

Woodland 98674

ZIP code · WA · Washington > Cowlitz County > Woodland

BUYER'S MARKET

\$526K

MEDIAN SALE PRICE

-11.4%

1-YR CHANGE

188

SALES (12 MO)

\$576K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



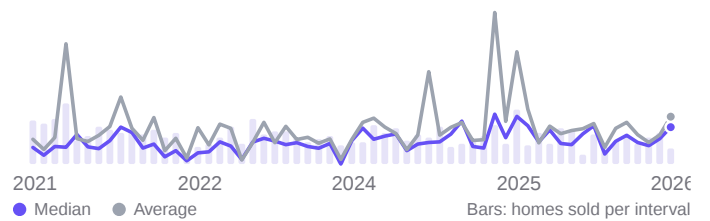
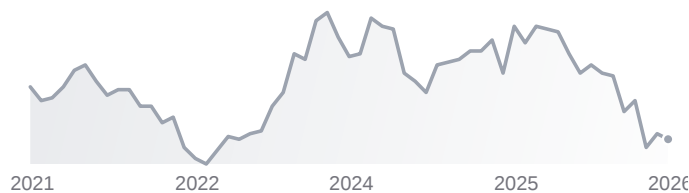
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$600K · Average \$678K

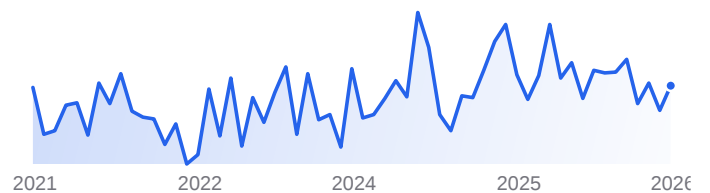
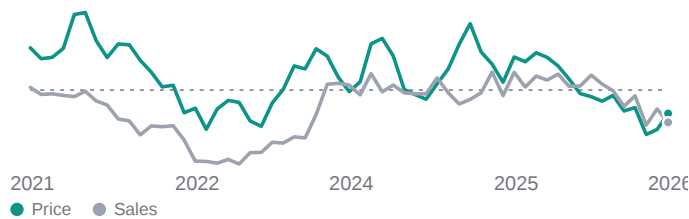


Growth (year over year)

Price -11.4% · Sales -15.7%

Price per square foot

\$288/ft²

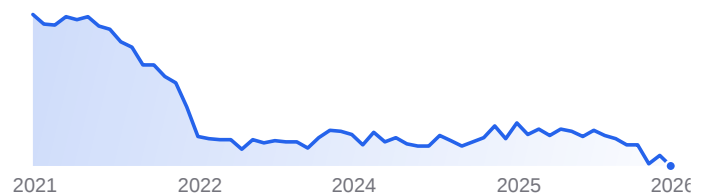
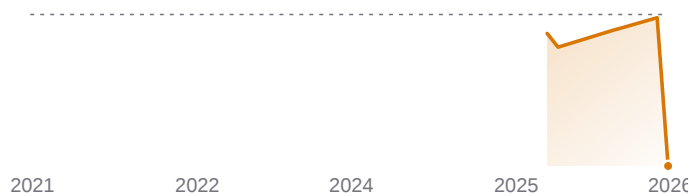


Sale premium vs estimated value

-14.5%

Annual turnover (share of homes sold)

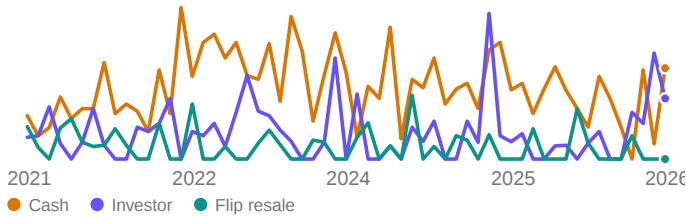
3.7%



BUYERS & OUTCOMES

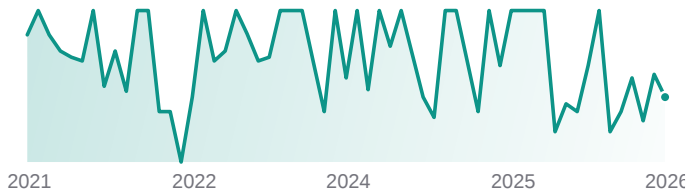
Buyer mix

Cash 30% · Investor 20% · Flip resale 0%



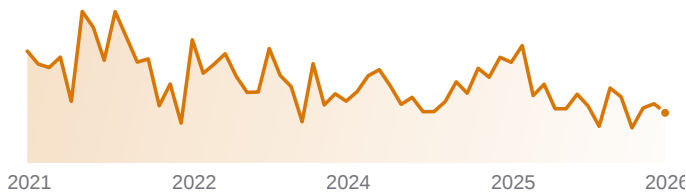
Sellers who sold at a gain

86%

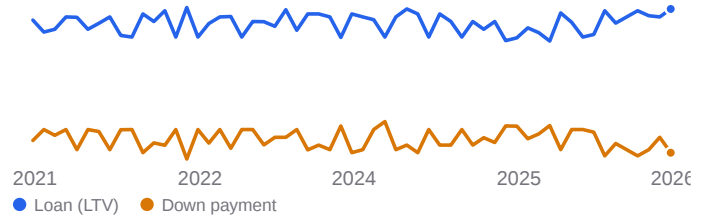


Median annualized return at resale

+4.6%

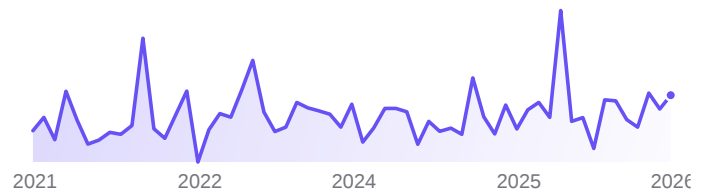


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



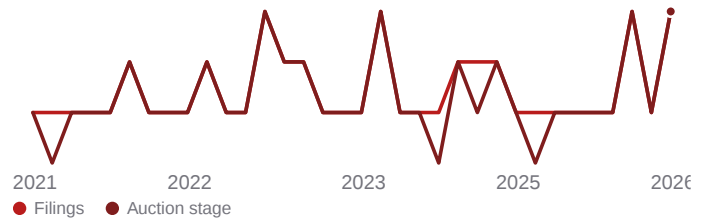
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	5,019
Median value (AVM)	\$576K
Median size	1,768 ft²
Median bedrooms	3
Median year built	1996
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.8%
Owner occupied	76%
Company owned	13%
Median loan-to-value	49%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	14,165
Density	152 / mi²
Median household income	\$98K
Average household income	\$114K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	174
Homes occupied	96%
Bachelor's or higher	14%
Poverty rate	8.4%
Unemployment	1.6%
Average temp	50°F
Annual precip	84 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.