

Centerville 98613

ZIP code · WA · Washington > Klickitat County > Centerville

STRONG SELLER'S MARKET

\$180K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$358K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 91 / 100



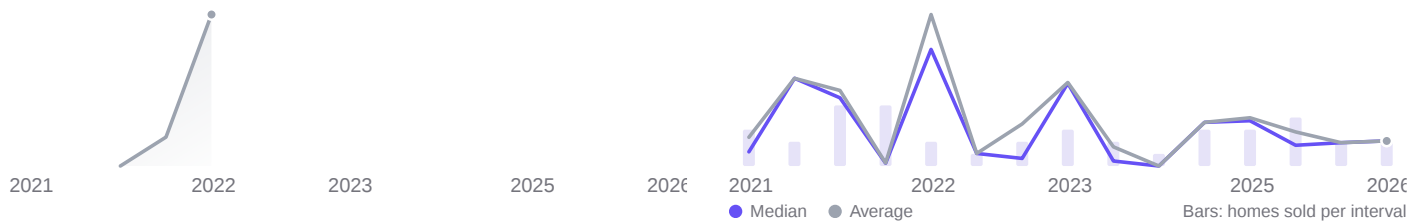
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

91 / 100

Sale prices

Median \$180K · Average \$180K



Growth (year over year)

Price -31.0% · Sales +125.0%

Price per square foot

\$446/ft²

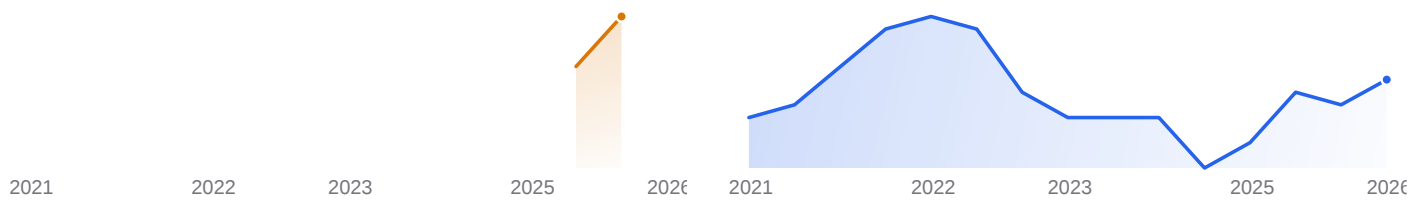


Sale premium vs estimated value

+2.6%

Annual turnover (share of homes sold)

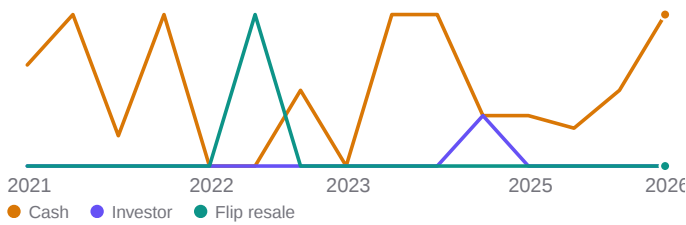
3.9%



BUYERS & OUTCOMES

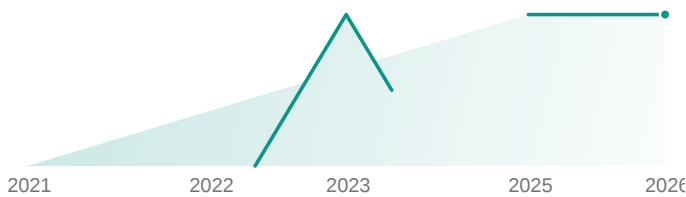
Buyer mix

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



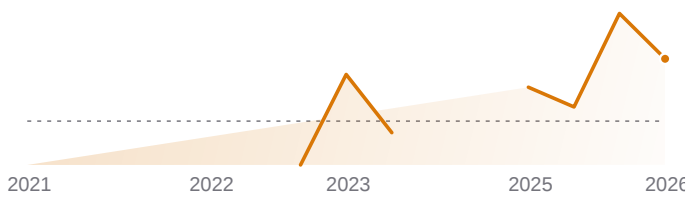
Sellers who sold at a gain

100%

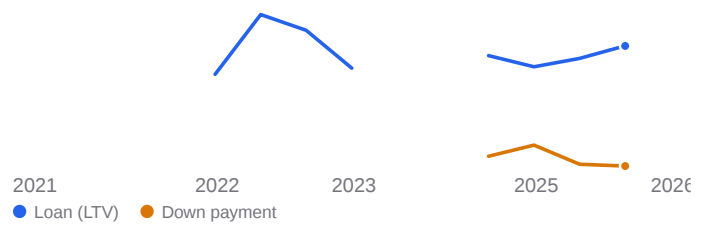


Median annualized return at resale

+17.0%

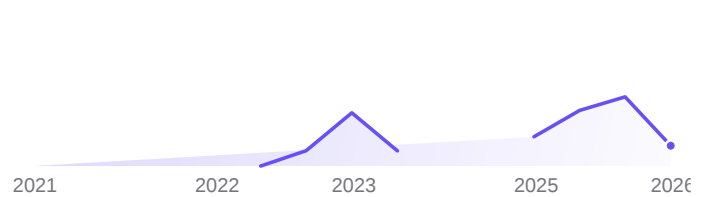


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

2.2 yrs



HOUSING STOCK

Homes	281
Median value (AVM)	\$358K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1980
Single family	42%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.7%
Owner occupied	46%
Company owned	16%
Median loan-to-value	5%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	1,144
Density	10 / mi²
Median household income	\$60K
Average household income	\$93K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	90
Homes occupied	89%
Bachelor's or higher	9%
Poverty rate	15.7%
Unemployment	1.3%
Average temp	49°F
Annual precip	17 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.