

Trout Lake 98650

ZIP code · WA · Washington > Klickitat County > Trout Lake

SELLER'S MARKET

\$553K

MEDIAN SALE PRICE

18

SALES (12 MO)

\$699K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

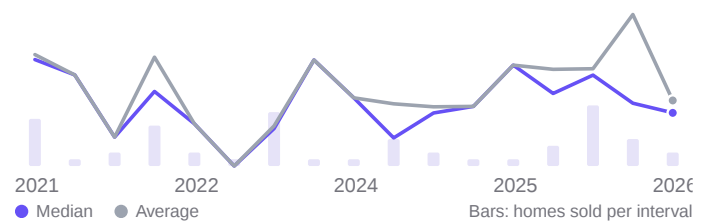
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$550K · Average \$640K

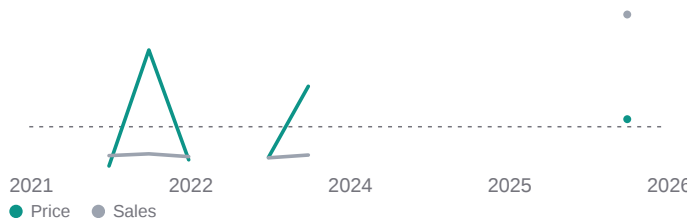


Growth (year over year)

Price +7.5% · Sales +112.5%

Price per square foot

\$464/ft²

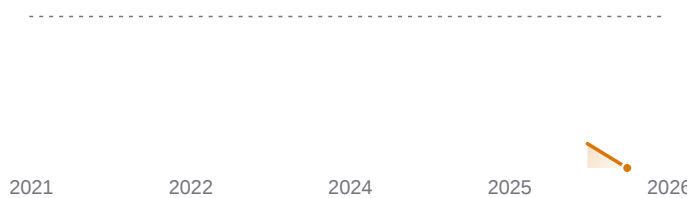


Sale premium vs estimated value

-4.5%

Annual turnover (share of homes sold)

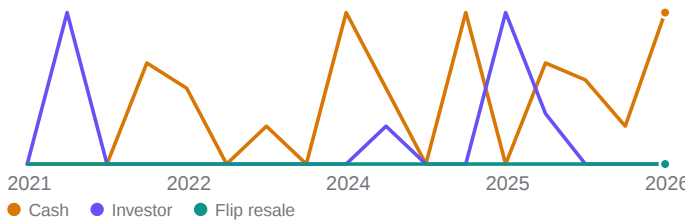
3.3%



BUYERS & OUTCOMES

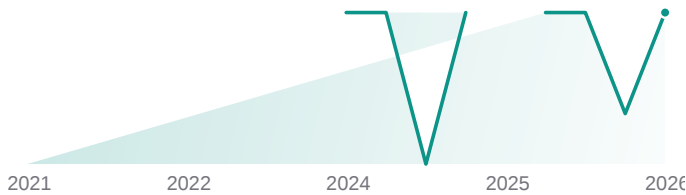
Buyer mix

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



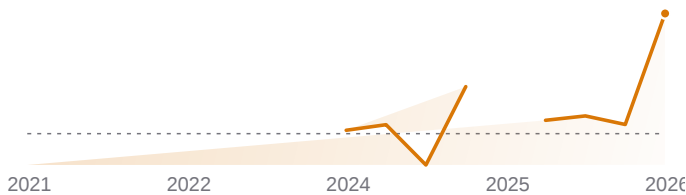
Sellers who sold at a gain

100%

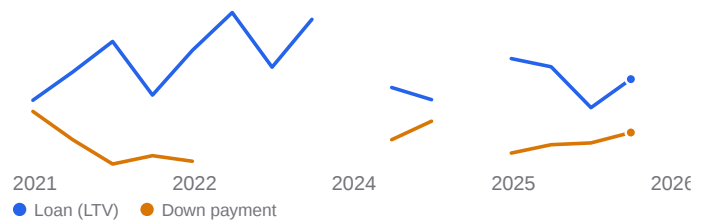


Median annualized return at resale

+53.1%

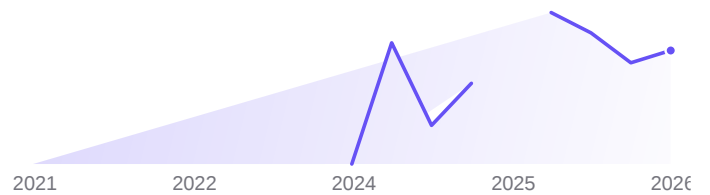


Financing (share of purchase price) Loan (LTV) 71% · Down payment 29%



Typical hold before selling

5.9 yrs



HOUSING STOCK

Homes	538
Median value (AVM)	\$699K
Median size	1,793 ft²
Median bedrooms	3
Median year built	1991
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.9%
Owner occupied	42%
Company owned	17%
Median loan-to-value	27%
Typical ownership tenure	7.6 yrs

COMMUNITY

Population	1,072
Density	8 / mi²
Median household income	\$86K
Average household income	\$109K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	106
Homes occupied	83%
Bachelor's or higher	21%
Poverty rate	10.4%
Unemployment	2.2%
Average temp	45°F
Annual precip	69 in
Sunshine	44%

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.