

Washougal 98671

ZIP code · WA · Washington > Skamania County > Washougal

BUYER'S MARKET

\$600K

MEDIAN SALE PRICE

-19.6%

1-YR CHANGE

353

SALES (12 MO)

\$642K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



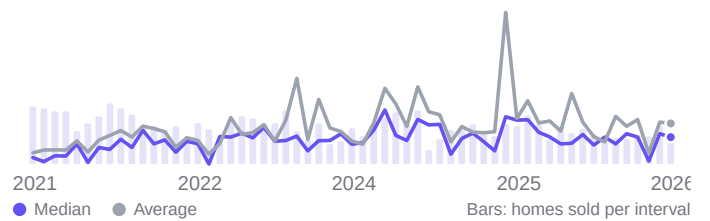
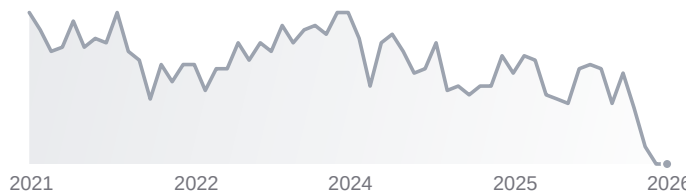
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$650K · Average \$751K

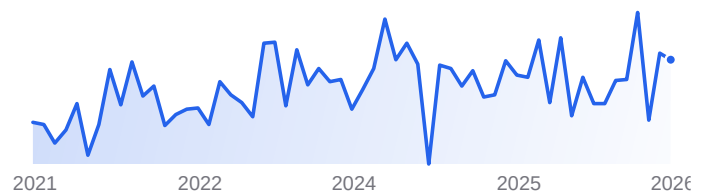
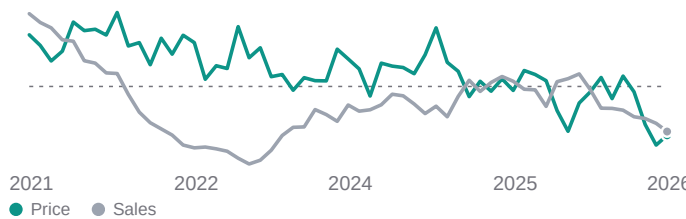


Growth (year over year)

Price -19.6% · Sales -18.1%

Price per square foot

\$334/ft²

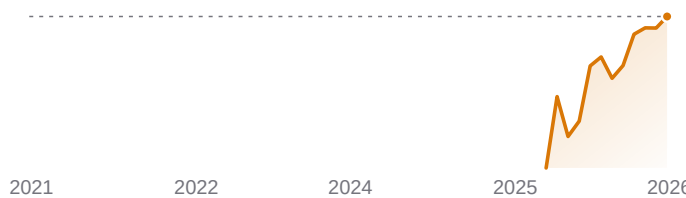


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

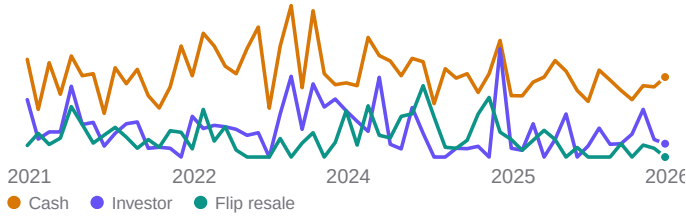
3.8%



BUYERS & OUTCOMES

Buyer mix

Cash 24% · Investor 4.0% · Flip resale 0%



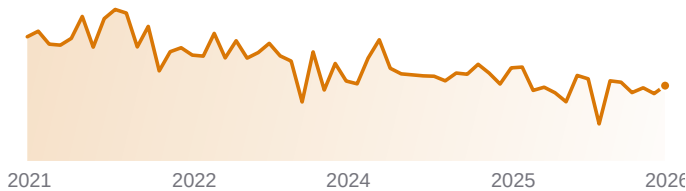
Sellers who sold at a gain

85%

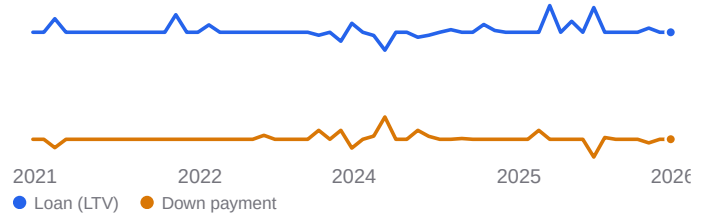


Median annualized return at resale

+5.7%

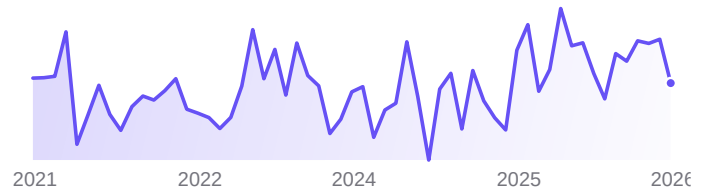


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



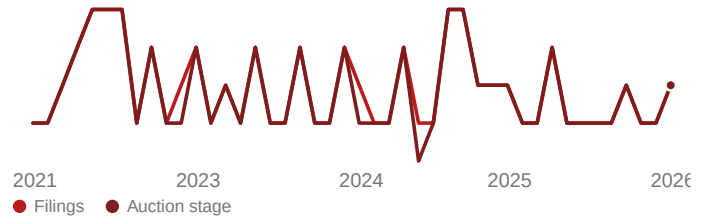
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,247
Median value (AVM)	\$642K
Median size	1,898 ft²
Median bedrooms	3
Median year built	1998
Single family	86%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.2%
Owner occupied	75%
Company owned	15%
Median loan-to-value	46%

Typical ownership tenure

11.6 yrs

COMMUNITY

Population	25,234
Density	199 / mi²
Median household income	\$108K
Average household income	\$120K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	160
Homes occupied	96%
Bachelor's or higher	18%
Poverty rate	8.9%
Unemployment	1.3%
Average temp	50°F
Annual precip	85 in
Sunshine	35%

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