

Nooksack 98276

ZIP code · WA · Washington > Whatcom County > Nooksack

BALANCED MARKET

\$535K

MEDIAN SALE PRICE

+2.3%

1-YR CHANGE

29

SALES (12 MO)

\$475K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



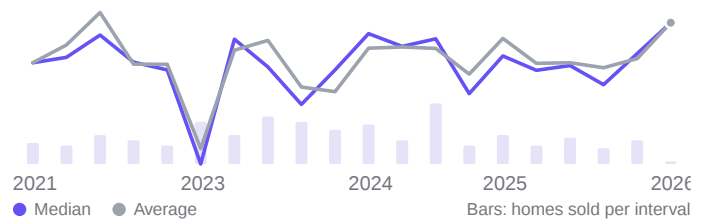
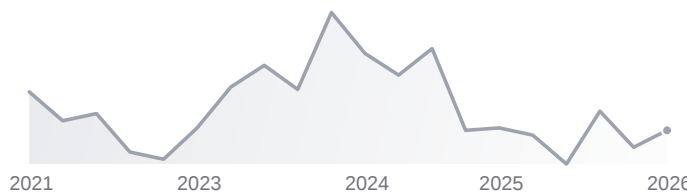
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$570K · Average \$570K

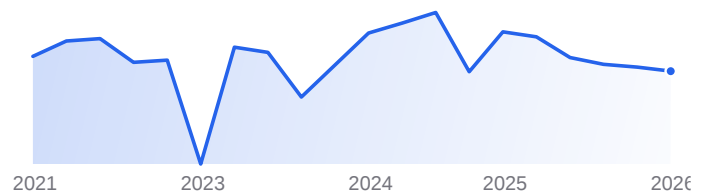
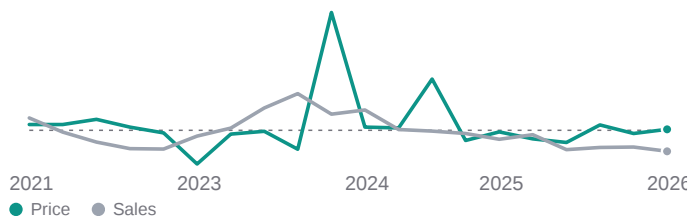


Growth (year over year)

Price +2.3% · Sales -45.3%

Price per square foot

\$232/ft²

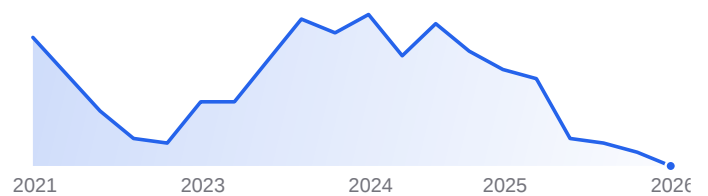


Sale premium vs estimated value

-10.8%

Annual turnover (share of homes sold)

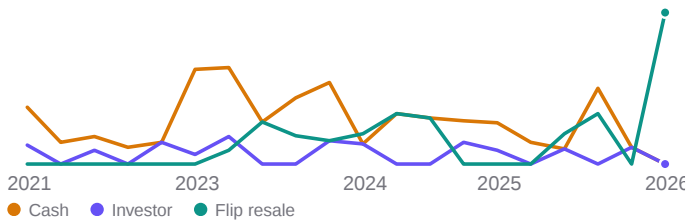
4.9%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 100%



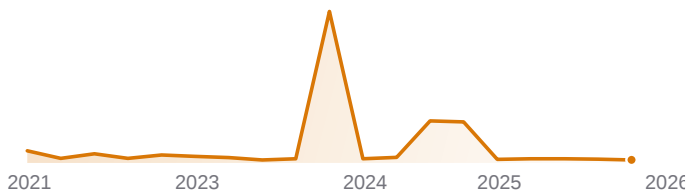
Sellers who sold at a gain

100%

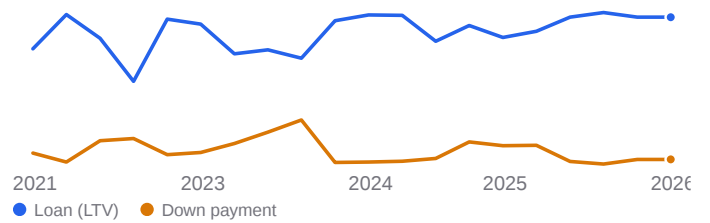


Median annualized return at resale

+4.3%

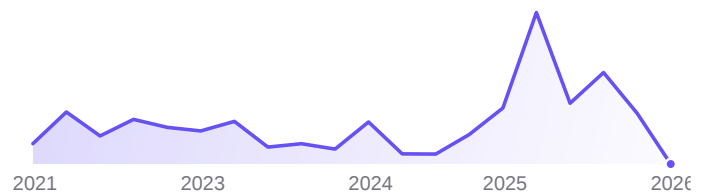


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	590
Median value (AVM)	\$475K
Median size	1,680 ft²
Median bedrooms	3
Median year built	2000
Single family	86%
Condos	3.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	2.5%
Owner occupied	77%
Company owned	6.1%
Median loan-to-value	62%

Typical ownership tenure

6.1 yrs

COMMUNITY

Population	211
Density	298 / mi²
Median household income	\$67K
Average household income	\$89K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	193
Homes occupied	96%
Bachelor's or higher	16%
Poverty rate	8.9%
Unemployment	1.3%
Average temp	50°F
Annual precip	47 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.