

# Amboy 98601

ZIP code · WA · Washington > Clark County > Amboy

SELLER'S MARKET

**\$621K**

MEDIAN SALE PRICE

**-7.3%**

1-YR CHANGE

**54**

SALES (12 MO)

**\$670K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



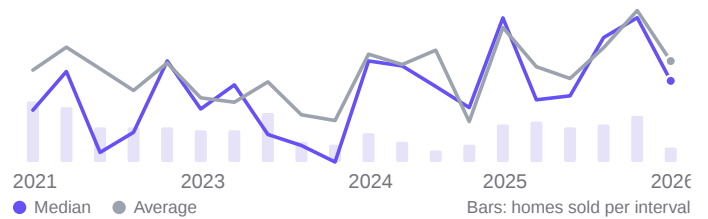
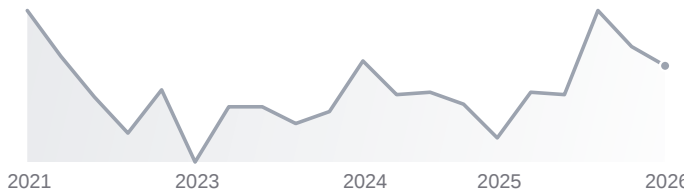
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$549K · Average \$592K

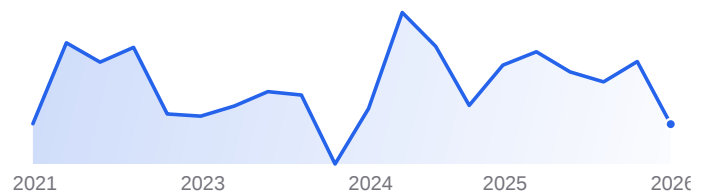
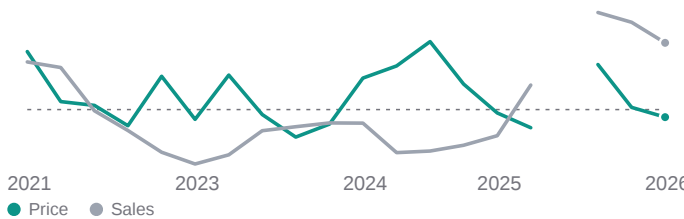


Growth (year over year)

Price -7.3% · Sales +63.6%

Price per square foot

\$237/ft²

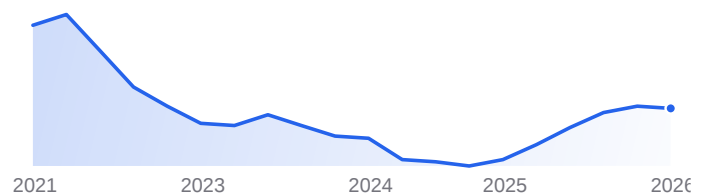


Sale premium vs estimated value

-3.5%

Annual turnover (share of homes sold)

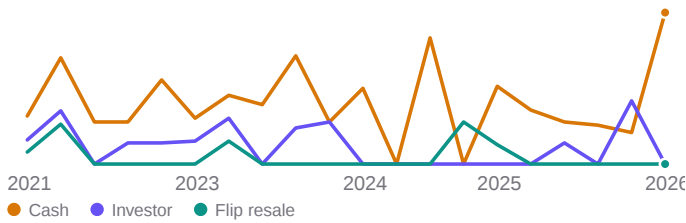
4.2%



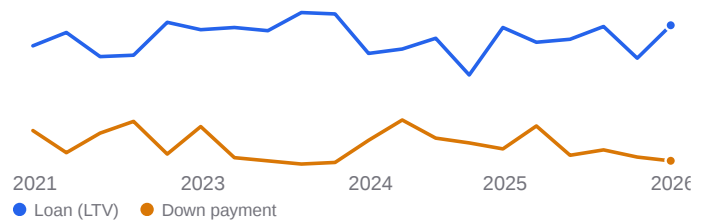
## BUYERS & OUTCOMES

### Buyer mix

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

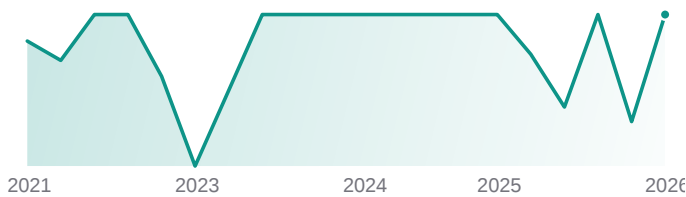


### Financing (share of purchase price) Loan (LTV) 88% · Down payment 6.6%



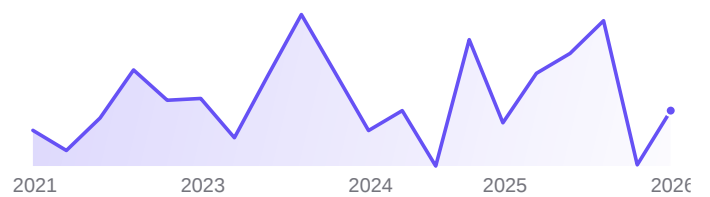
### Sellers who sold at a gain

100%



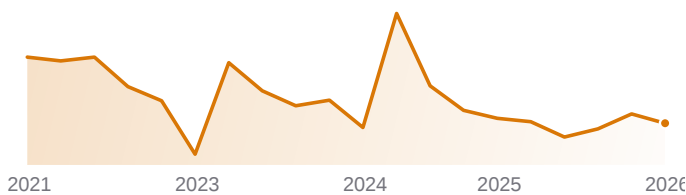
### Typical hold before selling

8.2 yrs



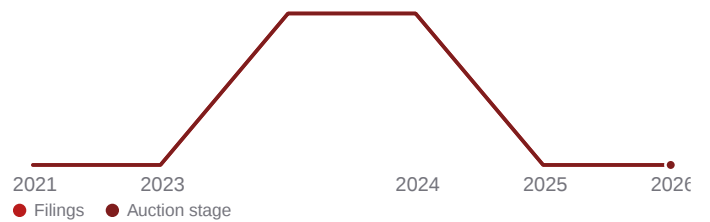
### Median annualized return at resale

+5.3%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,280     |
| Median value (AVM) | \$670K    |
| Median size        | 1,782 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1995      |
| Single family      | 63%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 52%      |
| Underwater (LTV 125% or more) | 1.5%     |
| Owner occupied                | 65%      |
| Company owned                 | 14%      |
| Median loan-to-value          | 48%      |
| Typical ownership tenure      | 14.8 yrs |

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>3,134</b>    |
| Density                          | <b>38 / mi²</b> |
| Median household income          | <b>\$105K</b>   |
| Average household income         | <b>\$112K</b>   |
| Crime index (US avg 100)         | <b>98</b>       |
| Air pollution index (US avg 100) | <b>113</b>      |
| Earthquake index (US avg 100)    | <b>167</b>      |
| Homes occupied                   | <b>96%</b>      |
| Bachelor's or higher             | <b>23%</b>      |
| Poverty rate                     | <b>5.9%</b>     |
| Unemployment                     | <b>1.3%</b>     |
| Average temp                     | <b>49°F</b>     |
| Annual precip                    | <b>111 in</b>   |
| Sunshine                         | <b>35%</b>      |

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.