

Sumas 98295

ZIP code · WA · Washington > Whatcom County > Sumas

BALANCED MARKET

\$328K

MEDIAN SALE PRICE

+37.0%

1-YR CHANGE

43

SALES (12 MO)

\$351K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

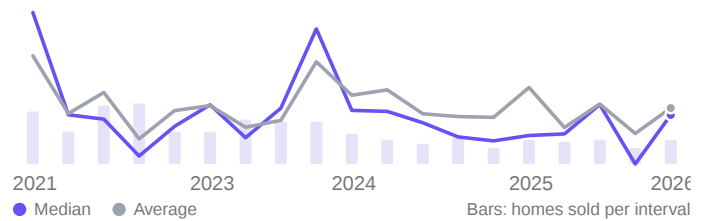
Market temperature (0–100)

59 / 100



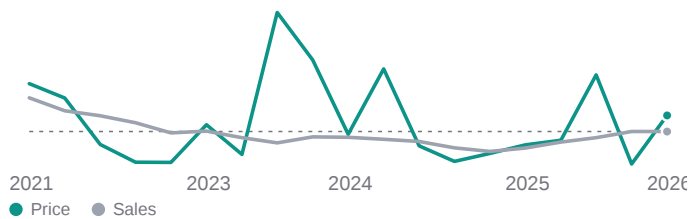
Sale prices

Median \$318K · Average \$356K



Growth (year over year)

Price +37.0% · Sales +0.0%



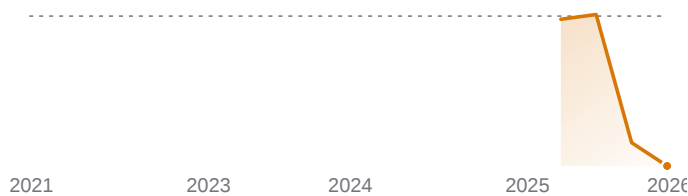
Price per square foot

\$269/ft²



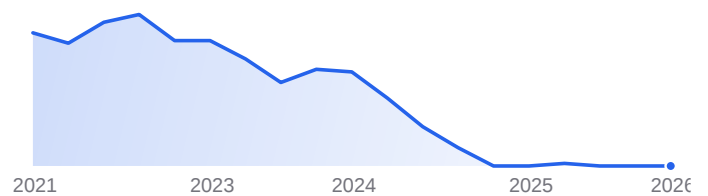
Sale premium vs estimated value

-18.2%



Annual turnover (share of homes sold)

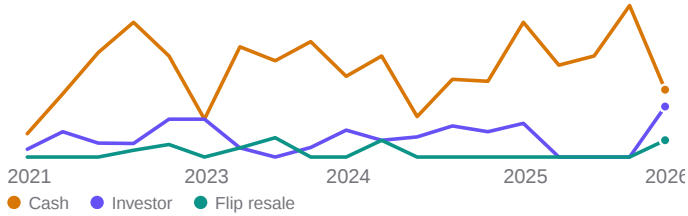
3.8%



BUYERS & OUTCOMES

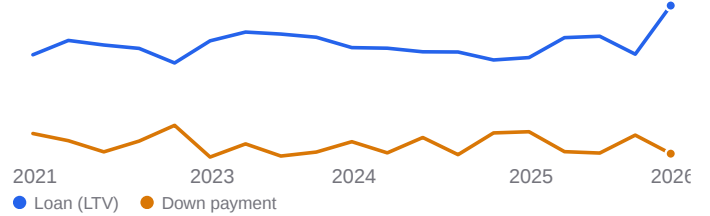
Buyer mix

Cash 33% · Investor 25% · Flip resale 8.3%



Financing (share of purchase price)

Loan (LTV) 116% · Down payment 6.2%



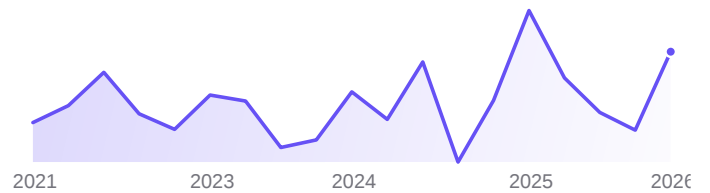
Sellers who sold at a gain

58%



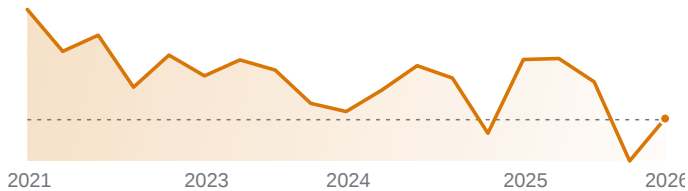
Typical hold before selling

7.6 yrs



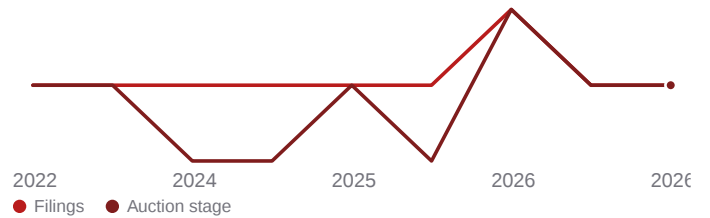
Median annualized return at resale

+0.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,117
Median value (AVM)	\$351K
Median size	1,364 ft²
Median bedrooms	3
Median year built	1993
Single family	77%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.1%
Owner occupied	50%
Company owned	8.1%
Median loan-to-value	36%

Typical ownership tenure

7.3 yrs

COMMUNITY

Population	3,263
Density	112 / mi ²
Median household income	\$80K
Average household income	\$94K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	184
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	8.3%
Unemployment	1.5%
Average temp	48°F
Annual precip	70 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.