

Castle Rock 98611

ZIP code · WA · Washington > Cowlitz County > Castle Rock

SELLER'S MARKET

\$545K

MEDIAN SALE PRICE

+42.1%

1-YR CHANGE

165

SALES (12 MO)

\$429K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

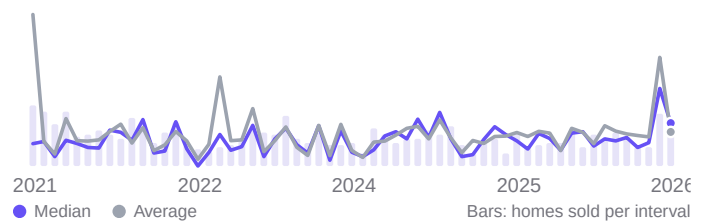
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

76 / 100

Sale prices

Median \$510K · Average \$448K

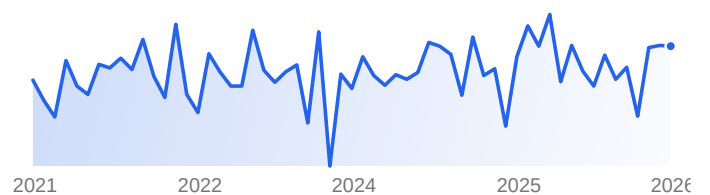
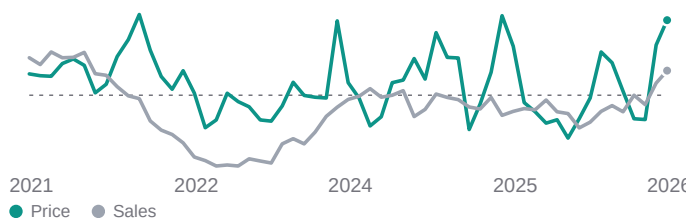


Growth (year over year)

Price +42.1% · Sales +13.8%

Price per square foot

\$299/ft²

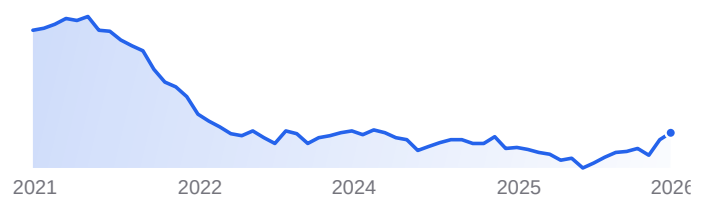


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

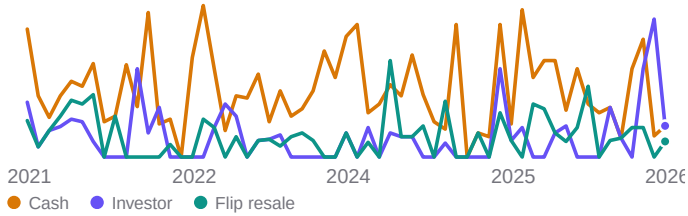
3.7%



BUYERS & OUTCOMES

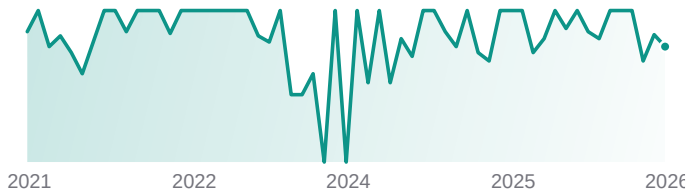
Buyer mix

Cash 12% · Investor 12% · Flip resale 5.9%



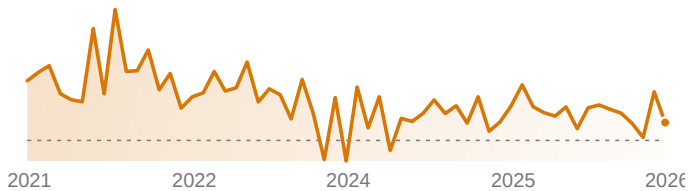
Sellers who sold at a gain

86%

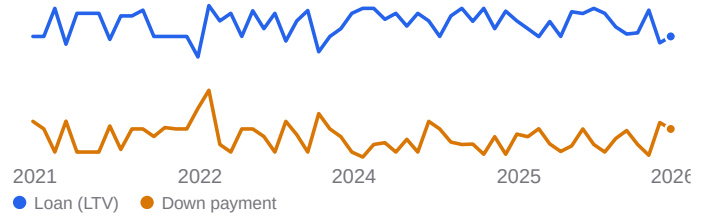


Median annualized return at resale

+3.8%

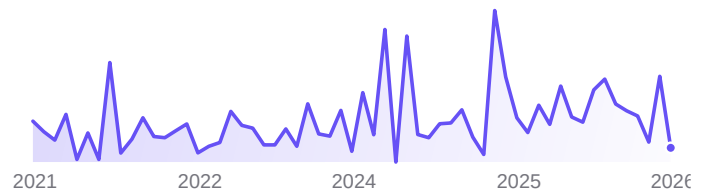


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



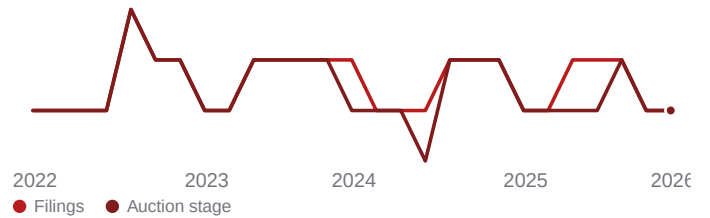
Typical hold before selling

1.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,455
Median value (AVM)	\$429K
Median size	1,564 ft²
Median bedrooms	3
Median year built	1980
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	3.6%
Owner occupied	79%
Company owned	6.6%
Median loan-to-value	52%
Typical ownership tenure	7.4 yrs

COMMUNITY

Population	10,313
Density	84 / mi²
Median household income	\$81K
Average household income	\$97K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	172
Homes occupied	95%
Bachelor's or higher	12%
Poverty rate	7.0%
Unemployment	1.2%
Average temp	50°F
Annual precip	61 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.