

Yacolt 98675

ZIP code · WA · Washington > Skamania County > Yacolt

SELLER'S MARKET

\$496K

MEDIAN SALE PRICE

+6.0%

1-YR CHANGE

97

SALES (12 MO)

\$618K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

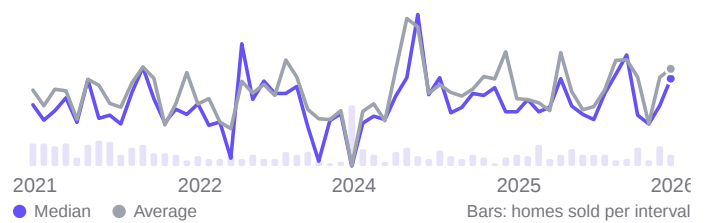
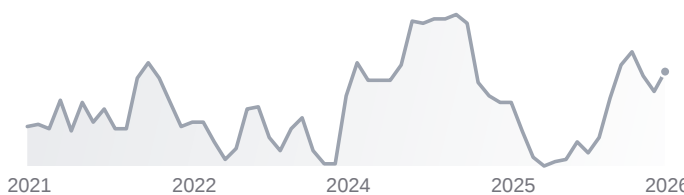
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$634K · Average \$690K

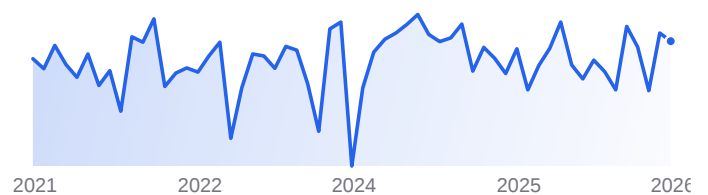
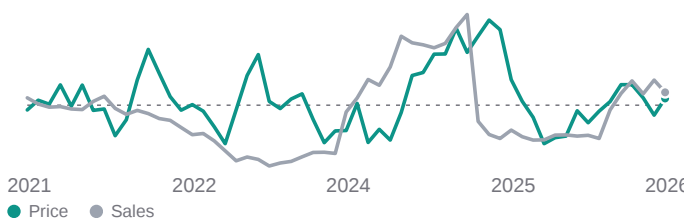


Growth (year over year)

Price +6.0% · Sales +11.5%

Price per square foot

\$354/ft²



Sale premium vs estimated value

+3.0%

Annual turnover (share of homes sold)

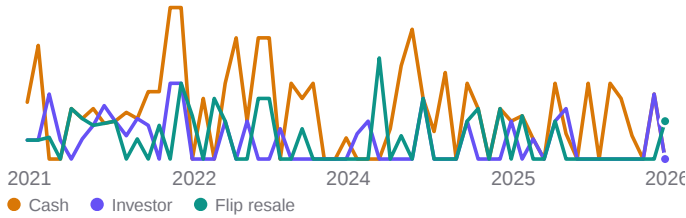
4.1%



BUYERS & OUTCOMES

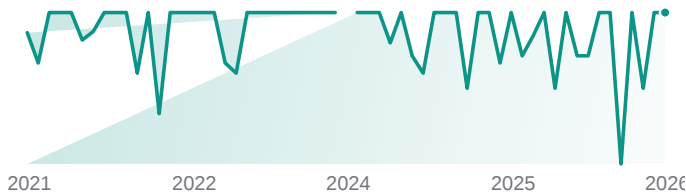
Buyer mix

Cash 0% · Investor 0% · Flip resale 13%



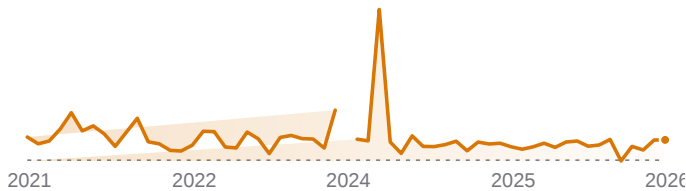
Sellers who sold at a gain

100%

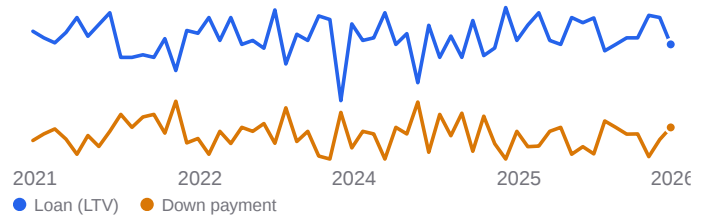


Median annualized return at resale

+8.9%

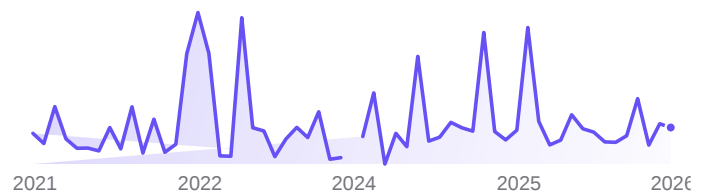


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



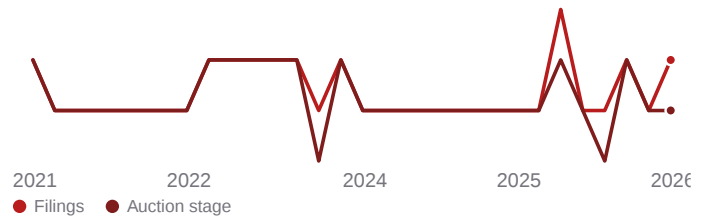
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,369
Median value (AVM)	\$618K
Median size	1,740 ft²
Median bedrooms	3
Median year built	1994
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.2%
Owner occupied	64%
Company owned	12%
Median loan-to-value	52%
Typical ownership tenure	12.2 yrs

COMMUNITY

Population	8,446
Density	50 / mi²
Median household income	\$100K
Average household income	\$125K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	167
Homes occupied	96%
Bachelor's or higher	13%
Poverty rate	7.2%
Unemployment	1.3%
Average temp	47°F
Annual precip	112 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.