

Randle 98377

ZIP code · WA · Washington > Lewis County

BALANCED MARKET

\$523K

MEDIAN SALE PRICE

+67.2%

1-YR CHANGE

44

SALES (12 MO)

\$240K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



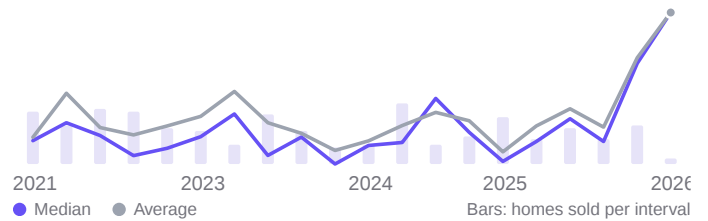
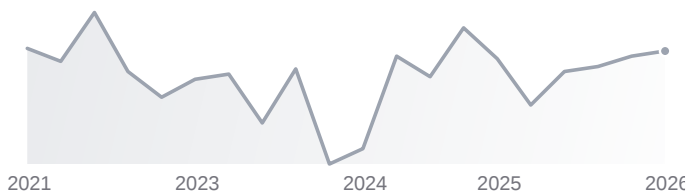
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$795K · Average \$795K

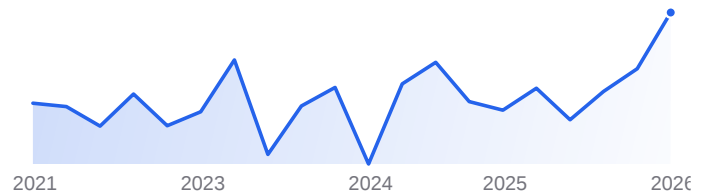
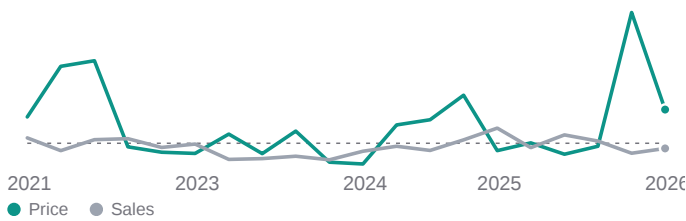


Growth (year over year)

Price +67.2% · Sales -10.2%

Price per square foot

\$414/ft²

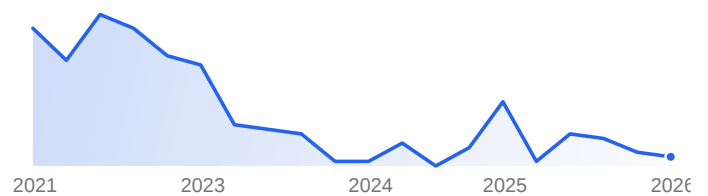


Sale premium vs estimated value

+60.9%

Annual turnover (share of homes sold)

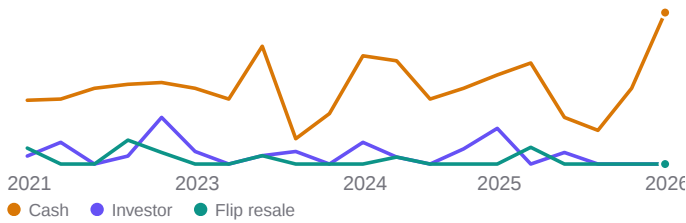
3.2%



BUYERS & OUTCOMES

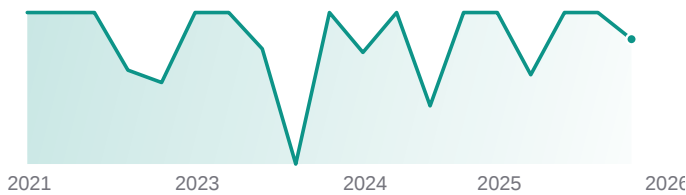
Buyer mix

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



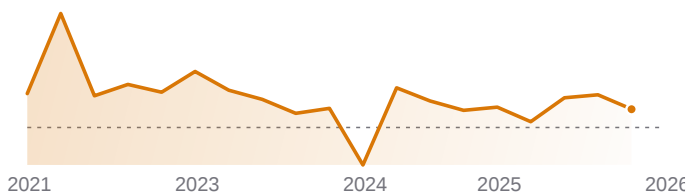
Sellers who sold at a gain

90%

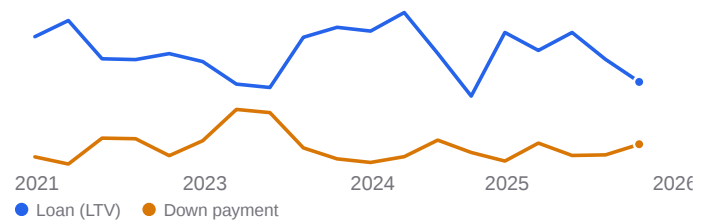


Median annualized return at resale

+7.4%

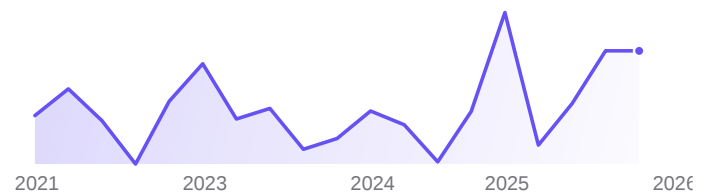


Financing (share of purchase price) Loan (LTV) 59% · Down payment 22%



Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,388
Median value (AVM)	\$240K
Median size	1,286 ft²
Median bedrooms	3
Median year built	1976
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.6%
Owner occupied	38%
Company owned	9.3%
Median loan-to-value	17%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	2,593
Density	8 / mi²
Median household income	\$55K
Average household income	\$80K
Crime index (US avg 100)	167
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	175
Homes occupied	76%
Bachelor's or higher	19%
Poverty rate	5.8%
Unemployment	1.2%
Average temp	45°F
Annual precip	81 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.