

Hamilton 98255

ZIP code · WA · Washington > Skagit County > Hamilton

\$485K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$307K

MEDIAN VALUE (AVM)

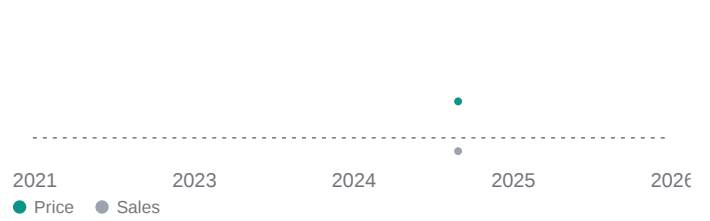
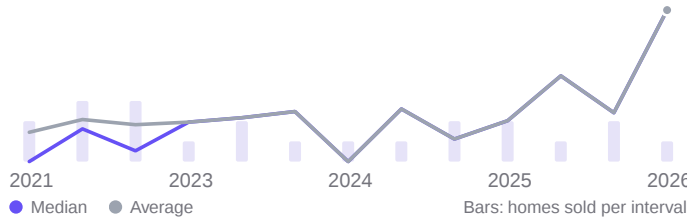
MARKET TRENDS (5 YEARS)

Sale prices

Median \$700K · Average \$700K

Growth (year over year)

Price +68.3% · Sales -25.0%

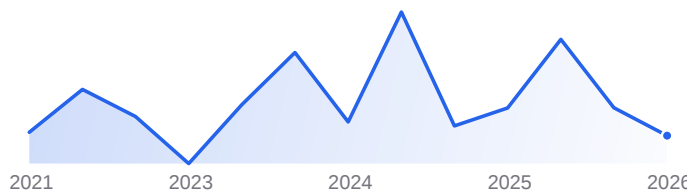


Price per square foot

\$135/ft²

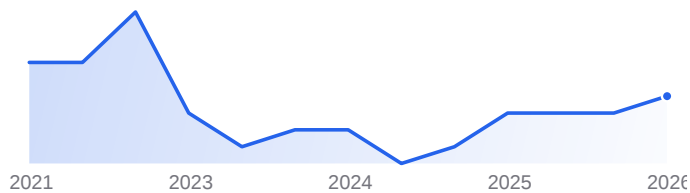
Sale premium vs estimated value

-12.3%



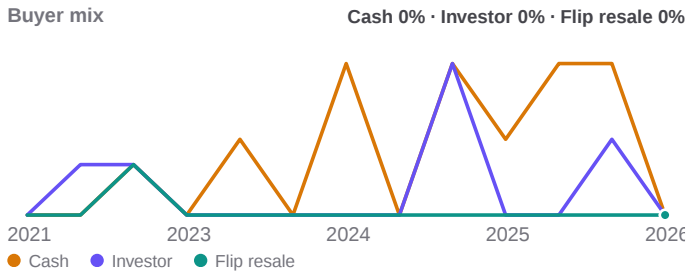
Annual turnover (share of homes sold)

6.7%

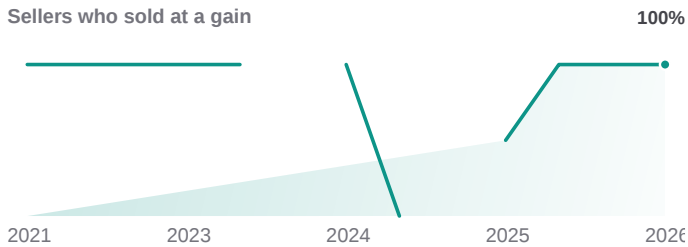


BUYERS & OUTCOMES

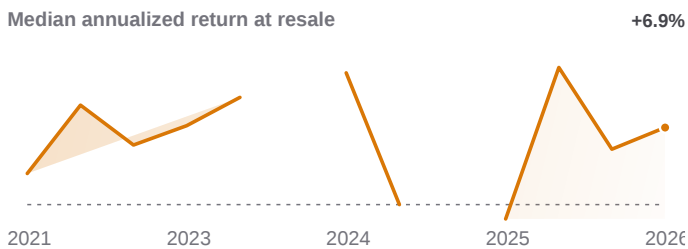
Buyer mix



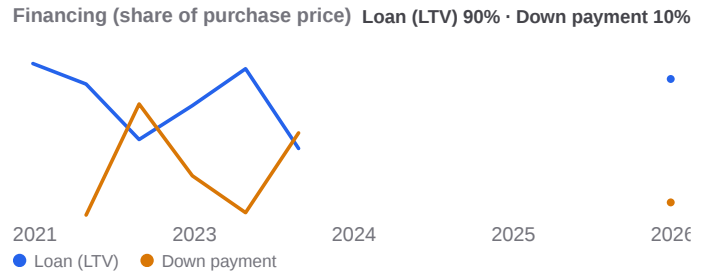
Sellers who sold at a gain



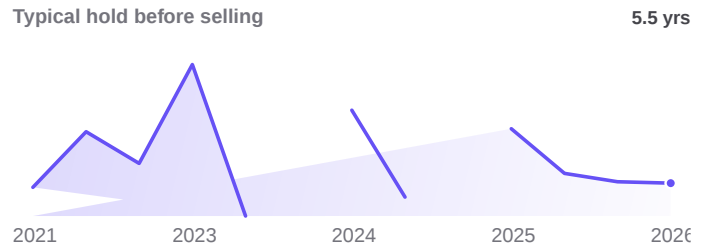
Median annualized return at resale



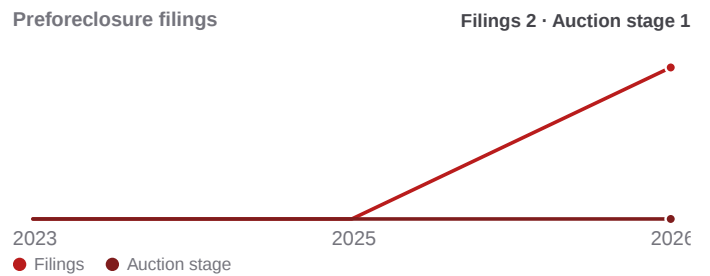
Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	90
Median value (AVM)	\$307K
Median size	1,056 ft²
Median bedrooms	3
Median year built	1963
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0%
Owner occupied	29%
Company owned	7.8%
Median loan-to-value	15%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	5
Density	18 / mi²
Median household income	\$93K
Average household income	\$118K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	204
Homes occupied	91%
Bachelor's or higher	17%
Poverty rate	16.1%
Unemployment	1.2%
Average temp	47°F
Annual precip	90 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.