

Vader 98593

ZIP code · WA · Washington > Lewis County > Vader

BALANCED MARKET

\$253K

MEDIAN SALE PRICE

-2.8%

1-YR CHANGE

24

SALES (12 MO)

\$307K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



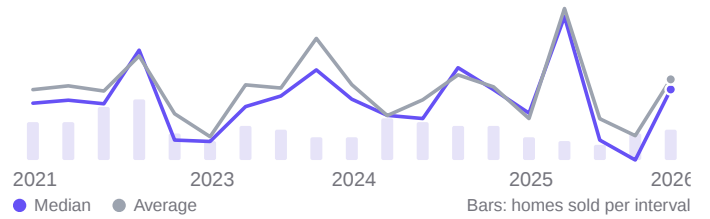
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$280K · Average \$302K

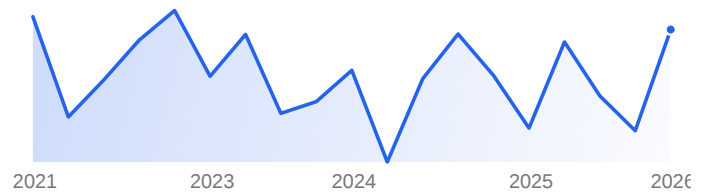
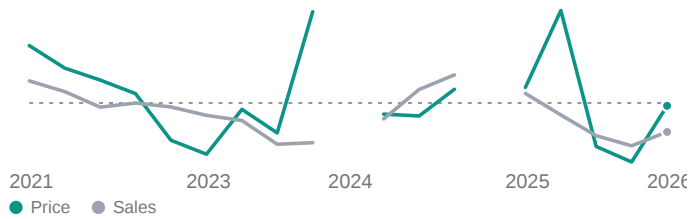


Growth (year over year)

Price -2.8% · Sales -29.4%

Price per square foot

\$278/ft²



Sale premium vs estimated value

+27.3%

Annual turnover (share of homes sold)

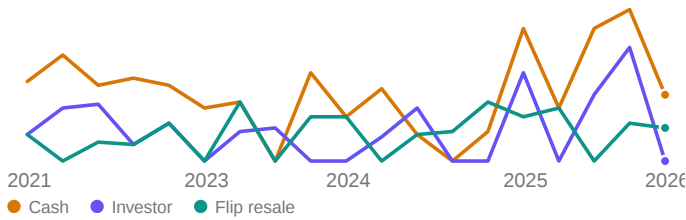
4.3%



BUYERS & OUTCOMES

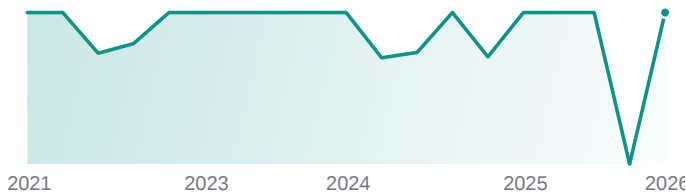
Buyer mix

Cash 25% · Investor 0% · Flip resale 13%



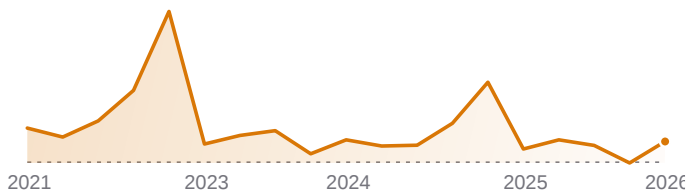
Sellers who sold at a gain

100%

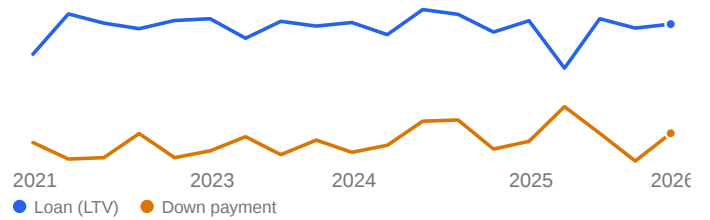


Median annualized return at resale

+8.9%

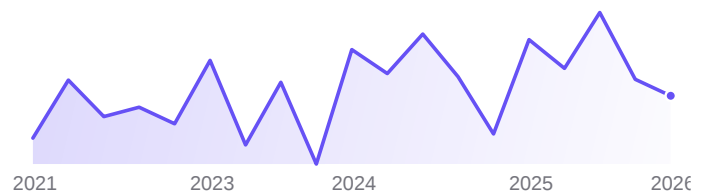


Financing (share of purchase price) Loan (LTV) 91% · Down payment 20%



Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	560
Median value (AVM)	\$307K
Median size	1,304 ft²
Median bedrooms	3
Median year built	1980
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.7%
Owner occupied	70%
Company owned	4.1%
Median loan-to-value	41%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	480
Density	36 / mi ²
Median household income	\$81K
Average household income	\$105K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	177
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	7.8%
Unemployment	1.6%
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.