

Napavine 98565

ZIP code · WA · Washington > Lewis County > Napavine

BALANCED MARKET

\$403K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$398K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



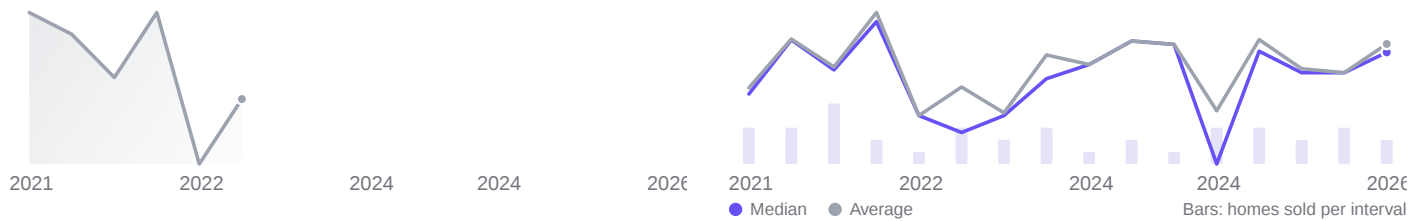
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$430K · Average \$451K

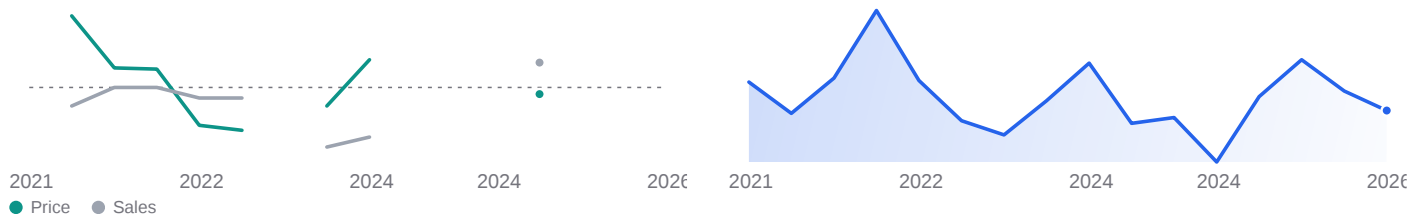


Growth (year over year)

Price -4.5% · Sales +16.7%

Price per square foot

\$203/ft²

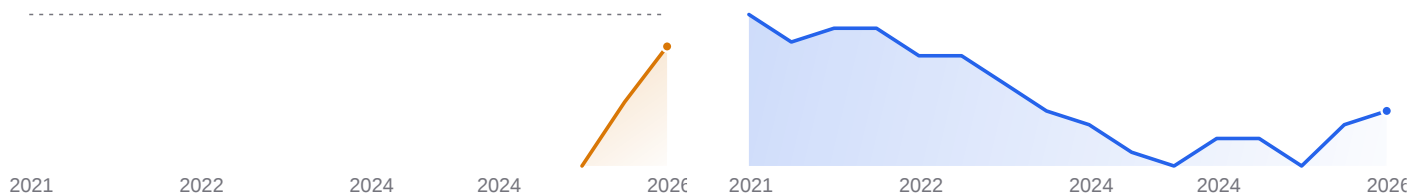


Sale premium vs estimated value

-0.0%

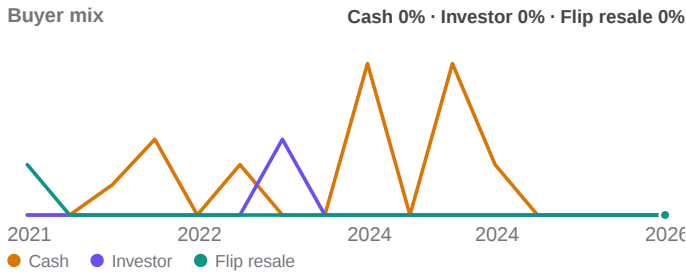
Annual turnover (share of homes sold)

5.5%

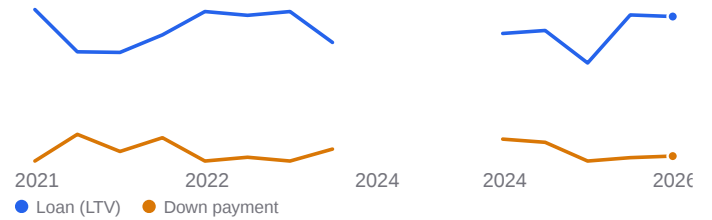


BUYERS & OUTCOMES

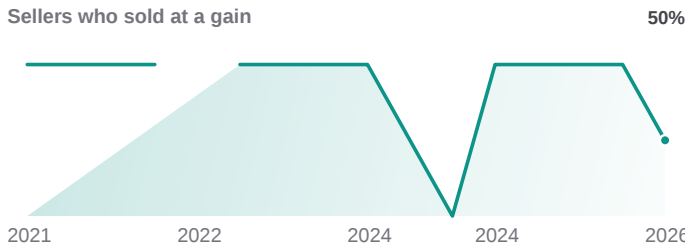
Buyer mix



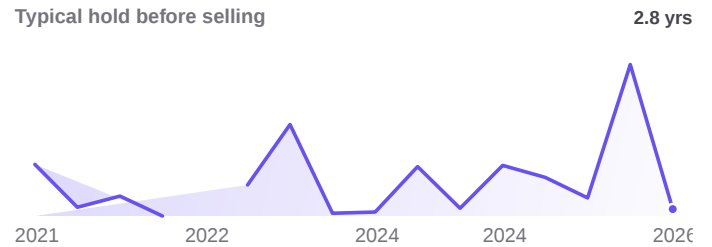
Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



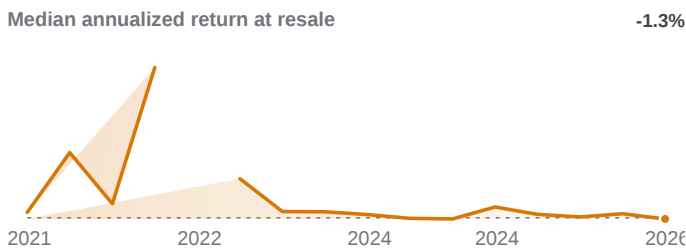
Sellers who sold at a gain



Typical hold before selling



Median annualized return at resale



HOUSING STOCK

Homes	164
Median value (AVM)	\$398K
Median size	1,363 ft²
Median bedrooms	3
Median year built	1995
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	30%
Underwater (LTV 125% or more)	4.4%
Owner occupied	58%
Company owned	9.2%
Median loan-to-value	69%
Typical ownership tenure	7.7 yrs

COMMUNITY

Population	3
Density	327 / mi²
Median household income	\$78K
Average household income	\$89K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	178
Homes occupied	95%
Bachelor's or higher	8%
Poverty rate	5.9%
Unemployment	1.8%
Average temp	51°F
Annual precip	50 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.