

Centralia 98531

ZIP code · WA · Washington > Lewis County > Centralia

BALANCED MARKET

\$369K

MEDIAN SALE PRICE

-4.7%

1-YR CHANGE

301

SALES (12 MO)

\$367K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



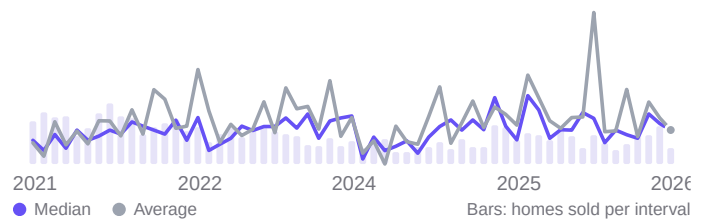
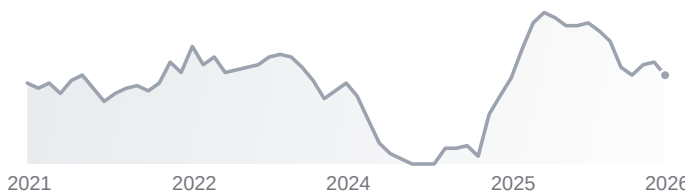
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$350K · Average \$350K

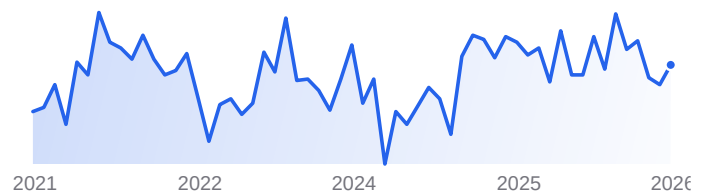
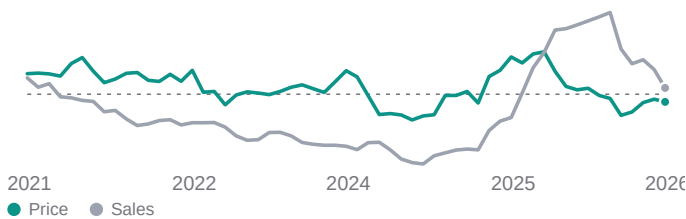


Growth (year over year)

Price -4.7% · Sales +3.8%

Price per square foot

\$259/ft²

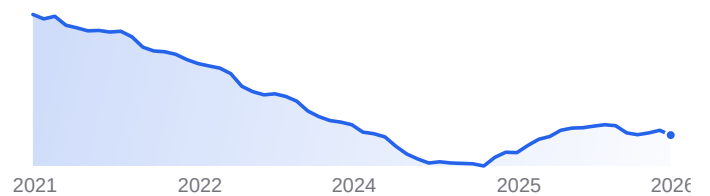


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

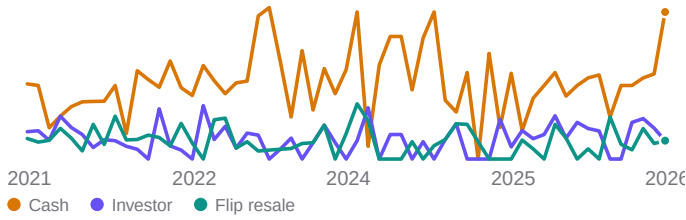
3.5%



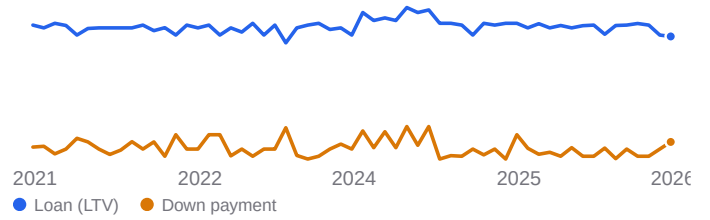
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 6.3% · Flip resale 6.3%

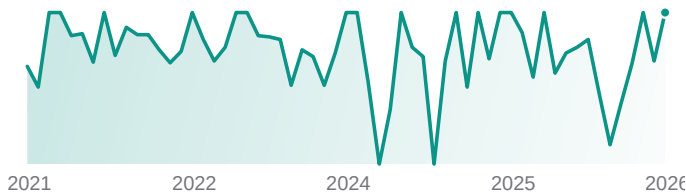


Financing (share of purchase price) Loan (LTV) 89% · Down payment 15%



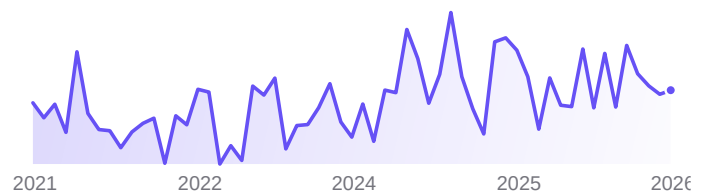
Sellers who sold at a gain

100%



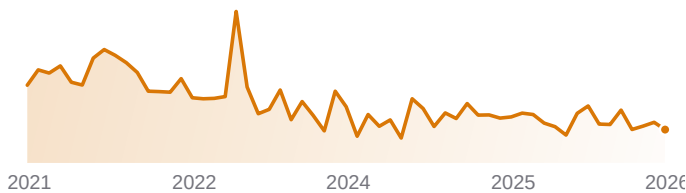
Typical hold before selling

5.7 yrs



Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	8,645
Median value (AVM)	\$367K
Median size	1,428 ft²
Median bedrooms	3
Median year built	1969
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.7%
Owner occupied	75%
Company owned	6.5%
Median loan-to-value	47%
Typical ownership tenure	7.6 yrs

COMMUNITY

Population	30,550
Density	222 / mi²
Median household income	\$66K
Average household income	\$81K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	197
Homes occupied	95%
Bachelor's or higher	15%
Poverty rate	14.0%
Unemployment	1.6%
Average temp	51°F
Annual precip	51 in
Sunshine	35%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.