

East Wenatchee 98802

ZIP code · WA · Washington · Douglas County · East Wenatchee

BUYER'S MARKET

\$447K

MEDIAN SALE PRICE

-16.2%

1-YR CHANGE

419

SALES (12 MO)

\$480K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



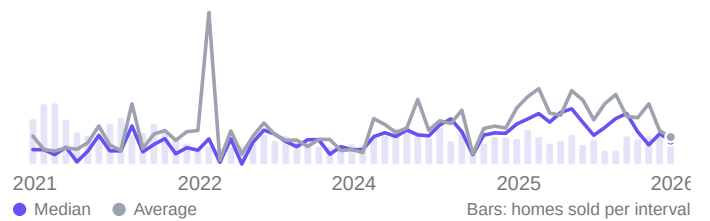
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$443K · Average \$457K

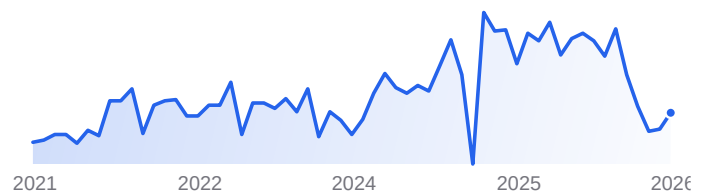
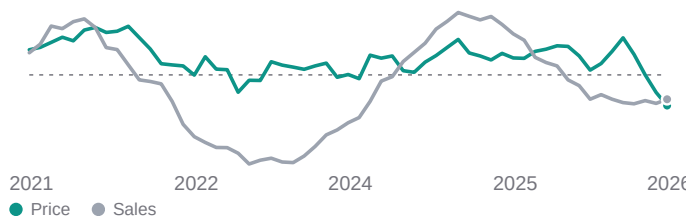


Growth (year over year)

Price -16.2% · Sales -12.9%

Price per square foot

\$271/ft²

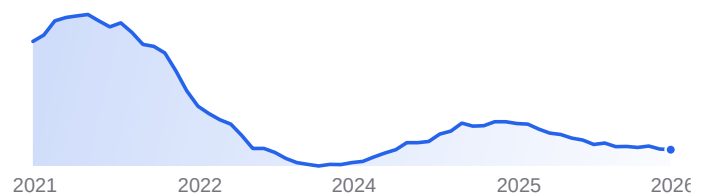
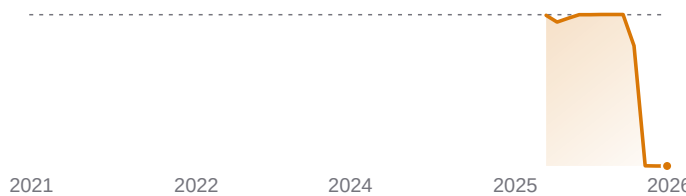


Sale premium vs estimated value

-14.0%

Annual turnover (share of homes sold)

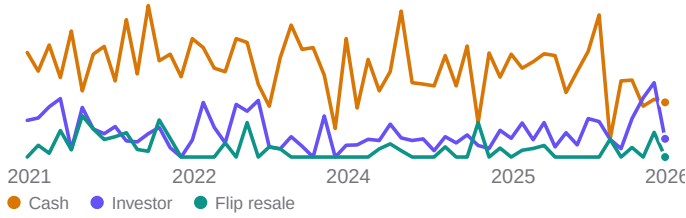
3.5%



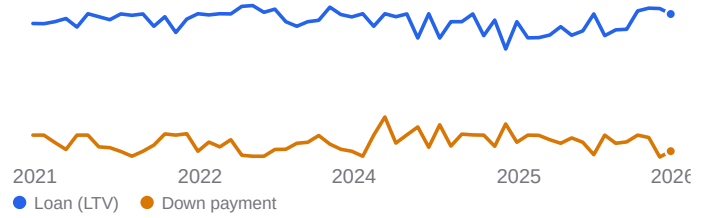
BUYERS & OUTCOMES

Buyer mix

Cash 15% · Investor 5.1% · Flip resale 0%

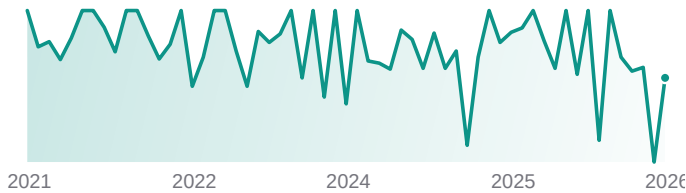


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



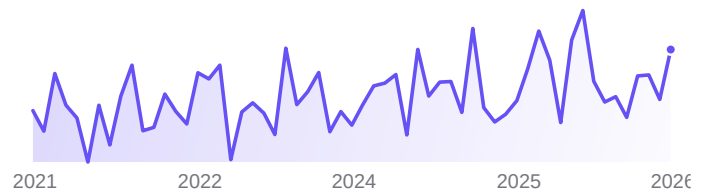
Sellers who sold at a gain

89%



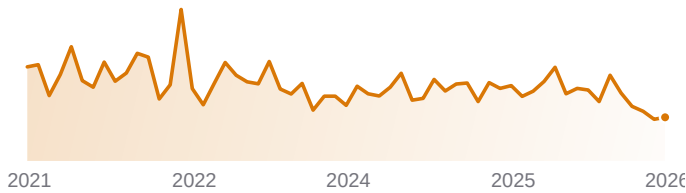
Typical hold before selling

8.1 yrs



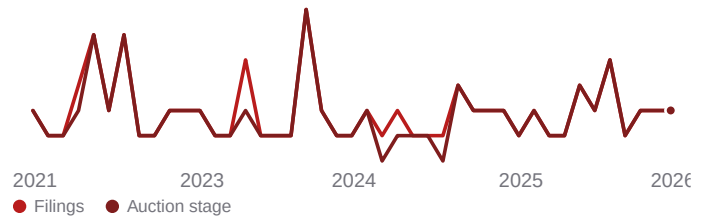
Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	12,130
Median value (AVM)	\$480K
Median size	1,506 ft²
Median bedrooms	3
Median year built	1990
Single family	71%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.1%
Owner occupied	70%
Company owned	8.0%
Median loan-to-value	48%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	34,948
Density	190 / mi²
Median household income	\$89K
Average household income	\$115K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	98
Homes occupied	95%
Bachelor's or higher	18%
Poverty rate	4.8%
Unemployment	1.9%
Average temp	48°F
Annual precip	9 in
Sunshine	54%

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.