

Cathlamet 98612

ZIP code · WA · Washington > Wahkiakum County > Cathlamet

BUYER'S MARKET

\$264K

MEDIAN SALE PRICE

-64.1%

1-YR CHANGE

37

SALES (12 MO)

\$367K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



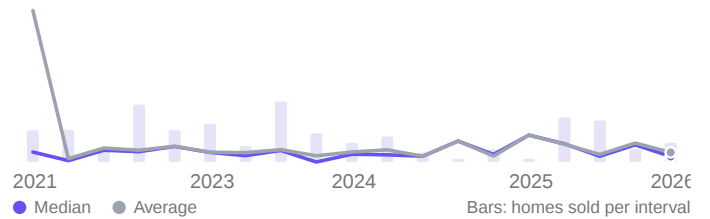
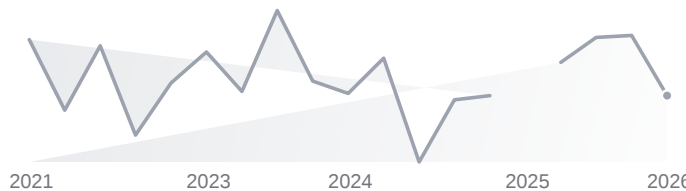
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$252K · Average \$343K

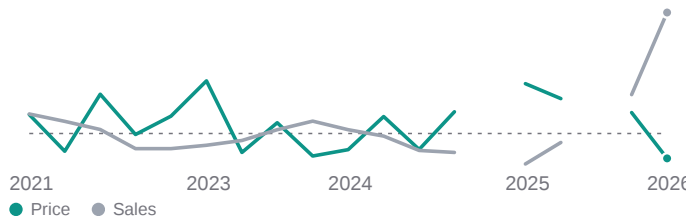


Growth (year over year)

Price -64.1% · Sales +311.1%

Price per square foot

\$204/ft²

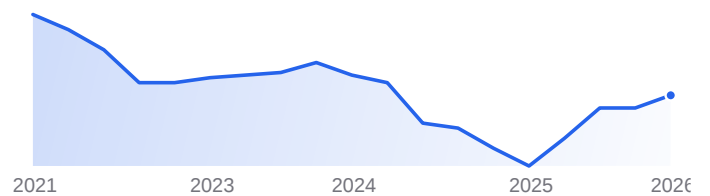
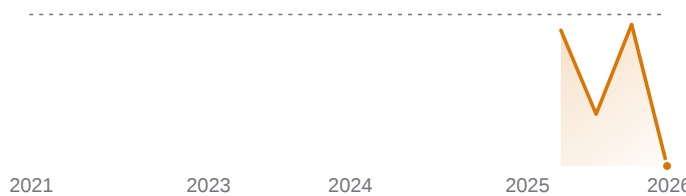


Sale premium vs estimated value

-26.2%

Annual turnover (share of homes sold)

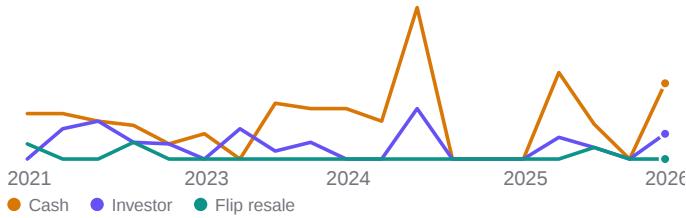
2.4%



BUYERS & OUTCOMES

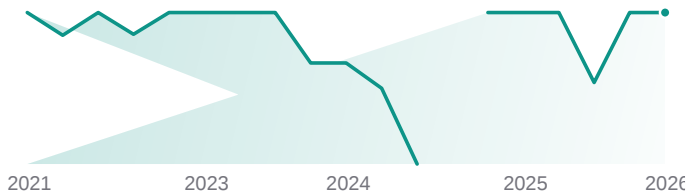
Buyer mix

Cash 50% · Investor 17% · Flip resale 0%



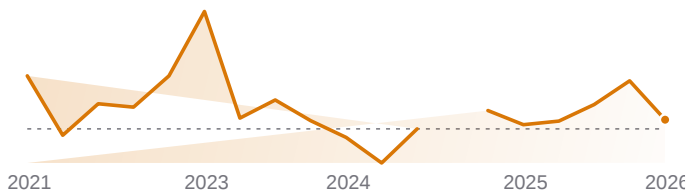
Sellers who sold at a gain

100%

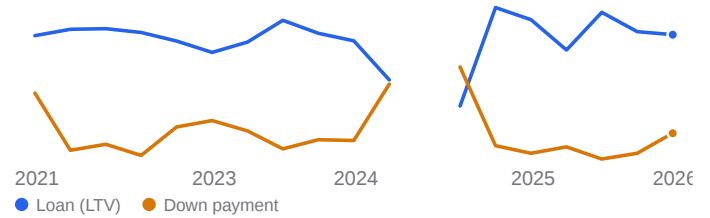


Median annualized return at resale

+2.7%

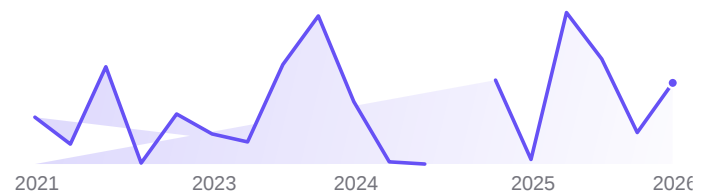


Financing (share of purchase price) Loan (LTV) 84% · Down payment 20%



Typical hold before selling

8.8 yrs



HOUSING STOCK

Homes	1,551
Median value (AVM)	\$367K
Median size	1,546 ft²
Median year built	2002
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	3.5%
Owner occupied	58%
Company owned	13%
Median loan-to-value	38%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	3,296
Density	30 / mi²
Median household income	\$60K
Average household income	\$77K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	192
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	16.6%
Unemployment	1.6%
Average temp	50°F
Annual precip	85 in
Sunshine	33%

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.