

# Oroville 98844

ZIP code · WA · Washington > Okanogan County > Oroville

SELLER'S MARKET

**\$305K**

MEDIAN SALE PRICE

**+22.1%**

1-YR CHANGE

**68**

SALES (12 MO)

**\$238K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

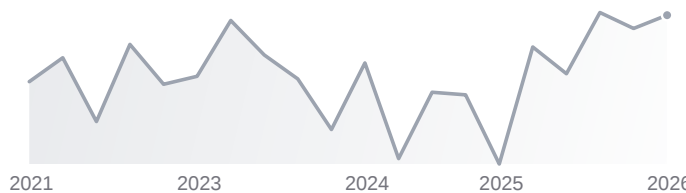
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

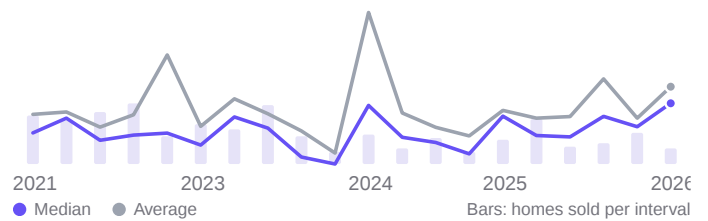
Market temperature (0–100)

66 / 100



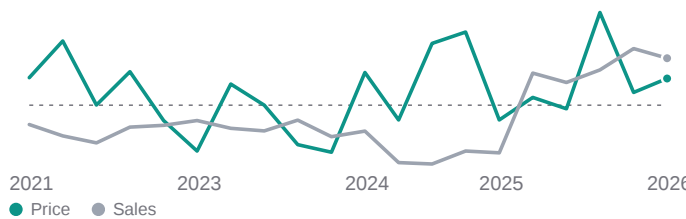
Sale prices

Median \$339K · Average \$400K



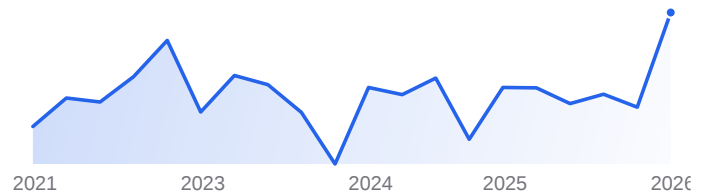
Growth (year over year)

Price +22.1% · Sales +38.8%



Price per square foot

\$306/ft²



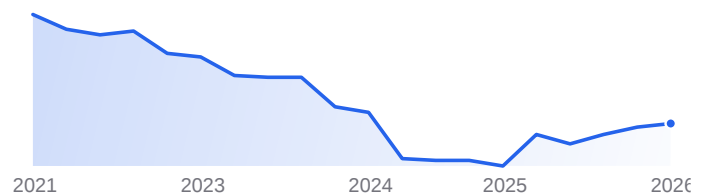
Sale premium vs estimated value

-5.0%



Annual turnover (share of homes sold)

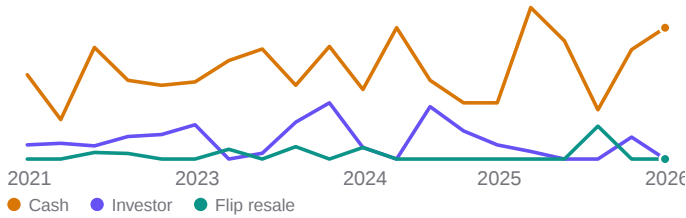
3.2%



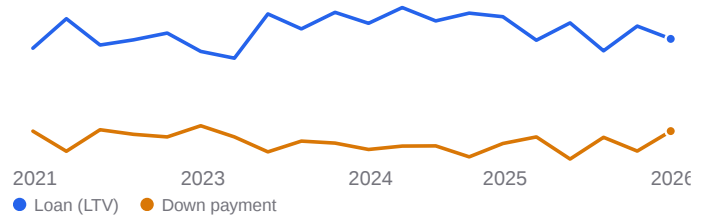
## BUYERS & OUTCOMES

### Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

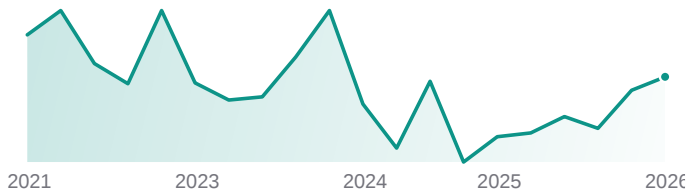


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



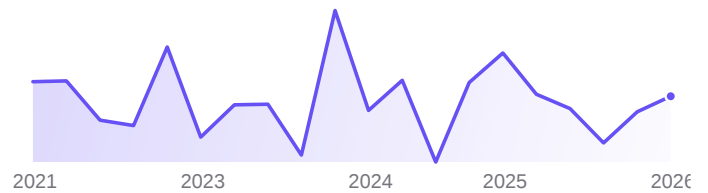
### Sellers who sold at a gain

88%



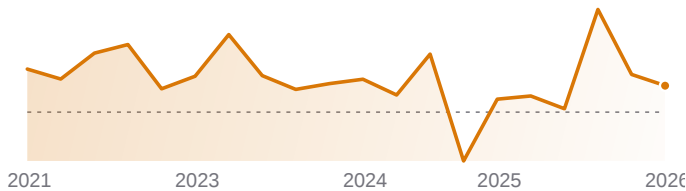
### Typical hold before selling

8.0 yrs



### Median annualized return at resale

+4.9%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,147     |
| Median value (AVM) | \$238K    |
| Median size        | 1,336 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1978      |
| Single family      | 73%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 72%      |
| Underwater (LTV 125% or more) | 1.8%     |
| Owner occupied                | 33%      |
| Company owned                 | 9.4%     |
| Median loan-to-value          | 6%       |
| Typical ownership tenure      | 17.0 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 3,820    |
| Density                          | 11 / mi² |
| Median household income          | \$41K    |
| Average household income         | \$54K    |
| Crime index (US avg 100)         | 164      |
| Air pollution index (US avg 100) | 105      |
| Earthquake index (US avg 100)    | 75       |
| Homes occupied                   | 72%      |
| Bachelor's or higher             | 11%      |
| Poverty rate                     | 21.6%    |
| Unemployment                     | 1.4%     |
| Average temp                     | 42°F     |
| Annual precip                    | 18 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.