Glenoma 98336

ZIP code · WA · Washington › Lewis County

BALANCED MARKET

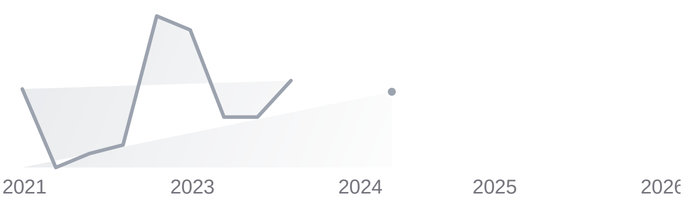
$380K	6	$319K
MEDIAN SALE PRICE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Balanced market · 48 / 100

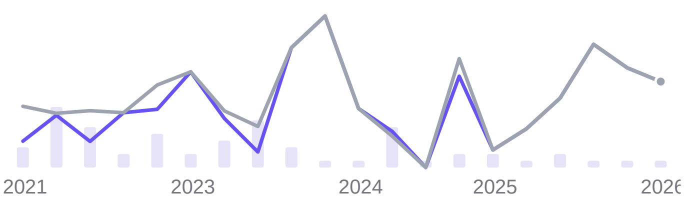
Buyer's market · Balanced · Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100) — 48 / 100

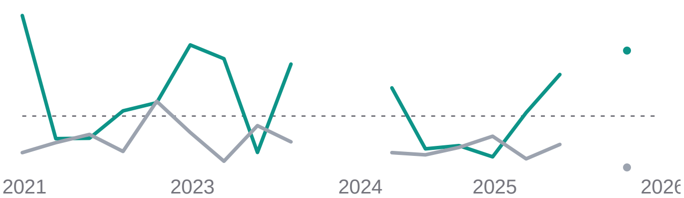


Sale prices — Median $360K · Average $360K



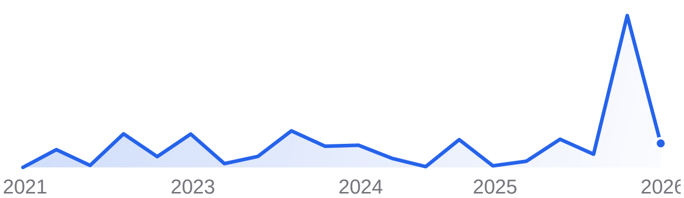
Median · Average — Bars: homes sold per interval

Growth (year over year) — Price +69.8% · Sales -54.5%

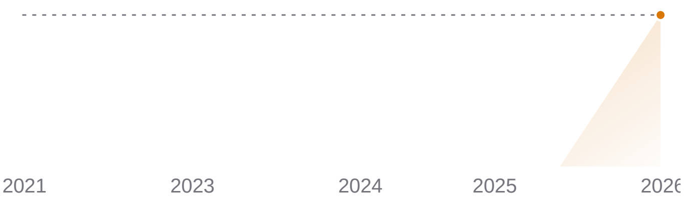


Price · Sales

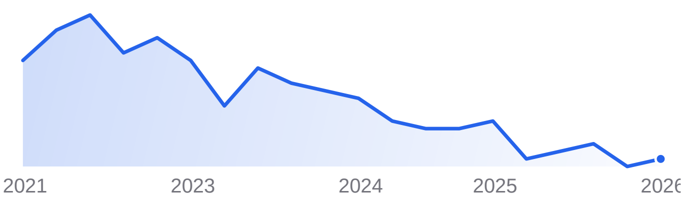
Price per square foot — $267/ft²



Sale premium vs estimated value — +0.0%

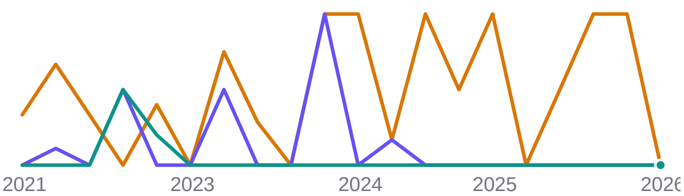


Annual turnover (share of homes sold) — 1.3%

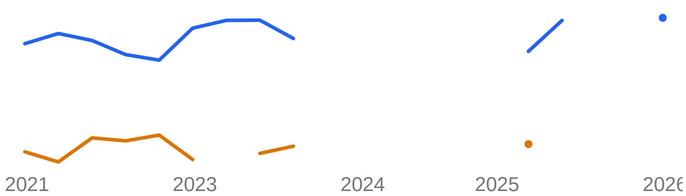


BUYERS & OUTCOMES

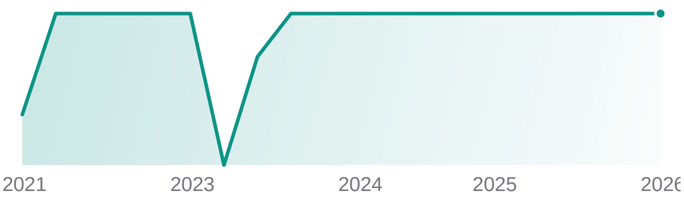
Buyer mix — Cash 0% · Investor 0% · Flip resale 0%



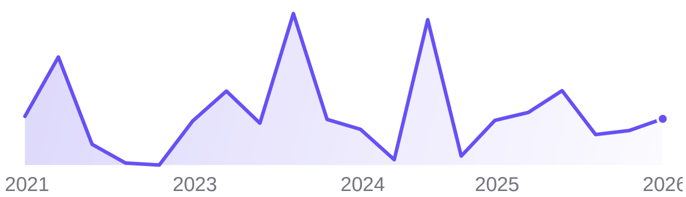
Financing (share of purchase price) — Loan (LTV) 102% · Down payment 20%



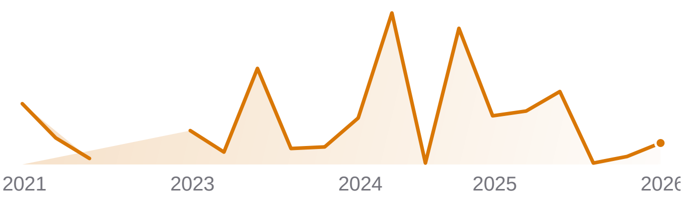
Sellers who sold at a gain — 100%



Typical hold before selling — 6.1 yrs



Median annualized return at resale — +7.6%



Preforeclosure filings — Filings 1 · Auction stage 1

HOUSING STOCK

Homes	474
Median value (AVM)	$319K
Median size	1,378 ft²
Median bedrooms	3
Median year built	1977
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.3%
Owner occupied	64%
Company owned	3.8%
Median loan-to-value	27%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	**568**
Density	**9 / mi²**
Median household income	**$80K**
Average household income	**$75K**
Crime index (US avg 100)	**136**
Air pollution index (US avg 100)	**118**
Earthquake index (US avg 100)	**185**
Homes occupied	**91%**
Bachelor's or higher	**9%**
Poverty rate	**9.7%**
Unemployment	**1.1%**
Average temp	**49°F**
Annual precip	**75 in**
Sunshine	**35%**

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.