

Mount Vernon 98274

ZIP code · WA · Washington > Skagit County > Mount Vernon

BALANCED MARKET

\$652K

MEDIAN SALE PRICE

-4.5%

1-YR CHANGE

268

SALES (12 MO)

\$615K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



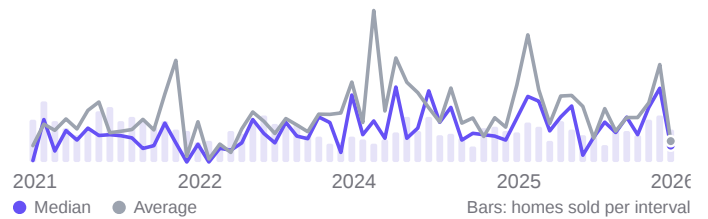
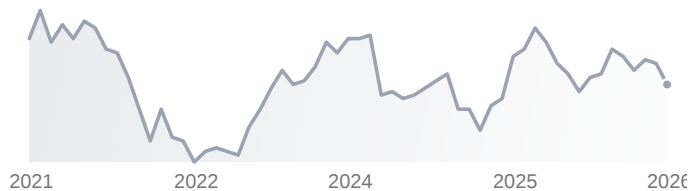
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$535K · Average \$551K

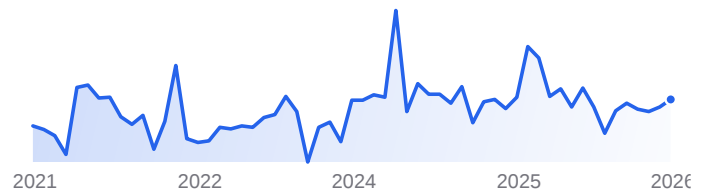
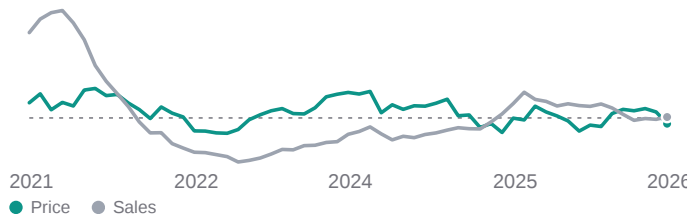


Growth (year over year)

Price -4.5% · Sales +0.8%

Price per square foot

\$367/ft²

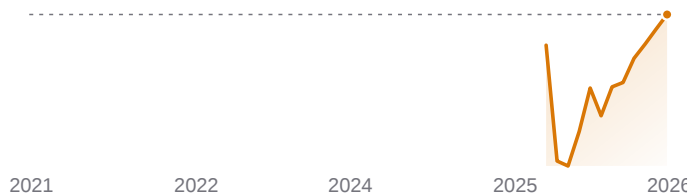


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

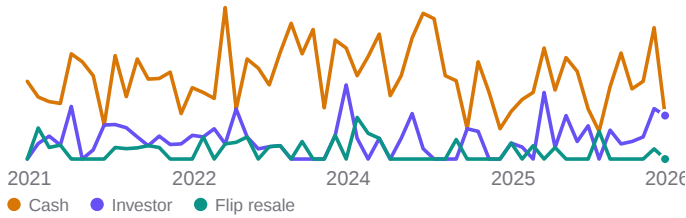
3.7%



BUYERS & OUTCOMES

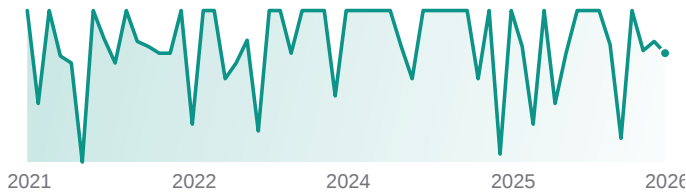
Buyer mix

Cash 13% · Investor 13% · Flip resale 0%



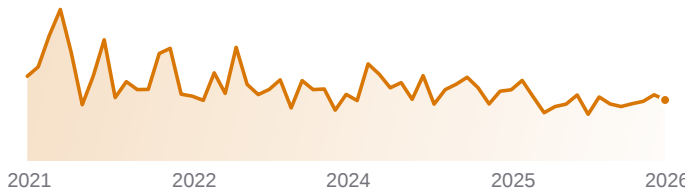
Sellers who sold at a gain

94%

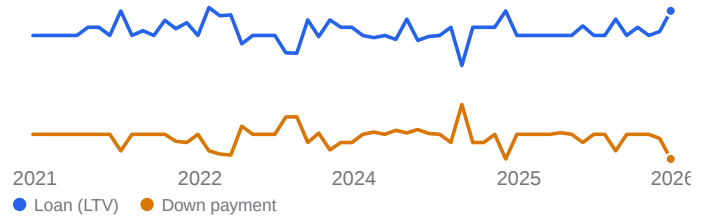


Median annualized return at resale

+4.7%

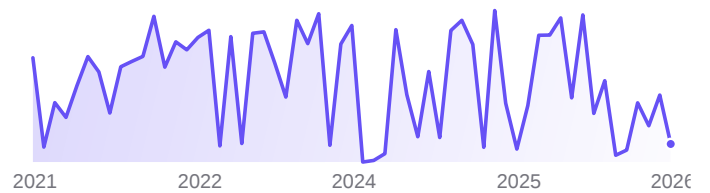


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



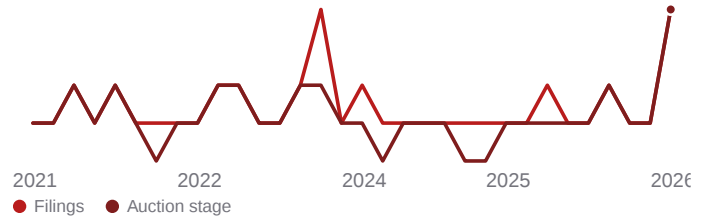
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	7,187
Median value (AVM)	\$615K
Median size	1,614 ft²
Median bedrooms	3
Median year built	1993
Single family	80%
Condos	3.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.6%
Owner occupied	76%
Company owned	9.8%
Median loan-to-value	37%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	20,170
Density	158 / mi²
Median household income	\$93K
Average household income	\$112K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	221
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	10.8%
Unemployment	1.4%
Average temp	47°F
Annual precip	89 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.