

Cougar 98616

ZIP code · WA · Washington > Cowlitz County > Cougar

SELLER'S MARKET

\$219K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$358K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100



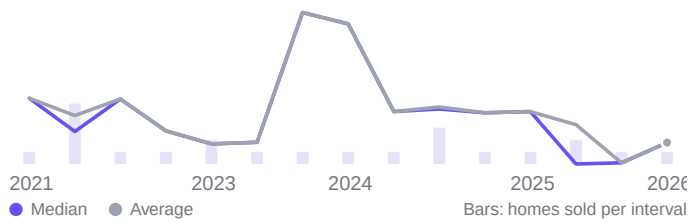
MARKET TRENDS (5 YEARS)

Sale prices

Median \$219K · Average \$219K

Growth (year over year)

Price -62.5% · Sales +0.0%

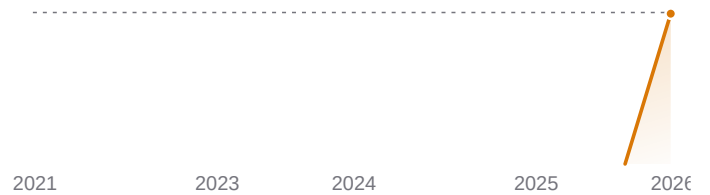
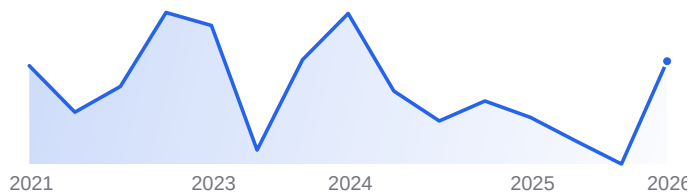


Price per square foot

\$371/ft²

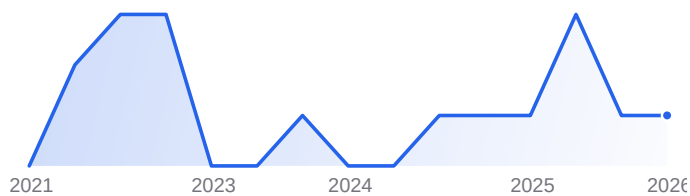
Sale premium vs estimated value

-0.4%



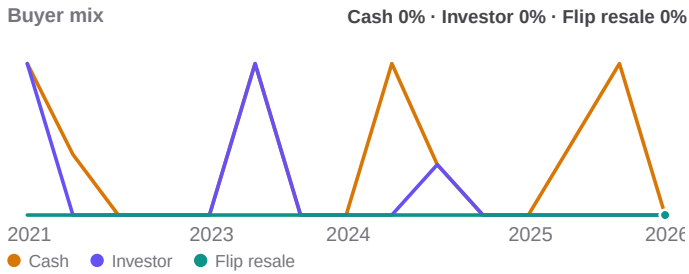
Annual turnover (share of homes sold)

3.3%

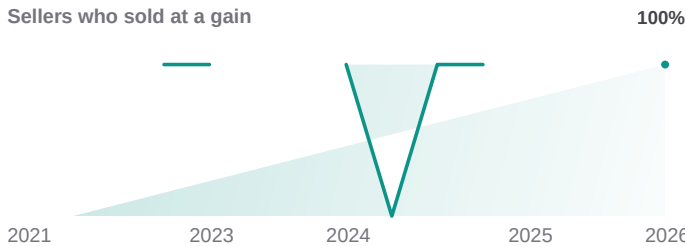


BUYERS & OUTCOMES

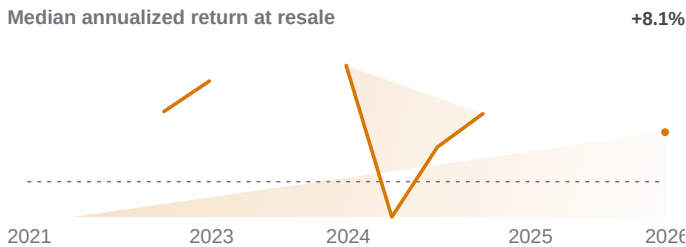
Buyer mix



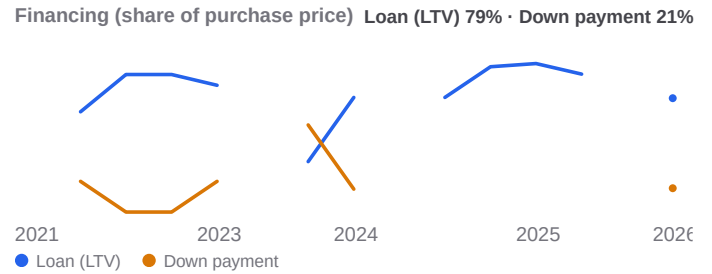
Sellers who sold at a gain



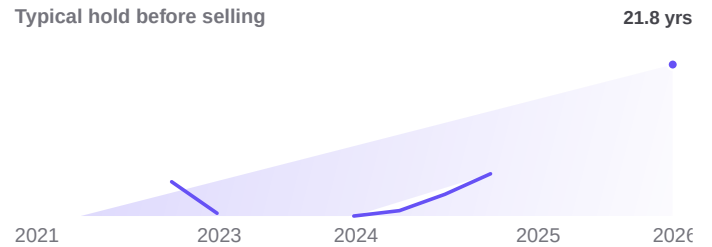
Median annualized return at resale



Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



Typical hold before selling



HOUSING STOCK

Homes	151
Median value (AVM)	\$358K
Median size	1,204 ft²
Median bedrooms	2
Median year built	1985
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0%
Owner occupied	18%
Company owned	15%
Median loan-to-value	26%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	19
Density	11 / mi ²
Median household income	\$85K
Average household income	\$91K
Crime index (US avg 100)	173
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	165
Homes occupied	78%
Bachelor's or higher	10%
Poverty rate	20.7%
Unemployment	1.3%
Average temp	45°F
Annual precip	181 in
Sunshine	35%

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.