

Curtis 98538

ZIP code · WA · Washington > Lewis County

\$410K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$432K

MEDIAN VALUE (AVM)

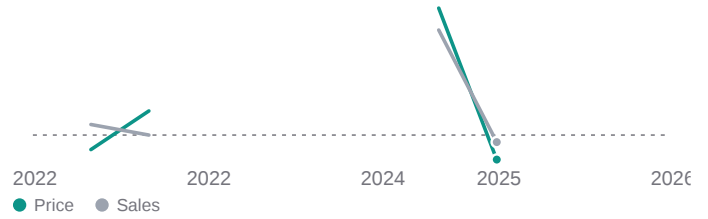
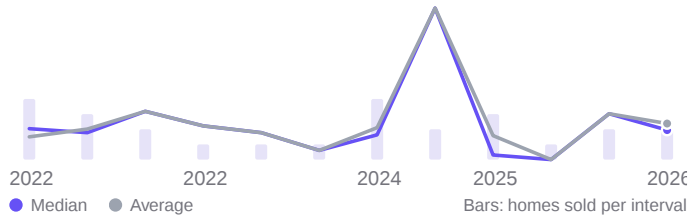
MARKET TRENDS (5 YEARS)

Sale prices

Median \$410K · Average \$471K

Growth (year over year)

Price -58.2% · Sales -16.7%

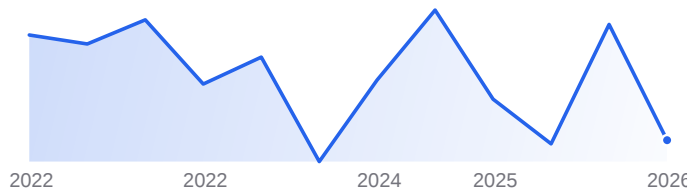


Price per square foot

\$131/ft²

Sale premium vs estimated value

-8.3%



Annual turnover (share of homes sold)

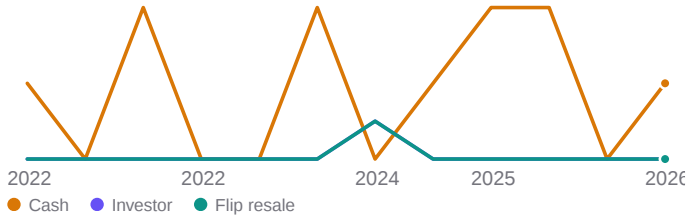
5.1%



BUYERS & OUTCOMES

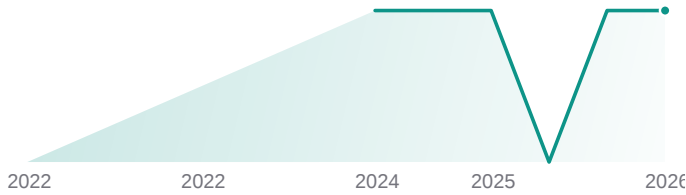
Buyer mix

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



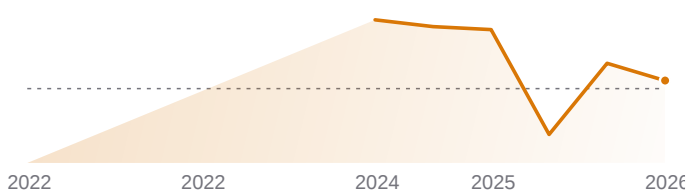
Sellers who sold at a gain

100%

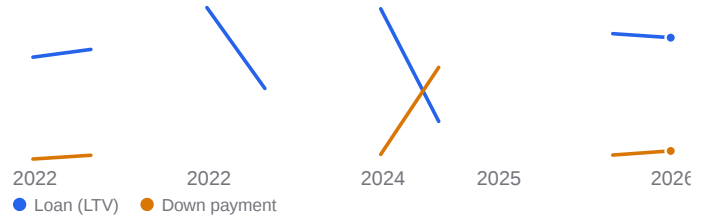


Median annualized return at resale

+1.5%

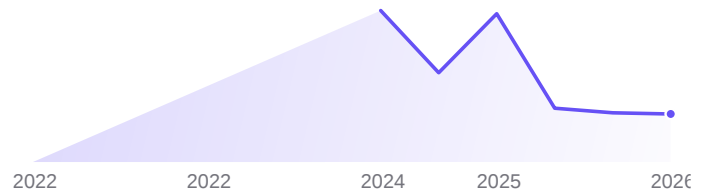


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



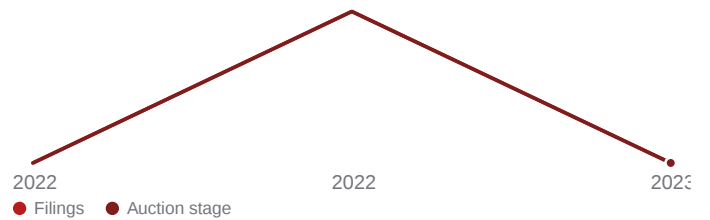
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	138
Median value (AVM)	\$432K
Median size	1,552 ft²
Median bedrooms	2
Median year built	1975
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.3%
Owner occupied	65%
Company owned	7.4%
Median loan-to-value	33%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	981
Density	8 / mi ²
Median household income	\$83K
Average household income	\$95K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	185
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	9.2%
Unemployment	1.6%
Average temp	48°F
Annual precip	82 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.