

Winlock 98596

ZIP code · WA · Washington > Lewis County > Winlock

BALANCED MARKET

\$436K

MEDIAN SALE PRICE

+19.1%

1-YR CHANGE

119

SALES (12 MO)

\$401K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

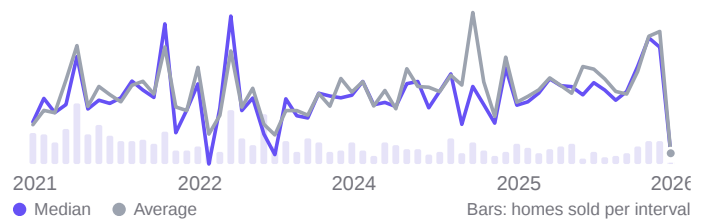
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

57 / 100

Sale prices

Median \$185K · Average \$185K

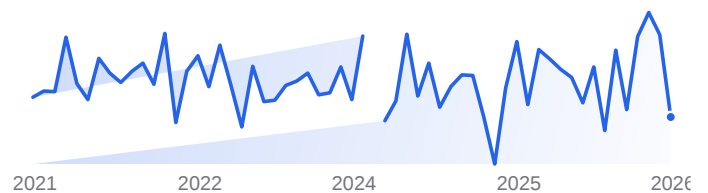
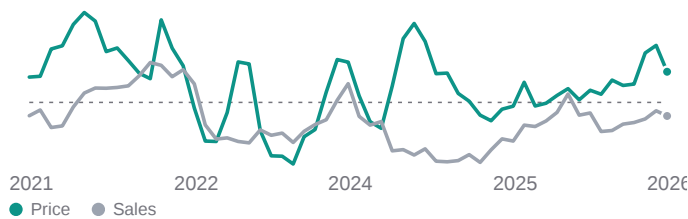


Growth (year over year)

Price +19.1% · Sales -8.5%

Price per square foot

\$200/ft²



Sale premium vs estimated value

+16.5%

Annual turnover (share of homes sold)

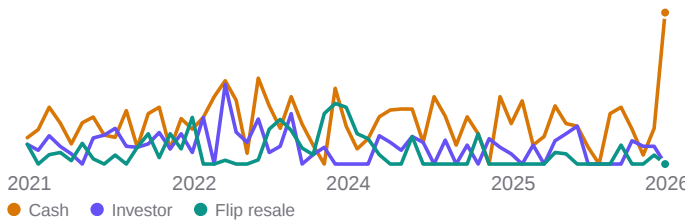
4.2%



BUYERS & OUTCOMES

Buyer mix

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



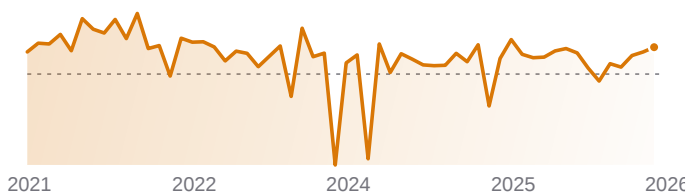
Sellers who sold at a gain

100%

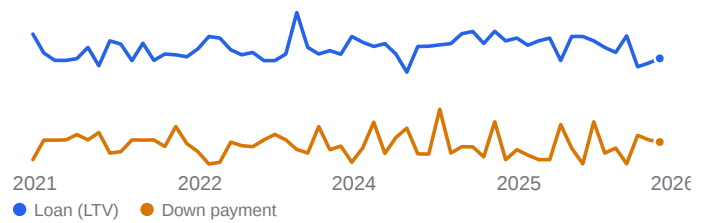


Median annualized return at resale

+11.8%

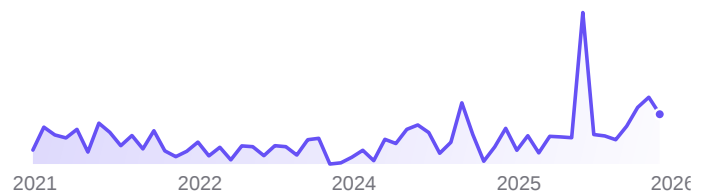


Financing (share of purchase price) Loan (LTV) 82% · Down payment 18%



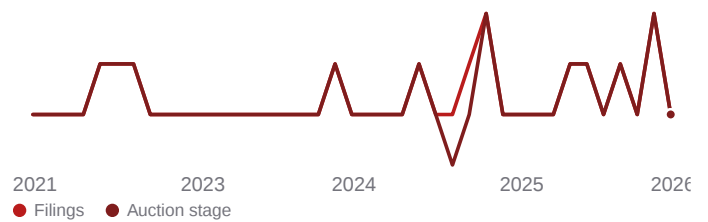
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,866
Median value (AVM)	\$401K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1982
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	3.1%
Owner occupied	76%
Company owned	5.2%
Median loan-to-value	51%
Typical ownership tenure	6.1 yrs

COMMUNITY

Population	9,764
Density	109 / mi²
Median household income	\$73K
Average household income	\$94K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	180
Homes occupied	95%
Bachelor's or higher	14%
Poverty rate	9.7%
Unemployment	1.7%
Average temp	50°F
Annual precip	54 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.