

Morton 98356

ZIP code · WA · Washington > Lewis County > Morton

STRONG SELLER'S MARKET

\$448K

MEDIAN SALE PRICE

+97.5%

1-YR CHANGE

55

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 86 / 100

Buyer's market

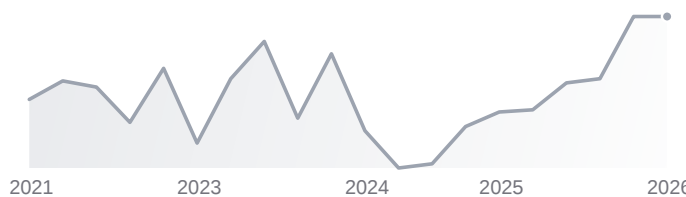
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

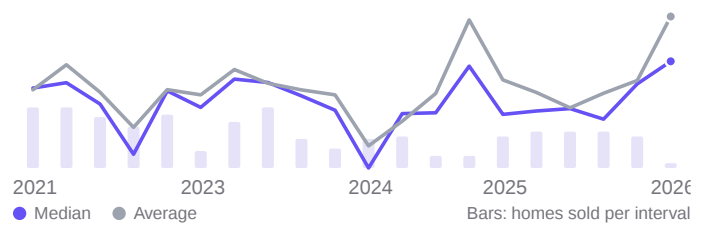
Market temperature (0–100)

86 / 100



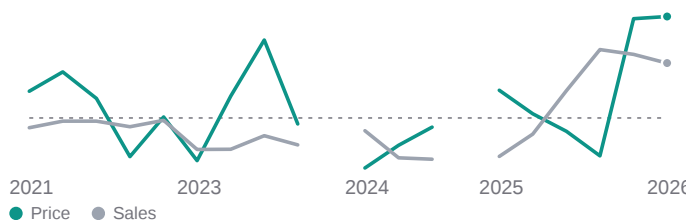
Sale prices

Median \$369K · Average \$477K



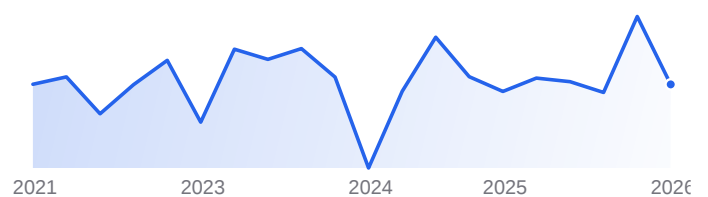
Growth (year over year)

Price +97.5% · Sales +52.8%



Price per square foot

\$209/ft²



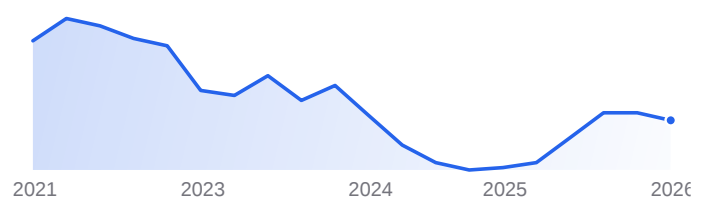
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

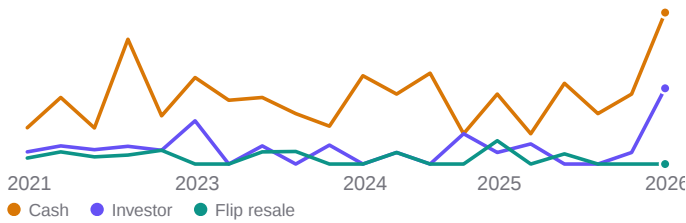
3.7%



BUYERS & OUTCOMES

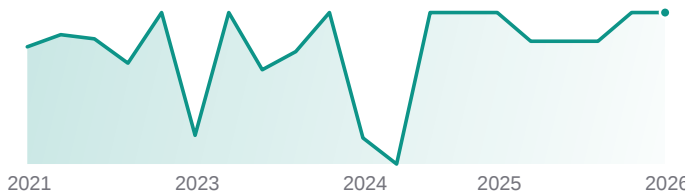
Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



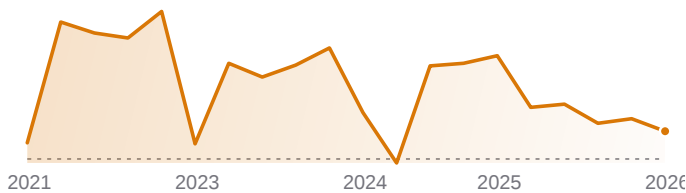
Sellers who sold at a gain

100%

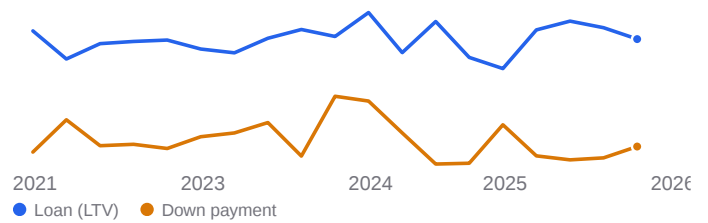


Median annualized return at resale

+3.1%

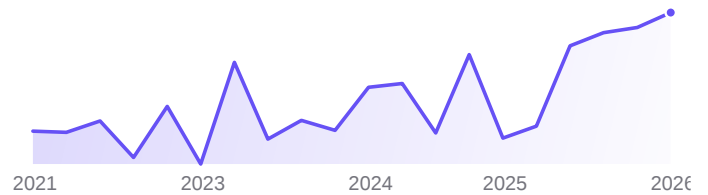


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



Typical hold before selling

11.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,474
Median value (AVM)	\$284K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1972
Single family	77%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.1%
Owner occupied	39%
Company owned	6.7%
Median loan-to-value	27%

Typical ownership tenure

7.5 yrs

COMMUNITY

Population	2,488
Density	22 / mi ²
Median household income	\$53K
Average household income	\$70K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	199
Homes occupied	89%
Bachelor's or higher	6%
Poverty rate	10.1%
Unemployment	1.2%
Average temp	48°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.