

Greenbank 98253

ZIP code · WA · Washington > Island County

BALANCED MARKET

\$611K

MEDIAN SALE PRICE

-19.3%

1-YR CHANGE

53

SALES (12 MO)

\$802K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

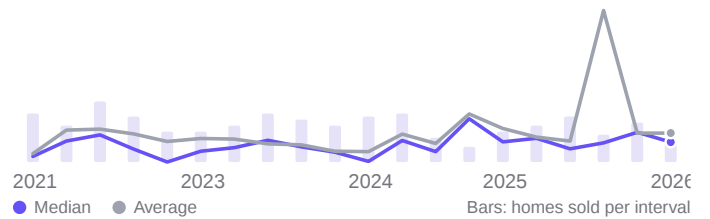
Market temperature (0–100)

55 / 100



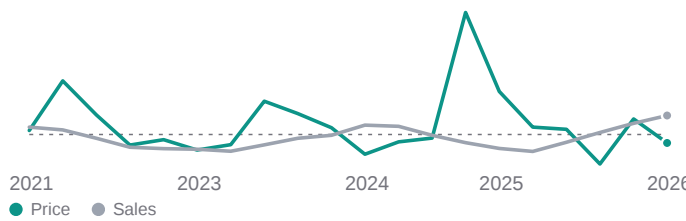
Sale prices

Median \$735K · Average \$893K



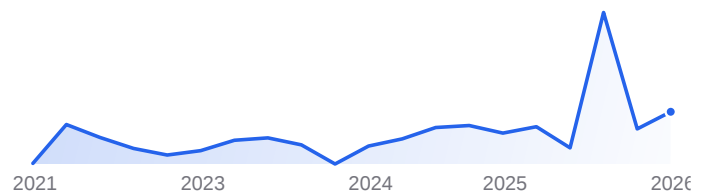
Growth (year over year)

Price -19.3% · Sales +43.2%



Price per square foot

\$584/ft²



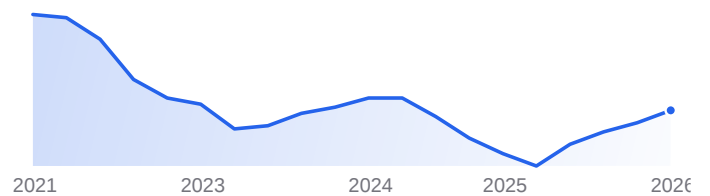
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

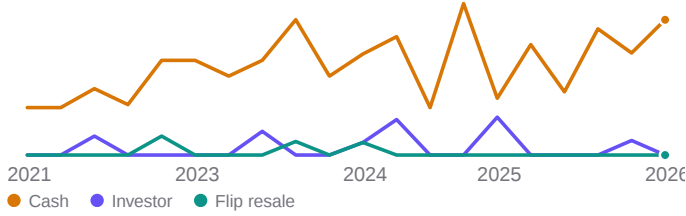
3.4%



BUYERS & OUTCOMES

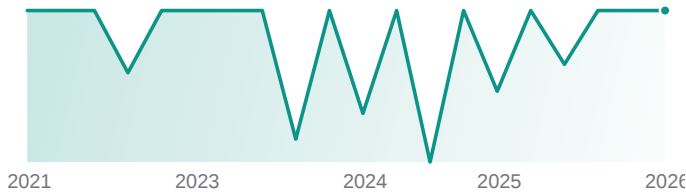
Buyer mix

Cash 71% · Investor 0% · Flip resale 0%



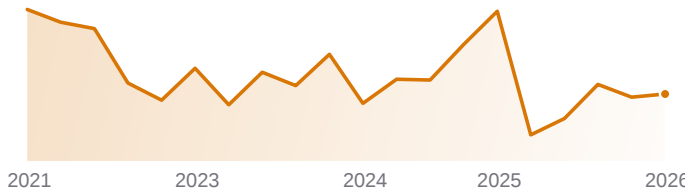
Sellers who sold at a gain

100%

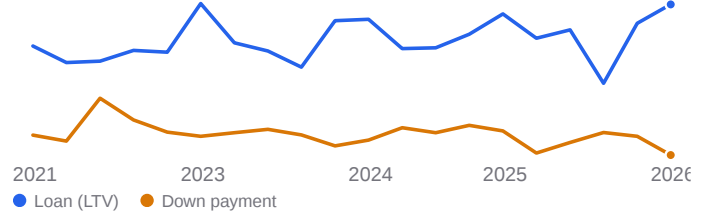


Median annualized return at resale

+7.6%

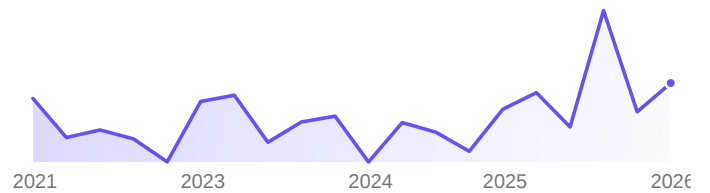


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



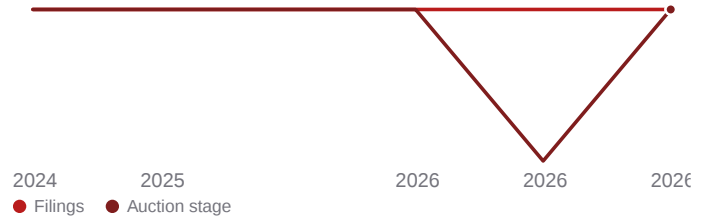
Typical hold before selling

10.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,582
Median value (AVM)	\$802K
Median size	1,626 ft²
Median bedrooms	2
Median year built	1988
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.0%
Owner occupied	52%
Company owned	17%
Median loan-to-value	24%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	2,717
Density	152 / mi²
Median household income	\$90K
Average household income	\$109K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	293
Homes occupied	76%
Bachelor's or higher	32%
Poverty rate	5.4%
Unemployment	1.0%
Average temp	50°F
Annual precip	23 in
Sunshine	33%

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.