

Rosburg 98643

ZIP code · WA · Washington > Wahkiakum County > Rosburg

\$760K

MEDIAN SALE PRICE

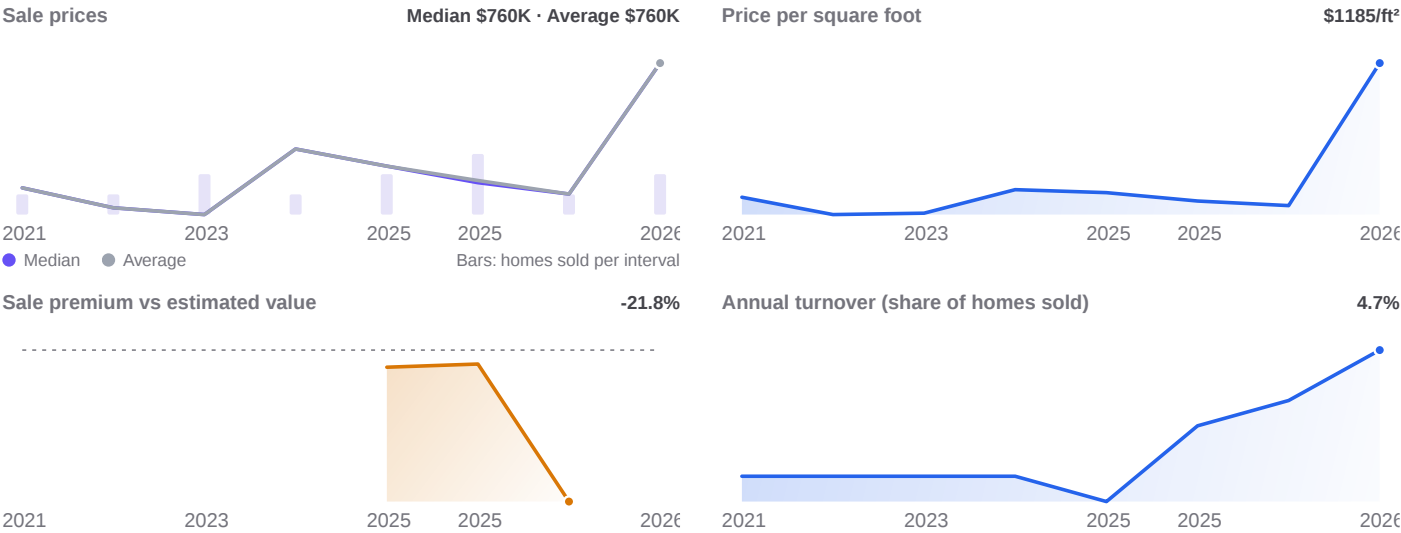
8

SALES (12 MO)

\$269K

MEDIAN VALUE (AVM)

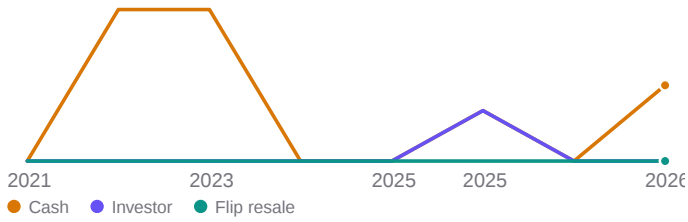
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

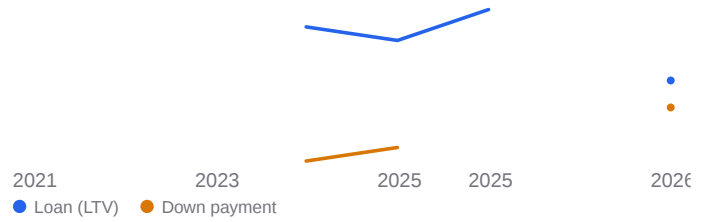
Cash 50% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

100%

Financing (share of purchase price) Loan (LTV) 58% · Down payment 42%



Typical hold before selling

6.0 yrs

Median annualized return at resale +5.9%

2021 2023 2025 2025 2026

HOUSING STOCK

Homes	170
Median value (AVM)	\$269K
Median size	1,566 ft²
Median year built	2004
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	4.6%
Owner occupied	53%
Company owned	13%
Median loan-to-value	16%
Typical ownership tenure	19.6 yrs

COMMUNITY

Population	516
Density	12 / mi²
Median household income	\$65K
Average household income	\$84K
Crime index (US avg 100)	174
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	249
Homes occupied	85%
Bachelor's or higher	24%
Poverty rate	16.7%
Unemployment	2.0%
Average temp	50°F
Annual precip	102 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.