

Toledo 98591

ZIP code · WA · Washington > Lewis County > Toledo

SELLER'S MARKET

\$694K

MEDIAN SALE PRICE

+109.0%

1-YR CHANGE

75

SALES (12 MO)

\$439K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

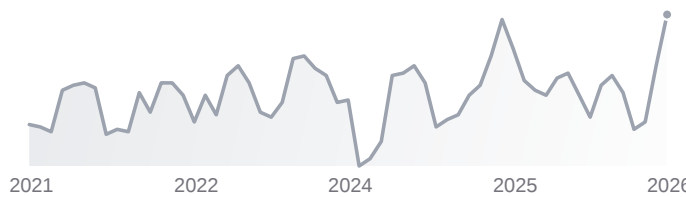
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

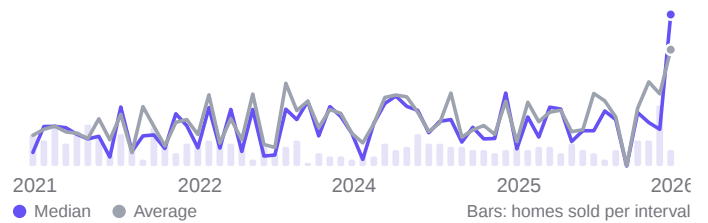
Market temperature (0–100)

77 / 100



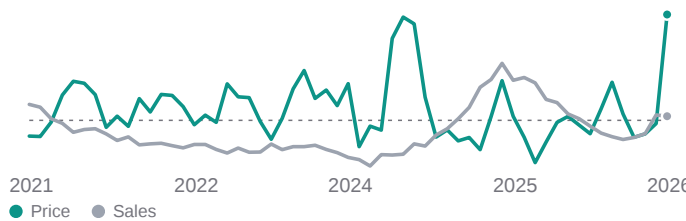
Sale prices

Median \$1.3M · Average \$1M



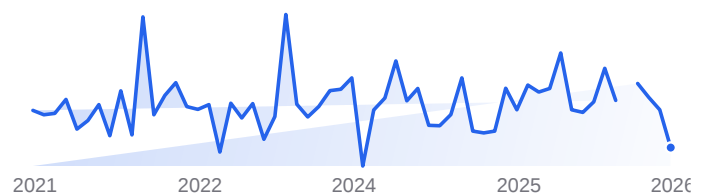
Growth (year over year)

Price +109.0% · Sales +4.2%



Price per square foot

\$153/ft²



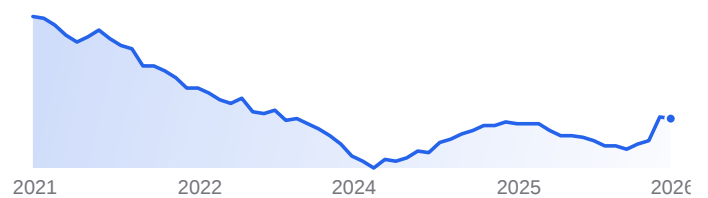
Sale premium vs estimated value

+3.0%



Annual turnover (share of homes sold)

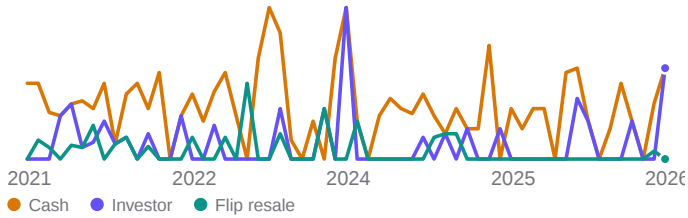
3.9%



BUYERS & OUTCOMES

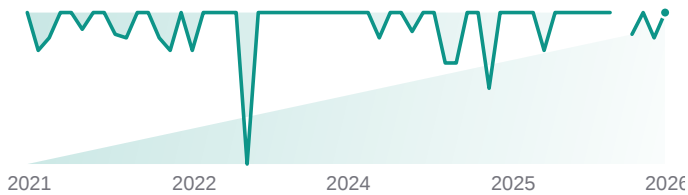
Buyer mix

Cash 60% · Investor 60% · Flip resale 0%



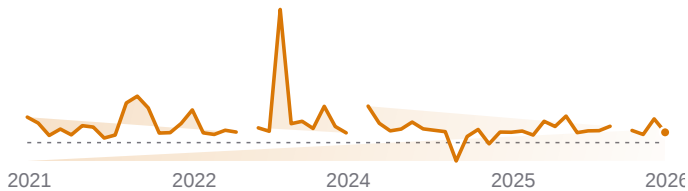
Sellers who sold at a gain

100%

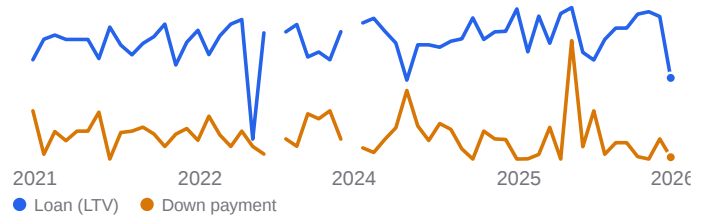


Median annualized return at resale

+7.2%

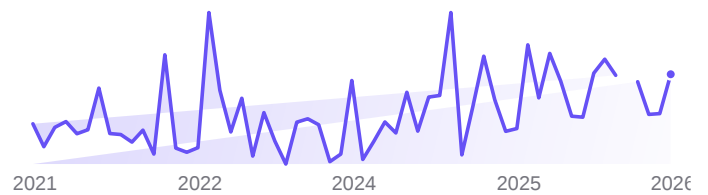


Financing (share of purchase price) Loan (LTV) 55% · Down payment 3.0%



Typical hold before selling

9.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,938
Median value (AVM)	\$439K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1980
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	3.7%
Owner occupied	62%
Company owned	5.3%
Median loan-to-value	40%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	4,746
Density	44 / mi²
Median household income	\$86K
Average household income	\$97K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	185
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	8.0%
Unemployment	1.8%
Average temp	51°F
Annual precip	51 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.