

Custer 98240

ZIP code · WA · Washington > Whatcom County > Custer

SELLER'S MARKET

\$620K

MEDIAN SALE PRICE

+3.9%

1-YR CHANGE

36

SALES (12 MO)

\$575K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

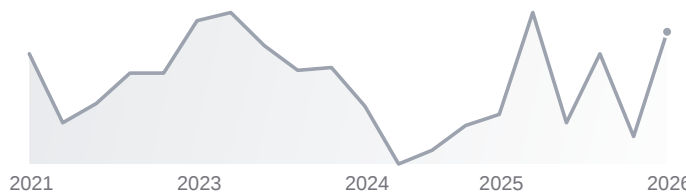
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

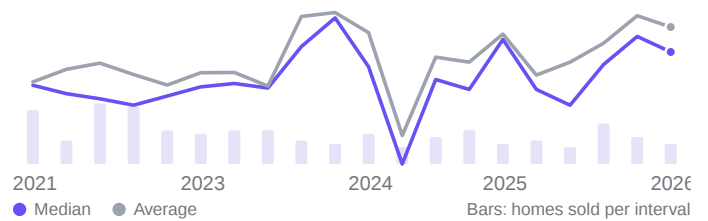
Market temperature (0–100)

68 / 100



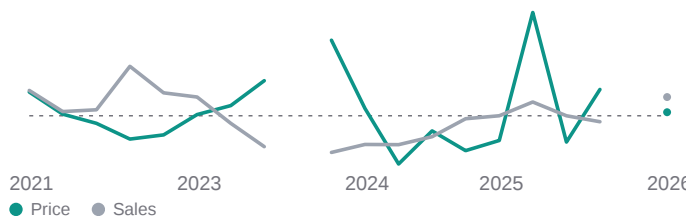
Sale prices

Median \$590K · Average \$674K



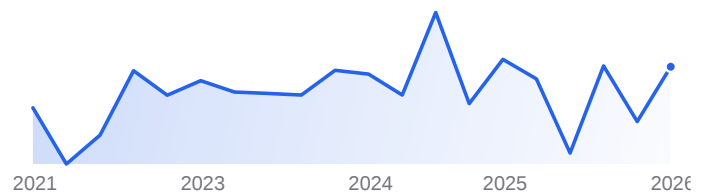
Growth (year over year)

Price +3.9% · Sales +20.0%



Price per square foot

\$364/ft²



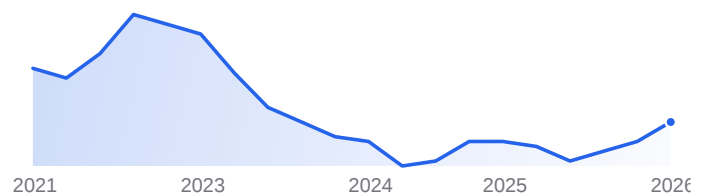
Sale premium vs estimated value

-2.4%



Annual turnover (share of homes sold)

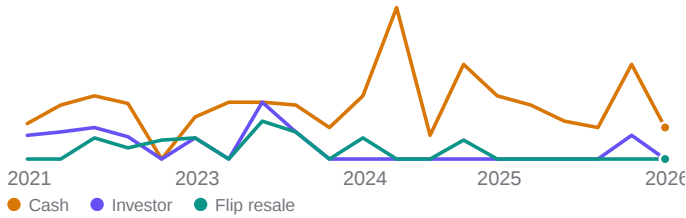
3.4%



BUYERS & OUTCOMES

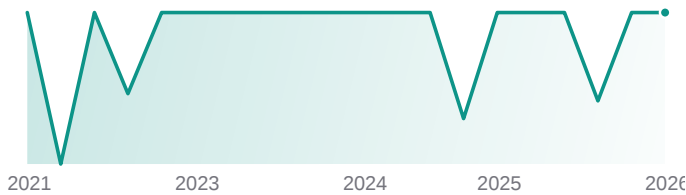
Buyer mix

Cash 17% · Investor 0% · Flip resale 0%



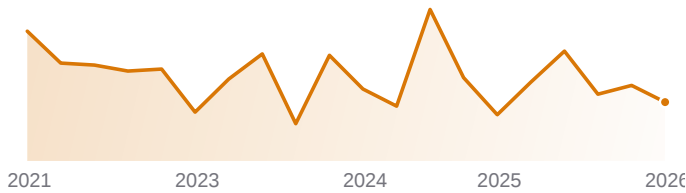
Sellers who sold at a gain

100%

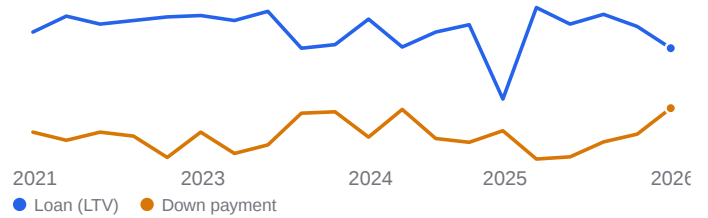


Median annualized return at resale

+6.1%

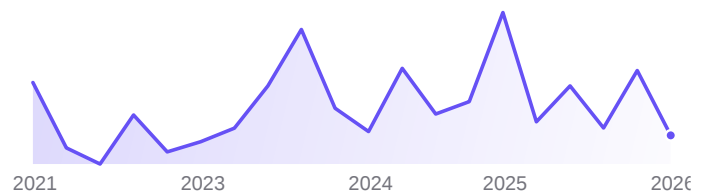


Financing (share of purchase price) Loan (LTV) 67% · Down payment 33%



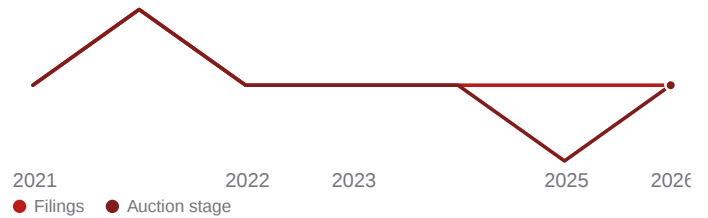
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,056
Median value (AVM)	\$575K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1986
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	4.1%
Owner occupied	82%
Company owned	8.7%
Median loan-to-value	46%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	3,222
Density	156 / mi²
Median household income	\$101K
Average household income	\$122K
Crime index (US avg 100)	39
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	209
Homes occupied	95%
Bachelor's or higher	18%
Poverty rate	4.6%
Unemployment	1.3%
Average temp	50°F
Annual precip	48 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.