

Pateros 98846

ZIP code · WA · Washington > Okanogan County > Pateros

SELLER'S MARKET

\$480K

MEDIAN SALE PRICE

+68.4%

1-YR CHANGE

12

SALES (12 MO)

\$454K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

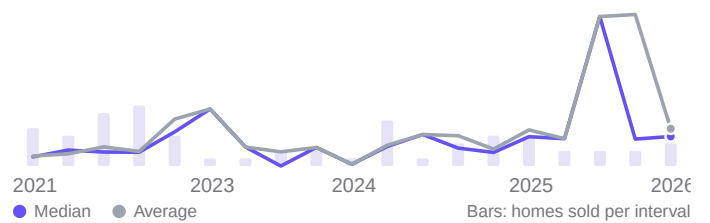
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

78 / 100

Sale prices

Median \$480K · Average \$570K

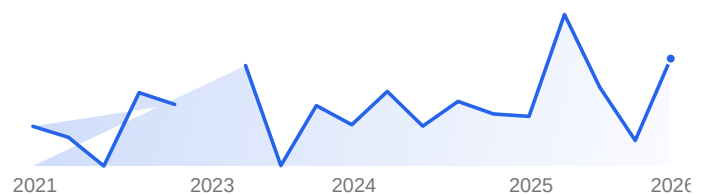
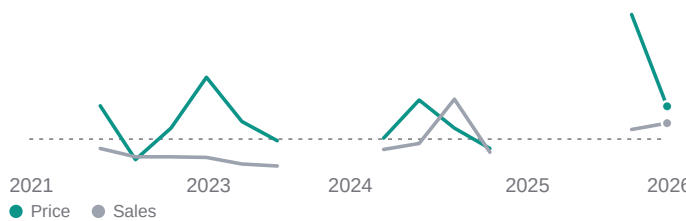


Growth (year over year)

Price +68.4% · Sales +33.3%

Price per square foot

\$298/ft²

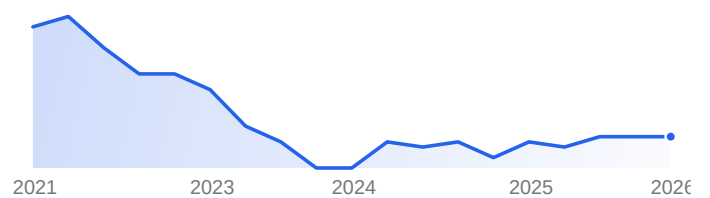
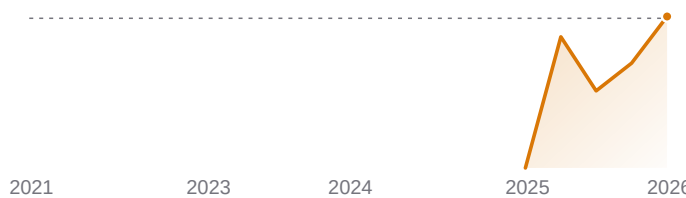


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

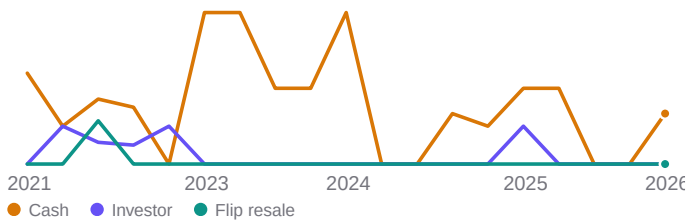
2.7%



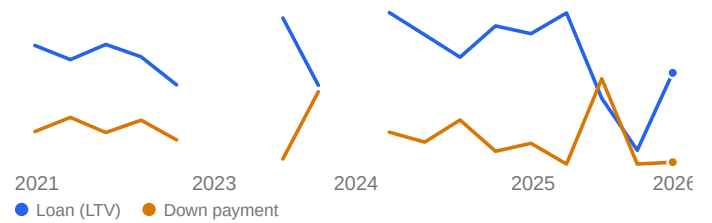
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

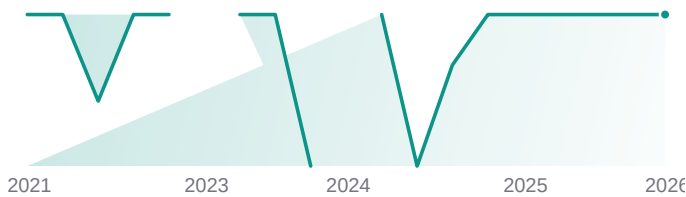


Financing (share of purchase price) Loan (LTV) 60% · Down payment 3.0%



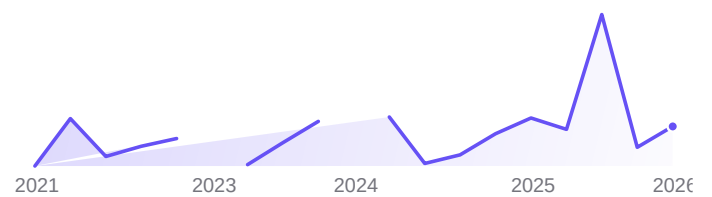
Sellers who sold at a gain

100%



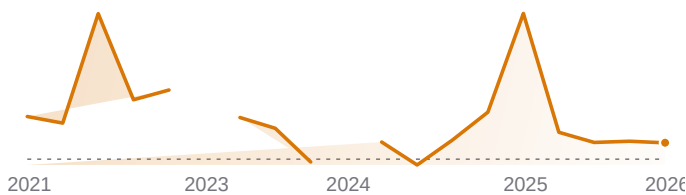
Typical hold before selling

7.1 yrs



Median annualized return at resale

+4.6%



HOUSING STOCK

Homes	442
Median value (AVM)	\$454K
Median size	1,612 ft²
Median bedrooms	3
Median year built	1994
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.7%
Owner occupied	20%
Company owned	10.0%
Median loan-to-value	31%
Typical ownership tenure	13.1 yrs

COMMUNITY

Population	1,149
Density	14 / mi²
Median household income	\$80K
Average household income	\$94K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	97
Homes occupied	81%
Bachelor's or higher	14%
Poverty rate	15.6%
Unemployment	1.8%
Average temp	46°F
Annual precip	14 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.