

Toutle 98649

ZIP code · WA · Washington > Cowlitz County

SELLER'S MARKET

\$411K

MEDIAN SALE PRICE

+19.3%

1-YR CHANGE

16

SALES (12 MO)

\$486K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



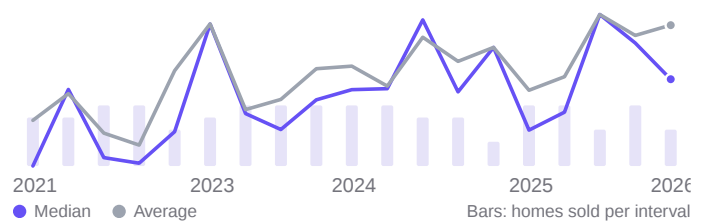
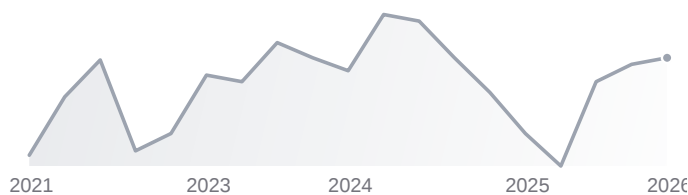
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$407K · Average \$599K

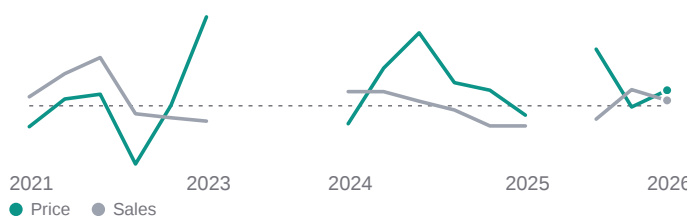


Growth (year over year)

Price +19.3% · Sales +6.7%

Price per square foot

\$342/ft²

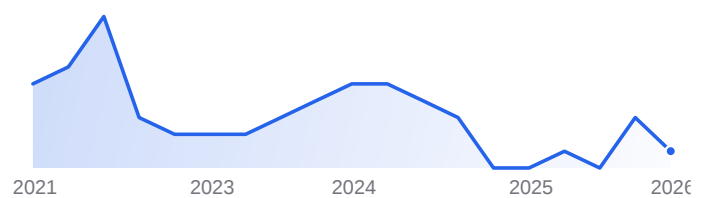
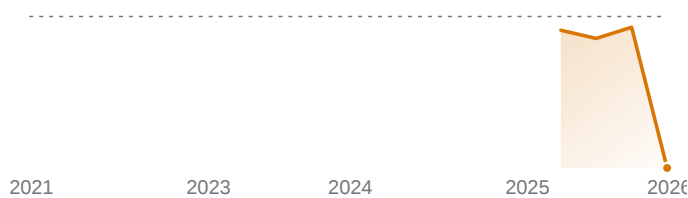


Sale premium vs estimated value

-11.6%

Annual turnover (share of homes sold)

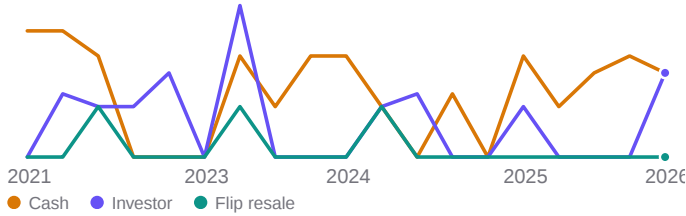
3.0%



BUYERS & OUTCOMES

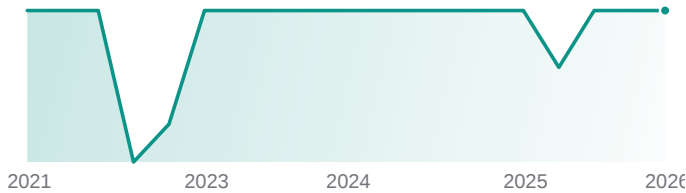
Buyer mix

Cash 33% · Investor 33% · Flip resale 0%



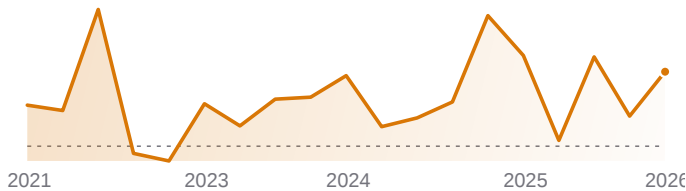
Sellers who sold at a gain

100%

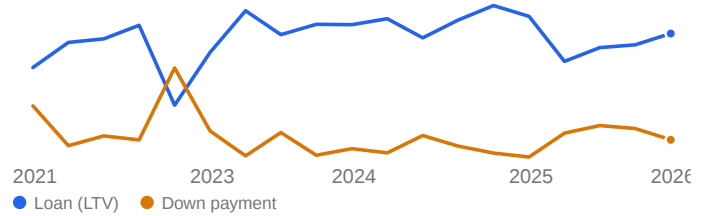


Median annualized return at resale

+17.5%

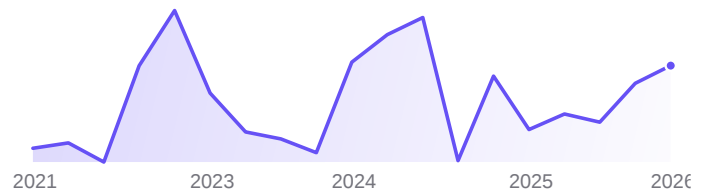


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



Typical hold before selling

10.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	526
Median value (AVM)	\$486K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1996
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.4%
Owner occupied	74%
Company owned	7.0%
Median loan-to-value	44%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	1,590
Density	6 / mi ²
Median household income	\$81K
Average household income	\$90K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	179
Homes occupied	91%
Bachelor's or higher	11%
Poverty rate	6.1%
Unemployment	1.6%
Average temp	48°F
Annual precip	96 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.