

# Nordland 98358

ZIP code · WA · Washington > Jefferson County

BUYER'S MARKET

**\$509K**

MEDIAN SALE PRICE

**-47.7%**

1-YR CHANGE

**15**

SALES (12 MO)

**\$708K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



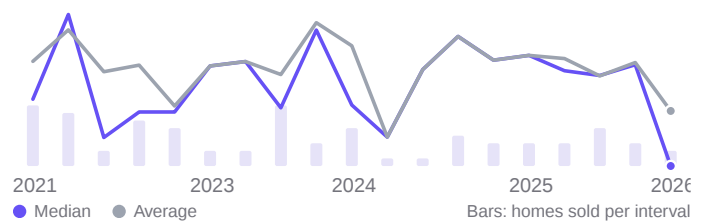
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$19K · Average \$426K

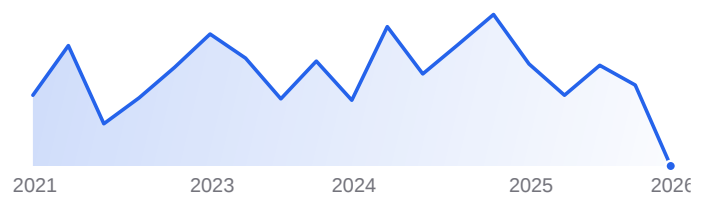
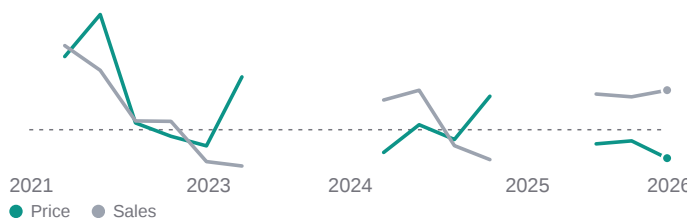


Growth (year over year)

Price -47.7% · Sales +66.7%

Price per square foot

\$8/ft²

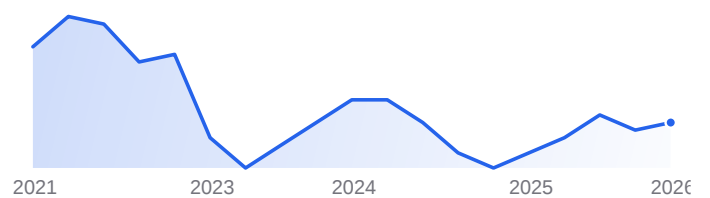
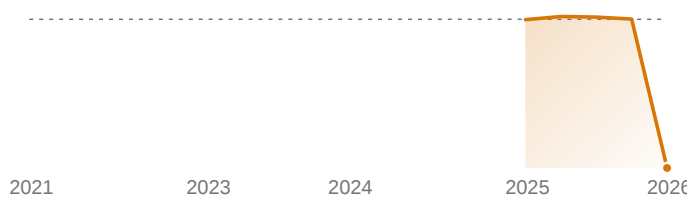


Sale premium vs estimated value

-97.7%

Annual turnover (share of homes sold)

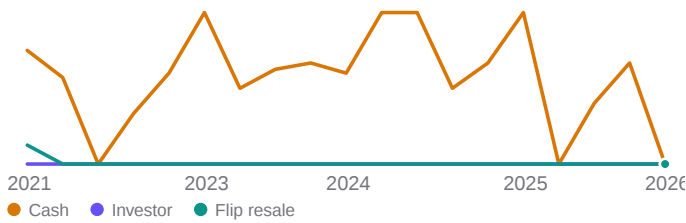
2.3%



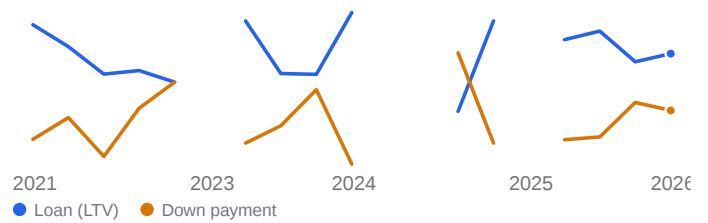
## BUYERS & OUTCOMES

### Buyer mix

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

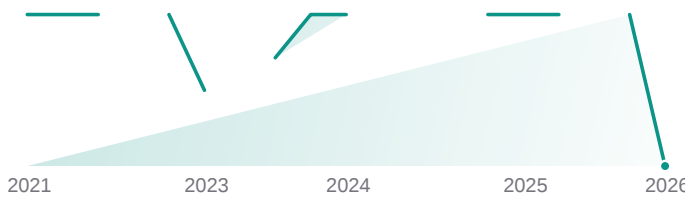


### Financing (share of purchase price) Loan (LTV) 64% · Down payment 36%



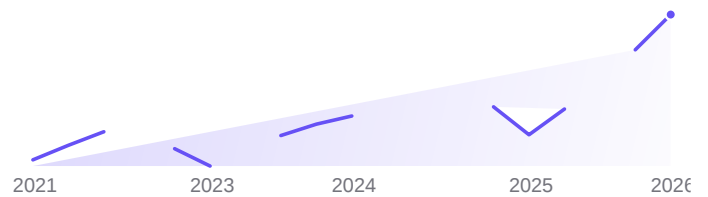
### Sellers who sold at a gain

0%



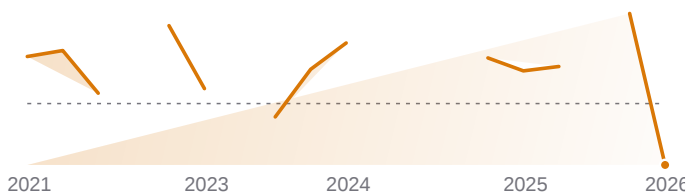
### Typical hold before selling

21.3 yrs



### Median annualized return at resale

-14.5%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 666       |
| Median value (AVM) | \$708K    |
| Median size        | 1,542 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1988      |
| Single family      | 74%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 75%      |
| Underwater (LTV 125% or more) | 3.3%     |
| Owner occupied                | 53%      |
| Company owned                 | 15%      |
| Median loan-to-value          | 25%      |
| Typical ownership tenure      | 12.8 yrs |

## COMMUNITY

|                                  |                      |
|----------------------------------|----------------------|
| Population                       | 219                  |
| Density                          | 23 / mi <sup>2</sup> |
| Median household income          | \$70K                |
| Average household income         | \$97K                |
| Crime index (US avg 100)         | 147                  |
| Air pollution index (US avg 100) | 101                  |
| Earthquake index (US avg 100)    | 273                  |
| Homes occupied                   | 75%                  |
| Bachelor's or higher             | 29%                  |
| Poverty rate                     | 15.6%                |
| Unemployment                     | 1.6%                 |
| Average temp                     | 50°F                 |
| Annual precip                    | 21 in                |
| Sunshine                         | 33%                  |

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.