

Concrete 98237

ZIP code · WA · Washington > Skagit County > Concrete

BALANCED MARKET

\$197K

MEDIAN SALE PRICE

-4.9%

1-YR CHANGE

131

SALES (12 MO)

\$412K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



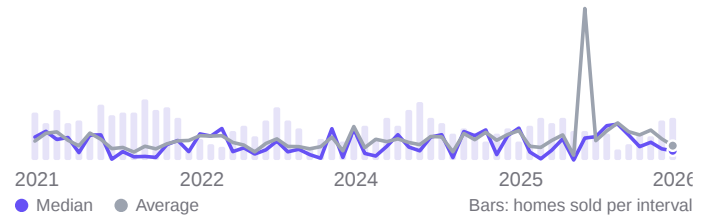
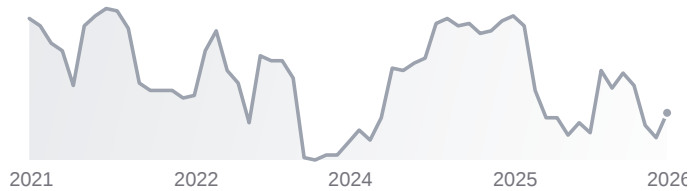
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$160K · Average \$214K

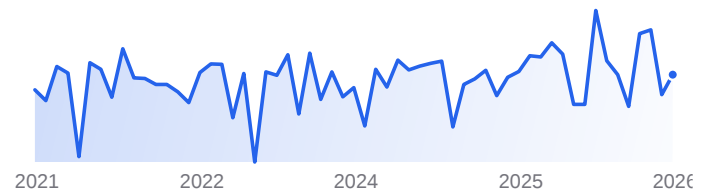
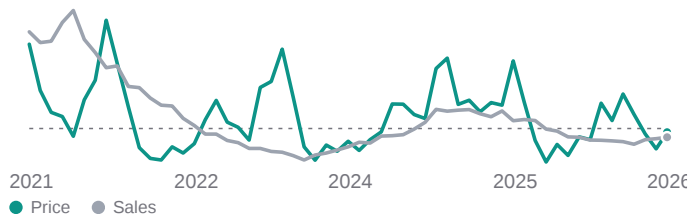


Growth (year over year)

Price -4.9% · Sales -11.5%

Price per square foot

\$261/ft²

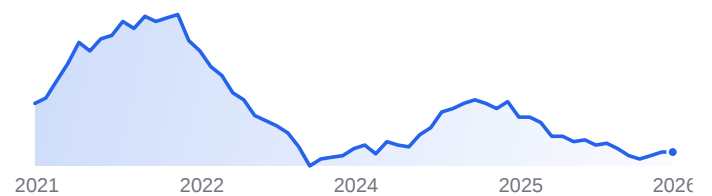
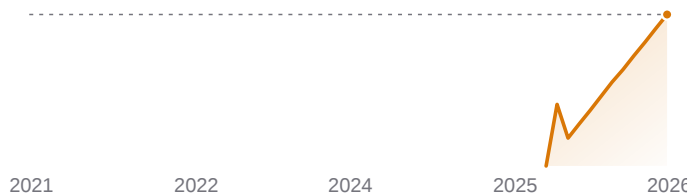


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

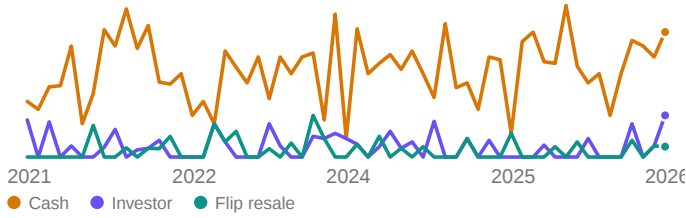
4.6%



BUYERS & OUTCOMES

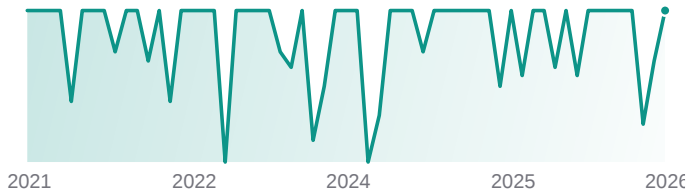
Buyer mix

Cash 75% · Investor 25% · Flip resale 6.3%



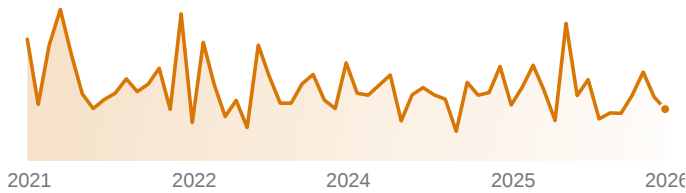
Sellers who sold at a gain

100%

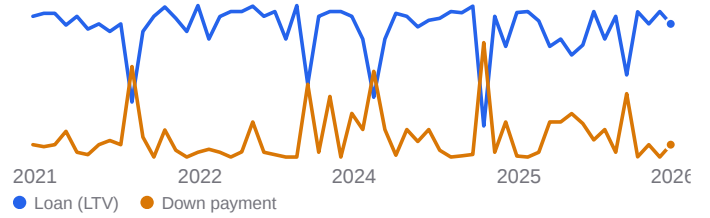


Median annualized return at resale

+4.9%

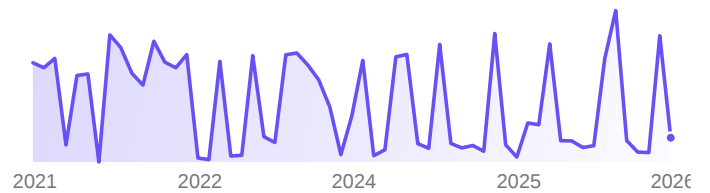


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



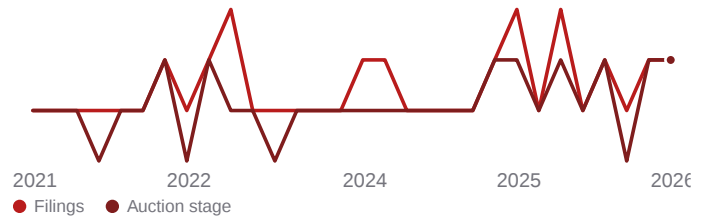
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,856
Median value (AVM)	\$412K
Median size	1,236 ft²
Median bedrooms	3
Median year built	1992
Single family	36%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.8%
Owner occupied	50%
Company owned	7.1%
Median loan-to-value	33%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	4,967
Density	11 / mi²
Median household income	\$73K
Average household income	\$91K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	153
Homes occupied	63%
Bachelor's or higher	11%
Poverty rate	15.5%
Unemployment	1.2%
Average temp	43°F
Annual precip	116 in
Sunshine	43%

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.