

Mossyrock 98564

ZIP code · WA · Washington > Lewis County > Mossyrock

BALANCED MARKET

\$367K

MEDIAN SALE PRICE

+2.5%

1-YR CHANGE

66

SALES (12 MO)

\$279K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



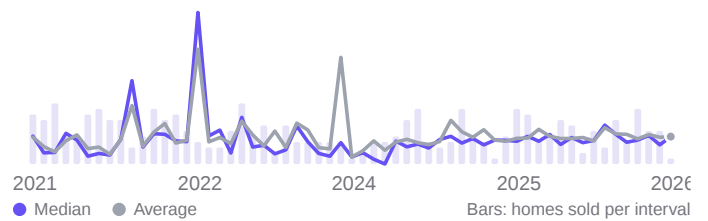
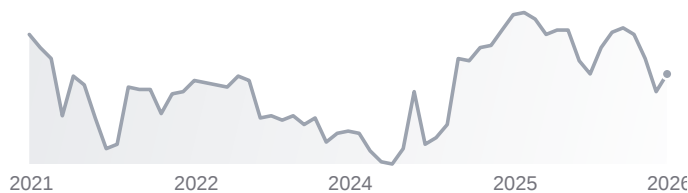
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$400K · Average \$400K

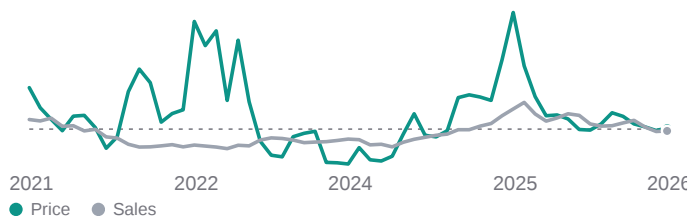


Growth (year over year)

Price +2.5% · Sales -4.3%

Price per square foot

\$201/ft²



Sale premium vs estimated value

-2.2%

Annual turnover (share of homes sold)

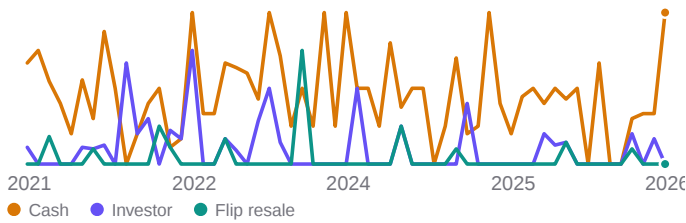
2.4%



BUYERS & OUTCOMES

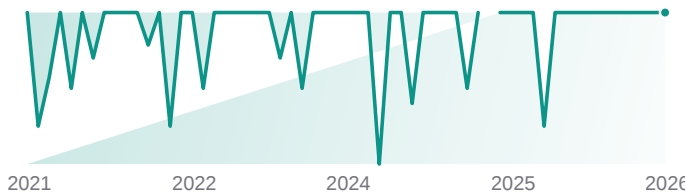
Buyer mix

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



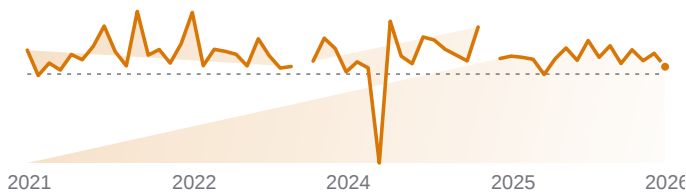
Sellers who sold at a gain

100%

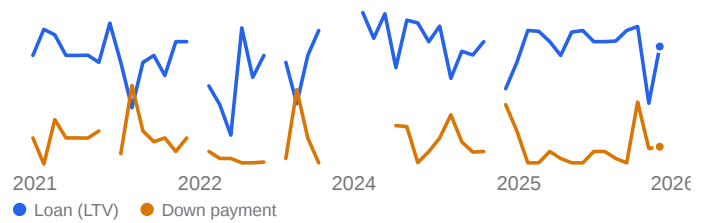


Median annualized return at resale

+4.4%

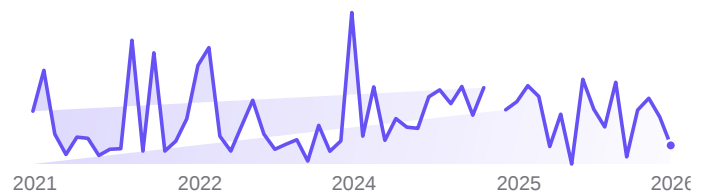


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



Typical hold before selling

2.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,756
Median value (AVM)	\$279K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1980
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	3.8%
Owner occupied	29%
Company owned	7.6%
Median loan-to-value	30%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	2,557
Density	16 / mi²
Median household income	\$57K
Average household income	\$92K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	189
Homes occupied	83%
Bachelor's or higher	11%
Poverty rate	8.8%
Unemployment	1.5%
Average temp	48°F
Annual precip	81 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.