

Ryderwood 98581

ZIP code · WA · Washington > Cowlitz County > Ryderwood

BALANCED MARKET

\$178K

MEDIAN SALE PRICE

-28.0%

1-YR CHANGE

15

SALES (12 MO)

\$225K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



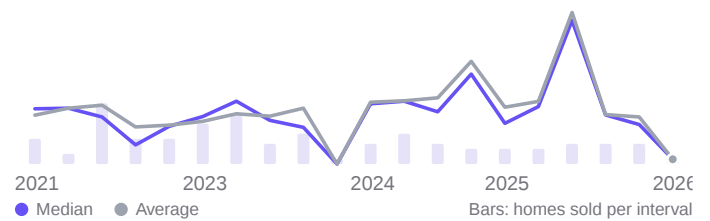
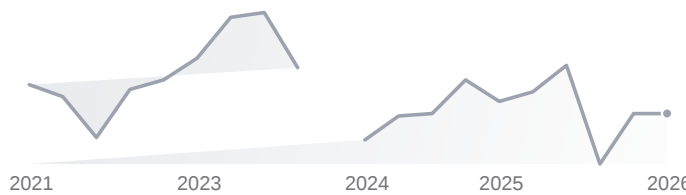
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$105K · Average \$105K

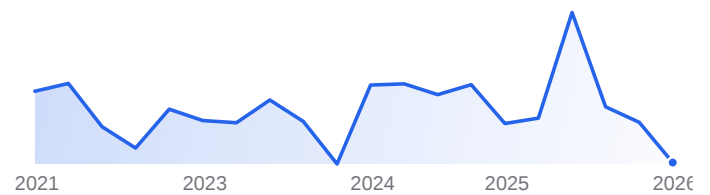
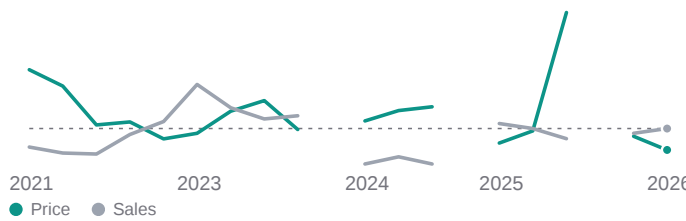


Growth (year over year)

Price -28.0% · Sales +0.0%

Price per square foot

\$98/ft²

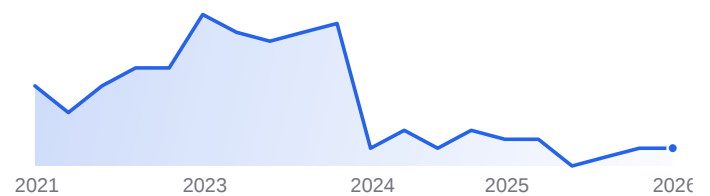


Sale premium vs estimated value

-40.1%

Annual turnover (share of homes sold)

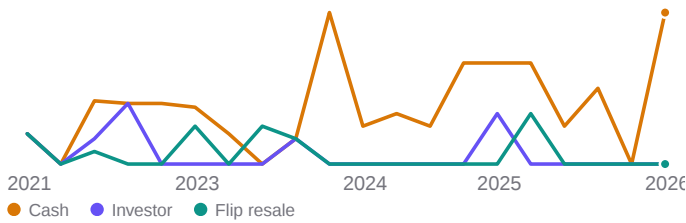
5.0%



BUYERS & OUTCOMES

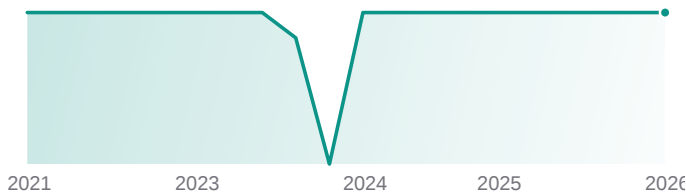
Buyer mix

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



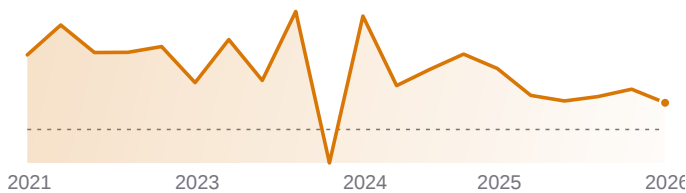
Sellers who sold at a gain

100%

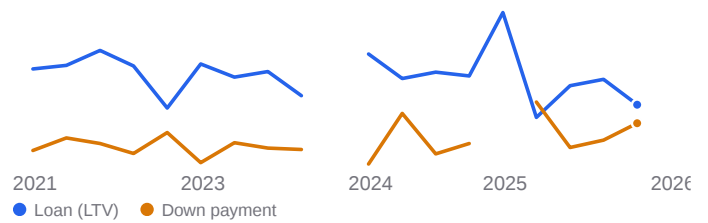


Median annualized return at resale

+5.2%

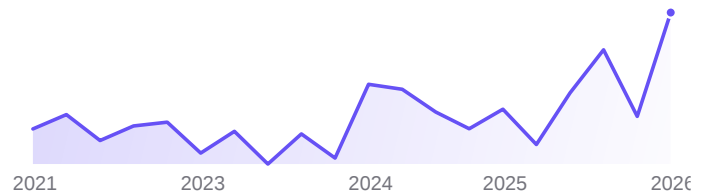


Financing (share of purchase price) Loan (LTV) 54% · Down payment 38%



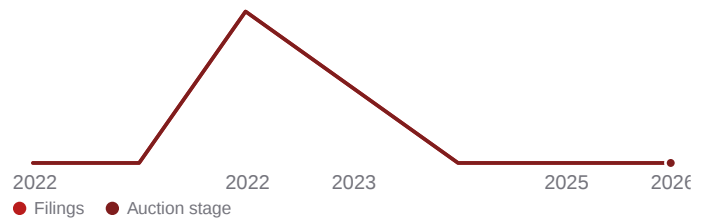
Typical hold before selling

18.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	301
Median value (AVM)	\$225K
Median size	1,124 ft²
Median bedrooms	2
Median year built	1923
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	4.4%
Owner occupied	82%
Company owned	5.0%
Median loan-to-value	52%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	768
Density	16 / mi ²
Median household income	\$84K
Average household income	\$102K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	177
Homes occupied	94%
Bachelor's or higher	14%
Poverty rate	6.1%
Unemployment	1.5%
Average temp	48°F
Annual precip	88 in
Sunshine	35%

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