

Leavenworth 98826

ZIP code · WA · Washington > Chelan County > Leavenworth

BUYER'S MARKET

\$627K

MEDIAN SALE PRICE

-12.4%

1-YR CHANGE

238

SALES (12 MO)

\$697K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



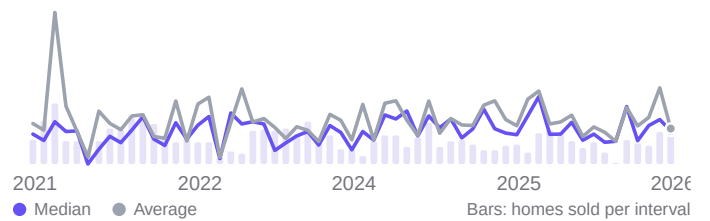
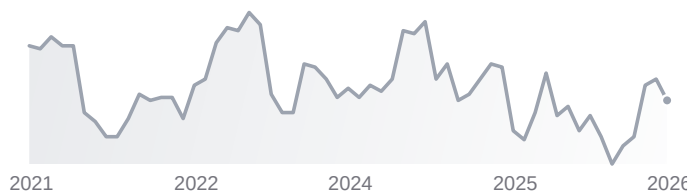
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$575K · Average \$597K

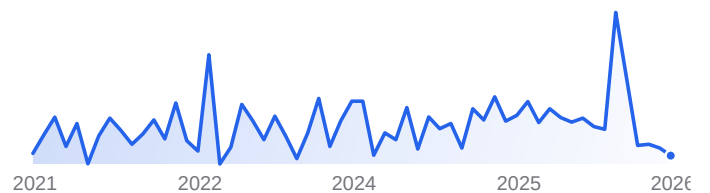
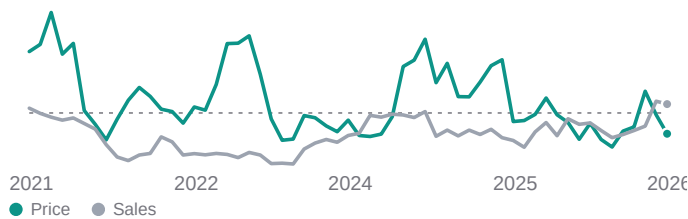


Growth (year over year)

Price -12.4% · Sales +5.3%

Price per square foot

\$373/ft²



Sale premium vs estimated value

-3.3%

Annual turnover (share of homes sold)

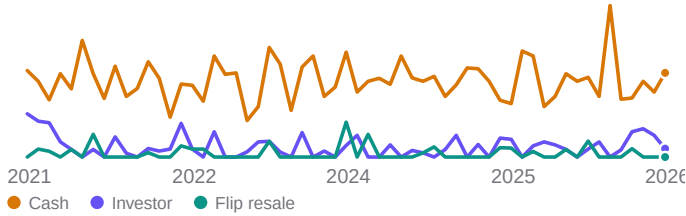
3.1%



BUYERS & OUTCOMES

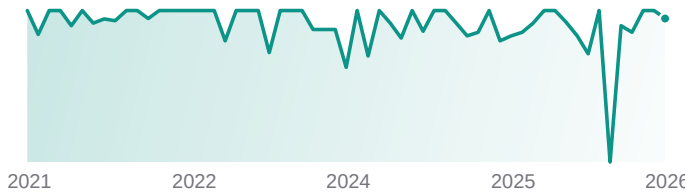
Buyer mix

Cash 56% · Investor 5.6% · Flip resale 0%



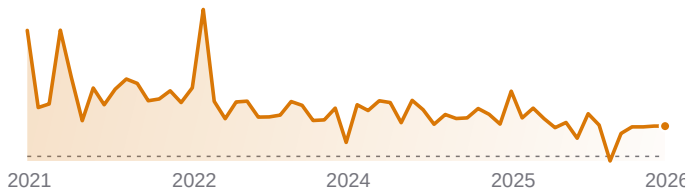
Sellers who sold at a gain

95%

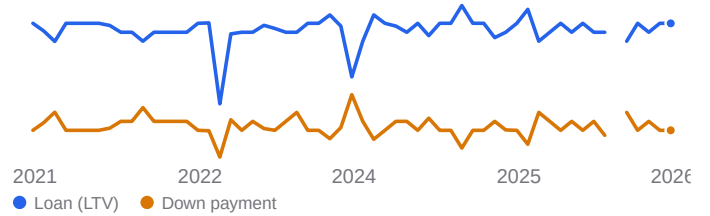


Median annualized return at resale

+6.2%

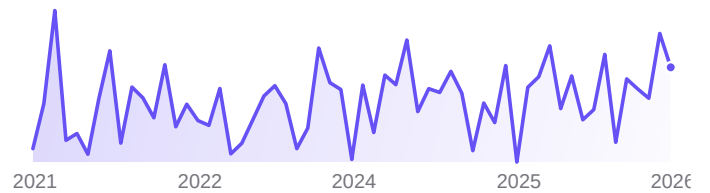


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



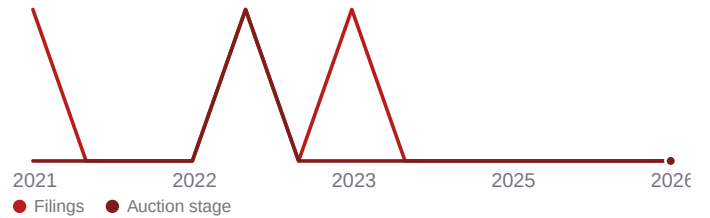
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,715
Median value (AVM)	\$697K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1992
Single family	54%
Condos	7.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.4%
Owner occupied	30%
Company owned	19%
Median loan-to-value	25%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	8,556
Density	7 / mi²
Median household income	\$79K
Average household income	\$119K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	114
Homes occupied	58%
Bachelor's or higher	28%
Poverty rate	5.3%
Unemployment	1.2%
Average temp	43°F
Annual precip	56 in
Sunshine	52%

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.