

Monitor 98836

ZIP code · WA · Washington > Chelan County

BALANCED MARKET

\$401K

MEDIAN SALE PRICE

-13.8%

1-YR CHANGE

7

SALES (12 MO)

\$462K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



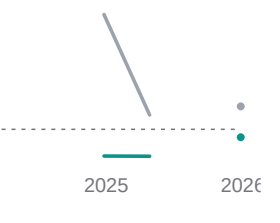
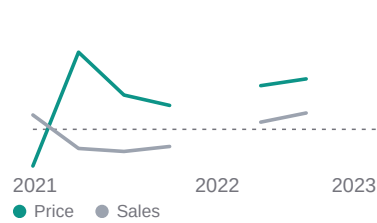
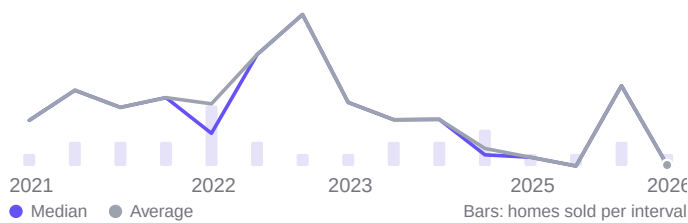
MARKET TRENDS (5 YEARS)

Sale prices

Median \$180K · Average \$180K

Growth (year over year)

Price -13.8% · Sales +40.0%

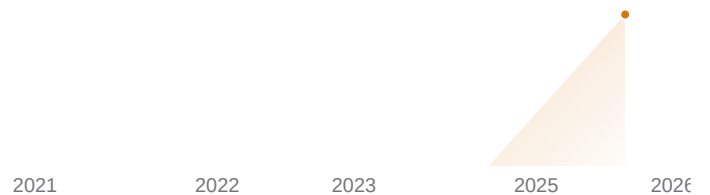
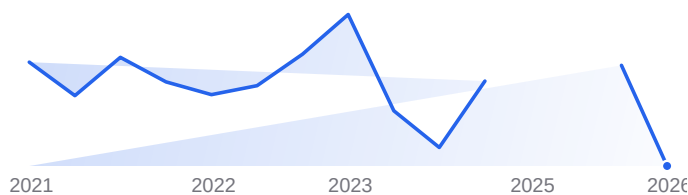


Price per square foot

\$103/ft²

Sale premium vs estimated value

+44.5%



Annual turnover (share of homes sold)

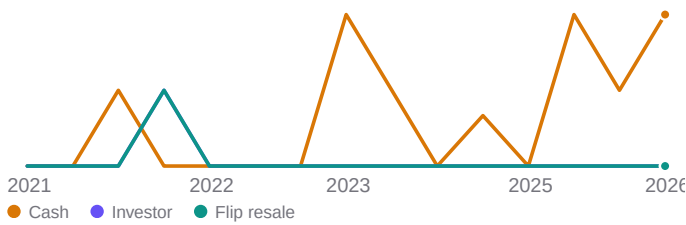
2.4%



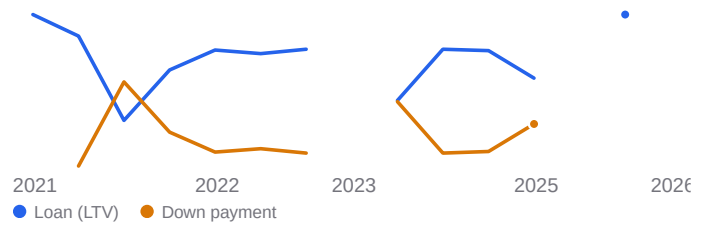
BUYERS & OUTCOMES

Buyer mix

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

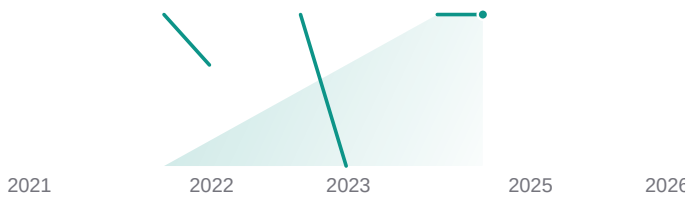


Financing (share of purchase price) Loan (LTV) 100% · Down payment 37%



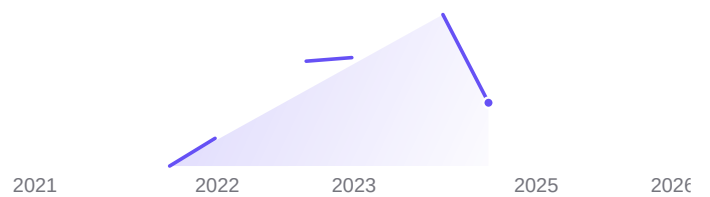
Sellers who sold at a gain

100%



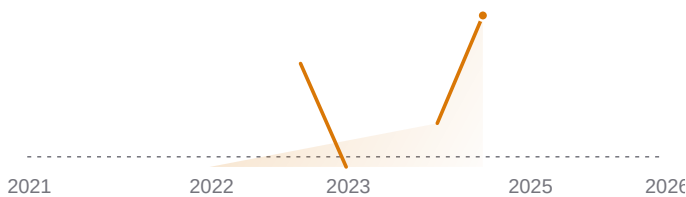
Typical hold before selling

8.1 yrs



Median annualized return at resale

+9.7%



HOUSING STOCK

Homes	289
Median value (AVM)	\$462K
Median size	1,728 ft²
Median bedrooms	3
Median year built	1975
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	6.0%
Owner occupied	12%
Company owned	21%
Median loan-to-value	34%
Typical ownership tenure	12.2 yrs

COMMUNITY

Population	2
Density	14 / mi ²
Median household income	\$102K
Average household income	\$143K
Crime index (US avg 100)	44
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	96
Homes occupied	94%
Bachelor's or higher	12%
Poverty rate	5.6%
Unemployment	1.6%
Average temp	46°F
Annual precip	33 in
Sunshine	54%

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