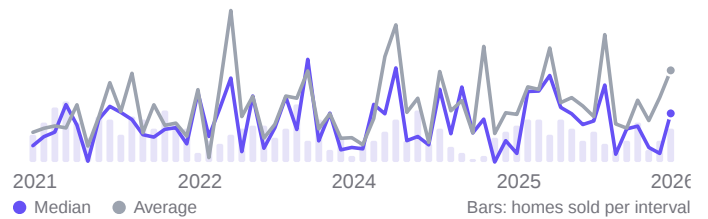
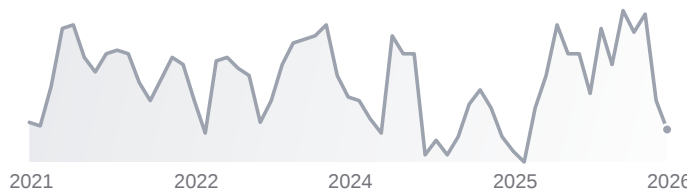
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$684K · Average \$935K

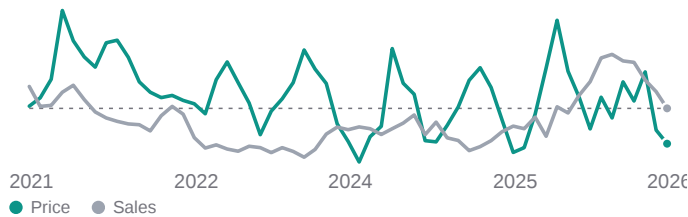


Growth (year over year)

Price -22.1% · Sales +0.0%

Price per square foot

\$430/ft²

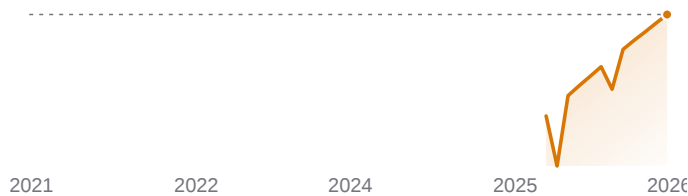


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

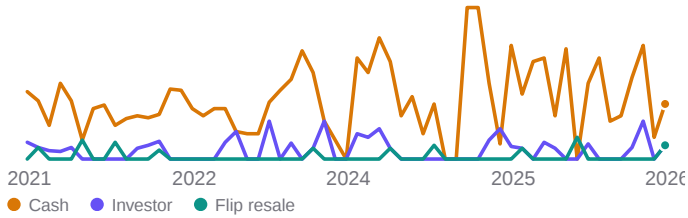
2.8%



BUYERS & OUTCOMES

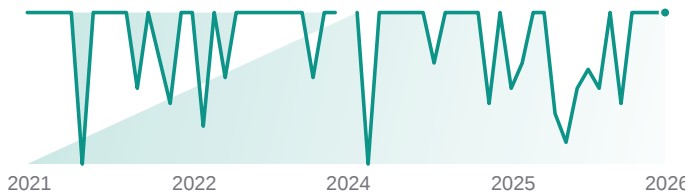
Buyer mix

Cash 36% · Investor 9.1% · Flip resale 9.1%



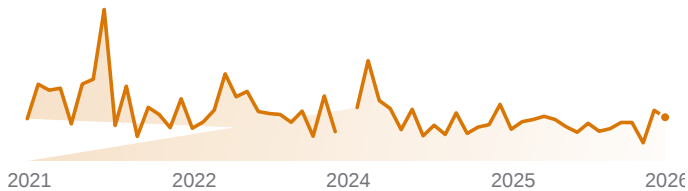
Sellers who sold at a gain

100%

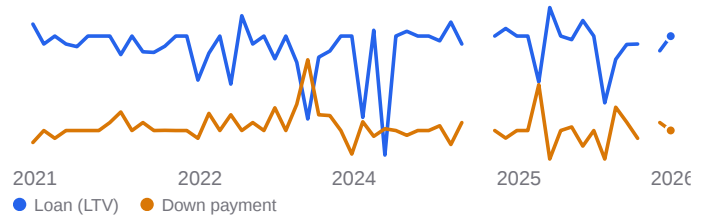


Median annualized return at resale

+7.7%

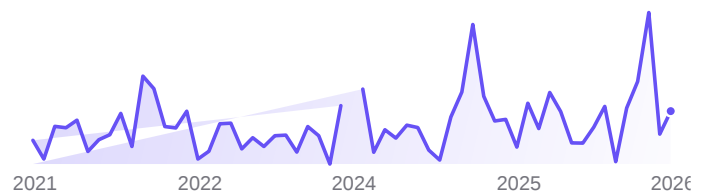


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



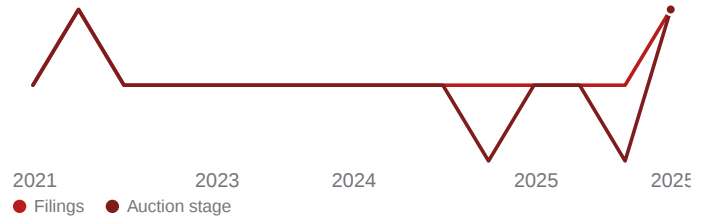
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,737
Median value (AVM)	\$669K
Median size	1,675 ft²
Median bedrooms	2
Median year built	1984
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.2%
Owner occupied	59%
Company owned	15%
Median loan-to-value	34%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	5,871
Density	179 / mi²
Median household income	\$95K
Average household income	\$117K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	290
Homes occupied	80%
Bachelor's or higher	28%
Poverty rate	8.0%
Unemployment	1.2%
Average temp	51°F
Annual precip	33 in
Sunshine	33%

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.