

Methow 98834

ZIP code · WA · Washington > Okanogan County > Methow

STRONG SELLER'S MARKET

\$165K

MEDIAN SALE PRICE

-66.7%

1-YR CHANGE

5

SALES (12 MO)

\$325K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 83 / 100

Buyer's market

Balanced

Seller's market

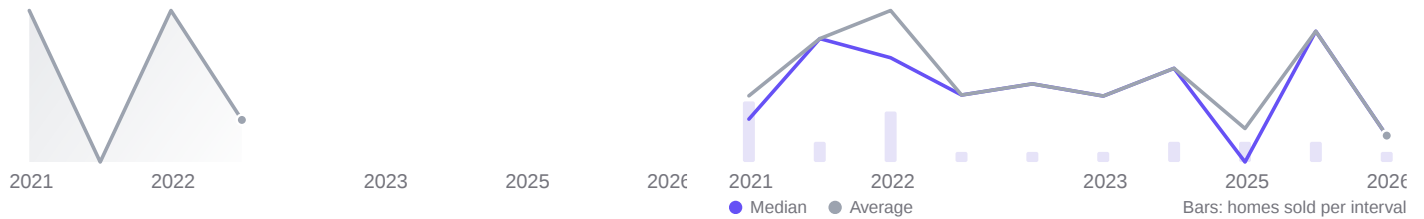
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

83 / 100

Sale prices

Median \$165K · Average \$165K

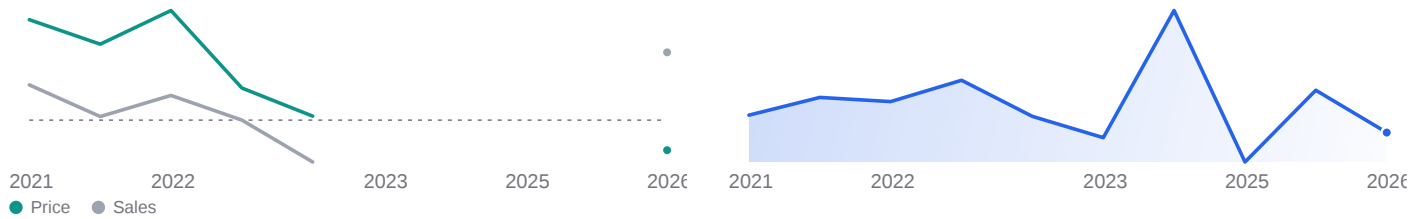


Growth (year over year)

Price -66.7% · Sales +150.0%

Price per square foot

\$156/ft²

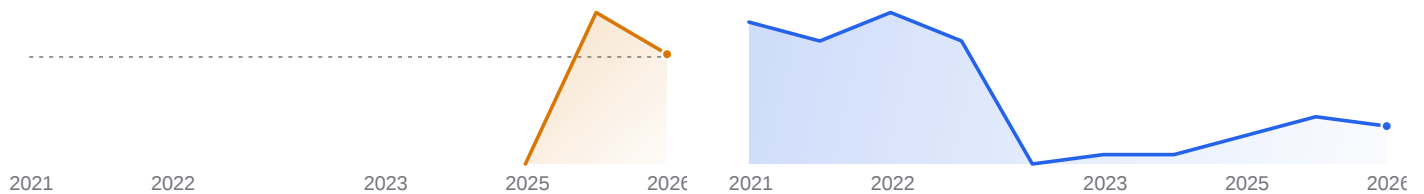


Sale premium vs estimated value

+2.1%

Annual turnover (share of homes sold)

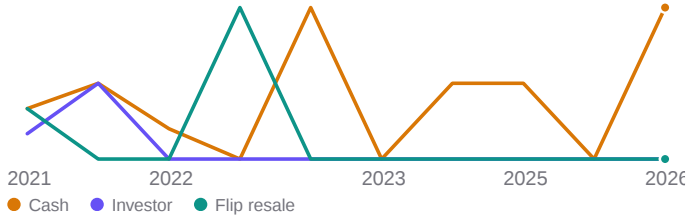
4.1%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



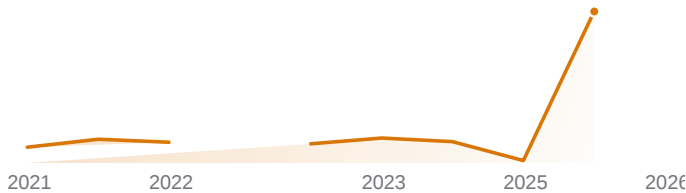
Sellers who sold at a gain

100%

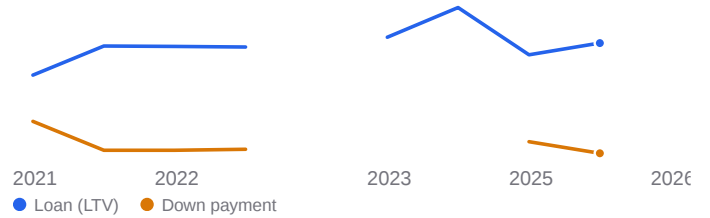


Median annualized return at resale

+59.6%

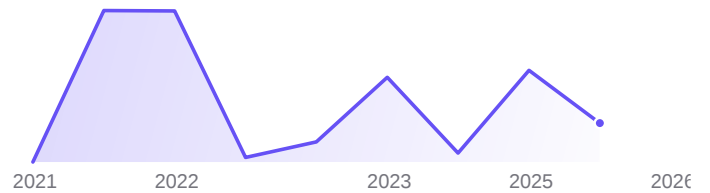


Financing (share of purchase price) Loan (LTV) 82% · Down payment 18%



Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	121
Median value (AVM)	\$325K
Median size	1,260 ft²
Median bedrooms	2
Median year built	1985
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	5.3%
Owner occupied	12%
Company owned	9.1%
Median loan-to-value	11%
Typical ownership tenure	14.4 yrs

COMMUNITY

Population	171
Density	5 / mi ²
Median household income	\$80K
Average household income	\$94K
Crime index (US avg 100)	173
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	101
Homes occupied	75%
Bachelor's or higher	16%
Poverty rate	9.9%
Unemployment	1.8%
Average temp	45°F
Annual precip	15 in
Sunshine	54%

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.