

# White Salmon 98672

ZIP code · WA · Washington > Klickitat County > White Salmon

BUYER'S MARKET

**\$510K**

MEDIAN SALE PRICE

**-1.3%**

1-YR CHANGE

**66**

SALES (12 MO)

**\$702K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



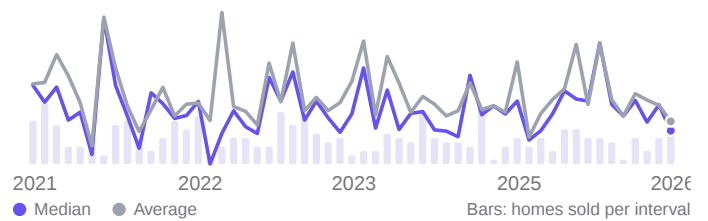
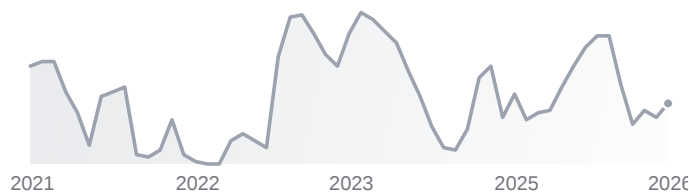
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$422K · Average \$493K

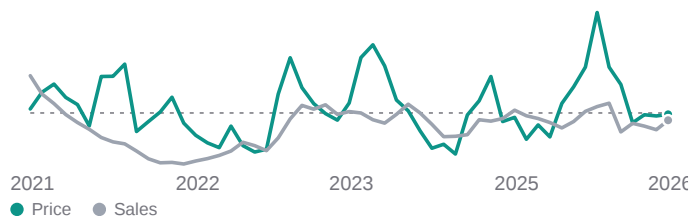


Growth (year over year)

Price -1.3% · Sales -7.0%

Price per square foot

\$453/ft²



Sale premium vs estimated value

-2.8%

Annual turnover (share of homes sold)

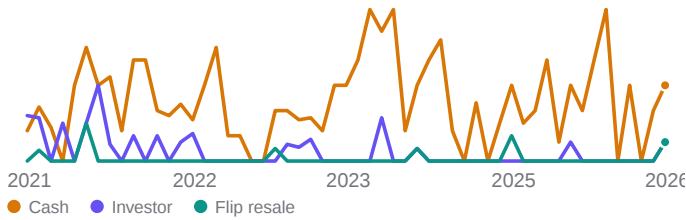
2.5%



## BUYERS & OUTCOMES

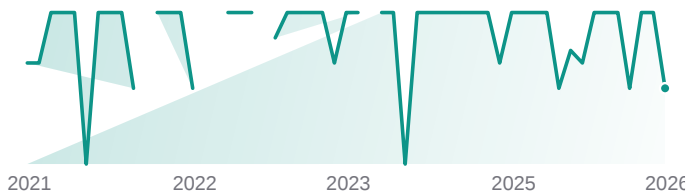
### Buyer mix

Cash 50% · Investor 13% · Flip resale 13%



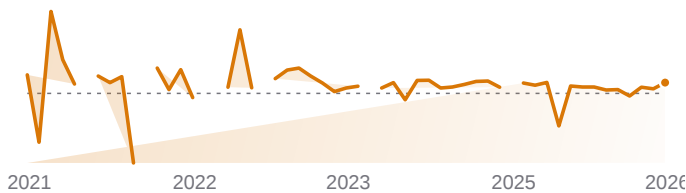
### Sellers who sold at a gain

50%

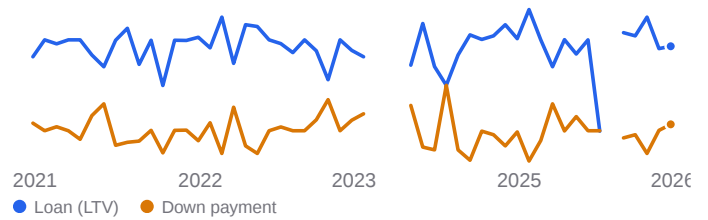


### Median annualized return at resale

+9.9%

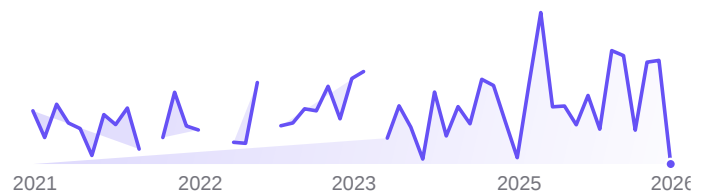


### Financing (share of purchase price) Loan (LTV) 76% · Down payment 24%



### Typical hold before selling

0.1 yrs



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,653     |
| Median value (AVM) | \$702K    |
| Median size        | 1,800 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1990      |
| Single family      | 74%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 71%     |
| Underwater (LTV 125% or more) | 1.3%    |
| Owner occupied                | 54%     |
| Company owned                 | 15%     |
| Median loan-to-value          | 30%     |
| Typical ownership tenure      | 7.6 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 8,320    |
| Density                          | 48 / mi² |
| Median household income          | \$85K    |
| Average household income         | \$117K   |
| Crime index (US avg 100)         | 88       |
| Air pollution index (US avg 100) | 111      |
| Earthquake index (US avg 100)    | 99       |
| Homes occupied                   | 91%      |
| Bachelor's or higher             | 19%      |
| Poverty rate                     | 7.5%     |
| Unemployment                     | 1.9%     |
| Average temp                     | 48°F     |
| Annual precip                    | 36 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.