

# Appleton 98602

ZIP code · WA · Washington > Klickitat County

BALANCED MARKET

**\$260K**

MEDIAN SALE PRICE

**4**

SALES (12 MO)

**\$274K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



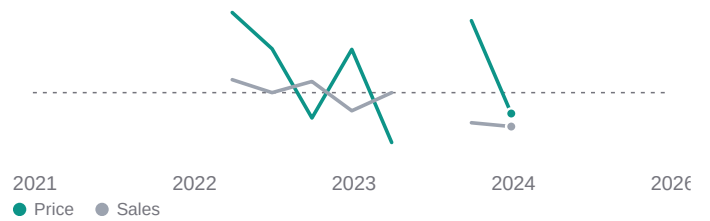
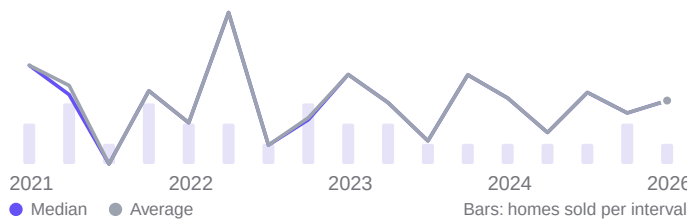
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$260K · Average \$260K

Growth (year over year)

Price -23.1% · Sales -37.5%

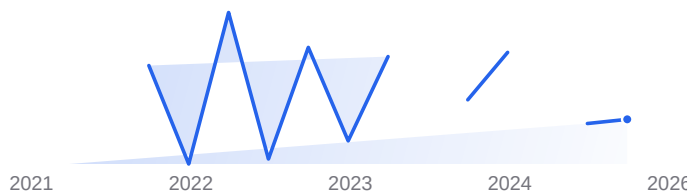


Price per square foot

\$171/ft²

Annual turnover (share of homes sold)

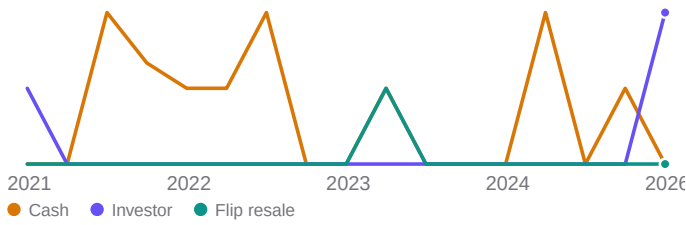
2.0%



## BUYERS & OUTCOMES

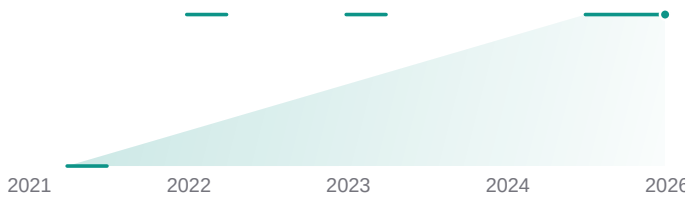
### Buyer mix

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



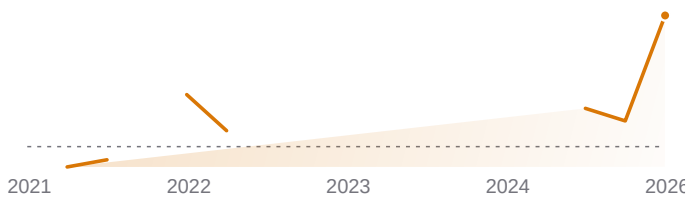
### Sellers who sold at a gain

100%

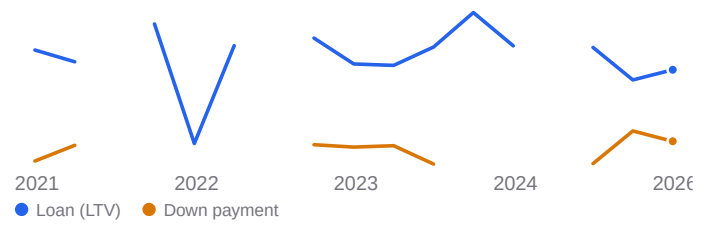


### Median annualized return at resale

+63.2%

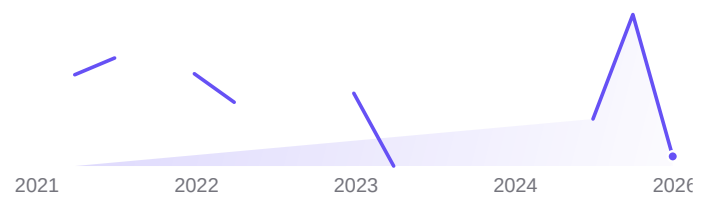


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



### Typical hold before selling

1.1 yrs



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 200       |
| Median value (AVM) | \$274K    |
| Median size        | 1,422 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1984      |
| Single family      | 65%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 71%     |
| Underwater (LTV 125% or more) | 2.9%    |
| Owner occupied                | 39%     |
| Company owned                 | 7.1%    |
| Median loan-to-value          | 15%     |
| Typical ownership tenure      | 6.8 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 564      |
| Density                          | 12 / mi² |
| Median household income          | \$64K    |
| Average household income         | \$81K    |
| Crime index (US avg 100)         | 72       |
| Air pollution index (US avg 100) | 113      |
| Earthquake index (US avg 100)    | 91       |
| Homes occupied                   | 90%      |
| Bachelor's or higher             | 14%      |
| Poverty rate                     | 12.5%    |
| Unemployment                     | 1.8%     |
| Average temp                     | 48°F     |
| Annual precip                    | 29 in    |
| Sunshine                         | 51%      |

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