

Cinebar 98533

ZIP code · WA · Washington > Lewis County

STRONG SELLER'S MARKET

\$333K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$426K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 89 / 100

Buyer's market

Balanced

Seller's market

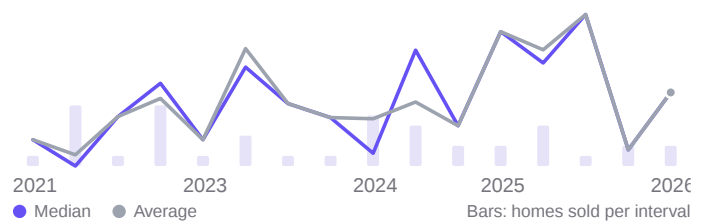
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

89 / 100

Sale prices

Median \$377K · Average \$377K

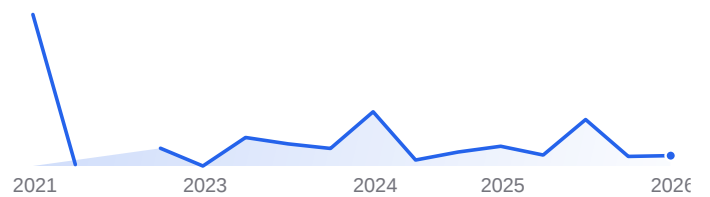


Growth (year over year)

Price -20.2% · Sales -25.0%

Price per square foot

\$228/ft²

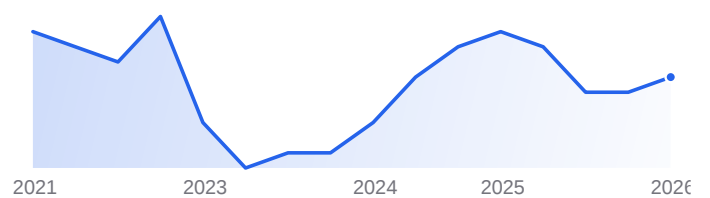


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

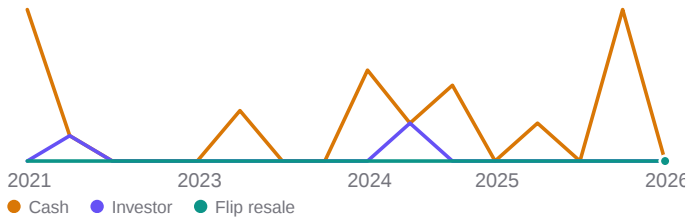
5.4%



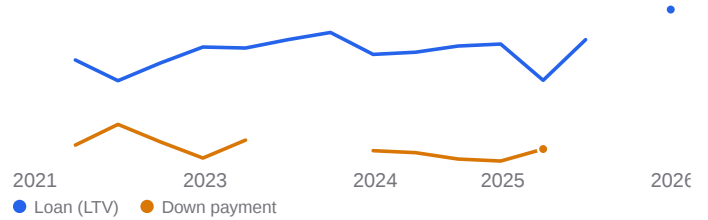
BUYERS & OUTCOMES

Buyer mix

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

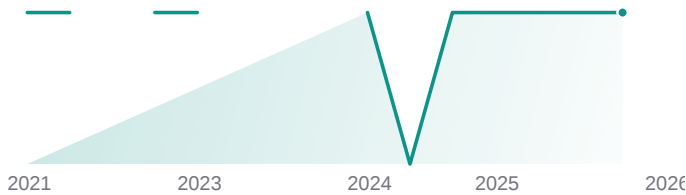


Financing (share of purchase price) Loan (LTV) 124% · Down payment 13%



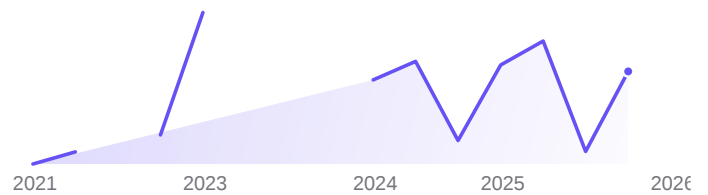
Sellers who sold at a gain

100%



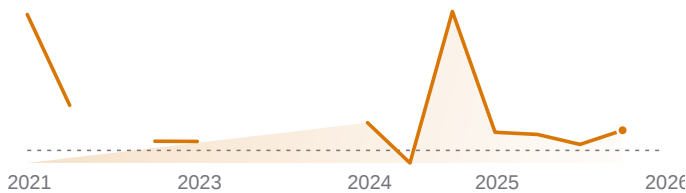
Typical hold before selling

9.3 yrs



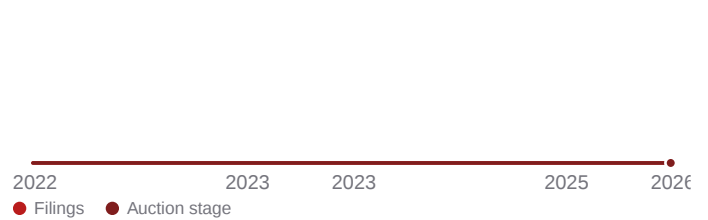
Median annualized return at resale

+6.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	185
Median value (AVM)	\$426K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1989
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	6.4%
Owner occupied	82%
Company owned	3.2%
Median loan-to-value	44%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	1,128
Density	9 / mi²
Median household income	\$68K
Average household income	\$76K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	203
Homes occupied	88%
Bachelor's or higher	11%
Poverty rate	4.3%
Unemployment	1.7%
Average temp	45°F
Annual precip	84 in
Sunshine	35%

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