

Lyman 98263

ZIP code · WA · Washington > Skagit County > Lyman

SELLER'S MARKET

\$405K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$392K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

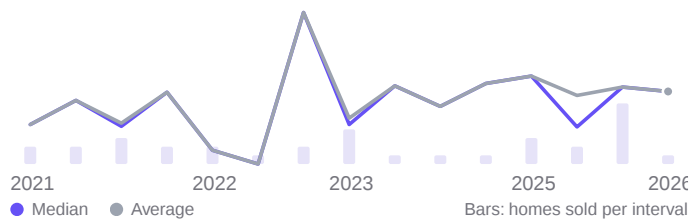
MARKET TRENDS (5 YEARS)

Sale prices

Median \$405K · Average \$405K

Growth (year over year)

Price -7.2% · Sales +300.0%

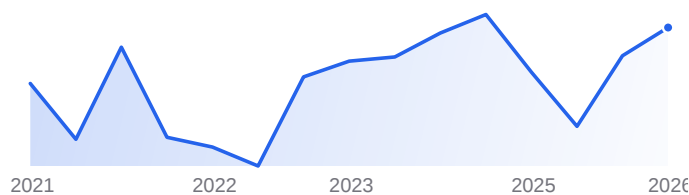


Price per square foot

\$373/ft²

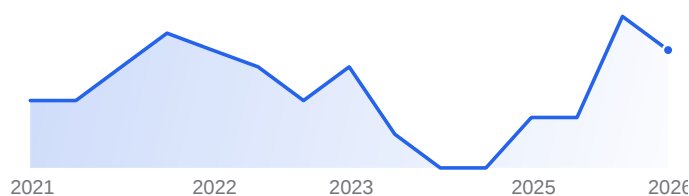
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

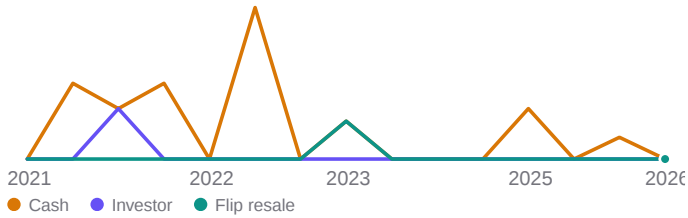
6.6%



BUYERS & OUTCOMES

Buyer mix

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



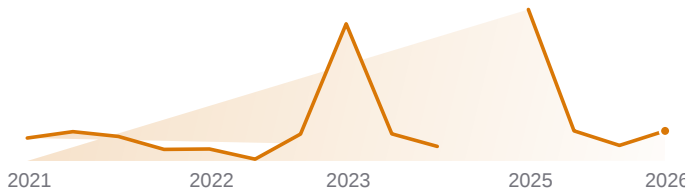
Sellers who sold at a gain

100%

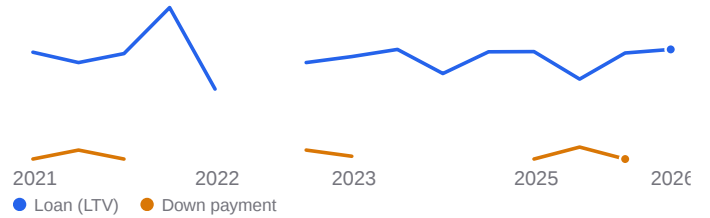


Median annualized return at resale

+11.0%

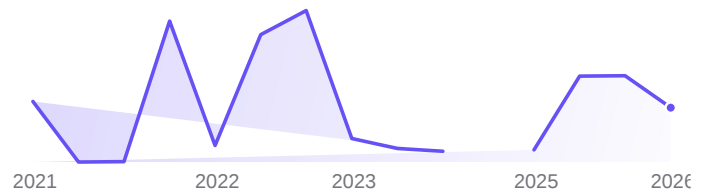


Financing (share of purchase price) Loan (LTV) 102% · Down payment 1.8%



Typical hold before selling

8.6 yrs



HOUSING STOCK

Homes	151
Median value (AVM)	\$392K
Median size	1,288 ft²
Median bedrooms	3
Median year built	1946
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.9%
Owner occupied	57%
Company owned	2.0%
Median loan-to-value	41%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	7
Density	28 / mi ²
Median household income	\$66K
Average household income	\$81K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	204
Homes occupied	91%
Bachelor's or higher	10%
Poverty rate	16.8%
Unemployment	1.1%
Average temp	45°F
Annual precip	120 in
Sunshine	43%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.