

Mansfield 98830

ZIP code · WA · Washington > Douglas County > Mansfield

BUYER'S MARKET

\$232K

MEDIAN SALE PRICE

+40.8%

1-YR CHANGE

9

SALES (12 MO)

\$262K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



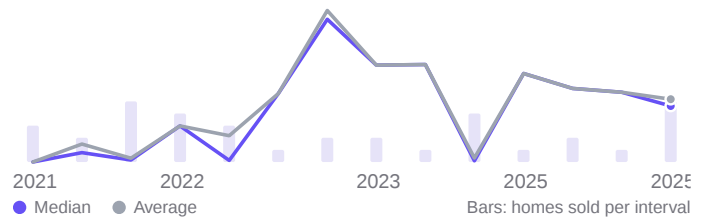
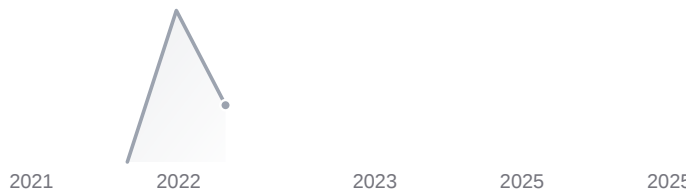
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$247K · Average \$260K

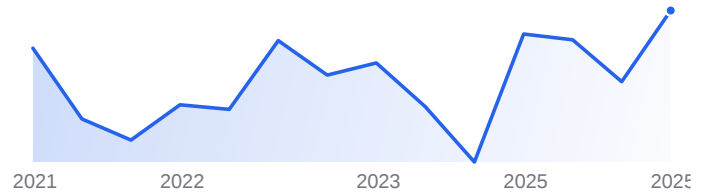
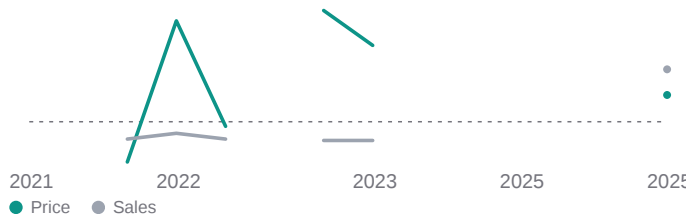


Growth (year over year)

Price +40.8% · Sales +80.0%

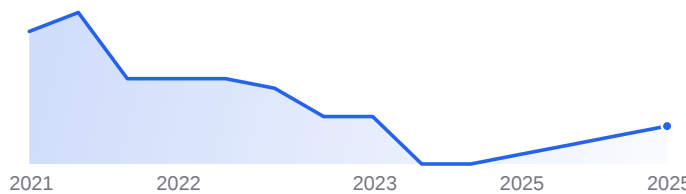
Price per square foot

\$302/ft²



Annual turnover (share of homes sold)

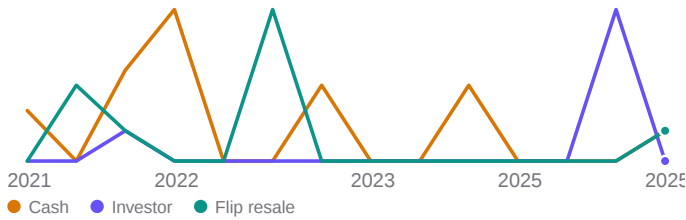
3.4%



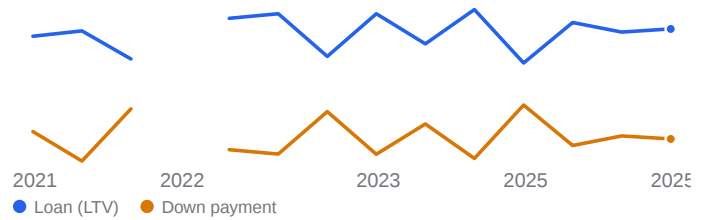
BUYERS & OUTCOMES

Buyer mix

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

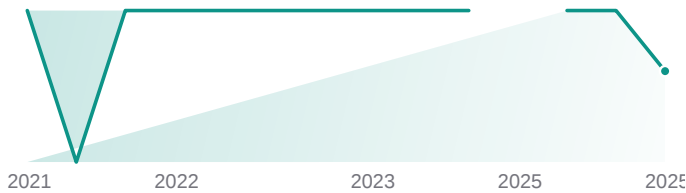


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



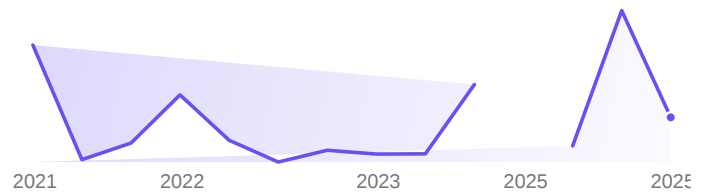
Sellers who sold at a gain

80%



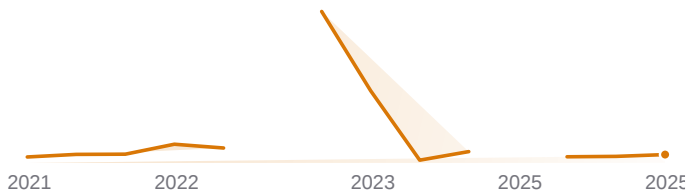
Typical hold before selling

5.4 yrs



Median annualized return at resale

+10.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	265
Median value (AVM)	\$262K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1946
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.1%
Owner occupied	33%
Company owned	11%
Median loan-to-value	18%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	1,565
Density	3 / mi²
Median household income	\$61K
Average household income	\$72K
Crime index (US avg 100)	173
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	92
Homes occupied	84%
Bachelor's or higher	22%
Poverty rate	16.9%
Unemployment	1.7%
Average temp	47°F
Annual precip	11 in
Sunshine	54%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.