

Goldendale 98620

ZIP code · WA · Washington > Klickitat County > Goldendale

BALANCED MARKET

\$321K

MEDIAN SALE PRICE

+21.0%

1-YR CHANGE

142

SALES (12 MO)

\$300K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

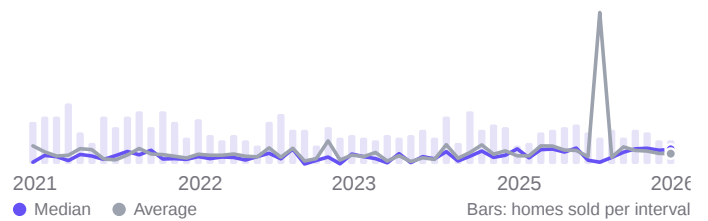
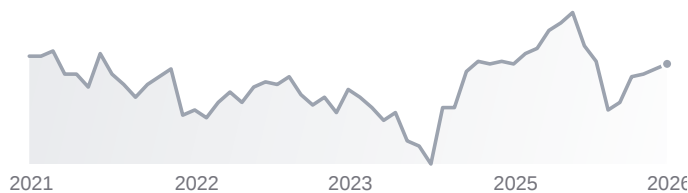
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$320K · Average \$269K

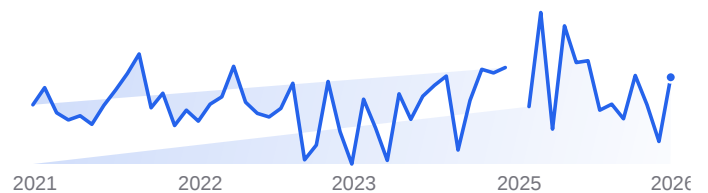
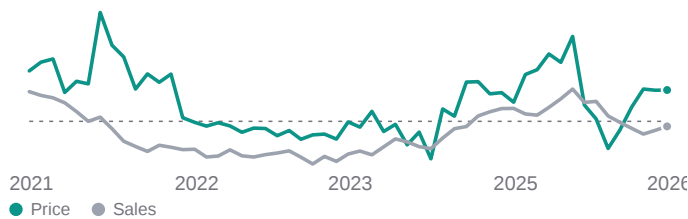


Growth (year over year)

Price +21.0% · Sales -3.4%

Price per square foot

\$217/ft²



Sale premium vs estimated value

+1.4%

Annual turnover (share of homes sold)

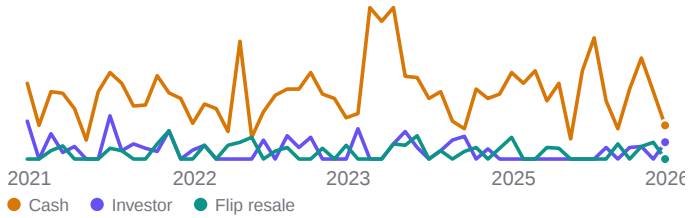
3.6%



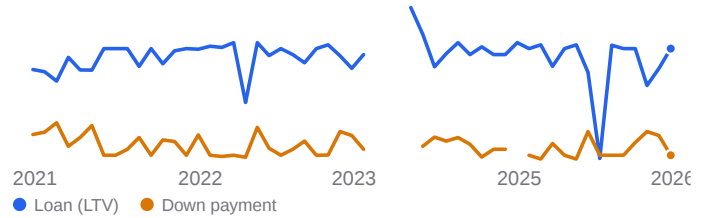
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 11% · Flip resale 0%

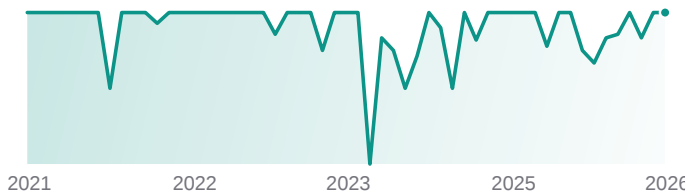


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



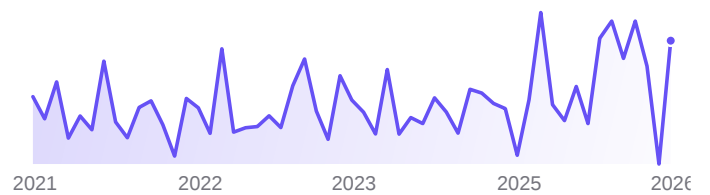
Sellers who sold at a gain

100%



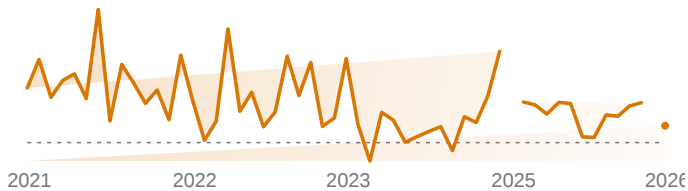
Typical hold before selling

5.7 yrs



Median annualized return at resale

+6.3%



HOUSING STOCK

Homes	3,987
Median value (AVM)	\$300K
Median size	1,528 ft²
Median bedrooms	3
Median year built	1979
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.6%
Owner occupied	53%
Company owned	11%
Median loan-to-value	26%
Typical ownership tenure	6.7 yrs

COMMUNITY

Population	8,283
Density	14 / mi²
Median household income	\$61K
Average household income	\$77K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	84
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	15.3%
Unemployment	1.3%
Average temp	48°F
Annual precip	20 in
Sunshine	51%

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